HYRUM CITY
ESTABLISHED 1860

PLANNING COMMISSION MEETING

Thursday, September 10, 2026 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, September 10, 2026. The proposed agenda is as follows:

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. APPROVAL OF MINUTES

A. August 13, 2026

5. AGENDA APPROVAL

6. PUBLIC HEARING

A. To receive public comment regarding a rezone from Residential Agricultural Zone RA to Residential Zone R-2 for a low to medium density Planned Unit Development with varied lot sizes, common area, and community green space located at approximately 400 East 300 North.

B. To receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.60 Planned Unit Development, and amend Section 17.04.070 Definitions to remove Planned Unit Development and amend Innerblock Development definition; amend Section 17.28.005 Purpose to remove Planned Unit Development; amend Section 17.28.010 Use Regulations to remove Planned Unit Development as a Permitted Use; amend Section 17.30.010 Use Regulations to remove Planned Unit Development as a Permitted Use; amend Section 16.04.010 Definitions to remove Planned Unit Development; amend Chapter 16 Subdivisions of the Hyrum City Municipal Code, Section 16.06.030.B. Exemptions to remove Planned Unit Development; amend Section 16.10.010 Concept Plan to remove Planned Unit Development.

7. SCHEDULED DELEGATIONS

A. MDTHJ Investments LLC, Rezone Residential Agricultural Zone RA to Residential Zone R-2 - Seeking Planning Commission recommendation to the City Council to rezone from Residential Agricultural Zone RA to Residential Zone R-2 for a low to

medium density Planned Unit Development with varied lot sizes, common area, and community green space located at approximately 400 East 300 North.

B. Hyrum City, Ordinance Amendment - an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.60 Planned Unit Development, and amend Section 17.04.070 Definitions to remove Planned Unit Development and amend Innerblock Development definition; amend Section 17.28.005 Purpose to remove Planned Unit Development; amend Section 17.28.010 Use Regulations to remove Planned Unit Development as a Permitted Use; amend Section 17.30.010 Use Regulations to remove Planned Unit Development as a Permitted Use; amend Section 16.04.010 Definitions to remove Planned Unit Development; amend Chapter 16 Subdivisions of the Hyrum City Municipal Code, Section 16.06.030.B. Exemptions to remove Planned Unit Development; amend Section 16.10.010 Concept Plan to remove Planned Unit Development.

C. West Point Dairy Products, Receiving and Warehouse Expansion - CONTINUATION - Seeking recommendation from the Planning Commission to the City Council for site plan approval for receiving and warehouse expansion located at 570 North 500 West.

D. Mitch Torrie, Torrie Mini-Subdivision - Seeking recommendation for approval from the Planning Commission to the Administrative Land Use Authority for a mini-subdivision application consisting of 2 lots located at 1575 East Highway 101.

8. ADJOURNMENT

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Shara Toone
Secretary

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 9th day of September, 2026. Shara Toone, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD AUGUST 13, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: **Chairman Nelson**

PRESENT: Chairman Stephen Nelson, Vice Chair Averie Wheeler, Commissioner Marty McBride, and Alternate Members Michael Sovine and Emily Webb.

EXCUSED: Commissioners Scott Casas and Paul Willardson

CALL TO ORDER: There being five present and five representing a quorum, Chairman Stephen Nelson called the meeting to order.

OTHERS PRESENT: City Planner Tony Ekins, and 21 citizens. Secretary Shara Toone recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Nelson led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner McBride

APPROVAL OF MINUTES:

The minutes of a regular meeting held on July 9, 2026 were approved as written.

ACTION **Commissioner Sovine made a motion to approve the minutes of July 9, 2026 as written with the correction that Michael Sovine was not in attendance. Commissioner Wheeler seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION **Commissioner Wheeler made a motion to approve the agenda for August 13, 2026, as written. Commissioner Sovine seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

6. PUBLIC HEARINGS

A. To receive public comment regarding a Short-Term Rental Conditional Use Permit located at 345 East 400 South.

B. To receive public comment regarding a Short-Term Rental Conditional Use Permit located at 708 East 1150 South.

C. To receive public comment regarding a Short-Term Rental Conditional Use Permit located at 291 West 300 South.

D. To receive public comment regarding a Short-Term Rental Conditional Use Permit located at 85 North 200 West.

E. To receive public comment regarding a single-family detached and townhomes planned unit development consisting of 143 units located at approximately 1170 East 700 South.

F. To receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.48 Light Manufacturing M-1 and repeal Chapter 17.49 Manufacturing M-2; and create chapter 17.48 Manufacturing Zones M-1 and M-2; and amending Section 17.04.070 Definitions to amend and include manufacturing activities definitions.

G. To receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to create Chapter 17.63 Detached Accessory Dwelling Units.

7. SCHEDULED DELEGATIONS

A. Russel and Michelle Bundy, Conditional Use Permit – Seeking Planning Commission approval for a Short-Term Rental conditional Use Permit located at 345 East 400 South.

B. Jerry Kingston, Conditional Use Permit – Seeking Planning Commission approval for a Short-Term Rental Conditional Use Permit located at 708 East 1150 South.

C. Devin Hampton, Conditional Use Permit – Seeking Planning Commission approval for a Short-Term Rental Conditional Use Permit located at 291 West 300 South.

D. Clay and Clarissa Allen, Conditional Use Permit – Seeking Planning Commission approval for a Short-Term Rental Conditional Use Permit located at 85 North 200 West.

E. Clay Schaffner, Merv's Subdivision Planned Unit Development – Seeking concept plan approval for a single-family detached and townhomes planned unit development consisting of 143 Units located at approximately 1170 East 700 South.

F. Hyrum City, Amendment – Seeking recommendation to the City Council for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.48 Light Manufacturing M-1 and repeal Chapter 17.49 Manufacturing M-2; and create Chapter 17.48 Manufacturing Zones M-1 and M-2; and amending Section 17.04.070 Definitions to amend and include manufacturing activities definitions.

G. Hyrum City, Amendment – Seeking recommendation for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to create Chapter 17.63 Detached Accessory Dwelling Units.

8. ADJOURNMENT

PUBLIC HEARINGS:

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING A SHORT-TERM RENTAL CONDITIONSL USE PERMIT LOCATED AT 345 EAST 400 SOUTH.

ACTION **Commissioner McBride made a motion to open the public hearing at 6:35 P.M. Commissioner Wheeler seconded the motion and Commissioners Nelson, Sovine, Webb, and Wheeler voted aye.**

Chairman Stephen Nelson stated that anyone wishing to speak on the item was welcome to come to the podium and speak. He asked speakers to provide their name and address for the record.

Russ Bundy, 4545 Hollow Road in Nibley, stated that he is the property owner and was available to answer any questions or provide

additional information about the application.

ACTION **Commissioner Sovine made a motion to close the public hearing at 6:36 P.M. Commissioner McBride seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, Wheeler, voted aye.**

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING A SHORT-TERM RENTAL CONDITIONAL USE PERMIT LOCATED AT 708 EAST 1150 SOUTH.

ACTION **Commissioner Wheeler made a motion to open the public hearing at 6:37 P.M. Commissioner Sovine seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

Anna Marie Kingston stated that she was there on behalf of her husband, Jerry, who was unable to attend. She said they own the property at 708 East and 1150 South and were available to answer any questions about the application.

ACTION **Commissioner Sovine made a motion to close the public hearing at 6:38 P.M. Commissioner McBride seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING A SHORT-TERM RENTAL CONDITIONAL USE PERMIT LOCATED AT 291 WEST 300 SOUTH.

ACTION **Commissioner Wheeler made a motion to open the public hearing at 6:38 P.M. Commissioner Webb seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

Devin Hampton stated that he is one of the property owners at 291 West and 300 South and was available during the delegation period to answer questions.

ACTION **Commissioner Wheeler made a motion to close the public hearing at 6:39 P.M. Commissioner Webb seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING A SHORT-TERM RENTAL CONDITIONAL USE PERMIT LOCATED AT 85 NORTH 200 WEST.

ACTION **Commissioner Webb made a motion to open the public hearing at 6:39 P.M. Commissioner Sovine seconded the motion and Commissioners McBride, Nelson, Sovine, and Wheeler voted aye.**

Elizabeth Drysdale stated that she lives at 375 Panoramic Drive and was attending on behalf of property owners Clay and Clarissa Allen. She said she was available to answer any questions.

ACTION **Commissioner Wheeler made a motion to close the public hearing at 6:40 P.M. Commissioner Sovine seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING A SINGLE-FAMILY DETACHED AND TOWNHOMES PLANNED UNIT DEVELOPMENT CONSISTING OF 143 UNITS LOCATED AT APPROXIMATELY 1170 EAST 700 SOUTH.

ACTION **Commissioner Webb made a motion to open the public hearing at 6:41 P.M. Commissioner Sovine seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Willardson voted aye.**

Michael Taylor stated that he lives in Paradise at 895 East and 8600 South. He and his business partner, Clay Schaffner, are the applicants for the subdivision and were available to answer any questions.

Adam Garth Velasquez, a resident of the Elk Mountain community at 470 South and 1170 East in Hyrum, stated that the proposed subdivision would directly affect him because the planned entrance and exit would use his street. He objected to the proposed townhome development, stating that he felt the number of homes would create

too much density and traffic for the area. He also raised concerns about road capacity, emergency access, and the condition of 700 South. He felt the area would be better suited for single-family homes.

Elizabeth Drysdale, 375 Panoramic Drive, spoke about the proposed townhomes and broader concerns for Hyrum. She expressed concerns about infrastructure, schools, emergency access, and the impact of adding 144 more families to the community. She also mentioned concerns about traffic during emergencies and the past issues with power outages.

Charles Brones, 470 South and 1170 East, stated that he objected to the proposed townhomes. He felt the development would be too densely populated for the area and that the infrastructure could not support it. He also raised concerns about traffic and access, especially since 700 South is not planned to be paved and completed. He felt single-family homes would be more appropriate for the neighborhood.

Shanara Thomas, who lives at 1565 East, 700 South in Hyrum, objected to the proposed 143 townhomes. She said she supports growth but does not believe this development would be sustainable. She expressed concerns about schools overcrowding, poor water pressure in her neighborhood, and the potential impact of adding more demand to the water system. She also questioned the need to annex the property from Paradise and whether this could increase property taxes for Hyrum residents. She was concerned that allowing the development could lead to more high-density development and the loss of open scenery. Thomas also raised concerns about emergency evacuation. She said there are only three roads out of her neighborhood, and some roads, including Hammer Road, are often lined with parked cars, making it difficult for vehicles to pass. She questioned whether the roads would be widened and said she believes the development needs to be considered more carefully. She asked that her objection be included on the record.

Jeremiah Kurtz, who lives at 1575 East, 700 South, asked about the proposed development being located next to the existing animal and slaughter farm. He expressed concern about potential conflicts between high-density housing and the farm, including the smell and other impacts of the farm. Kurtz said he supports growth but is concerned that future homeowners could complain about the farm and eventually pressure the farm to leave. He noted that similar situations have happened multiple times in Cache County and said he believes this is a legitimate concern.

Steve Puertas, who lives at 467 South 1170 East in Hyrum, objected to the proposed 143-unit development. He said the new neighborhood would use a road that is currently difficult to drive on and may require a pickup truck. Puertas also expressed concerns about the narrow width of 1170 East. He said that when cars are parked on the street, it is already difficult for vehicles to pass each other. He is concerned that additional traffic from the development would make the road even more difficult and unsafe to use, especially during an emergency.

ACTION **Commissioner McBride made a motion to close the public hearing at 6:53 P.M. Commissioner Webb seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE, TO REPEAL CHAPTER 17.48 LIGHT MANUFACTURING M-1 AND REPEAL CHAPTER 17.49 MANUFACTURING M-2; AND CREATE CHAPTER 17.48 MANUFACTURING ZONES M-1 AND M-2; AND AMENDING SECTION 17.04.070 DEFINITIONS TO AMEND AND INCLUDE MANUFACTURING ACTIVITIES DEFINITIONS.

ACTION **Commissioner Wheeler made a motion to open the public hearing at 6:54 P.M. Commissioner Sovine seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

ACTION **Commissioner Sovine made a motion to close the public hearing at 6:55 P.M. Commissioner Wheeler seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICPAL CODE, TO CREATE CHAPTER 17.63 DETACHED ACCESSORY DWELLING UNITS.

ACTION **Commissioner Webb made a motion to open the public hearing at 6:56 P.M. Commissioner Webb/McBride seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

ACTION **Commissioner Wheeler made a motion to close the public hearing at 6:56 P.M. Commissioner Webb seconded the motion and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye.**

SCHEDULED DELEGATIONS:

RUSSEL AND MICHELLE BUNDY, CONDITIONAL USE PERMIT – SEEKING PLANNING COMMISSION APPROVAL FOR A SHORT-TERM RENTAL CONDITIONAL USE PERMIT LOCATED AT 345 EAST 400 SOUTH.

Chairman Nelson thanked the community members who spoke during the public hearing and said their feedback was appreciated.

City Planner Ekins also thanked the community for their involvement. He explained that the first four applications were for short-term rentals and that the applicants had been working with him to complete their applications and meet the zoning requirements.

City Planner Ekins thanked the applicants for providing the information required by the ordinance. He said staff had reviewed all four short-term rental applications and supported all four applications.

City Planner Ekins said staff reviewed each application, focusing mainly on occupancy levels. They also reviewed the emergency plans, exit plans, and parking plans. He said there was nothing else to add regarding the applications.

Russ Bundy, the owner, asked about the occupancy limit for his short-term rental. He explained that the three-bedroom home was originally set up for eight occupants before the short-term rental ordinance was adopted. He said the new ordinance limits occupancy to one person per 200 square feet and asked where that number came from and whether an exception could be made.

City Planner Ekins explained that the occupancy limit was based on the International Fire Code for residential life safety purposes.

Chairman Nelson asked if the current code allows for exceptions to

the occupancy limit.

City Planner Ekins said an ordinance amendment would be required to make a change. He also confirmed that Bundy's application complies with the current occupancy requirements.

Commissioner Sovine asked Russ Bundy if he had received any complaints from neighbors about the short-term rental.

Bundy said he had not received any complaints and has a good relationship with his neighbors. He said they would let him know if there was ever a problem with noise or other issues, but there have not been any problems.

Commissioner Sovine asked whether the conditional use permit would transfer to a new owner if Mr. Bundy sold the property.

City Planner Ekins explained that the permit is tied to the business license. If the business license ends, the conditional use permit would also end.

Russ Bundy asked about changing the occupancy limit.

City Planner Ekins explained that Bundy could submit an ordinance amendment application to request a change, but there was no guarantee that the occupancy limit would be changed.

ACTION **Commissioner Wheeler made a motion to approve a Short-Term Rental Conditional Use Permit located at 345 East 400 South. Commissioner Webb seconded and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye. The motion passed.**

JERRY KINGSTON, CONDITIONAL USE PERMIT - SEEKING PLANNING COMMISSION APPROVAL FOR A SHORT-TERM RENTAL CONDITIONAL USE PERMIT LOCATED AT 708 EAST 1150 SOUTH.

Anna Marie Kingston spoke on behalf of Jerry Kingston, the owners of the property at 708 East and 1150 South. She stated that she had nothing else to add and that everything was fine on her end.

ACTION **Commissioner Wheeler made a motion to approve a Short-Term Rental Conditional Use Permit located at 708 East**

1150 South. Commissioner Webb seconded and Commissioners McBride, Nelson, Webb, and Wheeler voted aye. Commissioner Sovine voted Nay. The motion passed.

DEVIN HAMPTON, CONDITIONAL USE PERMIT - SEEKING PLANNING COMMISSION APPROVAL FOR A SHORT-TERM RENTAL CONDITIONAL USE PERMIT LOCATED AT 291 WEST 300 SOUTH.

City Planner Ekins explained that the occupancy calculation based on the International Fire Code came to 8 people, while the application listed a maximum of 12 people. He recommended limiting the occupancy to 8 people and requiring trailers, boats, ATVs, and other parking to be on solid surfaces.

Chairman Nelson asked if they should include those two conditions. City Planner Ekins confirmed that was correct.

Devin Hampton, the property owner at 291 West 300 South, agreed with City Planner Ekins' comments. He explained that he had misunderstood the occupancy calculation when completing the application and agreed to the maximum occupancy of 8 people and the parking requirements.

City Planner Ekins also noted that the sleeping rooms needed to have proper exiting windows. He stated that the Fire Department would verify during the inspection that the windows meet the required exiting standards.

Chairman Nelson stated that the exiting requirements could potentially be included as a condition of approval.

ACTION **Commissioner Sovine made a motion to approve a Short-Term Rental Conditional Use Permit located at 291 West 300 South with these conditions 1. The fire department approves of the exit windows before business continues. 2. Occupancy will not exceed 8 persons. 3. All parking will be on solid surface. Commissioner McBride seconded and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye. The motion passed.**

CLAY AND CLARISSA ALLEN, CONDITIONAL USE PERMIT - SEEKING PLANNING COMMISSION APPROVAL FOR A SHORT-TERM RENTAL CONDITIONAL USE PERMIT LOCATED AT 85 NORTH 200 WEST.

City Planner Ekins thanked the Owners for submitting a complete and clear application. He also noted that the application had passed the zoning meeting.

Elizabeth Drysdale explained that her parents had a question about the new guidelines allowing only one Airbnb. She stated that the building was set up for two units when they purchased it, although they are not currently operating two. They wanted more information about the new guidelines.

City Planner Ekins explained that the code allows one short-term rental license for a single-family dwelling. The license can cover different areas of the home, but two separate short-term rental licenses are not allowed.

Elizabeth Drysdale clarified that her parents currently have her brother living in part of the property, but they may want to use that area as a short-term rental in the future. She explained that the property was originally set up as two Airbnb units when her parents purchased it.

City Planner Ekins explained that the owners could use or leave the additional space vacant when they are there, but if it is rented as a short-term rental, it would need to be covered under the one license. He also stated that the occupancy would be based on the areas included in the application.

ACTION **Commissioner Wheeler made a motion to approve a Short-Term Rental Conditional Use Permit located 85 North 200 West. Commissioner Webb seconded and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye. The motion passed.**

CLAY SCHAFFNER, MERV'S SUBDIVISION PLANNED UNIT DEVELOPMENT – SEEKING CONCEPT PLAN APPROVAL FOR A SINGLE-FAMILY DETACHED AND TOWNHOMES PLANNED UNIT DEVELOPMENT CONSISTING OF 143 UNITS LOCATED AT APPROXIMATELY 1170 EAST 700 SOUTH.

City Planner Ekins explained that Clay Schaffner submitted an application for a planned unit development on two combined parcels. Cache County records show the property as 19.36 acres, while the applicant's survey shows 21.59 acres. The proposed development would include 143 units, with 40 single-family detached lots, 26 rear-loaded single-family lots, and 79 townhomes. The proposed density is 6.62 units per acre.

City Planner Ekins also noted that the property was annexed into Hyrum City in 2018 and that an annexation agreement was made at that time.

Chairman Nelson asked if the property was annexed into the city.

City Planner Ekins said that the property is within Hyrum City limits. He explained that the 2018 annexation agreement required one-third-acre lots in part of the property and 9,900-square-foot lots in the northern portion. The agreement also allowed the developer to request a waiver when the property was developed. The applicant requested a waiver for the entire white area to allow the planned unit development. The proposed PUD would have different lot sizes and reduced setbacks compared to the current R1 and R2 zoning. Some smaller lots were also proposed as part of the applicant's affordable housing efforts. Ekins also discussed concerns about traffic and access to the property. He added that staff wanted clarification on whether the 143 proposed homes would result in approximately 1,287 daily trips and how that would compare to developing the property as single-family homes only.

City Planner Ekins explained that 700 South is currently unpaved, and 1210 is also under construction and not yet paved. He stated that there is no information yet on when 1210 will be completed. He explained that the proposed development would include a half road, but there are currently gaps in the road connections around the property. The closest exit for the development would likely be through 700 South, which would connect to 300 South. At this time, the city does not have plans to improve 700 South. Ekins also acknowledged the public's concerns about additional traffic traveling through the nearby neighborhood.

Chairman Nelson questioned where the estimate of 9 trips per home came from. He noted that a typical single-family home generates about 10 trips per day, while homes in Hyrum are closer to 7 trips per day.

City Planner Ekins explained that the estimate of 9 trips per home came from the applicant's information. He stated that sewer from the development would need to run down 700 South to the highway and connect to 300 South. The annexation agreement requires a sewer study before development, and that study was not yet complete. He explained that the proposed density was about 6 units per acre. While the city has seen PUDs with higher densities, he expressed concerns about the location, traffic, infrastructure, and underground utilities.

Ekins said he liked the overall design of the development. He noted that it included modern housing, different lot sizes, smaller affordable lots, attached housing, and outdoor recreation. He also raised concerns about private roads, snow removal and storage, reduced setbacks, and where residents would park trailers, campers, and ATVs without blocking sidewalks. He stated that these issues would need to be addressed as the application moved forward.

Chairman Nelson asked for clarification on the approval process for a PUD and whether this was the first phase.

City Planner Ekins explained that the concept plan is the first step. The applicant presents the overall vision and design without completing detailed construction plans. The Planning Commission reviews the concept and makes a recommendation to the City Council. The City Council then has the authority to approve or deny the PUD through a legislative action.

Chairman Nelson clarified that because it is a legislative action, the Planning Commission and City Council have more discretion when considering approval or denial.

City Planner Ekins explained that the Planning Commission has denied PUDs in the past before they reached the City Council. He stated that an applicant has the right to take the application to the City Council after a denial, but the applicant can choose which path to take.

Commissioner Wheeler asked about concerns with infrastructure, especially schools and water.

City Planner Ekins stated that the development would increase density and that the impact on schools was not something he was fully familiar with. He said he would need to check with the Water Department but did not recall them raising concerns about the proposed development. He also noted that city departments are currently conducting studies as part of the General Plan update.

Chairman Nelson stated that he was hesitant to base the decision on school capacity because schools are handled by the school district. However, he said the impact on infrastructure, city services, and the surrounding neighborhood could be considered by the Planning Commission.

Commissioner Sovine asked about the proposed side yard setbacks.

City Planner Ekins explained that the setbacks vary depending on

the lot and location. He stated that the proposed setbacks are generally smaller than the standard setbacks, with some proposed at 20 feet.

Michael Taylor stated that he and Clay Schaffner are the owners of Civil Solutions Group and are the applicants for the subdivision.

Clay Schaffner explained that he and Michael Taylor were working together on the application and were excited about the project. He stated that the goal of the PUD was to provide different types of housing for people at different stages of life, including families, seniors, townhomes, and smaller patio-style homes. He acknowledged that increased density and townhomes may not appeal to everyone but said there is a need for different housing options. He stated that they had researched the community's plans and felt the proposed location and density fit the area. They had also met with city staff about utilities and were told the utilities could support the development, aside from the concerns mentioned by City Planner Ekins.

Clay Schaffner said he liked the community-style design, which would provide a central area for residents to gather and hold events. He explained that the project would likely be built in four phases, with each phase taking about 12 months. He also addressed concerns about infrastructure. He acknowledged that increased density would create additional demand but said it would also bring additional revenue to the city that could help pay for public improvements.

Michael Taylor explained that the traffic information in the application was outdated. He stated that the project was expected to generate about 120 daily trips, or about 9.3 trips per single-family home. He estimated that about 10% of the traffic would occur during peak hours. He explained that the area's road system provides multiple routes for traffic, which would help spread out traffic and provide alternate routes if a road were closed.

Taylor also discussed sewer infrastructure. He stated that the sewer system in the north was at capacity and that the project would need to install about half a mile of sewer main to the west. He said they were prepared to complete that work as part of the project. He also discussed the need for affordable housing and stated that the project would include about 3 acres of open space on the approximately 20-acre property.

Commissioner Sovine said his concern was that most of the single-family homes north of the proposed development are on quarter-acre

lots or larger. He was concerned that smaller lots could reduce quality of life and create a neighborhood with homes very close together. He said he had no issue with townhomes, especially when HOAs maintain the community and help improve property values.

Michael Taylor explained that there are many housing options between quarter-acre lots and townhomes, including smaller single-family lots, duplexes, and fourplexes. He said the proposed zoning would allow a mix of lot sizes and provide more housing options.

Vice Chair Wheeler asked if there was a plan for managing snow on the private drives.

Michael Taylor said snow removal would be considered during the engineering and design process, including providing areas where snow could be stored after plowing.

Vice Chair Wheeler said she liked the variety of lot sizes because not everyone wants a larger property to maintain. However, she was concerned about parking, especially on-street parking in higher-density developments. She asked if the roads would be wide enough to allow parking and traffic to pass.

Michael Taylor said the public streets would be 60 feet wide, while the private drives would be 26 feet wide. Each townhome would have a 20-foot driveway with space for two additional vehicles, providing four parking spaces per unit. He said additional guest parking areas could also be considered.

Vice Chair Wheeler said that even with adequate driveway and rear parking, people often park on the street, which can make narrow roads difficult to drive through.

Michael Taylor agreed that narrower roads can help calm traffic but can also slow traffic flow.

Vice Chair Wheeler suggested restricting parking on the private roads.

City Planner Ekins explained that the fire department needs about 26–28 feet of clearance for emergency vehicles, so the private drives would be posted as no parking.

Commissioner Sovine asked about the rear-loaded single-family homes and townhomes, with garages accessed from a private drive. Michael Taylor confirmed that the garages would face the private drive while the front doors would face the common space.

Commissioner Sovine said he liked the design because it would hide the garage doors. However, he was concerned that newer two-car garages often do not provide enough space for larger vehicles and storage. He asked if additional storage, such as a shared self-contained storage area, could be provided to help reduce parking and storage problems.

Michael Taylor said it could possibly be considered. He explained that garages often become storage areas for townhome residents, so providing additional storage could be helpful. He said the project could potentially use some units on the corners for additional storage and provide guest parking around them.

Chairman Nelson explained that state code recently established specific parking space and garage size requirements. He also brought up concerns from the fire department. The development currently has only one access point, which could limit it to 30 units unless automatic fire sprinklers are installed in all the units. The fire department also said that 700 South and 6200 South could not currently be used as emergency access because those roads are seasonal and are not plowed during the winter.

Michael Taylor said he understood how the fire department could interpret the access requirements. He explained that if the project were approved, it would likely be developed over several years. He said they could work with the fire marshal to phase the project and make sure the second emergency access requirement is met as the development progresses.

Chairman Nelson asked if there had been any discussion about the required separation between the two fire access points, since they are located close together.

Michael Taylor said he was not aware of any specific concerns about the distance between the access points. He said he had mainly understood the requirement to be based on the number of access points.

Chairman Nelson explained that the required separation is typically based on the diagonal distance across the development, with the access points needing to be separated by about half of that distance. He noted that this would need further discussion.

Commissioner McBride asked about the availability of power connections and how the project would handle power infrastructure.

Clay Schaffner explained that the power connection would need to be phased with the development of Mountain View Estates. The current connection point would be farther east on 700 South. By the time Mountain View Estates reaches Phase 8, the plan would be to have a power connection closer to the proposed development. He said the power department was aware of the situation and did not appear to consider it an unworkable issue.

City Planner Ekins said he would verify the power department's requirements. He understood that the existing power line ends before reaching the property and that additional development or improvements may be needed to extend power to the site. He also mentioned possible right-of-way issues with bringing power from 6200 South and 165.

Michael Taylor said that if an off-site power extension were needed, they could potentially establish an easement with a neighboring property owner. He said he would be comfortable with making that a contingency requirement for the project.

Vice Chair Wheeler said her main concern was traffic, especially on 1210 and 1170. She felt those roads would receive heavy traffic until 700 South and the continuation of 1170 are completed. She said there is currently no timeline for those improvements.

Commissioner Sovine said he was concerned about the variety of housing and the amount of open space. He would like to see more quarter-acre lots and more open space.

Commissioner Webb said she liked the variety of housing and felt the project would provide more affordable housing options. She also liked that the townhomes would have individual driveways and additional parking. However, she shared concerns about increased traffic and speeding, especially near existing neighborhoods and schools. She said the project itself was well designed but felt the timing and current road situation were concerns.

Chairman Nelson said he generally liked the project and the mixture of housing types. He felt the development could provide needed housing options and help build a stronger community. However, he also had concerns about utilities, traffic, and emergency access.

Commissioner McBride asked how construction equipment would be handled as different phases of the project are built. He also said he liked the variety and overall concept of the project.

Vice Chair Wheeler said her main concern remained 700 South. She

felt the project was a good concept but wanted to know what would happen with the road and infrastructure.

The commission confirmed that there are currently no city plans or impact fees scheduled for completing 700 South beyond the portion proposed with the development.

The commission discussed that the project was currently a concept plan and that additional requirements would still need to be met before development could begin. The sewer infrastructure would also need to be determined.

Vice Chair Wheeler said that if the project is recommended for approval, it should be conditional on resolving the 700 South and infrastructure issues.

ACTION **Commissioner Wheeler made a motion to recommend approval to the City Council for a concept plan for a single-family detached and townhomes planned unit development consisting of 143 units located at approximately 1170 East 700 South with the condition that they look at and discuss the utilities and access. Commissioner Webb seconded and Commissioners McBride, Webb, and Wheeler voted aye. Commissioners Nelson and Sovine voted nay. The motion passed.**

HYRUM CITY, AMENDMENT – SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE, TO REPEAL CHAPTER 17.48 LIGHT MANUFACTURING M-1 AND REPEAL CHAPTER 17.49 MANUFACTURING M-2; AND CREATE CHAPTER 17.48 MANUFACTURING ZONES M-1 AND M-2; AND AMENDING SECTION 17.04.070 DEFINITIONS TO AMEND AND INCLUDE MANUFACTURING ACTIVITIES DEFINITIONS.

City Planner Ekins explained that the city had previously reviewed changes to the M1 and M2 manufacturing districts through the Planning Commission and City Council. The City Council discussion stopped because the city needed to better identify the impacts of different manufacturing uses.

Staff combined the M1 and M2 zoning chapters into one table to better compare the uses and their impacts. The proposed ordinance would classify uses as having low, medium, or high impacts. M1 uses would generally be considered low impact, while medium- and high-impact uses would apply to heavier manufacturing areas.

Chairman Nelson asked what effect the low, medium, and high impact levels would have beyond determining whether a use is permitted, conditional, or not permitted.

City Planner Ekins explained that medium- and high-impact uses would be required to submit an impact management plan. The plan would identify potential impacts and explain how the business would reduce or manage them. If complaints were later received, the city could require the business to update its plan and address the concerns.

Chairman Nelson questioned what authority the city would have to enforce the impact management plan, especially for permitted uses such as kennels. He wanted to know what standards would allow the city to require specific mitigation measures and how the requirements could be legally justified.

City Planner Ekins explained that the city would rely heavily on the existing nuisance code when complaints are received. The city would review the complaint and determine whether the issue violates the city code. Noise and other impacts may already be covered by the nuisance code.

Chairman Nelson said he understood the concept but wanted to make sure the city had a clear and legally enforceable way to require mitigation.

City Planner Ekins explained that if a business's impact management plan does not prevent a violation of the nuisance code, the city could enforce the nuisance code. Any required corrections could then be added to the business's impact management plan.

City Planner Ekins explained that most of the ordinance text is existing language from the M1 and M2 codes. Staff combined the two ordinances and removed about 50% to 60% of repetitive language. The goal is to use the same approach for other zoning districts and create consistent definitions. He pointed out several proposed updates, including increasing the required distance for motor vehicle access near intersections from 10 feet to 150 feet. This would help keep large trucks farther away from intersections.

Ekins also discussed changes to landscaping and screening requirements for self-storage facilities. He proposed requiring solid concrete or asphalt surfaces to help with drainage. He also proposed allowing a six-foot opaque fence or wall to screen side and rear yards instead of requiring extensive landscaping in areas not visible from public streets. The 25-foot setback and screening

requirements along public streets would remain.

Commissioner Sovine asked whether a chain-link fence with plastic slats would qualify as an opaque screen.

Ekins said it would be acceptable, but he was concerned about the slats breaking down over time.

Commissioner Sovine was also concerned that property owners might choose the cheapest screening option.

Chairman Nelson noted that the city's fence code already defines opaque fencing and believed chain-link fencing with slats would qualify.

City Planner Ekins explained that having a full-time inspector would help the city check whether projects are following their approved land use plans. He said some developers make promises during the approval process but do not always complete the required improvements. He hoped allowing solid fencing on the sides and rear of properties would make it easier to ensure the required landscaping is completed along the front.

Chairman Nelson agreed with the approach and asked how the city would measure the required 50% screening.

Ekins explained that landscaping plans are not currently required to be prepared by a licensed landscape architect. He felt they should be because a landscape architect could provide information showing how large the plants would grow and how they would provide the required screening. He also discussed using a three-foot raised berm with landscaping to create additional screening. Ekins explained that a three-foot berm with a three-foot shrub could provide about six feet of screening.

Chairman Nelson asked whether the berm could affect the use of landscaping areas for stormwater management, since those areas can serve both purposes.

Commissioner Sovine said he thought the proposed changes were well thought out. He did not think a landscape architect should be required to approve every landscape plan, especially for smaller businesses. He felt the Planning Commission could approve some landscape designs.

City Planner Ekins said the ordinance could require applicants to provide a plan showing how they would meet the 50% screening

requirement.

Chairman Nelson agreed that a landscape architect would provide a higher-quality landscape plan and make it easier for the city to determine compliance.

Ekins said he had previously requested this requirement. He also suggested creating a separate chapter of landscape standards that would apply to commercial, institutional, multifamily, civic, and industrial properties. He explained that creating a separate landscaping chapter was included in the city's strategic plan. He planned to finish reviewing the landscaping requirements for each zoning district and then combine them into one landscaping chapter.

Chairman Nelson brought up xeriscaping and said it had also been discussed as part of the city's water element.

Ekins said he added language to the ordinance defining landscaping and allowing xeriscaping. He said future landscaping standards could set requirements for shrubs and parking areas while allowing property owners to use xeriscaping throughout their sites.

Chairman Nelson said he did not see much reason for industrial properties to have grass in their required landscaping areas. He suggested considering a prohibition on decorative turf that is only used for appearance.

Commissioner Sovine noted that some businesses may have a good reason to use turf, such as a landscaping company using it to display its work or a doctor's office using it around a walkway.

Chairman Nelson agreed that there could be exceptions where turf is useful for people to walk or gather. He felt turf is often used in landscape buffers because it is simple and inexpensive to install, but it can be expensive to maintain.

Commissioner Sovine said grass can also help prevent weeds compared to areas covered with rocks.

City Planner Ekins said some industrial parks in other cities have property owners who invest in attractive front yards and landscaping. He said the city could consider allowing a mix of screening options for front and side yards. He added that the current language could be adjusted, but it would likely be temporary until the city creates a separate landscaping chapter.

Chairman Nelson said the city should consider limiting turf in

landscaping areas because of the cost and water use. He preferred turf to be used in yards and gathering areas where it would be used rather than only for decoration.

City Planner Ekins said xeriscaping with drip irrigation would reduce water use in industrial areas. He also said industrial and manufacturing areas should have more shrubs, plantings, and trees to help reduce heat and noise.

City Planner Ekins said staff had combined the manufacturing district codes to make them easier to review and use. He planned to bring additional recommendations to the Planning Commission and City Council.

Vice Chair Wheeler said the use regulations table was helpful but noticed some uses were listed in the definitions but not in the table, while others in the table did not have definitions.

Ekins explained that every use would have a definition and that some definitions were included in other parts of the code instead of being repeated in the table.

Wheeler pointed out commercial nursery, incidental outdoor storage, and paint booth as items that needed to be checked.

Ekins clarified that the commercial nursery was already in the table and that incidental outdoor storage was addressed in other code sections.

ACTION **Commissioner McBride made a motion to recommend to the City Council an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.48 Light Manufacturing M-1 and repeal Chapter 17.49 Manufacturing M-2; and create Chapter 17.48 Manufacturing Zones M-1 and M-2; and amending Section 17.04.070 Definitions to amend and include manufacturing activities definitions. Commissioner Sovine seconded and Commissioners McBride, Nelson, Sovine, Webb, and Wheeler voted aye. The motion passed.**

HYRUM CITY , AMENDMENT - AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICPAL CODE, TO CREATE CHAPTER 17.63 DETACHED ACCESSORY DWELLING UNITS.

City Planner Ekins introduced the proposed ordinance for detached

accessory dwelling units (DADUs). He explained that staff had previously discussed Utah law and how other cities regulate DADUs. The ordinance must be adopted before October 1, 2026.

Ekins said staff had worked on the ordinance several times and had input from the city's utility departments. The proposed ordinance defines a detached ADU as a separate dwelling on the same lot as a single-family home with its own kitchen, bathroom, and living space. The purpose of the ordinance is to provide affordable housing options for smaller households while limiting impacts on neighboring properties and maintaining Hyrum's rural character.

Ekins explained that detached ADUs could not be sold separately from the main home. The property owner would have to live on the property. The ADU could be occupied by one person or a family and would have to be rented for at least 30 consecutive days. Short-term rentals would not be allowed. Only one detached ADU would be allowed per property. Ekins also discussed emergency response and how the city could identify the DADU as a separate unit for mail and emergency services.

Chairman Nelson asked whether a property could have both an internal ADU and a detached ADU since the proposed limit only applies to detached ADUs.

City Planner Ekins explained that the existing code limits a property to either an internal ADU or a detached ADU, but the wording in the code is unclear. He said this would be cleaned up when the residential zoning code is updated. He clarified that the "two-family accessory apartment" refers to an internal ADU. The internal ADU also requires the property owner to live on the property.

Vice Chair Wheeler summarized that a property could have one or the other, but not both, and Ekins confirmed this.

Ekins also explained that a detached ADU would be allowed on a lot where a single-family home is a permitted use, including certain C-2 areas.

Chairman Nelson suggested checking state law to confirm whether a detached ADU must be allowed in a zone where a single-family home is a permitted use.

City Planner Ekins explained that the proposed ordinance requires a single-family home to be present for a detached ADU to qualify. He included the C-2 zone because some C-2 properties currently

have single-family homes, which would help ensure the city follows state requirements.

Ekins then discussed the proposed size and yard requirements. A detached ADU would have to be at least 300 square feet and no more than 1,000 square feet. The DADU, along with other permitted accessory buildings, could not cover more than 50% of the rear yard of the primary home.

Commissioner Sovine asked how setbacks would work if two neighboring properties both built detached ADUs in their backyards.

City Planner Ekins explained that the proposed ordinance would limit DADUs to one story and 16 feet in height, unless they meet the same height and setback requirements as the main home. DADUs would also have to meet the required front, side, and rear setbacks for the zoning district. He explained that the DADU could not be placed closer to the side or rear property lines than the main building would be allowed to be. A 10-foot separation from other accessory buildings would also be required. Additional separation would apply when windows or doors face a neighboring property.

The commission also discussed corner lots.

Ekins felt the current language likely covered the required 25-foot setback, but suggested adding specific language to make the requirement clear.

Chairman Nelson agreed that clarification would be helpful.

Commissioner Sovine also supported adding clarification because a large lot could potentially have a very large DADU, and the city should clearly define which areas are considered the front and rear yards on corner lots.

Chairman Nelson corrected his earlier statement and explained that state law allows cities to restrict detached ADUs to zones where single-family homes are permitted.

Commissioner Sovine asked whether the city must allow detached ADUs in every residential zone that permits single-family homes.

Chairman Nelson explained that state law requires certain municipalities to allow detached ADUs on lots that are 11,000 square feet or larger and contain a single-family dwelling. He also explained that cities may allow DADUs on smaller lots and may

regulate where they are allowed.

City Planner Ekins explained that the ordinance does not set an overall lot size requirement. Instead, the proposed size, height, and setback requirements would control the size and placement of detached ADUs.

Chairman Nelson agreed and said the setback requirements already provide limits.

Ekins said the requirements would allow smaller homes to have an appropriately sized DADU if they meet the parking and setback requirements. He also explained that DADUs could not be located in irrigation, public utility, or other recorded easements. DADUs would also be required to have a footing and foundation like a single-family home.

Commissioner McBride asked whether the ordinance would allow tiny homes on wheels.

City Planner Ekins explained that detached ADUs would need to be placed on a footing and foundation so they would be securely attached to the property.

Ekins also discussed requirements for DADU entrances. He said entrances within 15 feet of a property line would need to be screened from the neighboring property. He was concerned this could create situations where property owners would need to build additional fencing to meet the requirement.

Chairman Nelson suggested requiring DADU entrances to face the primary home, which would help avoid privacy concerns.

Commissioner Sovine said a corner lot could provide another option by having the DADU entrance face the street or the primary home rather than another residential property.

Vice Chair Wheeler agreed that having an entrance facing a neighboring property would not be comfortable.

City Planner Ekins explained that a detached ADU must have its own kitchen, bathroom, living space, and sanitation services. Exterior lighting would need to be directed downward and shielded from neighboring properties. He explained that the parking requirements would follow state law, with any additional parking requirements based on the zoning district of the main home.

Ekins said the DADU would need separate sanitary sewer, culinary water, and electrical connections and would be responsible for the required connection and impact fees. He planned to have the city attorney review the impact fee requirements. Separate utility meters would help protect DADU tenants if the main homeowner failed to pay their utility bills.

Commissioner Sovine agreed that separate utilities would help protect tenants from problems caused by the property owner.

Ekins also explained that tents, yurts, recreational campers, and similar structures would not qualify as DADUs. DADUs would need to be placed on a permanent footing and foundation. Balconies and rooftop decks would not be allowed, and Level 2 home businesses would not be allowed because they could bring additional traffic to the property. A Level 1 home business, such as a home office, would still be allowed. DADUs would require zoning clearance, a building permit, and a landlord license before they could be occupied. They would also need to meet building, health, fire, and other applicable codes.

Ekins explained that existing detached accessory buildings could be converted into DADUs if they were legally built, properly permitted, and could meet all of the DADU requirements.

Chairman Nelson agreed that this approach was similar to how his area handles existing accessory buildings, especially because older buildings without permits may not have adequate records showing that they meet current requirements.

City Planner Ekins said property owners would be required to record a document acknowledging the DADU requirements. The city would provide a copy of the notice to the property owner and for the DADU.

Ekins questioned whether the city could place a lien on a property for DADU violations. State law allows liens for noncompliance with internal ADUs, but the same language was not included in the detached ADU law. Ekins said he would ask the city’s legal counsel whether a lien could still be used as an enforcement option.

Chairman Nelson said he did not see anything in the detached ADU code that would prevent the city from using a lien. He agreed that getting legal advice would be appropriate.

Ekins said he would take the Planning Commission’s feedback to legal counsel before presenting the ordinance to the City Council.

He said the proposed DADU code was complete and explained that the commission had decided on single-story DADUs because neighboring property owners would not expect a detached building outside the normal building area to be two or more stories.

Chairman Nelson asked if the city would consider waiving impact fees for detached ADUs.

Ekins said connection fees were specifically requested by the utility departments because DADUs would add impacts to city infrastructure. He said he would discuss impact fees with the city attorney.

Nelson explained that state law allows cities to waive DADU impact fees as one of the options under the state's modern housing requirements. He said waiving the fees could make DADUs more affordable and would likely have little impact because only a few are built each year.

Ekins appreciated the suggestion and said he had not considered it during the ordinance discussion.

Commissioner Sovine felt impact fees were important because DADUs could still add pressure to city infrastructure, including power.

Nelson said many ADUs are used by family members, older couples, caregivers, or close friends, so they often do not create a large increase in population. He acknowledged that there could be exceptions.

Sovine asked if there would be a limit on how many people could live in a 1,000-square-foot DADU.

Ekins said the city does not set a specific occupancy limit for residential homes and would rely on the city's definition of a family. He did not recommend using a square-foot-per-person rule like the city uses for short-term rentals.

Nelson said he would not support adding that type of occupancy limit.

Sovine raised concerns about large families or multiple people renting a DADU. Nelson agreed that it can happen but did not think it would be common.

Commissioner Webb also felt that many DADUs would be used for affordable housing and did not think strict occupancy limits should

be placed on families.

Commissioner Sovine said the discussion was only for general ideas. He asked whether the city's dog limit would apply to the entire property or separately to the main house and DADU.

City Planner Ekins said the city had discussed a two-dog limit for short-term rentals and could add similar language to the DADU ordinance. He said his understanding was that each property is allowed two dogs.

Chairman Nelson said the animal code may base animal limits on the property or lot size rather than the number of dwellings.

Sovine said the code should clarify whether the limit applies to the entire property or each dwelling.

Ekins agreed and said he would add clarification to the ordinance so the requirements are clear for applicants.

Commissioner Sovine asked if someone could rent out their basement as a short-term rental and still have a DADU in the backyard.

Ekins said no.

Sovine clarified that the basement could be used as a short-term rental, but the property could not also have a DADU.

Ekins explained that the two licenses could not be used together.

Chairman Nelson said the city's kennel definition appears to apply to three or more dogs on a single property. He said that if the homeowner has two dogs, a person living in the DADU would not be able to have an additional dog without going through the kennel licensing process.

Vice Chair Wheeler clarified that the restriction applies to the property, not to each separate dwelling.

Ekins said a kennel license would only be allowed in a manufacturing district. He suggested using the same rule as the short-term rental ordinance, allowing a maximum of two dogs on the property.

Commissioner Sovine said the minimum lot size is effectively determined by the required setbacks. If a property cannot meet the setbacks, the lot would not be large enough for a DADU.

City Planner Ekins said the city's single-family residential districts have 9,900-square-foot lots, but properties that are 11,000 square feet or larger may be able to meet the DADU requirements. He felt those property owners should have the opportunity to apply.

Chairman Nelson agreed and said allowing DADUs would give more property owners a chance to use them, depending on the size and layout of their property.

Ekins added that he had reviewed the code many times and his own property would not qualify, but he felt it was good that some property owners would have the opportunity.

Commissioner Sovine asked whether a conditional use permit would be required for a DADU.

City Planner Ekins said DADUs would be a permitted use, but a zoning clearance would still be required to make sure the structure meets the zoning, health, and fire requirements.

Sovine also asked how the 50% backyard area would be measured.

Ekins explained that it would be measured from the back of the house to the back property line.

Chairman Nelson agreed that this clearly defines the backyard area.

Ekins said the calculation would be straightforward, with some additional considerations for corner lots.

ACTION **Commissioner McBride made a motion to recommend to the City Council an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to create Chapter 17.63 Detached Accessory Dwelling Units with the discussed changes. Commissioner Webb seconded and Commissioners McBride, Nelson, Webb, Sovine, and Wheeler voted aye.**

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 9:51 p.m.**

_____
Stephen Nelson
Chairman

ATTEST:

_____
Shara Toone
Secretary

Approved: _____
As Written

HYRUM CITY
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Hyrum, Utah 84319
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Staff Evaluation
First Review

Application: MDTHJ Investments LLC, Rezone Residential Agricultural Zone RA to Residential Zone R-2 – Seeking Planning Commission recommendation to the City Council to rezone from Residential Agricultural Zone RA to Residential Zone R-2 for a low to medium density Planned Unit Development with varied lot sizes, common area, and community green space located at approximately 400 East 300 North.

Application Number:	**26-032**
Preparation Date:	September 8, 2026
Applicant Name:	MDTHJ Investments LLC
Property Owner:	Curtis Knight
Property Address:	Approximately 400 East 300 North
Parcel Number:	01-007-0011, 01-007-0012
Parcel Area:	14.5 Acres

Planning Commission:	**September 10, 2026**
Application Type:	Amendment - Rezone
Nature of request:	Recommendation to City Council

Current Zone: **Residential Agricultural Zone RA.** The RA Zone is an agricultural zone allowing single-family dwellings. The minimum lot size is 12,000 square feet.

Requested Zone: **Residential Zone R-2.** The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments (PUDs).

Adjacent zoning designations and uses of the subject property		
North	Residential Agricultural Zone RA	Agriculture
East	Residential Agricultural Zone RA	Agriculture
South	Residential Agricultural Zone RA	Agriculture
West	Residential Agricultural Zone RA	Agriculture

Application Overview: The applicant is requesting to rezone from Residential Agricultural Zone RA to Residential Zone R-2 to allow for a Planned Unit Development that will include low to medium density along with varied lot sizes, common area, and community green space.

A planned unit development (PUD) allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds,

swimming pools, parks and meeting facilities. No PUD shall have an area of less than two and one half (2½) acres. Maximum density allowed for multi-family developments is 10 units per acre. Assisted living facilities are not included in this maximum density limit. Consideration should be given to disperse large multi-family PUD developments throughout the city instead of concentrating them in one central area.

The accumulative area of Residential Agricultural Zones remaining in City limits is approximately 210 acres of the overall area of Hyrum. The North Fields is approximately 158 acres of the overall remaining areas regulated by the RA zone. The North Fields does not exclude housing options but rather regulates single-family dwelling lots to a minimum of 12,000 square feet to promote low-density housing while preserving the City's rural atmosphere, agricultural heritage, and open space.



Exhibit of the North Fields of Residential Agricultural Zone RA : Approximately 158 Acres

The current General Plan also guides the City to preserve limited agricultural land resources, agricultural uses, and animal rights and specifically guides that no major subdivisions or Planned Unit Developments are permitted in the Residential Agricultural Zone RA. The area is also identified in the current General Plan as the "North Side" defines agriculture as pursued proposed use to preserve an agricultural green belt between Hyrum and Nibley with the #1 land use goal to preserve agricultural uses and animal rights and follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.

Staff Comments:

Planning and Zoning Department:

1. Recommends the Residential Agricultural Zone RA remain as it is currently zoned to continue promoting low-density housing and preserving the community rural atmosphere, agricultural heritage, and open space in the North Fields.

2. The Cache County Parcel Viewer identifies a wetland layer in the proposed development area. Written legal documentation regarding wetlands shall be provided by the U.S. Army Corps of Engineers to any future land use application of the property.

Engineering Department:

1. If granted, applicants must obtain prior approval in accordance with the provisions of the Hyrum City municipal code and standards, and any other applicable Federal, State, and local codes and standards prior to any development or construction activities on the property.

Fire Department:

1. If rezoned all roads will need to meet the IFC section 503: Fire Apparatus Access Roads and meet the Utah Fire Marshals Fire Apparatus Access Roads requirements.
2. If rezoned the PUD will need to follow the IFC section 507: Fire Protection Water Supplies and Appendix C: Fire Hydrant Locations and Distribution.

Power Department:

1. No comment.

Public Works Department:

1. No public utilities are fronting the property.

Waste Water Department:

1. No comment.

Planning Commission Responsibility:

1. A public hearing must be held by the Planning Commission.
2. The Planning Commission shall have a thorough discussion of the application, staff evaluation, and specify all conditions and requirements in their motion.

Staff Recommendation:

1. Recommends the Residential Agricultural Zone RA remain as it is currently zoned to continue promoting low-density housing and preserving the community rural atmosphere, agricultural heritage, and open space in the North Fields.

Stipulations:

1. All proposed amendments shall first be recommended by the Planning Commission or shall be submitted to the Planning Commission for its recommendation which shall be returned to the City Council for its consideration within thirty days.
2. The City Council may overrule the Planning Commission's recommendations by a majority vote of its members.

Findings of Fact:

1. Rezoning applications are discretionary legislative decisions.

Attachments:

1. Vicinity Map
2. Zone Map
3. Aerial View with Sensitive Layer Overlay

Vicinity Map



8/10/2026, 4:43:01 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Class B Surface Type

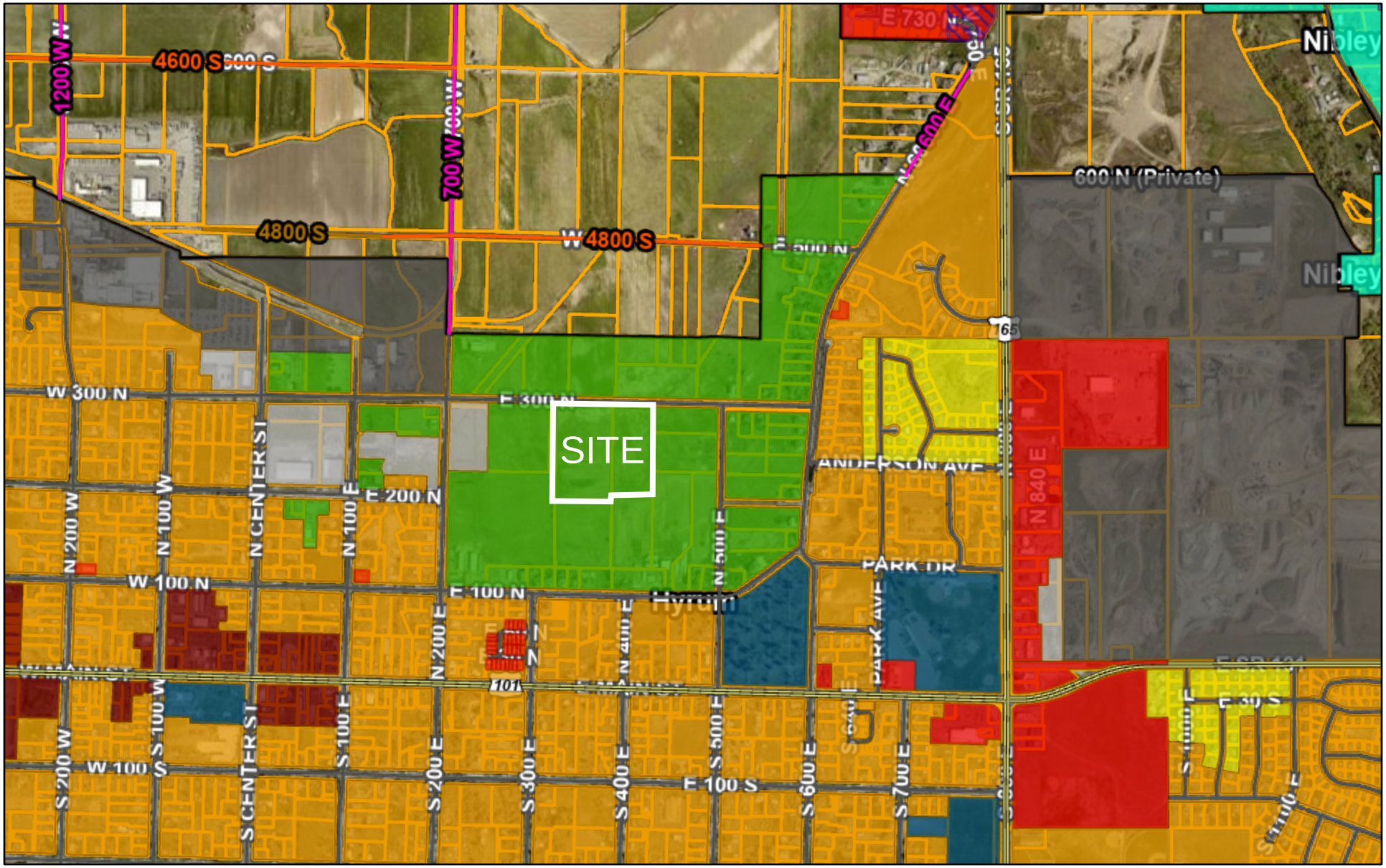
- Asphalt
- Gravel
- Dirt

- Municipal Boundaries
- County Boundary
- Cache Parcels

Dataset maintenance, research, updates, and quality control performed by the Cache County GIS Division. Additional information has been derived from historical records, county departments, consulting surveyors, retired surveyors, road department personnel, state and federal mapping resources, and members of the public., Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Zone Map



8/27/2026, 9:13:33 AM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Taxes Due / Unpaid

Nibley Zoning

- Residential Estate Zone - R-E
- Park/School - P/S

Hyrum Zoning

- ANNEXATION AGREEMENT - AA
- COMMERCIAL - HWY 165 C-1
- COMMERCIAL - DOWNTOWN C-2
- MANUFACTURING - LIGHT M-1
- MANUFACTURING - MEDIUM TO HEAVY M-2
- OPEN SPACE AND PARKS OS

Dataset maintenance, research, updates, and quality control performed by the Cache County GIS Division. Additional information has been derived

Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

Aerial View with Sensitive Layer Overlay



8/11/2026, 4:02:04 PM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Floodplain Panels

Canals/Laterals

Wetlands (NWI)

Cache Parcels

Microsoft, Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

HYRUM CITY
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Staff Evaluation
First Review

Application: An ordinance amending Title 17 (the Zoning Ordinance) and Title 16 (the Subdivision Ordinance) of the Hyrum City Municipal Code as follows: Repeal Chapter 17.60 Planned Unit Development; Amend Section 17.04.070 Definitions to remove Planned Unit Development and amend Inner block development definition; Amend Section 17.28.005 Purpose to remove Planned Unit Development; Amend Section 17.28.010 Use Regulations to remove Planned Unit Development as a Permitted Use; Amend Section 17.30.010 Use Regulations to remove Planned Unit Development as a Permitted Use; Amend Section 16.04.010 Definitions to remove Planned Unit Development; Amend Section 16.06.030.B. Exemptions to remove Planned Unit Development; and Amend Section 16.10.010 Concept Plan to remove Planned Unit Development.

Application Number:	**26-031**
Preparation Date:	September 8, 2026
Applicant Name:	Hyrum City Corporation
Planning Commission:	**September 10, 2026**
Application Type:	Amendment - Ordinance
Nature of request:	Recommendation to City Council

Application Overview:
On August 6, 2026, 3 of 5 Hyrum City Council Members held a Workshop to discuss the Planned Unit Development (PUD) ordinance. Staff presented existing PUDs that have been developed throughout the City that provide multi-family housing; mixed density single-family housing, twin homes, multi-family; and senior housing developments. Members of the City Council acknowledged benefits that PUDS offer to the community including open space amenities to the developments and senior housing developments made possible adjacent to the Senior Citizen Center, but the Council members in attendance also yielded to challenges they see from PUDs. The following topics were discussed:

1. Parking. There were concerns expressed regarding parking requirements and the demonstrated overflow of PUD parking outside of PUD development.
2. Innerblock development. There were concerns expressed regarding the encroachment of PUDs in rural neighborhood settings that are no part of or adjacent to developed subdivisions.
3. Application. There were concerns expressed regarding PUD applications as they relate to certain subdivision developments offering the developer an opportunity to avoid infrastructure such as curb, gutter and sidewalk.
4. Maintenance. There was expressed concern regarding PUDs requesting the City to take over development maintenance, specifically snow removal on roads that are privately owned and do not meet the minimum requirements of Hyrum City Construction Standards.
5. Connectivity and Open Space. There were concerns expressed that PUDs disconnect from community as they are their own development bound with interior amenities that are available to only the residents of the development and not the citizens throughout the community such as the use of private parks, trails, and other outdoor space recreational amenities.

Following the presentation there was discussion whether the ordinance could be amended to resolve concerns the City receives from PUD applications which include but are not limited to PUD locations,

minimum qualifying acreage requirements, density and parking requirements. Staff advised the current ordinance can be amended or repealed. Staff was advised to prepare the process and public notice to repeal the Hyrum City Planned Unit Development Ordinance.

Planning Commission Responsibility:

1. A public hearing must be held by the Planning Commission.

Staff Recommendation:

1. The Planning Commission should have a thorough discussion of the application, staff evaluation, and specifying conditions and requirements.

Stipulations:

1. All proposed amendments shall first be recommended by the Planning Commission for recommendation to the City Council for its consideration.

Findings of Fact:

1. The public hearing was noticed in accordance with Utah Code and Hyrum City Code.

Attachments:

1. Draft Ordinance

Repeal Chapter 17.60 Planned Unit Development

~~17.60 Planned Unit Development~~

~~17.60.010 Purpose~~
~~A planned unit development (PUD) allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. No PUD shall have an area of less than two and one half (2½) acres. Maximum density allowed for multi-family developments is 10 units per acre. Assisted living facilities are not included in this maximum density limit. Consideration should be given to disperse large multi-family PUD developments throughout the city instead of concentrating them in one central area. A PUD is a subdivision and follows the path of HCC Title 16 for all reviews and approvals. In addition to that, there are several added requirements concerning the overall look of the project, both of the buildings and the general layout of the buildings and the amenities. The Planning Commission may recommend, and the City Council may impose, such conditions on a PUD as it may deem appropriate to meet the goals and objectives of this chapter and the City's General Plan. (Ord. 08-13)~~

~~HISTORY~~
~~*Amended by Ord. 19-04 on 3/7/2019*~~

~~17.60.020 Concept Plan Format~~
~~Follows the requirements of HCC 16.10.040.~~
~~17.60.030 Concept Plan Contents~~
~~Follows the requirements of HCC 16.10.050 but adds:~~

1. ~~Elevation drawings of the structures to be emplaced on the PUD.~~
2. ~~A Site Plan showing the layout of all structures, playgrounds, parks, swimming pools, parking and open space.~~
3. ~~The landscape plan for the PUD.~~

~~17.60.040 Submittal To Zoning Administrator~~

~~Follows the requirements of HCC 16.10.060.~~

~~17.60.050 Submittal To Planning Commission~~
~~Follows the requirements of HCC 16.10.070.~~

~~17.60.060 Site Visit By Planning Commission~~
~~Follows the requirements of HCC 16.10.080.~~

~~17.60.070 Commission Requirements And Recommendations~~
~~Follows the requirements of HCC 16.10.090, but adds: The Planning Commission will also act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:~~

- ~~A. A good mix of building materials, colors and architectural features to create an attractive, well-planned development;~~
- ~~B. Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;~~
- ~~C. Appropriate building types in terms of density, site relationship and spacing.~~
- ~~D. Well-planned site signage;~~
- ~~E. Well-planned exterior lighting;~~
- ~~F. Preservation of natural features including trees, drainage areas, and views.~~
- ~~G. Good vehicular and pedestrian movement;~~
- ~~H. Integrated parking;~~
- ~~I. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;~~
- ~~J. Placement of fencing/walls and solid waste enclosures.~~
- ~~K. PUD's with multi-family units to follow Multi-family Housing Design Standards requirements of HCC 17.30.070. (Ord. 13-02; Ord. 13-04)~~

~~17.60.080 Submittal To The City Council~~
~~Follows the requirements of HCC 16.10.100.~~

~~17.60.090 Administrative, Professional And Inspection Fees~~
~~Follows the requirements of HCC 16.10.110.~~

~~17.60.100 Preliminary Plat~~
~~Follows the requirements of HCC 16.12.010.~~

~~17.60.110 Preliminary Plat Format~~
~~Follows the requirements of HCC 16.12.020.~~

~~17.60.120 Plat Contents~~
~~Follows the requirements of HCC 16.12.030 but adds:~~

- ~~A. Elevation drawings of the structures to be emplaced on the PUD.~~
- ~~B. A Site Plan showing a layout of all structures, playgrounds, parks, swimming pools, parking and open space.~~
- ~~C. The landscape plan for the PUD.~~

~~17.60.130 Lack Of Preliminary Plat Information~~
~~Application information follows the requirements of HCC 16.12.040.~~

~~17.60.140 Submittal To The Zoning Administrator~~
~~Follows the requirements of HCC 16.12.050.~~

~~17.60.150 Submittal To The Planning Commission~~
~~Follows the requirements of HCC 16.12.060.~~

~~17.60.160 Commission Requirements And Recommendations~~
~~Follows the requirements of HCC 16.12.070.~~

~~17.60.170 Submittal To The City Council~~
~~Follows the requirements of HCC 16.12.080.~~

~~17.60.180 Prompt Action Required~~
~~Follows the requirements of HCC 16.12.090.~~

~~17.60.190 Effective Period Of Preliminary Plat Approval~~
~~Follows the requirements of HCC 16.12.100.~~

~~17.60.200 Administrative, Professional And Inspection Fees~~
~~Follows the requirements of HCC 16.12.110.~~

~~17.60.210 Final Plat~~
~~The Final Plat shall follow all of the steps in HCC 16.16 (Final Plat). The additional information required in HCC 16.16.030 E. is amended to include the elevation drawings, the Site Plan and the landscaping plan as approved with the Preliminary Plat.~~

~~17.60.220 Improvements And Design Standards~~
~~Follows the requirements of HCC 16.20 unless waived or modified by the City Council.~~

~~17.60.230 Administration And Enforcement~~
~~Follows the requirements of HCC 16.28.~~

Amend Section 17.04.070 Definitions to remove Planned Unit Development and amend Inner block development definition

17.04.070 Definitions

~~Planned Unit Development (PUD) - "Planned Unit Development" means a development, which permits the clustering of housing units and other creative site development. The council may waive the setback, and individual lot size requirement in favor of "common" open spaces which are part of the development. While more flexible in many respects, PUD's rely strongly on design to convince City officials of their merit.~~

Innerblock development - “Innerblock development” means residential development of any dwelling units within the interior of existing blocks of 300 North, 400 West, 300 South, and 600 East Streets. Innerblock development is only permitted in the R2A zone ~~or approved as a planned unit development~~. For the purpose of this definition, any dwelling unit setback further than two time (2x) the regulated zoning front yard setback is considered Innerblock development.

17.28.005 Purpose to remove Planned Unit Development

17.28.005 Purpose
The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. ~~This zone is eligible for appropriately located Planned Unit Developments (PUDs).~~

Amend Section 17.28.010 Use Regulations to remove Planned Unit Development as a Permitted Use

17.28.010 Use Regulations
In this zone, no land or use shall be permitted except those designated below.

A. Permitted uses:
1. Single family dwellings with driveway, garages, off-street parking, fences and landscaping, utility lines, gardens, family food production (per HCC 17.85), and recreation animals.
2. Dwelling two-family accessory apartment.
3. Public schools with attendant off-street parking, accessory buildings, and playground.
4. Public structures such as electrical, gas, telephone transmission, and fire stations.
5. Public parks and playing fields.
6. Churches with associated off-street parking and accessory buildings.
7. Community center.
8. Residential facilities for persons with a disability.
9. Residential facilities for the elderly.
~~10. Planned unit development.~~

Amend Section 17.30.010 Use Regulations to remove Planned Unit Development as a Permitted Use

17.30.010 Use Regulations.
In this zone, no land or use shall be permitted except those designated below.

A. Permitted uses:
1. Single family dwellings with driveway, garages, off-street parking, fences and landscaping, utility lines, gardens, family food production (per HCC 17.85), and recreation animals.
2. Dwelling two-family accessory apartment.
3. Public schools with attendant off-street parking, accessory buildings, and playground.
4. Public structures such as electrical, gas, telephone transmission, and fire stations.
5. Public parks and playing fields
6. Churches with associated off-street parking and accessory buildings.
7. Community center.
8. Residential facilities for persons with a disability.
9. Residential facilities for the elderly.
~~10. Planned unit development.~~
~~11~~10. Duplex, triplex, or fourplex.

Amend Section 16.04.010 Definitions to remove Planned Unit Development

16.04.010 Definitions.

Legislative Subdivision. “Legislative subdivision” means a subdivision in which the applicant has applied for consideration by the City Council to allow exceptions to the Code for a specific development ~~such as a Planned Unit Development as provisioned in the Code~~.

Amend Section 16.06.030.B. Exemptions to remove Planned Unit Development

16.06.030 Exemptions
Subdivisions not included in the sections below are not exempted from any of the review stages.

A. Administrative residential subdivisions that consist of single-family, two-family, or townhome units, in a zone that contains these units as a permitted use are exempted from the following stages of approval.
   1. Concept Plan approval from any review authority. (While a concept plan is not required it is recommended and may be requested by the developer to evaluate concerns and issues prior to producing a preliminary plat).
   2. Preliminary plat approval by the City Council
   3. Final plat approval by the Planning Commission and the City Council. (Final plat approval shall be required from the Administrative Land Use Authority).

~~B. A planned unit development is a legislative action and is not exempted from any of the review stages even if it contains elements described in the administrative residential subdivision. As a legislative action, a PUD is subject to the discretionary approval of the City Council. The City Council may deny the application for reasons other than items specifically referred to in the code or standards if it is determined that the development is not in the best interest of the City.~~

~~C~~B. Mini-Subdivisions as described in Section 16.28 are exempted from the following stages of approval.
   1. Concept Plan approval from any review authority. (While a concept plan is not required it is recommended and may be requested by the developer to evaluate concerns and issues prior to producing a preliminary plat).
   2. Preliminary plat approval by the City Council
   3. Final plat approval by the Planning Commission and the City Council. (Final plat approval shall be required from the Administrative Land Use Authority as described in Section 16.28).

Amend Section 16.10.010 Concept Plan to remove Planned Unit Development

16.10.010 Concept Plan
The Concept plan is intended to be the first step for a developer to present his/her ideas for a development to City Staff, the Planning Commission, and the City Council and for these agencies to advise him/her of any potential problems and make suggestions to better fit the project into the community. The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meetings to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Concept plan approval is recommended but not required for subdivisions exempted in Section 16.06. All other developments, ~~including Planned Unit Developments,~~ are required to obtain concept plan approval.

Concept plan review will be conducted by the Staff to identify any major concerns about the proposed project. The Concept plan may go through several revisions before it gains Council approval. A prospective developer shall be required to obtain copies of Hyrum City Municipal Code Titles 16 and 17 and the City's Design Standards and Construction Specifications for Public Works Construction and ensure that his/her Engineering firm meets all requirements and specifications on his/her subsequent plats.

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Staff Evaluation
Fourth Review

Application: West Point Dairy Products, Receiving and Warehouse Expansion – Seeking recommendation to the City Council for site plan approval for receiving and warehouse expansion located at 570 North 500 West.

Application Number:	**26-014**
Preparation Date:	August 31, 2026
Applicant Name:	West Point Dairy Products
Property Owner:	Greenwood Acres LLC
Property Address:	570 North 500 West
Parcel Number:	03-060-0074
Parcel Area:	14.2 Acres
Planning Commission:	**August 13, 2026**
Application Type:	Site Plan Approval
Nature of request:	Food processing/mills – Receiving and Warehouse Expansion

Current Zone District: **Manufacturing Zone M-2.** The purpose of this zone is to provide an area where medium to heavy manufacturing can occur. It allows higher levels of noise, dust, smoke and odor than is permitted in the M-1 Zone. Restrictions may be applied on proposed businesses whose levels of noise, dust, smoke or odor may be considered excessive by the planning commission. Design and landscaping requirements may also be imposed on businesses proposed for this zone.

Adjacent zoning designations and uses of the subject property		
North	Cache County A10	Undeveloped / Agriculture
East	Manufacturing Zone M-2	Undeveloped / Public structure transmission station
South	Residential Zone R-2, Manufacturing Zone M-2	9,900 sq. ft. min. single-family residential lots / Equipment sales and service
West	Manufacturing Zone M-2	Landscape and garden products

Fourth Review Application Overview: Hyrum City staff has been working with West Point Dairy Products (WPD) and their consulting engineering firm Excell Engineering through a series of site plan concepts and reviews. At this time, staff is recommending site plan approval as presented in accordance with HCC 17.08.100.C. Upon site plan approval, construction drawings will be required for any public works construction or improvement for approval by the City Engineer.

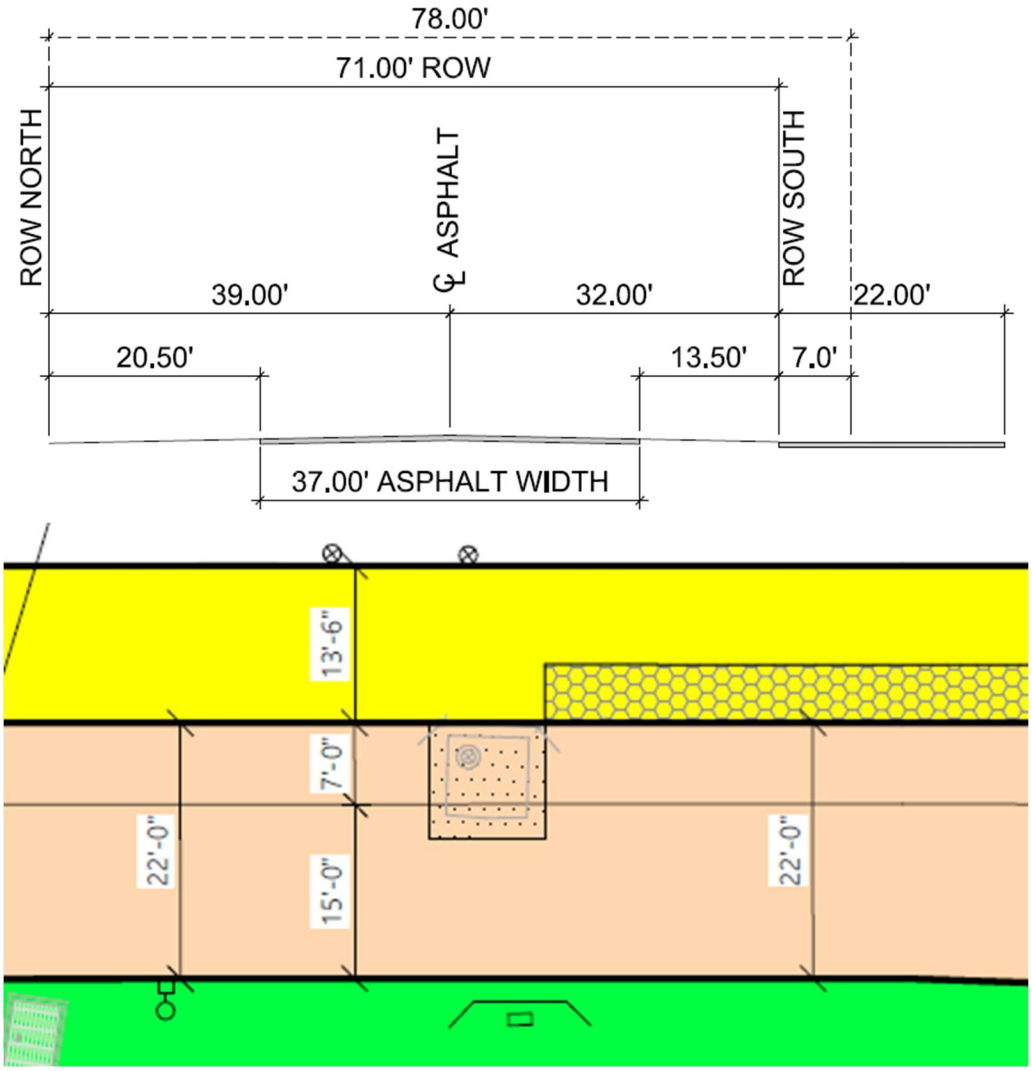
The WPD project will require public improvements abutting 700 North and 500 West. While working with WPD through the staff review process there were several challenges to maintain compliance with HCC 17.49.080 Off-Street Truck Loading Spaces which requires the receipt or distribution by vehicle or materials or merchandise shall be provided and maintained on the lot to avoid undue interference with public use of streets, and such space shall be located an adequate distance from the roadway so as not to interfere with intersecting streets or other traffic. These challenges and issues have been resolved and will be discussed by staff and WPD to the Planning Commission and City Council.

STAFF COMMENTS – Fourth Review

Planning and Zoning Department:

1. In a collaborative effort between Hyrum City and WPD for WPD to comply with HCC 17.49.080, staff is recommending the Planning Commission and City Council approve the following right-of-way width reductions abutting the WPD project:
    a. 500 West right-of-way be reduced from 78.00’ feet to 71.00’ feet; and

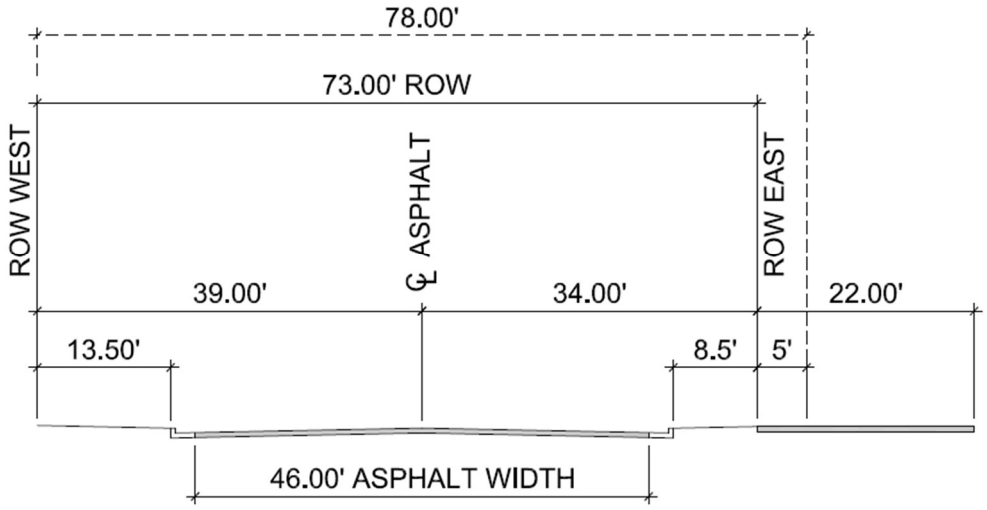
(20.50’ park strip reduced to 13.50’)

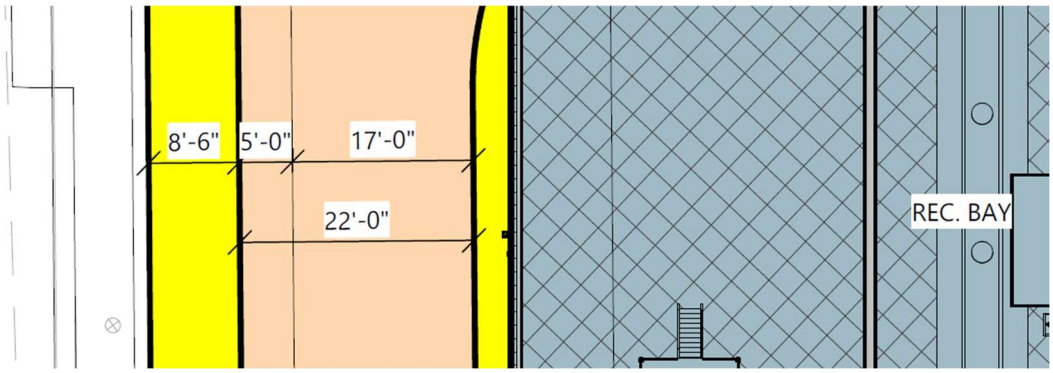


See Sheet T1.1PHA

b. 700 North right-of-way be reduced from 78 feet to 73 feet.

(13.50’ park strip reduced to 8.5’)





See Sheet T1.1PHA

2. Applicant shall dedicate frontage abutting 700 North (4600 West) and 500 West (1500 West) with a separate concept, preliminary and final plat application as required by Title 16 Subdivisions of the Hyrum City Municipal Code before the approval of construction drawings by the City Engineer. (See Third Review Comment #2)
3. Refer to previous comments to complete final construction drawings for approval by the City Engineer.

Engineering Department:

1. Refer to previous comments to complete final construction drawings for approval by the City Engineer.
2. Will need storm water calculation updates for the newly configured storm water pond.

Fire Department:

1. Refer to previous comments to complete final construction drawings for approval by the City Engineer.

Power Department:

1. Refer to previous comments to complete final construction drawings for approval by the City Engineer.

Sewer Department:

1. Refer to previous comments to complete final construction drawings for approval by the City Engineer.
2. West Point Dairy will install internal water meters that will measure the water used to produce black water.

Streets / Water Department:

1. Refer to previous comments to complete final construction drawings for approval by the City Engineer.
2. 700 North Road Project is out to bid. An agreement will be made with WPD and Hyrum City, on cost sharing for the new road and utilities.

Planning Commission Responsibility:

1. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for recommendation to the City Council.

Staff Recommendations:

1. Staff recommends site plan approval. Upon site plan approval, construction drawings will be required for any public works construction or improvement for approval by the City Engineer.
2. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.

Stipulations:

1. Final approval must be obtained from the City Council which may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission for significant revisions.
2. Approval of the site plan shall be effective for one (1) year from the date of final approval by the City Council. If construction has not begun during that period, or an extension approved by the City Council, the site plan approval is void and applicant shall be required to submit a new site plan for review and approval subject to the then existing provisions of the code.

Finding of Facts:

1. Food processing/mills is a permitted use in the M-2 Zone.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents:
    a. Overall Phasing Plan with Enlarged Phasing Plans A-D (5 Pages)
    b. Phase 1 (West Building) Cream Receiving Expansion (2 Pages)
    c. Phase 1 (East Building) Storage Warehouse Expansion (1 Page)
    d. Cream Receiving Building Expansion Site Plans (27 Pages)
5. Applicant Submitted Documents Not Attached:
    a. Hyrum City Construction Activity Permit (31 Pages)
    b. SWPPP (577 Pages)

STAFF COMMENTS – Third Review

Planning and Zoning Department:

1. Refer to previous comments to complete final construction drawings of the site for approval by the City Engineer.

2. Applicant shall dedicate frontage abutting 700 North (4600 West) and 500 West (1500 West) with a separate concept, preliminary and final plat application as required by Title 16 Subdivisions of the Hyrum City Municipal Code.
3. Applicant shall provide final construction/plan and profile drawings of all required public improvements consistent with Hyrum City Design Standards and Construction Specifications for Public Works Construction and shall be provided with the final plat application. Public improvements include but are not limited to section 16.16.030.D. Construction Drawings of the Hyrum City Municipal Code.
4. Staff does not support the site access management of 500 West (1500 West) as it exists (see Exhibit A below) or presented on the site plan. 500 West requires through staff comments #2 and #3 above, a saw cut of the existing asphalt to install curb and gutter within the dedicated public right of way and clearly define the three (3) accesses (see Exhibit B below):
    A. South Access. This access should be limited to 50 feet wide for the primary function of cream sampling trucks exiting the site onto 500 West and must provide traffic safety signage visible from the public right-of-way indicating the access is Truck Exit Only. This access and route has been agreed upon by staff and the applicant to allow only the cream sampling route to exit and renter the site. All other truck routes for milk and cream purposes are regulated to the interior of the site and ingress/egress onto 700 North (4600 West).
    B. Middle Access. This access should be limited to 36 feet wide as regulated by Hyrum City Code for the primary function of car parking and maneuvering on the west office side of the main building.
    C. North Access. This access should be limited to 50 feet wide for the primary function of cream sampling trucks entering back onto the site as agreed upon by staff and the applicant to allow only the cream sampling route to exit and renter the site and must provide traffic safety signage visible from the public right-of-way and the intersection of 500 West 700 North indicating the access is Truck Right Turn In Only.
5. The current site plan still includes a portion of solid surfaces encroaching onto the new dedicated public right of way. These solid surfaces need to be removed and shown with required park strip surfaces (crushed clear stone to match existing). Staff acknowledges the need for the scale to remain until the new scale is installed but the entrance from 700 North (4600 West) new curb and gutter and solid surfaces cannot be permitted to remain in the public right of way as presented.
6. In effort to safeguard pedestrian and routine large truck traffic in this area designated as medium to heavy manufacturing, staff requests as part of site plan approval sidewalk on 700 North (4600 West) and 500 West (1500 West) not be required.

Engineering Department:

1. Refer to previous comments to complete final construction drawings of the site for approval by the City Engineer.

Fire Department:

1. Refer to previous comments to complete final construction drawings of the site for approval by the City Engineer.

Power Department:

1. Refer to previous comments to complete final construction drawings of the site for approval by the City Engineer.
2. Since the previous plant upgrade there have been voltage and current harmonics that have appeared. West Point Dairy was made aware by the Power Department to correct and resolve.

The Power Department recently retested West Point Diaries services 3, 4 and 5 and the harmonics are still present. Currently the Power Department has installed a voltage and current recorder for observations and data collection to verify if harmonics is a consistent issue. If the installed voltage and current equipment shows harmonics is a consistent issue, the harmonics must be corrected and resolved prior to the Power Department providing future service upgrades to services 3, 4 and 5.

Sewer Department:

1. Refer to previous comments to complete final construction drawings of the site for approval by the City Engineer.

Streets / Water Department:

1. Refer to previous comments to complete final construction drawings of the site for approval by the City Engineer.
2. Applicant shall provide to the construction drawings approval by the City Engineer interim truck routes for Phases 1 through 4.

STAFF COMMENTS – Second Review

Planning and Zoning Department:

1. Refer to first review comments.
2. The updated site plan after the first review included a new 36 feet wide driveway access on 700 North (4600 West) near the 700 North (4600 West) and 500 West (1500 West) intersection for 80-84' length heavy truck traffic (See Cream Receiving Bay Building Expansion Truck Turn Exhibit Sheet: EX 1 and Sheet C1.1A). This new access is accepting entrance to scale, intake to rescale, and scale to intake. Using the public right-of-way for on-site operations is inherently imposing a safety risk and obstructions to the public traffic on 4600 South as well as not allowing the public to effectively maneuver or yield the intersection. Staff recommends the Planning Commission and City Council not approve the access for its intended use as presented. The intent of access as demonstrated on Sheet EX 1 does not comply with the requirements of 17.49.080 Off-Street Truck Loading Space which regulates the receipt or distribution by vehicle shall be provided and maintained on the lot in order to avoid undue interference with public use of streets.

Engineering Department:

1. Refer to first review comments

Fire Department:

1. Refer to first review comments

Power Department:

1. Thank you for addressing the pond issue regarding the electrical conduits.
2. We have conflicting numbers as it is related to the existing service sizes and capacities. Our meter data does not reflect the additional capacities you are requesting. We would still like to be provided load data for any additional loads and which services they will be added to. See First Review comment #3.

Sewer Department:

1. Refer to previous comments to complete final construction drawings of the site for approval by the City Engineer.

Streets / Water Department:

1. West Point Dairy's anticipated traffic counts have been given to an engineering firm on road design to update drawings to help with access size and tie in on city plans for 4600.
2. The truck maneuvering exhibit has been given to an engineering firm to help with plans.

3. Site grading and storm water has also been sent to an engineering firm for storm drain design for 4600 South.
4. On sheet C2.0 please show detail for abandonment of the existing fire line.
5. On sheet C2.0 please show detail for tie in connection for new 8" fire line.
6. Hyrum City recommends looking into a fire pumping system for new and existing buildings with this expansion.

First Review Application Overview:

Hyrum City received a site plan approval application for building additions for cream receiving, processing and layout, additional warehouse and small silo alley and tank addition. There will be a parking lot reconfiguration with the addition of 18 vehicle stalls in employee parking lot. There will also be an area to facilitate construction needs that will be utilized for future truck/trailer parking once future phases of construction are completed. This application will be followed by another phase in the south portion of the lot that will expand to conclude an overall build out of a main building facility consisting of approximately 238,500 square feet main building facility. The current Hyrum City Zoning Ordinance will regulate the concluded build out to conform with all the regulations applicable to the zone in which it is located.

Hyrum City met with the applicant on November 18, 2025, December 12, 2025, and January 12, 2026 and discussed the proposed project, future phases of the project and provided references to the applicable Hyrum City Codes and Construction Standards. On December 18, 2025, staff provided the applicant with a pre-application meeting evaluation stating certain needs, concerns and development challenges prior to site plan approval. The following items were identified:

1. The city has concerns that the current wastewater treatment capacity cannot serve the proposed facility expansion. The city needs to conduct a wastewater treatment master plan study and an impact fee study which is anticipated to be 16 months or longer to complete.
   Excel Response: Proposed project should reduce overall discharge from West Point Dairy to the city treatment system. Current discharge is approximately 230,000 gallons per day of which approximately 45,000 gallons is clear water. The project includes reclamation of water within the process systems in the WPD plant. Anticipated discharge after new equipment is installed and commissioned is 200,000 gpd. There is a WWTP expansion phase to the overall facility expansion, that expansion is in the process of being designed. Any impacts from that project will be communicated to the city, it will not increase flow above the stated 200,000 gpd.
   Sewer Dept. Response:
   a. WPD has stated that their proposed project is expected to reduce their overall discharge, however, this reduction is not guaranteed. Hyrum City is in the process of completing a WRF Master Plan, and until that plan is finalized, we cannot confirm whether additional treatment capacity will be available for the WPD upgrade if they are unable to reuse the wastewater. WPD may want to look at other options for treatment.
      Sewer Dept. Response 09/08/2026: Will the proposed project to reduce overall discharge to 200,000 gpd be completed in the first phase? The legend shows clear water lines as blue, yet within the drawings, there are no clear water lines that would indicate such a project.
   b. The outcome of the MP may limit the amount of wastewater WPD can discharge to the City and it is expected that a volume and flow parameter will be in the updated WPD Industrial Discharge Permit. The WRF MP should be completed in February of 2027.

c. WPD's current discharge volume is only an estimate. Hyrum City has requested that WPD install a functioning meter on their effluent line to provide accurate flow and volume data, but WPD has not yet done so. Actual numbers are necessary for the purpose of planning and should be required before moving forward.
Sewer Dept. Response 09/08/2026: Resolved. WPD has installed an approved effluent meter that HC is currently using to track flow data.
d. Amended Sewer Dept. Response "c": The maximum discharge from West Point Dairy to the city treatment plant shall not exceed 230,000 gallons per day.

2. The city has concerns about the timing of bringing the new additional electric loads online to the facility expansion and the city needs to continue working through design and engineering for upgrades needed for added transmission line capacity.
Excel Response: The first phase of expansion the Dry Warehouse and Cream Receiving & Churn Room will be utilizing one of the three existing electrical services associated with the Milk Plant. The service located on the south side of the Milk Plant will be the primary source of power for this first phase of expansion. This existing service, Service 4, is 4,000 amps and currently loaded at approximately12.5% of the service capacity. The proposed increase load to Service 4 to full service capacity. As new equipment comes online, existing equipment will be removed from Services 1 & 2. The project will remove approximately 2250 horsepower. Please note that it will take a substantial period to increase overall production to reach the load level on Service 4. It is anticipated that this ramp will occur over up to 18-to-24-month period after completion of the project. The warehouse addition will be feed from existing Service 5. This is a minimal increase to Service 5.
Hyrum Power Response:
a. For the given numbers, this first expansion will be adding 3520 amps to service 4 and you will be removing 2019 amps from the old services. Is that correct? So, we will be adding approx. 1500 amps in this process over all. According to the paperwork that Hyrum City Power has for your plant, the three services on the dry milk are 3000 amp, not 4000. We have accumulated data from the meters and it doesn't show any service only utilized at 12.5 percent. It is my opinion it would be best to install a new service by the old butter plant to power the new churn expansion/ receiving bays and utilize the existing dry milk service for the warehouse where it has minimal load increase.
b. The Power Department does need actual numbers for the warehouse expansion.
c. Our goal is to ensure that everything is done correctly the first time around and understand that redo's can be very costly. We want to make this expansion as clean and neat electrically as possible. We strive for reliability and want our customers to be successful.

3. The city will require West Point Dairy to conduct a traffic study for increased vehicle and truck traffic to facilitate the expansion. When the traffic study is complete and submitted to the city, the city will coordinate the results with Cache County to conclude the following:
a. Determine the required right of way width for 4600 South (700 North); and
Excel Response: West Point is currently working through truck volumes and weights and will provide to the City and Cache County upon completion.
Anticipated truck counts:
Cream Receiving: 40/day Max. Weight = 110,000 pounds gross, length = 80-84'
Milk Receiving: 13/day Max. Weight =110,000 pounds gross, length = 80-84'
Dry Goods In Coming: 2/day Max. Weight =80,000 pounds gross, length = 80-84'
Liquid Load Out: 10/week Max. Weight =80,000 pounds gross, length = 80-84'

Butter Load Out: 30/day Max. Weight =80,000 pounds gross, length = 80-84'
Powder Load Out: 6/day Max. Weight = 80,000 pounds gross, length = 80-84'
Staff Response: The anticipated truck counts are helpful for the streets department to better understand the additional truck traffic for the expansion at this time. A complete traffic study will be acceptable for submission upon completion of the phase 1 and phase 2 complete build out.

b. West Point Dairy property will provide dedication for the 4600 South (700 North) required right of way width as described in West Point Dairy Annexation Agreement; and
Excel Response: The proposed North right of way line as described in Ordinance 19-11 is depicted on the plan set. Right-of-way dedication along the North lotline will be incorporated into the survey to combine parcels 03-060-0074 & 03-060-0084 as part of the future Dock & Welfare addition project.
Staff Response: See Planning and Zoning First Review Comment #4.

c. Determine if the existing 10 feet wide buffer between the 4600 South (700 North) right of way and the facility requires to be relocated as a result of any right of way dedication for 4600 South (700 North); and
Excel Response: City is aware that the existing scale and pavement along the north future lotline will encroach into the right-of-way. The encroachments are dimensioned on this resubmittal planset. The buffer strip has been waived to accommodate the location of the existing improvements.
Staff Response: See Planning and Zoning First Review Comment #11 and #15.

d. Coordinate 4600 South (700 North) asphalt improvement responsibilities and completion requirements to accommodate the facility expansion.
Excel Response: Understood, West Point Dairy representative JD Rhea has been in communication with the Hyrum City on pavement replacement at the drive locations. A truck maneuvering exhibit is included with this resubmittal and driveway modifications needed to better serve the needs of WPD truck maneuvering have been incorporated into this resubmittal.
Staff Response: See Planning and Zoning Second Review Comment #2.

STAFF COMMENTS – First Review
Planning and Zoning Department:

1. HCC 17.04.030 Scope: The current Hyrum City Zoning Ordinance regulates the project shall conform with all the regulations applicable to the zone in which it is located.
Excel Response: Understood.
2. HCC 17.49.020 Use Regulations: Food processing/mills is a permitted use in the M-2 Zone.
Excel Response: Understood
3. HCC 17.49.022 Lighting Plan: Sheet C3.1 Civil Site Photometric Plan has been provided for new lighting for the expansion. The lamps in the schedule identify the lamps are to be tilted. Applicant shall verify and comply to this section requiring that all new lighting shall prevent glare onto properties and shall be dark-sky sensitive.
Excel Response: There are no new poles being added as part of this first phase of expansion. Three existing poles are moving slightly to allow for widening of the driveway. The existing poles and light fixtures will be reinstalled at the new locations. Heads will be pointed toward the facility and use cut off fixtures. Maximum light pole height will match existing installation. A light pole detail has been added to Sheet C3.1.

Staff Response: Resolved. The detail provided following the June 16, 2026 discussion is not the detail staff requested. Staff requested specification sheets for each light fixture as Excell provided on Sheet PXP2 of the North Expansion through as separate site plan approval application.

4. HCC 17.49.030 Area, Frontage, Yard and Height Regulations: The building setback requirement in the M-2 Zone is thirty (30) feet from the property line. The west building addition is within the setback requirements as shown adjacent to the current 500 West right of way line. 500 West street right of way width will need to be adjusted to accommodate new road infrastructure and roadway width. This adjustment may affect the building setback requirement, but the minimum setback may be adjusted and specified by the Planning Commission.
Excel Response: As we understand the West right-of-way width adjustment would happen once the field to the West is developed, therefore, at this time there is no change to the depicted right-of-way.
Staff Response: The right-of-way dedication will take place through a separate annexation agreement for the property parcel west of the site along 500 West. The development site plan approvals for phase 1 and 2 will complete the West Point Dairy build out abutting 500 West and improvements within the right-of-way as presented will be required to be completed.
West Point Dairy would ask that the adjustment to the setback for the proposed Cream Receiving addition match the westward limits of the existing cream storage silo foundations that currently exist and are in accordance with the current setback and agreement with the city at the time of original installation. The western edge of the existing silo foundations matches the proposed westward edge of the proposed Cream Receiving building.
Staff Response: Staff recommends the Planning Commission specify approval through HCC 17.49.030 for the 9.8 feet building encroachment into the 30 feet building setback located at the northwest corner of the property. To staffs best knowledge, West Point Dairy was advised that encroachment line was the future setback line when the concrete structural tank foundation (silo) was constructed through a previous site plan approval.
Future development on the south end of the property can be designed to follow the proposed increased ROW and setback. The future right-of-way line and 30' building setback line for 500 West from Ordinance 19-07 are depicted on the plan set. The anticipated location of future improvements have been adjusted to accommodate the future right-of-way line and are depicted on the plans in this resubmittal.
Staff Response: With the updated right-of-way presented on the plan set as presented avoids encroachments as evidenced by previous site plan approvals. Hyrum City appreciates this effort to maintain the future build out phase abutting 500 West.
Locations of the truck scale and pavement on the north end of the property near 4600 South (700 North) and silo foundations near 500 West were both established with Hyrum City (Ron Salveson) to establish the northern and western limits of physical construction.
Staff Response: To establish the accurate location of the existing truck scale location, Hyrum City and the Design Consultant could have simply identified the future right-of-way line to the site plan instead of advising the location of the truck scale for previous site plan approval. As presented on Sheet C1.1A, the scale encroaches into the public right-of-way 2.8 feet. The 4600 South right-of-way width is 78 feet wide with 37 feet of asphalt and 20.5 feet shoulder. The distance between the existing truck scale and edge of asphalt will be 17.7 feet. The truck scale steel stairs encroach 7.3 feet with 13.2 feet to the edge of asphalt. The truck scale light and concrete west of the scale encroaches 4.5 feet into the public right-of-way with 16 feet to the edge of the asphalt. If the existing truck scale and components that were advised to be located

by Hyrum City through a previous application, staff recommends as part of the site plan approval, Hyrum City and West Point Diary enter into a hold-harmless agreement for the truck scale and components to remain in the public right-of-way through a form prepared and approved by the City Attorney. Update third review – the scale will be removed at the time the other scale on the east side of the property is operational.

5. HCC 17.49.040 Off-Street Parking Required: There appears to be 4 or 5 parking stalls that are in the northwest quadrant of the property near the stormwater pond. The west portion of the striping for the parking stalls encroach greater than 4 feet into the current public right of way and does not meet the requirements for off-street parking.
   Excel Response: These stalls were for semi/trailer staging and have been eliminated. Also the vehicle parking stalls perpendicular to the West right-of-way have also been removed to eliminate vehicles backing directly into the right-of-way and provide a buffer strip along the right-of-way.
   Staff Response: Resolved.
6. HCC 17.49.060 Off-Street Parking – Specific Requirements: Manufacturing, processing or repair facilities require one (1) space for each employee working on the highest employment shift. Applicant demonstrates compliance with this requirement on Sheet C0.1 with a calculated requirement of 110 parking stalls and 128 parking stalls have been provided.
   Excel Response: With the planned removal and addition of stalls as part of this project, the interim parking stall count will be 124 parking stalls shown for this phase of the project. With additional parking stalls planned to be added during future phases the total parking stall count after all phases will be approximately 175 to 185 stalls.
   Staff Response: Resolved.
7. HCC 17.49.070 Parking Lot Regulations: All parking lots shall have a minimum of 10 feet of landscaping where they are abutting a roadway. The submitted site plans do not demonstrate compliance with this regulation abutting 500 West.
   Excel Response: The removal of the 15 vehicle parking stalls along the east side of 500 West that had direct access to the road will allow for a buffer strip along the west side of the facility. A future parking lot along 500 West is shown on the plans and will provide a buffer strip adjacent to the right-of-way.
   Staff Response: Resolved.
8. HCC 17.49.090 Motor Vehicle Access Regulations: The submitted site plan motor vehicle accesses along 500 West street does not demonstrate compliance with the following motor vehicle access regulations:
   a. Access shall be by not more than two (2) roadways for each one hundred feet or fraction thereof of frontage on any street, and in no event shall such roadways exceed in width forty (40) percent of the entire street frontage.
      Excel Response: Proposed drive access locations as well as anticipated future drive access location along 500 West are depicted on the plans. Once future phases are completed the plan would be to have 4 access drives along 500 West. One northwest of the proposed building addition, one West of the main facility building where intake will exit the building, one for a future employee parking lot where the current loading docks are (west docks are planned to be eliminated in a future phase) and one near the south property line. The width of all drives are shown on the plans and will use approximately 25% of the west lotline.
      Staff Response: Resolved.

b. No two of the roadways shall be closer to each other than twelve (12) feet, and no roadway shall be closer to a side property line than one and one-half (1½) feet.
Excel Response: Understood

c. Each roadway shall not be more than thirty-six (36) feet in width, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.
Excel Response: The proposed access drives will greatly reduce the overall direct access to the right-of-way, however, given the proximity of the existing building to the proposed future right-of-way line the second drive access from the North will need to be wider than code allows to accommodate truck traffic exiting the intake bays. Dimensions of all proposed and anticipated future driveways are depicted on the plans.
Staff Response: Resolved with the exception of completing the driveway accesses with development site plan approval.

d. No roadway shall be closer than ten (10) feet to the point of intersection of two property lines at any corner, as measured along the property line, and no roadway shall extend across such extended property line.
Excel Response: Understood

9. HCC 17.49.090 Motor Vehicle Access Regulations: The two accesses abutting 4600 South that are 76.3 feet and 140 feet with the required 10 feet pavement setback provided were approved by the City Council on November 21, 2019.
Excel Response: Driveways along 4600 South have been adjusted to provide WPD with better truck access as shown in the truck exhibit provided with this resubmittal. The existing 140' driveway (east driveway) will be reconstructed to match existing design during the county road paving project. The existing 76.3' driveway (west driveway) will remain the same width but shift west approximately 50' and be slightly reconfigured during the county road project to allow for west exiting. A third driveway along 4600 South is being proposed near the intersection of 4600 South and 500 West to provide better access to the existing scale. The three driveways would use approximately 13% of the north lotline.
Staff Response: See Planning and Zoning Second Review Comment #2 for new third proposed driveway access near the intersection. The intent of the new third proposed access as demonstrated on Sheet EX 1 does not comply with the requirements of 17.49.080 Off-Street Truck Loading Space which regulates the receipt or distribution by vehicle shall be provided and maintained on the lot in order to avoid undue interference with public use of streets.

10. Ordinance 19-11 Annexation Agreement dated November 13, 2019: West Point Dairy Annexation Agreement Item 12 Transportation, the applicant is required to have ingress/egress access locations and upon development and/or further development of this property the applicant will be responsible, including all costs for improving, widening, or building roads to Hyrum City's specifications.
Excel Response: Understood.

11. Ordinance 19-07 Annexation Agreement dated July 31, 2019: This is an annexation agreement entered into by Miller Companies LC (Parcel 03-057-0001 west of West Point Dairy) Item 12 Transportation identifies 500 West will be required to be widened to 78' (half the road dedication shall be provided by property owners on each side of the street). The applicant shall verify the 500 West right of way and demonstrate dedication for the future 78' right of way. *Note: Resolution 19-18 dated August 15, 2019: This as a resolution to accept annexation agreement dated November 13, 2019 that provided an annexation boundary description survey shows the West Point Dairy west property line at 16.50' away from the center of the 500 west right of way.*

To maintain the 500 West 78' right of way, the west property line of West Point Dairy may need to relocate east for 22.50'.

Excel Response: As we understand the West right-of-way width adjustment would happen once the field to the West is developed. For reference, the future right-of-way line and 30' building setback line for 500 West from Ordinance 19-07 are depicted on the plan set. The anticipated location of future improvements have been adjusted to accommodate the future right-of-way line and are depicted on the plans in this resubmittal.

Staff Response: The right-of-way dedication will take place through a separate annexation agreement for the property parcel west of the site along 500 West. This application will complete the West Point Dairy build out abutting 500 West and improvements within the right-of-way as presented will be required to be completed with this phase of the project just as the north 4600 West right-of-way improvements will be made and have been made through previous development site plan approval applications.

12. Ordinance 19-11 Annexation Agreement dated November 13, 2019: West Point Dairy Annexation Agreement Item 12 Transportation, the applicant is required upon development of property that a road dedication along 4600 South will be widened to 78' (half of the road dedication shall be provided by property owners on each side of the street). The applicant shall verify the 4600 South right of way and dedicate for the future 78' right of way. *Note: Hyrum City provided 4600 South road construction drawings to West Point Dairy on May 20, 2026.*

    Excel Response: 4600 South right-of-way changes will be coordinated with the Hyrum City road design and adhere to the Ordinance. Right-of-way dedication along the North lotline will be incorporated into the survey to combine parcels 03-060-0074 & 03-060-0084 as part of the future Dock & Welfare addition project.

    Staff Response: Resolved.

13. The streets department required in the pre-application meeting evaluation the applicant conduct a traffic study for increased vehicle and truck traffic to facilitate the expansion. Please provide the findings of the traffic study.

    Excel Response: See response to question 3 above.

    Staff Response: Refer to Engineering Comment #1.

14. HCC 17.49.030 Area, Frontage, Yard and Height Regulations: Future Phase for the Welfare & Garage, Dock and Mechanicals, AS/RS buildings will combine the facility into one main building crossing the property line between property parcels 03-060-0074 and 03-060-0084. Main buildings in the M-2 Zone are permitted to be built to a side yard property line and not permitted to cross a property line. The two property parcels will be required to be combined to comply with 17.49.030.

    Excel Response: A survey will be completed to combine parcels 03-060-0074 & 03-060-0084 as part of the future Dock & Welfare addition project. Right-of-way dedication along the North lotline will be incorporated into this survey.

    Staff Response: Resolved.

15. Utah Code 54-3-27 Public Utility Easement: There is a 20' wide easement per book 711 Pg. 1016 Entry No. 645400 Sheet C1.2. The future phase will be placing a building over this easement. For the future phase submittal, provide legal written documentation the easement is not a protected easement, and a building structure may be placed upon the easement or provide notice to vacate the easement.

    Excel Response: We have been in contact with the utility provider regarding the planned release of easement and will coordinate the removal/disconnect of both existing gas services and release of easement with the future project.

Staff Response: Resolved.

16. HCC 17.08.060 Building Approval Process: Hyrum City zoning clearance will be required to obtain a Cache County Building Permit.
    Excel Response: Understood
17. Pre-Construction meeting will be required following site plan approval.
    Excel Response: Understood
18. Hyrum City Construction Standards 3.10: As-built drawings or record drawings showing the as-built location of all public improvements tied to as-built surface improvements.
    Excel Response: Understood

Engineering Department:

1. A traffic study was not included as indicated in the December 18, 2025 meeting notes. This study will be used to determine right of way requirements on 4600 South.
   Excel Response: See answer to question 3 from Planning and Zoning Department above.
   Engineer Response: The updated submission does not include a full traffic study but does include anticipated volumes. The city should consider past discussions and agreements, including those referenced in the Excel Response when determining the necessary requirements.
   Staff Response: The anticipated truck counts are helpful for the streets department to better understand the additional truck traffic for the expansion at this time. A complete traffic study will be acceptable for submission upon completion of the phase 1 and phase 2 complete build out.
2. The storm drain pond interferes with existing and planned electrical conduits running from the Transformers located on the South East corner of the proposed pond to the North. The developer should coordinate with Hyrum Power and Light to ensure adequate cover on existing conduits and that future conduits can be installed. Show the existing conduits on the plans.
   Excel Response: Proposed storm sewer has been adjusted to be installed within the existing ditch to ensure no conflict with the stormwater piping. The depth of the electrical conduits will need to be verified to ensure the irrigation ditch bypass strom sewer is not in conflict prior to construction. The irrigation bypass sewer can be adjusted if needed to provide clearance. The detention pond has been shifted west to account for an existing electric line.
   Engineer Response: It appears the pond has been adjusted to prevent interference with the existing conduits. Coordination should still be performed with Hyrum Power and Light to account for planned conduits. The adjustments to the pond appear to decrease the overall pond volume. An updated storm water and erosion control calculations report should be created to ensure the modified volumes are adequate.
3. Truck traffic maneuvering patterns were not included as requested in the December 18, 2025 meeting notes. Please show truck traffic maneuvering patterns.
   Excel Response: A truck maneuvering exhibit is included in the resubmittal. Milke and cream intake truck traffic patterns are shown on the exhibit and will need to remain on the north and northwest side of the site. Future phases of construction are planned to relocate the shipping docks to the east side of the building away from the public street to remove congestion from 500 West.
   Engineer Response: Resolved. Requested information provided.
4. Please provide Hyrum City with water usage estimates post construction.
   Excel Response: West Point estimates water demand at 140,000 gpd.
   Engineer Response: Resolved. Requested information provided.

5. Concrete retaining walls are called out at various locations on the Civil Landscape and Restoration Plan. No detail is provided outlining the height of the walls, or design of the walls. Please clarify the height of the walls, and if above 4' provide an Engineered design for the walls.
   Excel Response: No retaining walls are proposed as part of this project.
   Engineer Response: Please clarify the "concrete retaining wall (typ)" callouts in the center of sheet C1.4C. Are these existing retaining walls?

Fire Department:

1. West Point will need to consult with a professional engineer to provide a water fire-flow analysis to demonstrate that adequate water supply will provide appropriate fire-flow for 100% of the overall facility.
   Excel Response: Excel has been provided with water flow test conducted on May 27, 2026 by Pye Baker FS with the following results: Flow 1,250 gpm Static 110 psi Residual 85 psi.
2. Refer to Appendix B - Fire-Flow Requirements for Buildings in the 2021 International Fire Code.
   Excel Response: Understood.
3. To our understanding there is an underground fire line that may be underneath the new buildings. This line will need to be shown accurately on the site utility plan with both size of pipe and flow line elevation of the line. Check with the fire sprinkler system engineer to verify compliance with the IFC.
   Excel Response: The existing fire line entering the site from 500 West near the existing silos is routed within the proposed building addition. This fire line will be removed/abandoned and replaced with the new fire line shown entering the building in the northwest corner of the Cream Receiving building. The existing risers will be refed from the new riser room.
4. *Applicant Provided Request: It was advised to us that the prior water-pressure/flow upgrades have resolved the previous deficiency. I just want to confirm that is correct.* As far as we know it was resolved for the existing system. If more sprinklers are being installed it will need to be tested to make sure it can handle the flow of the addition to the system. All sprinkler plans will need a per review.
   Excel Response: Excel has been provided with water flow test conducted on May 27, 2026 by Pye Baker FS with the following results: Flow 1,250 gpm, Static 110 psi and Residual 85 psi pressures. This has resolved the design issue. WPD still has concerns over ability of city system to provide sufficient water supply if an event occurs. WPD is addressing their concerns in a future phase of the project.
5. *Applicant Provided Note: Due to this project being issued in phases, the attached floor plan shows our intent on sprinklering the building in phases. The red highlighted section shows the new plant areas and existing plant areas that are currently unsprinklered will be fully sprinklered at the completion of the Churn and Dock and Welfare project. The areas in Cyan are the only areas that are not sprinklered. The Cyan areas will be fully sprinklered at the completion of the Dock and Welfare project.*
   Excel Response: The overall facility expansion will occur in multiple phases. This phase related to Cream Receiving and Dry Warehouse expansion will be released for construction first. This phase of the project includes the installation of sprinklers within the existing building in all areas north of the existing cooler, dock and freezer. While construction activities are ongoing the second phase of expansion to the south of the building for a new Loading Dock and Welfare Building will complete design and be released for construction. The south addition includes provisions for a substantial water reservoir dedicated to the fire sprinkle system for the south addition, the existing cooler, dock and freezer and future AS/RS proposed to the south. The reservoir also provides the Owner with the ability to install a connection between the existing

systems off the city main with a backup system under the control of the Owner. The new fire pump system will be capable of back feeding the existing sprinkler systems should the city main not be capable of flow or pressure as previously experienced. Upon completion of the second phase the entire existing building along with all additions will be fully sprinklered.
Expansion to the on site pre-treatment waste water facility will be the final phase of the expansion and the existing and new treatment facility will have sprinkler systems installed as part of that phase of expansion.

6. *Applicant Provided Request: Will we be able to seek a variance to allow the buildings in Red to not be sprinklered? The building to the east is the existing wastewater treatment plant.* If the buildings are not attached and are under 12,000 sq ft, they do not require sprinklers.
   Excel Response: The overall facility expansion will occur in multiple phases. This phase related to Cream Receiving and Dry Warehouse expansion will be released for construction first. While construction activities are ongoing the second phase the expansion on the south of the building for a new Loading Dock and Welfare Building will complete design and be released for construction. Upon completion of the second phase the entire existing building along with all additions will be fully sprinklered.
7. *Applicant Provided Request: Will we need a new witnessed flow test for our site plan submittal?* IFC 21 106.1 Submittals. Construction documents and supporting data shall be submitted in two or more sets with each application for a permit.
   Excel Response: Excel has been provided with water flow test conducted on May 27, 2026 by Pye Baker FS with the following results: Flow 1,250 gpm, Static 110 psi and Residual 85 psi pressures.

Power Department:

1. Conduits entering/exiting Switch gear pads to the East of the proposed detention pond will need to be protected in place (PIP) or relocated out of the detention pond area to the east of the pond.
   Excel Response: Conduits are planned to be protected in place. Detention pond has been shifted west to not interfere with an existing electric line.
2. Power to proposed new dry warehouse: will it be a new electrical service request or will it be tied into an existing panel?
   Excel Response: Power for the dry warehouse will be extended from the existing services on site.
3. Provide an electrical load sheet of proposed increase in electrical demand of each addition so we can evaluate our infrastructure capability and needs.
   Excel Response: See answer to question 2 at beginning of letter.
4. Timeline of adding additional electrical loads needs to be outlined so Hyrum City Power can evaluate infrastructure capabilities and needs.
   Excel Response: See answer to question 2 at beginning of letter.
5. Disconnection of any electrical loads will be coordinated with Hyrum City Power, and a timeline will be discussed and determined.
   Excel Response: See answer to question 2 at beginning of letter.
6. Any accrued cost of disconnection or relocation of Hyrum City owned infrastructure will be the responsibility of the contractor.
   Excel Response: Understood.

Sewer Department:

1. The city has concerns that the current Water Reclamation Facility cannot serve the proposed facility expansion. The city is conducting a Water Reclamation Master Plan study and an impact

fee study which is anticipated to be finalized by February of 2027. Will the WPD upgrade increase flow conveyed to the water reclamation plant? If so how much additional flow is expected and will loadings increase? There may be limits on the average and/or maximum rate of discharge, time of discharge, and/or requirements for flow regulation and equalization. Hyrum City Code 13.13.220 may require an equalization tank as part of the facility upgrade and wastewater discharge permit.

Excel Response: The proposed facility expansion and internal process system enhancement are intended to reduce the overall wastewater discharge to the Hyrum City system.

Sewer Dept. Response: Due to limited capacity at the WRF, Hyrum City may impose limits on the volume, average and/or maximum rate of discharge, time of discharge, and/or requirements for flow regulation and equalization.. Current actual numbers for flow and volume need to be provided to the City.

Sewer Dept. Response 09/08/2026: WPD is aware that their updated permit may include a limit on the average and or maximum rate of discharge. It should be stated that per HC 13.13.220, an equalization tank may be required in the future if flow limits cannot be achieved.

2. Results from the impact fee study may increase wastewater treatment impact fees and rates.

   Excel Response: Understood.

   Sewer Dept. Response 09/08/2026: Resolved.

3. All sanitary sewer lines connected to Hyrum City sewer main must be metered.

   Excel Response: Sanitary sewer lines and process sewer lines have been better differentiated by linetypes to match what is indicated in the legend on the cover sheet. City was going to confirm if these connections are required to be metered.

   Sewer Dept. Response: The current ordinance only allows Hyrum City to charge for wastewater treatment based off of water usage or effluent flow meters. Therefore at this time, to meet the criteria, meters need to be installed on all lines connected to the sewer main.

   Process sewers are indicated on the plans and that single point of discharge is from the pretreatment facility on site. The current discharge point is not changing with this phase of the project. A later phase of the facility expansion will include upgrades to the pre-treatment facility on site and at that time if a new connection is made to the city system a new metering structure will be incorporated into the design. **Sewer Dept. Response 09/08/2026:** There is more that one point of discharge to the City sewer main and the drawings show a new connection.

   Sewer Dept. Response 09/08/2026: Per Bill Stephens and WPD application to the Utah Divisions of Water Quality (UDWQ), there is a sanitary sewer line that is connected to the City's sewer main on 500 West that needs to be shown on the drawings. It also needs to be confirmed that the 700 North connection reported to the UDWQ by WPD is the sanitary sewer line shown in the drawings that discharges to the same manhole as the pretreated wastewater. Otherwise, the aforementioned line should be shown on the drawings.

   Sewer Dept. Response 09/08/2026: The drawings show a new sanitary sewer line connecting on 700 North, the line either needs to be connected to WPD's process sewer line so that the sanitary sewage can be treated on-site and can be metered or a meter will need to be installed on the line and a doghouse manhole with a drop connection installed so that the effluent can be monitored and sampled by the City.

   Sewer Dept. Response 09/08/2026: Per resolution 26-13, Commercial sewer rates shall be calculated based on the total gallons of culinary water used per month or where an approved and calibrated effluent meter is voluntarily or requested by the city to be installed, based on the total gallons of waster water discharged to the Hyrum Water Reclamation Facility.

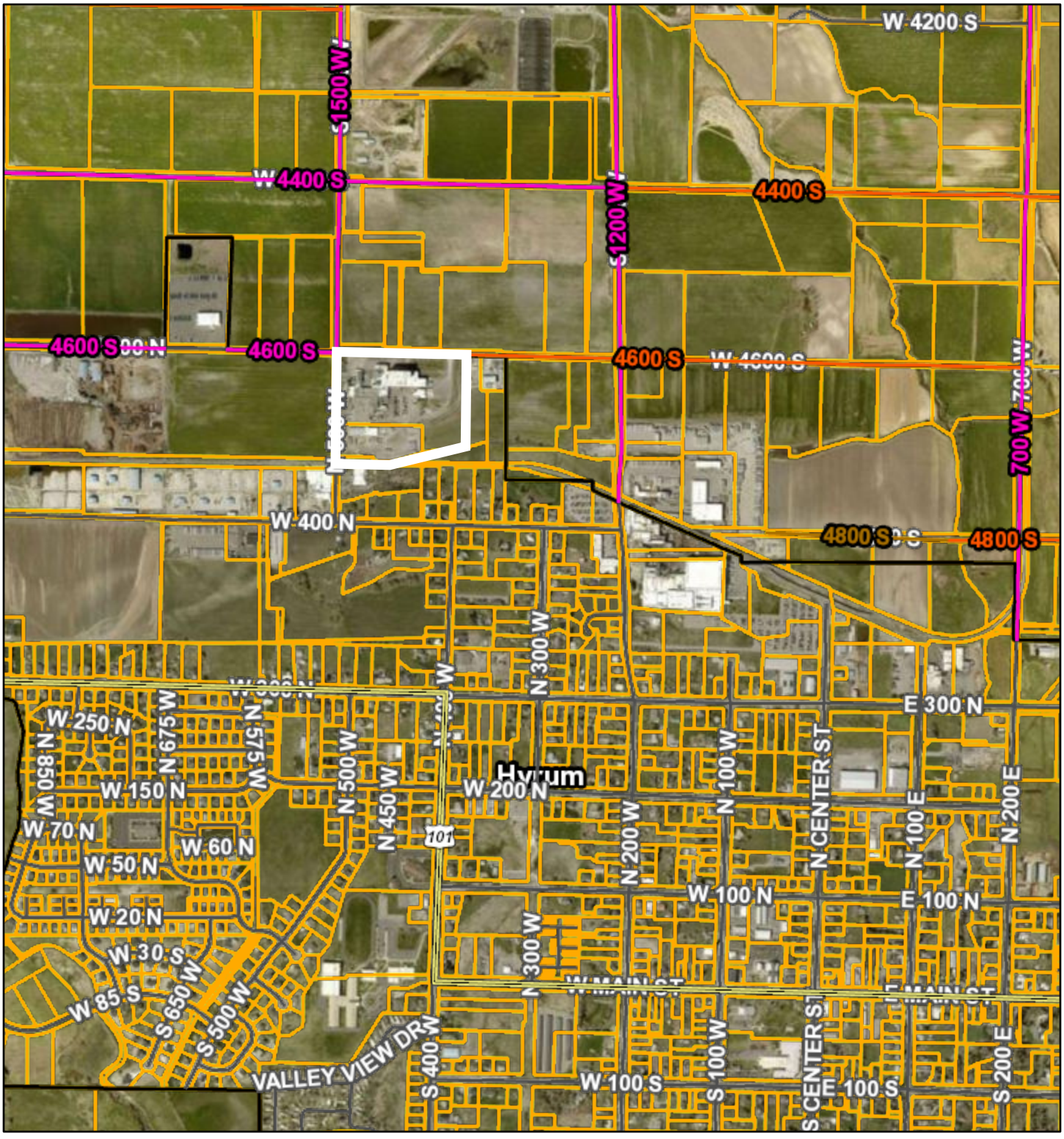
4. Cleanouts must be installed every 50' on laterals and will be required on the proposed 132' of 4" SDR35 and near the building that it exits. The proposed lateral will need a working flow meter so the city can charge for wastewater treatment. See comment #3.
   Excel Response: Cleanouts have been added to the sanitary lateral to meet the requirement for this resubmittal.
5. On Sheet C1.3A it is unclear if the sanitary line per civil utility plan project #1912060 is currently in use or capped. See comment #3.
   Excel Response: References to capped lines have been changed to better indicate items are cleanout cap locations.
   Sewer Dept. Response 09/08/2026: Resolved.
6. On Sheet C1.3A there is an approximate sanitary sewer line per Hansen Survey shown. Is this line ever in use. See comment #3.
   Excel Response: The sanitary line in question is believed to be incorrect/non-existent and has been removed from the survey. Sanitary sewer and storm sewer lines have been adjusted to match what was existing/proposed as part of the 2019 WPD building addition.
7. On Sheet C1.3A verify which existing sanitary sewer line or lines are in use that are directly connected to the sewer main. See comment #3.
   Excel Response: Sanitary sewer lines and process sewer lines have been better differentiated by linetypes to match what is indicated in the legend on the cover sheet.
8. On Sheet C1.3A confirm there are no sanitary sewer line connections to the sewer main in 500 West.
   Excel Response: There are believed to be no connections to the sanitary sewer main in 500 West from the main WPD facility. The existing buildings on Parcel 03-060-0084 likely have a sewer connection to 500 West. That sanitary lateral will be removed/capped at the lotline when the existing buildings are razed as part of a future phase of construction.
   Sewer Dept. Response: Per Bill Steffens, there is a WPD sanitary sewer connection on 500 West. The connection needs to be shown on the drawings.
9. On Sheet C1.3A there is a 20,000 gallon lift station shown. What is the detailed function of this lift station, and will it require secondary containment?
   Excel Response: The proposed lift station shown captures the wastewater discharge from the process drain system and is used to pump that discharge to the on-site pre-treatment facility.
   Sewer Dept. Response: Will the lift station be on back up power? Is there pump redundancy?
   Sewer Dept. Response 09/08/2026: Is the life station for the clear water reuse system?
10. The State is requiring WPD to fill out an updated wastewater discharge permit application.
    Excel Response: Understood.
    Sewer Dept. Response 09/08/2026: Resolved.
11. Per Hyrum City Code 13.13.310 Change Conditions Report. For purposes of this requirement, flow increases of ten percent (10%) or greater, and the discharge of any previously unreported pollutants, shall require a changed condition report.
    Excel Response: Understood.
    Sewer Dept. Response 09/08/2026: Resolved.

Streets / Water Department:

1. Hyrum City would like to see West Point Dairies traffic study and load data for trucks per day. This will help finalize plans on the road design for 4600 South. Traffic studies will also help with design and entrance/exits on both 4600 South and 500 west where ROW needs to be established for final design and ROW dedication.
   Excel Response: See answer to question 3 from Planning and Zoning Department above.

2. On sheet C1.3A of the construction drawings, it shows a new sewer lateral tying onto the City's 4600 south sewer trunk line. Is this planning to be installed before or after the new road is built?
   Excel Response: West Point will work with contracting partners to have this connection made prior to road construction if possible. Primary objective will be to at a minimum make the connection and extend the line to the West Point site for connection during the other construction activities.
3. On sheet C1.3A a new 8" fireline is called out. Is this replacing the existing fireline on 500 West, or adding to it? Please call out the already existing fireline and verify. Hyrum City would like to know how many total fire lines will exist at total buildout.
   Excel Response: This fire line will replace one of the existing fire lines serving the building. This new line feeds into the proposed addition and provides coverage for the new Cream Receiving and Churn Room areas of the project in addition to back feeding the existing risers and providing coverage of areas north of the existing cooler & freezer within the existing building.
4. Please provide construction details and profiles for utility connections and stub outs in the public ROW (water hook ups, sewer connections, storm drain pipes, ect). The city is trying to plan and design the road on 4600 South to match up with the expansion plans.
   Excel Response: All locations of proposed wet utility connections with invert elevations, pipe slopes and pipe sizes can be found on the C1.3 Utility sheets. The detention pond outlet pipe and irrigation bypass pipe have been coordinated with the county road design provided by Aqua Engineering.
5. Please provide a drawing of truck traffic patterns in and out of the facility so appropriate radiuses can be planned for.
   Excel Response: A truck maneuvering exhibit is included in the resubmittal.

Vicinity Map



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1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

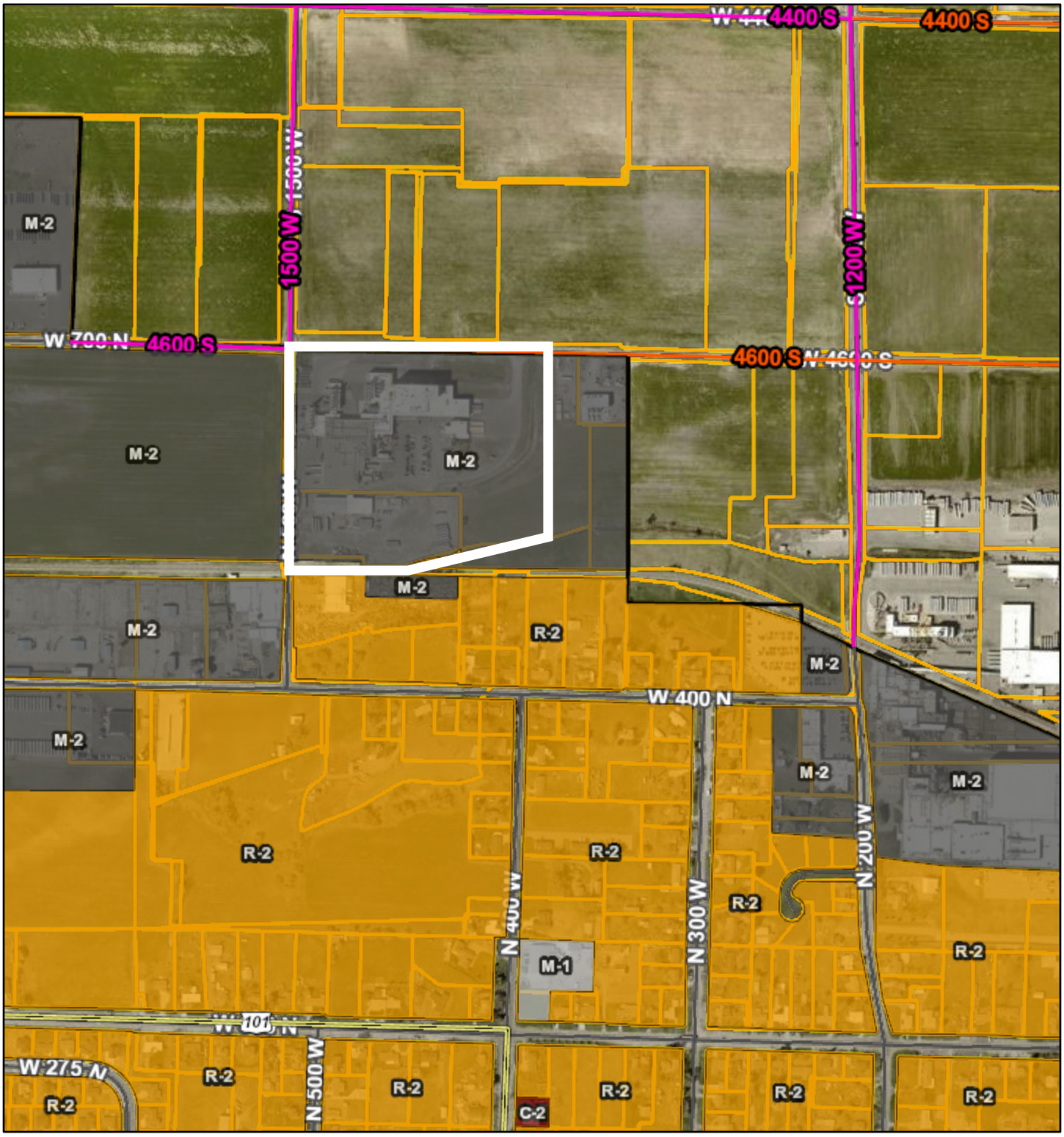
Class B Surface Type

- Asphalt
- Gravel
- Dirt
- Future
- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Zoning Map



5/18/2026, 10:11:56 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

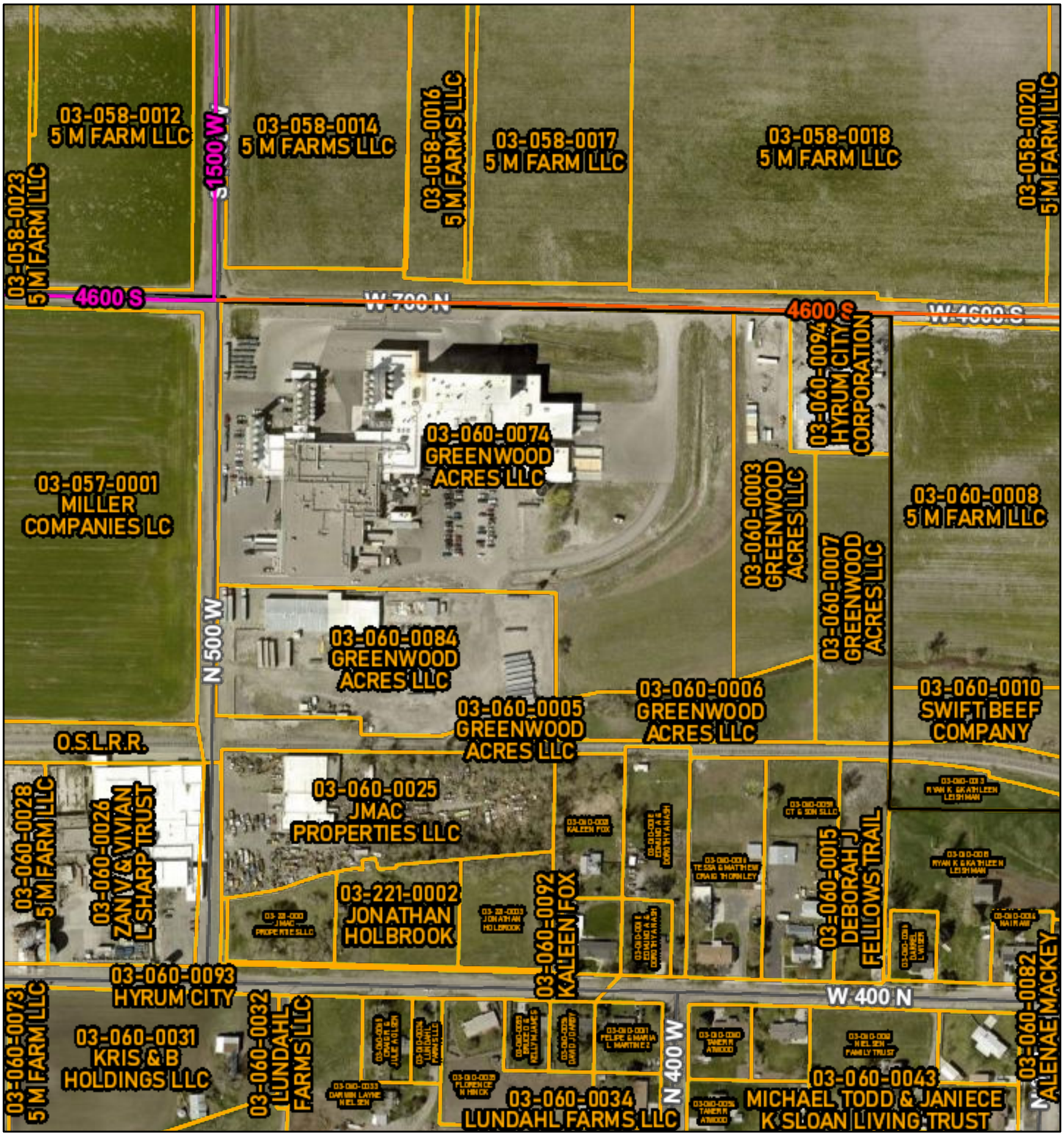
Hyrum Zoning

- ANNEXATION AGREEMENT - AA
- COMMERCIAL - HWY 165 C-1
- COMMERCIAL - DOWNTOWN C-2
- MANUFACTURING - LIGHT M-1
- MANUFACTURING - MEDIUM TO HEAVY M-2
- OPEN SPACE AND PARKS OS

Vantor, Cache County

Authorized Use: Cache County Development Services Office
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Aerial View



5/18/2026, 10:17:57 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Class B Surface Type

- Asphalt
- Gravel
- Dirt
- Future
- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

Vantor

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

COLOR KEY

IMPERVIOUS TRUCK DRIVE	EXISTING BUILDING	FUTURE BUILDING ADDITION	
GREEN SPACE	NEW BUILDING		
STONE MULCH SPACE	GRAVEL LAY DOWN & STAGING AREA		

PHASING NOTES

PHASE 1: SCHEDULE TO START CONSTRUCTION FALL OF 2026.
EXCEL JOB 250231400 WPD - CREAM RECEIVING
NEW TWO BAY CREAM RECEIVING BAY ADDITION
NEW SAMPLING AND LOAD OUT BAYS WITH VALVE ROOM AND BUTTER PRODUCTION ROOM

EXCEL JOB 250429500 WPD - STORAGE WAREHOUSE
NEW FINISH GOODS WAREHOUSE

NEW WATER STORAGE SILOS AND ALCOVE AND NEW ACCESSIBLE RAMP AND FACILITY ACCESS

NEW SITE IMPROVEMENTS TO ESTABLISH NEW TRUCK TRAFFIC PATTERNS.

PHASE 2: SCHEDULE TO START CONSTRUCTION IN EARLY 2027.
EXCEL JOB 250290700 WPD - DOCK AND WELFARE ADDITION
NEW TRUCK LOADING DOCK AND NEW REFRIGERATION SYSTEMS.

NEW EMPLOYEE ENTRANCE, LOCKER ROOMS, BREAK ROOM AND OTHER EMPLOYEE SUPPORT AREAS.

NEW FIRE SUPPRESSION WATER STORAGE BASIN AND FIRE PUMP SYSTEM.

DURING PHASE 1 UNPROTECTED AREAS OF EXISTING BUILDING AREA 1 WILL BE PROTECTED USING EXISTING AND NEW SUPPRESSION SYSTEMS.

DURING PHASE 2 WITH THE ADDITION OF THE WATER BASIN AND FIRE PUMP SYSTEM, EXISTING BUILDING AREA 2 WILL RECEIVE NEW SUPPRESSION SYSTEMS. WITH COMPLETION OF PHASE 2 THE ENTIRE FACILITY WILL BE COVERED WITH A SUPPRESSION SYSTEM

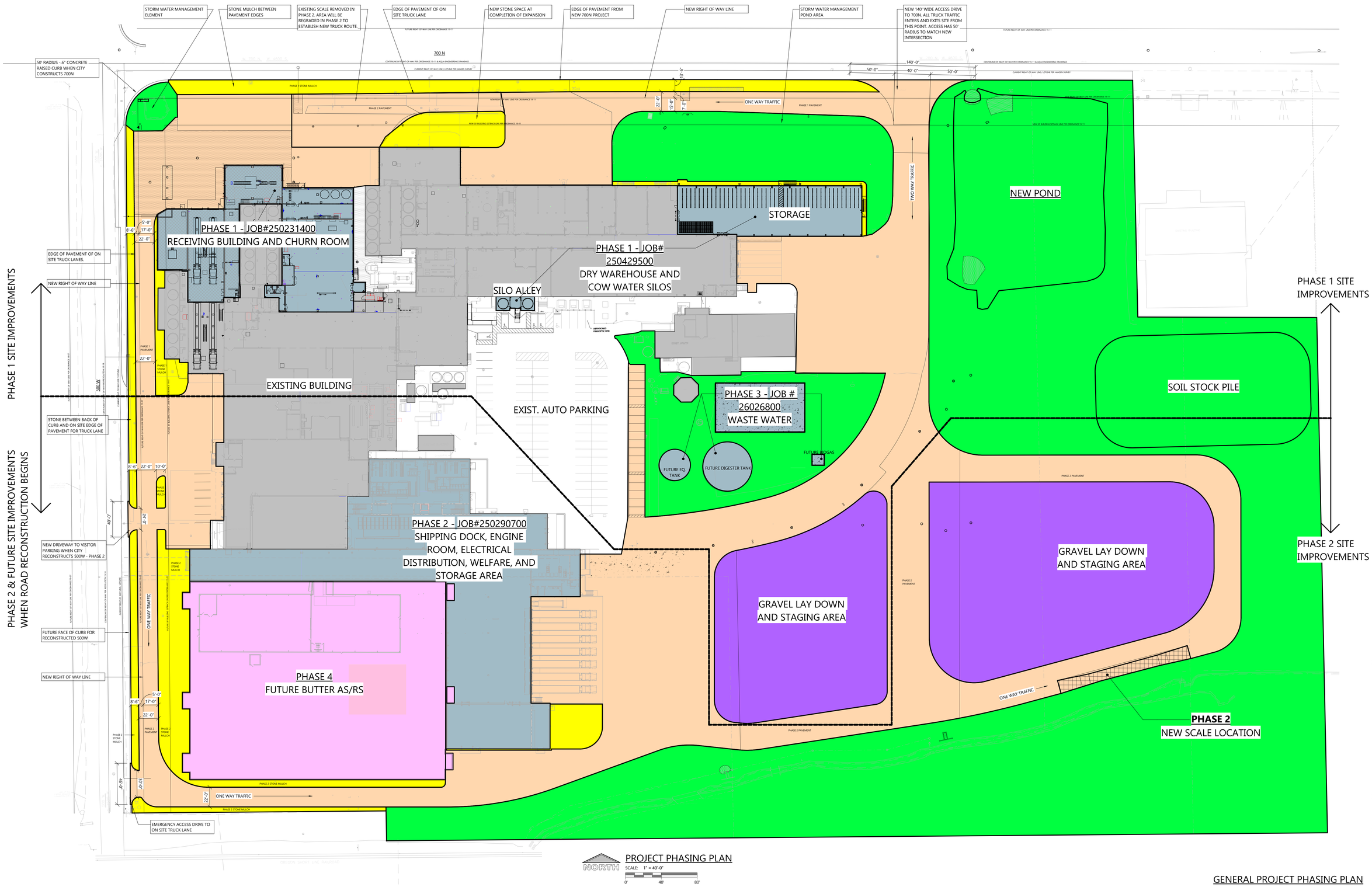
PHASE 3: SCHEDULE TO START CONSTRUCTION IN MID 2027.
EXCEL JOB 260206800 WPD - WASTE WATER TREATMENT PLANT EXPANSION.

NEW PROCESSING BUILDINGS AND TREATMENT TANKS FOR INCREASED TREATMENT CAPACITY.

BUILDING WILL HAVE FIRE SUPPRESSION SYSTEM INSTALLED.

PHASE 4: POTENTIAL FUTURE AS/RS REFRIGERATED STORAGE PROJECT IS STILL BEING EVALUATED, IF PROJECT PROCEEDS IT'S TARGET TIME FRAME TO START CONSTRUCTION IS 4 TO 5 YEARS AWAY.

WATER BASIN AND FIRE PUMP SYSTEM INSTALLED IN PHASE 2 IS BEING DESIGNED BASED ON THE PRELIMINARY INFORMATION CURRENTLY AVAILABLE FOR PHASE 4.



GENERAL PROJECT PHASING PLAN

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA AUG. 6, 2026
IFA AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
T1.1PH

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FUTURE RIGHT-OF-WAY LINE PER ORDINANCE 19-11

STORM WATER MANAGEMENT ELEMENT

STONE MULCH BETWEEN PAVEMENT EDGES

EXISTING SCALE REMOVED IN PHASE 2. AREA WILL BE REGRADED IN PHASE 2 TO ESTABLISH NEW TRUCK ROUTE.

EDGE OF PAVEMENT OF ON SITE TRUCK LANE

NEW STONE SPACE AT COMPLETION OF EXPANSION

EDGE OF PAVEMENT FROM NEW 700N PROJECT

NEW RIGHT OF WAY LINE

W. 700 N. W. 4600 S.

700 N

CENTERLINE OF RIGHT-OF-WAY PER ORDINANCE 19-11 & AQUA ENGINEERING DRAWINGS

CURRENT RIGHT-OF-WAY LINE / LOTLINE PER HANSEN SURVEY

50' RADIUS - 6" CONCRETE RAISED CURB WHEN CITY CONSTRUCTS 700N

PHASE 1 STONE MULCH

PHASE 2 PAVEMENT

NEW RIGHT-OF-WAY LINE PER ORDINANCE 19-11

NEW 30' BUILDING SETBACK LINE PER ORDINANCE 19-11

13'-6"

7'-0"

15'-0"

22'-0"

22'-0"

500 W.

1500 W.

PHASE 1 - JOB#250231400

RECEIVING BUILDING AND CHURN ROOM

REC. BAY

CHURN

CIVIL F.F. = VARIES
ARCH F.F. = VARIES

ADD 2

8'-6"

2'-0"

17'-0"

22'-0"

EDGE OF PAVEMENT OF ON SITE TRUCK LANES.

NEW RIGHT OF WAY LINE

SILO ALLEY

ABANDONED FIBEROPTIC LINE

EXIST. WWTP

PHASE 1 PAVEMENT

22'-0"

FUTURE RIGHT-OF-WAY LINE PER ORDINANCE 19-07

PHASE 1 SITE IMPROVEMENTS

300 W

PHASE 2 & FUTURE SITE IMPROVEMENTS WHEN ROAD RECONSTRUCTION BEGINS

CENTERLINE OF RIGHT-OF-WAY PER RESOLUTION 19-18

CURRENT RIGHT-OF-WAY LINE / LOTLINE

STONE BETWEEN BACK OF CURB AND ON SITE EDGE OF PAVEMENT FOR TRUCK LANE

FUTURE RIGHT-OF-WAY LINE PER ORDINANCE 19-07

FUTURE 30' BUILDING SETBACK LINE PER ORDINANCE 19-07

PHASE 1 STONE MULCH

EXISTING BUILDING

EXIST. AUTO PARKING

22'-0"

10'-0"

PHASE 2 STONE MULCH

FUTURE EQ. TANK

FUTURE DIGESTER TANK

NORTH

PROJECT PHASING PLAN - AREA 'A'

SCALE: 1" = 20'-0"

0' 20' 40'

GENERAL PROJECT PHASING PLAN - AREA 'A'

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

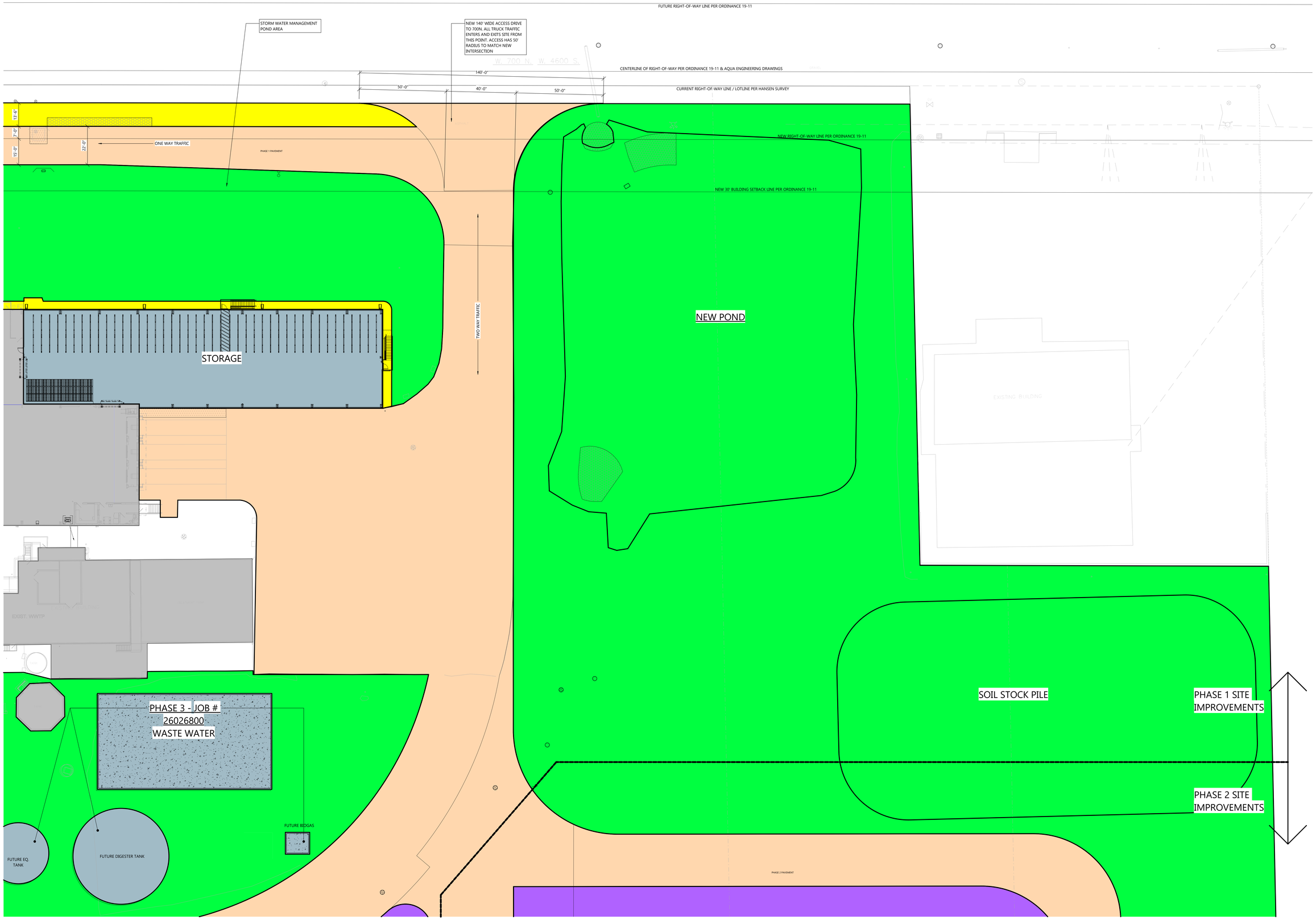
IFA	AUG. 6, 2026
IFA	AUG. 27, 2026

JOB NUMBER

250231400

SHEET NUMBER

T1.1PHA



NORTH

PROJECT PHASING PLAN - AREA 'B'

SCALE: 1" = 20'-0"

0' 20' 40'

GENERAL PROJECT PHASING PLAN - AREA 'B'

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PROJECT INFORMATION

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WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

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T1.1PHB

EXISTING BUILDING

EXIST. AUTO PARKING

PHASE 1 SITE IMPROVEMENTS

PHASE 2 & FUTURE SITE IMPROVEMENTS WHEN ROAD RECONSTRUCTION BEGINS

500 W

FUTURE RIGHT-OF-WAY LINE PER ORDINANCE 19-07

CENTERLINE OF RIGHT-OF-WAY PER RESOLUTION 19-18

CURRENT RIGHT-OF-WAY LINE / LOTLINE

STONE BETWEEN BACK OF CURB AND ON SITE EDGE OF PAVEMENT FOR TRUCK LANE

FUTURE 30' BUILDING SETBACK LINE PER ORDINANCE 19-07

PHASE 1 STONE MULCH

22'-0"

10'-0"

PHASE 2 STONE MULCH

40'-0"

24'-0"

NEW DRIVEWAY TO VISITOR PARKING WHEN CITY RECONSTRUCTS 500W - PHASE 2

PHASE 2 - JOB#250290700
SHIPPING DOCK, ENGINE ROOM, ELECTRICAL DISTRIBUTION, WELFARE, AND STORAGE AREA

FUTURE EQ. TANK

FUTURE DIGESTER TANK

FUTURE FACE OF CURB FOR RECONSTRUCTED 500W

ONE WAY TRAFFIC

PHASE 4
FUTURE BUTTER AS/RS

PHASE 4 BUILDING

NEW RIGHT OF WAY LINE

8'-6"

5'-0"

17'-0"

22'-0"

PHASE 2 PAVEMENT

PHASE 2 STONE MULCH

46'-0"

30'-0"

22'-0"

EMERGENCY ACCESS DRIVE TO ON SITE TRUCK LANE

OREGON SHORT LINE RAILROAD

NORTH

PROJECT PHASING PLAN - AREA 'C'

SCALE: 1" = 20'-0"

0' 20' 40'

GENERAL PROJECT PHASING PLAN - AREA 'C'

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

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PROFESSIONAL SEAL

SHEET DATES

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IFA	AUG. 6, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
T1.1PHC

EXIST. WWTP

PHASE 3 - JOB # 26026800
WASTE WATER

FUTURE EQ. TANK

FUTURE DIGESTER TANK

FUTURE BIOGAS

SOIL STOCK PILE

PHASE 1 SITE IMPROVEMENTS

PHASE 2 SITE IMPROVEMENTS

PHASE 2 PAVEMENT

GRAVEL LAY DOWN AND STAGING AREA

PHASE 2 PAVEMENT

GRAVEL LAY DOWN AND STAGING AREA

PHASE 2 PAVEMENT

ONE-WAY TRAFFIC

PHASE 2
NEW SCALE LOCATION

NORTH

PROJECT PHASING PLAN - AREA 'D'

SCALE: 1" = 20'-0"

0' 20' 40'

GENERAL PROJECT PHASING PLAN - AREA 'D'

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PROJECT INFORMATION

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SHEET DATES

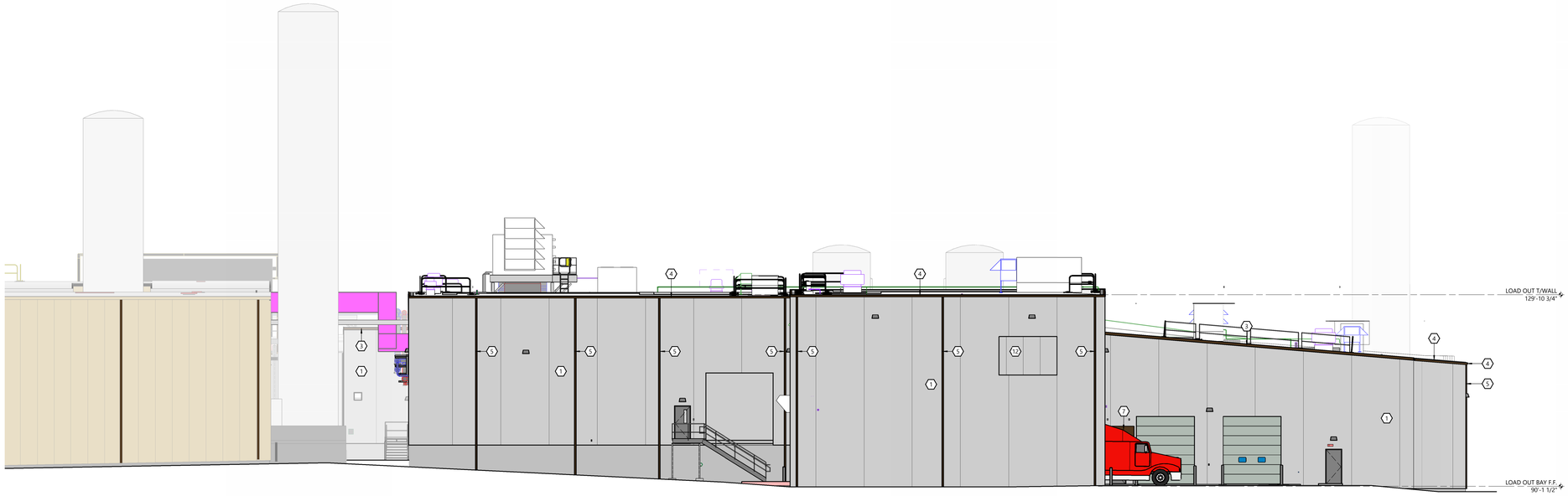
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IFA	AUG. 27, 2026

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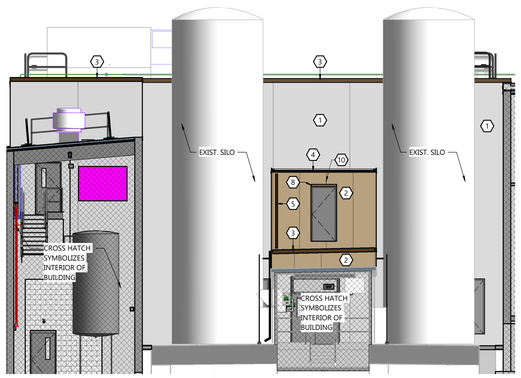
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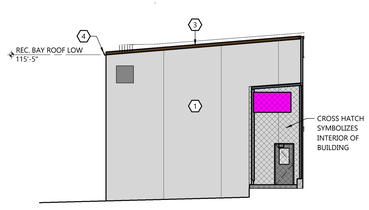
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



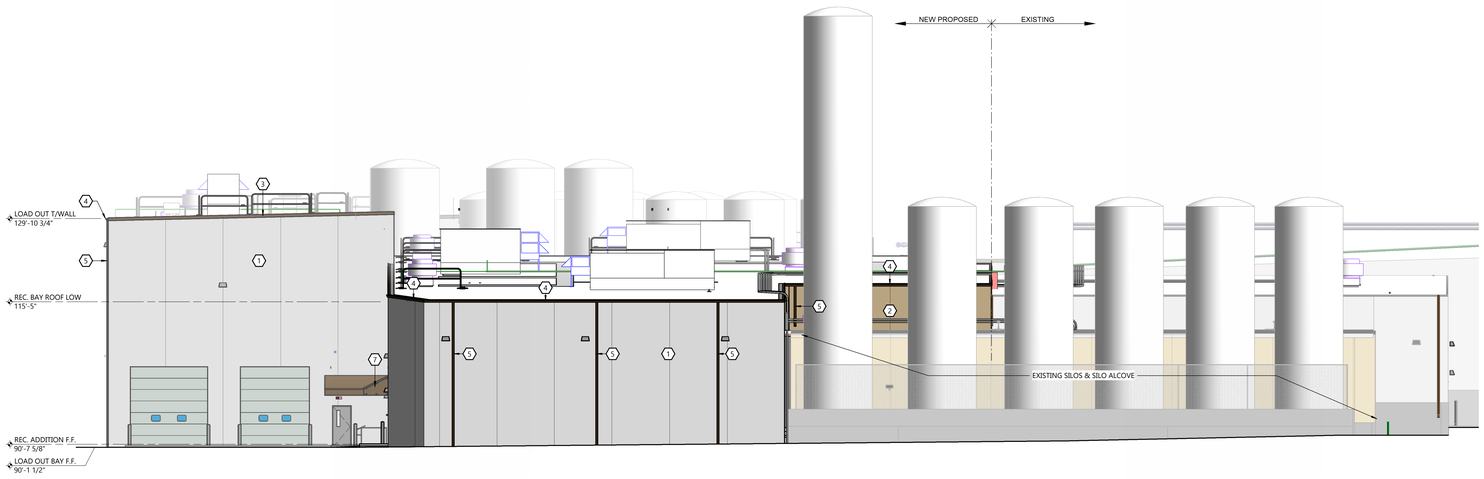
SOUTH LOAD OUT BAY EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



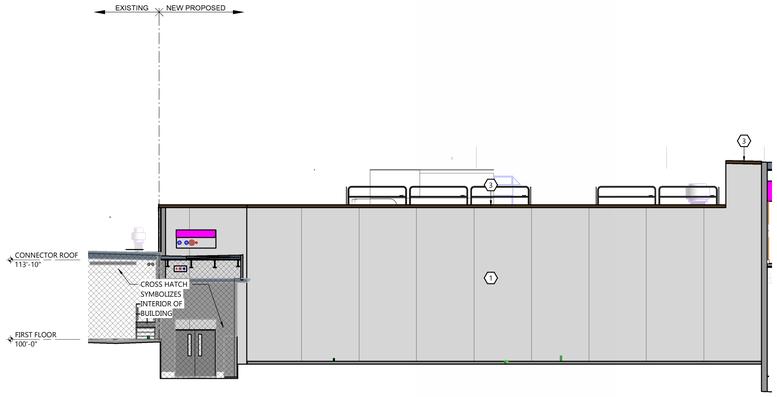
SOUTH HTST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST RAW & PAST CIP/ REWORK STORAGE ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL NOTES

(12B1) SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

- REFERENCE EXTERIOR ELEVATIONS FOR VENEER CONTROL JOINTS. SEE STRUCTURAL PLANS FOR CMU CONTROL JOINT LOCATIONS. VENEER CONTROL JOINTS AND CMU CONTROL JOINTS ARE NOT REQUIRED TO ALIGN.

EXTERIOR MATERIAL KEY

1. **INSULATED PRECAST WALL PANEL**
   PROVIDE STANDARD GRAY STEEL TROWEL FINISH ON OUTSIDE FACE OF WALL PANEL
2. **INSULATED METAL PANEL (CLADDING)**
   METL-SPAN
   CF LIGHT MESA
   COLOR: HARVEST BEIGE
3. **PREFIN. METAL TRIM**
   COLOR: DARK BRONZE
4. **METAL GUTTER**
   COLOR: DARK BRONZE
5. **METAL DOWN SPOUT**
   COLOR: DARK BRONZE
6. **SILO**
7. **METAL PANEL**
   COLOR: DARK BRONZE
8. **RAIN DRIP EDGE**
   COLOR: MATCH IMP COLOR
9. **SEALL ALL VERTICAL FACE JOINTS FULL HEIGHT OF WALL PANEL**
10. **SEALL ALL VERTICAL FACE JOINTS ABOVE DOOR**
11. **GLASS - TINTED**
    SEE GLAZING SPEC
12. **INSULATED METAL PANEL (CLADDING)**
    METL-SPAN
    CF LIGHT MESA
    COLOR: REGAL GRAY

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

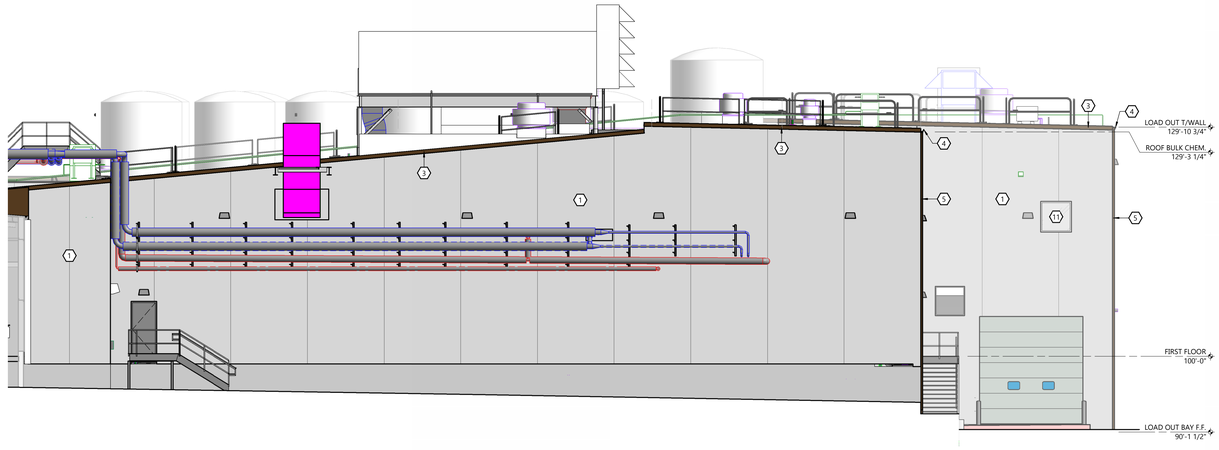
SHEET DATES
ISSUED FOR APPROVAL
IFA AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
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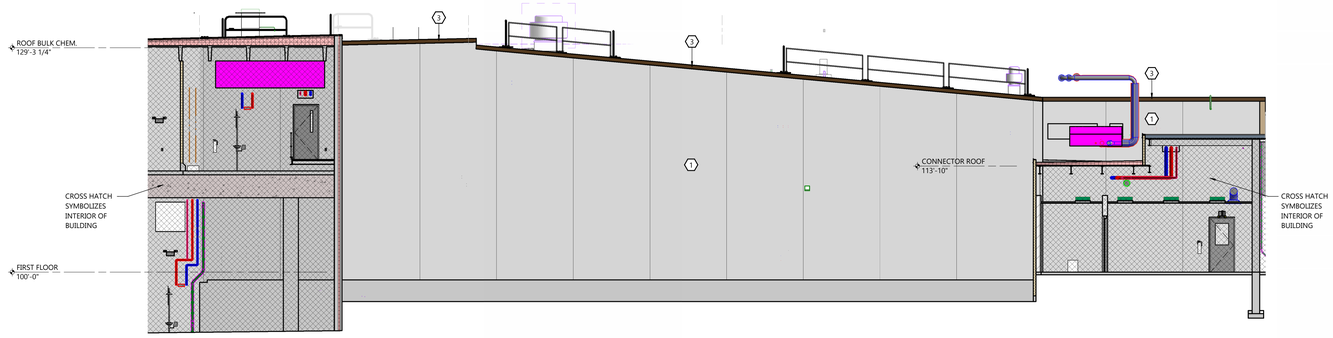
ARCHITECTURAL EXTERIOR ELEVATIONS

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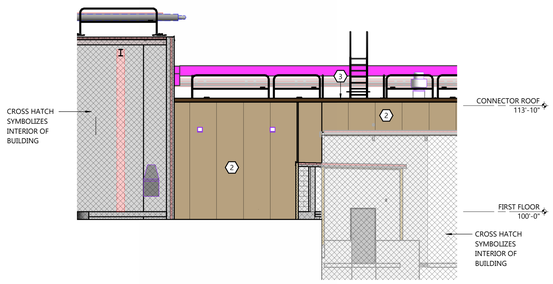
EAST ELEVATION

SCALE: 1/8" = 1'-0"



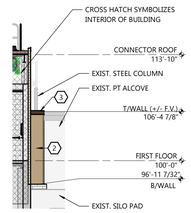
WEST CHURN ROOM ELEVATION

SCALE: 1/8" = 1'-0"



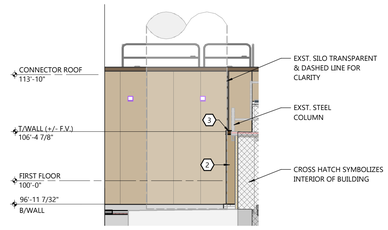
NORTH PIPE CHASE ELEVATION

SCALE: 1/8" = 1'-0"



EAST EXTERIOR ELEVATION AT UNISEX/ EXIST. PT ALCOVE

SCALE: 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION UNISEX/ EXIST. PT ALCOVE

SCALE: 1/8" = 1'-0"

GENERAL NOTES

[128'] — SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

- REFERENCE EXTERIOR ELEVATIONS FOR VENEER CONTROL JOINTS. SEE STRUCTURAL PLANS FOR CMU CONTROL JOINT LOCATIONS. VENEER CONTROL JOINTS AND CMU CONTROL JOINTS ARE NOT REQUIRED TO ALIGN.

EXTERIOR MATERIAL KEY

1. **INSULATED PRECAST WALL PANEL**
   PROVIDE STANDARD GRAY STEEL TROWEL FINISH ON OUTSIDE FACE OF WALL PANEL
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   METL-SPAN
   CF LIGHT MESA
   COLOR: HARVEST BEIGE
3. **PREFIN. METAL TRIM**
   COLOR: DARK BRONZE
4. **METAL GUTTER**
   COLOR: DARK BRONZE
5. **METAL DOWN SPOUT**
   COLOR: DARK BRONZE
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10. **SEALL ALL VERTICAL FACE JOINTS ABOVE DOOR**
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    SEE GLAZING SPEC
12. **INSULATED METAL PANEL (CLADDING)**
    METL-SPAN
    CF LIGHT MESA
    COLOR: REGAL GRAY

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PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA AUG. 27, 2026

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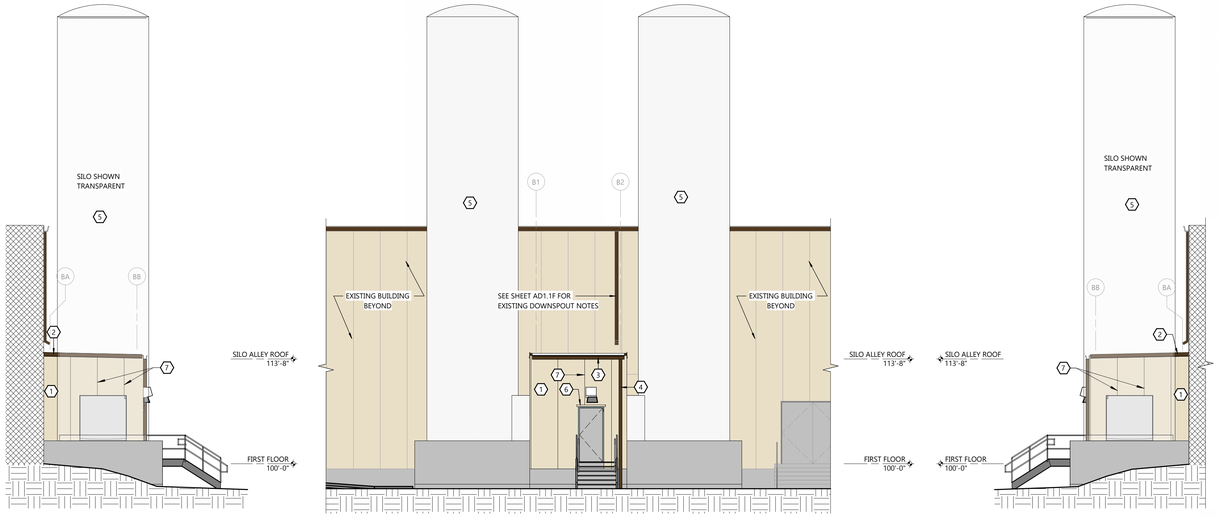
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ARCHITECTURAL EXTERIOR ELEVATIONS

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WEST SILO ALLEY ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH SILO ALLEY ELEVATION

SCALE: 1/8" = 1'-0"

EAST SILO ALLEY ELEVATION

SCALE: 1/8" = 1'-0"

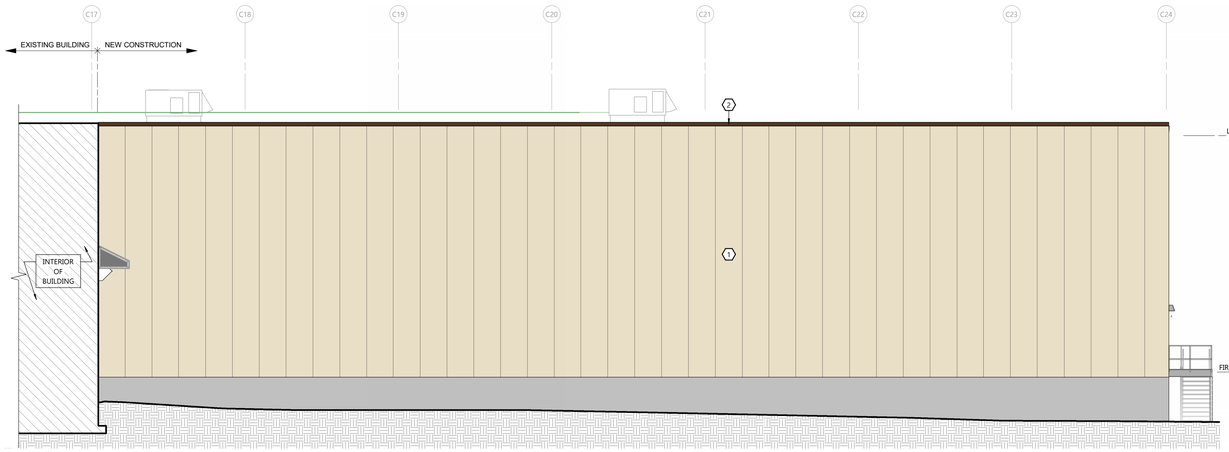
GENERAL NOTES

(2B1) SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

- REFERENCE EXTERIOR ELEVATIONS FOR VENEER CONTROL JOINTS. SEE STRUCTURAL PLANS FOR CMU CONTROL JOINT LOCATIONS. VENEER CONTROL JOINTS AND CMU CONTROL JOINTS ARE NOT REQUIRED TO ALIGN.

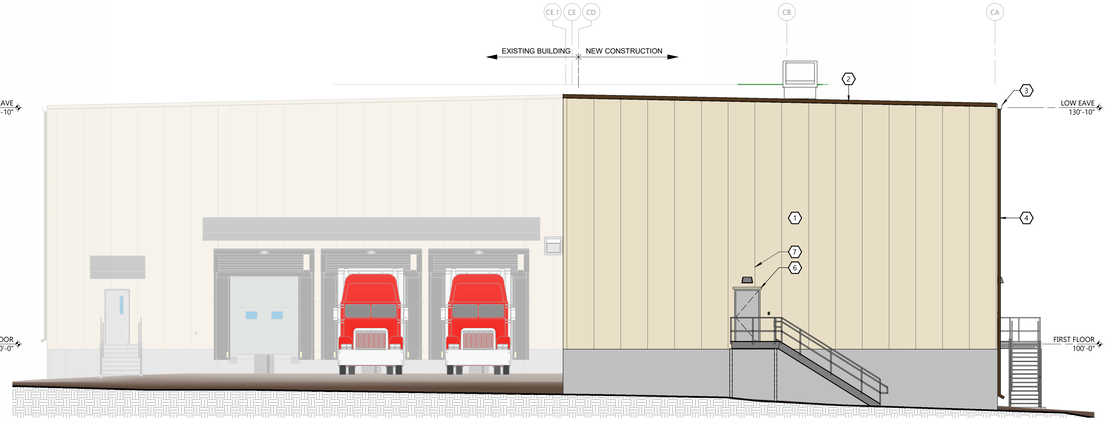
EXTERIOR MATERIAL KEY

1. **INSULATED METAL PANEL (CLADDING)**
   METL-SPAN
   CF MESA
   COLOR: MATCH EXISTING
2. **PRE-FINISHED METAL TRIM**
   COLOF: MATCH EXISING
3. **PRE-FINISHED METAL GUTTER**
   COLOR: MATCH EXISING
4. **PRE-FINISHED METAL DOWNSPOUT**
   COLOR: MATCH EXISING
5. **SILO**
6. **RAIN DRIP EDGE**
   COLOR: MATCH IMP COLOR
7. **SEALL ALL VERTICAL FACE JOINTS ABOVE DOOR**



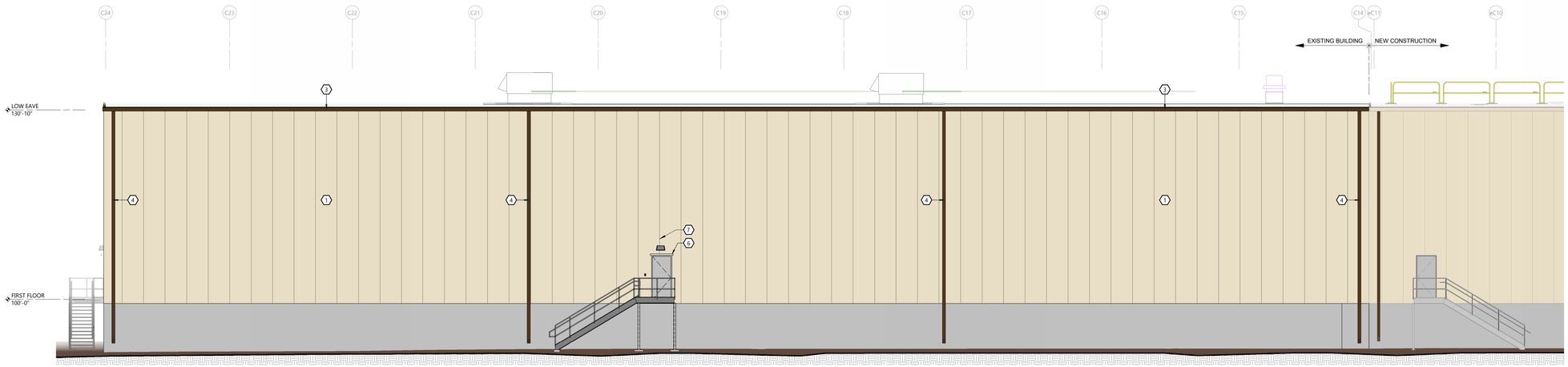
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

STORAGE WAREHOUSE EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA AUG. 27, 2026

JOB NUMBER

250429500

SHEET NUMBER

A2.0

250429500_Arch_Central_V20R22_detached.rvt
8/27/2026 1:00:51 AM

RECEIVING & WAREHOUSE EXPANSION
WEST POINT DAIRY PRODUCTS
HYRUM, UTAH

PROJECT INFORMATION

SITE INFORMATION:

LEGAL DESCRIPTION: A PART OF THE SW 1/4 OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. (THE BASIS OF BEARINGS IS THE UTAH COORDINATE SYSTEM 1983 NORTH ZONE)

PROPERTY AREA: 1,082,375 S.F. (24.848 ACRES)

EXISTING ZONING: M-2 (MANUFACTURING - MEDIUM TO HEAVY)

PROPOSED ZONING: M-2 (MANUFACTURING - MEDIUM TO HEAVY)

PROPOSED USE: MANUFACTURING

AREA OF SITE DISTURBANCE: 315,000 S.F. (7.23 ACRES)

SETBACKS:
BUILDING: FRONT (WEST) = 30'
STREET (NORTH) = 30'

PAVEMENT: FRONT (WEST) = 10'
STREET (NORTH) = 10'
SIDE (EAST) = 10'
REAR (SOUTH) = 10'

BUFFERYARDS:
ROAD (NORTH/WEST) = 10'

PROPOSED BUILDING HEIGHT: 36' (MAX. HEIGHT ALLOWED: NO MAXIMUM)

PARKING REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT (110 SPACES REQ.)

PARKING PROVIDED: 111 SPACES (5 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 5

BUILDING OCCUPANCY CLASSIFICATION = B, F-1, S-1

CLASS OF BUILDING CONSTRUCTION = TYPE II(B)

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	3.13	136,390	12.6%
PAVEMENT (ASP. & CONC.)	10.36	451,488	41.7%
TOTAL IMPERVIOUS	13.50	587,878	54.3%
LANDSCAPE/ OPEN SPACE	11.35	494,496	45.7%
PROJECT SITE	24.85	1,082,374	100.0%

PROPOSED SITE DATA

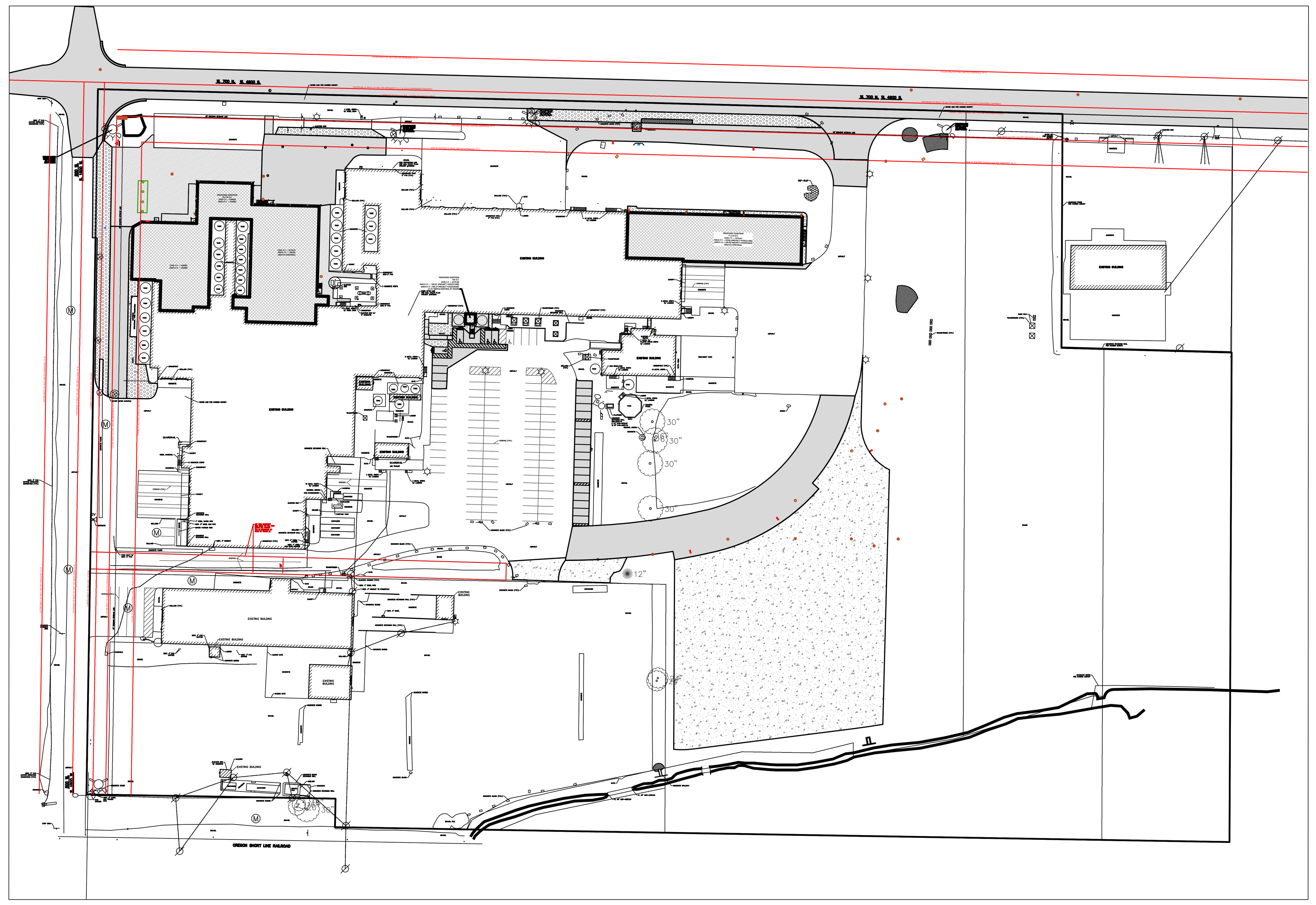
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	3.92	170,852	15.8%
PAVEMENT (ASP. & CONC.)	11.22	488,583	45.1%
TOTAL IMPERVIOUS	15.14	659,435	60.9%
LANDSCAPE/ OPEN SPACE	9.71	422,939	39.1%
PROJECT SITE	24.85	1,082,374	100.0%

Blue Stakes of UTAH 811 Bluestakes.org

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH

CALL BLUE STAKES OF UTAH
800-662-4111

REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



SITE PLAN OVERVIEW

SCALE: 1"= 100'

NORTH

100' 0 100' 200'

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
	SPOT ELEVATIONS		
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC / 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS	000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
000.00 BG / 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL		
	EXISTING SITE SYMBOLS		
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING HANDICAP PARKING STALL		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN BOX		EXISTING STREET LIGHT
	EXISTING WATER VALVE IN MANHOLE		EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE		EXISTING ELECTRIC PEDESTAL
	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET		EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN		EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE		EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND		EXISTING MARSH AREA
	3/4" REBAR FOUND		EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	2" IRON PIPE FOUND		EXISTING CONIFEROUS TREE
	1" IRON PIPE FOUND		EXISTING SHRUB
	SECTION CORNER		EXISTING STUMP
	PROPOSED SITE SYMBOLS		
	PROPOSED SIGN		PROPOSED STORM FIELD INLET - ST FI
	PROPOSED HANDICAP PARKING STALL		PROPOSED LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED DRAINAGE FLOW
	PROPOSED WATER VALVE IN MANHOLE		PROPOSED APRON END SECTION
	PROPOSED WATER SERVICE VALVE		SOIL BORING
	PROPOSED WELL		CENTER LINE
	PROPOSED STORM CATCH BASIN - ST CB	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
	EXISTING LINETYPES		
	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE (INDUSTRIAL)
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
800	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE (DOMESTIC)	OU	EXISTING OVERHEAD UTILITY LINE
W	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE		
	PROPOSED LINETYPES		
	PROPOSED CHAINLINK FENCE	FM	PROPOSED PROCESS SEWER FORCEMAIN
	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE (INDUSTRIAL)
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH (DOMESTIC)	OU	PROPOSED OVERHEAD UTILITY LINE
W	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	GRADING/SEEDING LIMITS		

PROJECT CONTACTS

OWNER INFORMATION:
LAVERNE GREGORICH
570 NORTH 500 WEST
HYRUM, UT 84319

CIVIL:
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Phone: (920) 322-1687
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E-mail: tony.ekins@hyrumcity.gov

CITY ENGINEER:
MATT HOLMES
Phone: (435) 245-6033
E-mail: matt.holmes@hyrumcity.gov

FIRE DEPARTMENT:
Phone: (435) 245-7634

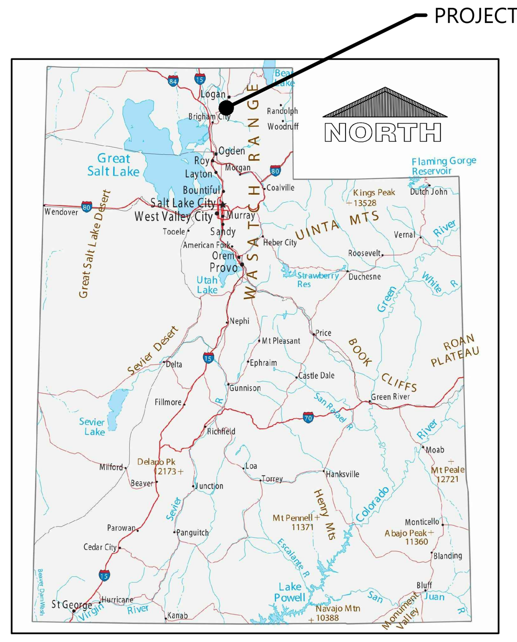
CITY DPW - POWER:
LARRY COLEMAN
E-mail: larry.coleman@hyrumcity.gov

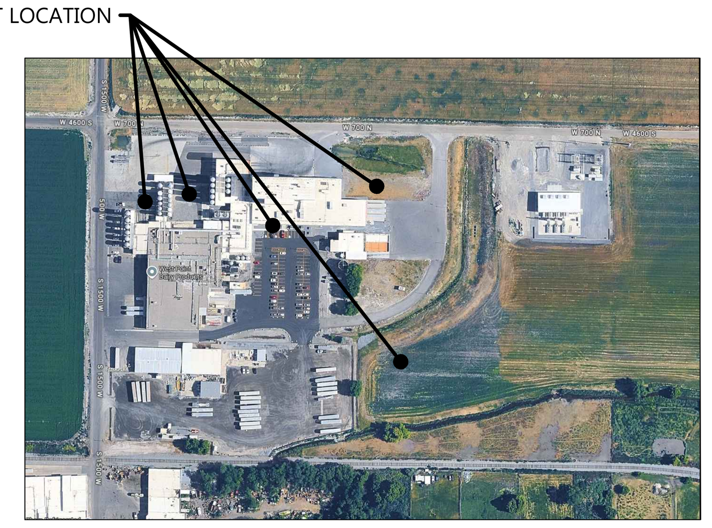
CITY DPW - WASTEWATER
ANGELA PRITCHETT
E-mail: angela.pritchett@hyrumcity.gov

CITY DPW - SWMP/WATER/ROADS
KADE MAUGHAN
Phone: (435) 245-6033
E-mail: kademaughan@gmail.com

LOCATION MAP

PROJECT LOCATION





NORTH
NTS

PROJECT NOTES

GENERAL PROJECT NOTES

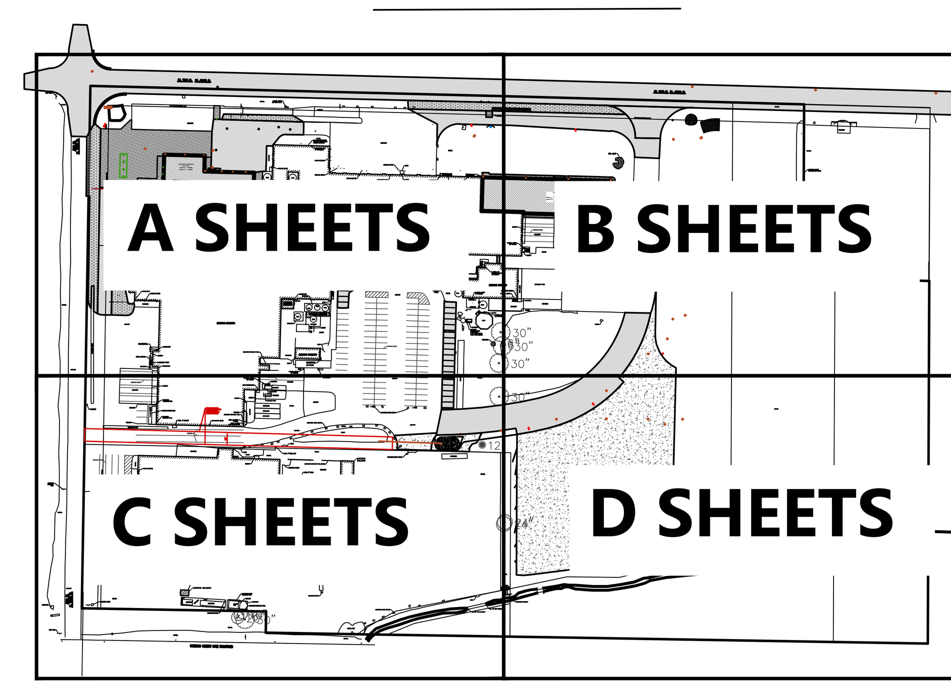
1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CIVIL SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0A	CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A
C1.0B	CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA B
C1.0C	CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA C
C1.0D	CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA D
C1.1A	CIVIL SITE PLAN - AREA A
C1.1B	CIVIL SITE PLAN - AREA B
C1.1C	CIVIL SITE PLAN - AREA C
C1.1D	CIVIL SITE PLAN - AREA D
C1.2A	CIVIL GRADING AND EROSION CONTROL PLAN - AREA A
C1.2B	CIVIL GRADING AND EROSION CONTROL PLAN - AREA B
C1.2C	CIVIL GRADING AND EROSION CONTROL PLAN - AREA C
C1.2D	CIVIL GRADING AND EROSION CONTROL PLAN - AREA D
C1.3A	CIVIL UTILITY PLAN - AREA A
C1.3B	CIVIL UTILITY PLAN - AREA B
C1.3C	CIVIL UTILITY PLAN - AREA C
C1.3D	CIVIL UTILITY PLAN - AREA D
C1.4A	CIVIL LANDSCAPE AND RESTORATION PLAN - AREA A
C1.4B	CIVIL LANDSCAPE AND RESTORATION PLAN - AREA B
C1.4C	CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C
C1.4D	CIVIL LANDSCAPE AND RESTORATION PLAN - AREA D
C2.0	CIVIL DETAILS
C2.1	CIVIL LIFT STATION DETAIL AND SCHEDULE
C3.1	CIVIL SITE PHOTOMETRIC PLAN & DETAILS
C4.0	CREAM AND SAMPLING TRUCK TURN ROUTES
C4.1	MILK AND CHEMICAL TRUCK TURN ROUTES

KEY PLAN



CIVIL COVER SHEET

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL
PROFESSIONAL ENGINEER 11477992-2202 JASON DAYE STATE OF UTAH
08/27/26

NOT FOR CONSTRUCTION

SHEET DATES
ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C0.1

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.
C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY TERRACON CONSULTANTS, INC..
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PER UTAH DEQ STANDARDS. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH UTAH DEQ.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING UTAH DEQ'S MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
   1. THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
   4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
   5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN UTAH DEQ - DIVISION OF WATER QUALITY MANAGEMENT. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN INSTALL PER UTAD DEQ STANDARDS AND SPECIFICATIONS.
   3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A GEOTEXTILE FABRIC PER UTAH DEQ STANDARDS. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. INSTALL PER UTAD DEQ STANDARDS AND SPECIFICATIONS.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. INSTALL PER UTAD DEQ STANDARDS AND SPECIFICATIONS.
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. INSTALL PER UTAD DEQ STANDARDS AND SPECIFICATIONS..
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH UTAH DEQ STANDARDS AND SPECIFICATIONS AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES SET BY UTAH DEQ.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH UTAH DEQ.
I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER UTAH DEQ GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 GRAVEL AREAS

A. CONTRACTOR TO PROVIDE COMPACTED GRAVEL WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH UTAH DOT ROADWAY DESIGN MANUAL STANDARD SPECIFICATIONS. CONTRACTOR TO PROVIDE AGGREGATE TYPES AND DEPTHS AS INDICATED BELOW:

   9" OF 3/4" CRUSHED AGGREGATE
   8" OF 3" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE TO AN AVERAGE DENSITY PER UTAH DOT ROADWAY DESIGN MANUAL STANDARD SPECIFICATIONS. ALL GRAVEL AREAS SHALL BE GRADED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL GRAVEL AREAS.

32 20 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH UTAH DOT STANDARDS AND SPECIFICATIONS. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER UTAH DOT STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE	2-1/2" SURFACE COURSE
2" BINDER COURSE	4" BINDER COURSE
4" OF 1-1/4" CRUSHED AGGREGATE	6" OF 1-1/4" CRUSHED AGGREGATE
6" OF 3" CRUSHED AGGREGATE	10" OF 1-1/4" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER UTAH DOT STANDARDS AND SPECIFICATIONS. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH UTAH DOT STANDARDS AND SPECIFICATIONS. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER UTAH DOT STANDARDS AND SPECIFICATIONS.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 40 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 50% SHEEP FESCUE, 35% STREAMBANK WHEATGRASS AND 15% CREEPING RED FESCUE. TOTAL SEEDING RATE OF 3-4 LBS/1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 50% SHEEP FESCUE, 35% STREAMBANK WHEATGRASS AND 15% CREEPING RED FESCUE. TOTAL SEEDING RATE OF 3-4 LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 40% SLENDER WHEATGRASS, 30% MOUNTAIN BROME, 20% SANDBERG BLUEGRASS AND 10% BOTTLEBRUSH SQUIRRELTAIL. TOTAL SEEDING RATE OF 2 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
C. HYDROSEEDING:
   1. GENERAL
      a. WOOD FIBER MULCH SHALL BE VIRGIN WOOD FIBER, FREE OF GROWTH- OR GERMINATION INHIBITING SUBSTANCES. THE MULCH SHALL BE AIR DRIED WITH NOT MORE THAN FIFTEEN (15) PERCENT MOISTURE BY WEIGHT. THE TOTAL ORGANIC WEIGHT SHALL BE A MINIMUM OF NINETY EIGHT (98) PERCENT. INORGANIC ASH CONTENT SHALL BE 0.7±0.2 PERCENT. WATER HOLDING CAPACITY SHALL BE 1000G/100G (OVEN DRIED WEIGHT). THE PH RANGE SHALL BE 4.0 - 6.0. THE FIBER LENGTH SHALL MEET THE FOLLOWING:
         1) FIFTY (50) PERCENT SHALL BE AT LEAST 0.15 INCHES IN LENGTH OR LONGER.
         2) FIFTY (50) PERCENT SHALL BE RETAINED ON THE TWENTY-EIGHT (28) MESH SCREEN. IT SHALL BE ECHOFIBER OR CONWED OR APPROVED EQUAL.
      b. THE SEED MIX SHALL BE AS SPECIFIED IN SECTION 32 40 00 B. PROVIDE WRITTEN CERTIFICATION THAT THE SEED CONFORMS TO UTAH SEED LAW AND IS IN COMPLIANCE WITH UTAH STATE DEPARTMENT OF AGRICULTURE REGULATIONS.
      c. THE TACKIFIER SHALL BE M-BINDER OR PLANTEGO OR EQUAL.
      d. THE FERTILIZER SHALL BE A CHEMICALLY PREPARED, DRY, HOMOGENOUS PELLET PRODUCT WITH A BALANCED FORMULA OF 16-16-16.
      e. APPLICATION RATES SHALL BE AS FOLLOWS:
         1) WOOD FIBER MULCH.............................50 POUNDS (MIN.)/1,000 SF
         2) SEED MIX..SEE PLANS (7 POUNDS/1,000 SF TYP.)
         3) TACKIFIER ....100 POUNDS/ACRE
         4) FERTILIZER...1 POUND OR ACTUAL NITROGEN/1,000 SF
         5) WATER ....92 GALLONS/1,000 SF
   2. ONE-STEP PREPARATION AND APPLICATION OF HYDROSEED MULCH SHALL BE AS FOLLOWS:
      a. THE WOOD FIBER MULCH, SEED, TACKIFIER, FERTILIZER, AND WATER SHALL BE MIXED TOGETHER IN A HYDROSEEDING MACHINE HAVING A CAPACITY OF AT LEAST TWO THOUSAND (2,000) GALLONS TO ALLOW FOR A HOMOGENEOUS SLURRY WHICH IS THOROUGHLY MIXED AND CAN BE APPLIED EASILY WITHOUT CLOGGING. THE MACHINE SHALL BE MOUNTED ON A TRAVELING UNIT WHICH IS EITHER SELF-PROPELLED OR DRAWN BY A SEPARATE UNIT. EQUIPMENT USED IN THE HYDROSEEDING PROCESS SHALL BE THOROUGHLY CLEANED OF ALL SEED AND OTHER MATERIALS USED IN ANY PREVIOUS HYDROSEEDING PROCESS, PRIOR TO HYDROSEEDING ON THIS PROJECT.
      b. THE EQUIPMENT SHALL HAVE A BUILT IN AGITATION SYSTEM AND OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND, AND HOMOGENEOUSLY MIX A SLURRY CONTAINING NOT LESS THAN FIFTY (50) POUNDS OF ORGANIC MULCHING AMENDMENT PLUS CHEMICAL ADDITIVES AND SOLIDS FOR EACH ONE HUNDRED (100) GALLONS OF WATER.
      c. THE SLURRY SHALL BE PREPARED AT THE SITE AND ITS COMPONENTS SHALL BE MIXED TO SUPPLY THE RATES OF APPLICATION AS SPECIFIED. THE SLURRY PREPARATION SHALL BEGIN BY ADDING WATER TO THE TANK WHEN THE ENGINE IS AT ONE HALF (1/2) THROTTLE. THE ENGINE THROTTLE SHALL BE OPEN TO FULL SPEED WHEN THE TANK IS ONE HALF (1/2) FILLED WITH WATER. ALL ORGANIC AMENDMENTS, FIBER, AND CHEMICALS SHALL THEN BE ADDED BY THE TIME THE TANK IS TWO THIRDS (2/3) TO THREE FOURTHS (3/4) FULL. AT THIS TIME AND NOT BEFORE, THE SEED MIX SHALL ALSO BE ADDED. SPRAYING SHALL COMMENCE IMMEDIATELY WHEN THE TANK IS FULL, AND THE SLURRY IS MIXED.
      d. APPLY THE HYDROSEED TO FORM EVEN APPEARING COVER OVER THE REQUIRED AREAS. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. IT IS IMPORTANT TO ENSURE THAT ALL OF THE COMPONENTS ENTER AND MIX WITH THE SOIL. USE ONLY QUALIFIED AND TRAINED PERSONNEL TO INSURE UNIFORMITY OF THE HYDROSEED APPLICATIONS.
      e. THE HYDROSEEDING SLURRY COMPONENTS SHALL NOT BE LEFT IN THE HYDROSEED MACHINE FOR MORE THAN TWO (2) HOURS IN ORDER TO AVOID SEED DETERIORATION.
   3. A TWO-STEP HYDROSEEDING PROCEDURE MAY BE USED IN LIEU OF THE ONE-STEP METHOD. THE TWO-STEP PROCEDURE SHALL CONSIST OF FIRST SOWING THE SEED MIX BY BROADCASTING, AND SECOND, APPLYING THE HYDROMULCH. SPECIFICALLY, THIS PROCEDURE SHALL CONFORM TO THE FOLLOWING:
      a. THE SEED SHALL BE BROADCAST OVER THE PLANTING BED AT THE RATES SPECIFIED IN SECTION 32 40 00 B. THE SEED SHALL BE SOWN IN TWO (2) PERPENDICULAR DIRECTIONS WITH A CYCLONE SEEDER OR OTHER SIMILAR MECHANICAL SEEDER. LIGHTLY RAKE THE SEED INTO THE SOIL.
      b. APPLY A FINE SPRAY WATERING IMMEDIATELY AFTER EACH AREA HAS BEEN SOWN.
      c. PREPARE AND APPLY HYDROMULCH SLURRY (MINUS THE SEED MIX) ACCORDING TO THE PROCEDURE OUTLINED IN SECTION 32 40 00 C 2.
D. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
E. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. HYDROSEED APPLIED LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. HYDROSEED APPLIED LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
F. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON FILTER FABRIC PER UTAH DOT STANDARDS AND SPECIFICATIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING
C. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. ALL SANITARY PIPE BELOW PROPOSED & FUTURE BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS. ALL PROPOSED CPVC PROCESS PIPING SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE.
D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 4' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
F. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.
G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. DOWNSPOUTS TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Combined Domestic/Fire Service	C900 PVC	AWWA C900, ASTM D1785, ASTM D2241	AWWA C110, AWWA C153, ASTM D2464, ASTM D2466, ASTM D2467, ASTM D3311, ASTM F409, ASTM F1336, ASTM F1866	Joint: ASTM D3139 Integral Bell & Spigot Elastomeric Seal: ASTM F477
Process Force Main	Pressure HDPE	AWWA C906	AWWA C906, ASTM D2609, ASTM D2683, ASTM D3261	Butt Fusion Welded
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	HDPE	ASTM F2648, ASTM F2306, AASHTO M252, TYPE S (4 IN - 10 IN), AASHTO M294, TYPE S (12 IN - 60 IN)	ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294	Joint: ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Process Piping	SCH. 40 CPVC	ASTM F2618	ASTM F2618 & D1784	Solvent Cement: ASTM F2618, ASTM F493

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL BLUE STAKES OF UTAH AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT PERMANENT RETENTION/DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

1. 31.10.00 - TELEVISING REPORTS OF EXISTING LATERALS
   - STORM
   - SANITARY
2. 31.20.00 - FILL
   - PRODUCT DATA
   - SOURCE MATERIAL
3. 32.10.00 (A) - AGGREGATE BASE & ASPHALT PAVEMENT
   - HOT MIX ASPHALT SPECIFICATIONS
   - AGGREGATE BASE
4. 32.20.00-CONCRETE AND AGGREGATE BASE
   - DESIGN MIX
   - AGGREGATE BASE
   - COMPRESSION TEST RESULTS
5. 32.30.00 LANDSCAPING
   - AMENDED SOIL MIX
   - SEEDING PRODUCT DATA
   - PLANTING SUBSTITUTION SCHEDULE
   - EROSION MATTING
6. 33.10.00 - SITE UTILITIES
   - SANITARY & STORM MANHOLES
   - SANITARY PIPING MATERIALS
   - WATER PIPING MATERIALS
   - WATER FITTINGS & APPURTENANCES
   - STORM PIPING MATERIALS
7. MISCELLANEOUS ITEMS
   - SITE LIGHTING
   - BOLLARDS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET DATES

ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

CIVIL SPECIFICATIONS

SHEET NUMBER
C0.2

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NOT FOR CONSTRUCTION

JOB NUMBER
250231400

SHEET NUMBER
C1.0A

W. 700 N.
W. 4600 S.
S88°34'35"E 670.08'
500 W.
S. 1500 W.
N00°56'25"E 829.19'
285.66'
79.7'
105.4'
54.29'
52'
12.9'
SEE A SHEETS
SEE B SHEETS
SEE A SHEETS
SEE C SHEETS
SEE A SHEETS
SEE B SHEETS
SEE C SHEETS
SEE D SHEETS
EXISTING BUILDING
CENTERLINE OF RIGHT-OF-WAY PER ORDINANCE 19-11 & AQUA ENGINEERING DRAWINGS
CURRENT RIGHT-OF-WAY LINE / LOTLINE PER HANSEN SURVEY
NEW RIGHT-OF-WAY LINE PER ORDINANCE 19-11
NEW 30' BUILDING SETBACK LINE PER ORDINANCE 19-11
FUTURE RIGHT-OF-WAY PER ORDINANCE 19-07
CENTERLINE OF RIGHT-OF-WAY PER RESOLUTION 18-18
CURRENT RIGHT-OF-WAY LINE / LOTLINE
FUTURE 30' BUILDING SETBACK LINE PER ORDINANCE 19-07
30' BUILDING SETBACK LINE
CONCRETE FOUNDATION REMNANTS
BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4568.18
BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4572.43
BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4573.74
WEST POINT DAIRY SIGN
STOP SIGN
FLAGPOLE
GUARDRAIL
WATER METER MANHOLE
WATER LINE PER HANSEN SURVEY
APPROX SANITARY SEWER LOCATION
TOP OF 8" PVC=4570.97
VERT. 3" PVC CAPPED IRRIGATION CONNECTION (TYP.)
SANITARY MH RIM=4565.46 E 21" CONC=4557.13 SE 8" PVC W/ 6" REDUCER=4560.61 S 12" CONC=4557.50 W 21" CONC=4556.01
SQUARE INLET RIM=4565.68 N 8" PVC=4562.19 E 8" PVC=4562.19 S 8" PVC=4562.19
STORM MH RIM=4568.56 E 18" CPP=4564.78 SW 18" CPP=4564.78
STEEL GRATE RIM=4567.00 (WEST END) 4563.85 (EAST END) SUMP=4562.66 4" ORIFICE=4563.92
18" CPP=4564.45
POND WATER ELEV=4564.20
FL 12" CONC=4564.23
STEEL GRATE RIM=4567.00 SUMP=4562.76
SQUARE INLET RIM=4570.94 N 8" PVC=4565.86 S 8" PVC=4566.06
SANITARY PROCESS LINE PER CIVIL UTILITY PLAN PROJECT #1912060
STRUCTURAL FOUNDATION
SANITARY MH RIM=4572.35 N 12" CONC=4564.84 S 12" CONC=4564.85
GREASE TRAP MH RIM=4572.42
VERT. 1" STEEL CAPPED
4" PVC CLEANOUT COVER (TYP.)
8" PVC CLEANOUT COVER (TYP.)
CONCRETE FOUNDATION WALL
CANOPY
STEEL I-BEAM (TYP.)
10 STEEL STAIRS W/ STEEL DECK
STEEL GRATE RIM=4570.11 SUMP=4569.51 4" PVC=4569.51
ELECTRIC BOX W/ 2" CONDUITS
FL 6" PVC=4571.50
PUMP HOUSE
PUMP MOTOR HOUSE
GATE TANK
APPROX. F.F. ELEV=4576.1
APPROX. F.F. ELEV=4573.7
APPROX. F.F. ELEV=4573.4
APPROX. F.F. ELEV=4580.1
APPROX. F.F. ELEV=4580.2
APPROX. F.F. ELEV=4575.1
APPROX. F.F. ELEV=4575.0
APPROX. F.F. ELEV=4572.8
APPROX. F.F. ELEV=4572.3
APPROX. F.F. ELEV=4579.6
APPROX. F.F. ELEV=4579.5
APPROX. F.F. ELEV=4579.3
APPROX. F.F. ELEV=4579.4
APPROX. F.F. ELEV=4579.9
APPROX. F.F. ELEV=4577.2
APPROX. F.F. ELEV=4582.8
APPROX. F.F. ELEV=4577.8
APPROX. F.F. ELEV=4579
TANK
CONCRETE
ASPHALT
GRAVEL
STRIPING (TYP.)
STOP SIGN
DOWNSPOUT
BOLLARD (TYP.)
CONCRETE BLOCK (TYP.)
CONCRETE RETAINING WALL
RETAINING WALL
SPIGOT
4" POST W/ HAND CRANE
EMERGENCY SHOWER/ EYE WASH STATION
3 CONCRETE STEPS
ELEVATED STEEL PLATFORM
STEEL I-BEAM (TYP.)
VERT. 6" PVC
6" DIVIDING WALL
6 STEEL STEPS W/ STEEL DECK
NORTHEAST FOUNDATION
ELECTRIC BOX W/ 2" CONDUITS
DOWNSPOUT INTO 6" PVC
CONTAINMENT PAD DRAIN RIM=4575.12 6" PVC SUMP=4570.67
8" PVC CLEANOUT COVER
8" STEEL CLEANOUT COVER
6" PVC CLEANOUT COVER
CONCRETE RETAINING WALL
SANITARY PROCESS LINE PER CIVIL UTILITY PLAN PROJECT #1912060
SQUARE INLET RIM=4570.94 N 8" PVC=4565.86 S 8" PVC=4566.06
SQUARE INLET RIM=4575.84 E 4" PVC=4574.61 W 4" PVC=4574.70
SQUARE INLET RIM=4569.62 S 12" CPP=4566.27 W 12" CONC=4564.97
4 STEEL STEPS W/ STEEL DECK
SCALE DISPLAY SCREEN
SCALE
ELECTRIC BOX
SANITARY LINE PER CIVIL UTILITY PLAN PROJECT #1912060
PROCESS LINE PER CIVIL UTILITY PLAN PROJECT #1912060
8" STEEL CLEANOUT COVER
9" STEEL CLEANOUT COVER
GATE VALVE CONTROL
CONCRETE BLOCK (TYP.)
CONTROL PANEL
FIRE PROTECTION LINE PER CIVIL UTILITY PLAN PROJECT #1912060
6" PVC CLEANOUT COVER
DOWNSPOUT INTO 6" PVC (TYP.)
4" UNDERDRAIN PER CIVIL UTILITY PLAN PROJECT #1912060
STORM LINE PER CIVIL UTILITY PLAN PROJECT #1912060 (TYP.)
BOLLARD (TYP.)
GATE
LADDER
STORM MH RIM=4572.37
STEEL GRATE RIM=4570.27 SUMP=4563.41 3" ORIFICE=4565.82
FL 18" CPP=4567.59
FL 6" CPP=4567.47
4" UNDERDRAIN PER CIVIL UTILITY PLAN PROJECT #1912060
15 METAL STEPS W/ LANDING
INSULATION FACED PIPE
FIBER OPTIC LINE PER CIVIL UTILITY PLAN PROJECT #1912060
ABANDONED FORCE MAIN LINE PER CIVIL UTILITY PLAN PROJECT #1912060 EXTENTS OF PREVIOUS REMOVAL UNKNOWN
FORCE MAIN LINE PER CIVIL UTILITY PLAN PROJECT #1912060
6 CONCRETE STEPS
HATCH (TYP.)
TRANSFORMER (TYP.)
CONCRETE RETAINING WALL
ROUND INLET RIM=4575.93 E 24" CPP=4570.05 SW 24" CPP=4570.05
ROUND INLET RIM=4577.03 N 8" PVC=4573.43 W 6" PVC=4573.66
ROUND INLET RIM=4574.32 SE 18" CPP=4570.60 S 8" PVC=4570.70
ROUND INLET RIM=4574.27 NE 6" PVC PER CIVIL UTILITY PLAN NE 24" CPP=4570.05 SE 6" PVC=4571.89 SW 6" PVC=4571.84 NW 18" CPP=4570.15
ROUND INLET RIM=4574.42 NE 24" CPP=4569.99 E 6" PVC=4572.06 SW 6" PVC=4572.06 SW 24" CPP=4569.99 NW 6" PVC=4571.92
SANITARY MH RIM=4576.71 E 6" PVC=4571.46 (TOP OF ELBOW) SUMP=4564.67
SANITARY MH RIM=4577.81 E 12" PVC=4572.16 SUMP=4567.39
CLEAR WATER LINE PER CIVIL UTILITY PLAN PROJECT #1912060
WATER/GAS/ELECTRIC LINE PER CIVIL UTILITY PLAN PROJECT #1912060
EQUIPMENT
BOLT PLATE
TRANSFORMER
JOB TRAILER
DUMPSTER
CONTROL SWITCH
FIRE EXTINGUISHER
4 METAL STEPS W/ LANDING
10 METAL STEPS W/ LANDING
8 METAL STEPS W/ LANDING
9 METAL STEPS W/ LANDING
10 METAL STEPS
HANDRAIL
RAMP
PIPING
GAS REGULATOR
SUPPORT POST
6" VERT. CAST IRON PIPE
8" VERT. PVC
HVAC ON WALL
7 METAL W/ PLASTIC GRATE STEPS W/ LANDING
ELECTRIC SWITCH
4" VERT. PIPE
PLATFORM
CONCRETE RETAINING WALL RIM=4579.75 E 12" PVC=4573.07 W 12" PVC=4572.73
HATCH RIM=4579.00 NW 6" PVC=4571.90 SUMP=4563.90
3" METAL DRAIN GRATE RIM=4576.44 SUMP=4574.42
STONE PILE
GRAVEL STOCKPILE
SCALE: 1"= 20'
20' 0 20' 40'
NORTH

KEYNOTES

A	REMOVE SPILL CONTAINMENT PAD
B	REMOVE CONCRETE RETAINING WALLS.
C	REMOVE EXISTING PROCESS LINE AND TRENCH DRAIN
D	REMOVE/ABANDON EXISTING SCALE UTILITY LINES AS NEEDED. SEE UTILITY SHEETS FOR RELOCATION. COORDINATE WORK/SHUTDOWNS WITH OWNER.
E	REMOVE PROCESS LIFT STATION OVERFLOW PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION
F	REMOVE PROCESS LIFT STATION CONTAINMENT PAD DRAIN PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION.

KEYNOTES

G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	REMOVE EXISTING GUARD RAIL.
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE COVERED LOADOUT BAY CANOPY, STEEL FRAMING, STAIRS, ETC. SEE ARCH PLANS FOR DETAILS.
L	REMOVE GUARDRAIL

KEYNOTES

M	PROTECT EXISTING PROCESS LINE. CONFIRM PIPE MATERIAL IS ALLOWABLE TO UNDER BUILDING. REPLACE IF NECESSARY. COORDINATE WITH UNDERGROUND PLUMBING PLANS FOR ANY RELOCATION OF EXISTING LINES.
N	PROTECT EXISTING PROCESS FORCEMAIN
O	REMOVE/ABANDON EXISTING UTILITY LINE. SEE UTILITY SHEETS FOR RELOCATION.
P	REMOVE EXISTING FOOTING DRAIN LINE. SEE UTILITY SHEETS FOR RELOCATION.
Q	REMOVE LIGHT POLE
R	PROTECT EXISTING UTILITY LINE DURING UTILITY INSTALLATION

KEYNOTES

S	REMOVE CANOPY
T	REMOVE BOLLARD
U	REMOVE EXISTING WATER SERVICE VALVE AND LATERAL TO EAST. CAP REMAINING PORTION OF WATER LATERAL TO WEST
V	SIGN, HANDHOLE & GROUND LIGHT TO BE RELOCATED AS PART OF COUNTY ROAD PROJECT. SEE AQUA ENGINEERING DESIGN PLANS FOR DETAILS.
W	COORDINATE UTILITY WORK TIMING AND DRIVEWAY CONNECTION RECONSTRUCTION ALONG WEST 700 NORTH (WEST 4600 SOUTH) WITH COUNTY ROAD PROJECT. SEE AQUA ENGINEERING DESIGN PLANS FOR DETAILS
X	APPROXIMATE LOCATION OF PREVIOUSLY REMOVED/ABANDONED PROCESS LINE. EXTENTS OF REMOVAL UNKNOWN. REMOVE WITHIN PROPOSED BUILDING FOOTPRINT IF ENCOUNTERED.

KEYNOTES

Y	REMOVE 2' SECTION OF SANITARY LATERAL. SLURRY BACKFILL, CAP AND ABANDON REMAINDER OF EXISTING LATERAL NORTHEAST TO MANHOLE AFTER PLUGGING INVERT AT MANHOLE. REMOVE ANY EXISTING CLEANOUTS ON ABANDONED LATERAL TO BELOW ENTIRE PAVEMENT SECTION. RESTORE ANY DISTURBED AREAS TO MATCH SURROUNDING CONDITION AS NECESSARY.
Z	REMOVE 5' OF STORM SEWER. PLUG AND ABANDON REMAINING PIPE FOR ABANDONMENT.
AA	CONTRACTOR SHALL RELOCATE WATER VAULT GUARDRAIL AND CONTROL PANEL APPROXIMATELY 20' SOUTH. SEE SHEET C1.1B KEYNOTE 3 & SHEET C1.3B FOR PROPOSED LOCATION.
BB	RELOCATE POND OUTLET STRUCTURE AND ADJUST BASIN INLET PIPES AND ENDWALLS. SEE GRADING AND UTILITY PLAN SHEETS FOR DETAILS.

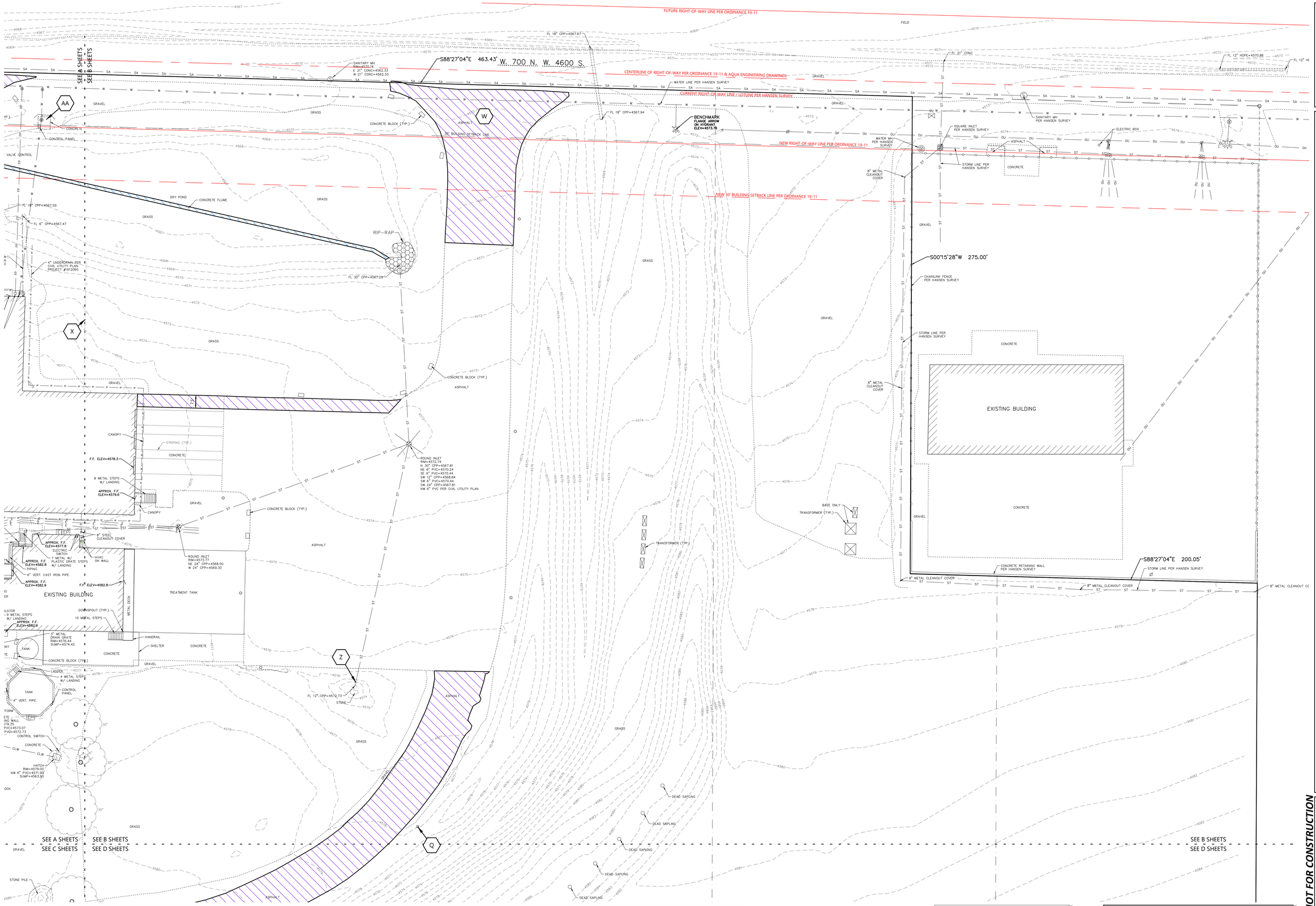
GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY WAS COMPLETED BY EXCEL ENGINEERING, INC. ON MARCH 11, 2026.
- LOCATION OF EXISTING UNDERGROUND UTILITY LINES ARE APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND:

- SAWCUT & REMOVE PAVEMENT, PROTECT BASE
- SAWCUT & REMOVE PAVEMENT & BASE
- REMOVE FEATURES
- REMOVE GRAVEL NECESSARY FOR PAVING. CONFIRM REMAINING GRAVEL MEETS BASE SECTION REQUIREMENTS.

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A



KEYNOTES

A	REMOVE SPILL CONTAINMENT PAD
B	REMOVE CONCRETE RETAINING WALLS.
C	REMOVE EXISTING PROCESS LINE AND TRENCH DRAIN
D	REMOVE/ABANDON EXISTING SCALE UTILITY LINES AS NEEDED. SEE UTILITY SHEETS FOR RELOCATION. COORDINATE WORK/SHUTDOWNS WITH OWNER.
E	REMOVE PROCESS LIFT STATION OVERFLOW PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION
F	REMOVE PROCESS LIFT STATION CONTAINMENT PAD DRAIN PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION.

KEYNOTES

G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	REMOVE EXISTING GUARD RAIL.
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE COVERED LOADOUT BAY CANOPY, STEEL FRAMING, STAIRS, ETC. SEE ARCH PLANS FOR DETAILS.
L	REMOVE GUARDRAIL

KEYNOTES

M	PROTECT EXISTING PROCESS LINE. CONFIRM PIPE MATERIAL IS ALLOWABLE TO UNDER BUILDING. REPLACE IF NECESSARY. COORDINATE WITH UNDERGROUND PLUMBING PLANS FOR ANY RELOCATION OF EXISTING LINES.
N	PROTECT EXISTING PROCESS FORCEMAIN
O	REMOVE/ABANDON EXISTING UTILITY LINE. SEE UTILITY SHEETS FOR RELOCATION.
P	REMOVE EXISTING FOOTING DRAIN LINE. SEE UTILITY SHEETS FOR RELOCATION.
Q	REMOVE LIGHT POLE
R	PROTECT EXISTING UTILITY LINE DURING UTILITY INSTALLATION

KEYNOTES

S	REMOVE CANOPY
T	REMOVE BOLLARD
U	REMOVE EXISTING WATER SERVICE VALVE AND LATERAL TO EAST. CAP REMAINING PORTION OF WATER LATERAL TO WEST
V	SIGN, HANDHOLE & GROUND LIGHT TO BE RELOCATED AS PART OF COUNTY ROAD PROJECT. SEE AQUA ENGINEERING DESIGN PLANS FOR DETAILS.
W	COORDINATE UTILITY WORK TIMING AND DRIVEWAY CONNECTION RECONSTRUCTION ALONG WEST 700 NORTH (WEST 4600 SOUTH) WITH COUNTY ROAD PROJECT. SEE AQUA ENGINEERING DESIGN PLANS FOR DETAILS.
X	APPROXIMATE LOCATION OF PREVIOUSLY REMOVED/ABANDONED PROCESS LINE. EXTENTS OF REMOVAL UNKNOWN. REMOVE WITHIN PROPOSED BUILDING FOOTPRINT IF ENCOUNTERED.

KEYNOTES

Y	REMOVE 2' SECTION OF SANITARY LATERAL. SLURRY BACKFILL. CAP AND ABANDON REMAINDER OF EXISTING LATERAL NORTHEAST TO MANHOLE AFTER PLUGGING INVERT AT MANHOLE. REMOVE ANY EXISTING CLEANOUTS ON ABANDONED LATERAL TO BELOW ENTIRE PAVEMENT SECTION. RESTORE ANY DISTURBED AREAS TO MATCH SURROUNDING CONDITION AS NECESSARY.
Z	REMOVE 5' OF STORM SEWER. PLUG AND ABANDON REMAINING PIPE FOR ABANDONMENT.
AA	CONTRACTOR SHALL RELOCATE WATER VAULT GUARDRAIL AND CONTROL PANEL APPROXIMATELY 20' SOUTH. SEE SHEET C1.1B KEYNOTE 3 & SHEET C1.3B FOR PROPOSED LOCATION.
BB	RELOCATE POND OUTLET STRUCTURE AND ADJUST BASIN INLET PIPES AND ENDWALLS. SEE GRADING AND UTILITY PLAN SHEETS FOR DETAILS.

GENERAL NOTES:

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- LOCATION OF EXISTING UNDERGROUND UTILITY LINES ARE APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

SAWCUT & REMOVE PAVEMENT, PROTECT BASE
SAWCUT & REMOVE PAVEMENT & BASE
REMOVE FEATURES
REMOVE GRAVEL NECESSARY FOR PAVING. CONFIRM REMAINING GRAVEL MEETS BASE SECTION REQUIREMENTS.

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA B

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

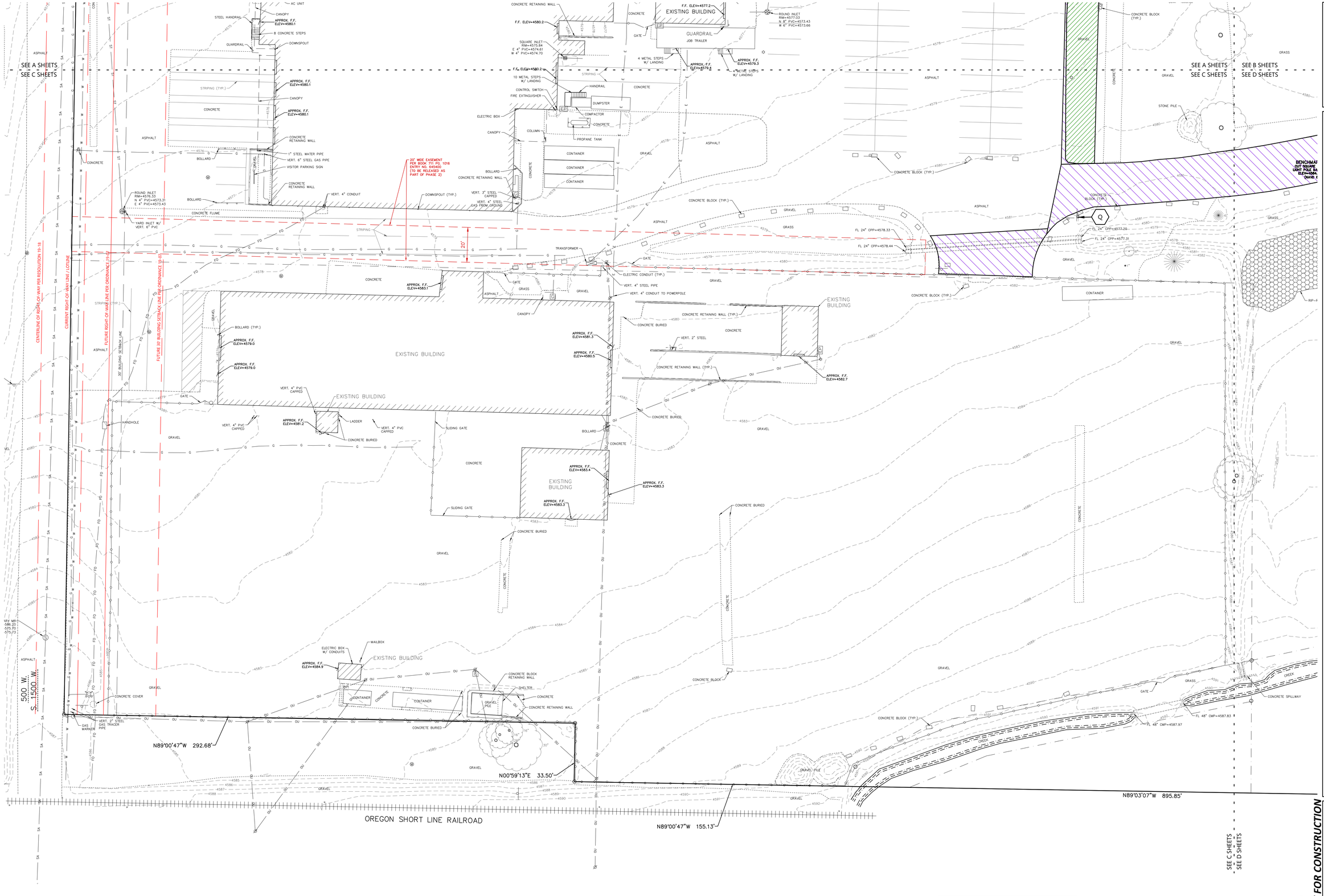
SHEET DATES

ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.0B



KEYNOTES	
A	REMOVE SPILL CONTAINMENT PAD
B	REMOVE CONCRETE RETAINING WALLS.
C	REMOVE EXISTING PROCESS LINE AND TRENCH DRAIN
D	REMOVE/ABANDON EXISTING SCALE UTILITY LINES AS NEEDED. SEE UTILITY SHEETS FOR RELOCATION. COORDINATE WORK/SHUTDOWNS WITH OWNER.
E	REMOVE PROCESS LIFT STATION OVERFLOW PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION
F	REMOVE PROCESS LIFT STATION CONTAINMENT PAD DRAIN PIPE TO OUTSIDE OF LIFT STATION. STUB TO REMAIN FOR RECONNECTION.

KEYNOTES	
G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	REMOVE EXISTING GUARD RAIL.
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE COVERED LOADOUT BAY CANOPY, STEEL FRAMING, STAIRS, ETC. SEE ARCH PLANS FOR DETAILS.
L	REMOVE GUARDRAIL

KEYNOTES	
M	PROTECT EXISTING PROCESS LINE. CONFIRM PIPE MATERIAL IS ALLOWABLE TO UNDER BUILDING. REPLACE IF NECESSARY. COORDINATE WITH UNDERGROUND PLUMBING PLANS FOR ANY RELOCATION OF EXISTING LINES.
N	PROTECT EXISTING PROCESS FORCEMAIN
O	REMOVE/ABANDON EXISTING UTILITY LINE. SEE UTILITY SHEETS FOR RELOCATION.
P	REMOVE EXISTING FOOTING DRAIN LINE. SEE UTILITY SHEETS FOR RELOCATION.
Q	REMOVE LIGHT POLE
R	PROTECT EXISTING UTILITY LINE DURING UTILITY INSTALLATION

KEYNOTES	
S	REMOVE CANOPY
T	REMOVE BOLLARD
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20' 0 20' 40'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA C

EXCEL
Always a Better Plan
100 Camelot Drive
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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET DATES

ISSUED FOR BID

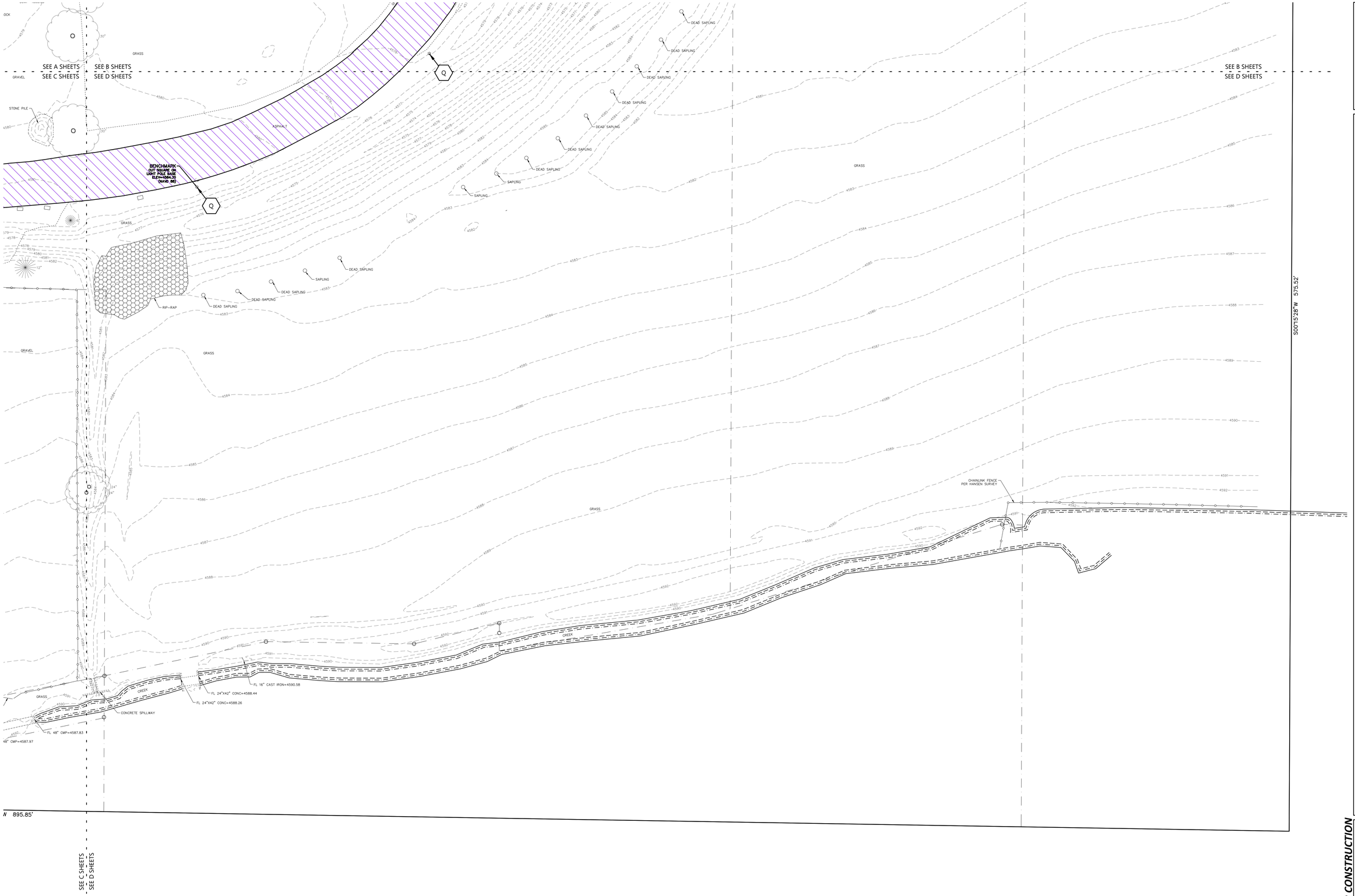
IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.0C



KEYNOTES

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SAWCUT & REMOVE PAVEMENT & BASE

REMOVE FEATURES

REMOVE GRAVEL NECESSARY FOR PAVING. CONFIRM REMAINING GRAVEL MEETS BASE SECTION REQUIREMENTS.

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA D

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET DATES

ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.0D

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RELOCATED GUARDRAIL & CONTROL PANEL

KEYNOTES

5	SIDEWALK RAMP WITH HANDRAILS (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES

KEYNOTES

14	PRECAST CONCRETE WHEEL STOP (TYP.)
16	6" CONCRETE BOLLARDS (TYP.) (SEE SHEET C2.0 FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)

KEYNOTES

23	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING
24	5' WIDE GRAVEL RODENT STRIP
25	SILO PAD. (SEE STRUCTURAL PLANS FOR DETAILS)

KEYNOTES

26	SNOW MELT. (SEE HVAC PLANS FOR DETAILS)
27	CONCRETE STEP WITH HANDRAILS (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
28	PAVING OF WEST 700 NORTH (WEST 4600 SOUTH) TO BE COMPLETED AS PART OF COUNTY ROAD PROJECT. COORDINATE UTILITY CONSTRUCTION AND DRIVEWAY CONNECTION RECONSTRUCTION WITH AQUA ENGINEERING DESIGN PLANS.
29	RELOCATED SIGN. HANDHOLE AND GROUND LIGHT. SEE AQUA ENGINEERING DESIGN PLANS FOR DETAILS.

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		APRON CONCRETE
	ASPHALT INSTALLED AS PART OF COUNTY ROAD PROJECT		GRAVEL SECTION
	SIDEWALK CONCRETE		CRUSHED CLEAR STONE TO MATCH EXISTING

EXCEL
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PROJECT INFORMATION

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IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.1A

CIVIL SITE PLAN - AREA A

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RELOCATED GUARDRAIL & CONTROL PANEL

KEYNOTES	
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LEGEND:			
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		APRON CONCRETE
	ASPHALT INSTALLED AS PART OF COUNTY ROAD PROJECT		GRAVEL SECTION
	SIDEWALK CONCRETE		CRUSHED CLEAR STONE TO MATCH EXISTING

FUTURE RIGHT-OF-WAY LINE PER ORDINANCE 19-11

COUNTY ROAD PROJECT

SEE A SHEETS
SEE B SHEETS

S88°27'04"E 463.43' W. 700 N. W. 4600 S.

CENTERLINE OF RIGHT-OF-WAY PER ORDINANCE 19-11 & AQUA ENGINEERING DRAWINGS

CURRENT RIGHT-OF-WAY LINE / LOTLINE PER HANSEN SURVEY

LIMITS OF DISTURBANCE

18.5'

140' AT ROAD EDGE

22'

15'

7'

CONCRETE

R25'

30' BUILDING SETBACK LINE

R25'

50'

59.3' AT NEW R/W

40'

NEW RIGHT-OF-WAY LINE PER ORDINANCE 19-11

NEW 30' BUILDING SETBACK LINE PER ORDINANCE 19-11

BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4573.78

GRAVEL

GV

ELECTRIC BOX

ASPHALT

CONCRETE

RIP-RAP

LIMITS OF DISTURBANCE

PROPOSED ADDITION
11,519 S.F.
CIVIL F.F. = 4579.61
ARCH F.F. = 99.80 (PROJECT #250231400)
(ARCH F.F.=100.00 PROJECT #250429500)
(MATCH EXISTING)

ASPHALT

49.67'

94.91'

S00°15'28"W 275.00'

CHAINLINK FENCE
PER HANSEN SURVEY

LIMITS OF DISTURBANCE

CONCRETE

EXISTING BUILDING

CANOPY

STRIPING (TYP.)

CONCRETE

F.F. ELEV=4578.3

8 METAL STEPS W/ LANDING

APPROX. F.F. ELEV=4579.6

GRAVEL

CANOPY

BASE ONLY

TRANSFORMER (TYP.)

TRANSFORMER (TYP.)

APPROX. F.F. ELEV=4577.8

ELECTRIC SWITCH

7 METAL W/ PLASTIC GRATE STEPS W/ LANDING

APPROX. F.F. ELEV=4582.8

APPROX. F.F. ELEV=4582.9

F.F. ELEV=4582.8

EXISTING BUILDING

TREATMENT TANK

METAL DECK

DOWNSPOUT (TYP.)

10 METAL STEPS

HANDRAIL

CONCRETE

CONCRETE

GRAVEL

TANK

LADDER

4 METAL STEPS W/ LANDING

TANK

CONTROL PANEL

CONCRETE RETAINING WALL
PER HANSEN SURVEY

S88°27'04"E 200.05'

PHASE 3 BUILDING

STONE

40'

LIMITS OF DISTURBANCE

R181'

40'

R237'

10'

40'

10'

PHASE 3 BLDG

PHASE 3
WWTP TANK
SEE B SHEETS
SEE D SHEETS

SEE A SHEETS
SEE C SHEETS

PHASE 2 PAVEMENT

LIMITS OF DISTURBANCE

SEE B SHEETS
SEE D SHEETS

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL SITE PLAN - AREA B

EXCEL

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET DATES

ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.1B

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RELOCATED GUARDRAIL & CONTROL PANEL

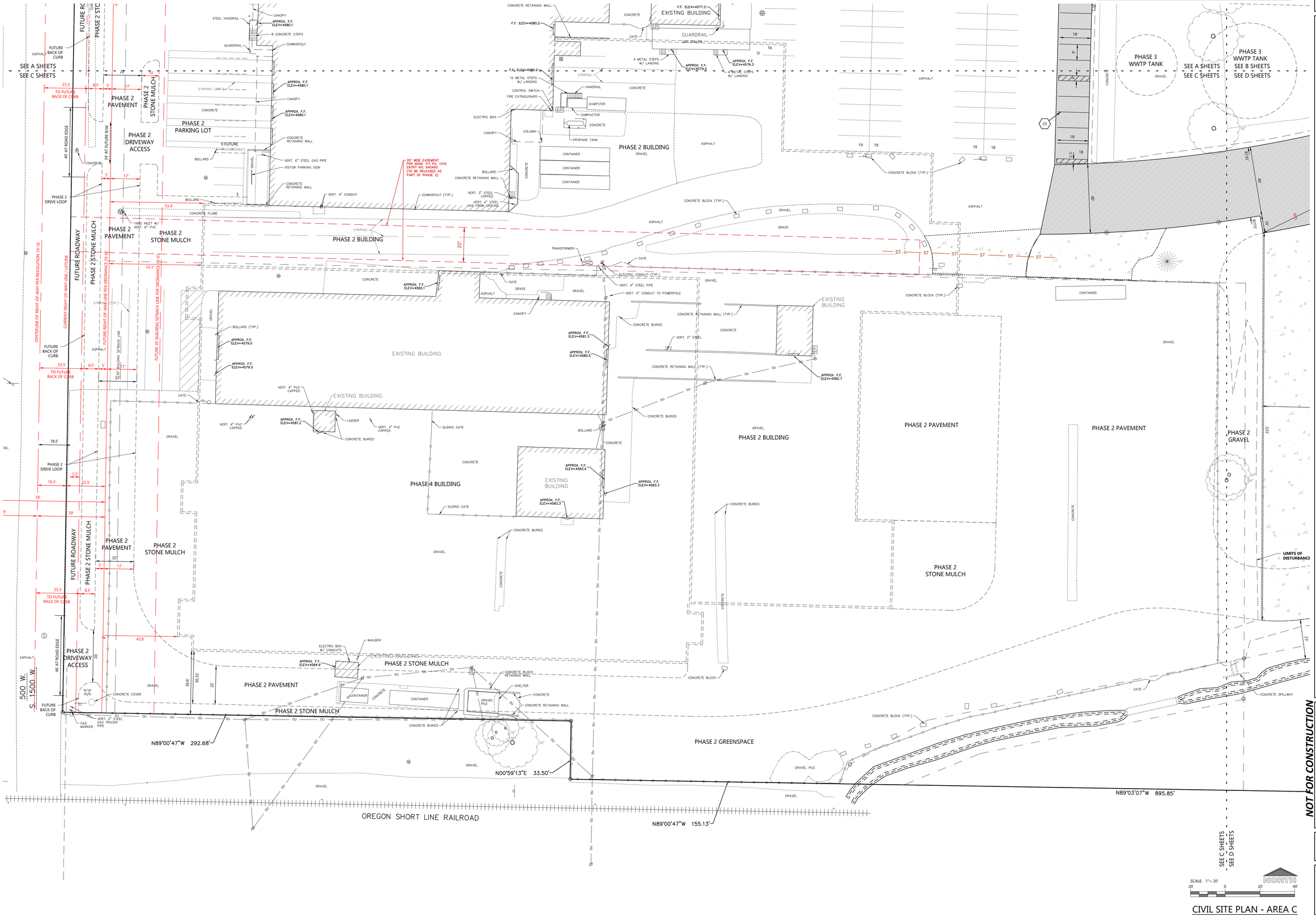
KEYNOTES	
5	SIDEWALK RAMP WITH HANDRAILS (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
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ISSUED FOR BID	
IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.1C

SCALE: 1"= 20'

CIVIL SITE PLAN - AREA C

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
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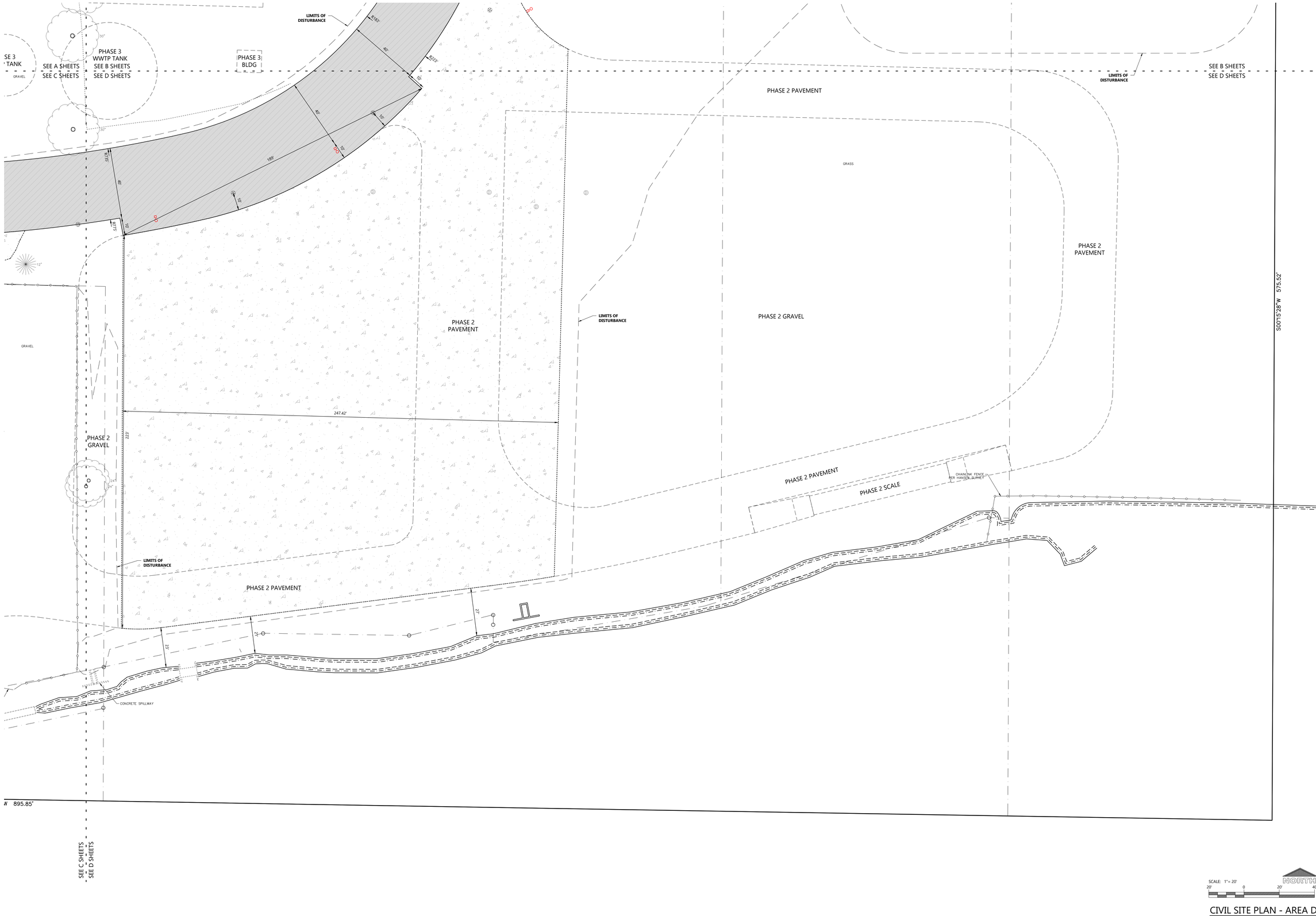
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SCALE: 1" = 20'

NORTH

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CIVIL SITE PLAN - AREA D

EXCEL

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570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET DATES

ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.1D

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

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SHEET NUMBER C1.2A

SEE A SHEETS
SEE C SHEETS

SEE A SHEETS
SEE B SHEETS

FUTURE RIGHT-OF-WAY LINE PER ORDINANCE 19-11

CENTERLINE OF RIGHT-OF-WAY PER ORDINANCE 19-11 & AQUA ENGINEERING DRAWINGS

CURRENT RIGHT-OF-WAY LINE / LOTLINE PER HANSEN SURVEY

NEW RIGHT-OF-WAY LINE PER ORDINANCE 19-11

NEW 30' BUILDING SETBACK LINE PER ORDINANCE 19-11

FUTURE 30' BUILDING SETBACK LINE PER ORDINANCE 19-07

FUTURE RIGHT-OF-WAY PER RESOLUTION 19-18

CENTERLINE OF RIGHT-OF-WAY PER RESOLUTION 19-18

FUTURE RIGHT-OF-WAY LINE PER ORDINANCE 19-07

W. 700 N. W. 4600 S.

S88°34'35"E 670.08'

500 W. S. 1500 W.

N00°56'25"E 829.19'

DRIVEWAY RECONSTRUCTION TO BE COMPLETED AS PART OF COUNTY ROAD PROJECT

BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4568.18

BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4572.43

BENCHMARK FLANGE ARROW ON HYDRANT ELEV=4573.74

LIMITS OF DISTURBANCE

PROPOSED ADDITION 22,778 S.F.
CIVIL F.F. = VARIES
ARCH F.F. = VARIES

PROPOSED ADDITION 165 S.F.
CIVIL F.F. = 4579.88
ARCH F.F. = 100.07 (PROJECT #250231400)
(ARCH F.F.=100.27 PROJECT #250429500)
(3.25' ABOVE EXISTING AT DOOR)

CIVIL F.F. = VARIES
ARCH F.F. = VARIES

CIVIL F.F. = 4579.81
ARCH F.F. = 100.00
(MATCH EXISTING)

INFILL GAP WITH CONCRETE. PROVIDE POSITIVE DRAINAGE FLUME TO NORTH BETWEEN BUILDING AND TANK FOUNDATION FOR RAINWATER TO OUTLET.

CONFIRM ADEQUATE COVER WILL REMAIN OVER EXISTING WATER AND FIRE PROTECTION LINES FOR FROST PROTECTION PRIOR TO POND REGRADING. NOTIFY EXCEL ENGINEERING WITH FINDINGS FOR CONFIRMATION.

EXISTING BUILDING

PHASE 3 WWTP TANK

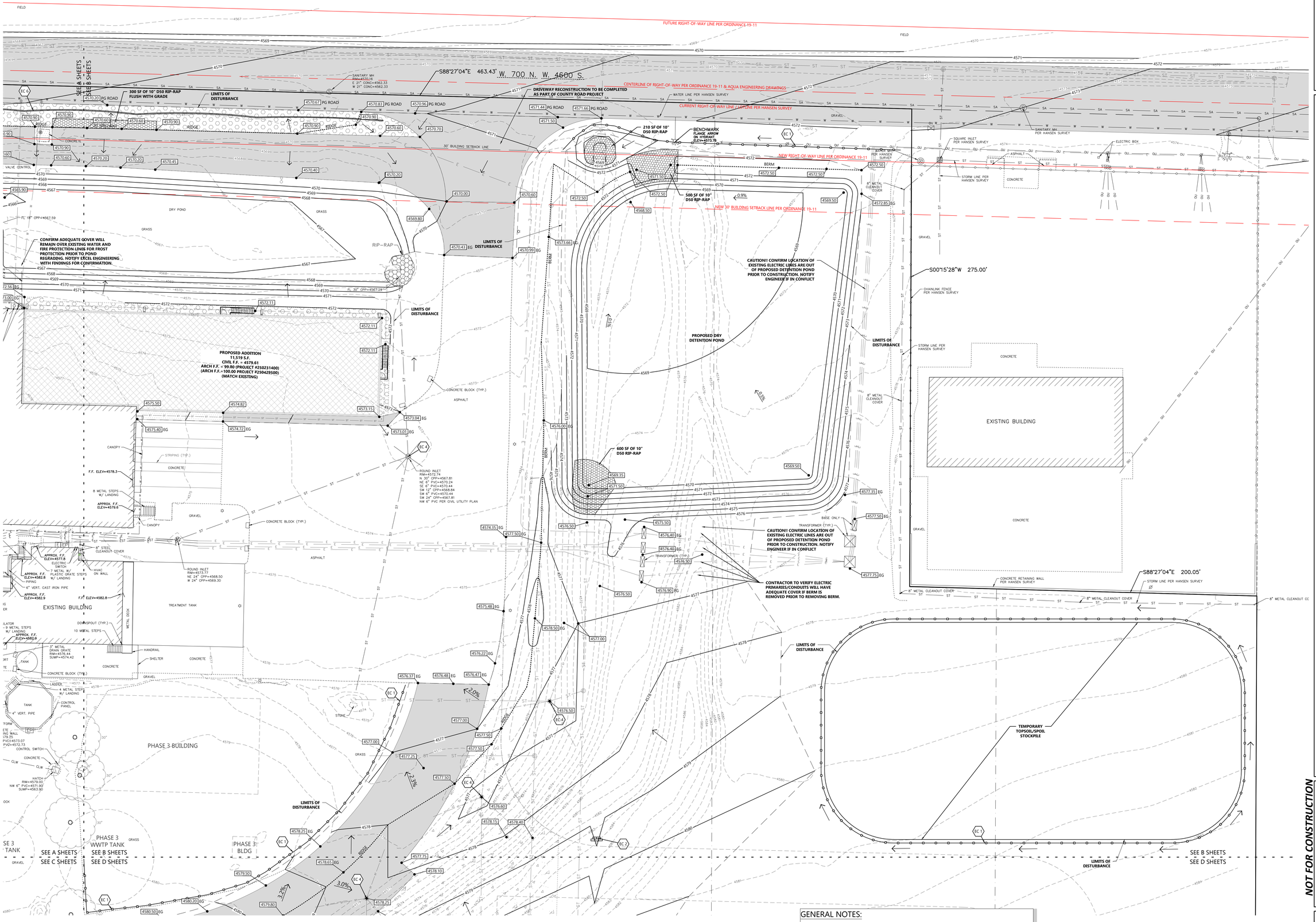
KEYNOTES		KEYNOTES	
EC 1	SILT FENCE	EC 4	INLET PROTECTION
EC 2	DITCH CHECK	EC 5	CONCRETE WASHOUT
EC 3	STABILIZED CONSTRUCTION ENTRANCE	EC 6	SEDIMENT LOG

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS ASLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
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- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN



KEYNOTES		KEYNOTES	
EC 1	SILT FENCE	EC 4	INLET PROTECTION
EC 2	DITCH CHECK	EC 5	CONCRETE WASHOUT
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SCALE: 1" = 20'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA B

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

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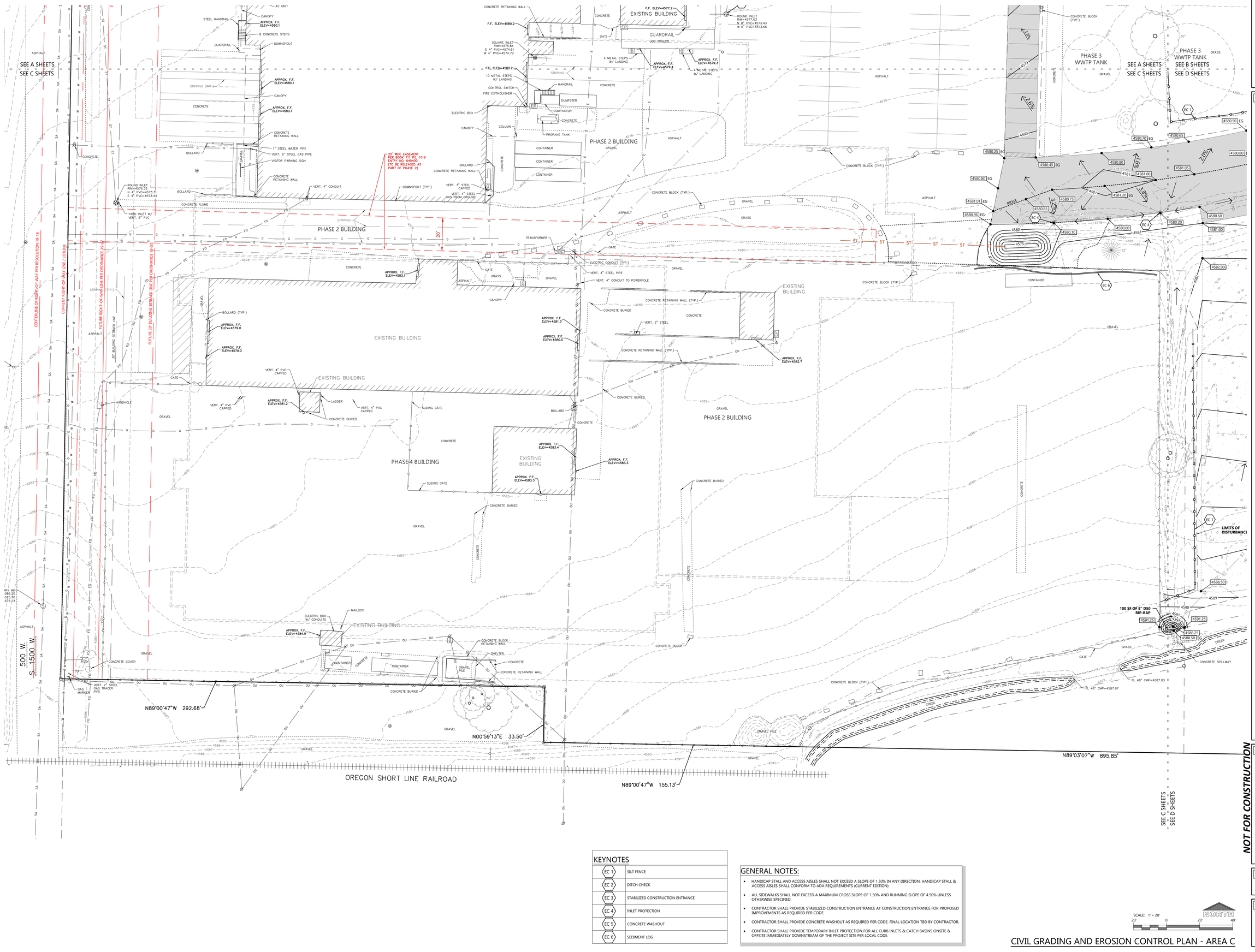
IFB	AUG. 3, 2026
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JOB NUMBER

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SHEET NUMBER

C1.2B



KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
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SCALE: 1" = 20'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA C

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PROJECT INFORMATION

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570 NORTH 500 WEST • HYRUM, UT 84319

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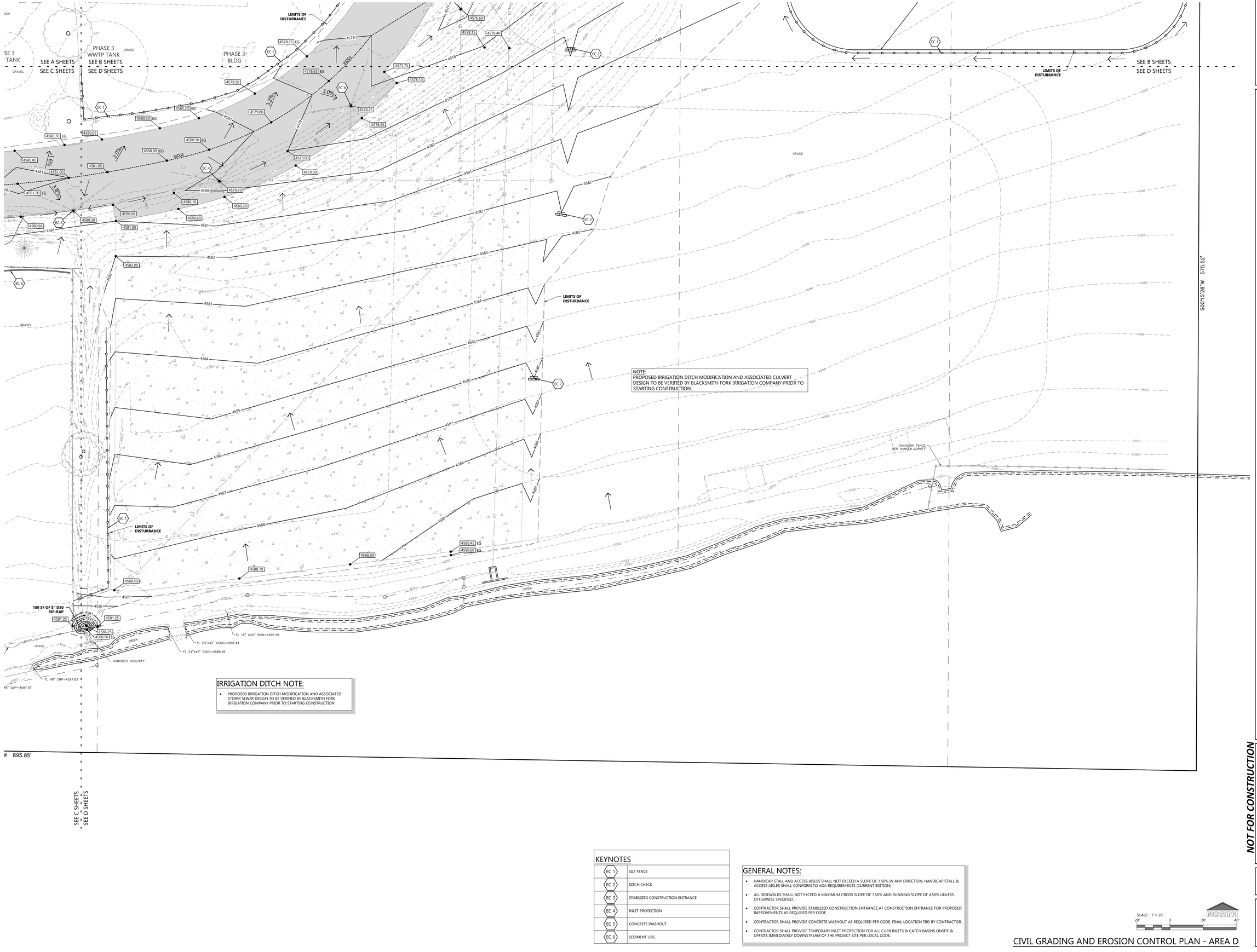
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IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.2C



NOTE:
PROPOSED IRRIGATION DITCH MODIFICATION AND ASSOCIATED CULVERT DESIGN TO BE VERIFIED BY BLACKSMITH FORK IRRIGATION COMPANY PRIOR TO STARTING CONSTRUCTION.

IRRIGATION DITCH NOTE:

- PROPOSED IRRIGATION DITCH MODIFICATION AND ASSOCIATED STORM SEWER DESIGN TO BE VERIFIED BY BLACKSMITH FORK IRRIGATION COMPANY PRIOR TO STARTING CONSTRUCTION.

KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
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SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA D

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SHEET NUMBER
C1.3A

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NOTE:
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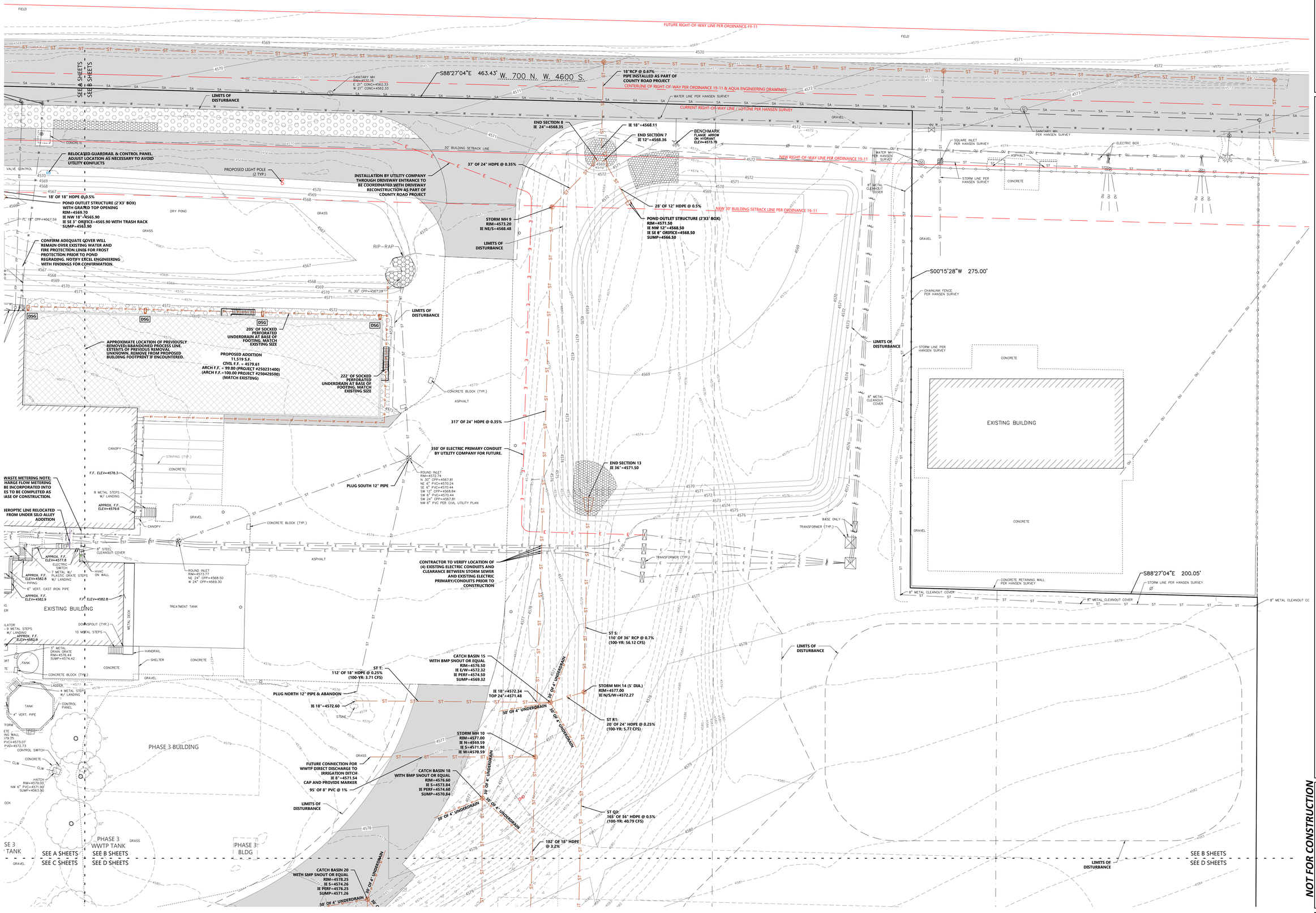
NOTE:
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NOTE:
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NOTE:
ALL PAVEMENT UNDERDRAIN SHOWN ON PLAN TO BE WRAPPED 6" PERFORATED PVC @ 1% MIN. SLOPE. SEE PLAN FOR INVERTS AT STRUCTURE CONNECTION POINTS. EACH SECTION TO BE 30' MINIMUM LENGTH. SEE PAVING WITH UNDERDRAIN DETAIL.

SCALE: 1" = 20'
NORTH
20' 0 20' 40'

CIVIL UTILITY PLAN - AREA A



NOTE:
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CIVIL UTILITY PLAN - AREA B

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PROJECT INFORMATION

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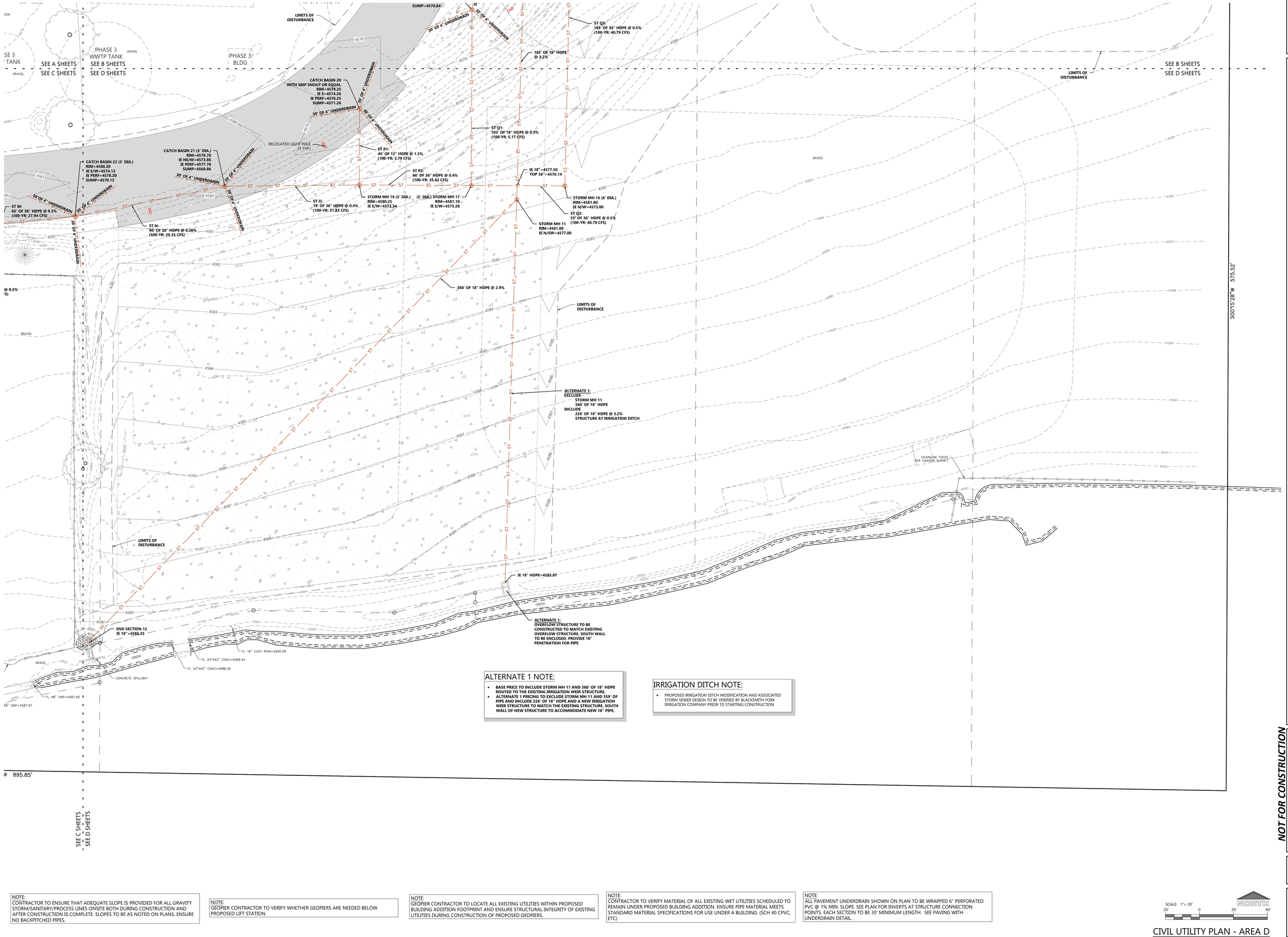
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SCALE: 1" = 20'
NORTH

CIVIL UTILITY PLAN - AREA C



ALTERNATE 1 NOTE:

- **BASE PRICE TO INCLUDE STORM MH 11 AND 360' OF 18" HDPE ROUTED TO THE EXISTING IRRIGATION WEIR STRUCTURE.**
- **ALTERNATE 1 PRICING TO EXCLUDE STORM MH 11 AND 359' OF PIPE AND INCLUDE 226' OF 18" HDPE AND A NEW IRRIGATION WEIR STRUCTURE TO MATCH THE EXISTING STRUCTURE. SOUTH WALL OF NEW STRUCTURE TO ACCOMMODATE NEW 18" PIPE.**

IRRIGATION DITCH NOTE:

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SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL UTILITY PLAN - AREA D

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W. 700 N. W. 4600 S.

S. 500 W.

FUTURE RIGHT-OF-WAY LINE PER ORDINANCE 19-11

CENTERLINE OF RIGHT-OF-WAY PER ORDINANCE 19-11 & AQUA ENGINEERING DRAWINGS

CURRENT RIGHT-OF-WAY LINE / LOTLINE PER HANSEN SURVEY

NEW RIGHT-OF-WAY LINE PER ORDINANCE 19-11

NEW 30' BUILDING SETBACK LINE PER ORDINANCE 19-11

S88°34'35"E 670.08'

N00°56'25"E 829.19'

SEE A SHEETS
SEE B SHEETS
SEE C SHEETS
SEE D SHEETS

PROPOSED ADDITION
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CIVIL F.F. = VARIES
ARCH F.F. = VARIES

CIVIL F.F. = 4579.81
ARCH F.F. = 100.00
(MATCH EXISTING)

PROPOSED ADDITION
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CIVIL F.F. = 4579.88
ARCH F.F. = 100.07 (PROJECT #250231400)
(ARCH F.F.=100.27 PROJECT #250429500)
(3.25"ABOVE EXISTING AT DOOR)

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LIMITS OF DISTURBANCE

BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4568.18

BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4572.43

BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4573.74

SEEDING NOTE:

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HATCH KEY:

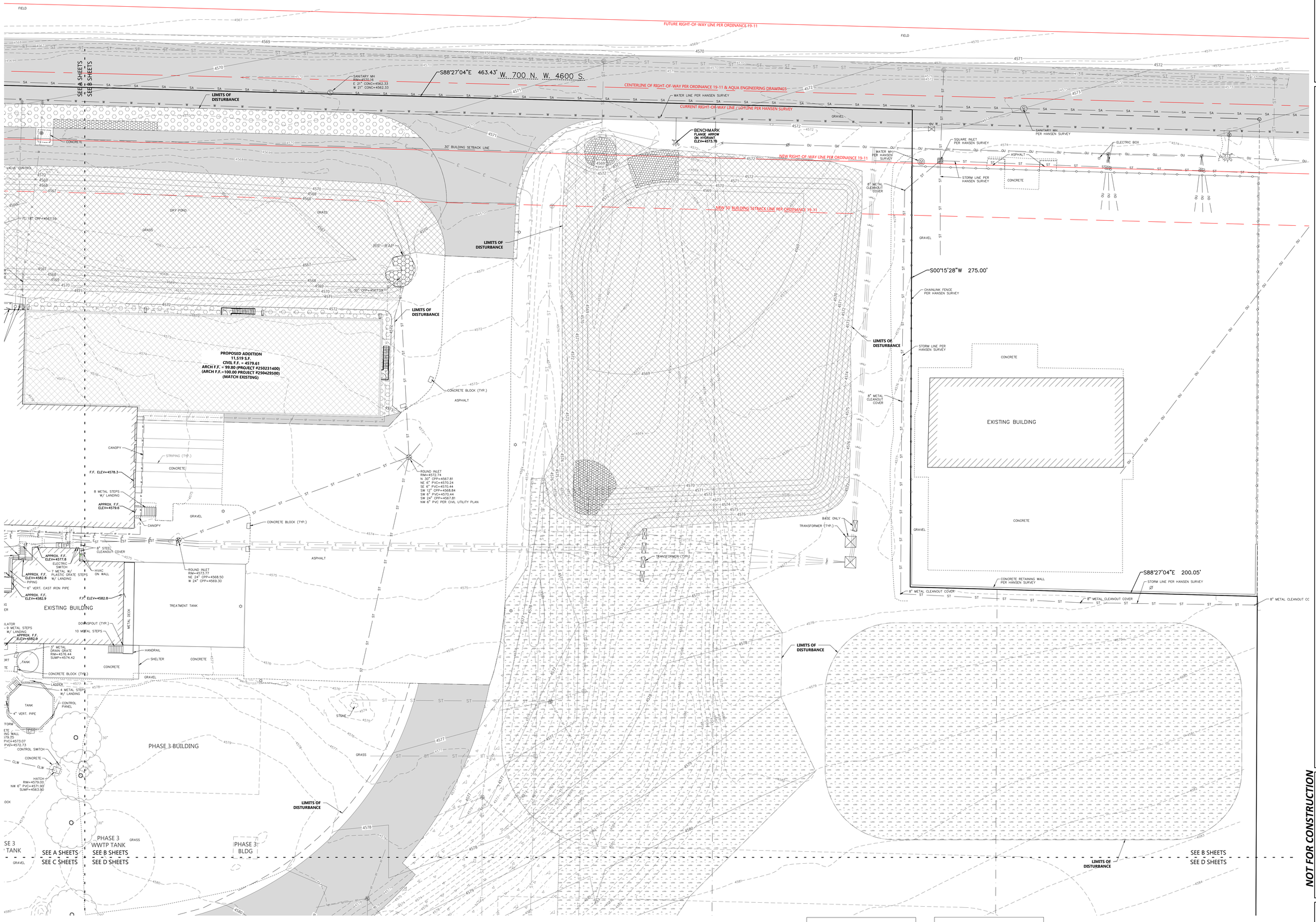
HATCH	LANDSCAPE MATERIAL
	EROSION MATTING (NAG S150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)
	EROSION MATTING (NAG C125) OVER SEEDED LAWN (SWALE BOTTOMS & SWM)

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA A



SEEDING NOTE:

- HYDROSEED ALL AREAS OF PERMANENT GRASS SEEDING. INCLUDING ALL AREAS WITH EROSION MATTING.

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	EROSION MATTING (NAG S150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)
	EROSION MATTING (NAG C125) OVER SEEDED LAWN (SWALE BOTTOMS & SWM)

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

SCALE: 1" = 20'

NORTH

20' 0 20' 40'

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA B

EXCEL

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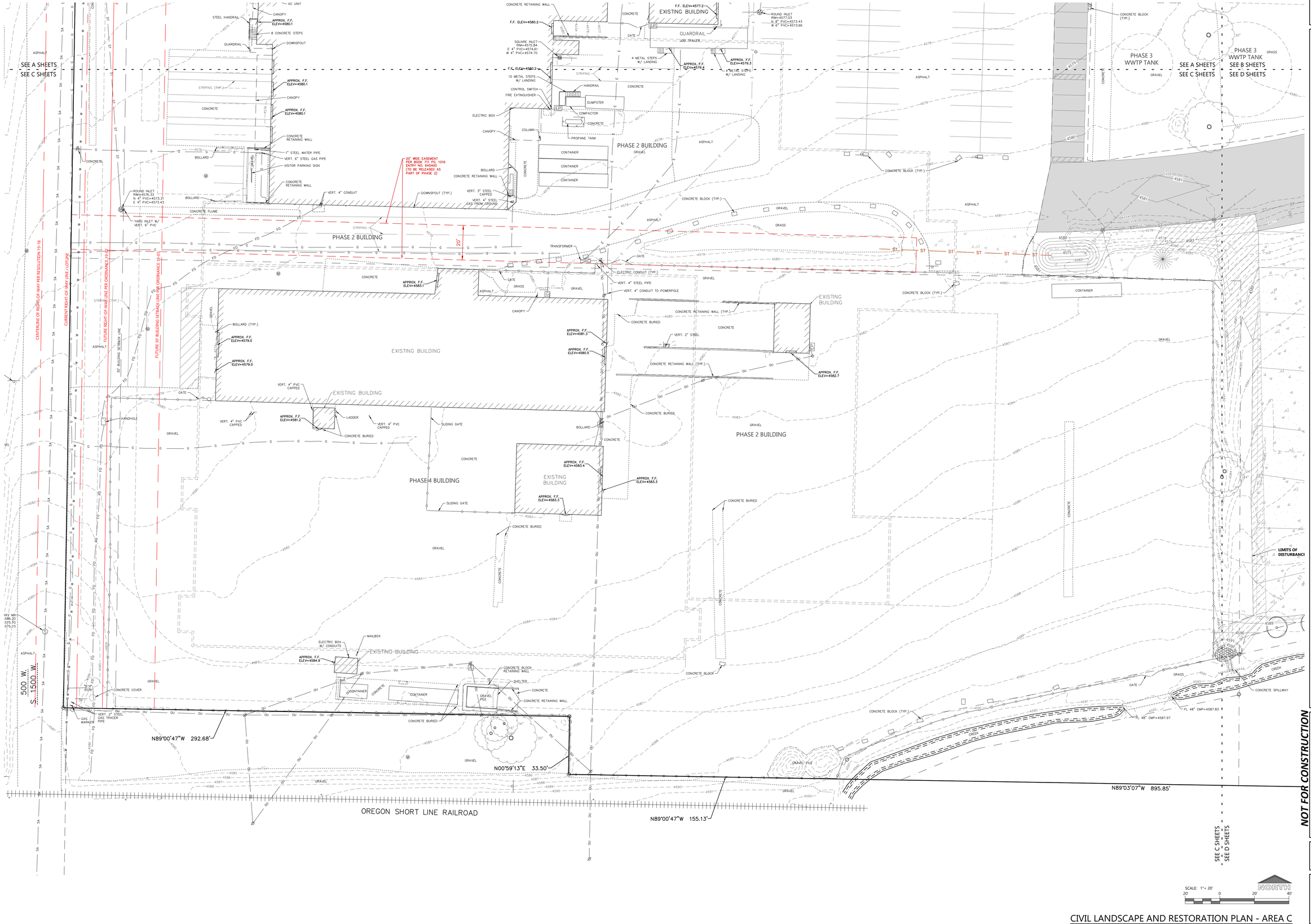
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HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN



SCALE: 1" = 20'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C

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SHEET NUMBER

C1.4C

LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
⊙	Hedge Maple	Acer campestre	2"	14

TREE PLANTING NOTE:

- SEE SHEET C2.0 FOR TREE PLANTING DETAIL

SEEDING NOTE:

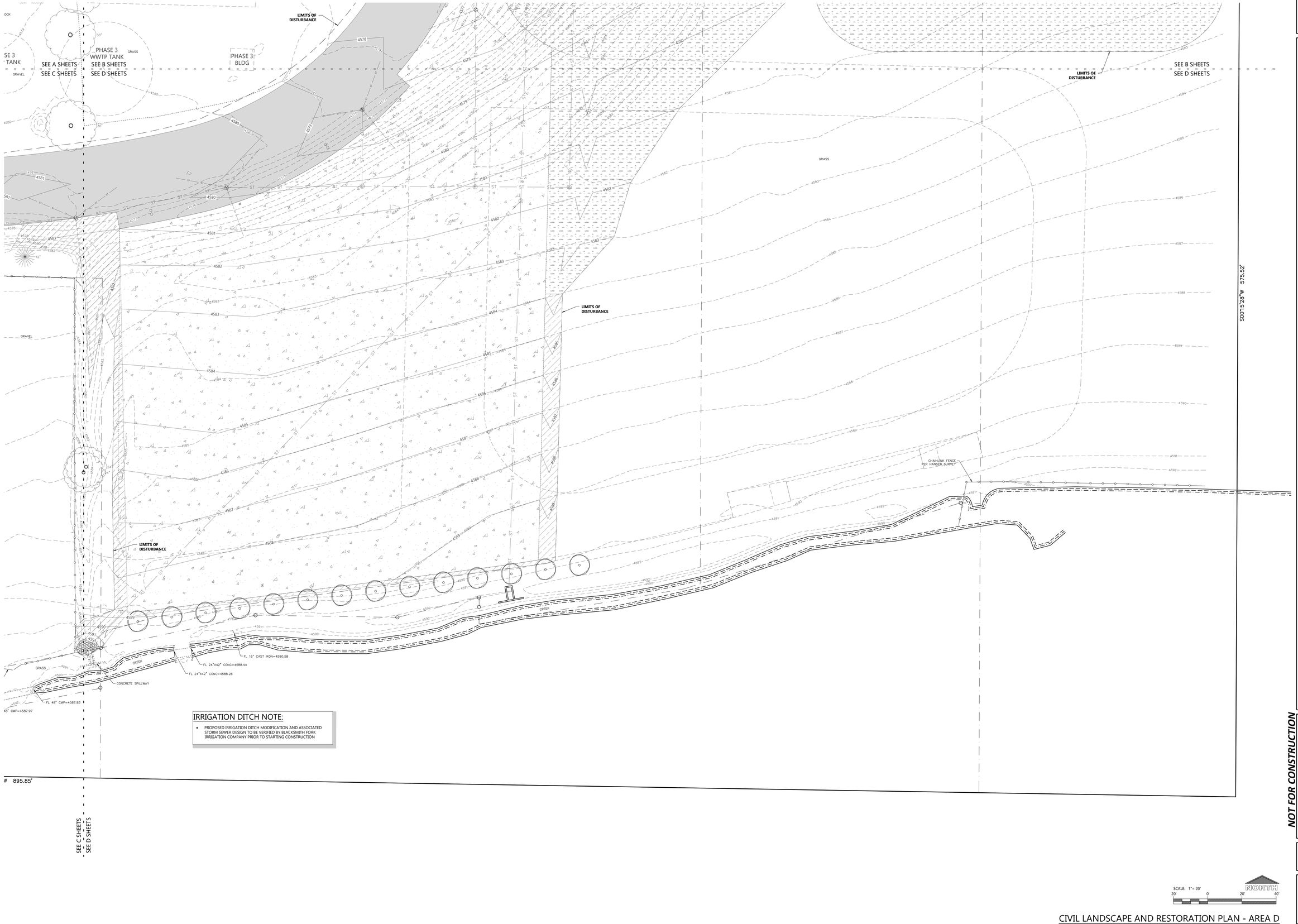
- HYDROSEED ALL AREAS OF PERMANENT GRASS SEEDING. INCLUDING ALL AREAS WITH EROSION MATTING.

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	EROSION MATTING (NAG S150) OVER SEEDED LAWN (> OR = 4:1 SLOPES OUTSIDE OF SWM)
	EROSION MATTING (NAG C125) OVER SEEDED LAWN (SWALE BOTTOMS & SWM)

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN



IRRIGATION DITCH NOTE:

- PROPOSED IRRIGATION DITCH MODIFICATION AND ASSOCIATED STORM SEWER DESIGN TO BE VERIFIED BY BLACKSMITH FORK IRRIGATION COMPANY PRIOR TO STARTING CONSTRUCTION

SCALE: 1" = 20'

NORTH

20' 0 20' 40'

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA D

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET DATES

ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.4D

GENERAL NOTES

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

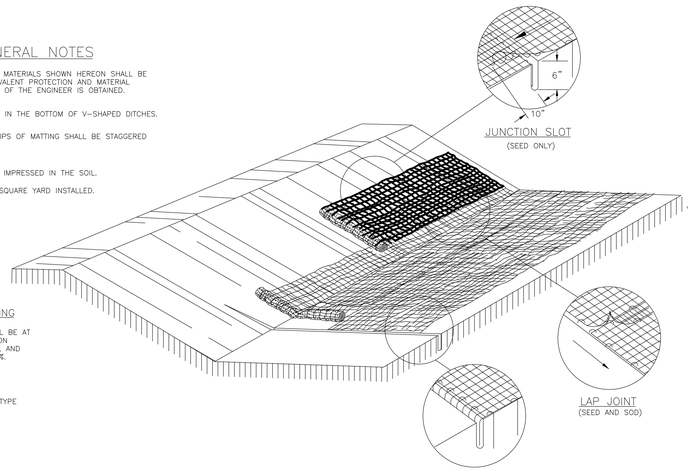
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

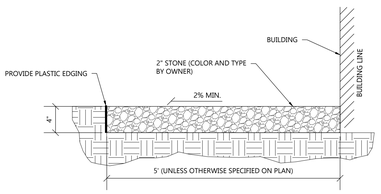
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE:
SEE SPECIFICATIONS FOR MATTING TYPE



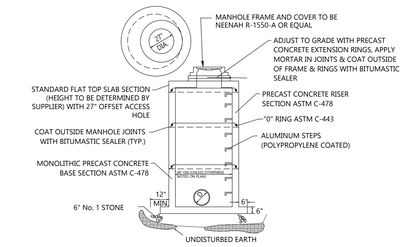
CHANNEL EROSION MAT DETAIL

NOT TO SCALE



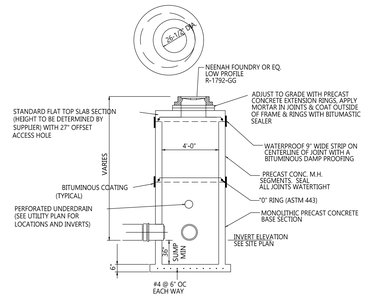
STONE STRIP DETAIL

NOT TO SCALE



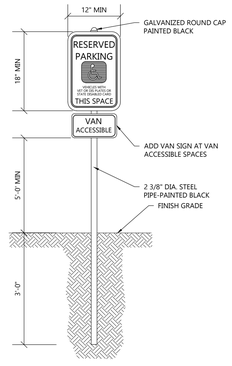
STORM MANHOLE DETAIL

NOT TO SCALE



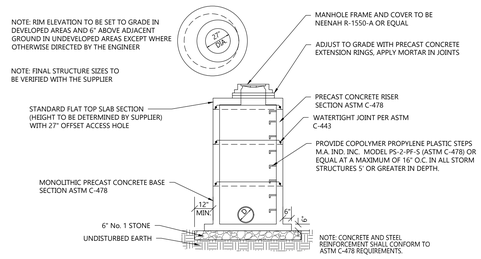
STORM CATCH BASIN W/ SUMP DETAIL

NOT TO SCALE



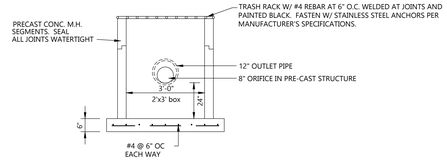
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



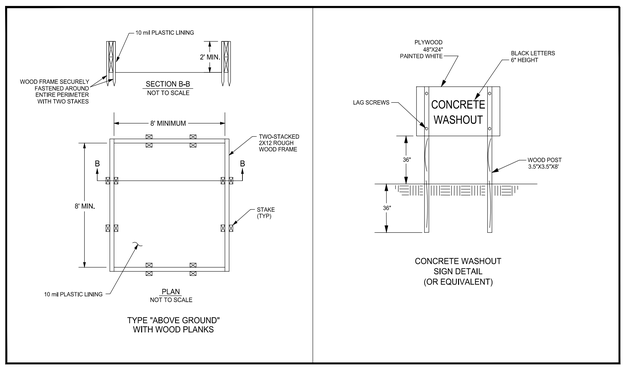
STORM MANHOLE DETAIL

NOT TO SCALE



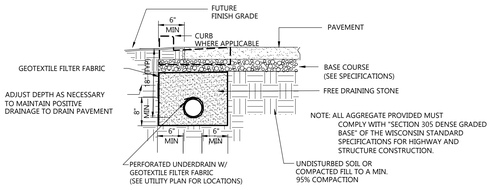
OUTLET STRUCTURE DETAIL

NOT TO SCALE



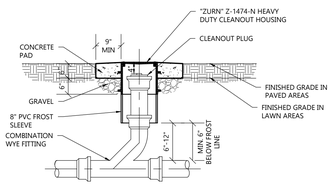
CONCRETE WASHOUT DETAIL

NOT TO SCALE



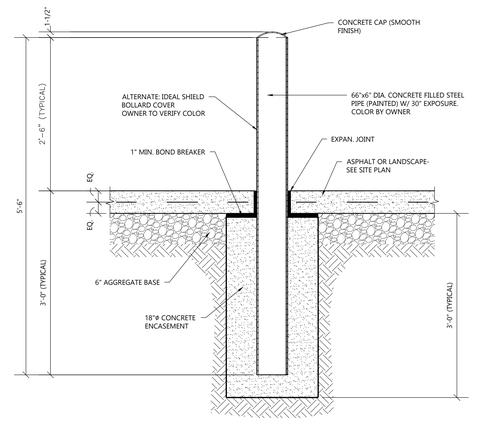
PAVING WITH UNDERDRAIN DETAIL

NO SCALE



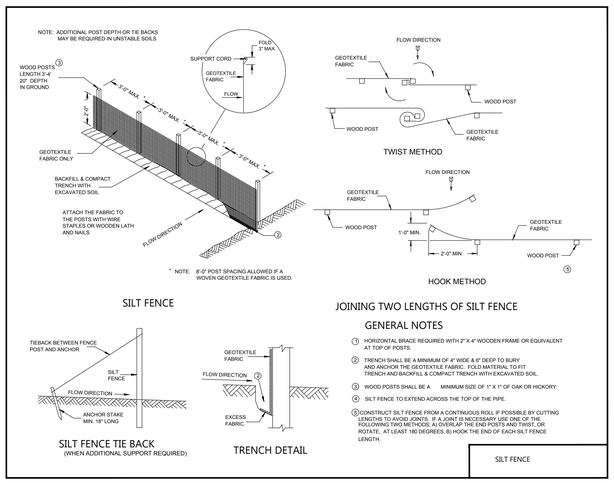
CLEANOUT TO GRADE DETAIL

NOT TO SCALE



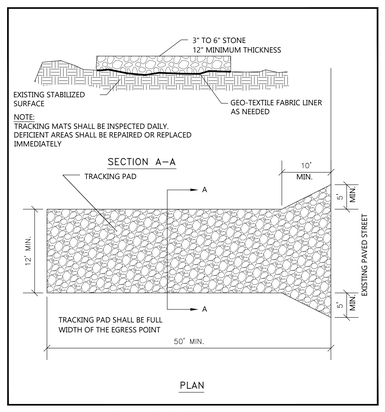
6" PIPE BOLLARD DETAIL

NOT TO SCALE



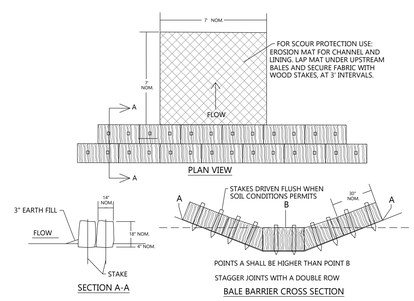
SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE



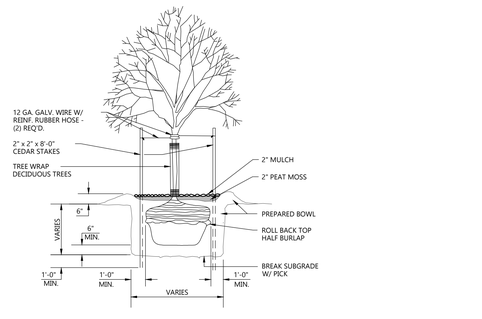
TRACKPAD DETAILS

NOT TO SCALE



HAY OR STRAW BALE DITCH CHECK

NO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

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PROJECT INFORMATION

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WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

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250231400

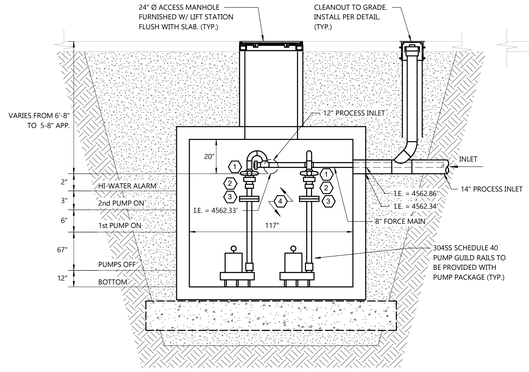
SHEET NUMBER

C2.0

CIVIL DETAILS

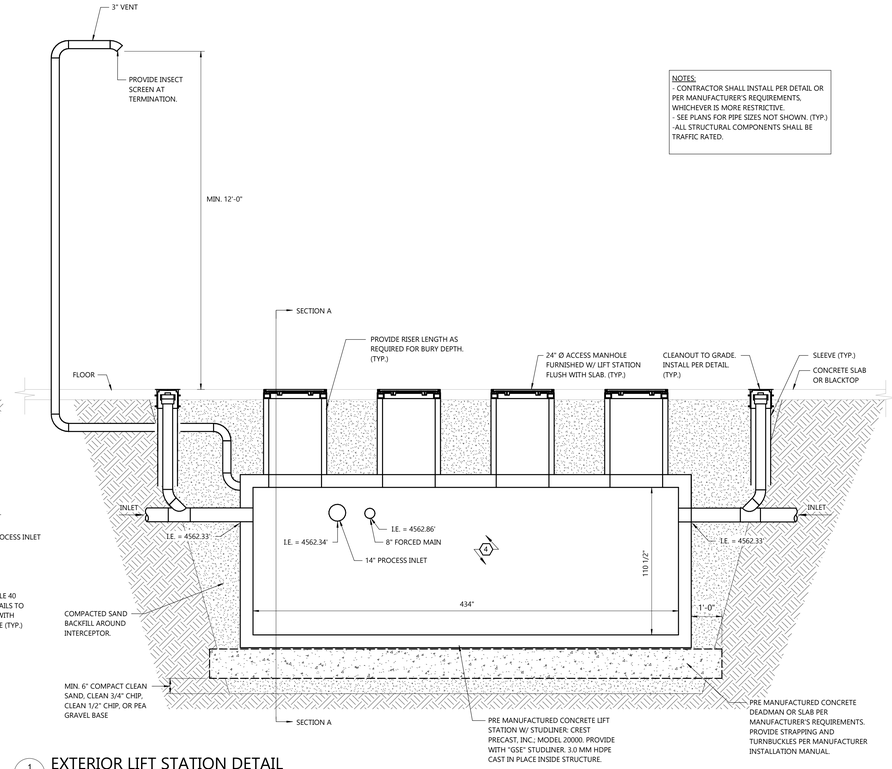
NOTES:
- CONTRACTOR SHALL PROVIDE DIAPHRAGM FLOAT SWITCHES FOR THE HI-WATER & LOW WATER ALARM. ALARMS TO BE TIED INTO THE CONTROL PANEL AND ABLE TO BE MONITORED THRU THE BUILDINGS AUTOMATION SYSTEM.

KEYNOTES:
1. STAINLESS STEEL SHUT OFF VALVE.
2. STAINLESS STEEL SWING CHECK VALVE.
3. STAINLESS STEEL FLANGES.
4. ALL RELATED PIPING, FITTINGS, AND HANGERS TO BE STAINLESS STEEL.



SECTION A-A

NOTES:
- CONTRACTOR SHALL INSTALL PER DETAIL OR PER MANUFACTURER'S REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- SEE PLANS FOR PIPE SIZES NOT SHOWN. (TYP.)
-ALL STRUCTURAL COMPONENTS SHALL BE TRAFFIC RATED.



1 / C2.1 EXTERIOR LIFT STATION DETAIL
NOT TO SCALE

ELECTRICAL/STARTER/DISCONNECT SCHEDULE

SYMBOL	ELECTRICAL DATA								STARTER				DISCONNECT			REMARKS
	HP	KW	AMPS	MCA	MOP	SCCR kA	VOLT	PH.	TYPE	LOCATION	FURN. BY	ACCESS-ORIES	DIS-CONNECT	FURN. BY		
SE-1, SE-2	(2)@15		-	-	-	65	460	3	VFD	CONTR. PANEL	EM	HOA	R	EM		(2)
SUMP PUMP ALARM - DUPLEX	-	4 W	-	-	-	-	120	1	-	-	-	-	NR	-		(3)(4)

STARTER TYPE:
INTEG = INTEGRAL: PROVIDED INTEGRAL WITH EQUIPMENT.
VFD = VARIABLE FREQUENCY DRIVE.

FURNISHED BY:
EM = EQUIPMENT MANUFACTURER
PC = PLUMBING CONTRACTOR
EC = ELECTRICAL CONTRACTOR
HC = HEATING CONTRACTOR

ACCESSORIES:
HOA = HAND-OFF-AUTO
PL = PILOT LIGHT
PB = PUSH BUTTON
2-SP = TWO SPEED
RV = REDUCED VOLTAGE

DISCONNECT:
NR = NOT REQUIRED
R = REQUIRED
WP = WEATHERPROOF
F = FUSED

REMARKS:
REC. = RECEPTACLE
S.REC. = SWITCHED RECEPTACLE

FOR PROCESS JOBS, DO NOT DELETE THIS NOTE UNTIL DIRECTED. PM TO REVIEW PLANS FOR STARTERS/PANELS IN WET AREAS AND NOTE WHERE NEMA 4/4X ENCLOSURES.
- ACCEPTABLE MANUFACTURERS: ALLEN BRADLEY, CUTLER HAMMER, SQUARE D, GENERAL ELECTRIC.
- VERIFY VOLTAGE AND PHASE WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT.
- FURNISH MOTOR STARTERS TO E.C. FOR INSTALLATION AND WIRING WHEN THE STARTER SCHEDULE CALLS FOR P.C. TO FURNISH.
(2) ELECTRICAL CONTRACTOR SHALL HARD WIRE TO CONTROL PANEL AND TERMINATE POWER WIRING FROM PUMPS TO CONTROL PANEL. PLUMBING CONTRACTOR SHALL PROVIDE CONTROL WIRING FROM CONTROL PANEL TO FLOATS.
(3) EC SHALL HARD WIRE 120 VOLT POWER TO CONTROL PANEL FOR ALARMS. PLUMBING CONTRACTOR SHALL PROVIDE CONTROL WIRING FROM CONTROL PANEL TO ALARM FLOAT.
(4) PUMP POWER SHALL BE ON A SEPARATE CIRCUIT FROM PUMP ALARM.

SEWAGE EJECTOR SCHEDULE (SE)

NO.	PUMP									REMARKS
	NO.	GPM EA.	HEAD (FT)	RPM	HP EA.	VOLT/ PHASE	TYPE	MODEL	MFR	
1	1	600	50	1750	15	460/3	PROCESS WASTE	SKX110CSSF	BJM PUMPS	(1) (6)
2	2	600	50	1750	15	460/3	PROCESS WASTE	SKX110CSSF	BJM PUMPS	(1) (6)

- ACCEPTABLE MANUFACTURERS:
-PUMP: ZOELLER, WEIL, LITTLE GIANT, LIBERTY PUMPS, WILO.
-SUMP: TOPP INDUSTRIES, AK INDUSTRIES, JACKEL.
- VERIFY CONTROL FLOAT CORD LENGTH REQUIRED FOR INSTALLATION LOCATION PRIOR TO ORDERING.
- EQUIPMENT SHALL BE INTRINSICALLY SAFE.
(1) SEE DETAIL FOR SUMP AND CONTROL LEVEL DIMENSIONS. PROVIDE SUMP WITH UPPER ANCHOR FLANGE.
(6) PROVIDE "SIGMA CONTROLS" OR EQUIVALENT MYRAID DPC DUPLEX PUMP CONTROLLER W/ A MENA 3R RATED ENCLOSURE. LIFT STATION LEVEL TRANMITTER, CRITICAL ALARMS, NON-CRITICAL ALARMS, AUDIBLE AND VISUAL ALARMS, PUMP RUN STATUS, HOA SWITCH, DIGITAL AND RELAY OUTPUTS, NEMA 4X ENCLOSURE, AND DISCONNECT.

CIVIL LIFT STATION DETAIL AND SCHEDULE

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DIARY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

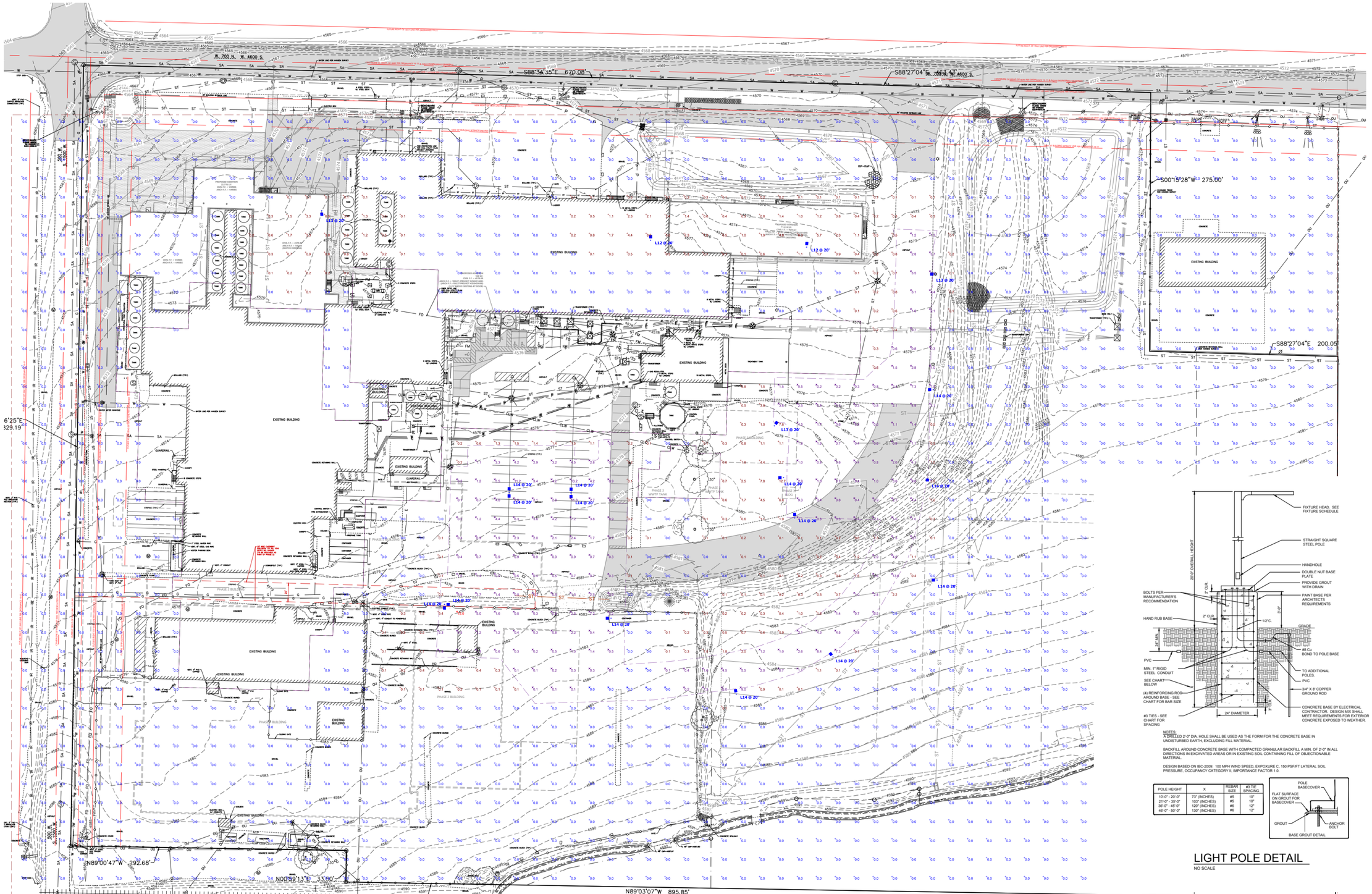
SHEET DATES
ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C2.1

C:\Revit Local\250231400_EXEL Central_USDS_benjamin.WPDM.rvt
8/27/2026 3:16:37 PM



Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
□	L12	2	ALED2T150 - RWLED2T150 - RWLED2T150SF - WPLED2T150 (TYPE II)	CAST FINNED METAL HOUSING, 6 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD.	2969	0.9	153.2
□	L13	3	ALED3T150 - RWLED3T150 - RWLED3T150SF - WPLED3T150 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD.	2805	0.9	155.2
□	L14	14	ALED4T150 - RWLED4T150 - RWLED4T150SF - WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 56-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 22-DEGREES FROM STRAIGHT AHEAD.	3077	0.9	155.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY & PARKING	✳	2.3 fc	15.0 fc	0.0 fc	N/A	N/A
SITE	+	0.3 fc	15.0 fc	0.0 fc	N/A	N/A

NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOXURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"

LIGHT POLE DETAIL

NO SCALE

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

SCALE: 1" = 40'

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PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET DATES

ISSUED FOR BID

IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER

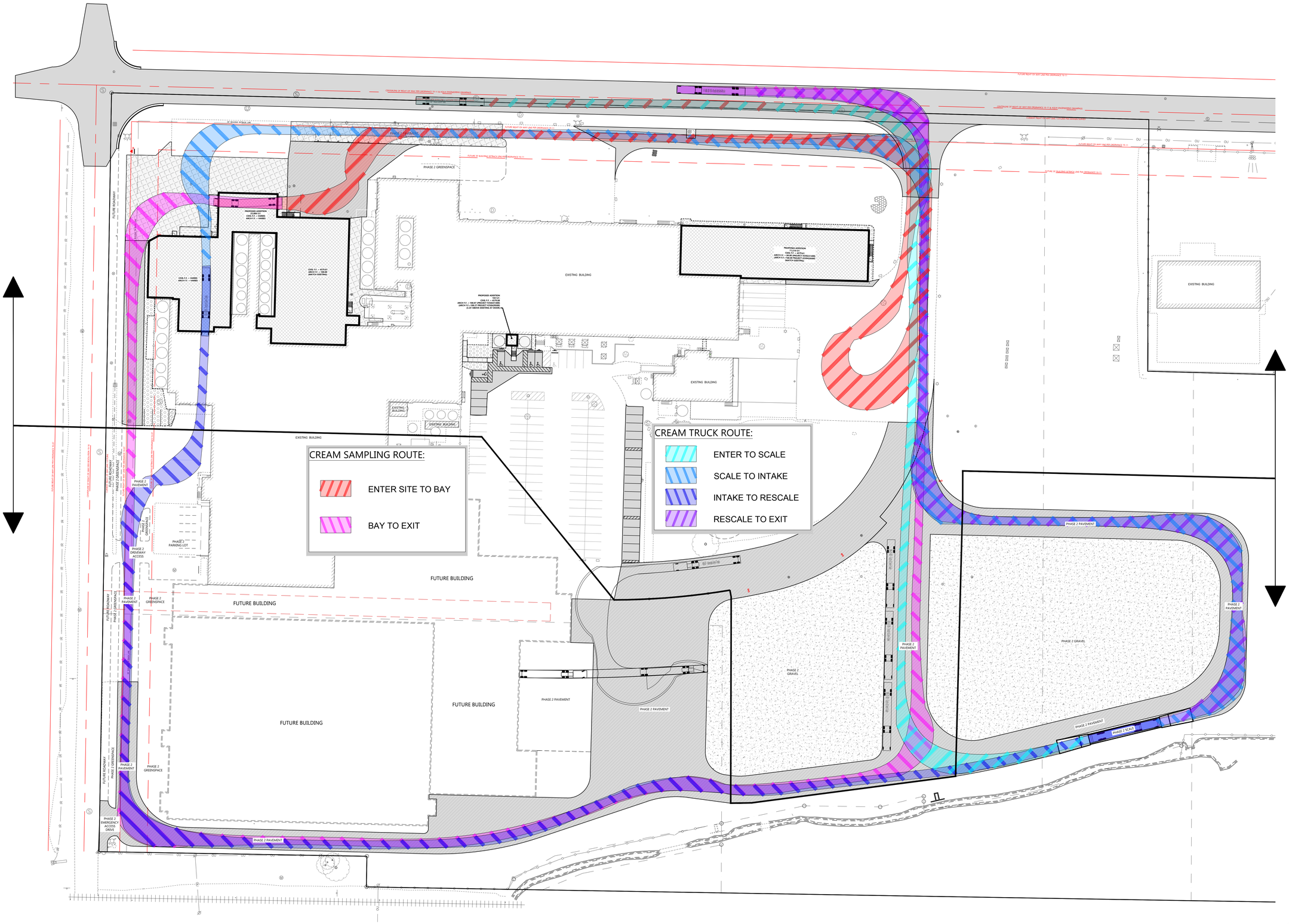
250231400

SHEET NUMBER

C3.1

PHASE 1 SITE IMPROVEMENTS

PHASE 2 & FUTURE SITE IMPROVEMENTS
WHEN ROAD CONSTRUCTION BEGINS



PHASE 1 SITE IMPROVEMENTS

PHASE 2 & FUTURE SITE IMPROVEMENTS
WHEN ROAD CONSTRUCTION BEGINS

SCALE: 1"= 40'
40' 0 40' 80'
NORTH

CREAM AND SAMPLING TRUCK TURN ROUTES

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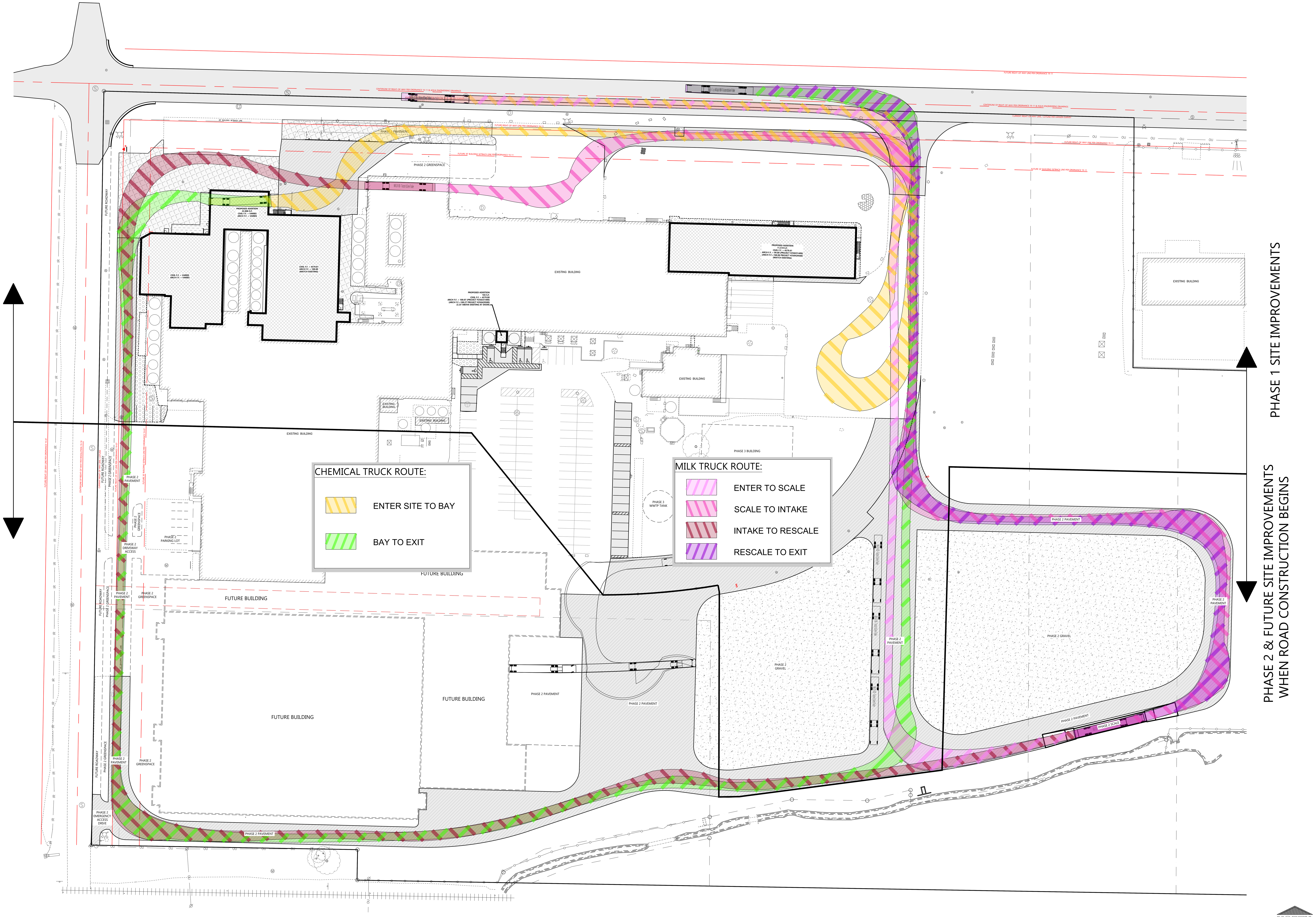
NOT FOR CONSTRUCTION

SHEET DATES
ISSUED FOR BID

AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C4.0



MILK AND CHEMICAL TRUCK TURN ROUTES

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250231400

SHEET NUMBER

C4.1

HYRUM CITY
Established 1860
60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

Staff Evaluation
First Review

Application: Mitch Torrie, Torrie Mini-Subdivision – Seeking recommendation for approval from the Planning Commission to the Administrative Land Use Authority for a mini-subdivision application consisting of 2 lots located at 1575 East Highway 101.

Application Number:	**26-033**
Preparation Date:	September 1, 2026
Applicant/Developer:	Mitch Torrie
Property Owner:	Chad & Glenda Welch Family Trust
Property Address:	1575 East Highway 101
Parcel Number:	01-003-0039
Parcel Area:	9.25 Acres

Planning Commission:	**September 10, 2026**
Application Type:	Mini-Subdivision
Nature of request:	Recommendation of approval to the Administrative Land Use Authority

Current Zone: **Commercial Zone C-1.** The C-1 Zone is a mixed use zone with strong emphasis on retail, light manufacturing, and service businesses. Much of this zone is adjacent to highway 165, although the zone may be used elsewhere. As a gateway to Hyrum, the 165 portion of this zone should be attractive, with landscaping, easy property access, and minimal signage.

Adjacent zoning designations and uses of the subject property		
North	Cache County A10	Residential
East	Cache County A10	Residential
South	Residential Zone R-2	Residential / Hyrum City Power Substation
West	Manufacturing Zone M-2	Gravel operations

Application Overview: The mini-subdivision as presented is requesting to divide the primary parcel 01-003-0039 into 2 lots: Lot 1 containing 2.000 acres (the parent property), and Lot 2 containing 7.296 acres. Lot 2 is proposed for a single-family dwelling lot.

Single-family Dwelling Use: On April 2, 2026, the Hyrum City Council adopted Ordinance 26-10 to amend the C-1 zone to remove residential dwellings and maintain only commercial uses that are more aligned with the C-1 zone. If the mini-subdivision is approved, a residential building permit will not be issued on Lot 2 until the current C-1 zone is rezoned to a R-2 zone through a separate Hyrum City Amendment application by the applicant and/or property owner.

Mini-Subdivision Applicability: The mini-subdivision requires that all lots must be on a paved, dedicated City street. The lots presented on the plat, including the parent property, are on a UDOT

owned State Highway and unpaved gravel road on UDOT Parcel. Applicant, please clarify how the mini-subdivision qualifies the applicability requirements for the mini-subdivision application.

16.28.010 Applicability. The provisions of this article shall apply only to mini-subdivisions which involves dividing a parcel of land into three (3) or less lots, including the parent property, in which the subdivided lots are on a paved, dedicated City street.

Existing UDOT Gravel Road Access: The UDOT pre-application meeting summary provided by the applicant identifies the existing gravel road as a UDOT parcel and notes the existing access to "remove if possible" and the mini-subdivision notes the existing access to "remove access". It is unclear to the application whether the existing access is or is not required to be removed. Applicant, please clarify the requirements of the existing access.

Existing UDOT Gravel Road: The UDOT pre-application meeting summary advised the UDOT Parcel is still retained from the old highway alignment and if the parcel should be released to Hyrum City and/or property owner with the agreement that their access points be aligned with 1425 East (1400 East) that is part of this subdivision application. The previous Hyrum City Engineer requested to UDOT if their agency is willing to consider transferring the parcel as surplus property to Hyrum City for transportation use. To staff's best knowledge the request was denied and UDOT chose to deed the State owned parcel to Hyrum City.

UDOT Access: The new UDOT access for the proposed shared driveway located to align with 1400 East is noted on the plat that Hyrum City agreed to install the access from 1400 East to Lot 2. There has been previous discussion between the applicant and Hyrum City regarding the access. Note #7 on the plat states that Hyrum City agreed to install the access from 1400 East to Lot 1. At this time, Hyrum City has not approved or entered into a written development agreement with the applicant to agree to install the required UDOT access that is required for the mini-subdivision.

Plat Note #7. Hyrum City agreed to install the access from 1400 East to Lot 1. Hyrum City will also cover the snow removal of the Shared Driveway.

Shared Driveway: The mini-subdivision as presented illustrates a shared driveway through Lot 2 that crosses the south boundary of the proposed mini-subdivision onto the UDOT owned gravel road parcel with note #7 on the plat stating that Hyrum City will also cover the snow removal of the shared driveway. There has been previous discussions between the applicant and Hyrum City regarding the shared driveway alignment, width requirements, surfacing requirements, and cross access agreements. At this time, Hyrum City has not entered into development agreement with the applicant for the surfacing, cross access agreements, or snow removal.

Water Rights: Hyrum City Code will require the owner/developer of the real property dedicate water rights and/or water shares. It's the understanding Hyrum City collects water shares to supplement culinary water and the City Council may not approve accepting in lieu of fee if sufficient water rights or shares are available to the property.

16.20.070.B.3. Water Rights. For property located within the original service area of the municipal piped irrigation system or located within City limits as of the date of original adoption of this ordinance, July 17, 2003, as shown on the official zoning map as amended March 17, 2003, and attached hereto as Exhibit B, the City shall accept whatever rights or shares or stock traditionally associated with the land, according to records of the respective irrigation company, even if it totals less than the required

dedication specified by this Section. This exemption does not extend to property under consideration for annexation, specifically 995.20 acres known as the "Richard Miller Annexation" or any other property outside City limits as of July 17, 2003.

Culinary Water: There is an existing 2" galvanized culinary water line that is connected to the intersection of 1300 East 25 South that is extended to the north side of SR 101 to a 2" water meter. From the 2" water meter a private 3" PVC water line extends east approximately 1,300 feet to serve the existing residence on Lot 1 and the substation. There has been previous discussion between the applicant and Hyrum City to allow the applicant to connect to the private line to serve an additional family (residential unit). Hyrum City Code requires that only one family be supplied from the same service pipe unless combination usage has been granted by the City Council. The applicant must obtain approval from the City Council for combination usage prior to the Planning Commission recommendation of approval for the mini-subdivision. The applicant will need to make the request to the City Council agenda and attend a regularly scheduled City Council meeting.

13.04.180 Separate Connections Required For Each User. It is unlawful for two or more families or service users to be supplied from the same service pipe, connection or water meter unless special permission for such combination usage has been granted by the governing body and the premises served are owned by the same owner. In all such cases, a failure on the part of any one of the users to comply with this section shall warrant a withholding of a supply of water through the service connections until compliance or payment has been made, and in any event, the property owner shall be primarily liable to the municipality for all water services utilized on all such premises. Nothing herein shall be deemed to preclude the power of the municipality to require separate pipes, connections or meters at a subsequent time.

If approved by the City Council, written agreements will be necessary for the protection and understanding of all parties.

16.20.120 Written Agreements. When and as written agreements are deemed to be necessary for the protection and understanding of all parties concerned, then they shall be entered into by all parties concerned, i.e., to cover areas of concern not specifically addressed by the subdivision ordinance or other requirements of the City, and shall be submitted with the preliminary plats to the Planning Commission and the City Council.

Sanitary Sewer: There is an existing 8" PVC sewer main at the intersection of 1400 East 25 South that intersects a 5' diameter sewer manhole that is located approximately 220' from the center of the manhole to the south boundary of Lot 2 of the mini-subdivision. Hyrum City Code regulates that any premises within the municipality which are located within 300 feet connect to the sanitary sewer and it is unlawful to construct and use a septic tank unless the City Council has granted an undue hardship. The applicant must obtain approval from the City Council for an undue hardship of connecting to the sewer system prior to the Planning Commission recommendation of approval for the mini-subdivision. The applicant will need to make the request to the City Council agenda and attend a regularly scheduled City Council meeting. This request may not be approved as the Hyrum City Subdivision Code requires mandatory use of City Water and Sewer System.

13.12.140 Use Required. It is unlawful for the owner or any other person occupying or having charge of any premises within the municipality which are located within three hundred feet of a sewer main to dispose of sewage therefrom by any means other than by use of the municipal sewer system. It is unlawful to construct or to continue the use of any other sewage disposal system such as a privy, vault,

cesspool or septic tank on the property except by written approval of the governing body in case of undue hardship.

16.20.100 Mandatory Use Of City Water And Sewer System. All subdivisions located within the corporate boundaries of the City shall be required to connect to the electrical, water, and sewer systems of the City, any ordinance or resolution to the contrary notwithstanding. The City Council expressly finds the requirements of this section to be in the best interests of the City and to promote the public health, safety and general welfare of the residents thereof.

Septic Tank System: Note #6 on the plat states that Lot 2 has been approved for a Septic System. Hyrum City has not approved Lot 2 for a Septic System. Submitted with the mini-subdivision application is a statement of feasibility prepared by the Bear River Health Department stating the new lot (Lot 2) is feasible for a single family dwelling onsite septic system (see attached exhibit). The feasibility study identifies the septic system will be located within a Nibley City drinking water source protection zone and Nibley City has issued a letter of support for the septic system. Hyrum City will require a copy of the Nibley City letter of support for the septic system to be submitted to the mini-subdivision application.

The feasibility study also includes the “statement of feasibility does not indicate that all conditions have been met, that a septic permit approval is guaranteed, or that additional septic systems in the same area would also be feasible. Neither should it be used to convince the Planning Commission that conditional use permits, etc., should be either approved or denied if the proposal does not in other ways comply with County or City zoning ordinances. Feasibility is based on minimum state standards as contained in R317-4 of the Utah Administrative Code and does not express or imply liability to the Health Department for failure of any septic system.”

Staff recommends the applicant provide the Nibley City drinking water source protection zone letter of support for the septic system, and a feasibility statement that indicates all conditions have been met, that a septic permit approval is guaranteed to the City Council when the applicant requests an undue hardship to not connect to the Hyrum City sewer system by the City Council prior to the Planning Commission recommendation of approval for the mini-subdivision.

If approved by the City Council, written agreements will be necessary for the protection and understanding of all parties.

16.20.120 Written Agreements. When and as written agreements are deemed to be necessary for the protection and understanding of all parties concerned, then they shall be entered into by all parties concerned, i.e., to cover areas of concern not specifically addressed by the subdivision ordinance or other requirements of the City, and shall be submitted with the preliminary plats to the Planning Commission and the City Council.

Extension of Public Works Facilities: All subdivisions require extension of public works facilities that includes but are not limited to roads, power, sewer lines, and water mains. The mini-subdivision as presented does not extend these services. If the City Council does not grant combination usage of the private water line to serve two families and does not grant an undue hardship, extensions of sewer lines and water mains will be required to extend the frontage of the south boundary line of the mini-subdivision and end at the east boundary of Lot 1. This proposes an additional challenge because there no dedicated or paved City street on the UDOT Parcel. An easement may be required for all

utilities fronting the mini-subdivision. Regarding road extensions, the mini-subdivision as presented does not qualify the applicability requirements abutting a dedicated paved City street.

13.04.400 Extension Of Water Mains By Subdivider. Any subdivider or other person who owns property that has been or will be divided as a platted subdivision who requests extension of the water mains to serve said subdivision must pursue the extension under the regulations and conditions of the municipal subdivision ordinance.

13.04.400 Extension Of Water Mains By Subdivider. Any subdivider or other person who owns property that has been or will be divided as a platted subdivision who requests extension of the water mains to serve said subdivision must pursue the extension under the regulations and conditions of the municipal subdivision ordinance.

16.20.080 Extension Of Public Works Facilities. The extension of any City public works facilities including, but not limited to, roads, bridges, storm drains, water mains, sewer lines and secondary water systems, shall be installed by the developer of any subdivision. There shall be no provisions for cost recovery made available to the developer for the extension of public works facilities by subsequent developers unless special or unusual circumstances warrant such provisions; which special or unusual circumstances must be approved by the City Council in writing on or before acceptance of the final plat. The City, however, may consider sharing (but is not obligated to share) the cost of materials necessary to upsize any water lines in excess of eight-inch diameter or sewer lines in excess of eight-inch diameter in anticipation of future growth. Extension of public works facilities shall be made to the edges of the development in order to provide connections for future development. Extensions shall include any portion necessary to provide looping of utilities.

16.20.170. Street Improvements. B. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access shall be deemed necessary by the Planning Commission and approved by the City Council. D. The subdivider shall install curbs, gutters, and sidewalks on existing and proposed urban streets adjacent to and in all subdivisions, including on the rear of such lots that back on major streets not permitted access to such streets and those proposed for swales meeting City design standards.

16.28.020 Submission Requirement. G. Curbs, gutters, and sidewalks may be required in all (mini-) subdivisions. Planning Commission shall compare neighboring properties, existing improvements nearby, and the potential runoff if gutter is installed.

Staff Comments

Planning and Zoning Department:

1. A residential building permit will not be issued on Lot 2 until the current C-1 zone is rezoned to a R-2 zone through a separate Hyrum City Amendment application by the applicant and/or property owner. Applications are available online and can be submitted to Hyrum City Hall located at 60 West Main Street.
2. The mini-subdivision requires that all lots must be on a paved, dedicated City street. Please clarify how the mini-subdivision application qualifies the applicability requirements for the mini-subdivision application.
3. It is unclear to the application whether the existing access is or is not required to be removed.
4. The new UDOT access for the proposed shared driveway located to align with 1400 East is noted on the plat that Hyrum City agreed to install the access from 1400 East to Lot 2. At this

time, Hyrum City has not approved to enter into a written development agreement with the applicant to agree to install the required UDOT access that is required for the mini-subdivision. Should Hyrum City be responsible to build the driveway access for the subdivision?

5. There has been previous discussions between the applicant and Hyrum City regarding the shared driveway alignment, width requirements, surfacing requirements, and cross access agreements. At this time, Hyrum City has not entered into development agreement with the applicant for the surfacing, cross access agreements, or snow removal.
6. Hyrum City Code will require the owner/developer of the real property dedicate water rights and/or water shares. The City shall accept whatever rights or shares or stock traditionally associated with the land, according to records of the respective irrigation company, even if it totals less than the required dedication specified by this Section. Owner/developer provide the quantity of current water rights or shares associated with the land that will be dedicated to Hyrum City.
7. Hyrum City Code requires that only one family be supplied from the same service pipe unless combination usage has been granted by the City Council. Staff does not support combination usage.
8. There is an existing 8" PVC sewer main at the intersection of 1400 East 25 South that intersects a 5' diameter sewer manhole that is located approximately 220' from the center of the manhole to the south boundary of Lot 2 of the mini-subdivision. The recommendation is to require the developer to extend the sewer main per code. The sewer main is within 300' of the property. The proposed subdivision is within a reasonable distance to extend the sewer main and it should be expected that there are certain costs associated with developing subdivisions.
9. The feasibility study identifies the septic system will be located within a Nibley City drinking water source protection zone and Nibley City has issued a letter of support for the septic system. Hyrum City will require a copy of the Nibley City letter of support for the septic system to be submitted to the mini-subdivision application.
10. The feasibility study also includes the "statement of feasibility does not indicate that all conditions have been met, that a septic permit approval is guaranteed, or that additional septic systems in the same area would also be feasible. Neither should it be used to convince the Planning Commission that conditional use permits, etc., should be either approved or denied if the proposal does not in other ways comply with County or City zoning ordinances. Feasibility is based on minimum state standards as contained in R317-4 of the Utah Administrative Code and does not express or imply liability to the Health Department for failure of any septic system." The applicant has not demonstrated that a septic permit approval that is guaranteed.
11. All subdivisions require extension of public works facilities that includes but are not limited to roads, power, sewer lines, and water mains. The mini-subdivision as presented does not extend these services. If the City Council does not grant combination usage of the private water line to serve two families and does not grant an undue hardship, extensions of sewer lines and water mains will be required to extend the frontage of the south boundary line of the mini-subdivision and end at the east boundary of Lot 1. This proposes an additional challenge because there no dedicated or paved City street on the UDOT Parcel. An easement may be required for all utilities fronting the mini-subdivision. Regarding road extensions, the mini-subdivision as presented does not qualify the applicability requirements abutting a dedicated paved City street. Applicant, please clarify how the subdivision as presented meets the requirements of all extensions of public works facilities.

Engineering Department:

1. Identify all sensitive lands in accordance with HCC 16.12.030.C.17.

Fire Department:

1. A Fire Apparatus Access Road will be required to meet the IFC 503 specification on any portion of the City street.
2. A fire hydrant will be required to be installed as per IFC C102.1.

Power Department:

1. No comments at this time.

Public Works Department:

1. No comments at this time.

Waste Water Department:

1. HCC 16.28.020.E: *The location of all utilities in relation to the individual lots and the necessity to provide utilities to each lot to meet development standards. Sewer and water lines are required to have a right-angle hookup between the house and the City system. If city utilities are not available to each proposed lot, the subdivider will develop plans and be responsible to extend the deficient utilities to the end of the lots as needed for future connection.*

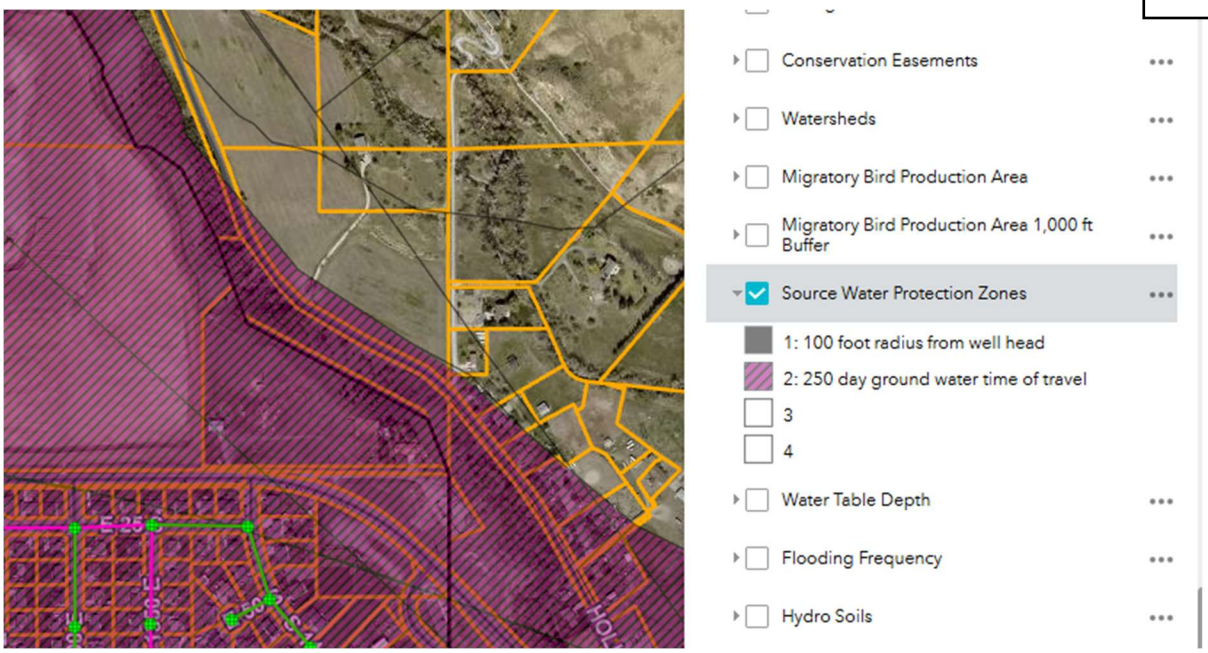
   The recommendation is to require the developer to extend the sewer main per code. The sewer main is within 300' of the property.

2. *HCC 13.12.140: It is unlawful for the owner or any other person occupying or having charge of any premises within the municipality which are located within three hundred feet of a sewer main to dispose of sewage therefrom by any means other than by use of the municipal sewer system. It is unlawful to construct or to continue the use of any other sewage disposal system such as a privy, vault, cesspool or septic tank on the property except by written approval of the governing body in case of undue hardship.*

   The proposed subdivision is within a reasonable distance to extend the sewer main and it should be expected that there are certain costs associated with developing subdivisions

3. HCC 13.06.308 No person shall place, maintain, or operate onsite sewage disposal from a septic tank within Zone 1, Zone 2, or within 300 feet of any public street in which a public sewer is laid. Septic systems in Zones 3 and 4 shall comply with the Utah State Department of Health Care of Waste Disposal Regulations, Part IV and Part V. Non residential activities shall connect to an approved gravity sanitary sewer system.

   According to GIS, the proposed mini subdivision is in a Zone 2 Water Protection Zone and septic tanks are not allowed.



Planning Commission Responsibility:

1. The Planning Commission will make a recommendation for approval, approval with conditions, or denial, and will provide its recommendations to the subdivider and to the Zoning Administrator, or other officers that the City Council has designated, within thirty days after the date of the meeting at which the mini-subdivision plat is first considered by the Planning Commission, unless for good cause stated in the minutes of the Planning Commission meeting a longer time is necessary.

Staff Recommendations:

1. Staff recommends the Planning Commission make a recommendation to deny the application as presented.
2. Staff recommends the applicant resubmit and comply with all of the non-mini-subdivision requirements.

Stipulations:

1. The Zoning Administrator may approve the plat, approve the plat with conditions, or deny the plat and require the subdivider to comply with all of the non-mini-subdivision requirements of Title 16 Subdivisions.
2. The approval of a final subdivision plat shall be effective for a period of one (1) year from the date the final plat is approved.

Finding of Facts:

1. A residential building permit will not be issued on Lot 2 until the current Commercial Zone C-1 is rezoned to Residential Zone R-2 through a separate Hyrum City Amendment application.
2. A variance shall be issued by the Administrative Appeals Hearing Officer for an undue hardship to not extend and connect to the existing sewer through a separate Hyrum City Variance application prior to the ALUA final approval of the Plat.
3. Legal written documentation from Nibley City shall be submitted to the Zoning Administrator The proposed septic tank system will be located within the Nibley City Source Water Protection Zone

Attachments:

1. Vicinity Map
2. Zone Map
3. Aerial View

4. Existing Power Exhibit
5. Existing Water and Irrigation Exhibit
6. Existing Sewer Exhibit
7. Septic System Feasibility
8. UDOT Pre-Application Meeting Summary
9. UDOT Pre-Application Plat Exhibit
10. UDOT ROW Map
11. Torrie Mini-Subdivision

Vicinity Map



8/26/2026, 9:42:32 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Municipal Boundaries

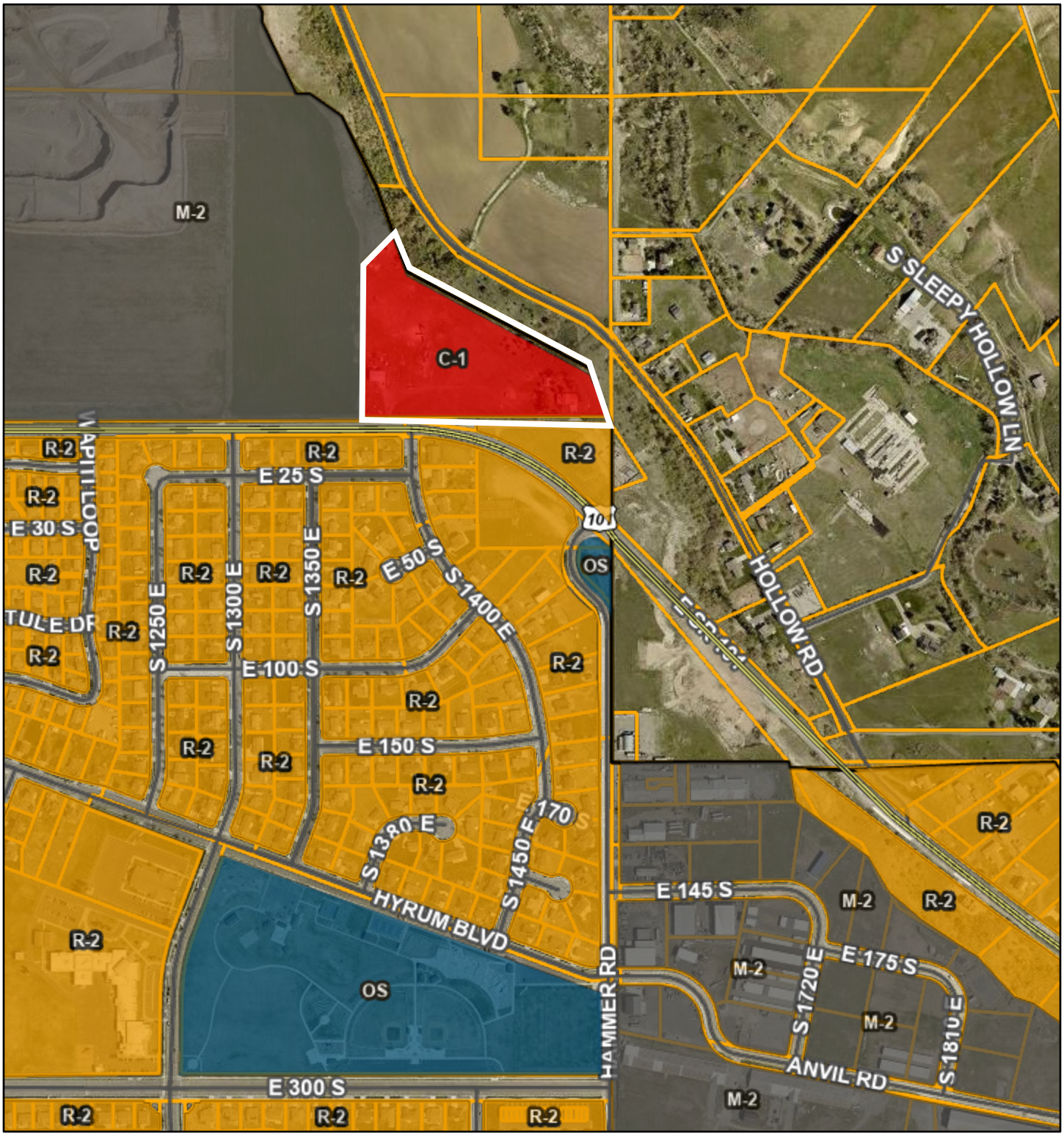
County Boundary

Cache Parcels

Vantor

Authorized Use: Cache County Development Services Offic
Authorized Use: GIS Division/ Development Service

Zone Map



8/26/2026, 9:44:08 AM

1:9,028

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0 0.07 0.15 0.3 km

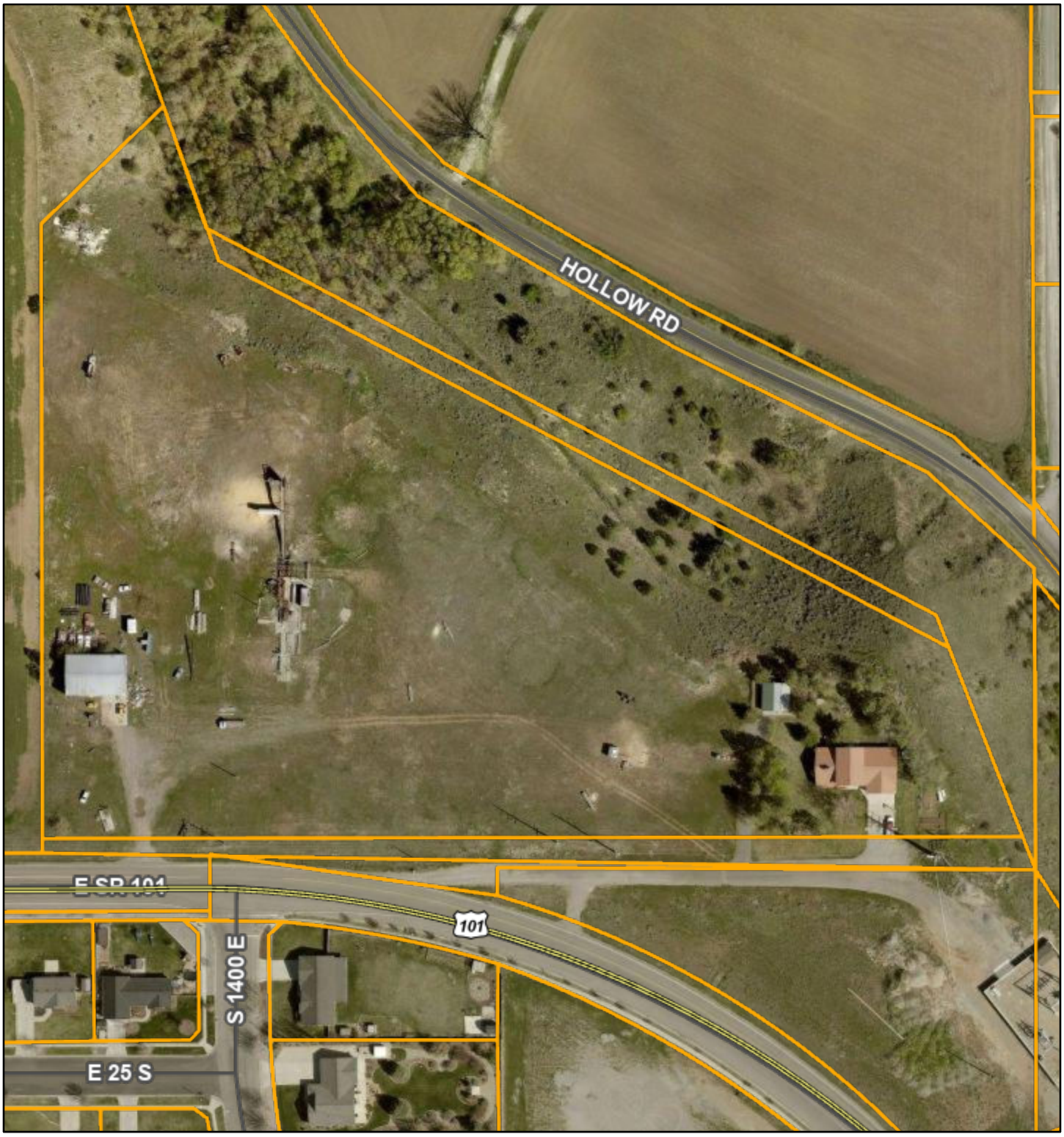
Hyrum Zoning

- COMMERCIAL - HWY 165 C-1
- MANUFACTURING - MEDIUM TO HEAVY M-2
- OPEN SPACE AND PARKS OS
- RESIDENTIAL MULTI FAMILY R-2
- Municipal Boundaries
- County Boundary

Vantor, Cache County

Authorized Use: Cache County Development Services Offic
Authorized Use: GIS Division/ Development Service

Aerial View



8/26/2026, 9:56:08 AM

1:2,257

Cache Parcels

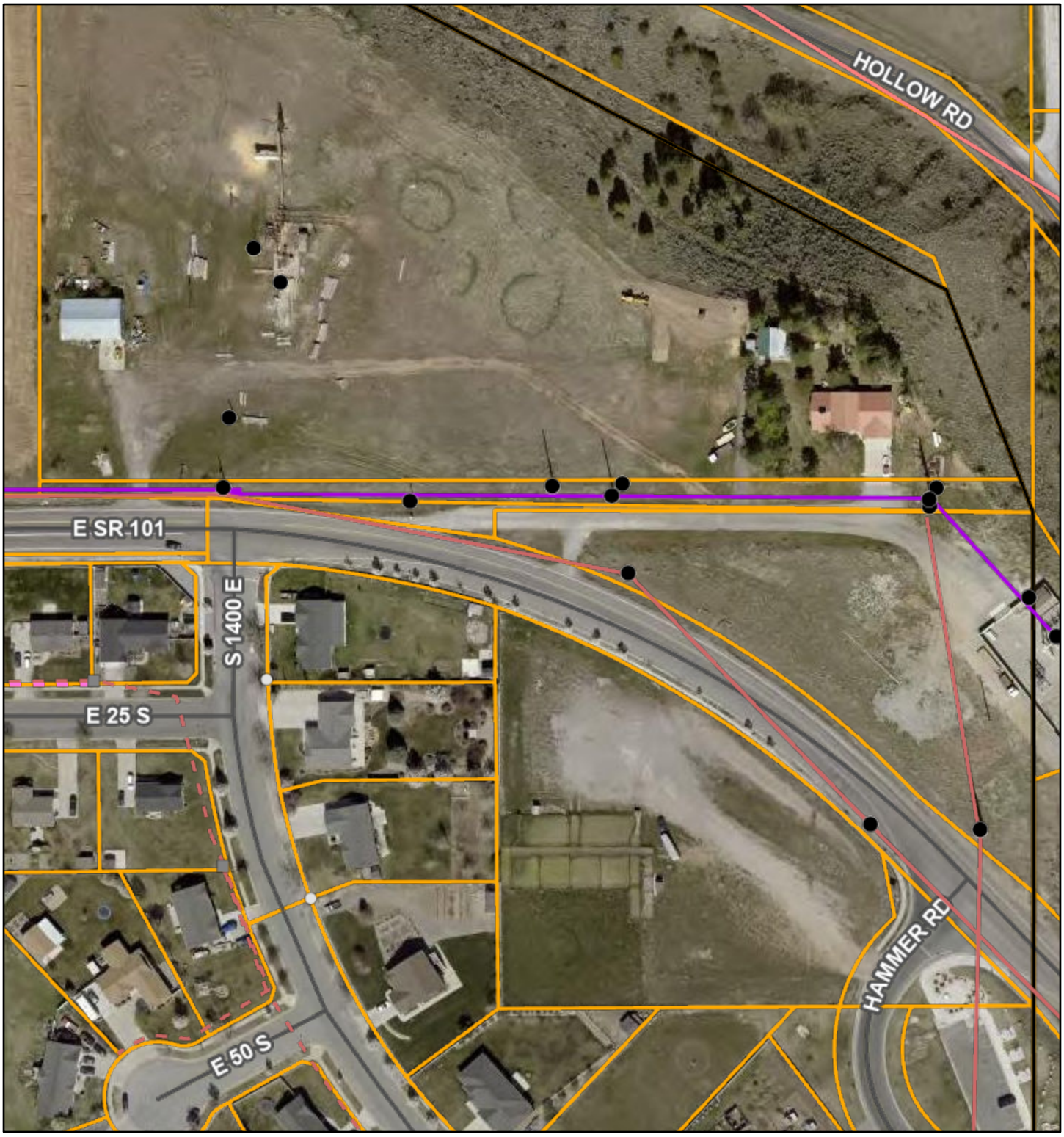
0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Microsoft, Vantor

Authorized Use: Cache County Development Services Offic
Authorized Use: GIS Division/ Development Services

Existing Power Exhibit



8/26/2026, 11:36:18 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

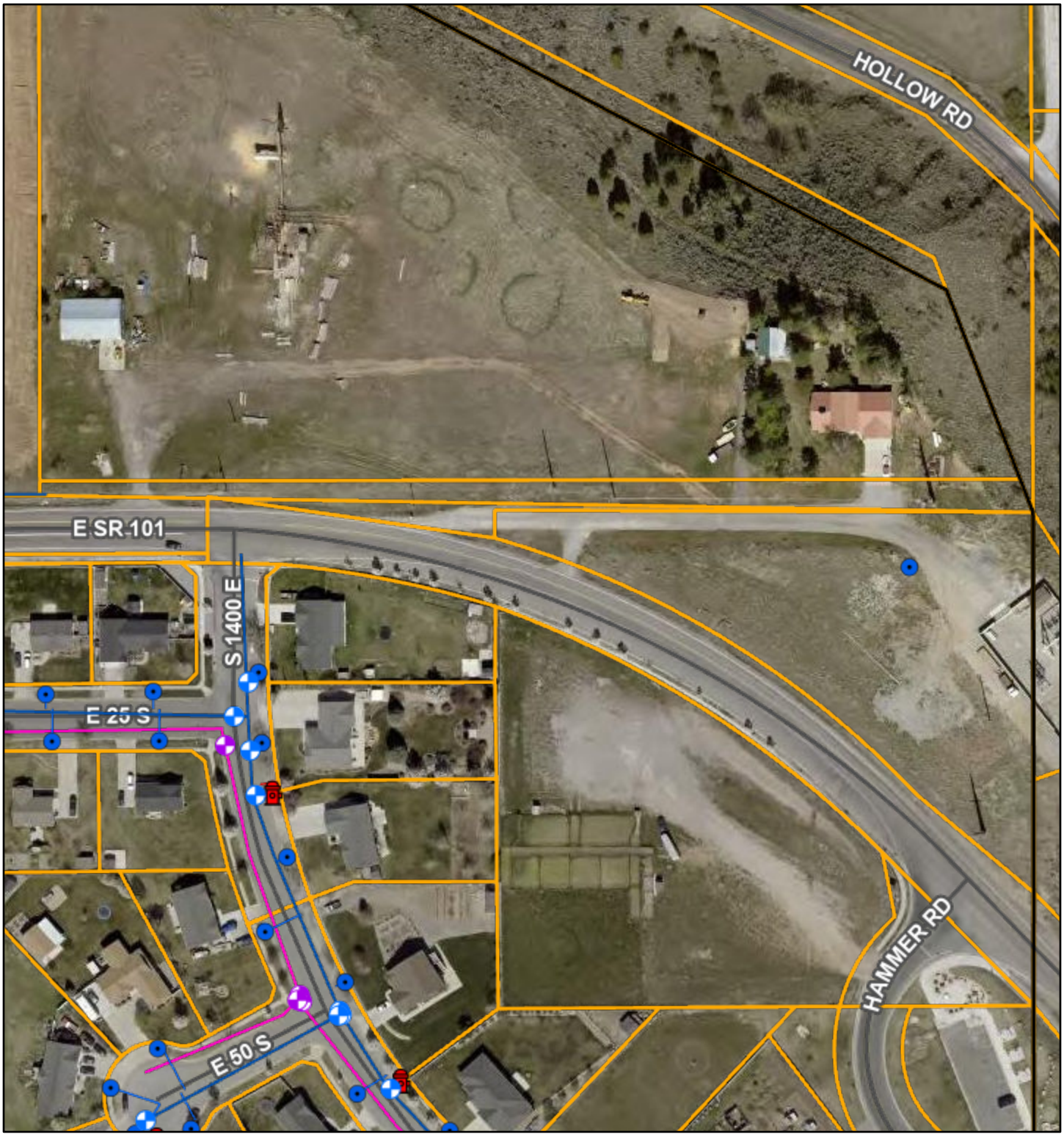
Powerlines Feeders
- 46 kV, Overhead
- Canyon, Overhead
- Canyon, Underground
- RMP, Overhead
- Secondary, Underground

Locations
- Power Pole Primary
- Pad
- No Location Type Value Assigned
- Municipal Boundaries
- County Centerline
- County Centerline with Labels
- Cache Parcels

Microsoft, Vantor

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Existing Water and Irrigation Exhibit



8/26/2026, 11:34:56 AM

1:2,257

0 0.01 0.03 0.05 mi

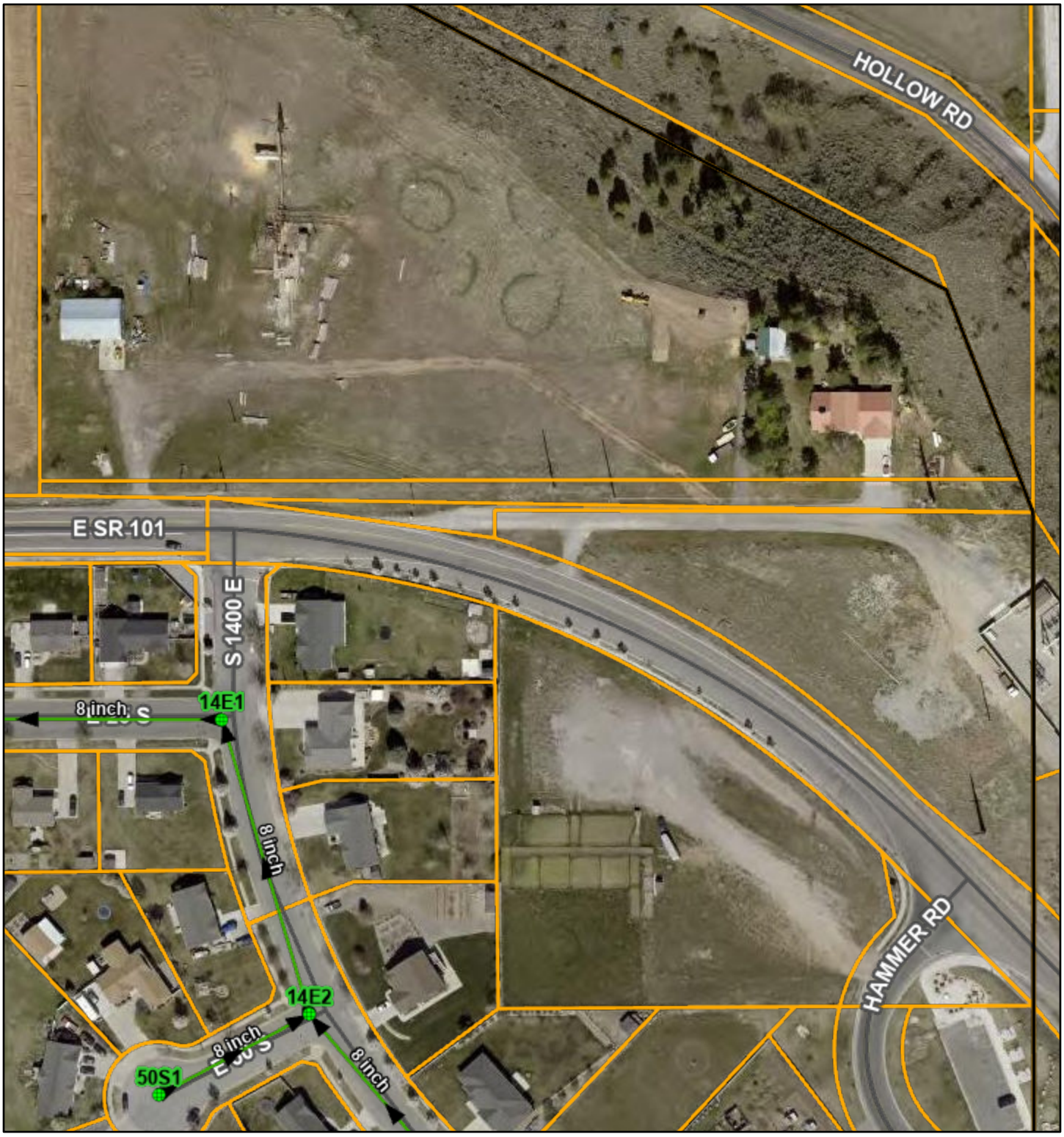
0 0.02 0.04 0.09 km

- Service Line
- Fire Water Line
- Fire Hydrants
- Water Meters
- Water Mains
- Water Valves
- Pressurized Mains
- Pressurized
- Irrigation Valves
- Municipal Boundaries
- County Centerline
- County Centerline with Labels
- Cache Parcels

City and JUB engineering, Microsoft, Vantor

Cache County GI
Microsoft, Vantor | Cache County | City and JUB engineering

Existing Sewer Exhibit



8/26/2026, 11:33:09 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Sewer Mains

8 inch

Sewer Mains w/ Flow Direction

8 inch

SS Manholes

Municipal Boundaries

County Centerline

County Centerline with Labels

Cache Parcels

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Cache County GI

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Prevent ~ Protect ~ Promote
Box Elder, Cache & Rich Counties
Health Officer: Jordan D. Mathis
Senior Support Officer: Joshua Greer

August 13, 2026

To Whom It May Concern:

This letter is in response to the proposed **Torrie Mini Subdivision** located at approximately 1575 East Highway 101, Hyrum, Utah. It is proposed that a previously developed lot will be split to create one new building lot.

The new lot (Lot 2) is feasible for a single family dwelling onsite septic system. The lot will require a maximum trench depth to be limited to 24 inches for the septic system drain field area. Drainfield size will be determined by using a hydraulic loading rate of 0.8. Potable water will be provided by Hyrum City. Lot 2 will be 7.296 acres and meets the minimum lot size requirements for a septic system with connection to a public water system. The septic system must be located as shown on the proposed subdivision plat. The septic system will be located within Nibley City drinking water source protection zone(s). Nibley City has issued a letter of support for the septic system. The owner should make efforts to avoid contaminants from entering the aquifer and be aware of the impacts that toxic spills, storage of chemicals, deicing chemicals, improper disposal of waste, and other contaminants might have on the Nibley City's water system should there be a spill.

The developed lot (Lot 1) will be 2.00 acres and meets the minimum lot size for a septic system with connection to a public water system. The septic system for the existing home must be contained on the same lot as the home it serves.

The on-site individual wastewater disposal system is to be installed in accordance with R317-4, Utah Administrative Code, Onsite Wastewater Systems Rule. Before installation begins, a septic permit will need to be obtained from this office.

Please note that a statement of feasibility does not indicate that all conditions have been met, that a septic permit approval is guaranteed, or that additional septic systems in the same area would also be feasible. Neither should it be used to convince the Planning Commission that conditional use permits, etc., should be either approved or denied if the proposal does not in other ways comply with County or City zoning ordinances. Feasibility is based on minimum state standards as contained in R317-4 of the Utah Administrative Code, and does not express or imply liability to the Health Department for failure of any septic system.

Please be advised that feasibility status may change if it is determined that the information on which it is based is either incorrect or incomplete.

Sincerely,



Richard Worley
Division of Environmental Health

PRE-APPLICATION MEETING SUMMARY

Pre-App Number: PA-154337

Property Owner Information		Applicant Information	
Name:	Chad Welch	Name:	Mitch Torrie
Mailing Address:	1575 E Highway 101	Mailing Address:	1305 E 25 S
City, State, Zip:	Hyrum, UT, 84319	City, State, Zip:	Hyrum,Utah,84319
Email:	chadbwelch@gmail.com	Email:	mitch.torrie@asirobots.com
Phone:	4355122101	Phone:	4357575481

Purposed Access Information

Physical Address:	1395 East Highway 101	Parcel Number:	01-003-0039
State Route ID:	0101	Milepost Marker:	6.78
Latitude:	41.6347142	Longitude:	-111.8140928
Access Width(in feet):	30	Access Use:	Residential
Access Category:	Regional Rural	Side of Highway:	North

PROJECT NAME AND BRIEF SCOPE OF WORK DESCRIPTION

Mitch and Chass Torrie residence

I am working with Chad Welch to subdivide parcel # 01-003-0039 seperating a 7 acre parcel west of Chad's home. I plan to build my home in the middle of the 7 acres and live on the acreage. My home would sit roughly 335 ft east of the west property line and 150 ft north of the south property line. I would like to improve the existing access which is at approx 1395 east on highway 101 because it would seem the safest, being the furthest from the canyon hill and corner to the east. It would also prevent traffic from crossing the highway onto my parcel. I am willing to put the access wherever it is best so I seek guidance in this meeting. I have a drawing of the home on the parcel for reference which I'll have to share in the meeting. Thank you!

Meeting Date	Time Spent	Participant Name	Representing	Email	Phone
22-OCT-24		Austin LaRue	UDOT	alarue@utah.gov	8017218846
		David Alger	UDOT	dalger@utah.gov	8016201654
		Dustin Jenkins	UDOT	dustinjenkins@utah.gov	8013897282
		Rodger Genereux	UDOT	jaygenereux@utah.gov	8016786283

Total Time Spent:

Access Application Review Level Fee: **$75.00**

SITE PLAN / ACCESS NOTES

Site Plan & Access Notes:

Discussed access options - The new home must move the existing barn access to align with 1400 E. The existing home must share a driveway with either the Hyrum City parcel (provide easement information) or with the new home.

Add the updated UDOT General Notes to the plan set: available at https://www.udot.utah.gov/connect/business/permits/access-management/ (located in the Process Drop-down area).

Consider including the current applicable UDOT standard and supplemental drawings as part of the plan set. These are available on the UDOT website at udot.utah.gov

For asphalt construction within the UDOT ROW match existing, or the anticipated existing of 6 inches of UDOT- approved hot mix asphalt (HMA), PG-grade 64-34 asphalt binder, 1/2 inch nominal max, 7-75-115 gyration per UDOT standard specification 02741; over 6 inches untreated base course (UTBC) per UDOT specification 02721; over 12 inches granular borrow (GB) per UDOT specification 02056 (whichever is greater). Provide documentation of compaction from a UDOT-qualified laboratory.

Specify the following method of sealing the pavement: Chip Seal Type II with emulsion LMCRS-2 per UDOT standard specification 02785 (estimated application rate of 0.45 gal/sq yd) is required for this roadway on at least all new pavement placed within UDOT right-of-way.

Add curb, gutter (B1 Type), and sidewalk along the entire frontage of SR-101 if required by the city. Any detached sidewalk width is required to be 5 ft shown on Standard Drawing PA 5. Attached sidewalk width is to meet the 6 ft minimum (8 ft preferred). Ensure all sidewalk is located with at least 1 ft space to the UDOT right-of-way. Work with Larry Slagowski at 801-620-1642 or lslagowski@utah.gov to record any required right-of-way dedication to meet these qualifications.

Verify that the pavement widening matches the existing cross slope. Measure from lane lines and designed lip of gutter whenever possible. Standard cross slope is 2%.

Place object marker signs at the end of the pavement transition section as shown in UDOT standard drawing SN 6.

TRAFFIC IMPACT STUDY NOTES

Traffic Impact Notes:

The Traffic Impact Study (TIS) is being waived for an additional single family home as two homes would be well under a warrant for a turn lane.

TIS WAIVER

Approved: N **Name:** **Title:**

UTILITIES NOTES

Utility Notes:

Show existing and tie-in requirements of utilities.

PRE-APPLICATION MEETING SUMMARY

Our policy is that we require trenchless construction unless convincing and sufficient reason is given for open trench construction. The reason for this is the substantial delays caused to the public which we measure in user costs, and the degradation to our pavement which increases maintenance costs and shortens the life cycle duration of the pavement.
If small utility trenches are needed, they are to be cut at right angles to the travel lanes. Patches require at least a 2 inch rotomilling approaching and leaving the patch in all travel lanes impacted before final asphalt placement to create the "T patch".
All final parallel sawcut lines or rotomilling must be located either at designed lane lines or designed center of lane. Sawcuts must be cleaned and a tack-coat applied before asphalt placement.
All trenches for laterals within a 100 ft distance must have a 2 inch mill and replaced as a single patch. Single laterals will require a 2 inch mill for 20 ft each direction.
Consider removing abandoned utilities when possible without major impacts to the public. All abandoned lines 6 inch diameter or larger that remain in place are to be filled with flowable fill meeting standard specification 03575.

DRAINAGE NOTES

Drainage Notes:
Maintain the roadside drainage. If curb and gutter is required, provide a design of the proposed drainage system. If no curb and gutter is required, provide an 18 inch culvert and safety end sections as shown on the pdf file.

OTHER NOTES

Permit Review Fee:
Permit Review Fee Level - 1
Required Documents and Recommended Mitigation Options - for more Information visit: https://www.udot.utah.gov/connect/business/permits/access-management/
Agreements (e.g. Drainage, Cross Access, and Phased Development) are to be signed and recorded as the final documents after plan approval and before the permit is issued.
Complete Site Plans
Variance Request Form (Identify what mitigation measures you are proposing. Signed by applicant and property owner)
Cross Access Agreement (whichever shared driveway is being proposed for the existing home)
Letter from the local jurisdiction stating if curb, gutter, and sidewalk are required along the frontage of SR-101.

Other Notes:
Pre-application notes are valid for 12 months. Approved Conditional Access Permits have 12 months from the date of approval to acquire an Encroachment Permit to build the access.
Matt Holmes from Hyrum City attended the pre-application meeting so the applicant will not be required to provide a letter stating they are aware of the project, but since we ran out of time, please provide a letter stating if curb, gutter, and sidewalk are being required by the city.

Required Default Documents
Plan Set
Documents Required / Identified at Pre-Application Meeting
Variance Request Form
Access Agreement (Cross)

Site Plan

UDOT Notes

1. All construction within the UDOT right-of-way shall conform to the most current UDOT standard (including supplemental) drawings and specifications.
2. The contractor is to obtain an encroachment permit from the applicable UDOT Region Permit office prior to commencing work within UDOT right-of-way. Working hour limitations will be listed in the limitations section of the encroachment permit.
3. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
4. Owner, developer, and contractor are responsible for any damages directly or indirectly within the UDOT right-of-way as a result of development activities.
5. Owner, developer, and/or contractor is required to hire an independent company for all testing within the UDOT right-of-way.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
7. Comply with the requirements of Utah Code 17-23-14 (Disturbed Corners - County surveyor to be notified – Coordination with certain state agencies).

Mini Subdivision Plat for
Torrie Mini Subdivision

A Part of the Northeast Quarter of Section 3, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian

NORTH

Scale: 1" = 50'

50' 100'

Scale in Feet

LEGEND

- Primary Boundary Line
- Lot Line
- Adjoining property Line
- Setback Line
- Public Utility Easement (P.U.E.) & Municipal Utility Easement (M.U.E.)
- Fence Line
- Existing Overhead Power
- Existing Edge of Gravel
- Existing Water (Approximate)
- Existing Communication
- Power Pole
- Fire Hydrant
- Set 5/8" by 24" Rebar With Cap

DOMINION ENERGY

Questar Gas Company, DBA Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication or in the notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's right-of-way department at 800-366-8532

Approved by Dominion Energy, this _____day of _____A.D., 20__.

_____ *Title:* _____

Notes:

1- *The Development Contains 2 Lots and 9.296 Acres.*

2- *Residential Sewer and Water Laterals must be installed at right angles from the house to the City Service Lines.*

3- *Two 1.5 Inch ø Trees are required along the Frontage of Lot 1 and Lot 2.*

4- *Servicing Laterals or connections for Lot 1 and Lot 2 will be the responsibility of the individual property owners*

By:

5- *Lot 2 has been approved to be on a Septic System.*

6- *The culinary water line along the highway, from 1300 East, is a private water line.*

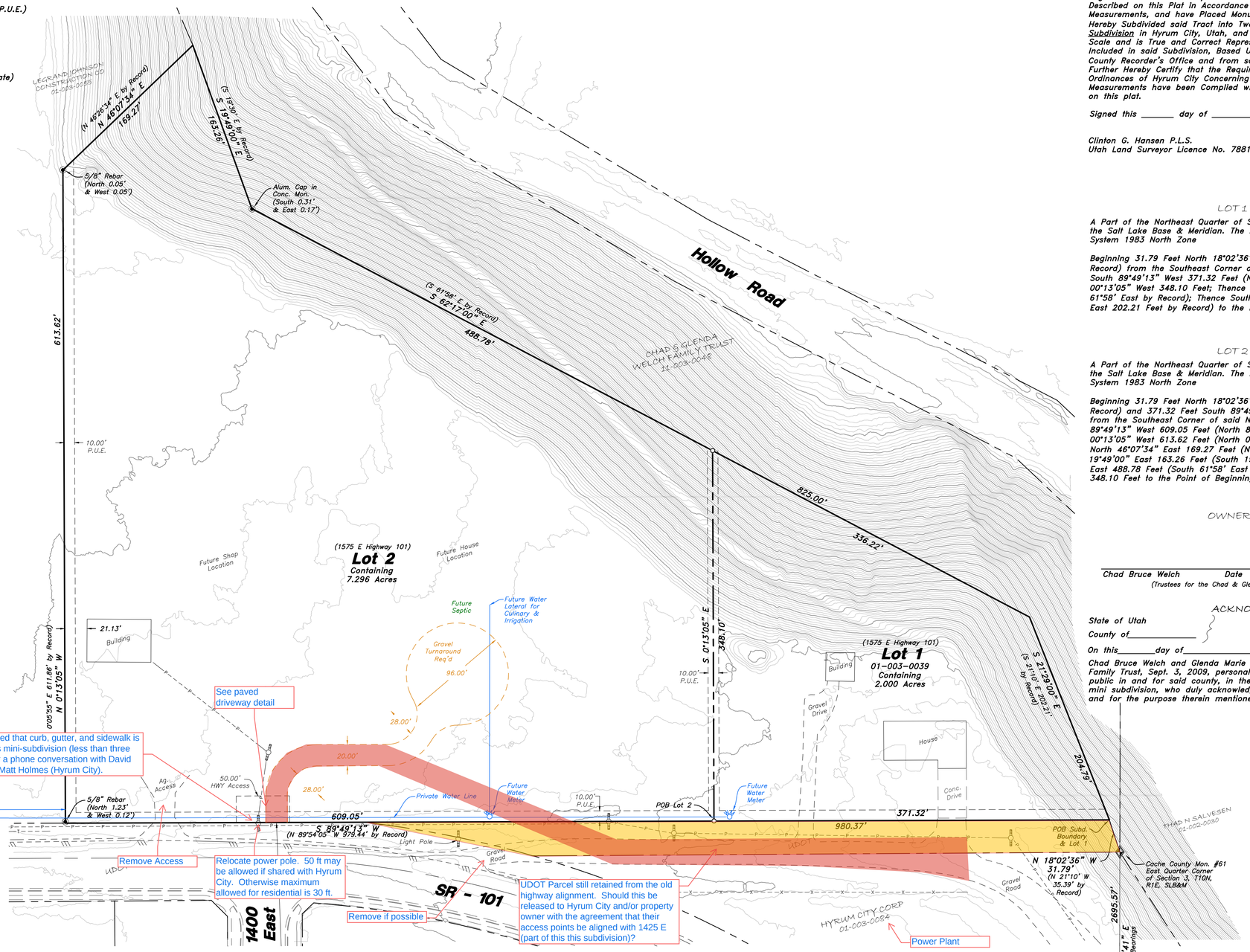
SUBDIVISION BOUNDARY

A Part of the Northeast Quarter of Section 3, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone

Beginning 31.79 Feet North 18°02'36" West (35.39 Feet North 21°10' West by Record) from the Southeast Corner of said Northeast Quarter and RUNNING THENCE South 89°49'13" West 980.37 Feet (North 89°54'05" West 979.44 Feet by Record); Thence North 00°13'05" West 613.62 Feet (North 00°05'55" East 611.86 Feet by Record); Thence North 46°07'34" East 169.27 Feet (North 46°26'34" East by Record); Thence South 19°49'00" East 163.26 Feet (South 19°30' East by Record); Thence South 62°17'00" East 825.00 Feet (South 61°58' East by Record); Thence South 21°29'00" East 204.79 Feet (South 21°10' East 202.21 Feet by Record) to the Point of Beginning. Containing 9.296 Acres.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the Mini Subdivision as shown and described hereon. The survey was ordered by Mitch Torrie. The control used to establish the property corners was found corner markers and survey record 2016-0055. The subdivision is located in the Northeast Quarter of Section 3, Township 10 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is the East line of the Southeast Quarter of Section 3, which bears North 00°07'41" East, "Utah Coordinate System 1983 North Zone."



SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and I Have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into Two (2) Lots, know Hereafter as Torrie Mini Subdivision in Hyrum City, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Cache County Recorder's Office and from said Survey made by me on the Ground, I Further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Hyrum City Concerning Zoning Requirements Regarding Lot Measurements have been Complied with and have placed monuments as represented on this plat.

Signed this _____ day of _____, 2025

Clinton G. Hansen P.L.S.
Utah Land Surveyor Licence No. 7881387

REGISTERED LAND SURVEYOR 7881387 Clinton G. Hansen STATE OF UTAH

LOT 1 DESCRIPTION

A Part of the Northeast Quarter of Section 3, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone

Beginning 31.79 Feet North 18°02'36" West (35.39 Feet North 21°10' West by Record) from the Southeast Corner of said Northeast Quarter and RUNNING THENCE South 89°49'13" West 371.32 Feet (North 89°54'05" West by Record); Thence North 00°13'05" West 348.10 Feet; Thence South 62°17'00" East 336.22 Feet (South 61°58' East by Record); Thence South 21°29'00" East 204.79 Feet (South 21°10' East 202.21 Feet by Record) to the Point of Beginning. Containing 2.000 Acres.

LOT 2 DESCRIPTION

A Part of the Northeast Quarter of Section 3, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone

Beginning 31.79 Feet North 18°02'36" West (35.39 Feet North 21°10' West by Record) and 371.32 Feet South 89°49'13" West (North 89°49'13" Wet by Record) from the Southeast Corner of said Northeast Quarter and RUNNING THENCE South 89°49'13" West 609.05 Feet (North 89°54'05" West by Record); Thence North 00°13'05" West 613.62 Feet (North 00°05'55" East 611.86 Feet by Record); Thence North 46°07'34" East 169.27 Feet (North 46°26'34" East by Record); Thence South 19°49'00" East 163.26 Feet (South 19°30' East by Record); Thence South 62°17'00" East 488.78 Feet (South 61°58' East by Record); Thence South 00°13'05" East 348.10 Feet to the Point of Beginning. Containing 7.296 Acres.

OWNER'S SIGNATURE

_____ _____ _____ _____
Chad Bruce Welch *Date* *Glenda Marie Welch* *Date*
(Trustees for the Chad & Glenda Welch Family Trust, Sept. 3, 2009)

ACKNOWLEDGMENT

State of Utah
County of_____

On this_____day of_____, 20__.

Chad Bruce Welch and Glenda Marie Welch, trustees for the Chad & Glenda Welch Family Trust, Sept. 3, 2009, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signer of the attached mini subdivision, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

_____
Notary Public Signature

_____
Notary Public Commissioned in Utah
(Print Name)

_____
Commission Number - Expires

Developer:
Mitch Torrie
435-757-5481

ADVANCED LAND SURVEYING INC
1770 Research Park Way #111
Logan Utah 84341
(p) 435-770-1585 (f) 435-514-5883
www.advancedlsi.com

24-256 CGH 3/3/25 REVISION 1

HYRUM CITY ENGINEER'S CERTIFICATE

I Certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

_____ _____
City Engineer *Date*

HYRUM CITY SANITARY SEWER AUTHORITY

Approved by the Hyrum City Sanitary Sewer Authority This____Day of _____A.D. 20___

_____ _____
Date

HYRUM CITY CULINARY WATER AUTHORITY

Approved by the Hyrum City Culinary Water Authority This____Day of _____A.D. 20___

_____ _____
Date

HYRUM CITY COUNCIL'S CERTIFICATE OF APPROVAL

Approved by the Hyrum City Council This____Day of_____A.D. 20___

_____ _____
Chairperson *Date*

_____
Attest

HYRUM CITY PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

Approved by the Hyrum City Planning Commission This____Day of _____ A.D. 20___

_____ _____
Chairperson *Date*

COUNTY RECORDER'S NO. _____

State of Utah, County Cache, Recorded and Filed at the Request of_____

Date_____ Time _____ Fee _____

Abstracted_____

Index_____

Filed in: File of Plats

_____
County Recorder

Project No. S-0128 (1)
County 005
Mp. Ref. Point:
End Ref. Point:
Sheet No. 4
Sheet type 09

PLAN
NOTE BOOK
No. 1072

SW¼ NE¼
SEC. 3

PROPERTY LINE

33+67 P.P. 32.5' LT., F. 33' LT.

35

36+85 GATE 33.5' LT.

40 ACRE LINE

40

SE¼ NE¼
SEC. 3
T. 10N., R. 1E., S.L.M.

44+75 P.P. 33.5 LT.

45

47+35 P.P. 85' LT.

47+57.4 R/W

48+50 P. 64' LT.

R/W FENCE

¼ SECTION LINE

U.P. & L. CO. POWER LINE

N. 89°32' E.

EXISTING R/W FENCE

¼ SECTION LINE

R/W FENCE

HYRUM CITY POWER LINE

EXISTING R/W FENCE

50

R/W LINE

R/W LINE

31+18 P.R.

PARCEL NO. 1 2

NW¼ SE¼
SEC. 3

OWNER
N. Blaine Nielsen, et ux
Norman H. Salvesen, et ux

NET AC.
1.33±
1.15±

N. 89°32' E.

75

40

40+00 P.P. 34' RT.

45+91 R/W

44+93 P.P. 31.5' RT.

46+83 F. X-ING

P.C. 44+29.4

NE¼ SE¼
SEC. 3

Δ = 45°54' RT.
D = 6900'
R = 255.4'
T = 107.4'
L = 204.6'
P.I. = 48+34.0

P.T. 51+94.4

53+56
17.18' RT.

PROPERTY LINE

EXISTING R/W LINE

Top of Cut

Toe of Fill

PRESENT ROAD

55

Top of Cut

53+92.4

Top of Cut

S. 44°34' E.

SECTION LINE

U.P.S.L.CO. POWER LINE

Toe of Fill

60

TRANS. LINE

TRANS. LINE

Top of Cut

EXISTING R/W LINE

EXISTING R/W LINE

64+60 R.P./T.

65

65+33.4

40 ACRE LINE

Top of Cut

SUB. STA.

FED. ROAD DIST. NO.	STATE	FED. NO. PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
UT.	UTAH	S-052-2(11)	POST WAR	4	

STATION	IN PLACE	LIST OF STRUCTURES REQUIRED	REMARKS	DRAWING

Mini Subdivision Plat for

Torrie Mini Subdivision

A Part of the Northeast Quarter of Section 3, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian

NORTH

Scale: 1" = 50'

50' 100'

Scale in Feet

LEGEND

- Primary Boundary Line
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- Existing Communication
- Power Pole
- Fire Hydrant
- Set 5/8" by 24" Rebar With Cap (ADVANCED 7881387)

DOMINION ENERGY

Questar Gas Company, DBA Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication or in the notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's right-of-way department at 800-366-8532

Approved by Dominion Energy, this _____ day of _____ A.D., 20__.

By: _____ Title: _____

Notes:

1- The Development Contains 2 Lots and 9.296 Acres.

2- Residential Sewer and Water Laterals must be installed at right angles from the house to the City Service Lines.

3- Two 1.5 Inch ø Trees are required along the Frontage of Lot 1 and Lot 2.

4- Servicing Laterals or connections for Lot 1 and Lot 2 will be the responsibility of the individual property owners

5- Lot 2 has been approved to be on a Septic System.

6- The culinary water line along the highway, from 1300 East, is a private water line.

7- Hyrum City agreed to install the access from 1400 East to Lot 1. Hyrum City will also cover the snow removal of the Shared Driveway.

8- The Shared Driveway is for Cross Access to and from Lot 1, Lot 2, and Hyrum City.

SUBDIVISION BOUNDARY

A Part of the Northeast Quarter of Section 3, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone

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NARRATIVE

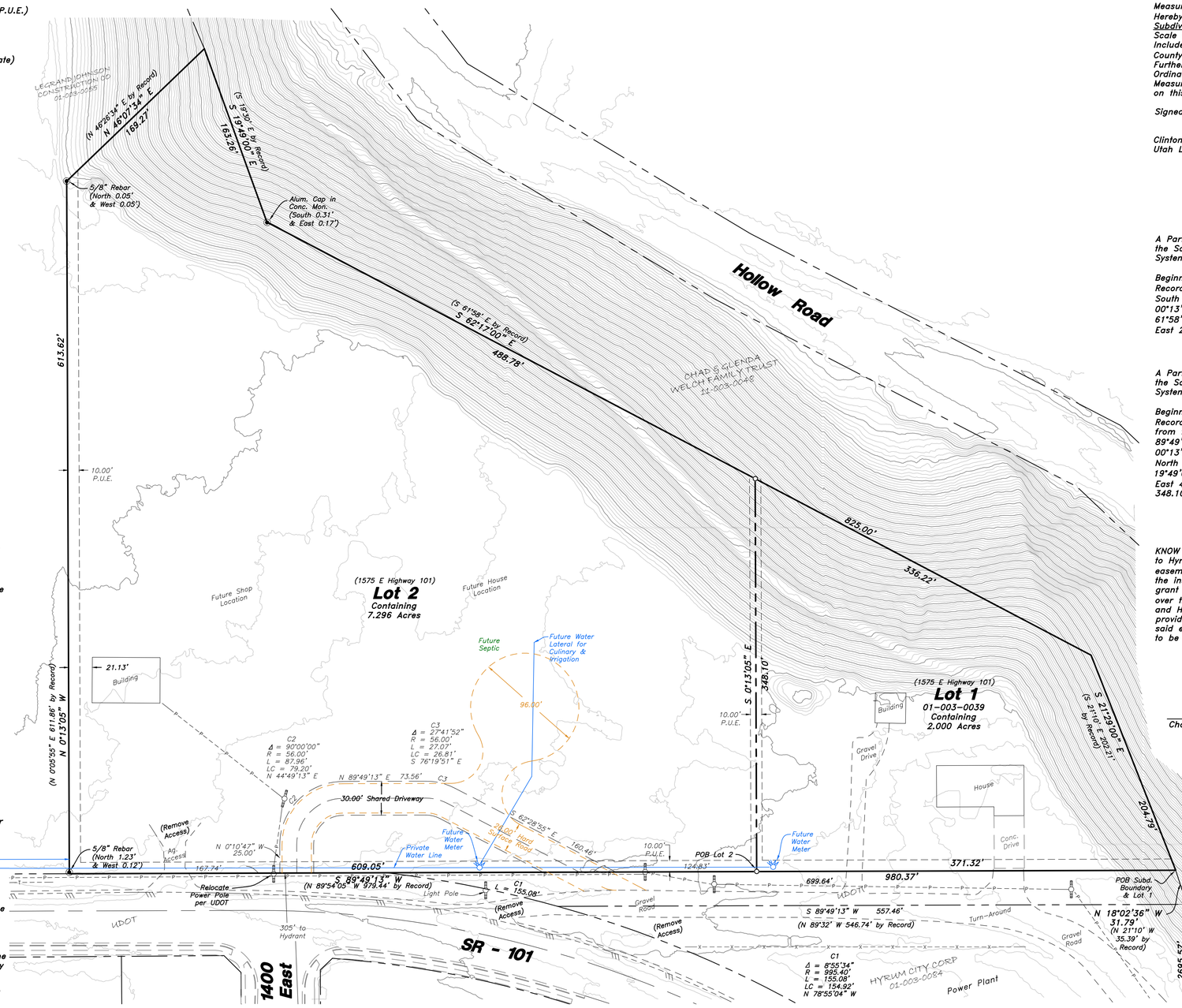
The purpose of this survey was to establish and set the property corners of the Mini Subdivision as shown and described hereon. The survey was ordered by Mitch Torrie. The control used to establish the property corners was found corner markers and survey record 2016-0055. The subdivision is located in the Northeast Quarter of Section 3, Township 10 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is the East line of the Southeast Quarter of said Section 3, which bears North 00°07'41" East, "Utah Coordinate System 1983 North Zone."

Developer:
Mitch Torrie
435-757-5481

UDOT PARCEL

A Part of the Northeast Quarter of Section 3, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone

Beginning at the Southeast Corner of said Northeast Quarter and RUNNING THENCE South 89°49'13" West 557.46 Feet Along the South Line of said Northeast Quarter to the Intersection with the East Right-of-Way Line of Highway 101; Thence Northwesterly Along the Arc of a 995.40 Foot Radius Curve to the Left an Arc Length of 155.08 Feet, Long Chord Bears North 78°55'04" West 154.92 Feet; Thence North 89°49'13" East 699.64 Feet (South 89°54'05" East by Record); Thence South 18°02'36" East 31.79 Feet (South 21°10' East 35.39 Feet by Record) to the Point of Beginning. Containing 0.429 Acres.



SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and I Have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into Two (2) Lots, know Hereafter as Torrie Mini Subdivision in Hyrum City, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Cache County Recorder's Office and from said Survey made by me on the Ground, I Further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Hyrum City Concerning Zoning Requirements Regarding Lot Measurements have been Complied with and have placed monuments as represented on this plat.

Signed this _____ day of _____, 2025

Clinton G. Hansen P.L.S.
Utah Land Surveyor Licence No. 7881387

REGISTERED LAND SURVEYOR 7881387 Clinton G. Hansen STATE OF UTAH

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LOT 2 DESCRIPTION

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OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners do hereby dedicate to Hyrum City Corporation and all public utility providers a perpetual, non-exclusive easement over the areas designated hereon as Public Utility Easements (PUE) for the installation and maintenance of all public utilities; further, the owners hereby grant and convey a perpetual, non-exclusive Private Access and Utility Easement over the portion of Lot 2 designated as 'Shared Driveway' for the benefit of Lot 1 and Hyrum City Corporation for ingress, egress, and emergency vehicle access, provided that no permanent structures, fences, or parked vehicles shall obstruct said easement, with the responsibility for maintenance of the shared driveway area to be Hyrum City Corporation

OWNER'S SIGNATURE

_____ _____ _____ _____
Chad Bruce Welch *Date* *Glenda Marie Welch* *Date*
(Trustees for the Chad & Glenda Welch Family Trust, Sept. 3, 2009)

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 20__,

Chad Bruce Welch and Glenda Marie Welch, trustees for the Chad & Glenda Welch Family Trust, Sept. 3, 2009, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signer of the attached mini subdivision, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

_____
Notary Public Signature

_____
Notary Public Commissioned in Utah
(Print Name)

_____
Commission Number - Expires

COUNTY RECORDER'S NO. _____

State of Utah, County Cache, Recorded and Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: File of Plats

_____
County Recorder

HYRUM CITY ENGINEER'S CERTIFICATE

I Certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

_____ _____
City Engineer *Date*

HYRUM CITY SANITARY SEWER AUTHORITY

Approved by the Hyrum City Sanitary Sewer Authority This ___ Day of _____ A.D. 20___

_____ _____
Date

HYRUM CITY CULINARY WATER AUTHORITY

Approved by the Hyrum City Culinary Water Authority This ___ Day of _____ A.D. 20___

_____ _____
Date

HYRUM CITY COUNCIL'S CERTIFICATE OF APPROVAL

Approved by the Hyrum City Council This ___ Day of _____ A.D. 20___

_____ _____
Chairperson *Date*

_____
Attest

HYRUM CITY PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

Approved by the Hyrum City Planning Commission This ___ Day of _____ A.D. 20___

_____ _____
Chairperson *Date*

ADVANCED LAND SURVEYING INC
496 North 300 East
Logan UT 84321
(435)-770-1585
Advancedlsi.com

24-256 CGH 1/7/25 REVISION 3