HYRUM CITY
ESTABLISHED 1860

CITY COUNCIL MEETING

Thursday, September 17, 2026 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, September 17, 2026. The proposed agenda is as follows:

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **WELCOME**
4. **PLEDGE OF ALLEGIANCE**
5. **INVOCATION**
6. **APPROVAL OF MINUTES**
7. **AGENDA ADOPTION**
8. **PUBLIC COMMENT**
9. **SCHEDULED DELEGATIONS**
   - A. West Point Dairy Products, Receiving and Warehouse Expansion – To request site plan approval from the City Council for receiving and warehouse expansion located at 570 North 500 West.
10. **INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES**
    - A. **Resolution 26-26** - A resolution amending the Personnel Policies and Procedures Manual for Hyrum City Corporation to require only on call city employees to live within 15 miles of Hyrum City Offices.
    - B. **Ordinance 26-17** - An ordinance amending the zoning map of Hyrum City, Utah by rezoning property from Residential Agricultural Zone RA to Residential Zone R-2 located on property parcels #01-007-0011 and #01-007-0012 at approximately 400 east 300 north.
    - C. **Ordinance 26-18** - An ordinance amending Section 13.16.235 Distribution System Extensions outside City Limits of Chapter 13.16 of Title 13 of the Hyrum City Municipal Code to set forth regulations, requirements, and approval process for electrical extensions or connections outside city limits.
    - D. **Ordinance 26-19** - 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.

E. **Ordinance 26-20** - 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.

11. OTHER BUSINESS

A. Consideration and appointment to the Museum Board.

B. Consideration and award of bid for the 700 North (200 West to 500 West) Roadway Improvement Project.

C. Budget report.

D. Mayor and City Council reports.

12. ADJOURNMENT

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Stephanie Fricke
City Recorder

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speakerphone. The speakerphone will be amplified so that the other Council Members and all other persons present in the Council 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 at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, 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 15**th day of September, 2026**. Stephanie Fricke, MMC, City Recorder.

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

City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: September 14, 2026

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

Summary: West Point Dairy is planning to expand their site through a series of construction phases to eventually arrive at a full build out. To staff's best knowledge the building out will be a 5 to 6 year process. Staff has been working with West Point Dairy since the beginning of 2026, assisting them withy application processes, code requirements, and other necessary functions required for moving forward with the first phase that consists of a receiving and warehouse expansion.

As you will find in the attached Staff Evaluation, there is a request for a reduction in right of way widths on 500 West and 700 North. The reduction is necessary request to protect the public and private property interface abutting 500 West and 700 North, reduce multiple heavy truck traffic accesses at the intersection of 500 West and 700 North, and retain all internal heavy truck traffic onsite. It is the recommendation of Hyrum City legal counsel the dedication plat for the West Point Dairy site take place concurrently with the final construction drawings and the dedication plat be recorded prior to the Hyrum City Engineers signature for Phase 1 construction drawings.

The application was presented to the Planning Commission on September 10, 2026, and the Planning Commission made a motion (5-0 vote) to recommend their support for reduced right of way widths and site plan approval to the Hyrum City Council.

Attachments:

1. Staff Evaluation Dated August 31, 2026.

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60 West Main Street
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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.

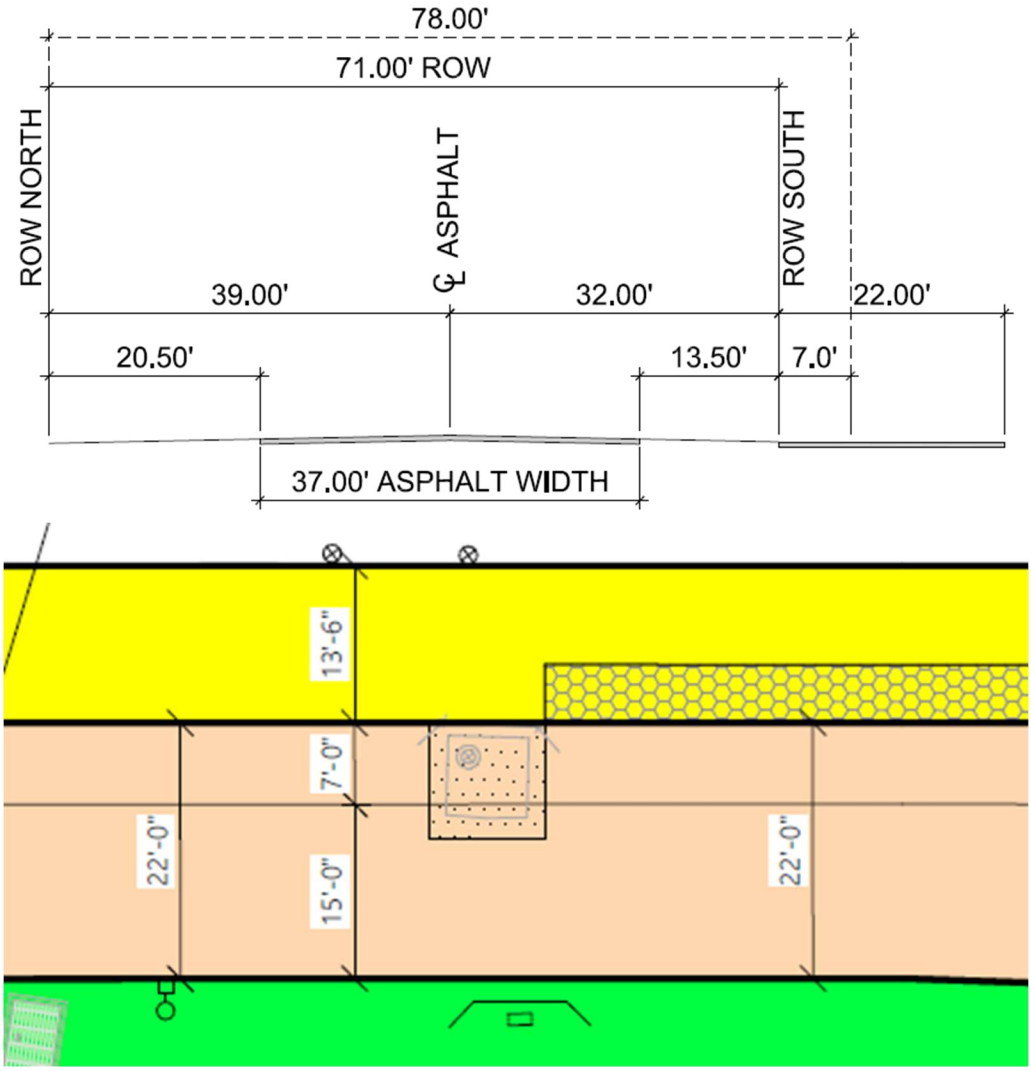
The WPD project will require public improvements abutting 700 North and 500 West. While working with WPD through the staff review process there were several challenges to maintain compliance with HCC 17.49.080 Off-Street Truck Loading Spaces which requires the receipt or distribution by vehicle or materials 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

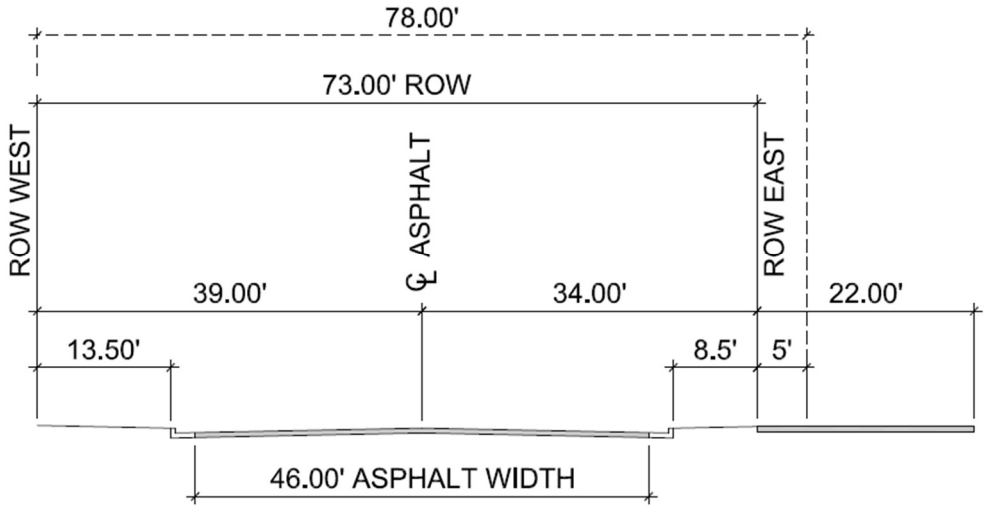
(20.50’ park strip reduced to 13.50’)

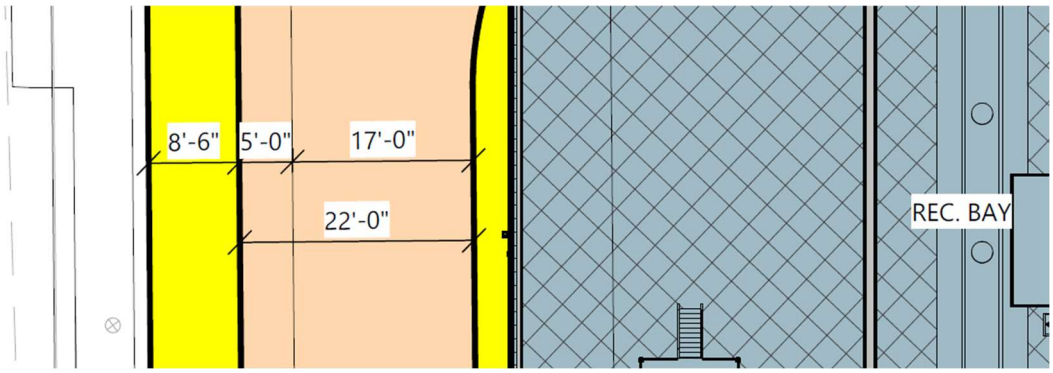


See Sheet T1.1PHA

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.

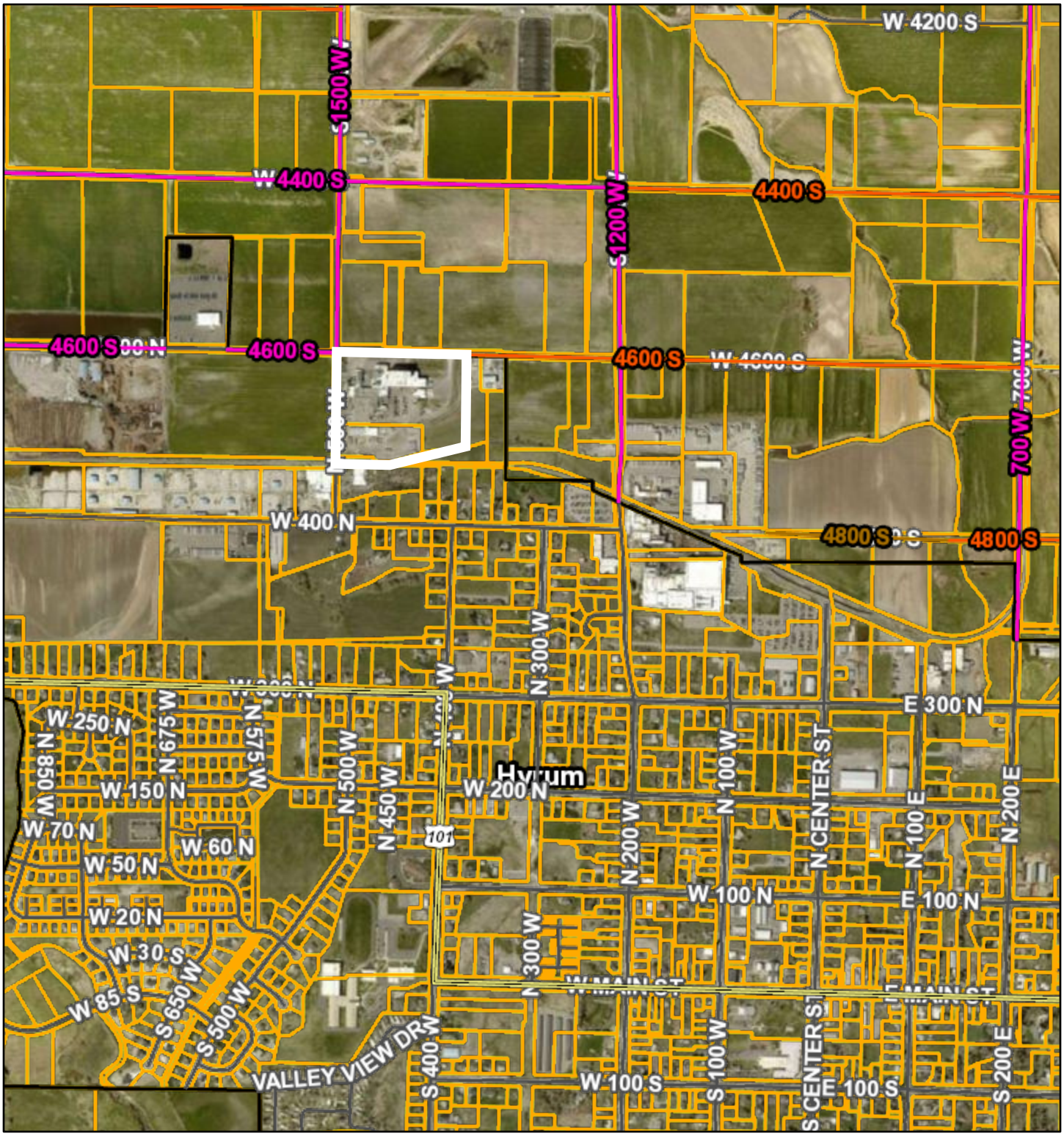
4. Cleanouts must be installed every 50' on laterals and will be required on the proposed 132' of 4" SDR35 and near the building that it exits. The proposed lateral will need a working flow meter so the city can charge for wastewater treatment. See comment #3.
   Excel Response: Cleanouts have been added 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



5/18/2026, 10:08:04 AM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

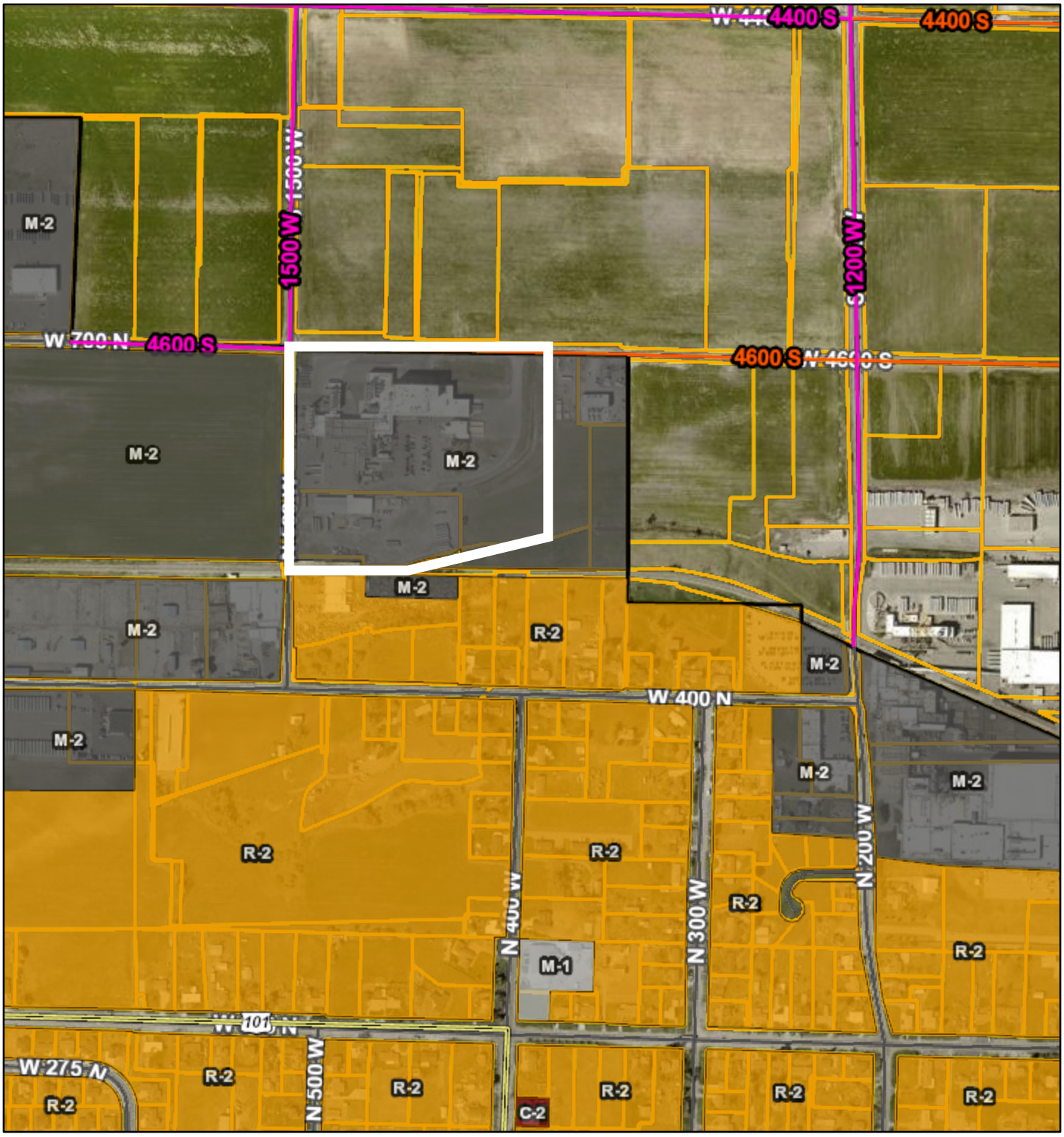
Class B Surface Type

- 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

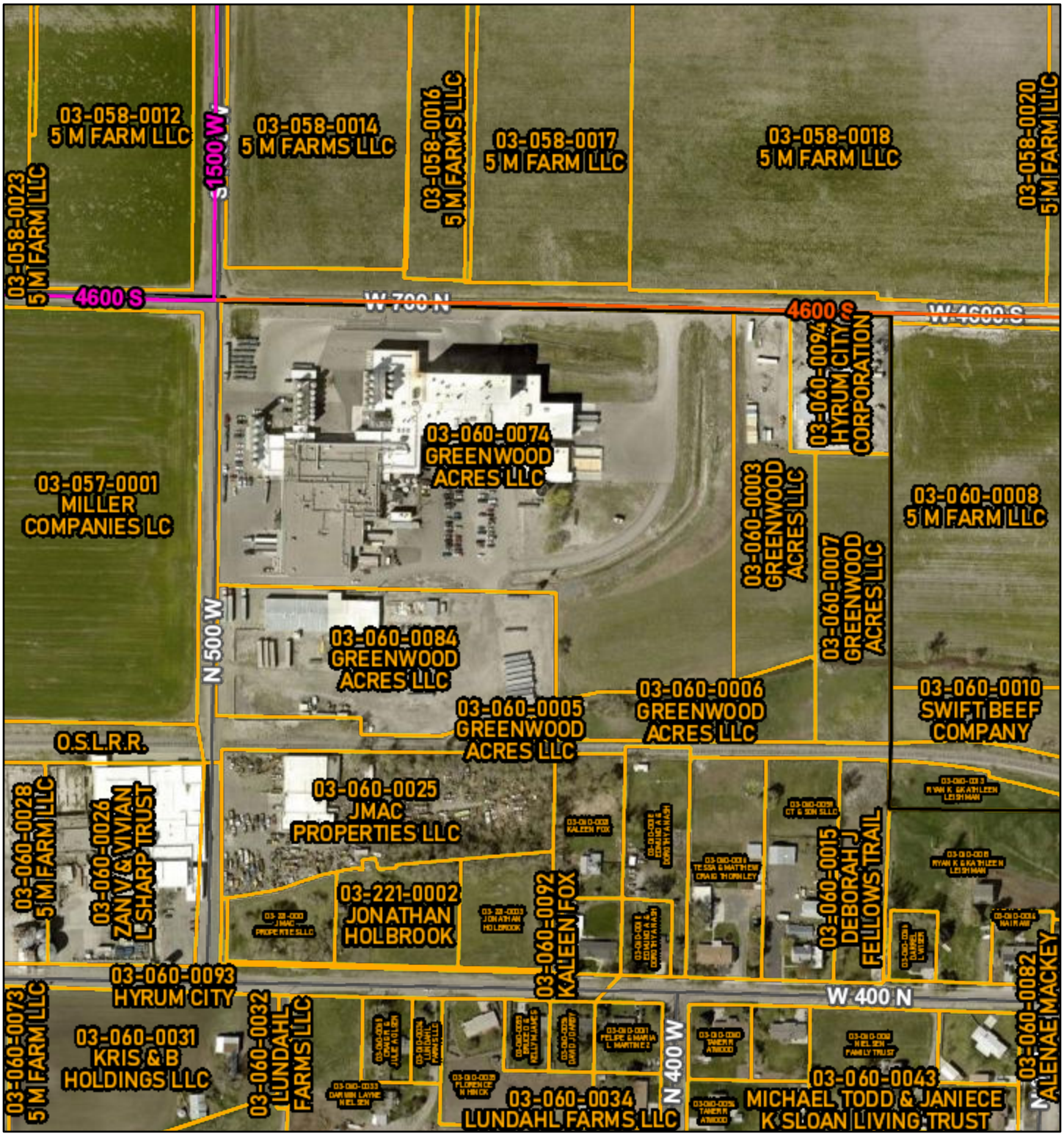
Hyrum Zoning

- 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
Authorized Use: GIS Division/ Development Services

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.

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
STORM WATER MANAGEMENT POND AREA
NEW 140' WIDE ACCESS DRIVE TO 700N. ALL TRUCK TRAFFIC ENTERS AND EXITS SITE FROM THIS POINT. ACCESS HAS 50' RADIUS TO MATCH NEW INTERSECTION

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

700 N

ONE WAY TRAFFIC

TWO WAY TRAFFIC

PHASE 1 - JOB#250231400
RECEIVING BUILDING AND CHURN ROOM

PHASE 1 - JOB# 250429500
DRY WAREHOUSE AND COW WATER SILOS

STORAGE

NEW POND

SILO ALLEY

EXISTING BUILDING

EXIST. AUTO PARKING

PHASE 3 - JOB # 26026800
WASTE WATER

FUTURE EQ. TANK

FUTURE DIGESTER TANK

FUTURE BIOGAS

SOIL STOCK PILE

PHASE 1 SITE IMPROVEMENTS

EDGE OF PAVEMENT OF ON SITE TRUCK LANES.

NEW RIGHT OF WAY LINE

500 W

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

PHASE 2 & FUTURE SITE IMPROVEMENTS WHEN ROAD RECONSTRUCTION BEGINS

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

FUTURE FACE OF CURB FOR RECONSTRUCTED 500W

NEW RIGHT OF WAY LINE

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

PHASE 4
FUTURE BUTTER AS/RS

GRAVEL LAY DOWN AND STAGING AREA

GRAVEL LAY DOWN AND STAGING AREA

PHASE 2 SITE IMPROVEMENTS

ONE WAY TRAFFIC

PHASE 2
NEW SCALE LOCATION

EMERGENCY ACCESS DRIVE TO ON SITE TRUCK LANE

NORTH

PROJECT PHASING PLAN
SCALE: 1" = 40'-0"
0' 40' 80'

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"

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

500 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

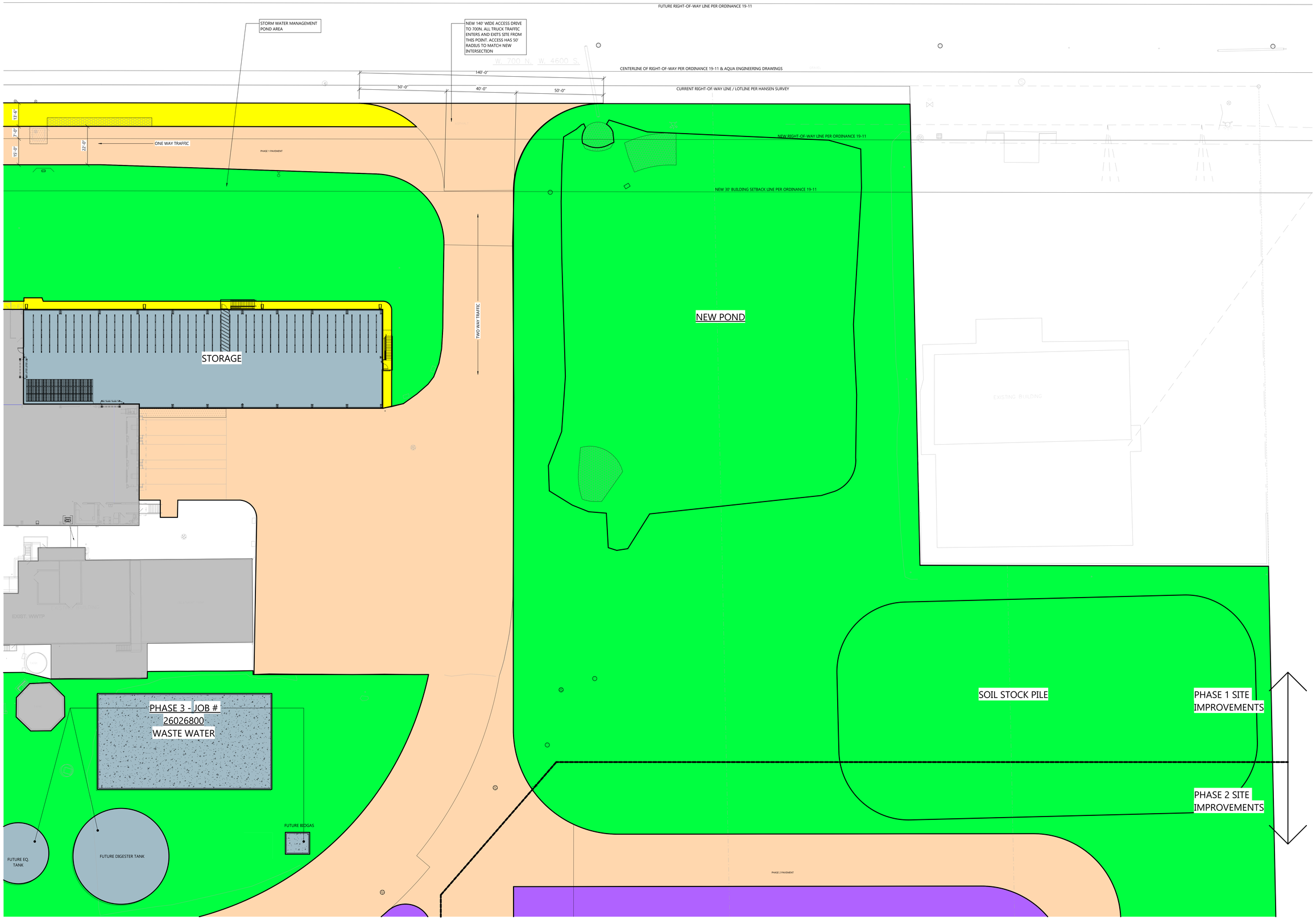
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250231400

SHEET NUMBER

T1.1PHA

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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

CREAM RECEIVING BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
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PROFESSIONAL SEAL

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250231400

SHEET NUMBER
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

ONE WAY TRAFFIC

FUTURE FACE OF CURB FOR RECONSTRUCTED 500W

NEW RIGHT OF WAY LINE

8'-6"

5'-0"

17'-0"

22'-0"

PHASE 2 PAVEMENT

PHASE 4
FUTURE BUTTER AS/RS

PHASE 4 BUILDING

PHASE 2 STONE MULCH

30'-0"

46'-9"

22'-0"

ONE WAY TRAFFIC

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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SHEET DATES

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IFA	AUG. 6, 2026
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JOB NUMBER
250231400

SHEET NUMBER
T1.1PHC

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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

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

PROFESSIONAL SEAL

SHEET DATES

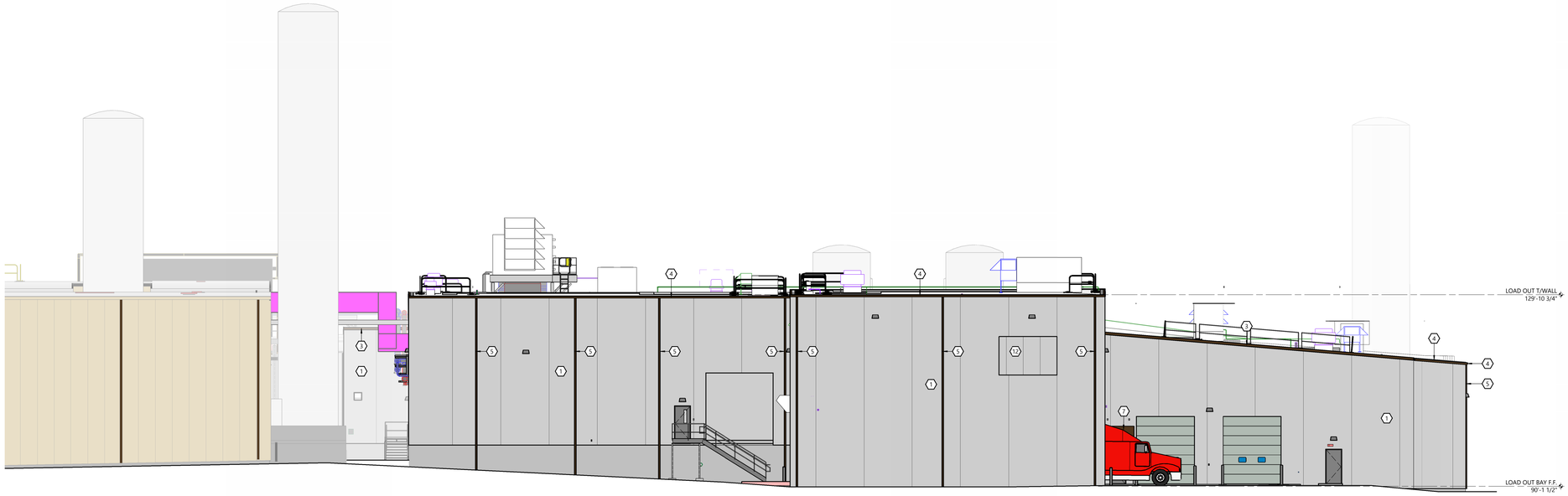
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IFA	AUG. 27, 2026

JOB NUMBER
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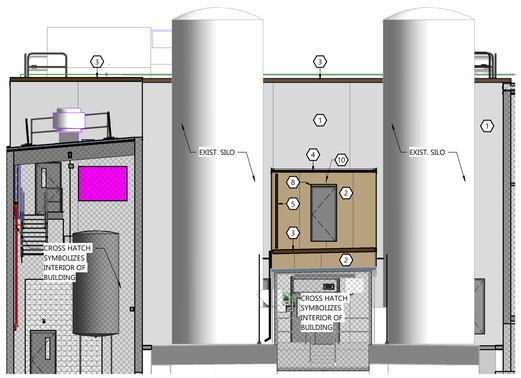
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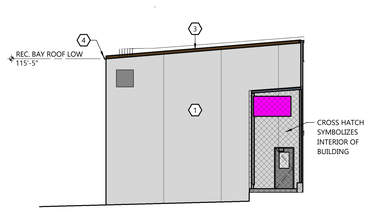
NORTH ELEVATION

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



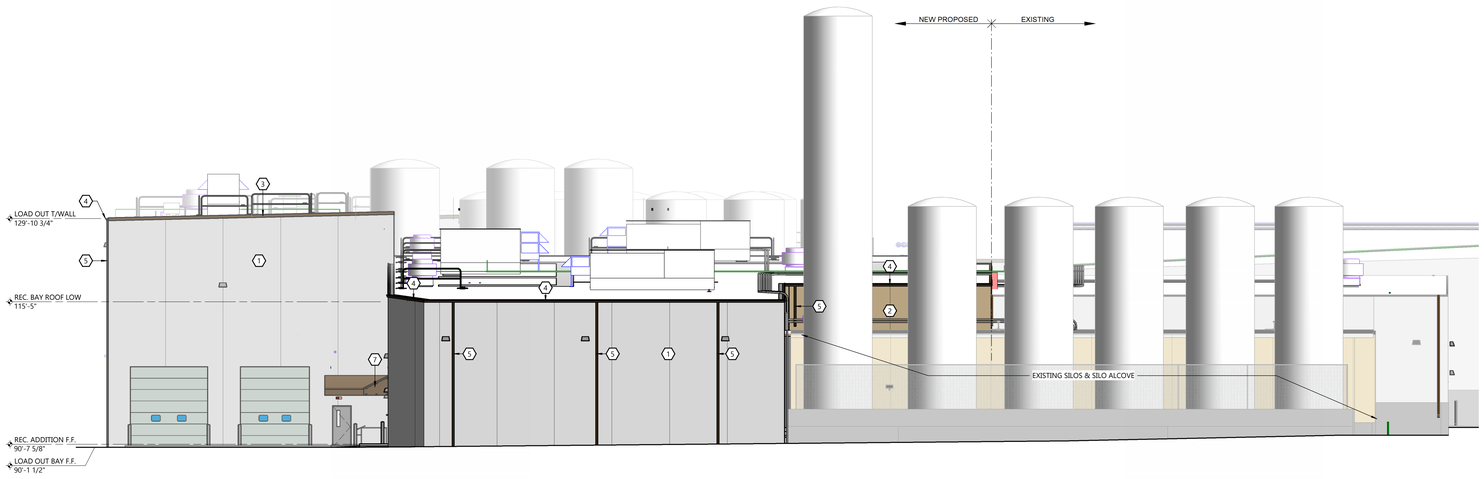
SOUTH LOAD OUT BAY EXTERIOR ELEVATION

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



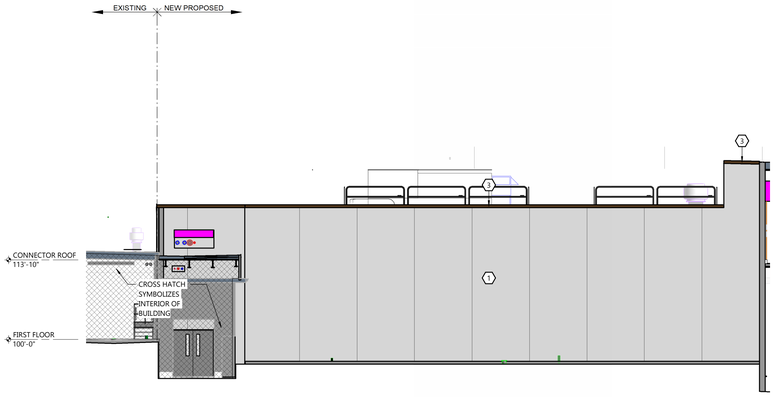
SOUTH HTST ELEVATION

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

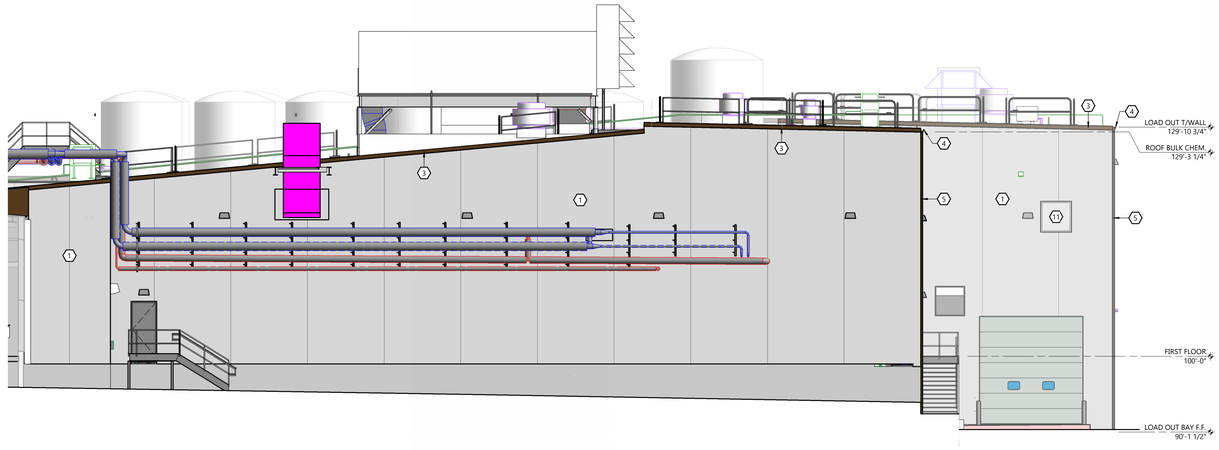
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ISSUED FOR APPROVAL
IFA AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
A2.0

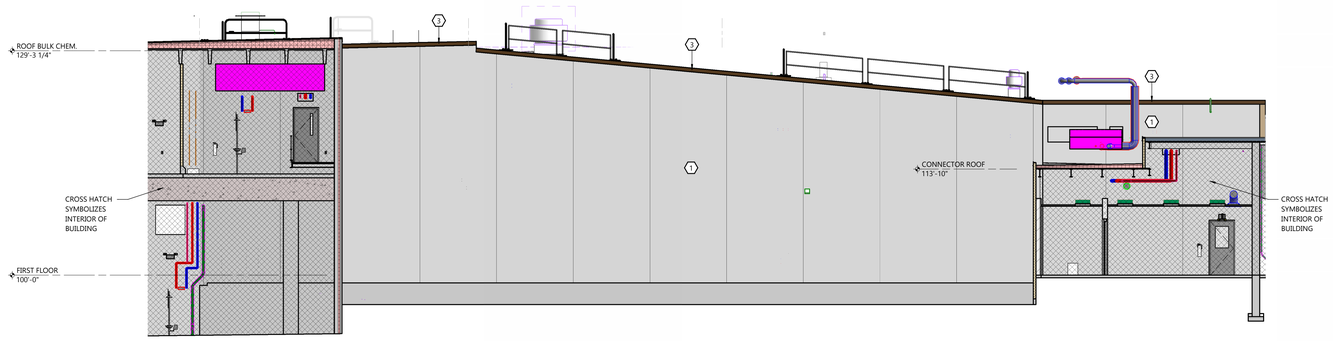
ARCHITECTURAL EXTERIOR ELEVATIONS

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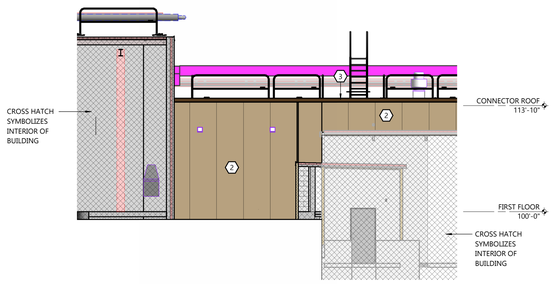
EAST ELEVATION

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



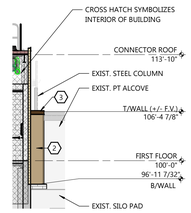
WEST CHURN ROOM ELEVATION

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



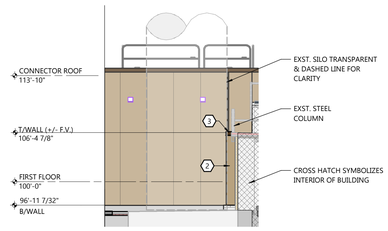
NORTH PIPE CHASE ELEVATION

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
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

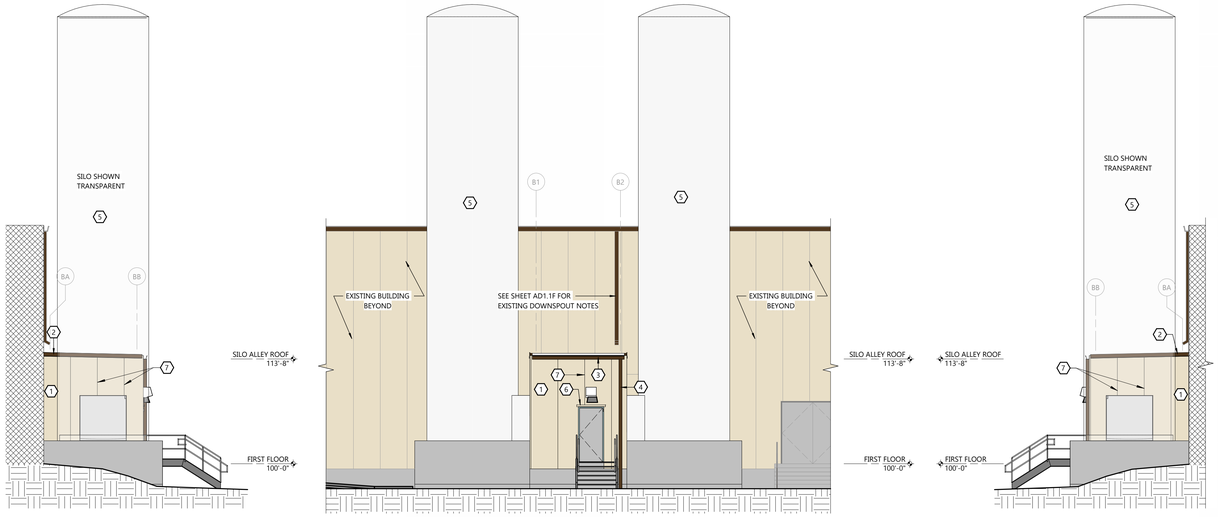
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SHEET NUMBER

A2.1

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"

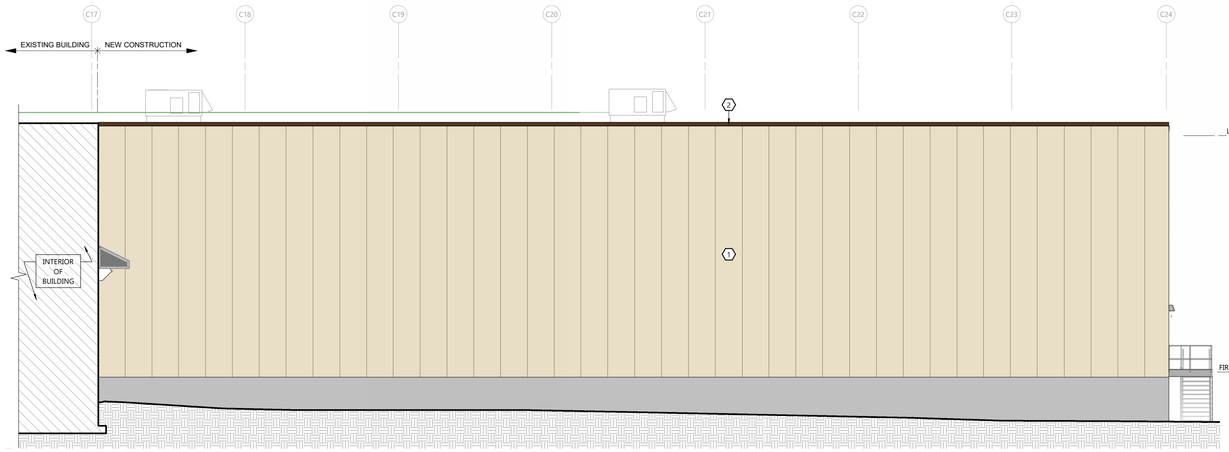
GENERAL NOTES

(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.

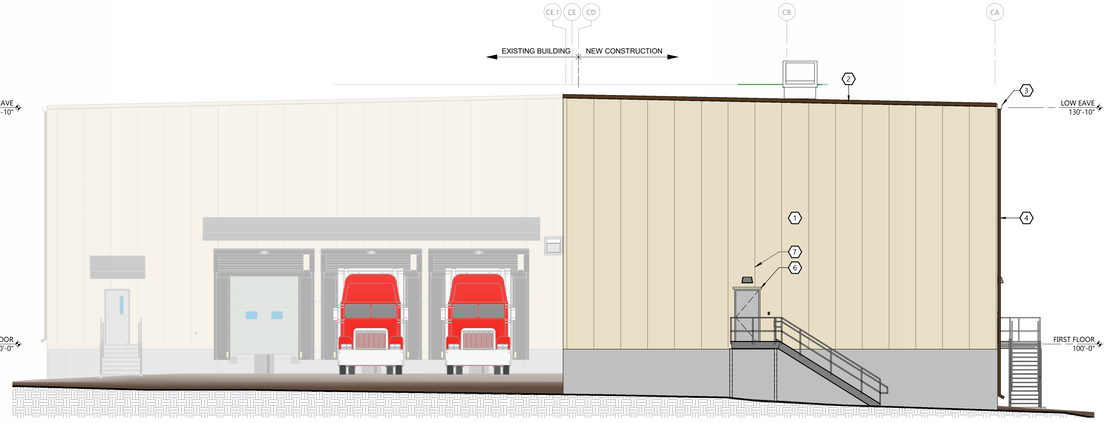
EXTERIOR MATERIAL KEY

1. **INSULATED 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**



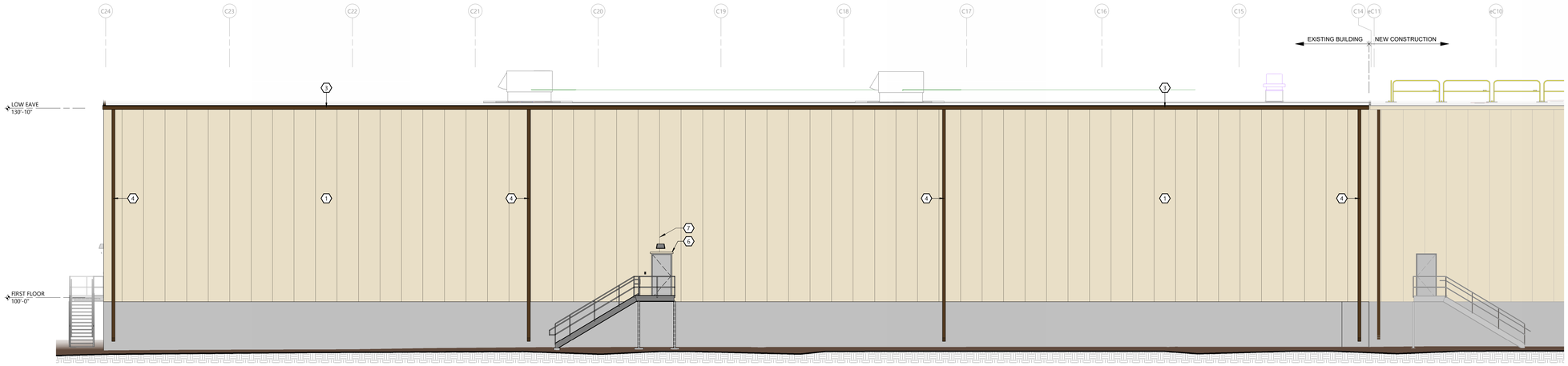
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

ARCHITECTURAL EXTERIOR ELEVATIONS

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PROJECT INFORMATION

STORAGE WAREHOUSE EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

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JOB NUMBER

250429500

SHEET NUMBER

A2.0

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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

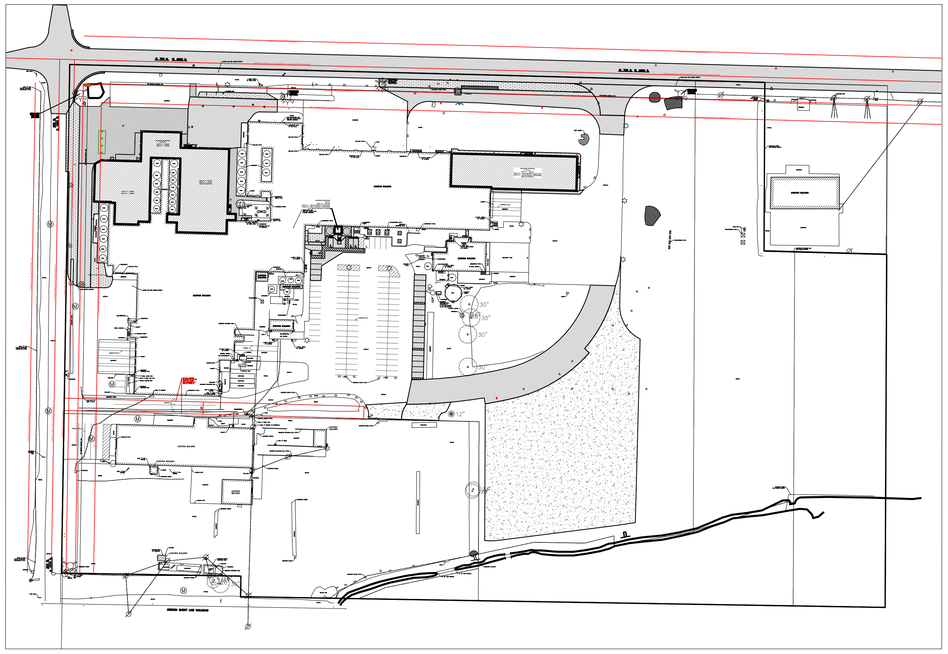
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	3.92	170,852	15.8%
PAVEMENT (ASP. & CONC.)	11.22	488,583	45.1%
TOTAL IMPERVIOUS	15.14	659,435	60.9%
LANDSCAPE/ OPEN SPACE	9.71	422,939	39.1%
PROJECT SITE	24.85	1,082,374	100.0%

Blue Stakes of UTAH 811

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



NORTH

SITE PLAN OVERVIEW

SCALE: 1"= 100'

100' 0 100' 200'

LEGEND

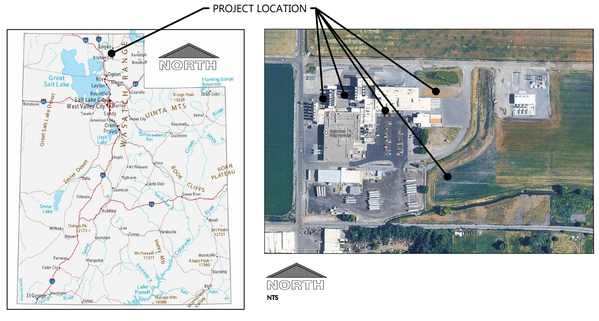
NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

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 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	000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
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
	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
	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	GRADING/SEEDING LIMITS		

PROJECT CONTACTS

OWNER INFORMATION:	CIVIL:	CITY PLANNER:	CITY ENGINEER:	FIRE DEPARTMENT:	CITY DPW - POWER:	CITY DPW - WASTEWATER	CITY DPW - SWMP/WATER/ROADS
LAVERNE GREGORICH 570 NORTH 500 WEST HYRUM, UT 84319	JASON DAYE Phone: (920) 322-1687 E-mail: jason.daye@excelengineer.com	TONY EKINS Phone: (435) 245-6033 E-mail: tony.ekins@hyrumcity.gov	MATT HOLMES Phone: (435) 245-6033 E-mail: matt.holmes@hyrumcity.gov	Phone: (435) 245-7634	LARRY COLEMAN E-mail: larry.coleman@hyrumcity.gov	ANGELA PRITCHETT E-mail: angela.pritchett@hyrumcity.gov	KADE MAUGHAN Phone: (435) 245-6033 E-mail: kademaughan@gmail.com

LOCATION MAP



NORTH

NTS

PROJECT NOTES

GENERAL PROJECT NOTES

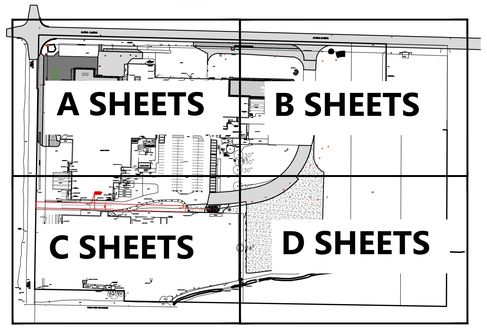
1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

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
R-11477802-6202
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 UNDER 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 STRIP TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT ON 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 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 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 MANUAL REQUIREMENTS. 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 FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN INSTALL PER UTAH 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 1-1/2 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 AT LEAST 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 UTAH 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 UTAH DEQ STANDARDS AND SPECIFICATIONS.
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. DUST CONTROLS SHALL INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY USE A COMBINATION APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   6. THE USE, STORAGE, OR DISPOSAL OF CHEMICALS, CEMENT, OR 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 DRAINS 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 WILL BE USED IN GENERAL CONFORMANCE WITH UTAH DEQ STANDARDS AND SPECIFICATIONS AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND RE-STABILIZATION WORK ACCTIVNE.
   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 CONSTRUCTION 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 THE GRADING 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

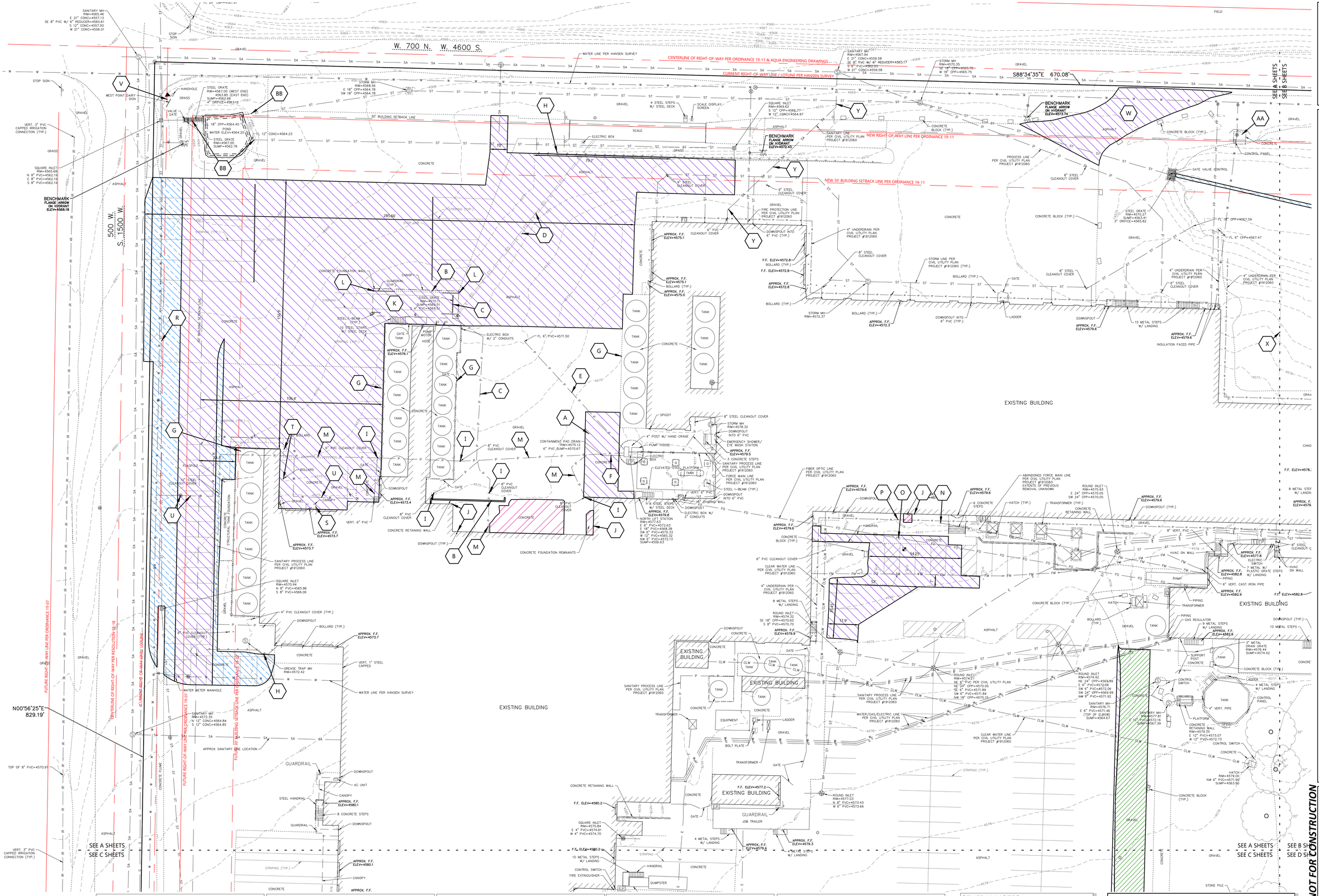
B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER UTAH DOT STANDARDS AND SPECIFICATIONS. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH 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 PROVIDED 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 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 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 4000 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 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 IMAZAPYR. 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. APPLY 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. THE



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PROJECT INFORMATION

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR BID

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

NOT FOR CONSTRUCTION

JOB NUMBER
250231400

SHEET NUMBER
C1.0A

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

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J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE COVERED LOADOUT BAY CANOPY, STEEL FRAMING, STAIRS, ETC. SEE ARCH PLANS FOR DETAILS.
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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
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KEYNOTES

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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:

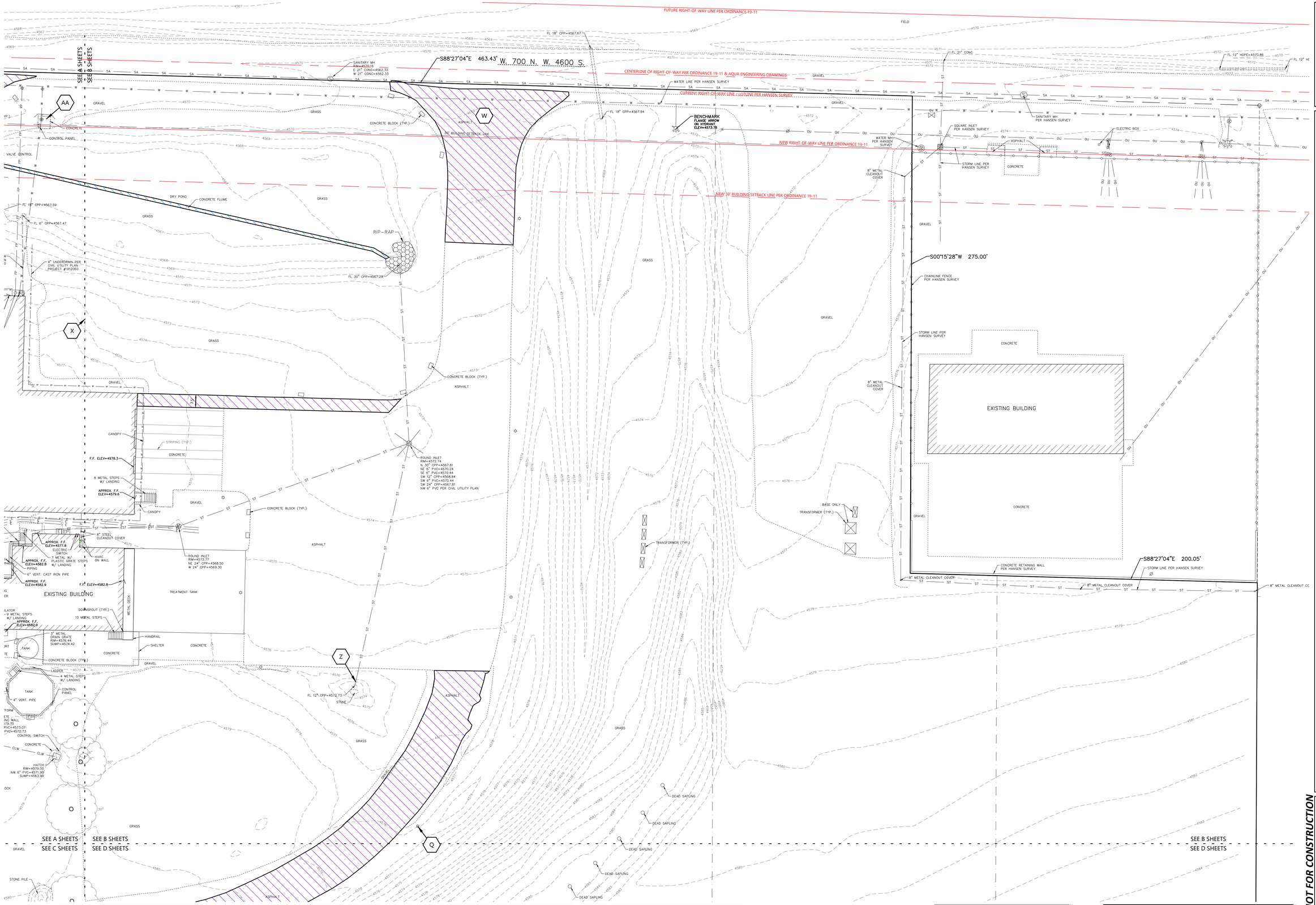
- EXISTING TOPOGRAPHIC SURVEY WAS COMPLETED BY EXCEL ENGINEERING, INC. ON MARCH 11, 2026.
- LOCATION OF EXISTING UNDERGROUND UTILITY LINES ARE APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND:

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

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

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A



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L	REMOVE GUARDRAIL

KEYNOTES

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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.
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CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA B

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PROJECT INFORMATION

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570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

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SHEET DATES

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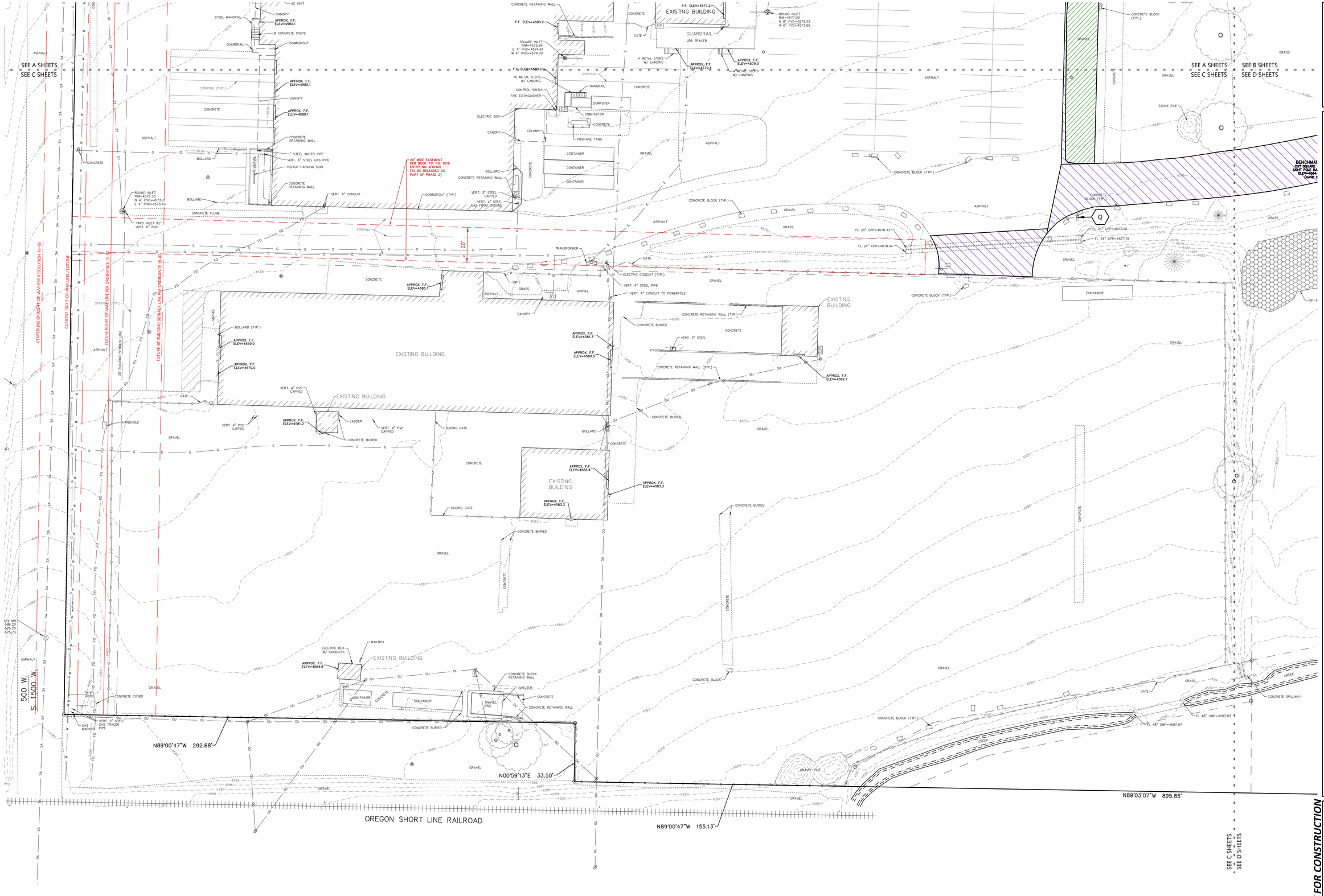
IFB	AUG. 3, 2026
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AA	CONTRACTOR SHALL RELOCATE WATER VAULT GUARDRAIL AND CONTROL PANEL APPROXIMATELY 20' SOUTH. SEE SHEET C1.1B KEYNOTE 3 & SHEET C1.3B FOR PROPOSED LOCATION.
BB	RELOCATE POND OUTLET STRUCTURE AND ADJUST BASIN INLET PIPES AND ENDWALLS. SEE GRADING AND UTILITY PLAN SHEETS FOR DETAILS.

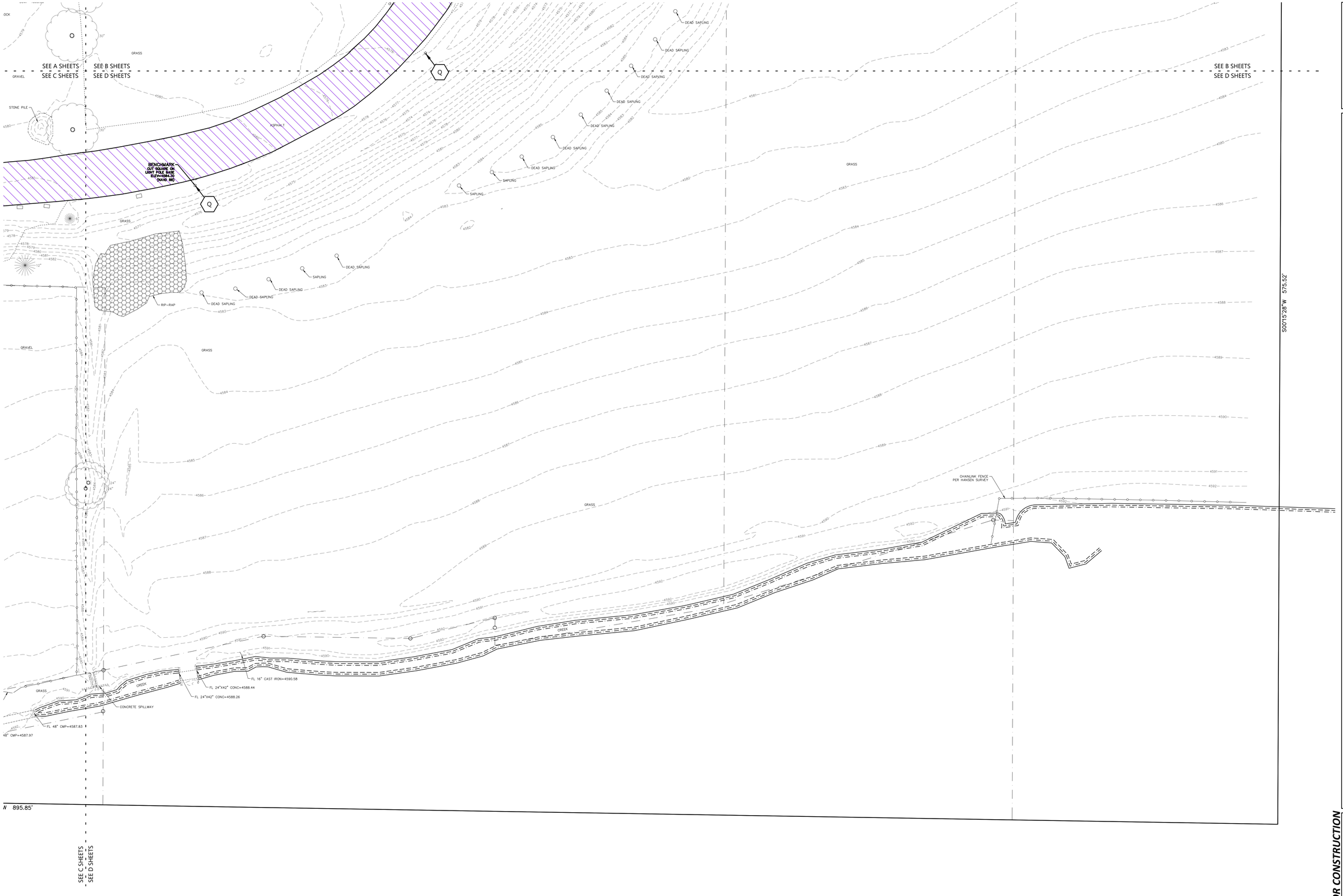
GENERAL NOTES:

- 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.

- 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 C



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.

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 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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Fond du Lac, WI 54935
920-926-9800
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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

C1.1A

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	
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	
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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

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

R50'

30' BUILDING SETBACK LINE

50'

59.3' AT NEW R/W

28'

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

CANOPY

STRIPING (TYP.)

CONCRETE

F.F. ELEV=4578.3

8 METAL STEPS
W/ LANDING

APPROX. F.F.
ELEV=4579.6

GRAVEL

CANOPY

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

TANK

LADDER

4 METAL STEPS
W/ LANDING

CONTROL
PANEL

CONTROL SWITCH

PHASE 3 BUILDING

STONE

40'

LIMITS OF DISTURBANCE

R181'

40'

R237'

10'

40'

PHASE 3
WWTP TANK
SEE A SHEETS
SEE C SHEETS
SEE B SHEETS
SEE D SHEETS

PHASE 3
BLDG

PHASE 2 PAVEMENT

LIMITS OF DISTURBANCE

CONCRETE

EXISTING BUILDING

CONCRETE

GRAVEL

BASE ONLY

TRANSFORMER (TYP.)

TRANSFORMER (TYP.)

S88°27'04"E 200.05'

CONCRETE RETAINING WALL
PER HANSEN SURVEY

LIMITS OF DISTURBANCE

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

PROJECT INFORMATION

CREAMERY 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

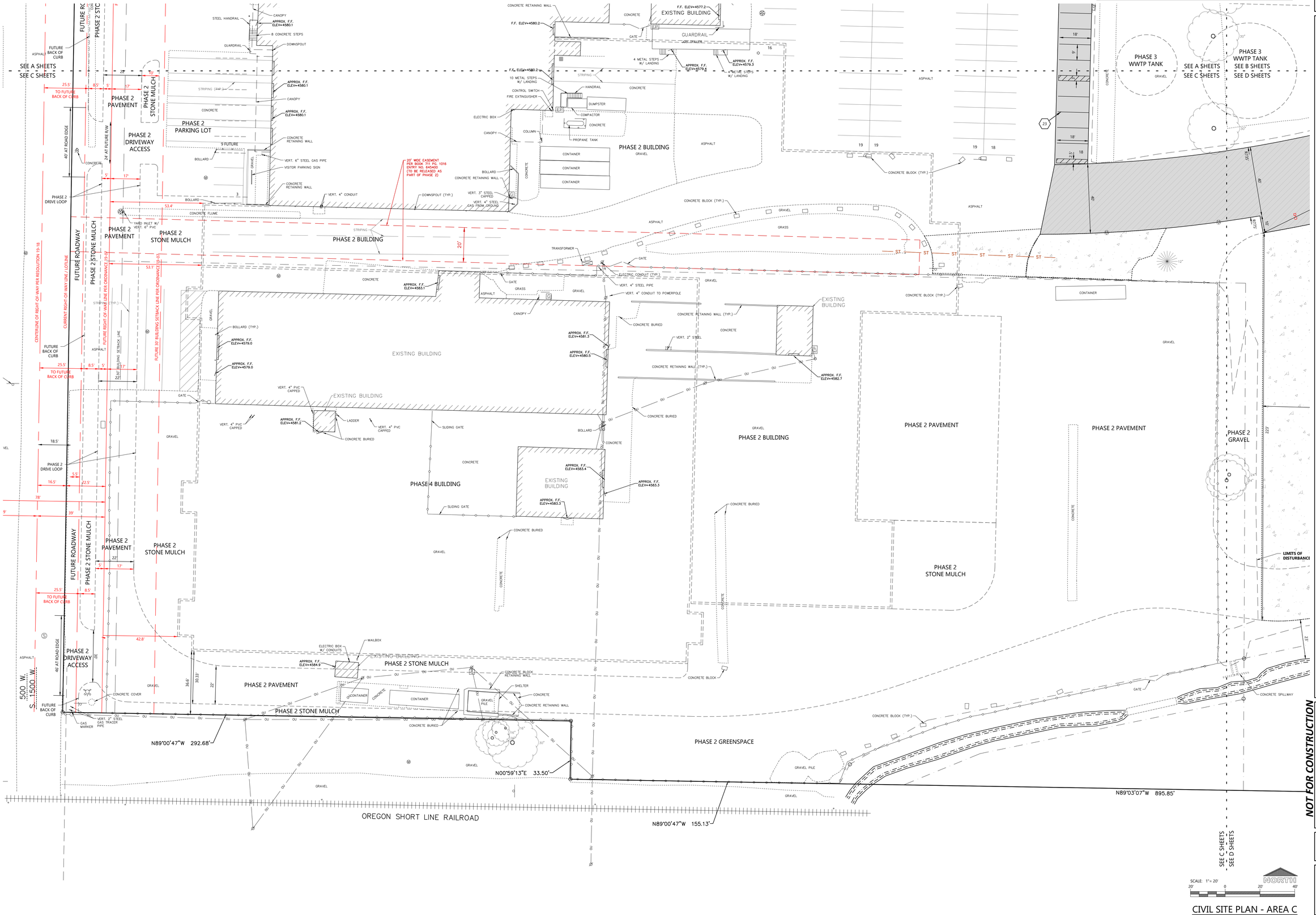
KEYNOTES	
5	SIDEWALK RAMP WITH HANDRAILS (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES

KEYNOTES	
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24	5' WIDE GRAVEL RODENT STRIP
25	SILO PAD. (SEE STRUCTURAL PLANS FOR DETAILS)

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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



SCALE: 1"= 20'

NORTH

CIVIL SITE PLAN - AREA C

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

C1.1C

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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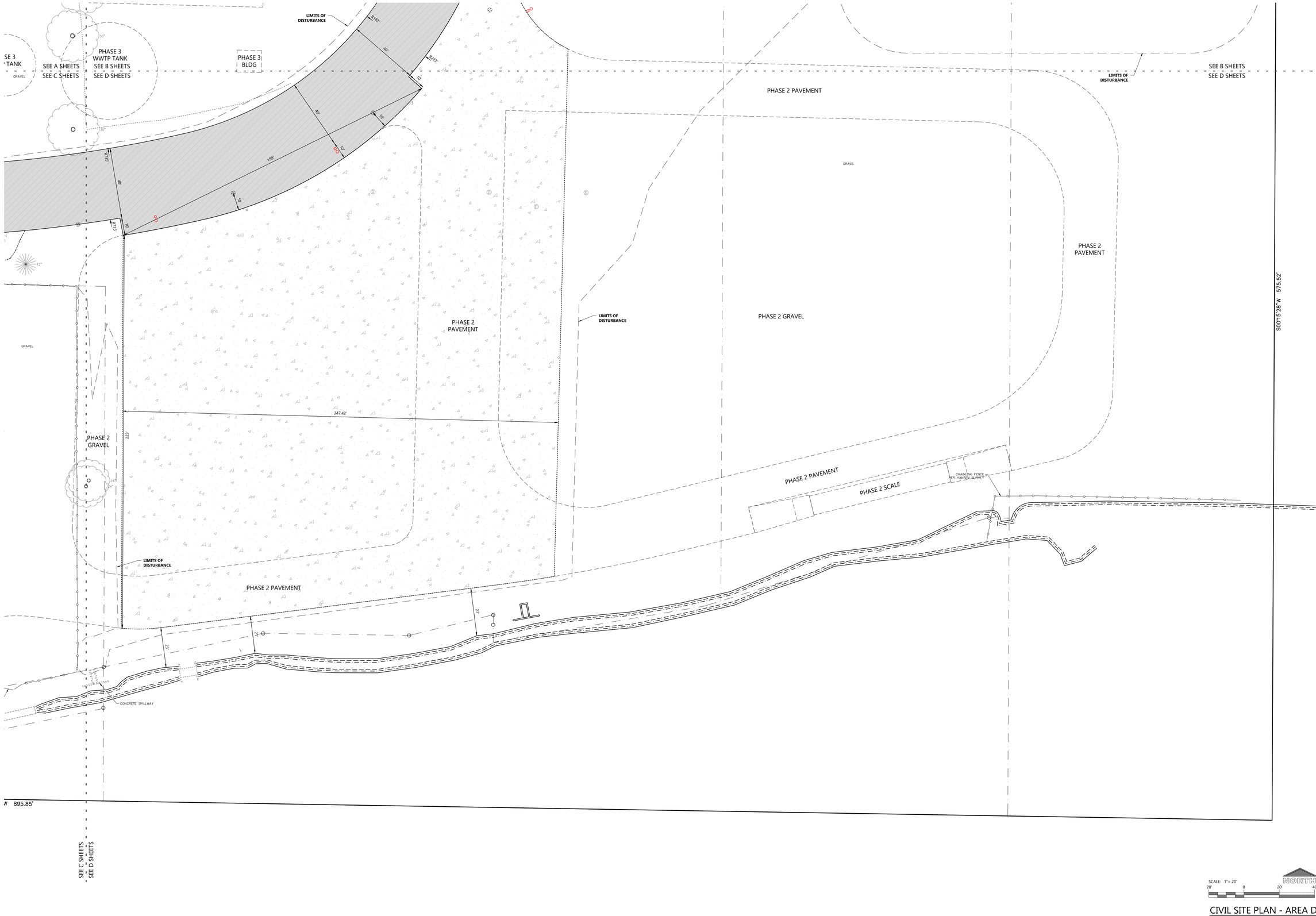
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KEYNOTES	
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24	5' WIDE GRAVEL RODENT STRIP
25	SILO PAD. (SEE STRUCTURAL PLANS FOR DETAILS)

KEYNOTES	
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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



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

CIVIL SITE PLAN - AREA D

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
C1.1D

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

ISSUED FOR BID

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

NOT FOR CONSTRUCTION

JOB NUMBER 250231400

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

W. 700 N. W. 4600 S.

500 W. S. 1500 W.

S88°34'35"E 670.08'

N00°56'25"E 829.19'

EXISTING BUILDING

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

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

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

LIMITS OF DISTURBANCE

DRIVEWAY RECONSTRUCTION TO BE COMPLETED AS PART OF COUNTY ROAD PROJECT

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.

BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4568.18

BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4572.43

BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4573.74

POND RELOCATED EAST APPROX. 5'

RELOCATION OF POND AND OUTLET STRUCTURE TO ACCOMMODATE LANE WIDENING AND CURB AS PART OF COUNTY AND CITY ROAD PROJECTS. CONFIRM WITH AQUA ENGINEERING PROJECT FOR FINAL CURB LOCATION. POND VOLUME TO MATCH EXISTING.

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

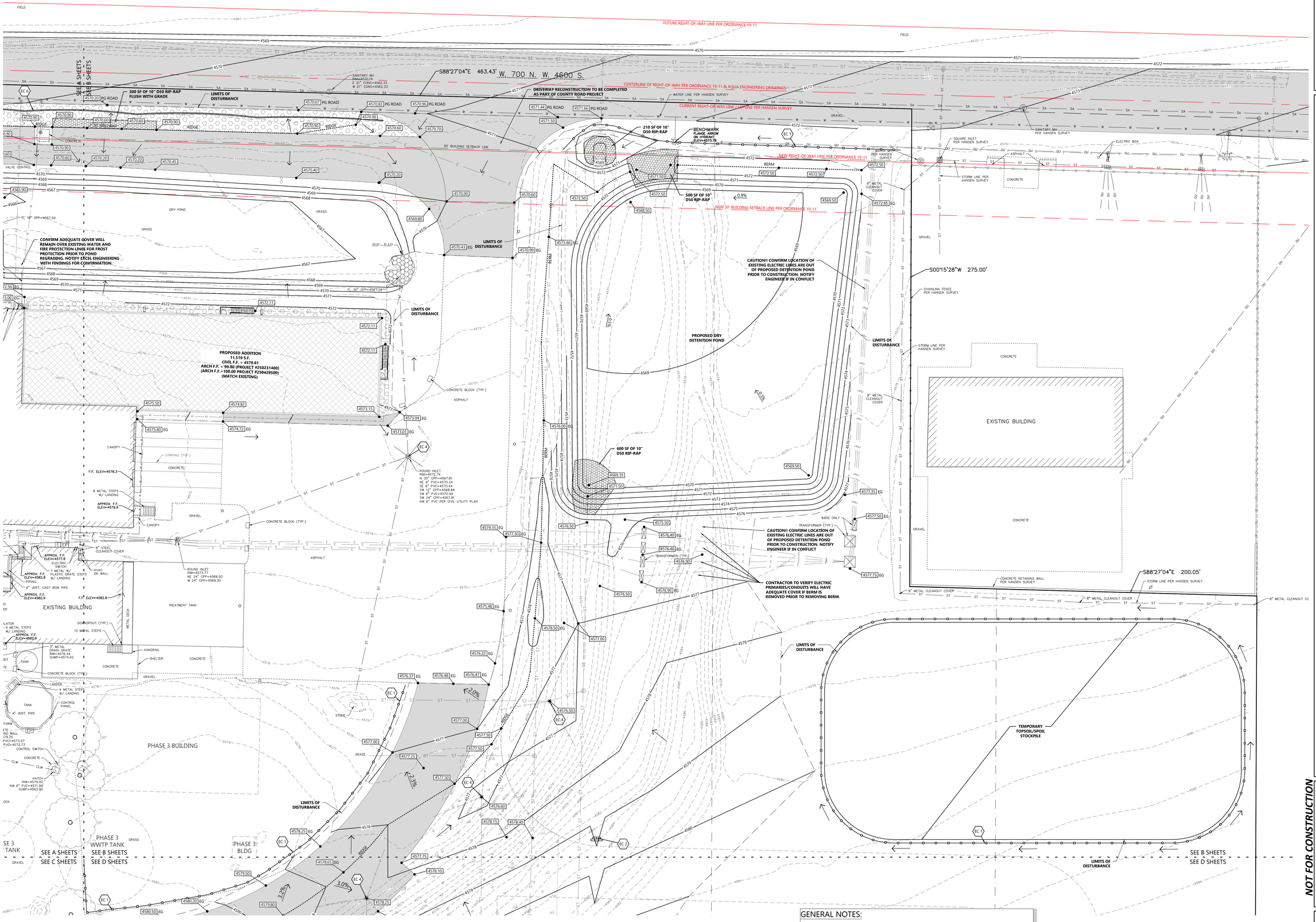
GENERAL NOTES:

- 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)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- 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'

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
EC 3	STABILIZED CONSTRUCTION ENTRANCE	EC 6	SEDIMENT LOG

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SCALE: 1" = 20'

NORTH

CIVIL GRADING AND EROSION CONTROL 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

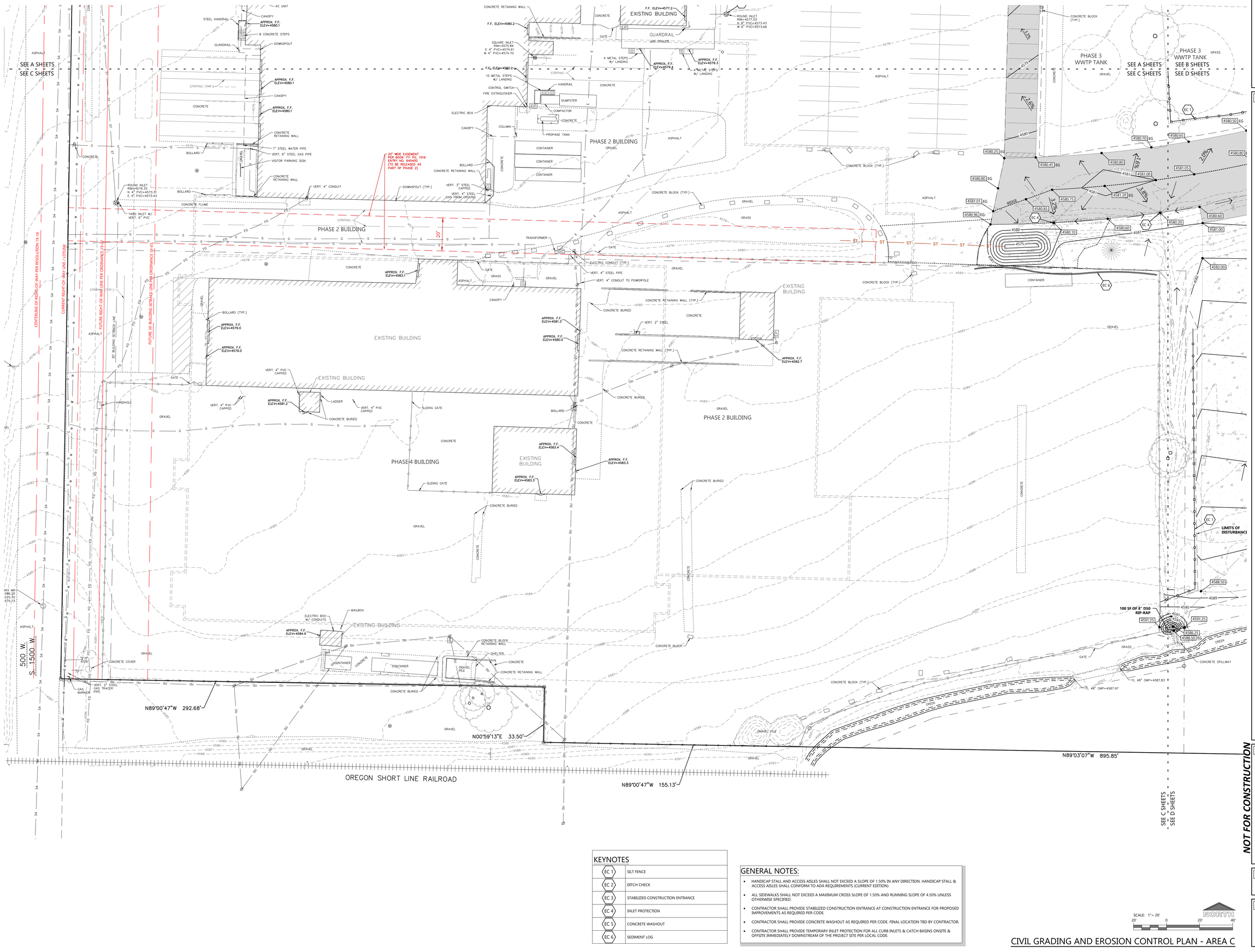
SHEET DATES

ISSUED FOR BID

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

JOB NUMBER
250231400

SHEET NUMBER
C1.2B



KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT
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 AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- 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'

CIVIL GRADING AND EROSION CONTROL PLAN - AREA C

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

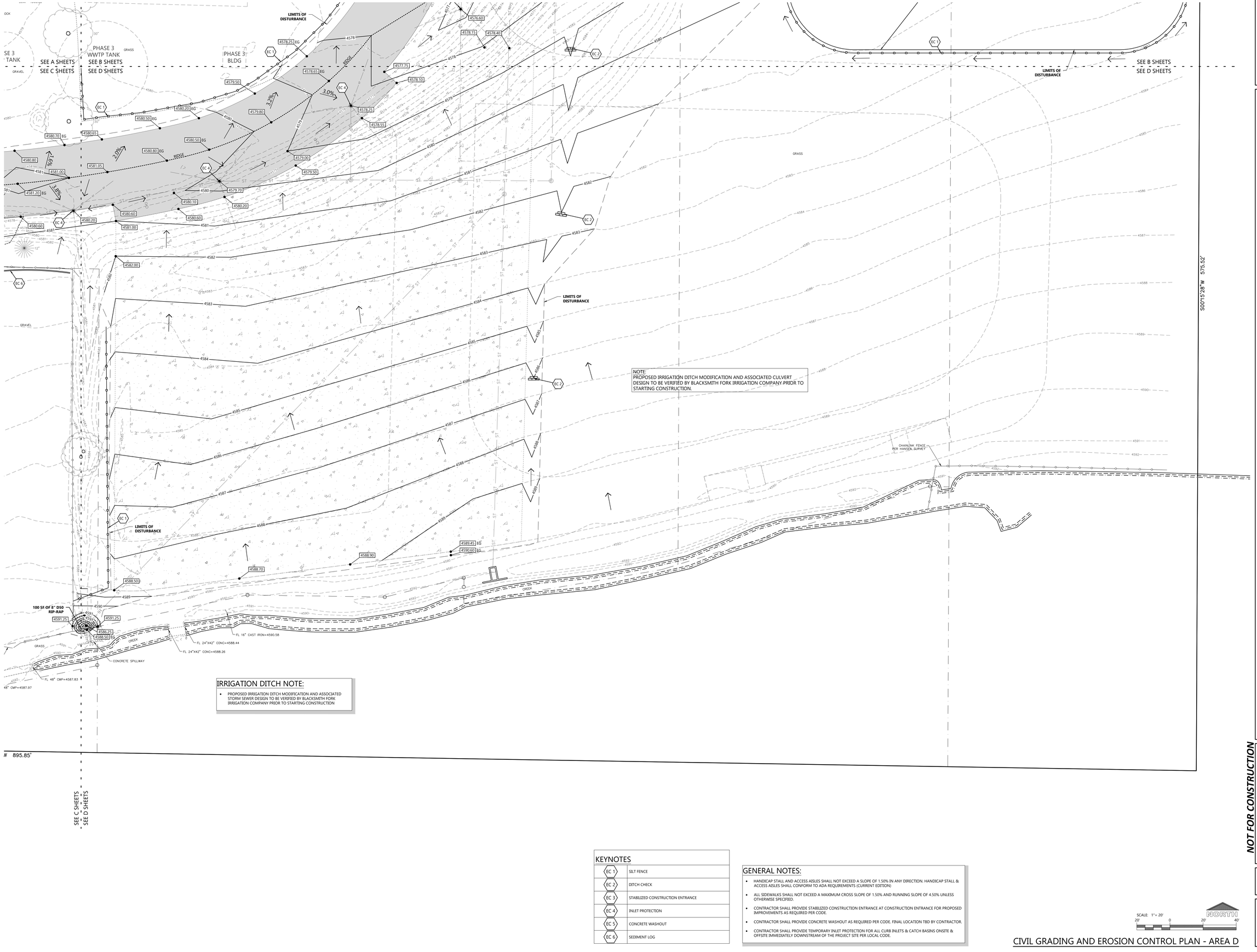
SHEET DATES

ISSUED FOR BID

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

JOB NUMBER
250231400

SHEET NUMBER
C1.2C



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
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT
EC 6	SEDIMENT LOG

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

CIVIL GRADING AND EROSION CONTROL PLAN - AREA D

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PROJECT INFORMATION

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570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

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SHEET DATES

ISSUED FOR BID

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

JOB NUMBER
250231400

SHEET NUMBER
C1.2D

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PROJECT INFORMATION

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JOB NUMBER
250231400

SHEET NUMBER
C1.3A

NOTE:
CONTRACTOR TO ENSURE THAT ADEQUATE SLOPE IS PROVIDED FOR ALL GRAVITY STORM/SANITARY/PROCESS LINES ONSITE BOTH DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. SLOPES TO BE AS NOTED ON PLANS, ENSURE NO BACKPITCHED PIPES.

NOTE:
GEOPIER CONTRACTOR TO VERIFY WHETHER GEOPIERS ARE NEEDED BELOW PROPOSED LIFT STATION.

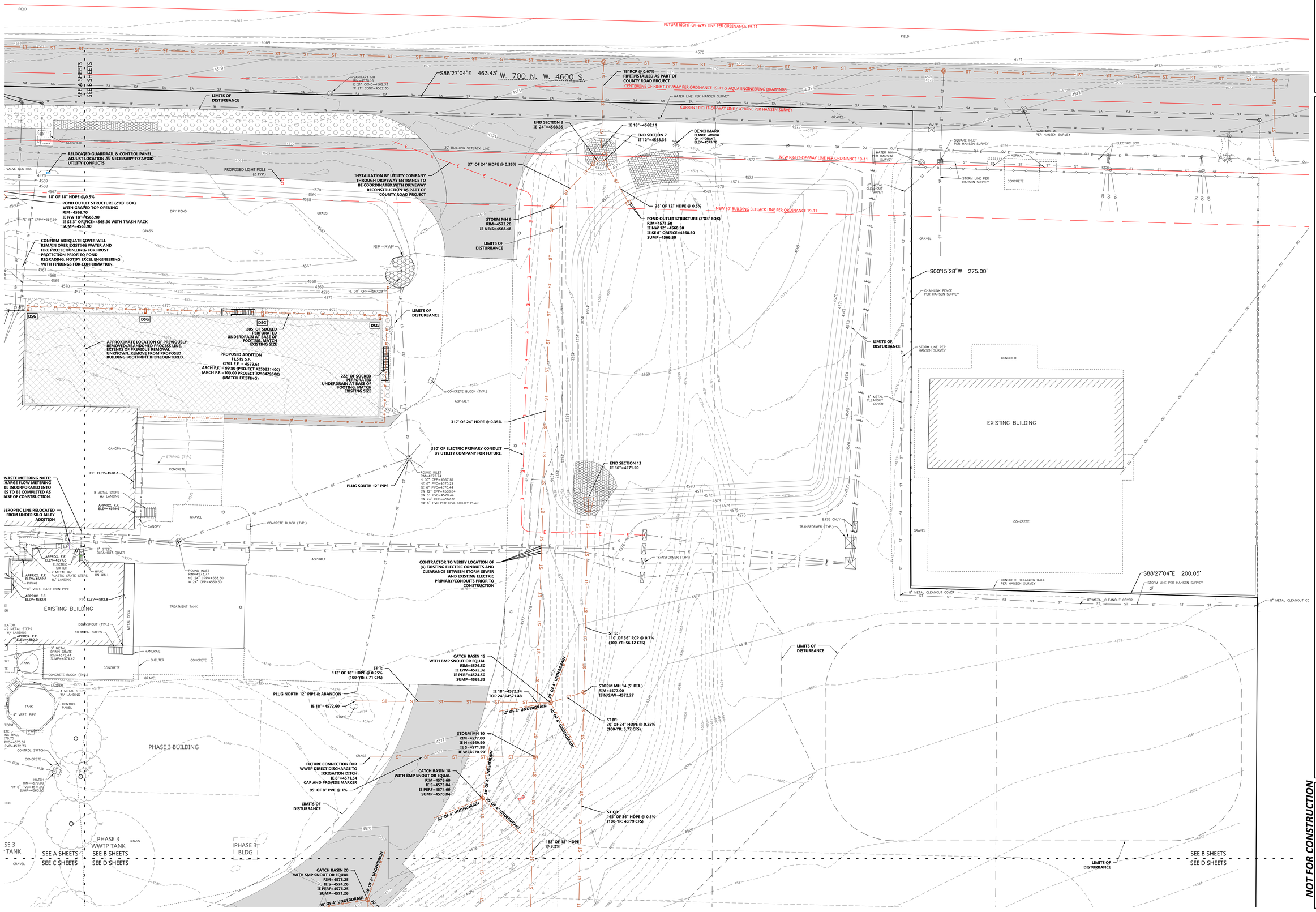
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GEOPIER CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WITHIN PROPOSED BUILDING ADDITION FOOTPRINT AND ENSURE STRUCTURAL INTEGRITY OF EXISTING UTILITIES DURING CONSTRUCTION OF PROPOSED GEOPIERS.

NOTE:
CONTRACTOR TO VERIFY MATERIAL OF ALL EXISTING WET UTILITIES SCHEDULED TO REMAIN UNDER PROPOSED BUILDING ADDITION. ENSURE PIPE MATERIAL MEETS STANDARD MATERIAL SPECIFICATIONS FOR USE UNDER A BUILDING. (SCH 40 CPVC, ETC)

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

CIVIL UTILITY PLAN - AREA B

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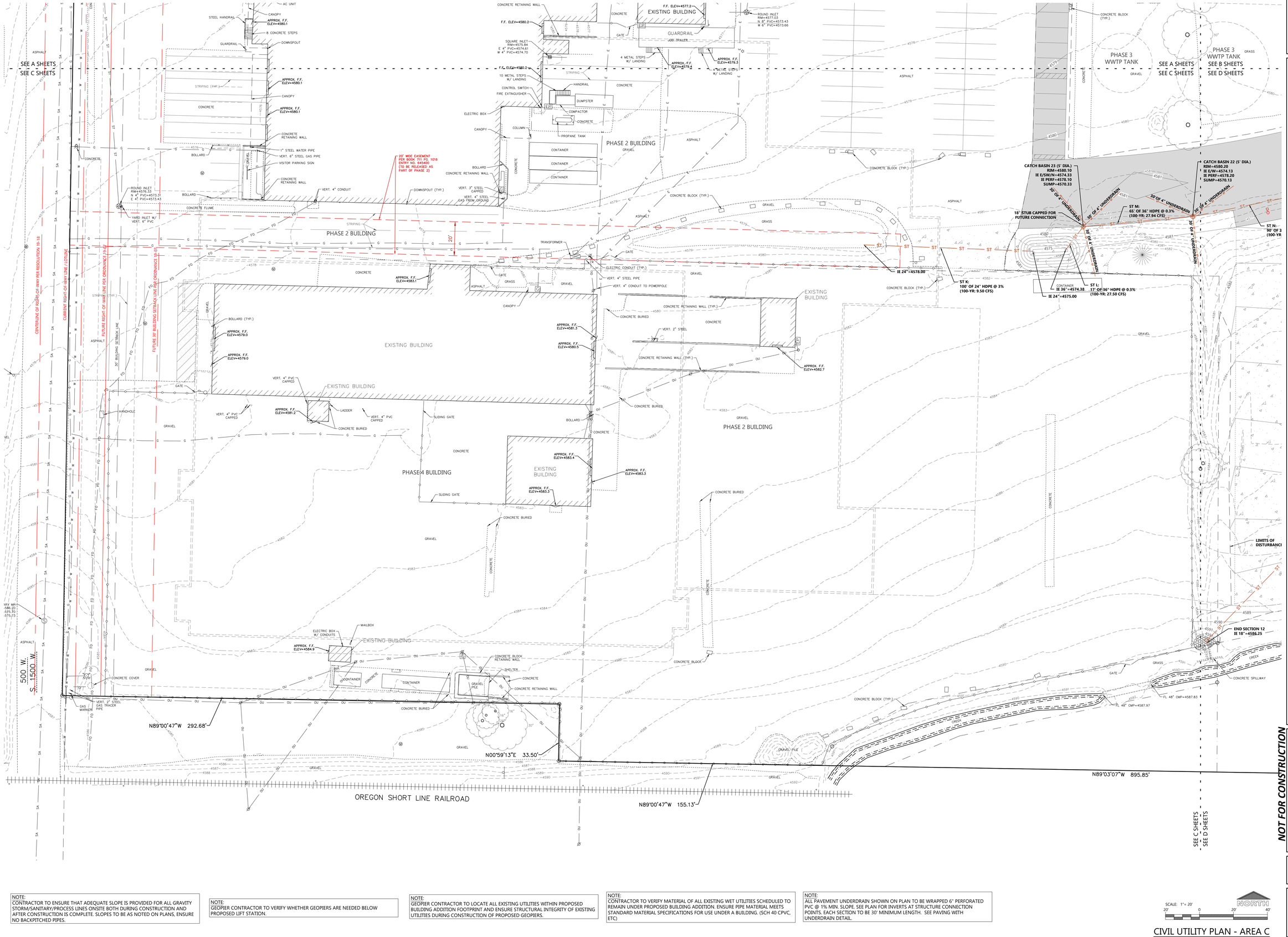
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20' 0 20' 40'
NORTH

CIVIL UTILITY PLAN - AREA C

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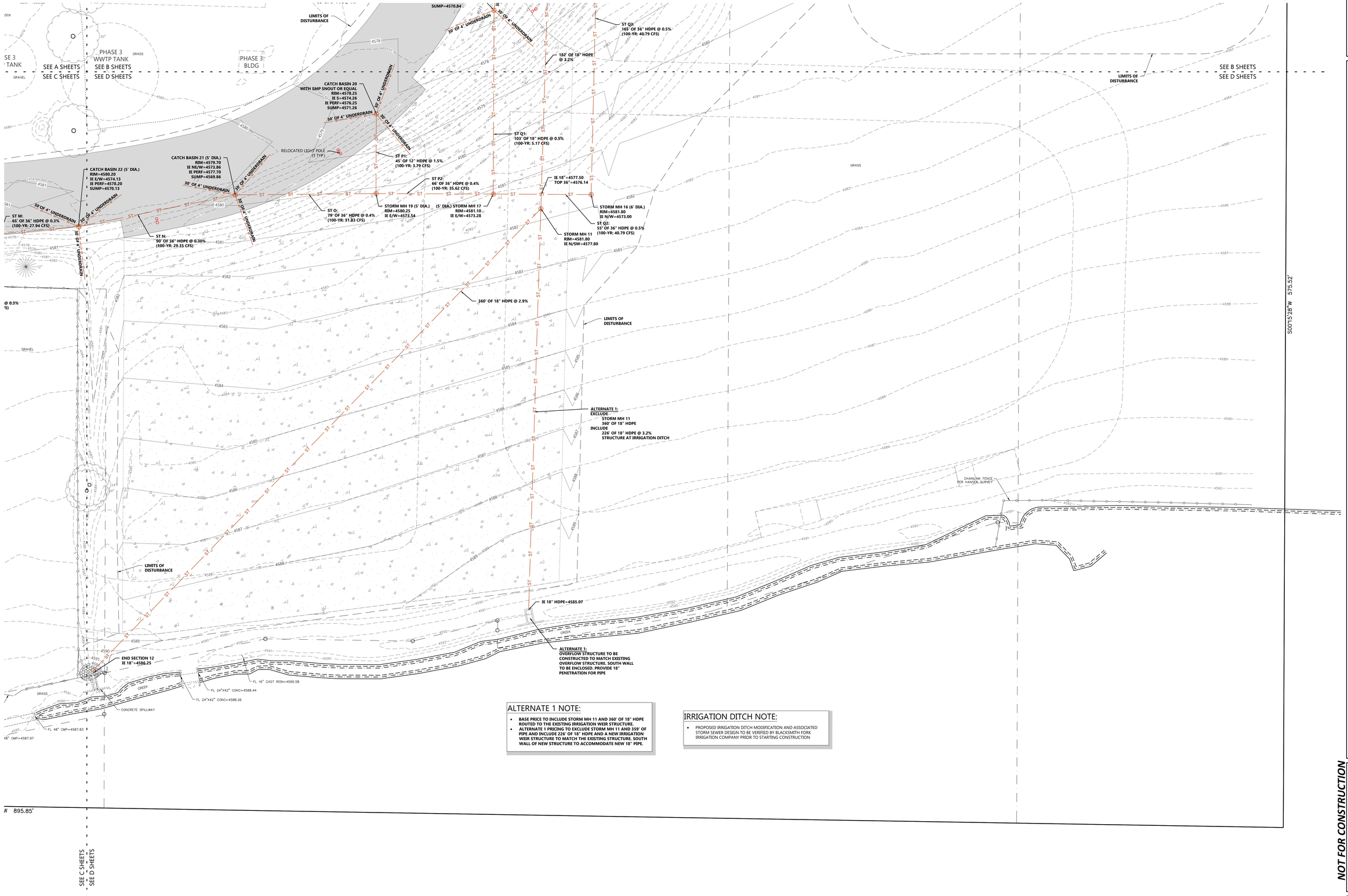
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C1.3C



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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PROJECT INFORMATION

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250231400

SHEET NUMBER
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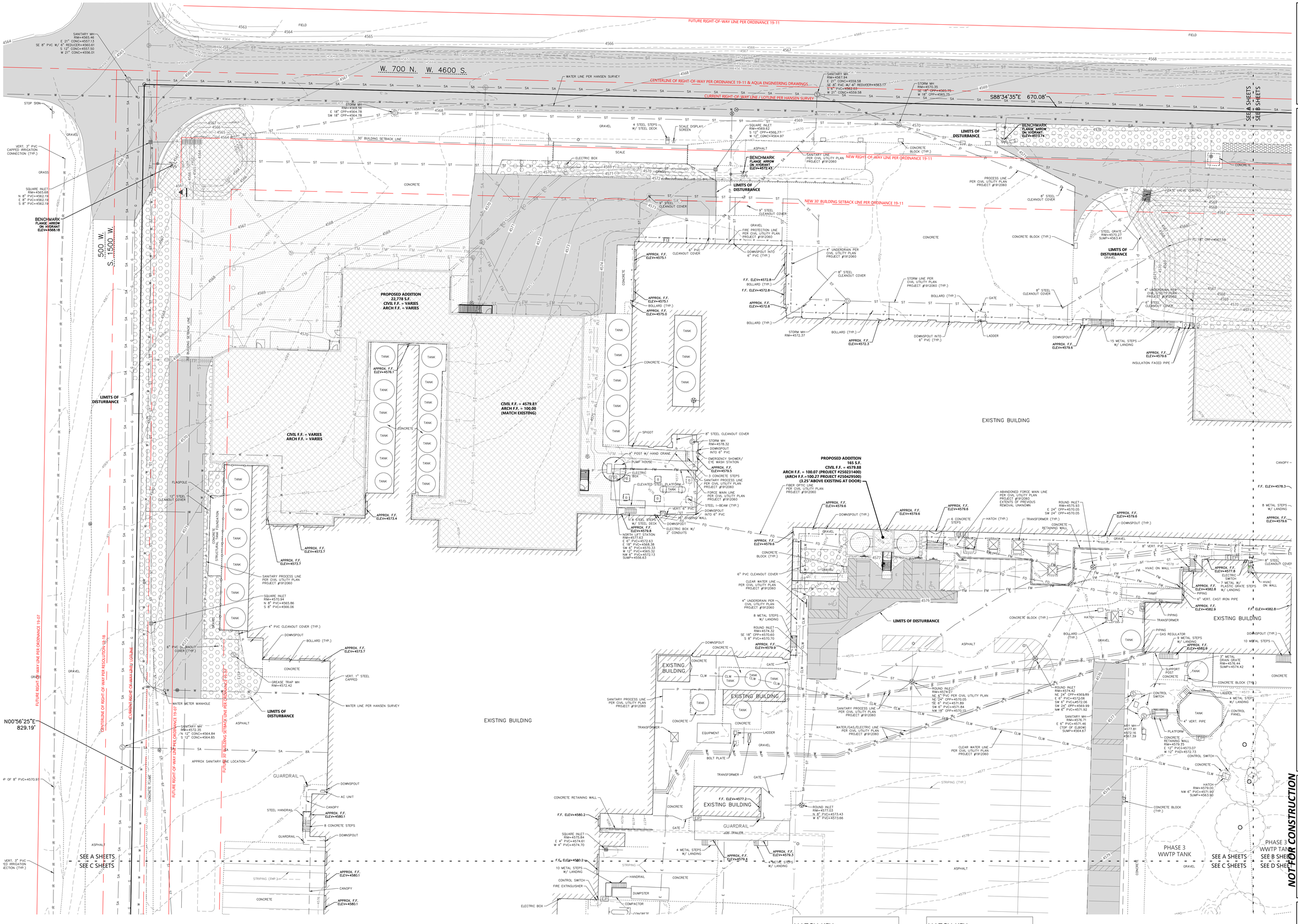
SHEET DATES

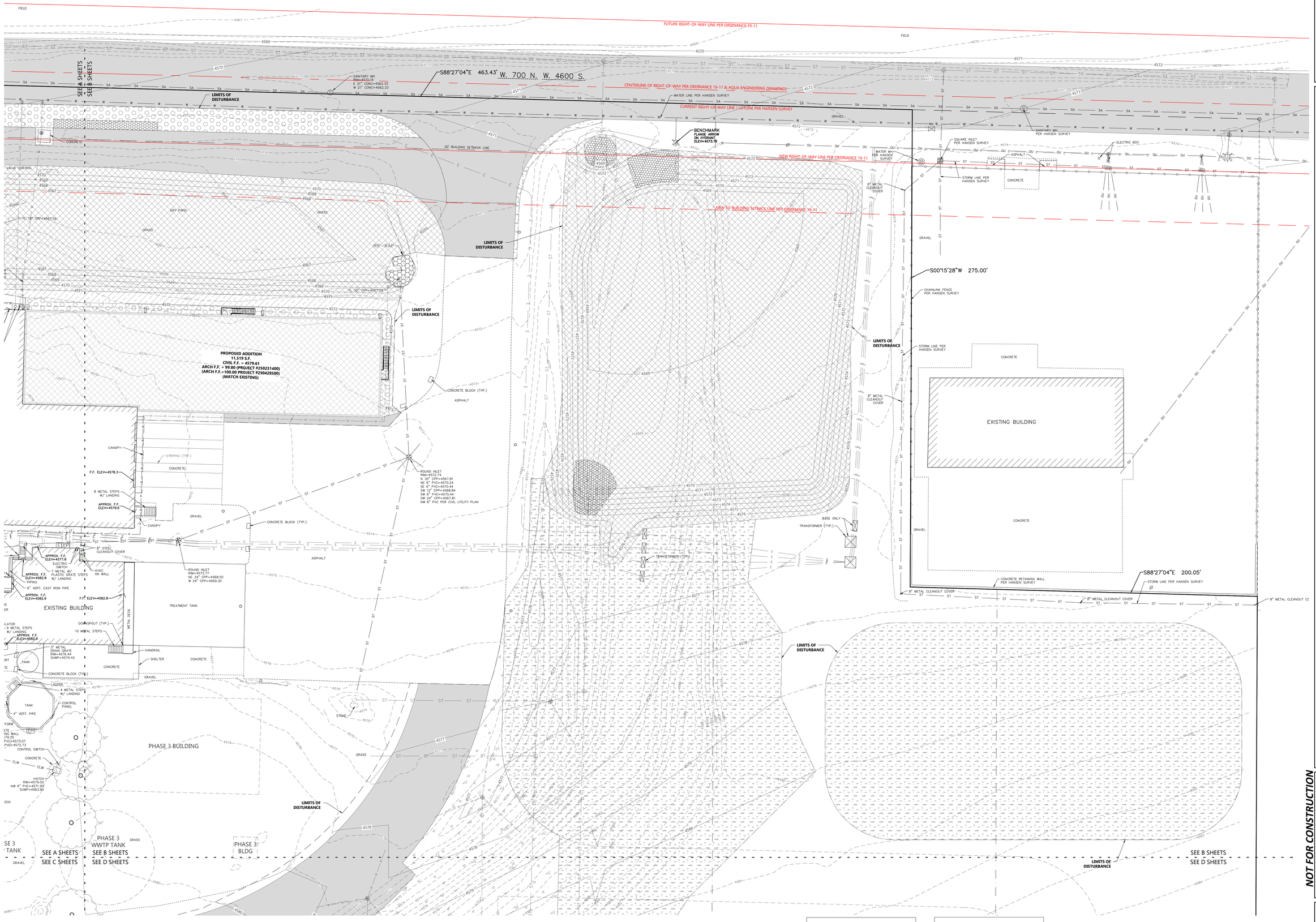
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SHEET NUMBER
C1.4A


W. 700 N.
W. 4600 S.
500 W.
S. 1500 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 C SHEETS
SEE B SHEETS
SEE D SHEETS
PROPOSED ADDITION 22,778 S.F.
CIVIL F.F. = VARIES
ARCH F.F. = VARIES
CIVIL F.F. = 4579.81
ARCH F.F. = 100.00
(MATCH EXISTING)
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)
EXISTING BUILDING
LIMITS OF DISTURBANCE
BENCHMARK
FLANGE ARROW
ON HYDRANT
ELEV=4568.18
ELEV=4572.43
ELEV=4573.74
PHASE 3
WWTP TANK
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=4556.00
STORM MH
RIM=4569.58
E 18" CPP=4564.78
SW 18" CPP=4564.78
SANITARY MH
RIM=4567.94
E 21" CONC=4559.58
SE 8" PVC W/ 6" REDUCER=4563.17
S 8" PVC=4562.03
W 21" CONC=4559.58
STORM MH
RIM=4570.35
SE 18" CPP=4565.75
W 18" CPP=4565.75
SQUARE INLET
RIM=4569.62
S 12" CPP=4566.77
W 12" CONC=4564.97
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
SANITARY MH
RIM=4572.35
N 12" CONC=4564.84
S 12" CONC=4564.85
ROUND INLET
RIM=4574.32
SE 18" CPP=4570.60
S 8" PVC=4570.70
ROUND INLET
RIM=4574.42
NE 24" CPP=4569.99
E 6" PVC=4572.06
SW 24" CPP=4569.99
NW 6" PVC=4571.92
ROUND INLET
RIM=4577.03
N 8" PVC=4573.43
W 6" PVC=4573.66
ROUND INLET
RIM=4575.93
E 24" CPP=4570.05
SW 24" CPP=4570.05
STEEL GRATE
RIM=4570.27
SUMP=4563.41
FL 18" CPP=4562.59
SANITARY MH
RIM=4576.71
E 6" PVC=4571.46
(TOP OF ELBOW)
SUMP=4564.67
NORTH LIFT STATION
RIM=4579.78
E 6" PVC=4572.63
E 18" PVC=4568.38
SW 6" PVC=4570.33
W 12" PVC=4565.32
NW 6" PVC=4572.13
SUMP=4556.63
HATCH
RIM=4578.01
NW 6" PVC=4571.90
SUMP=4563.90
3" METAL DRAIN GRATE
RIM=4576.44
SUMP=4574.42
ABANDONED FORCE MAIN LINE PER CIVIL UTILITY PLAN PROJECT #1912060 EXTENTS OF PREVIOUS REMOVAL UNKNOWN
FIBER OPTIC LINE PER CIVIL UTILITY PLAN PROJECT #1912060
SANITARY PROCESS LINE PER CIVIL UTILITY PLAN PROJECT #1912060
FIRE PROTECTION LINE PER CIVIL UTILITY PLAN PROJECT #1912060
STORM LINE PER CIVIL UTILITY PLAN PROJECT #1912060 (TYP.)
4" UNDERDRAIN PER CIVIL UTILITY PLAN PROJECT #1912060
CLEAR WATER LINE PER CIVIL UTILITY PLAN PROJECT #1912060
WATER/GAS/ELECTRIC LINE PER CIVIL UTILITY PLAN PROJECT #1912060
PROCESS LINE PER CIVIL UTILITY PLAN PROJECT #1912060
WATER LINE PER HANSEN SURVEY
APPROX SANITARY LINE LOCATION
SANITARY PROCESS LINE PER CIVIL UTILITY PLAN PROJECT #1912060
SCALE DISPLAY SCREEN
4 STEEL STEPS W/ STEEL DECK
8 STEEL STEPS W/ STEEL DECK
3 CONCRETE STEPS
6 CONCRETE STEPS
10 METAL STEPS W/ LANDING
9 METAL STEPS W/ LANDING
15 METAL STEPS W/ LANDING
4 METAL STEPS W/ LANDING
7 METAL W/ PLASTIC GRATE STEPS W/ LANDING
4 METAL STEPS W/ LANDING
8 METAL STEPS W/ LANDING
4 POST W/ HAND CRANE
ELECTRIC BOX W/ 2" CONDUITS
FORCE MAIN LINE PER CIVIL UTILITY PLAN PROJECT #1912060
GATE VALVE CONTROL
TANK
CONCRETE
ASPHALT
GRAVEL
GRASS
FIELD
BUILDING SETBACK LINE
30' BUILDING SETBACK LINE
STOP SIGN
FLAGPOLE
12" STEEL CLEANOUT COVER
VERT. 3" PVC CAPPED IRRIGATION CONNECTION (TYP.)
VERT. 3" PVC CAPPED IRRIGATION INJECTION (TYP.)
6" PVC CLEANOUT COVER (TYP.)
4" PVC CLEANOUT COVER (TYP.)
WATER METER MANHOLE
GREASE TRAP MH RIM=4572.42
VERT. 1" STEEL CAPPED
8" STEEL CLEANOUT COVER
6" PVC CLEANOUT COVER
BOLLARD (TYP.)
DOWNSPOUT
DOWNSPOUT INTO 6" PVC (TYP.)
AC UNIT
CANOPY
STEEL HANDRAIL
GUARDRAIL
JOB TRAILER
DUMPSTER
COMPACTOR
CONCRETE RETAINING WALL
CONCRETE BLOCK (TYP.)
GATE
LADDER
PLATFORM
HANDRAIL
CONTROL SWITCH
FIRE EXTINGUISHER
ELECTRIC BOX
STRIPING (TYP.)
STRUCTURE FOUNDATION
CONCRETE FOUNDATION
APPROX. F.F. ELEV=4575.1
APPROX. F.F. ELEV=4575.0
APPROX. F.F. ELEV=4576.1
APPROX. F.F. ELEV=4573.4
APPROX. F.F. ELEV=4573.7
APPROX. F.F. ELEV=4573.7
APPROX. F.F. ELEV=4573.7
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=4579.8
APPROX. F.F. ELEV=4579.9
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F.F. ELEV=4579.6



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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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
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PROJECT INFORMATION

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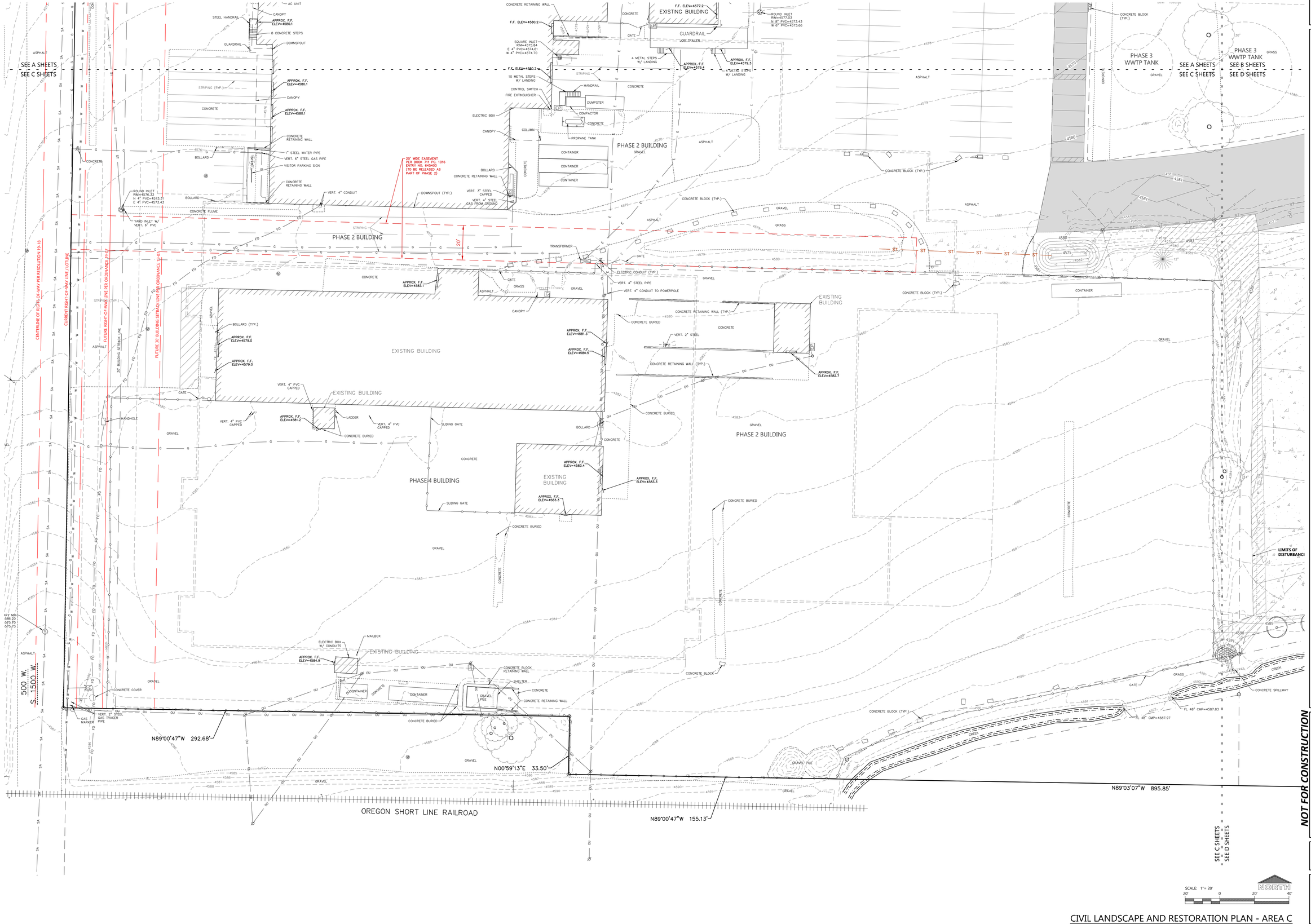
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HATCH KEY:

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'

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C

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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:

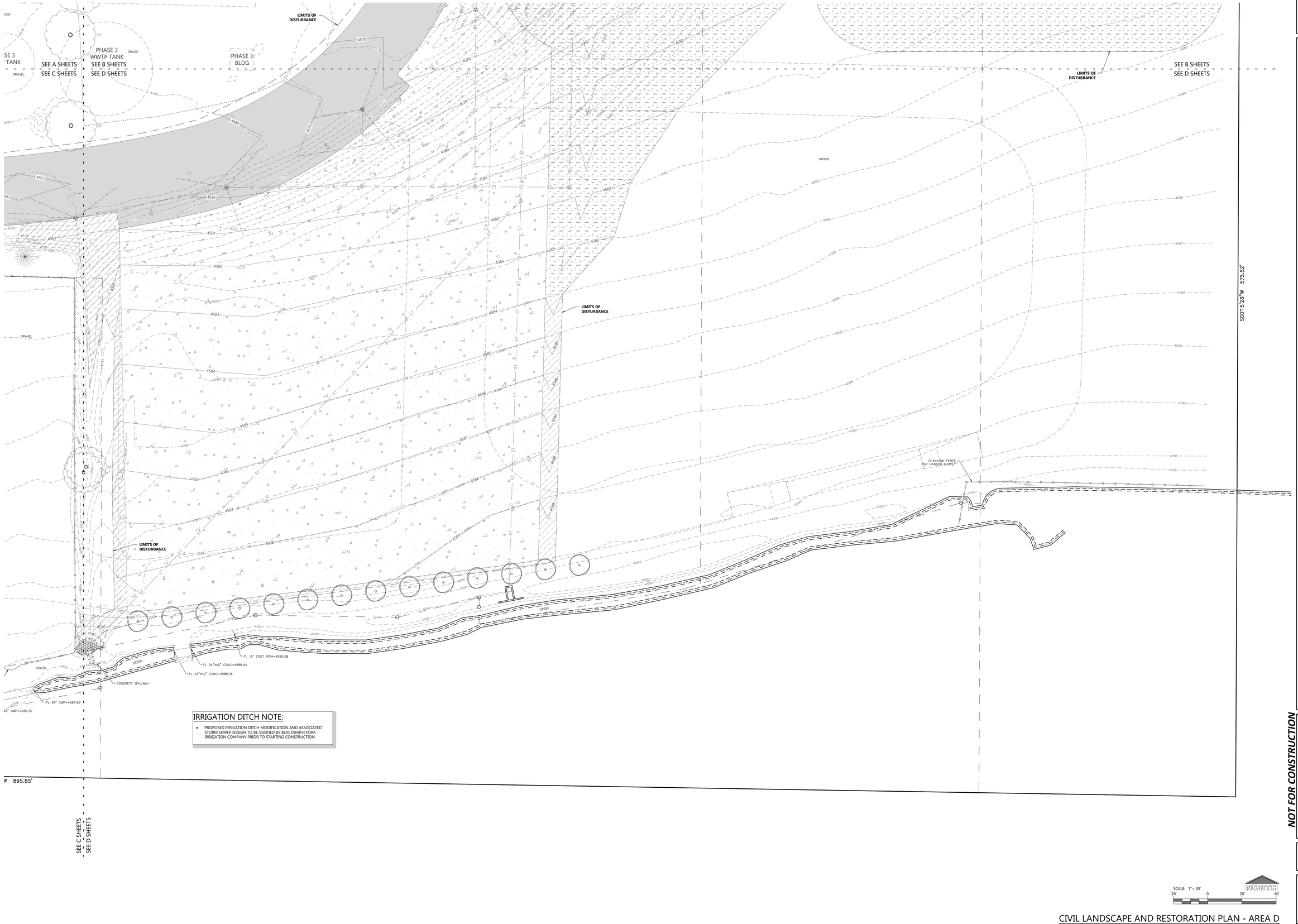
- HYDROSEED ALL AREAS OF PERMANENT GRASS SEEDING. INCLUDING ALL AREAS WITH EROSION MATTING.

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'

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.

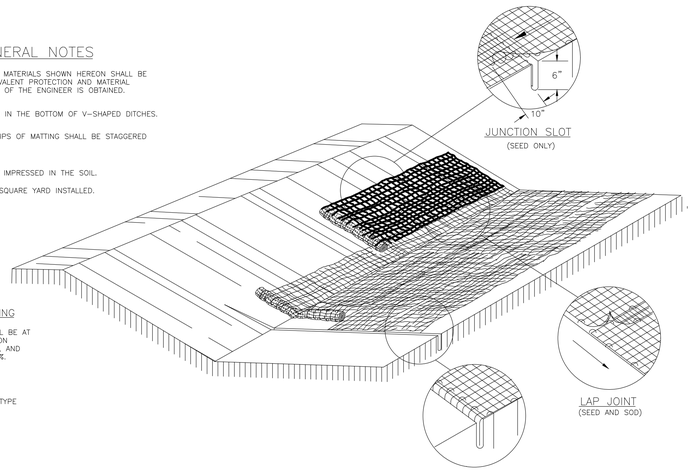
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

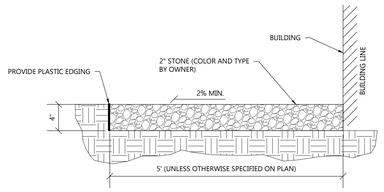
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE:
SEE SPECIFICATIONS FOR MATTING TYPE



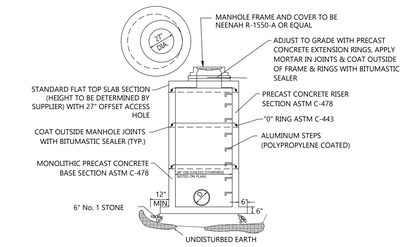
CHANNEL EROSION MAT DETAIL

NOT TO SCALE



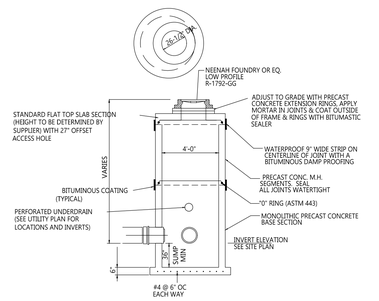
STONE STRIP DETAIL

NOT TO SCALE



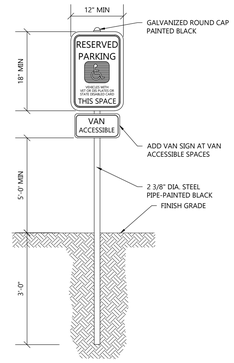
STORM MANHOLE DETAIL

NOT TO SCALE



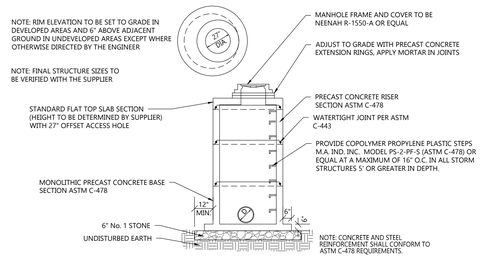
STORM CATCH BASIN W/ SUMP DETAIL

NOT TO SCALE



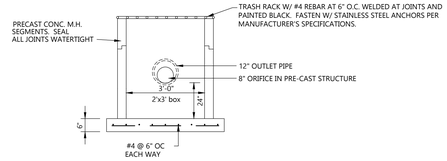
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



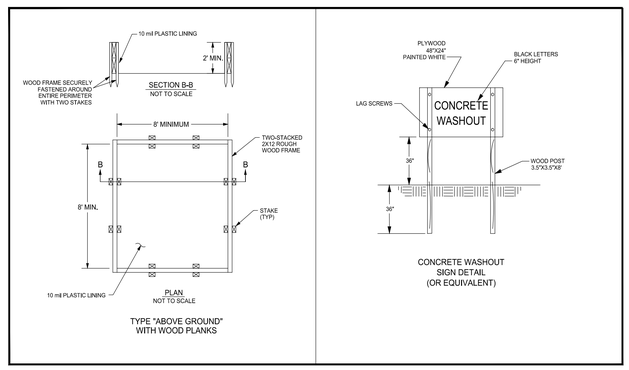
STORM MANHOLE DETAIL

NOT TO SCALE



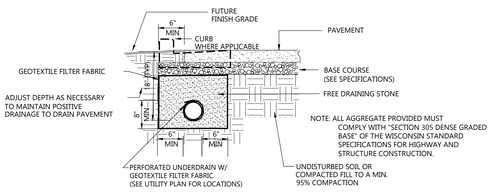
OUTLET STRUCTURE DETAIL

NOT TO SCALE



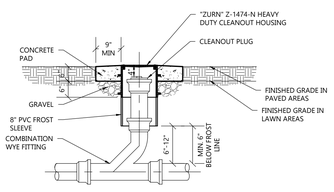
CONCRETE WASHOUT DETAIL

NOT TO SCALE



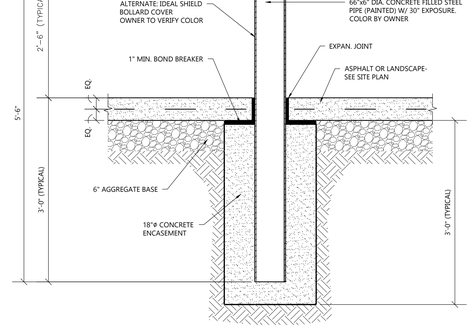
PAVING WITH UNDERDRAIN DETAIL

NO SCALE



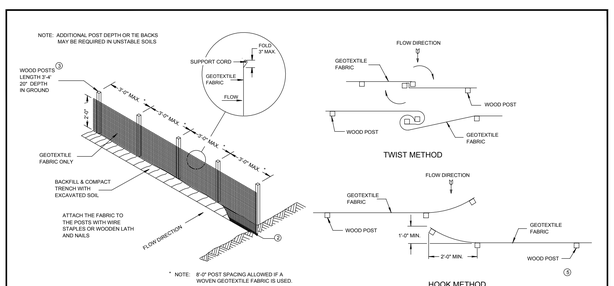
CLEANOUT TO GRADE DETAIL

NOT TO SCALE



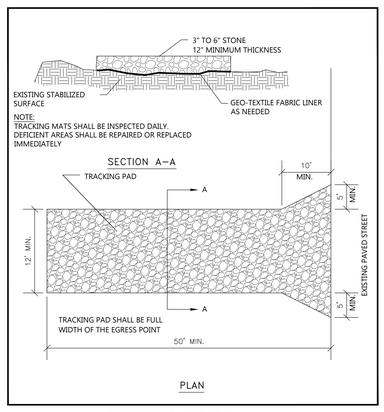
6" PIPE BOLLARD DETAIL

NOT TO SCALE



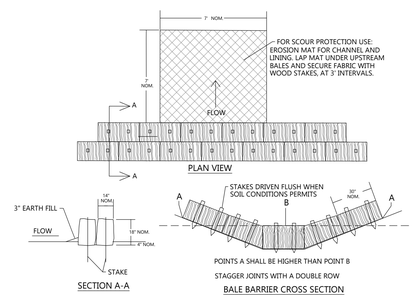
SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE



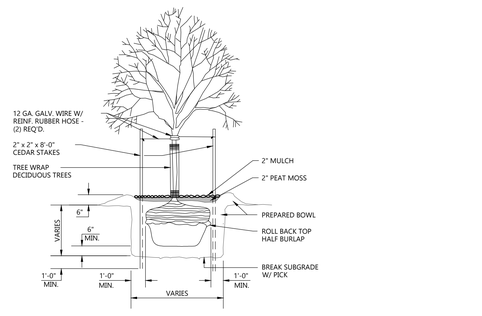
TRACKPAD DETAILS

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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570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

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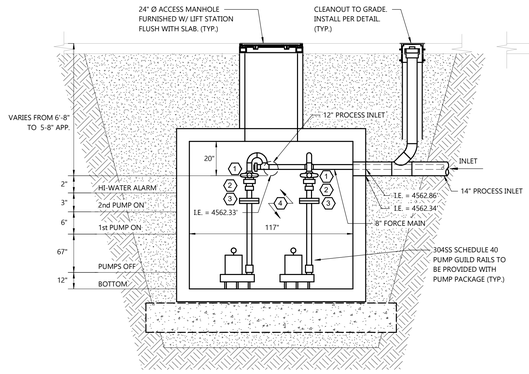
JOB NUMBER
250231400

SHEET NUMBER
C2.0

CIVIL DETAILS

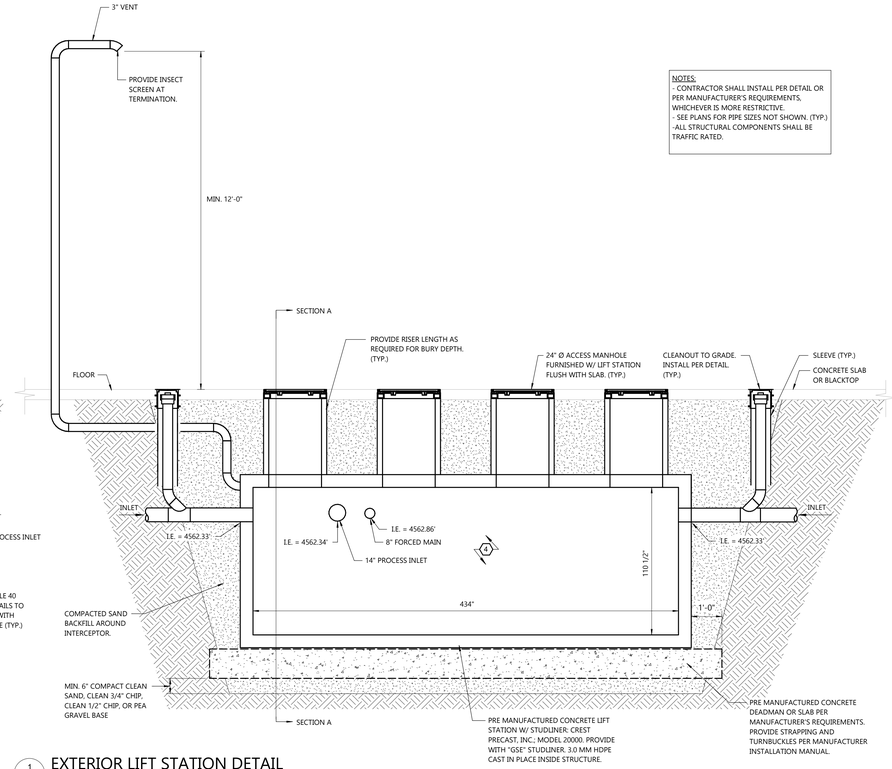
NOTES:
- CONTRACTOR SHALL PROVIDE DIAPHRAGM FLOAT SWITCHES FOR THE HI-WATER & LOW WATER ALARM. ALARMS TO BE TIED INTO THE CONTROL PANEL AND ABLE TO BE MONITORED THRU THE BUILDINGS AUTOMATION SYSTEM.

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

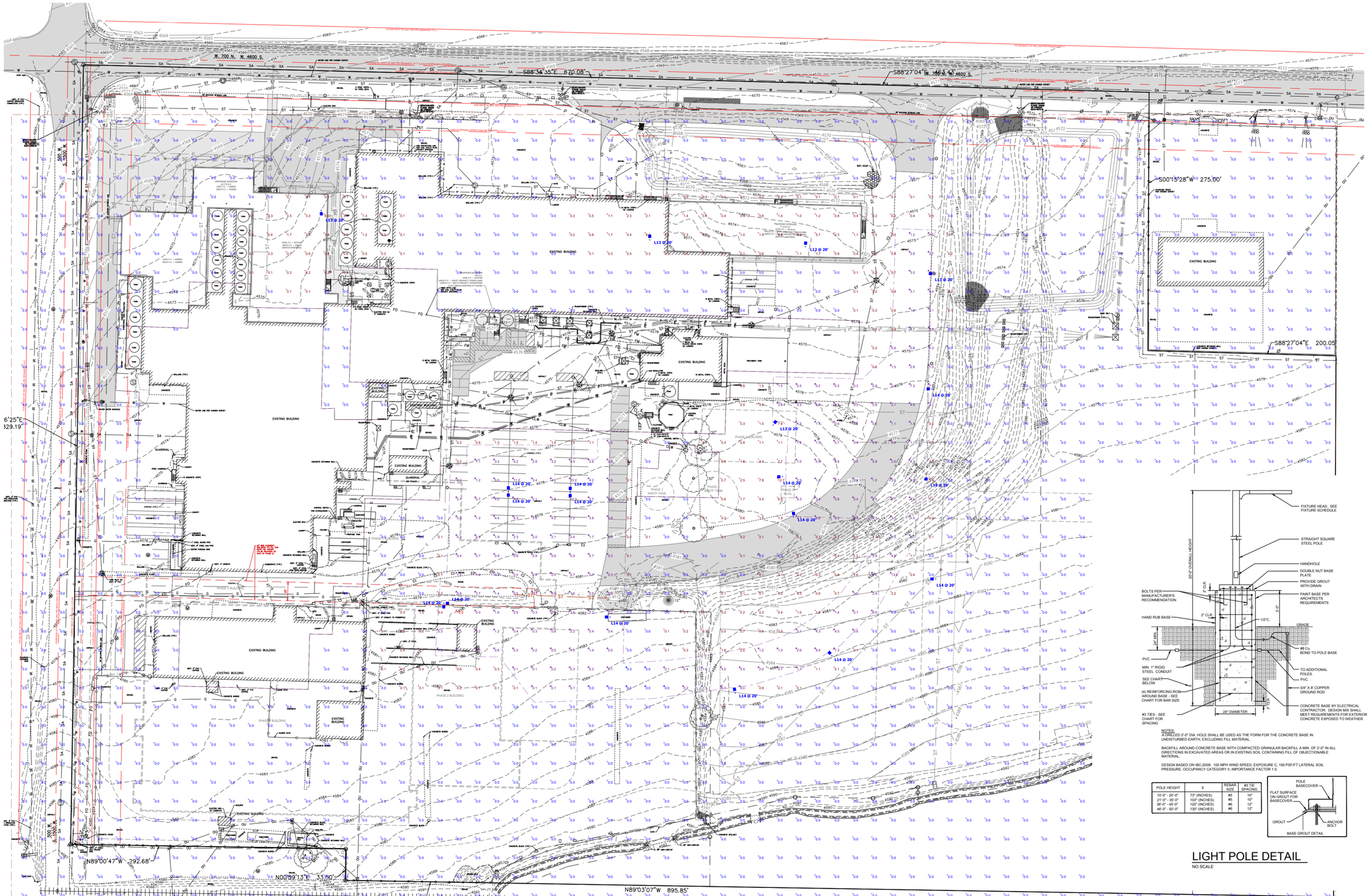
SHEET DATES
ISSUED FOR BID

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

JOB NUMBER
250231400

SHEET NUMBER
C2.1

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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

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

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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Fond du Lac, WI 54935
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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

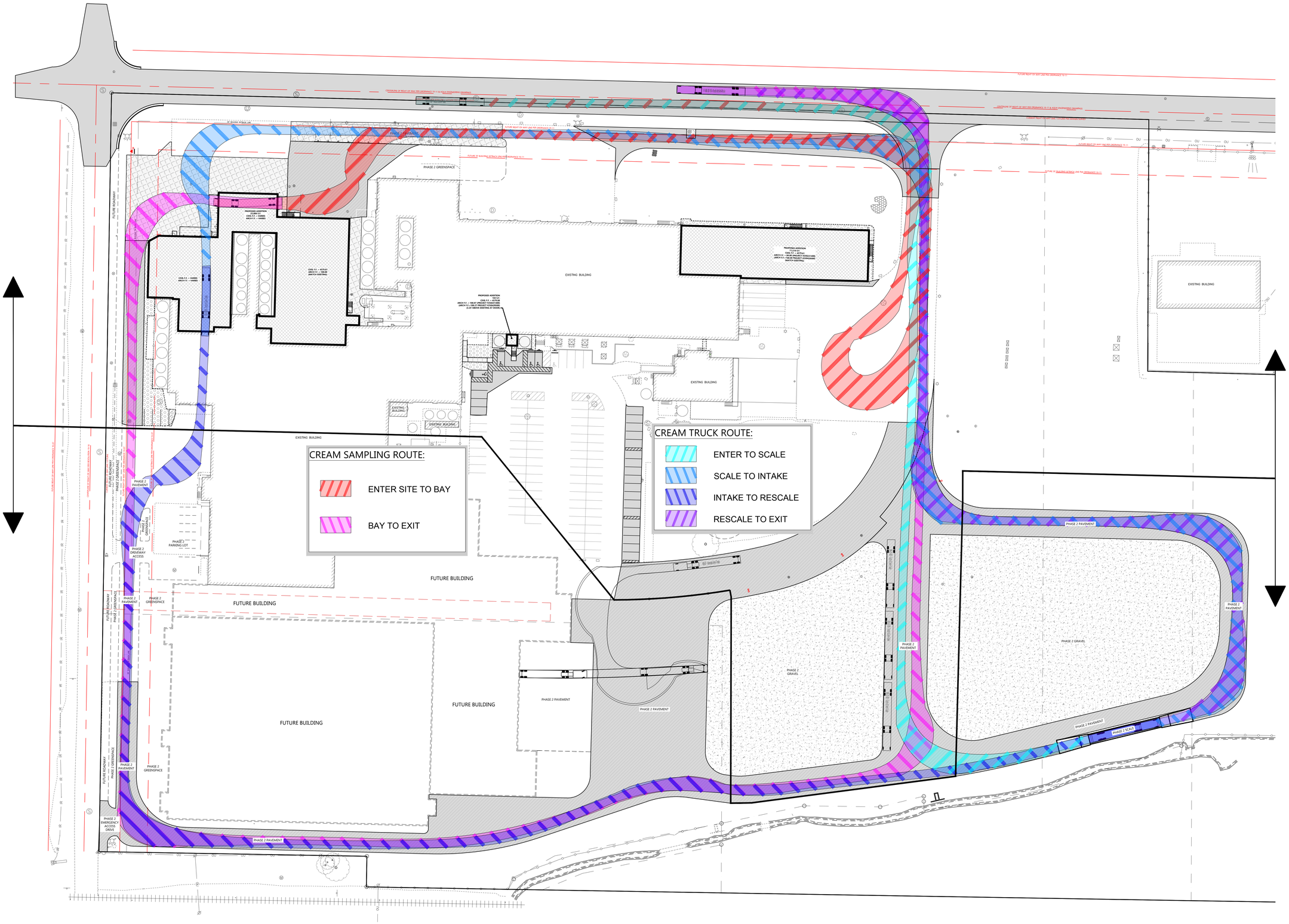
IFB	AUG. 3, 2026
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

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

CREAM AND SAMPLING TRUCK TURN ROUTES

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Fond du Lac, WI 54935
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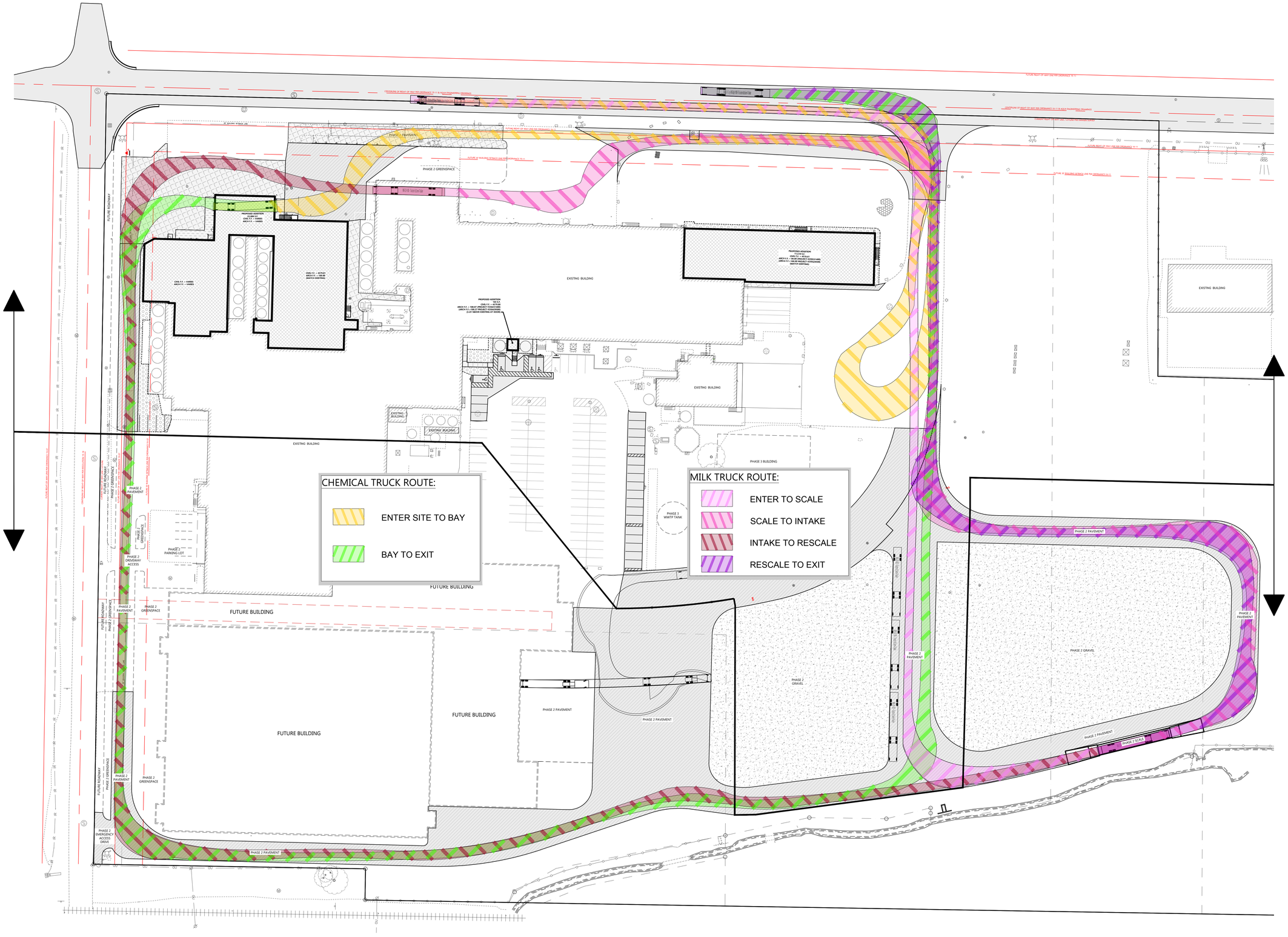
AD1	AUG. 21, 2026
IFA	AUG. 27, 2026

JOB NUMBER
250231400

SHEET NUMBER
C4.0

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

MILK AND CHEMICAL TRUCK TURN ROUTES

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

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

City Council Agenda Information

To: Mayor Miller and City Council

From: Dan Ferris, City Administrator

Date: September 10, 2026

Subject: Recommendation to Amend Section III.6.A. of the Hyrum City Personnel Policies and Procedures Manual

Summary: Section III.6.A. of the Hyrum City Personnel Policies and Procedures Manual currently requires all City Employees to live within fifteen (15) miles of the Hyrum City Offices. This amendment would edit the manual to only require on-call personnel to live within fifteen (15) miles of the Hyrum City Offices.

Recommendation:
Staff recommends amending the Hyrum City Personnel Policies and Procedures Manual to only require personnel who are on-call and who are required to respond to emergency, after-hours, or other on-call situations to live within fifteen (15) miles of the Hyrum City Offices. Employees who are not designated as on-call personnel would not be subject to this requirement.

Due to the City's increasing need for specialized technical knowledge, this amendment would provide greater flexibility in recruiting and retaining qualified personnel. Restricting the residency requirement to employees who are designated as on-call and required to respond to emergency, after-hours, or other on-call situations balances the City's operational needs with the realities of a competitive labor market. This change would allow the City to attract qualified professionals from a broader geographic area while ensuring that employees with critical after-hours response responsibilities remain within a reasonable distance of the City Offices.

City Council Meeting Details:
• Meeting Date: September 17, 2026
• Council Role: Approval

Attachments:

None

RESOLUTION 26-26

A RESOLUTION AMENDING THE PERSONNEL POLICIES AND PROCEDURES MANUAL FOR HYRUM CITY CORPORATION TO REQUIRE ONLY ON CALL CITY EMPLOYEES TO LIVE WITHIN FIFTEEN MILES OF HYRUM CITY OFFICES.

WHEREAS, on March 19, 1998, the Hyrum City Council adopted a personnel policy manual known as "Personnel Policies and Procedures Manual for Hyrum City Corporation" and on December 5, 2013 readopted the Personnel Policy Manual after major revisions were made; and

WHEREAS, said manual sets forth those policies pertaining to personnel conduct, conditions of employment, employment classification, work week, benefits, payroll, and related matters; and

WHEREAS, the City Council has determined there is a need to amend Hyrum City's Personnel Policies and Procedures Manual to require only those employees who are designated to be on call to reside within 15 miles of Hyrum City rather than all employees of Hyrum City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum, Cache County, Utah, that Sections III Employee Hiring of the "Personnel Policies and Procedures Manual for Hyrum City Corporation" is hereby amended to read as follows:

1. Section III.6. of the Hyrum City Personnel Policies and Procedures Manual is hereby amended as follows:

Section III Employee Hiring.

6. RESIDENCY OF CITY EMPLOYEES.

A. All employees <u>who are designated by Hyrum City as on-call personnel and who are required to respond to emergency, after-hours, or other on-call situations</u> must reside within fifteen (15) miles of the Hyrum City Offices throughout the period of his/her employment with Hyrum City. New employees of Hyrum City <u>who are designated as on-call personnel</u> have twelve (12) months from the first day of employment to permanently relocate within fifteen (15) miles of the Hyrum City Offices.

B. <u>Employees who are not designated as on-call personnel shall not be subject to the fifteen (15) mile residency requirement.</u>

C. An employee who is subsequently designated as on-call personnel shall be required to comply with the fifteen (15) mile residency requirement and shall have twelve (12) months from the date of designation to permanently relocate within fifteen (15) miles of the Hyrum City Offices.

~~Those employees who live more than fifteen (15) miles from the Hyrum City Offices as of August 15, 2013 are allowed to continue to reside at that location and work for Hyrum City until he or she changes residency, upon moving employee will need to relocate within fifteen (15) miles of Hyrum City Offices to maintain his or her employment with Hyrum City.~~

THIS RESOLUTION shall become effective upon adoption.

ADOPTED this 17th day of September, 2026.

HYRUM CITY CORP.

BY:_____
Steve Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

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

City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: September 14, 2026

Subject: Ordinance 26-17. An ordinance amending the zoning map of Hyrum City, Utah by rezoning property from Residential Agricultural Zone RA to Residential Zone R-2 located on property parcels #01-007-0011 and #01-007-0012 at approximately 400 east 300 north.

Summary: MDTHJ Investments LLC submitted a rezone application to rezone from Residential Agricultural Zone RA to Residential Zone R-2. Staff recommended to the Planning Commission the current zone remain as Residential Agricultural Zone RA.

On September 10, 2026, the Planning Commission held the required public hearing and the Planning Commission made a motion (5-0 vote) to deny recommendation for approval to the City Council based on the on the general plan and not inserting an R-2 in a position to be surrounded by RA zoning.

Attachments:
1. Ordinance 26-17
2. Staff Evaluation

ORDINANCE 26-17

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits, including the establishment of zones, the boundaries of which are shown on the Zoning Map of Hyrum City; and

WHEREAS, Section 17.08.150 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, including the Zoning Map, to be amended by the City Council following ten days' notice and a public hearing held by the Hyrum City Planning Commission; and

WHEREAS, MDTHJ Investments LLC, is requesting a rezone of real property located on property parcels 01-007-0011 and 01-007-0012; and

WHEREAS, the parcel of property 01-007-0011 is 9.00 acres, and the parcel of property 01-007-0012 is 5.50 acres, and both property parcels are currently zoned Residential Agricultural Zone RA; and

WHEREAS, MDTHJ Investments LLC, is requesting a rezone 9.00 acres and 5.50 acres to Residential Zone R-2; and

WHEREAS, the City Council, upon the recommendation of the Planning Commission, has determined there is a need to revise the Zoning Map of Hyrum City, Utah.

NOW, THEREFORE, following a public hearing by the Planning Commission on September 10, 2026 as required by Section 17.08.150, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING THE ZONING MAP OF HYRUM CITY, UTAH BY REZONING PROPERTY FROM RESIDENTIAL AGRICULTURAL ZONE RA TO RESIDENTIAL ZONE R-2 LOCATED ON PROPERTY PARCELS #01-007-0011 AND #01-007-0012 LOCATED AT APPROXIMATELY 400 EAST 300 NORTH.

BE IT ORDANIND by the City Council of Hyrum City, Cache County, State of Utah, as follows:

1. ZONE CHANGE. The following described real property located in Hyrum City, Cache County, Utah which is currently zoned Residential Agricultural Zone RA, is hereby rezoned to Residential Zone R-2:

Parcel 01-007-0011

BEG 33 RD S & 32 RD W OF SE COR OF SW/4 SEC 33 T 11N R 1E S 48 RD W 30RD N 48 RD E 30 RD TO BEG CONT. 9 AC A1484

Parcel 01-007-0012

BEG AT A PT 33 RDS S & 12 RDS W OF SE COR OF SW/4 SEC 33 T 10N R IE S 44 RDS W 20 RDS N 44 RDS E 20 RDS TO BEG CONT. 5.50 AC A1493

2. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

3. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

4. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

5. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 17th day of September, 2026.

HYRUM CITY

BY:_____
Steve J. Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

Posted:_____

Roll Call Vote -	**Aye**	**Nay**	**Absent**
Councilmember Rebecca Foulger	☐	☐	☐
Councilmember Michael Nelson	☐	☐	☐
Councilmember Nalyn Nelson	☐	☐	☐
Councilmember Craig Rasmussen	☐	☐	☐
Councilmember Mont Wright	☐	☐	☐

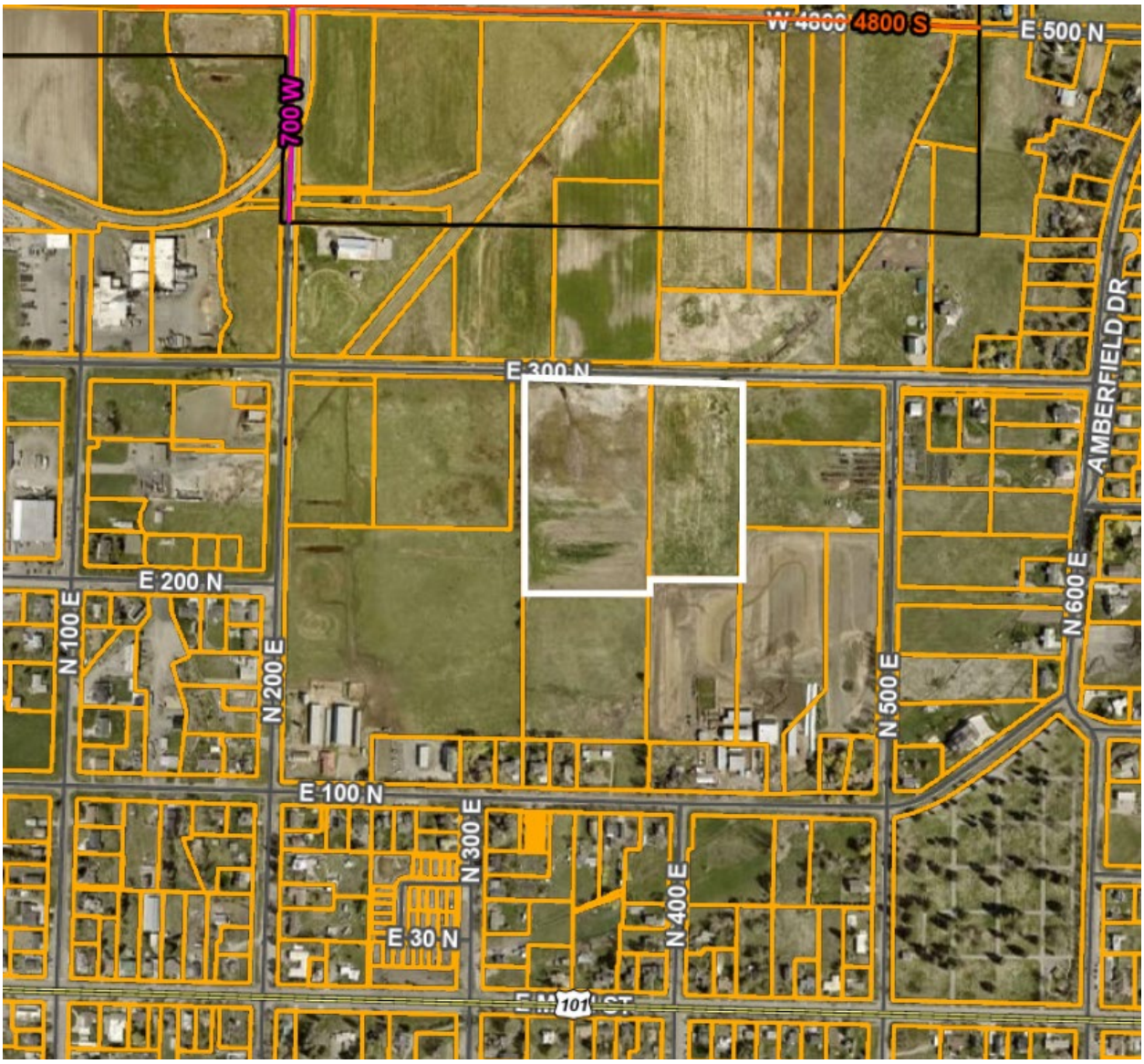
ORDINANCE 26-17

MDTHJ Investments LLC - #01-007-0011 AND #01-007-0012

Approximately 400 EAST 300 NORTH – 14.5 ACRES

REZONE FROM RESIDENTIAL AGRICULTURAL ZONE RA

TO RESIDENTIAL ZONE R-2



HYRUM CITY
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60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
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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

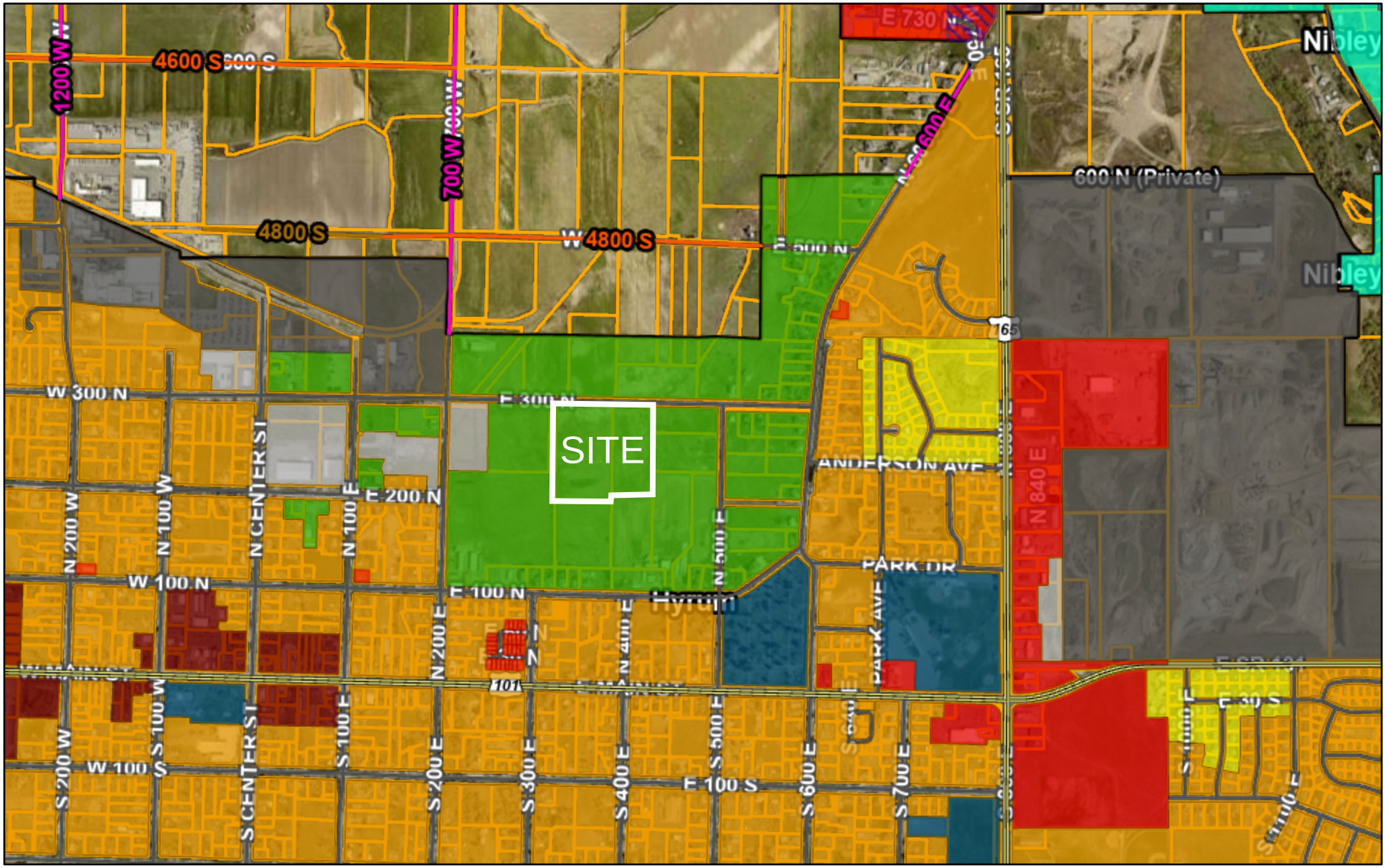
- Municipal Boundaries
- County Boundary
- Cache Parcels

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

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City Council Agenda Information

To: Mayor Miller and City Council

From: Larry Coleman, Power Superintendent

Date: September 14, 2026

Subject: Discuss and approve ordinance 26-18 amending Hyrum City municipal code 13.16.235, electrical connections outside city limits.

Summary: Staff has been working on making changes to the municipal code regarding connection outside city limits. In previous discussions with City Council, recommendations were given on what the revisions should include. We have taken those recommendations and have applied them to this revised ordinance. Considerations have been given to comply with State of Utah code (UT Code § 10-8-14), Public Utilities Commission requirements (UT Code § 54-4-40), as well as local area serving entities. Fiscally, there are no added burden on the City of Hyrum, the Power Department or the citizens of Hyrum City. Any and all costs will be covered by the applicant if connections are granted. This ordinance will allow Hyrum City to evaluate and consider more options. As Hyrum City continues to grow it is important that we protect our assets both current and future. It will become increasingly more difficult to add new infrastructure and equipment if we don't plan for the future.

Recommendation:
Larry Coleman, Power Department Superintendent, is recommending to amend the Hyrum City Municipal Code 13.16.235 by way of approving ordinance 26-18.

City Council Meeting Details:
• Meeting Date: September 17, 2026
• Council Role: Discussion and Approval

Attachments: 4
Summary Sheet
Ordinance 26-18
Utah State Code
Public Utility Commission Code

ORDINANCE 26-18

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 13 of the Hyrum City Municipal Code provides for the regulation of public services within the community, specifically municipal utility services; and

WHEREAS, Chapter 13.16 of Title 13 establishes those regulations and conditions under which consumers may receive electrical power from the municipal electric distribution system; and

WHEREAS, Section 13.16.235 establishes regulations governing power distribution extensions and connections outside of City limits; and

WHEREAS, currently Hyrum City does not allow extension or connections to Hyrum City's electrical distribution system outside of City limits except for extensions or connections serving Hyrum City property or other public or quasi-public infrastructure; and

WHEREAS, the Hyrum City Power Department desires to provide the City Council with the authority to approve extensions and connections outside city limits where future transmission or distribution lines have been designated, and subject to certain conditions where property is adjacent to existing Hyrum City power lines; and

WHEREAS, the proposed amendments will provide the Hyrum City Council with the authority to approve or deny requests for extensions or connections to the Hyrum City electrical distribution system outside city limits; and

WHEREAS, Utah Code § 10-8-14 generally prohibits a municipality from selling or delivering electricity to a retail customer located beyond the municipality's boundary except as expressly provided in that section, and requires that, for a new extraterritorial retail customer not already served by the municipality as of June 15, 2013, the municipality first submit a request to and enter into a written agreement with the electrical corporation holding the certificate of public

convenience and necessity for the area, subject in most cases to approval of the Public Service Commission under Utah Code § 54-4-40; and

WHEREAS, the City Council desires to amend Section 13.16.235 so that the City's review and approval process for extraterritorial extensions and connections expressly incorporates that statutory coordination requirement, establishes objective criteria to guide the City Council's determination, and provides a process for reconsideration of a denied application; and

WHEREAS, the City Council further desires that any provision addressing future annexation of a served property be consistent with the voluntary, petition-based annexation process set forth in Utah Code Title 10, Chapter 2, Part 4, and be reasonable in scope and duration; and

WHEREAS, the City Council has determined there is a need to amend Section 13.16.235 to allow extensions and connections outside city limits, on the terms set forth below, when such extensions or connections are determined, under the criteria established in this ordinance, to be in the best interest of Hyrum City.

NOW, THEREFORE, the City Council of Hyrum City, Cache County, State of Utah, hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING SECTION 13.16.235 DISTRIBUTION SYSTEM EXTENSIONS OUTSIDE CITY LIMITS OF CHAPTER 13.16 OF TITLE 13 OF THE HYRUM CITY MUNICIPAL CODE TO SET FORTH REGULATIONS, REQUIREMENTS, AND APPROVAL PROCESS FOR ELECTRICAL EXTENSIONS OR CONNECTIONS OUTSIDE CITY LIMITS.

BE IT ORDAINED by the City Council of Hyrum City, Cache County, State of Utah, as follows:

1. Section 13.16.235 of Chapter 13.16 of Title 13 of the Hyrum City Municipal Code is hereby amended to read as follows:

13.16.235 Distribution System Extensions and connections - Outside City Limits.

~~Extensions of and connections to the municipal electrical distribution system will not be approved outside city limits unless it is on Hyrum City's property or for Hyrum City Corporation, and/pr public or quasi-public infrastructure needs and any requests need to be approved by the Hyrum City Council.~~

Extensions of and connections to the Hyrum City Electrical Distribution System will not be approved outside city limits unless application meets the following conditions:

A. The extensions of and connections are located on Hyrum City's property or is necessary to serve Hyrum City Corporation, or public or quasi-public infrastructure needs.

B. The extension or connection is determined to be in the best interest of the long term viability of Hyrum City Power's future transmission line corridors, (as shown in Exhibit "A" and "B"). ~~future annexation plan and general plan and/or the property is adjacent to property currently being served with power by Hyrum City., including connections and extensions in Blacksmith Fork Canyon.~~

1. Application Requirements. An applicant requesting power must submit an application for extension and/or connection outside City Limits to Hyrum City's Power Superintendent.
2. Administrative Review. Hyrum City's Power Superintendent and City Administrator will review and evaluate the application as provided in Section 3 and make a recommendation to City Council.
3. Review Criteria. In evaluating whether an extension or connection is in the best interest of Hyrum City, the City Council shall consider the following factors, in addition to any other relevant factor disclosed by the applicant or in the record:
   a. The proximity of the property to existing Hyrum City distribution lines and the estimated cost of extension;
   b. The available capacity of the City's electrical distribution system to serve the property without degrading service to existing or future customers within the City limits;
   c. Whether the property lies within the City's adopted annexation policy plan expansion area or is otherwise identified in the City's general plan as a probable future service area;

d. Whether providing the extension or connection is consistent with the coordination requirements of Utah Code § 10-8-14;
e. Whether the applicant has agreed to the terms required under all sections and subsections of this ordinance;
f. Whether the applicant has agreed to all other lawful terms and conditions imposed by the City;
g. Any other legally relevant factor, supported by the application or administrative record; and
h. Proximity or adjacency to an existing Hyrum City electric line shall not by itself create a right to receive electric service from Hyrum City or constitute an exception to Utah Code 10-8-14.

4. Coordination with Electrical Corporation; Public Service Commission Approval Required.
a. This subsection applies to any applicant not already lawfully served by Hyrum City outside City limits on or before June 15, 2013, in compliance with Utah Code § 10-8-14(4)(b) and (5).
b. Before the City Council may grant final approval of an application under this subsection, the Power Superintendent shall submit a written request to the electrical corporation holding the certificate of public convenience and necessity for the area in which the property is located, as required by Utah Code § 10-8-14(6)(a).
c. The City may not provide service to the applicant unless: (i) the electrical corporation agrees in writing to allow the City to provide the service; (ii) the City and the electrical corporation have entered into the written agreement required by Utah Code § 10-8-14(6)(c)(i); and (iii) except as provided in Utah Code § 10-8-14(6)(c)(iii)(B), the Public Service Commission has approved that agreement under Utah Code § 54-4-40.
d. If the electrical corporation declines to agree, or the Public Service Commission does not approve the agreement, the application

shall be denied without prejudice to reapplication if circumstances change.

5. The Hyrum City Council shall have the final decision to deny or conditionally approve an application for extension and/or connection outside City limits.
   a. Conditional approval is based upon the steps and processes outlined for approval in Utah State Code 10-8-14 Utility and Telecommunications services – Service beyond municipal limits-Retainage-Notice of Service Agreement; and Section 54-4-40 Approval of certain agreements between an electrical corporation and a municipality.
   b. Before final approval is granted, the property owner shall enter into a written agreement with Hyrum City, in a form approved by the City Attorney, addressing the terms and cost of the extension or connection as provided below.
      Where the property lies within the City's adopted annexation policy plan expansion area, the agreement may additionally provide that, if and when the property first becomes eligible for annexation to Hyrum City under Utah Code Title 10, Chapter 2, Part 4, the owner will not protest or oppose the City's inclusion of the property in an annexation petition filed under Utah Code § 10-2-403, and will reasonably cooperate in the annexation process, including execution of a petition consistent with that voluntary, statutory process.
   c. An agreement under this subsection shall: (a) be recorded against the parcel or parcels receiving the extension or connection; (b) run with the land and bind subsequent owners, provided that the City shall provide written notice of the recorded agreement to a subsequent owner upon written request; (c) expire twenty years from the date of recording if the property has not by then become eligible for annexation under Utah Code Title 10, Chapter 2, Part 4, unless extended by mutual written agreement; and (d) be proportionate to the value of the extension or connection provided and may not

require the owner to waive any right the owner may have to protest or challenge the terms of a future annexation.

d. If the property becomes eligible for annexation, the owner shall comply with Hyrum City requirements generally applicable to annexations, including payment of applicable fees and compliance with requirements to extend or connect other utilities, dedicate road rights-of-way, make required improvements, provide water upon annexation as required by Hyrum City Code, and comply with the zoning designation and requirements applicable to the property, and any other requirement authorized by law and imposed by Hyrum City as a condition of annexation generally.

e. Reconsideration. An applicant whose application is denied, or who disputes a condition of approval, may request reconsideration by the City Council by filing a written request with the City Recorder within ten days of the date of the City Council's written decision. The request shall state the grounds for reconsideration. The City Council shall consider the request at its next regularly scheduled meeting for which timely notice can be given.

6. Any person, firm, corporation or other entity requesting an extension or connection to the power distribution system extension and/or connection located beyond the existing city limits, shall submit payment in full for impact and connection fees; the estimated cost for materials and labor for the extension or connection before approval will be given by the city for the work to be done; and shall pay for all costs and expenses which exceed the estimate once the work has been completed. Any overpayment shall be refunded to the person or entity requesting the extension or connection.

C. Special Provisions: Property south of Hyrum Dam as shown in Exhibit "C" and Blacksmith Fork Canyon as shown in Exhibit "D":

1. Connections shall not be approved outside of City Limits South of Hyrum Dam or Blacksmith Fork Canyon

unless the proposed new service connection to the Municipal Electrical Distribution System:

a. Serves an original parcel that existed before June 15, 2013.

I. No more than one service connection will be granted per original parcel; and

II. Parcel must front the existing main electrical distribution line.

2. No extensions to the Main Municipal Electrical Distribution System line shall be approved nor granted south of Hyrum Dam as shown in Exhibit "C" and Blacksmith Fork Canyon Exhibit "D".

3. All connections under this subsection must satisfy all the requirements and conditions set forth in Section 13.16.235 B.1 through B.6.

(Ord. 26-18; 25.02: 87-01 § 2, 3, 4: Ord. 84-13 § 1 (part): prior code § 14-329 (B))1

Exhibit "A"



Exhibit "B"


Future Transmission line leaving West Point Substation to eventually create a loop system around the city
W 4400 S
W 4600 S
Overhead
Underground

Exhibit "C"


W 6400 S
W 6500 S
W 6710 S
S 1800 W
S 1590 W
S 1600 W
Overhead
Underground

Exhibit "D"



2. REPEALER. All ordinances, resolutions, and policies of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

3. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

4. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

ADOPTED AND PASSED by the Hyrum City Council this 17th day of September, 2026.

HYRUM CITY CORP.

BY:_____

Steve Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

Posted:_____

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

City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: September 14, 2026

Subject: Ordinance 26-19. 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.

Summary: See attached staff evaluation.

On September 10, 2026, the Planning Commission held the required public hearing and the Planning Commission made a motion (5-0 vote) to deny recommendation for repealing the ordinance and would like the City Council to discuss revising rather than repealing the ordinance.

Attachments:

1. Ordinance 26-19
2. Staff Evaluation

ORDINANCE 26-19

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits, including the establishment of zones, the boundaries of which are shown on the Zoning Map of Hyrum City; and

WHEREAS, Section 17.08.150 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, including the Zoning Map, to be amended by the City Council following ten days' notice and a public hearing held by the Hyrum City Planning Commission; and

WHEREAS, staff was advised by the City Council to discuss the Planned Unit Development ordinance and present existing PUDs that have been developed throughout the City at a City Council Workshop that was held on August 6, 2026; and

WHEREAS, staff and the City Council discussed benefits that Planned Unit Developments provide to the community, and challenges presented by Planned Unit Developments such as minimum qualifying land area, parking, Innerblock development, development maintenance, and qualifying application challenges; and

WHEREAS, staff was advised by the City Council (3 City Council Members in attendance) at the August 6, 2026, workshop to begin the process to repeal the Planned Unit Development Ordinance; and

WHEREAS, the Planning Commission held the required public hearing to repeal the Planned Unit Development Ordinance on September 10, 2026; and

WHEREAS, the Planning Commission made a motion (5-0 vote) to deny recommendation to repeal the Planned Unit Development and the Planning Commission would like the City Council to discuss revising the ordinance rather than repealing the ordinance; and

WHEREAS, the City Council has determined there is a need to amend Title 16 and 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW, THEREFORE, following a public hearing by the Planning Commission on September 10, 2026 as required by Section 17.08.150, the Hyrum City Council hereby adopts, passes, and publishes the following:

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.

BE IT ORDANIND by the City Council of Hyrum City, Cache County, State of Utah, as follows:

1. Chapter 17.60 Planned Unit Development of the Hyrum City Municipal Code is hereby repealed:

~~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.~~

2. Section 17.28.005 Purpose of the Hyrum City Municipal Code is hereby amended to read as follows:

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).~~

3. Section 17.28.010 Use Regulations of the Hyrum City Municipal Code is hereby amended to read as follows:

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.~~

4. Section 17.030.010 Use Regulations of the Hyrum City Municipal Code is hereby amended to read as follows:

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.

5. Section 16.04.010 Definitions of the Hyrum City Municipal Code is hereby amended to read as follows:

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~~.

6. Section 16.06.030 B. Exemptions of the Hyrum City Municipal Code is hereby amended to read as follows:

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).

7. Section 16.10.010 Concept Plan of the Hyrum City Municipal Code is hereby amended to read as follows:

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.

8. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

9. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any

person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

10. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

11. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 17th day of September, 2026.

HYRUM CITY

BY:_____
Steve J. Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

Posted:_____

Roll Call Vote -	**Aye**	**Nay**	**Absent**
Councilmember Rebecca Foulger	☐	☐	☐
Councilmember Michael Nelson	☐	☐	☐

Councilmember Nalyn Nelson	☐	☐	☐
Councilmember Craig Rasmussen	☐	☐	☐
Councilmember Mont Wright	☐	☐	☐

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

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.

HYRUM CITY
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City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: September 14, 2026

Subject: Ordinance 26-20. 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.

Summary: This ordinance combines the repetitive ordinance text of Light Manufacturing and Manufacturing Zones into one Chapter with efforts made to clarify impact levels and regulations for impact levels with supporting manufacturing activities definitions.

On August 13, 2026, the Planning Commission held the required public hearing and the Planning Commission made a motion (5-0 vote) to recommendation approval to the City Council.

Attachments:

1. Ordinance 26-20

ORDINANCE 26-20

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits, including the establishment of zones, the boundaries of which are shown on the Zoning Map of Hyrum City; and

WHEREAS, Section 17.08.150 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, including the Zoning Map, to be amended by the City Council following ten days' notice and a public hearing held by the Hyrum City Planning Commission; and

WHEREAS, staff has been coordinating efforts to reduce repetitive code text in Title 17 of the Hyrum City Municipal Code; and

WHEREAS, staff is combining Light Manufacturing M-1 and Manufacturing Zone M-2 into one Chapter; and

WHEREAS, the combined chapter will clarify levels of impact and require impact management plans and compliance with impact management plans; and

WHEREAS, the City Council has determined there is a need to amend Title 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW, THEREFORE, following a public hearing by the Planning Commission on August 13, 2026 as required by Section 17.08.150, the Hyrum City Council hereby adopts, passes, and publishes the following:

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 RECREATE CHAPTER 17.48 MANUFACTURING ZONES M-1 AND M-2; AND AMENDING SECTION 17.04.070

DEFINITIONS TO AMEND AND INCLUDE MANUFACTURING ACTIVITIES DEFINITIONS.

BE IT ORDANIND by the City Council of Hyrum City, Cache County, State of Utah, as follows:

1. Chapter 17.48 Light Manufacturing M-1 of the Hyrum City Municipal Code is hereby repealed:

~~17.48.010 Purpose~~
~~The purpose of this zone is to provide an area where light manufacturing can reside in close proximity to residences without being detrimental to the quality of life of the residents. The manufacturing facilities should emit a minimum of noise, dust, smoke or odor. Design and landscaping standards may be imposed on businesses proposed for this zone.~~

~~17.48.020 Use Regulations~~
~~In this zone, no land use shall be permitted except those designated below.~~

~~A. Permitted uses:~~
- ~~1. Auto repair~~
- ~~2. Kennel~~
- ~~3. Light Manufacturing plants (no excessive noise, dust, smoke, or odor)~~
- ~~4. Maintenance and repair facilities~~
- ~~5. Paint shops~~
- ~~6. Storage units, commercial warehouses~~
- ~~7. Storage yards (i.e. sand, gravel, lumber, etc.)~~
- ~~8. Office buildings~~
- ~~9. Public structures (i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, etc.~~
- ~~10. Communication facilities (radio, television, telephone transmission, etc.)~~
- ~~11. Service Industries (i.e. laundry, barbers, clinics & doctors offices, dentists, tailors, and other comparable uses).~~
- ~~12. Food Service (i.e. restaurants, tailors, and other comparable uses).~~

~~B. Permitted accessory uses:~~
- ~~1. Combustible and flammable liquids over 500 gallons~~

~~C. Conditional uses:~~
- ~~1. Retail sales (Ord. 08-10; 10-02)~~
- ~~2. Health Club (Ord 25-03)~~

~~HISTORY~~
~~*Amended by Ord. 16-06 on 8/18/2016*~~
~~*Approved by Ord. 25-03 on 2/20/2025*~~

~~17.48.025 Landscaping Plan~~
~~A well planned landscaping design and appropriate maintenance plan is required.~~

~~17.48.030 Area, Frontage, Yard And Height Regulations~~
1. ~~There are no area, frontage or height regulations.~~
2. ~~The building shall have a setback of thirty (30) feet from the front property line, unless otherwise specified by the Planning Commission prior to erection of the building.~~

~~17.48.035 Lighting Plan~~
~~Each site plan shall include a lighting plan that is designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties and enhance the appearance and design of the project. Streetlights shall have a decorative style and shall be dark-sky sensitive. No cobra-style light standards are allowed. Light standards shall follow the recommendation of Illumination Engineering Standards for streetlights on private streets and all pathways in the zone. Parking lots and structures shall be well lit. The general design of the light pole and head shall follow the general theme of the development. Streetlights shall be installed adjacent to public streets in conformity with the standards of the City street lighting project.~~

~~17.48.040 Off-Street Parking Required~~
~~There shall be provided at the time of erection of any building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions of ingress and egress by standard-sized automobiles as hereinafter provided.~~

~~17.48.050 Off-Street Parking – General Requirements~~
~~Except as herein provided, no building or structure shall be erected, altered or converted for or to any use unless there shall be provided on the lot or parcel vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the designated districts, except that an established use lawfully existing at the effective date of this title need not provide parking as herein set forth and that no existing vehicle parking may be reduced or further reduced below the minimum standards herein required.~~

~~17.48.060 Off-Street Parking – Specific Requirements~~
~~The following schedule shall apply:~~

~~A. Storage or warehouse: one (1) space for each five thousand (5,000) square feet of floor area;~~

~~B. Manufacturing, processing or repair: one (1) space for each employee working on the highest employment shift; the City Council may adjust this requirement if sufficient justification is provided.~~

~~C. Commercial, recreation, and amusement (other than listed): one (1) space for every two hundred and fifty (250) square feet in use where business is transacted (does not include areas, restrooms, office areas, etc.);~~

~~17.48.070 Parking Lot Regulations~~
~~Every parcel of land hereafter used as a parking lot shall be paved with a surfacing material of asphalt or concrete composition and shall have appropriate poured concrete bumper guards, where needed, as determined by the building inspector. Any lights used to illuminate the lot shall be so arranged as to reflect the light away from adjoining premises in any residential zone. Parking lots will have a minimum of 10 feet of landscaping where they abut neighboring property or a roadway. They will also be bounded by a six (6) foot light tight wall/fence hedge where they abut neighbors property.~~

~~17.48.080 Off-Street Truck Loading Space~~
~~On the same premises with every building structure or part thereof, erected and occupied or increased in capacity after the effective date of this title involving the receipt or distribution by vehicle of materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space shall be located an adequate distance from the roadway so as not to interfere with the view of any intersecting street or alley or other traffic which may be in the area. Such space shall include a minimum of fourteen (14) feet height clearance to accommodate large delivery trucks.~~

~~17.48.090 Motor Vehicle Access Regulations~~
~~Roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the requirements as hereinafter provided:~~

~~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.~~

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.
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. Commercial business roadways giving access to SR101 and/or SR165 are permitted to use the state dimensions of fifty (50) foot maximum, twenty-five (25) foot minimum width. For two (2) directional use and thirty (30) foot maximum and fifteen (15) foot minimum width for one-directional use.
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.

17.48.100 Public Structures
Public structures such as electrical, gas, telephone transmission and fire stations are permitted. In this zone provide the following condition is met:
A. Landscaping provided in front yard area where reasonable. (Ord. 10-02)

17.48.105 Trash Enclosure Regulations – Commercial Use
A. Applicability. Dumpster enclosures may be required at high public visibility areas. Regardless of location or placement, the dumpsters require a level, hard surface pad and approach.
B. Space. The space inside the enclosure shall be reserved for dumpsters only.
C. Parking. No parking shall be allowed in front, behind or on either side of the dumpster.
D. Minimum Size. Each enclosure shall provide a minimum ten-foot interior depth (minimum eleven-foot interior depth, if bollards or a curb are placed behind the dumpster) and a six-foot height. For single enclosures, with or without gates, the minimum interior opening shall be twelve-feet. For double enclosures, without gates, the minimum interior opening shall be twenty-two feet, and for double enclosures, with gates, the minimum interior opening shall be twenty-four feet.
E. Bollards. Bollards or a six inch curb should be placed behind the dumpster in order to protect the enclosure wall from damage. On enclosures without gates a bollard should be placed outside of the opening face, one at each corner as to not interfere with collection.

F. Safety. Each enclosure shall provide a minimum of two-feet of clear space between each side of the dumpster and the adjacent wall surface of that enclosure, or any other dumpsters within that same enclosure.

G. Placement. Dumpsters must be placed side-by-side. The stacking of dumpsters in a single wide enclosure will be approved only on a case-by-case basis, before construction begins.

H. Pedestrian Access. A pedestrian opening on one wall of the enclosure for employee or customer access to the dumpster shall be required.

I. Overhangs. Overhanging caps on the enclosure walls are prohibited.

J. Concrete Pad. The enclosure shall be placed on a concrete pad with a concrete depth of six (6) to eight (8) inches and the pad shall extend eight-feet out in front of the enclosure. Furthermore, the floor of the enclosure and the approach to the enclosure shall be level and at the same height.

K. Gates. Gates are strongly discouraged because of the negative impact on collection efficiency. However, any gates on the enclosures must be mounted with the hinges on the front of the posts and not on the inside. The gates must be able to be opened to at least the twelve-foot wide measurement. A gate stop or latch system must be installed on the gates so that they will remain in the open position. Gate clearance from the concrete pad shall be 4 to 6 inches to allow for ice and snow build up.

L. Access. A minimum of sixty-feet of straight on access to the dumpster is required. Any collection point further than one-hundred-fifty (150) feet from the public right of way must provide an on-site turn around. A minimum of twenty-foot overhead clearance from building eves, parking awnings, trees, poles, overhead power or cable wires, etc. is required.

M. Maintenance. Enclosures shall be maintained in good condition and appearance at all times. Gate latches shall be kept fully operable; it is the owner(s) responsibility to ensure that access to the enclosure is not obstructed. This includes removing snow, ensuring there is no parking in the area and repairing or rebuilding concrete pads whenever the pavement deteriorates.

N. Visibility. Clear visibility for all interior aisles shall be maintained. Trash enclosures shall be located away from main traffic areas and be sheltered from street sight as much as possible.

O. Residential Areas. Trash enclosure shall be located so as to minimize disturbance to single-family residential

development. Trash enclosure shall be at least fifty (50) feet away from any single family residential zoning district unless it is approved by the Zoning Administrator.

HISTORY
Adopted by Ord. 14-07 on 6/19/2014

17.48.110 Movement Of Structures
No used structures shall be moved into or within the corporate limits of Hyrum City, without first obtaining a building permit from the City Engineer.

17.48.120 Employee On-Premise Child Care
Employee on-premises child care facilities shall be illustrated and explained on the site plan, playground area to be fenced.

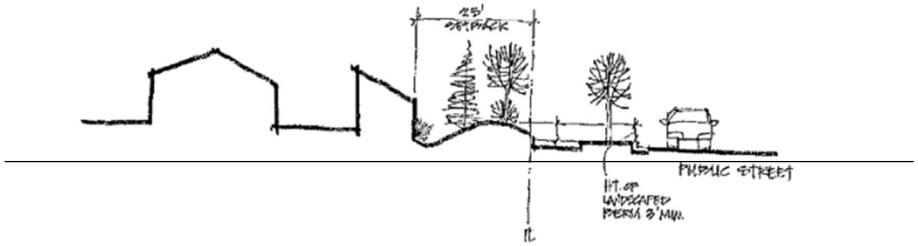
17.48.130 On-Premise Cafeteria
An on-premises cafeteria shall be illustrated and explained on the site plan. It shall meet all health department codes and policies.

17.48.140 Combustible And Flammable Liquid Tanks Over 500 Gallons
Combustible and flammable liquid tanks over 500 gallons may be stored above or below ground provided the following conditions are met:

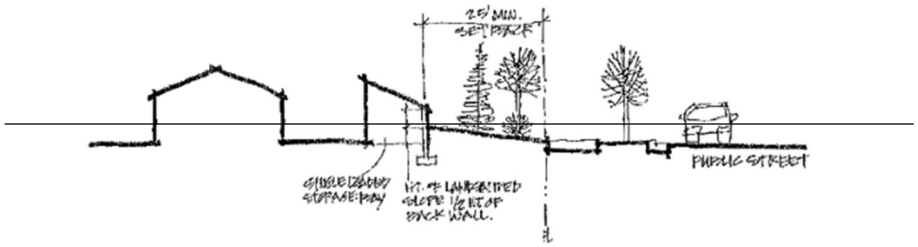
A. Must meet all of the requirements of the uniform building and fire codes.
B. Must be emplaced in such a location as to allow loading and unloading operations away from public sidewalks and roadways.

17.48.150 Self Storage
A. Purpose – The additional requirements for self storage uses are intended to ensure that this type of project is developed to reduce adverse consequences on surrounding properties and requires that the long term appearance of storage units is maintained.
B. Standards – The following additional development standards are required for self storage developments:
    1. Storage of any kind is prohibited in required setbacks.
    2. All outside storage shall be located at a more visually screened area of the facility, possibly at the rear of the property, and have a roof cover, completely screened from public view by a solid screen fence, building, or other manner as approved by the Planning Commission. Roof cover may be waived by the Planning Commission when they deem appropriate. (Custom covers required, etc., instead of roof) No blue tarp or similar type visually detrimental coverings will be allowed.

3. All roadways and interior alleyways in the storage facility will be hard surfaced. (Concrete or asphalt)
4. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.
5. Front yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees must be planted at 2½" caliper while shrubs must be planted with at least 5 gallon nursery stock.
6. All side yard and rear yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees must be planted at 1½" caliper while shrubs must be planted with at least 1 gallon nursery stock.
7. All setbacks are required to be irrigated by an automatic sprinkler irrigation system.
8. The developer shall landscape and grade the street facing frontage using one of the following options or other approved screening as approved by the City:



STORAGE BAY STANDARD OPTION A



STORAGE BAY STANDARD OPTION B

2. Chapter 17.49 Manufacturing Zone M-2 of the Hyrum City Municipal Code is hereby repealed:

~~17.49.010 Purpose~~
~~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.~~

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

~~17.49.020 Use Regulations~~
~~In this zone, no land use shall be permitted except those designated below.~~

~~A. Permitted uses:~~
- ~~1. Auto repair~~
- ~~2. Kennel~~
- ~~3. Manufacturing plants (no excessive noise, dust, smoke, or odor)~~
- ~~4. Maintenance and repair facilities~~
- ~~5. Paint shops~~
- ~~6. Storage units, commercial warehouses~~
- ~~7. Storage yards (i.e. sand, gravel, lumber, etc.)~~
- ~~8. Public structures (i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, sewer plant, etc.~~
- ~~9. Communication facilities (radio, television, telephone transmission, etc.)~~
- ~~10. Bakeries~~
- ~~11. Food processing/mills~~
- ~~12. Office buildings~~
- ~~13. Retail Sales~~

~~B. Permitted accessory uses:~~
- ~~1. Combustible and flammable liquids over 500 gallons~~

~~C. Conditional uses:~~
- ~~1. Animal farms (fowl, cattle feedlots, etc. - No fur processing plants)~~
- ~~2. Packing plants~~
- ~~3. Auto wrecking yards~~
- ~~4. Sand, gravel, asphalt operations~~
- ~~5. Heavy industry with potential for moderate noise, smoke/dust~~
- ~~6. Office building~~

7. Sexually-oriented business

(Ord. 03-11; 98-16; 98-07; 08-10; 08-13; 10-02)

HISTORY
Amended by Ord. 14-12 on 11/20/2014
Amended by Ord. 16-06 on 8/18/2016
Amended by Ord. 19-04 on 3/7/2019

17.49.022 Lighting Plan
Each site plan shall include a lighting plan that is designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties and enhance the appearance and design of the project. Streetlights shall have a decorative style and shall be dark-sky sensitive. No cobra-style light standards are allowed. Light standards shall follow the recommendation of Illumination Engineering Standards for streetlights on private streets and all pathways in the zone. Parking lots and structures shall be well lit. The general design of the light pole and head shall follow the general theme of the development. Streetlights shall be installed adjacent to public streets in conformity with the standards of the City street lighting project.

17.49.025 Landscaping Plan
A well planned landscaping design and appropriate maintenance plan is required.

17.49.030 Area, Frontage, Yard And Height Regulations
A. There are no area, frontage or height regulations.
B. The building shall have a setback of thirty (30) feet from the front property line, unless otherwise specified by the Planning Commission prior to erection of the building.

17.49.040 Off-Street Parking Required
There shall be provided at the time of erection of any building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions of ingress and egress by standard-sized automobiles as hereinafter provided.

17.49.050 Off-Street Parking - General Requirements
Except as herein provided, no building or structure shall be erected, altered or converted for or to any use unless there shall be provided on the lot or parcel vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the designated districts, except that an established use lawfully

~~existing at the effective date of this title need not provide parking as herein set forth and that no existing vehicle parking may be reduced or further reduced below the minimum standards herein required.~~

~~17.49.060 Off-Street Parking - Specific Requirements~~
~~The following schedule shall apply:~~

~~A. Storage or warehouse: one (1) space for each five thousand (5,000) square feet of floor area;~~

~~B. Manufacturing, processing or repair: one (1) space for each employees working on the highest employment shift; the City Council may adjust this requirement if sufficient justification is provided.~~

~~17.49.070 Parking Lot Regulations~~
~~Every parcel of land hereafter used as a parking lot shall be paved with a surfacing material of asphalt or concrete composition and shall have appropriate poured concrete bumper guards, where needed, as determined by the building inspector. Any lights used to illuminate the lot shall be so arranged as to reflect the light away from adjoining premises in any residential zone. Parking lots will have a minimum of 10 feet of landscaping where they abut neighboring property or a roadway. They will also be bounded by a six (6) foot light tight wall/fence hedge where they abut neighbor's property.~~

~~17.49.080 Off-Street Truck Loading Space~~
~~On the same premises with every building structure or part thereof, erected and occupied or increased in capacity after the effective date of this title involving the receipt or distribution by vehicle of materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space shall be located an adequate distance from the roadway so as not to interfere with the view of any intersecting street or alley or other traffic which may be in the area. Such space shall include a minimum of fourteen (14) feet height clearance to accommodate large delivery trucks.~~

~~17.49.090 Motor Vehicle Access Regulations~~
~~Roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the requirements as hereinafter provided:~~

~~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.~~

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.
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. Commercial business roadways giving access to SR101 and/or SR165 are permitted to use the state dimensions of fifty (50) foot maximum, twenty-five (25) foot minimum width. For two (2) directional use and thirty (30) foot maximum and fifteen (15) foot minimum width for one-directional use.
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.

17.49.100 Public Structures
Public structures such as electrical, gas, telephone transmission and fire stations are permitted. In this zone provide the following condition is met:
A. Landscaping provided in front yard area where reasonable. (Ord. 10-02)

17.49.105 Trash Enclosure Regulations – Commercial Use
A. Applicability. Dumpster enclosures may be required at high public visibility areas. Regardless of location or placement, the dumpsters require a level, hard surface pad and approach.
B. Space. The space inside the enclosure shall be reserved for dumpsters only.
C. Parking. No parking shall be allowed in front, behind or on either side of the dumpster.
D. Minimum Size. Each enclosure shall provide a minimum ten-foot interior depth (minimum eleven-foot interior depth, if bollards or a curb are placed behind the dumpster) and a six-foot height. For single enclosures, with or without gates, the minimum interior opening shall be twelve-feet. For double enclosures, without gates, the minimum interior opening shall be twenty-two feet, and for double enclosures, with gates, the minimum interior opening shall be twenty-four feet.
E. Bollards. Bollards or a six inch curb should be placed behind the dumpster in order to protect the enclosure wall from damage. On enclosures without gates a bollard should be placed outside of the opening face, one at each corner as to not interfere with collection.

F. Safety. Each enclosure shall provide a minimum of two-feet of clear space between each side of the dumpster and the adjacent wall surface of that enclosure, or any other dumpsters within that same enclosure.

G. Placement. Dumpsters must be placed side-by-side. The stacking of dumpsters in a single wide enclosure will be approved only on a case-by-case basis, before construction begins.

H. Pedestrian Access. A pedestrian opening on one wall of the enclosure for employee or customer access to the dumpster shall be required.

I. Overhangs. Overhanging caps on the enclosure walls are prohibited.

J. Concrete Pad. The enclosure shall be placed on a concrete pad with a concrete depth of six (6) to eight (8) inches and the pad shall extend eight-feet out in front of the enclosure. Furthermore, the floor of the enclosure and the approach to the enclosure shall be level and at the same height.

K. Gates. Gates are strongly discouraged because of the negative impact on collection efficiency. However, any gates on the enclosures must be mounted with the hinges on the front of the posts and not on the inside. The gates must be able to be opened to at least the twelve-foot wide measurement. A gate stop or latch system must be installed on the gates so that they will remain in the open position. Gate clearance from the concrete pad shall be 4 to 6 inches to allow for ice and snow build up.

L. Access. A minimum of sixty-feet of straight on access to the dumpster is required. Any collection point further than one-hundred-fifty (150) feet from the public right of way must provide an on-site turn around. A minimum of twenty-foot overhead clearance from building eves, parking awnings, trees, poles, overhead power or cable wires, etc. is required.

M. Maintenance. Enclosures shall be maintained in good condition and appearance at all times. Gate latches shall be kept fully operable; it is the owner(s) responsibility to ensure that access to the enclosure is not obstructed. This includes removing snow, ensuring there is no parking in the area and repairing or rebuilding concrete pads whenever the pavement deteriorates.

N. Visibility. Clear visibility for all interior aisles shall be maintained. Trash enclosures shall be located away from main traffic areas and be sheltered from street sight as much as possible.

O. Residential Areas. Trash enclosure shall be located so as to minimize disturbance to single-family residential

development. Trash enclosure shall be at least fifty (50) feet away from any single family residential zoning district unless it is approved by the Zoning Administrator.

HISTORY
Amended by Ord. 14-07 on 6/19/2014

17.49.110 Movement Of Structures
No used structures shall be moved into or within the corporate limits of Hyrum City, without first obtaining a building permit from the City Engineer.

17.49.120 Employee-On-Premises Child Care
Employee on premises child care facilities shall be illustrated and explained on the site plan. Playground area to be fenced.

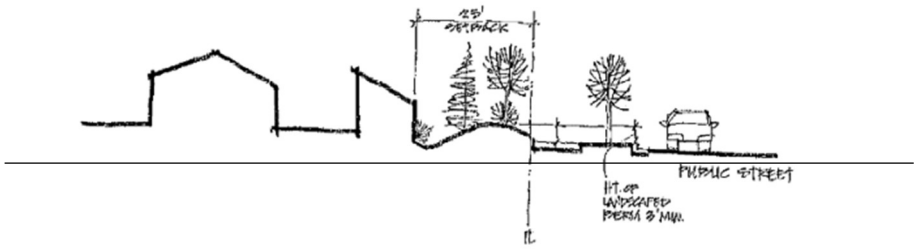
17.49.130 On-Premises Cafeteria
An on-premises cafeteria shall be illustrated and explained on the site plan. It shall meet all health department codes and policies.

17.49.140 Combustible And Flammable Liquid Tanks Over 500 Gallons
Combustible and flammable liquid tanks over 500 gallons may be stored above or below ground provided the following conditions are met:

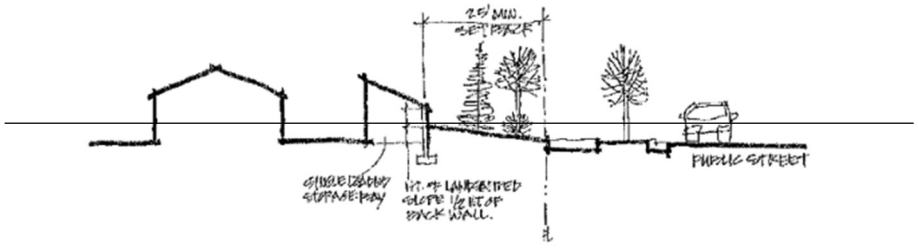
A. Must meet all of the requirements of the uniform building and fire codes.
B. Must be emplaced in such a location as to allow loading and unloading operations away from public sidewalks and roadways.

17.49.150 Self Storage
A. Purpose – The additional requirements for self storage uses are intended to ensure that this type of project is developed to reduce adverse consequences on surrounding properties and requires that the long term appearance of storage units is maintained.
B. Standards – The following additional development standards are required for self storage developments:
    1. Storage of any kind is prohibited in required setbacks.
    2. All outside storage shall be located at a more visually screened area of the facility, possibly at the rear of the property, and have a roof cover, completely screened from public view by a solid screen fence, building, or other manner as approved by the Planning Commission. The roof cover requirement may be waived by the Planning Commission when they deem appropriate. (Custom covers required, etc., instead of roof) No blue tarps or similar type visually detrimental coverings will be allowed.

3. All roadways and interior alleyways in the storage facility will be hard surfaced. (Concrete or asphalt)
4. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.
5. Front yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees must be planted at 2½" caliper while shrubs must be planted with at least 5 gallon nursery stock.
6. All side yard and rear yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees must be planted at 1½" caliper while shrubs must be planted with at least 1 gallon nursery stock.
7. All setbacks are required to be irrigated by an automatic sprinkler irrigation system.
8. The developer shall landscape and grade the street facing frontage using one of the following options or other approved screening as approved by the City:



STORAGE BAY STANDARD
OPTION A



STORAGE BAY STANDARD
OPTION B

3. Chapter 17.48 Manufacturing Zones M-1 and M-2 of the of the Hyrum City Municipal Code is hereby recreated to read as follows:

17.48 Manufacturing Zones M-1 and M-2

17.48.010 Purpose and Intent.
The purpose and intent of the Manufacturing Zones M-1 and M-2 is to provide areas where light, medium, and high manufacturing uses can occur.

A. The M-1 Zone is low-impact use area where light manufacturing can reside in close proximity to residences and should emit a minimum of noise, dust, smoke, odor, vibration, emissions, or traffic.
B. The M-2 Zone is medium- to high-impact use area where medium to high manufacturing can occur and allows higher levels of noise, dust, smoke, odor, vibration, emissions, or traffic. A use classified as medium- or high-impact shall not be permitted in M-1 unless this Chapter expressly authorizes that impact level in M-1.

17.48.020 Levels of Use Impact.
In determining the impact level of a land use, the following standards shall apply. Impact classification shall be based on the totality of operational characteristics, including the intensity, frequency, and duration of impacts, and shall not be determined solely by compliance with any single measurable standard. For the purpose of this Chapter, noise standards are provided under Title 9 of the Hyrum City Code.

A. Low-impact:
    1. The cumulative impacts of such uses produce minimal to no detectable noise, dust, smoke, odor, vibration, or emissions beyond the property boundaries and operate well below the maximum levels permitted under applicable city code.
    2. Where no applicable standards exist, impacts may be perceptible to a reasonable person on adjacent properties but shall not be continuous, excessive, or unreasonably disruptive to the ordinary use and enjoyment of such properties.
    3. The traffic generated by these uses consists of passenger vehicles or occasional delivery or pick up of light-duty commercial vehicles as is reasonably anticipated in residential zones.
    4. These uses may occur outside and may include minimal outdoor storage, provided that any outdoor storage is screened and buffered from all adjacent properties.

B. Medium-impact:
   1. The cumulative impacts of such uses may produce intermittent or moderate levels of noise, dust, smoke, odor, vibration, or emissions that are perceptible beyond the property boundaries and may occasionally approach or briefly reach the maximum levels permitted under applicable city code but remain in compliance.
   2. Where no applicable standards exist, impacts may be perceptible to a reasonable person on adjacent properties but shall not be continuous, excessive, or unreasonably disruptive to the ordinary use and enjoyment of such properties.
   3. The traffic generated by these uses consists of passenger vehicles, light-duty commercial vehicles, and occasional heavy-duty commercial vehicles.
   4. These uses may occur outside and may include minimal outdoor storage, provided that any outdoor storage is screened and buffered from all adjacent properties.

C. High-impact:
   1. The cumulative impacts of such uses produce frequent or sustained levels of noise, dust, smoke, odor, vibration, or emissions that are clearly perceptible beyond the property boundaries and regularly operate at or near the maximum levels permitted under applicable city code but remain in compliance.
   2. Where no applicable standards exist, impacts are regularly perceptible and may substantially interfere with the ordinary use and enjoyment of adjacent properties.
   3. The traffic generated by these uses results in significant volume or frequency and includes regular heavy-duty commercial vehicle traffic.
   4. These uses involve large-scale operations, outdoor activities, or outdoor storage.

17.48.030 Use Regulations.

In the following table, uses of land or buildings which are allowed in the manufacturing districts as shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “permitted accessory uses”, indicated by a “PA”, or as “conditional uses”, indicated by a “C”, or “not permitted” indicated by a “N”. The impact level shown in Table 17.48.030 is the presumptive classification for the listed use. The Zoning Administrator shall

confirm the classification at the time of land-use approval based on the proposed operational characteristics. A material change in operations that may increase the impact level shall require review before the change is commenced.

Use	Level of Impact			Zone	
	Low	Medium	High	M-1	M-2
Accessory building	X			P	P
Animal farm			X	N	C
Auto maintenance and repair		X		P	P
Autobody shop		X		P	P
Bakery	X			P	P
Cabinet shop	X			P	P
Cell tower	X			P	P
Combustible and flammable liquids over 500 gallons	X			PA	PA
Compost			X	N	C
Commercial nursery	X			P	P
Communication facility	X			P	P
Contractor storage yard		X		P	P
Fabrication shop			X	N	C
Food processing/mills		X		N	P
Food services	X			P	P
Gas service station		X		P	P
Health club (Ord 25-03)	X			C	N
Kennel		X		P	P
Machine shop			X	N	C
Maintenance and repair	X			P	P
Office building	X			P	P
Packing plant			X	N	C
Paint shop		X		P	P
Painting or spraying		X		P	P
Public structures	X			P	P

Use	Level of Impact			Zone	
	Low	Medium	High	M-1	M-2
Rendering plant			X	N	C
Retail sales (Ord. 08-10; 10-02)	X			C	P
Sand and gravel operation			X	N	C
Self-storage	X			P	P
Service industries	X			P	P
Sexually-oriented business			X	N	C
Storage of autos			X	N	C
Warehouse			X	N	C
Wrecking or salvage yard			X	N	C

History
Amended by Ord. 16-06 on 8/18/2016
Approved by Ord. 25-03 on 2/20/2025

17.48.040 Impact Management Plan Required.

A. An Impact Management Plan shall be required to identify noise, dust, smoke, odor, vibration, and emissions control technology equipment and methods that will reduce impacts for each medium and high level of impact uses.

B. An Impact Management Plan shall be submitted with the application for the underlying land-use, site-plan, or conditional-use approval.

C. An impact management plan shall contain for each source contributing to impacts:

1. A description and operating schedule of equipment, operations, or materials that generate noise, dust, smoke, odor, vibration, and emissions.
2. Proposed equipment, operations, or materials that are designed to mitigate impacts.
3. Impact management report with data-supported evidence of the effectiveness for reducing impacts.
4. Site map, operating hours, nearby sensitive users, and a complaint-response contact.

D. The authority responsible for the underlying land-use approval shall approve an Impact Management Plan upon making a written finding that the proposed design, equipment, and operating controls are reasonably expected to maintain the use within its approved impact classification and all applicable City standards.

E. Sale or Transfer of Existing Business. A sale, transfer, or other change in ownership or control of an existing business or land use shall not, by itself, constitute a change of use, expansion, or material change in operations, and shall not exempt the business, property, successor owner, or operator from compliance with this Chapter or any other applicable City standard. Notwithstanding Subsection B, if City records existing at the time of the sale or transfer document unresolved noncompliance or documented complaints concerning ongoing or recurring impacts involving noise, dust, smoke, odor, vibration, emissions, or other matters required to be addressed by an Impact Management Plan under this Section, the Zoning Administrator shall require the successor owner or operator to submit an Impact Management Plan. The plan shall address the documented impacts and all applicable requirements of Subsection C, shall be reviewed and approved under Subsection D, and compliance with the approved plan shall be a condition of continued operation.

17.48.050 Land Use Within Building and Fencing.

All work shall be conducted within an enclosed building, all painting and spraying shall be conducted within a paint booth, and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use with respect to each of the following land uses:

A. Auto maintenance and repair.
B. Autobody shop.
C. Fabrication shop.
D. Machine shop.
E. Maintenance and repair.
F. Paint shop.
G. Warehouse.

17.48.060 Supplemental Manufacturing Land Use Standards.

A. Public structures. Public structures such as electrical, gas, telephone transmission and fire stations are permitted. In this zone provide the following condition is met:
   1. Landscaping provided in front yard area where reasonable. (Ord. 10-02)
B. Combustible and flammable liquids over 500 gallons above or below ground. Combustive and flammable liquids stored in containers in excess of 500 gallons are a permitted in this zone provided the following conditions are met:

1. Must meet all of the requirements of the uniform building and fire codes.
2. Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.

C. Employee On-Premise Child Care. Employee on-premises child care facilities shall be illustrated and explained on the site plan, playground area to be fenced.

D. On-Premise Cafeteria. An on-premises cafeteria shall be illustrated and explained on the site plan. It shall meet all health department codes and policies.

E. Movement Of Structures. No used structures shall be moved into or within the corporate limits of Hyrum City, without first obtaining a building permit from the City Engineer.

F. Painting and spraying standards and exceptions. All work shall be conducted within a paint booth. Exemptions: Painting or spraying of residential buildings or fences for proactive and reactive maintenance is exempt from this requirement; metal and fabrication shops may paint or spray outside a paint booth, provided such occurs within a three (3) walled and roof structure with open wall facing the interior of the permitted property parcel, and sufficient steps are taken to mitigate odor and overspray from affecting neighboring properties; any painting or spraying which requires no scrubbing and utilizes paint permissible for outdoor use in compliance with all applicable state air quality regulations.

G. Wrecking or Salvage Yard Applicability. Whether such Wrecking or salvage yard use is tangential or the primary use shall not be considered when determining if a land is categorized as a Wrecking or salvage yard. Any land which is utilized in any manner as to fit the description of a Wrecking or salvage yard shall be deemed a Wrecking or salvage yard under this Title.

17.48.070. Landscaping Plan.

A. A landscaping plan and an appropriate irrigation and maintenance plan shall be submitted with each site plan. Landscaping shall be installed before final occupancy or in accordance with an approved installation schedule.

B. The term “landscaping” shall mean and include the installation of any combination of turf (including either sod or seeded area), planter beds, gardens, trees and shrubs, statuary, boulders, rock areas or other customary landscape features that occupy the entire unpaved portion of the front yard area.

1. Xeriscape Permitted - Nothing in this Section shall be construed to prohibit the use of drought tolerant vegetation (xeriscape), and non-vegetative materials. Provided, however, failure of an owner to install and maintain landscaping within the front yard area under the guise that the vegetation and bare ground that occur naturally on the site constitutes xeriscaping shall not qualify as conforming with the provisions of this Section.

17.48.080 Area, Frontage, Yard and Height Regulations.

A. Except as otherwise provided in this Title, this Chapter establishes no minimum lot area, minimum lot frontage, or maximum building height for the M-1 or M-2 Zones. All other applicable building, fire, utility, airport, and safety limitations remain in effect.

B. The building shall have a setback of thirty (30) feet from the front property line and any public street, unless otherwise specified by the Planning Commission.

17.48.090. Lighting Plan.

Each site plan shall include a lighting plan that is designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties and enhance the appearance and design of the project. Streetlights shall have a decorative style and shall be dark-sky sensitive. No cobra-style light standards are allowed. Light standards shall follow the recommendation of Illumination Engineering Standards for streetlights on private streets and all pathways in the zone. Parking lots and structures shall be well lit. The general design of the light pole and head shall follow the general theme of the development. Streetlights shall be installed adjacent to public streets in conformity with the standards of the City street lighting project.

17.48.100. Off-Street Parking Required

At the time a building is erected, enlarged, or increased in capacity, off-street parking shall be provided in accordance with Sections 17.48.110 through 17.48.130 and other applicable provisions of this Title. Required parking and access shall be maintained for the duration of the use.

17.48.110 Off-Street Parking - General Requirements

Except as herein provided, no building or structure shall be erected, altered, or converted for or to any use unless there shall be provided on the lot or parcel vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the

designated districts, except that an established use lawfully existing at the effective date of this title need not provide parking as herein set forth and that no existing vehicle parking may be reduced or further reduced below the minimum standards herein required, unless an adjustment is approved under this Chapter or another applicable provision of the City Code.

17.48.120 Off-Street Parking - Specific Requirements

The following schedule shall apply:

A. Storage or warehouse: one (1) space for each five thousand (5,000) square feet of floor area;

B. Manufacturing, processing or repair: one (1) space for each employee working on the highest employment shift; the City Council may adjust this requirement if sufficient justification is provided.

C. Commercial, recreation, and amusement (other than listed): one (1) space for every two hundred and fifty (250) square feet in use where business is transacted (does not include areas, restrooms, office areas, etc.).

17.48.130 Parking Lot Regulations

Every parcel of land hereafter used as a parking lot shall be paved with a surfacing material of asphalt or concrete composition and shall have appropriate poured concrete bumper guards, where needed, as determined by the building inspector. Any lights used to illuminate the lot shall be so arranged as to reflect the light away from adjoining premises in any residential zone. Parking lots will have a minimum of 10 feet of landscaping where they abut neighboring property or a roadway. They will also be bounded by a six (6) foot light tight fence where they abut neighbor's property.

17.48.140 Off-Street Truck Loading Space

On the same premises with every building structure or part thereof, erected and occupied or increased in capacity after the effective date of this title involving the receipt or distribution by vehicle of materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space shall be located an adequate distance from the roadway so as not to interfere with the view of any intersecting street or alley or other traffic which may be in the area. Such space shall include a minimum of fourteen (14) feet height clearance to accommodate large delivery trucks.

17.48.150. Motor Vehicle Access Regulations.

Parking lots and all other businesses requiring motor vehicle access points shall meet the requirements as hereinafter provided:

A. Access points shall be by not more than two (2) roadways for each one hundred feet or fraction thereof of frontage on any street.
B. No two (2) of the access points shall be closer to each other than twelve (12) feet, and no access point shall be closer to a side property line than ten (10) feet.
C. Each access point 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. Commercial business access points giving access to SR101 and/or SR165 are permitted to use the state dimensions of fifty (50) foot maximum, twenty-five (25) foot minimum width. For two (2) directional use and thirty (30) foot maximum and fifteen (15) foot minimum width for one-directional use.
D. No access point shall be closer than one-hundred-fifty (150) feet to the point of intersection of two property lines at any corner, as measured along the property line, and no access point shall extend across such extended property line.

17.48.160 Trash Enclosure Regulations.

A. Applicability. A dumpster shall be placed on a level hard-surface pad and approach. A trash enclosure is required when a dumpster is visible from a public street or an adjacent residential use, unless the Zoning Administrator determines that a building or other permanent site feature provides equivalent screening.
B. Space. The space inside the enclosure shall be reserved for dumpsters and related collection containers only.
C. Parking. Parking shall not obstruct the front, rear, sides, pedestrian opening, or collection approach of a dumpster or enclosure.
D. Minimum Size. Each enclosure shall provide a minimum ten-foot (10) interior depth (minimum eleven-foot (11) interior depth, if bollards or a curb are placed behind the dumpster) and a six-foot (6) height. For single enclosures, with or without gates, the minimum interior opening shall be twelve (12) feet. For double enclosures, without gates, the minimum interior opening shall be twenty-two (22) feet, and for double enclosures, with gates, the minimum interior opening shall be twenty-four (24) feet.
E. Bollards. Bollards or a six (6) inch curb should be placed behind the dumpster in order to protect the enclosure wall from damage. On enclosures without gates

a bollard should be placed outside of the opening face, one at each corner so as to not interfere with collection.

F. Safety. Each enclosure shall provide a minimum of two (2) feet of clear space between each side of the dumpster and the adjacent wall surface of that enclosure, or any other dumpsters within that same enclosure.

G. Placement. Dumpsters must be placed side-by-side. The stacking of dumpsters in a single wide enclosure will be approved only on a case-by-case basis, before construction begins.

H. Pedestrian Access. A pedestrian opening on one wall of the enclosure for employee or customer access to the dumpster shall be required.

I. Overhangs. Overhanging caps on the enclosure walls are prohibited.

J. Concrete Pad. The enclosure shall be placed on a concrete pad with a concrete depth of six (6) to eight (8) inches and the pad shall extend eight (8) feet out in front of the enclosure. Furthermore, the floor of the enclosure and the approach to the enclosure shall be level and at the same height.

K. Gates. Gates are permitted when they do not interfere with collection. Hinges shall be mounted on the front of the posts, gates shall open sufficiently to provide the required enclosure opening, and a stop or latch shall hold each gate in the fully open position. Gate clearance above the concrete pad shall be four (4) to six (6) inches unless an alternative is approved for site-specific collection or snow conditions.

L. Collection Access. A minimum of sixty (60) feet of straight on access to the dumpster is required. Any collection point further than one-hundred-fifty (150) feet from the public right of way must provide an on-site turn around. A minimum of twenty-foot (20) overhead clearance from building eves, parking awnings, trees, poles, overhead power or cable wires, and similar obstructions. is required.

M. Maintenance. Enclosures, pads, gates, and latches shall be maintained in good condition. The owner or operator shall keep collection access clear of parked vehicles, snow, stored materials, and other obstructions and shall repair deteriorated pavement or concrete that interferes with safe collection.

N. Visibility. Clear visibility for all interior aisles shall be maintained. Trash enclosures shall be located

away from main traffic areas and be sheltered from street sight as much as possible.

O. Residential Areas. Trash enclosure shall be located so as to minimize disturbance to single-family residential development. Trash enclosure shall be at least fifty (50) feet away from any single family residential zoning district unless it is approved by the Zoning Administrator.

HISTORY
Adopted by Ord. 14-07 on 6/19/2014

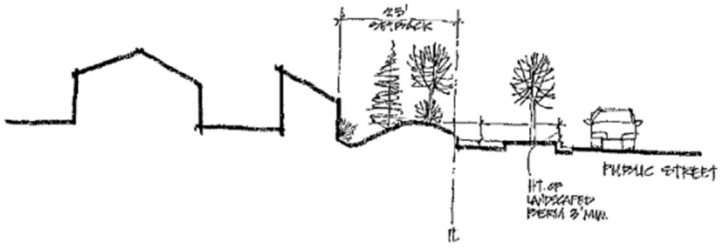
17.48.170 Self-Storage.

A. Purpose - The additional requirements for self-storage uses are intended to ensure that this type of project is developed to reduce adverse consequences on surrounding properties and requires that the long term appearance of storage units is maintained.

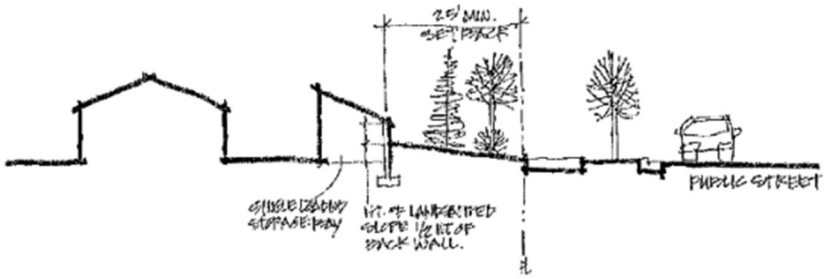
B. Standards - The following additional development standards are required for self-storage developments:

1. Storage of any kind is prohibited in required setbacks.
2. All outside storage shall be located at a more visually screened area of the facility, possibly at the rear of the property, and have a roof cover, completely screened from public view by a solid screen fence, building, or other manner as approved by the Planning Commission. Roof cover may be waived by the Planning Commission when they deem appropriate. (Custom covers required, etc., instead of roof) No blue tarp or similar type visually detrimental coverings will be allowed.
3. All roadways and interior alleyways in the storage facility will be hard surfaced with concrete or asphalt.
4. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.
5. All yard setbacks not adjacent to a public street shall be five (5) feet from the property line and screened with a minimum of a six-foot tall opaque fence or wall.

6. All yard setbacks adjacent to a public street shall be twenty-five (25) feet from the property line and screened by irrigated landscaping upon a three (3) feet elevated earth berm with a combination of deciduous and coniferous trees and shrubs to cause at least a fifty percent (50%) screen within five (5) years. Trees must be planted at two and one half (2-1/2) feet caliper while shrubs must be planted with at least five (5) gallon nursery stock. Plant materials must be identified on the landscape plan and illustrated to scale demonstrating the full growth plant scale.
7. The developer shall landscape and grade the street facing frontage using one of the following options by the City:



STORAGE BAY STANDARD OPTION A



STORAGE BAY STANDARD OPTION B

HISTORY
Adopted by Ord. 16-10 on 12/1/2016
Amended by Ord. 19-04 on 3/7/2019

4. Section 17.04.070 Definitions of the of the Hyrum City Municipal Code is hereby amended to read as follows:

Animal farm - "Animal farm" means a land use engaged in the use of domesticated or non-domesticated animals in any commercial manner.

Animal farm - "Animal farm" means a land use engaged in the use of domesticated or non-domesticated animals in any commercial manner.

Auto maintenance and repair – "Auto maintenance and repair" means a land use engaged in proactive and reactive maintenance services such as oil changes, tire replacement and rotations, windshield replacement, engine diagnosing, engineer service, engineer repair or modification, or other similar services performed on automobiles, RVs/campers, on- or off-road vehicles, or other similar equipment, or modification of automobiles, RVs/campers, trailers, on- or off-road vehicles, or other similar equipment

Autobody shop – "Autobody shop" means a land use engaged in autobody repair or painting services.

Bakery – "Bakery" means a land use engaged in the process of making bakery products such as bread, cakes, or pastries that are prepared, processed, or manufactured for sale.

Cell tower – "Cell tower" means a tower generally used for cellphone transmission. Cell towers shall be setback at a distance at least equal to the height of the tower from any residential properties. Height shall be limited based on the needs of the carrier. All Cell towers shall have security fencing installed around the tower to prevent unauthorized users gaining access to the Cell tower.

~~Cell Tower – Communication tower generally used for cellphone transmission. These large towers are only allowed in industrial, commercial, professional zoned areas and must be setback at least the distance of the height of the tower from any residential properties. Height is limited to what is actually needed by the carrier and security fencing is required around the tower.~~

Compost – "Compost" means a heavy manufacturing land use that is engaged in transforming animal by-products, food scraps, biosolids, manure, or organic waste into nutrient-rich soil.

Contractor storage yard – "Contractor storage yard" means a land use engaged only in storing, maintaining, or staging of construction equipment, trailers, and storage of bulk materials.

Commercial nursery – "Commercial nursery" means a land use, including buildings and structures, engaged in the propagation, cultivation, and storage of trees, shrubs, plants, landscaping supplies, fertilizers, and tools.

Communication facility – "Communication facility" means a land use engaged in transmitting or receiving signals, including towers, antennas, and equipment shelters.

Cabinet shop – "Cabinet shop" means a land use that is engaged in the fabrication, assembly, and finishing of custom cabinets, millwork, and related wood products.

Fabrication shop – "Fabrication shop" means a land use engaged in cutting, bending, welding, and assembling of raw or semi-finished materials such as steel, metal, wood, or plastics to create customized products or structural components.

Food services – "Food service" means a land use engaged in the preparation, selling, and serving food and beverages to consumers such as full-service fast food and restaurant establishments, catering services, and cafeterias.

Food processing/mill – "Food processing/mill" means a land use engaged in food processing activities that transform raw agricultural commodities into intermediate or finished goods for human or animal consumption.

High-impact – "High-impact" means a land use which generates significant off-site effects to neighboring landowners.

Incidental outdoor storage – "Incidental outdoor storage" means the storage of subordinate, temporary, or accessory keeping of equipment, goods, or materials outside a building that is directly

related to a primary land use that is required to be screened by a minimum of a six-foot tall opaque fence or wall from the view of the public street and/or adjoining property.

Land use – "Land use" means the human management, development, and use of land for economic, social, cultural, and housing activities such as agricultural, recreational, residential, commercial, and manufacturing use.

~~Light manufacturing – "Light manufacturing" means manufacturing processes which do not emit detectable dust, odor, smoke, gas, fumes, or vibrations beyond the property lines of the lot or tract upon which the use is located, which do not generate noises above a level of 70 decibels measured at the property line, and do not permit direct light to fall on neighboring residential property.~~

Low-impact – "Low impact" means a land use which generates minimal to no effects to neighboring landowners and is generally compatible with adjacent commercial or residential areas.

Machine Shop – "Machine shop" means a land use engaged in the machining of metal parts, or metal parts thereof are repaired, or where machines or tools, implements, gears, dies, or other metal parts are cut, filed, shaped, or otherwise altered.

Maintenance and repair – "Maintenance and repair" means a land use that is engaged in proactive and reactive repairs and the upkeep, servicing, and restoring of machinery and equipment to working order.

Medium-impact – "Medium-impact" means a land use which generates moderate off-site effects to neighboring landowners, which may be mitigated through site design or operational controls.

Packing plant – "Packing plant" means a heavy manufacturing land use that is engaged in the process of preparing and packing agricultural products such as fruits, vegetables, or meat for distribution. Fur processing, preparing, and packaging shall explicitly be excluded from the definition of "Packing plant".

Paint booth – "Paint booth" means a specially designed enclosure constructed of noncombustible materials complying with the requirements of the Fire Code Official that is intended or used for the purpose of painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquids containing any volatile flammable substance in which painting or spraying operations are applied.

Paint shop – "Paint shop" means a land use engaged in the painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquid containing any volatile flammable substance in which painting or spraying operations are applied.

Painting or spraying – "Painting or spraying" means a primary, secondary, or accessory land use that is engaged in the painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquid containing any volatile flammable substance in which painting or spraying operations are applied.

Public structure – "Public structure" means a land use engaged in a specialized functional use by any government entity or public agency such as courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, sewer plant, stormwater storage, or otherwise.

Rendering plant – "Rendering plant" means a heavy manufacturing land use that is engaged in processing animal by-products or used cooking oils into valuable, secondary materials such as animal feed, biofuel, fertilizer, and industrial lubricants.

Sand and gravel operation – "Sand and gravel operation" means a heavy manufacturing land use engaged in high-impact extracting, processing, and distributing aggregate materials such as asphalt, concrete, gravel, and sand with the use of heavy equipment and machinery.

Self-storage – "Self-storage" means a land use engaged in the storing of personal property or personal belongings within an enclosed building and outdoor storage completely screened from public view.

Service industries – "Service industries" means a land use engaged in providing intangible, low-impact services such as a barber shop, clinic and doctor offices, dentists, laundry and tailors, or other comparable services often located within or acting as a buffer zone between manufacturing and commercial or residential land uses.

Storage of autos - "Storage of autos" means a ~~tract of~~ land use devoted to storing operative and/or inoperative automobiles, RVs/campers, trailers, on- and off-road vehicles, ~~and/~~or other similar equipment ~~vehicles~~ that is enclosed by a minimum of a six-foot tall opaque fence or wall ~~of at least eight feet in height, and which accommodates, on a continuing basis, the storage of such automobiles and/or vehicles. Storage of operative automobiles/RV's, in good repair, may be allowed within a six foot enclosure, wall, or fence, as determined by the Planning Commission. In no instance shall wrecking and/or salvage operations be affiliated with the use of the land~~.

Warehouse – "Warehouse" means a land use engaged in the storage of raw materials, goods, or other merchandise.

Wrecking or salvage yard ~~for autos or parts~~ - "Wrecking or salvage ~~yard for autos or parts~~" means a ~~tract of~~ land use ~~devoted to~~ engaged in wrecking, dismantling or ~~salvage~~ salvaging operations where automobiles, ~~other vehicles and/or machinery~~ other vehicles, equipment, or machinery are subject to being dismantled, compacted, or ~~similarly~~ processed. All such operations, inclusive of storage of vehicles, shall be completely enclosed by a minimum of a six-foot tall opaque fence or wall ~~at least eight feet in height, except for a maximum of two gates or more than twenty feet wide~~.

5. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall

not be construed as reviving any law, order, resolution or ordinance or part thereof.

6. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

7. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

8. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 17th day of September, 2026.

HYRUM CITY

BY:_____
Steve J. Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

Posted:_____

Roll Call Vote -	**Aye**	**Nay**	**Absent**
Councilmember Rebecca Foulger	☐	☐	☐
Councilmember Michael Nelson	☐	☐	☐
Councilmember Nalyn Nelson	☐	☐	☐
Councilmember Craig Rasmussen	☐	☐	☐
Councilmember Mont Wright	☐	☐	☐

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

City Council Agenda Information

To: Mayor Miller and City Council

From: Jami Van Huss, Museum Director

Date: September 9, 2026

Subject: New Museum Board Member

Summary: Per the museum bylaws, there should be seven members of the museum's advisory board. One of our board members had to leave the board for personal reasons, so, per the bylaws, we need to select a new citizen to fill the remainder of that term. Nancy Hyde has volunteered to fill the board position. She previously served on the Elite Hall Restoration Committee and is a life-long resident of Hyrum. She is very dependable and proactive and provides a meaningful voice from the community. Nancy attended the museum's monthly board meeting on September 8th and met everyone. At the end of the meeting, so confirmed her desire to serve and the current board members are pleased to have Nancy join the board.

Recommendation:
Jami Van Huss, Museum Director is recommending that Nancy Hyde be appointed to serve on the Hyrum City Museum Board through 2028.

City Council Meeting Details:
• Meeting Date: September 17, 2026
• Council Role: Vote to confirm recommendation.

Attachments:
None.

HYRUM CITY
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60 West Main Street
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City Council Agenda Information

To: Mayor Miller and City Council

From: Todd Perkins, Treasurer

Date: September 11, 2026

Subject: **Consideration and approval of 700 North (200 West to 500 West) Roadway Improvement Project.**

Summary: 700 North (200 West to 500 West) Roadway Improvement Project- Contract Award recommendation.

Recommendation:
As staff we recommend awarding the bid to LeGrand Johnson Construction Co. (LJCC) as they are the apparent low bidder and have completed other jobs for the City that have exceeded our expectations. Also based on AQUA Engineering, Inc. extensive review of the bids.

Attachments:
1. 700 North Bid Tabulation
2. Award Recommendation letter

Hyrum City

700 North (200 West to 500 West) Roadway Improvement Project

Bid Tabulation - Bid Schedule Rev. 1 (Addendum 2)

September 9, 2026

ITEM	DESCRIPTION	UNIT	EST. QTY	LeGrand Johnson Construction Co.		2. Birch Creek Excavation		3. Staker & Parson Companies		4. Next Construction		5. 3XL Construction		6. Suncore Construction		7. Ormond Construction, Inc.		8. Forefront General Contracting		9. Forge Industries		10. Beck Construction & Excavation, Inc.		NOT RANKED - Rupp Trucking and Excavation (NON-RESPONSIVE)	
				Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
	General/Administration/Management																								
1	Mobilization	LS	1	$10,000.00	$10,000.00	$25,000.00	$25,000.00	$10,250.75	$10,250.75	$39,650.00	$39,650.00	$30,457.00	$30,457.00	$75,000.00	$75,000.00	$36,605.00	$36,605.00	$50,000.00	$50,000.00	$180,368.04	$180,368.04	$100,000.00	$100,000.00	$17,008.60	$17,008.60
2	Permits/Fees	LS	1	$7,486.50	$7,486.50	$2,500.00	$2,500.00	$3,850.00	$3,850.00	$14,650.00	$14,650.00	$895.00	$895.00	$4,000.00	$4,000.00	$5,750.00	$5,750.00	$6,100.00	$6,100.00	$9,909.47	$9,909.47	$7,500.00	$7,500.00	$1,000.00	$1,000.00
3	Cache County Permits/Fees*	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$1,000.00	$1,000.00
4	Survey/Construction Staking	LS	1	$6,906.00	$6,906.00	$6,500.00	$6,500.00	$13,300.00	$13,300.00	$9,500.00	$9,500.00	$3,486.00	$3,486.00	$19,000.00	$19,000.00	$9,945.00	$9,945.00	$7,900.00	$7,900.00	$7,302.35	$7,302.35	$26,500.00	$26,500.00	$8,850.00	$8,850.00
5	Traffic Control	LS	1	$2,600.00	$2,600.00	$2,500.00	$2,500.00	$6,625.00	$6,625.00	$29,668.00	$29,668.00	$4,826.00	$4,826.00	$10,000.00	$10,000.00	$7,500.00	$7,500.00	$6,100.00	$6,100.00	$10,422.86	$10,422.86	$12,500.00	$12,500.00	$2,500.00	$2,500.00
	Water Line Installation																								
6	Furnish and install new 8" C900 PVC Waterline from WPD (substation) to 200 West	LF	891	$40.73	$36,290.43	$57.50	$51,232.50	$66.25	$59,028.75	$62.00	$55,242.00	$70.26	$62,601.66	$62.00	$55,242.00	$51.00	$45,441.00	$115.00	$102,465.00	$71.08	$63,332.28	$125.00	$111,375.00	$46.04	$41,021.64
7	Furnish and install Pipe Connection Detail 1 per Project Drawings	EA	1	$1,103.01	$1,103.01	$950.00	$950.00	$1,010.00	$1,010.00	$2,650.00	$2,650.00	$1,935.00	$1,935.00	$2,500.00	$2,500.00	$2,425.00	$2,425.00	$2,100.00	$2,100.00	$827.92	$827.92	$1,600.00	$1,600.00	$2,161.96	$2,161.96
8	Furnish and Install Fire Hydrants per Hyrum City Standards	EA	2	$7,701.83	$15,403.66	$9,980.00	$19,960.00	$9,700.00	$19,400.00	$9,450.00	$18,900.00	$9,510.00	$19,020.00	$12,000.00	$24,000.00	$9,945.00	$19,890.00	$12,500.00	$25,000.00	$9,799.96	$19,599.92	$16,500.00	$33,000.00	$10,228.39	$20,456.78
9	*Pipe Bedding Material and Compaction (Sand) [DELETED by Add. 2 - combined with Item 6]*	*CY*		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$27.50**	**$3,025.00**
10	*Excavation, Trenching, Backfill and Compaction [DELETED by Add. 2 - combined with Item 6]*	*CY*		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$37.60**	**$14,100.00**
11	Furnish and Install 8" in-line Valves per HC Standards	EA	1	$3,308.95	$3,308.95	$3,050.00	$3,050.00	$2,925.00	$2,925.00	$3,628.00	$3,628.00	$3,341.00	$3,341.00	$3,500.00	$3,500.00	$3,268.00	$3,268.00	$4,400.00	$4,400.00	$3,337.93	$3,337.93	$5,500.00	$5,500.00	$3,787.63	$3,787.63
12	Furnish and Install 8" Blowoff	EA	1	$2,660.56	$2,660.56	$7,400.00	$7,400.00	$7,225.00	$7,225.00	$3,150.00	$3,150.00	$8,699.32	$8,699.32	$8,000.00	$8,000.00	$8,693.00	$8,693.00	$7,600.00	$7,600.00	$8,203.34	$8,203.34	$7,500.00	$7,500.00	$6,788.96	$6,788.96
13	Bac-T and Pressure Test(s)	LS	1	$1,242.95	$1,242.95	$750.00	$750.00	$1,015.00	$1,015.00	$1,500.00	$1,500.00	$1,400.00	$1,400.00	$5,000.00	$5,000.00	$2,591.00	$2,591.00	$3,100.00	$3,100.00	$7,785.32	$7,785.32	$7,750.00	$7,750.00	$1,170.98	$1,170.98
	Utility Piping Installation																								
14	Furnish and Install 18" Dia. RCP Irrigation and Drainage Pipeline	LF	450	$47.14	$21,213.00	$59.00	$26,550.00	$65.40	$29,430.00	$79.00	$35,550.00	$85.35	$38,407.50	$62.00	$27,900.00	$72.75	$32,737.50	$81.00	$36,450.00	$100.40	$45,180.00	$125.00	$56,250.00	$62.64	$28,188.00
15	Furnish and Install 24" Dia. RCP Irrigation and Drainage Pipeline	LF	1,050	$56.67	$59,503.50	$77.00	$80,850.00	$80.25	$84,262.50	$98.00	$102,900.00	$97.61	$102,490.50	$68.00	$71,400.00	$73.50	$77,175.00	$111.00	$116,550.00	$110.14	$115,647.00	$140.00	$147,000.00	$76.14	$79,947.00
16	Furnish and Install 12" Dia. RCP Irrigation and Drainage Pipeline	LF	60	$38.06	$2,283.60	$60.00	$3,600.00	$52.30	$3,138.00	$63.47	$3,808.20	$77.25	$4,635.00	$54.00	$3,240.00	$112.50	$6,750.00	$90.00	$5,400.00	$85.55	$5,133.00	$135.00	$8,100.00	$48.74	$2,924.40
17	Pipe Bedding/Fill Material and Compaction (road base)	CY	1,000	$19.16	$19,160.00	$29.00	$29,000.00	$12.00	$12,000.00	$36.00	$36,000.00	$38.00	$38,000.00	$38.00	$38,000.00	$55.50	$55,500.00	$37.00	$37,000.00	$77.85	$77,850.00	$100.00	$100,000.00	$35.00	$35,000.00
18	Furnish and Install Precast Concrete HS20 Rated Storm Drain Box	EA	4	$4,801.96	$19,207.84	$5,490.00	$21,960.00	$5,395.00	$21,580.00	$4,950.00	$19,800.00	$6,490.00	$25,960.00	$6,500.00	$26,000.00	$6,899.50	$27,598.00	$6,900.00	$27,600.00	$6,446.59	$25,786.36	$9,000.00	$36,000.00	$5,833.26	$23,333.04
19	Furnish and Install End-Pipe Section with Trash Grate	EA	3	$1,432.47	$4,297.41	$1,800.00	$5,400.00	$1,770.00	$5,310.00	$1,950.00	$5,850.00	$2,480.00	$7,440.00	$2,500.00	$7,500.00	$2,926.50	$8,779.50	$3,600.00	$10,800.00	$2,738.51	$8,215.53	$7,000.00	$21,000.00	$1,989.55	$5,968.65
20	Demolish and Remove Existing Storm Drain Box and Associated Piping	LS	1	$1,333.54	$1,333.54	$875.00	$875.00	$765.00	$765.00	$1,500.00	$1,500.00	$1,025.00	$1,025.00	$6,000.00	$6,000.00	$3,500.00	$3,500.00	$8,600.00	$8,600.00	$2,725.41	$2,725.41	$3,000.00	$3,000.00	$2,500.00	$2,500.00
21	Furnish and Install Single Curb Inlet Box With Bicycle Safe Cast-iron Grate	EA	1	$2,906.22	$2,906.22	$3,450.00	$3,450.00	$3,165.00	$3,165.00	$3,150.00	$3,150.00	$3,738.46	$3,738.46	$6,000.00	$6,000.00	$5,016.50	$5,016.50	$4,600.00	$4,600.00	$5,181.27	$5,181.27	$6,000.00	$6,000.00	$3,877.86	$3,877.86
22	Furnish and Install 5' Diameter Doghouse Style Manhole	EA	1	$7,585.01	$7,585.01	$10,500.00	$10,500.00	$5,715.00	$5,715.00	$8,650.00	$8,650.00	$5,222.00	$5,222.00	$12,000.00	$12,000.00	$24,215.00	$24,215.00	$8,200.00	$8,200.00	$6,272.31	$6,272.31	$11,650.00	$11,650.00	$6,019.60	$6,019.60
	Roadway Widening and Surfacing																								
23	Sawcut Existing Asphalt at Intersections	LF	210	$4.18	$877.80	$2.50	$525.00	$2.50	$525.00	$3.00	$630.00	$2.50	$525.00	$5.00	$1,050.00	$7.50	$1,575.00	$9.00	$1,890.00	$3.64	$764.40	$3.00	$630.00	$5.00	$1,050.00
24	Excavation Removal and Disposal	CY	1,800	$11.18	$20,124.00	$6.00	$10,800.00	$13.10	$23,580.00	$19.50	$35,100.00	$26.02	$46,836.00	$19.00	$34,200.00	$16.50	$29,700.00	$19.75	$35,550.00	$42.06	$75,708.00	$70.00	$126,000.00	$10.00	$18,000.00
24a	Furnish, Grade and Compact Road Base Fill for North Shoulder and Ex. Ditch	CY	1,250	$21.87	$27,337.50	$28.00	$35,000.00	$36.00	$45,000.00	$38.00	$47,500.00	$36.97	$46,212.50	$54.00	$67,500.00	$51.50	$64,375.00	$46.00	$57,500.00	$50.24	$62,800.00	$105.00	$131,250.00	*not bid*	-
25	Furnish, Place and Compact Road-base (8" min) per plans	CY	2,550	$24.60	$62,730.00	$31.00	$79,050.00	$39.85	$101,617.50	$38.00	$96,900.00	$49.94	$127,347.00	$55.00	$140,250.00	$51.50	$131,325.00	$41.00	$104,550.00	$43.07	$109,828.50	$105.00	$267,750.00	$37.00	**$74,000.00**
25a	Furnish, Place and Compact Granular Subgrade (8-inch minimum)	CY	2,550	$20.45	$52,147.50	$31.00	$79,050.00	$31.10	$79,305.00	$36.00	$91,800.00	$40.45	$103,147.50	$37.00	$94,350.00	$47.50	$121,125.00	$28.00	$71,400.00	$38.34	$97,767.00	$100.00	$255,000.00	*not bid*	-
26	Furnish, Place and Compact 4" Asphalt	SF	83,250	$2.17	$180,652.50	$2.40	$199,800.00	$2.31	$192,307.50	$2.47	$205,627.50	$2.67	$222,277.50	$2.50	$208,125.00	$2.90	$241,425.00	$2.75	$228,937.50	$3.50	$291,375.00	$3.50	$291,375.00	$2.31	$192,307.50
27	Furnish and Install 3" PVC Conduit	LF	1,140	$11.11	$12,665.40	$14.00	$15,960.00	$13.60	$15,504.00	$11.00	$12,540.00	$37.66	$42,932.40	$13.00	$14,820.00	$11.00	$12,540.00	$18.50	$21,090.00	$14.82	$16,894.80	$11.50	$13,110.00	$12.29	$14,010.60
28	Furnish and Install 4" PVC Conduit	LF	380	$11.63	$4,419.40	$15.00	$5,700.00	$13.60	$5,168.00	$13.00	$4,940.00	$38.27	$14,542.60	$16.00	$6,080.00	$18.50	$7,030.00	$18.00	$6,840.00	$25.79	$9,800.20	$22.00	$8,360.00	$13.26	$5,038.80
29	Construct Concrete Curb and Gutter	SF	400	$32.70	$13,080.00	$14.50	$5,800.00	$13.50	$5,400.00	$35.00	$14,000.00	$27.91	$11,164.00	$20.00	$8,000.00	$11.20	$4,480.00	$33.00	$13,200.00	$51.12	$20,448.00	$20.00	$8,000.00	$11.22	$4,488.00
30	Construct Concrete Ribbon Curb	SF	800	$16.40	$13,120.00	$19.70	$15,760.00	$13.20	$10,560.00	$48.00	$38,400.00	$18.48	$14,784.00	$26.00	$20,800.00	$16.80	$13,440.00	$36.00	$28,800.00	$52.22	$41,776.00	$27.00	$21,600.00	$19.87	$15,896.00
31	Materials and Compaction Testing	LS	1	$8,000.00	$8,000.00	$3,000.00	$3,000.00	$19,950.00	$19,950.00	$5,000.00	$5,000.00	$4,155.00	$4,155.00	$16,000.00	$16,000.00	$11,115.00	$11,115.00	$6,600.00	$6,600.00	$32,190.69	$32,190.69	$12,750.00	$12,750.00	$1,250.00	$1,250.00
32	Relocate West Point Dairy Sign, Lights and Associated Electrical and Electrical Box	LS	1	$3,350.06	$3,350.06	$3,500.00	$3,500.00	$3,415.00	$3,415.00	$28,585.00	$28,585.00	$1,522.00	$1,522.00	$4,000.00	$4,000.00	$3,100.00	$3,100.00	$18,000.00	$18,000.00	$11,334.94	$11,334.94	$8,500.00	$8,500.00	$5,000.00	$5,000.00
33	Relocate Existing Stop Signs	EA	3	$501.89	$1,505.67	$525.00	$1,575.00	$505.00	$1,515.00	$350.00	$1,050.00	$450.00	$1,350.00	$200.00	$600.00	$500.00	$1,500.00	$265.00	$795.00	$420.64	$1,261.92	$400.00	$1,200.00	$150.00	$450.00
34	Furnish and Install Concrete Collars for Sewer Manholes	EA	5	$650.00	$3,250.00	$800.00	$4,000.00	$815.00	$4,075.00	$600.00	$3,000.00	$1,250.00	$6,250.00	$850.00	$4,250.00	$700.00	$3,500.00	$1,400.00	$7,000.00	$1,580.69	$7,903.45	$850.00	$4,250.00	$1,000.00	$5,000.00
35	Furnish and Install Concrete Collars for Water Line Manholes	EA	2	$450.00	$900.00	$675.00	$1,350.00	$665.00	$1,330.00	$400.00	$800.00	$1,250.00	$2,500.00	$600.00	$1,200.00	$500.00	$1,000.00	$1,400.00	$2,800.00	$1,570.61	$3,141.22	$750.00	$1,500.00	$1,000.00	$2,000.00
36	Furnish and Install 20' Farm Access Road	LS	1	$364.42	$364.42	$1,000.00	$1,000.00	$1,825.00	$1,825.00	$3,500.00	$3,500.00	$5,775.00	$5,775.00	$1,300.00	$1,300.00	$1,500.00	$1,500.00	$3,500.00	$3,500.00	$3,283.04	$3,283.04	$1,000.00	$1,000.00	$2,500.00	$2,500.00
	Sub-total: General/Administration/Management				**$36,992.50**		**$46,500.00**		**$44,025.75**		**$103,468.00**		**$49,664.00**		**$118,000.00**		**$69,800.00**		**$80,100.00**		**$218,002.72**		**$156,500.00**		**$30,358.60**
	Sub-total: Water Line Installation				**$60,009.56**		**$83,342.50**		**$90,603.75**		**$85,070.00**		**$96,996.98**		**$98,242.00**		**$82,308.00**		**$144,665.00**		**$103,086.71**		**$166,725.00**		**$92,512.95**
	Sub-total: Utility Piping Installation				**$137,490.12**		**$182,185.00**		**$165,365.50**		**$217,208.20**		**$226,918.46**		**$198,040.00**		**$241,271.50**		**$255,200.00**		**$291,990.88**		**$389,000.00**		**$187,758.55**
	Sub-total: Roadway Widening and Surfacing				**$404,524.25**		**$461,870.00**		**$511,077.00**		**$589,372.50**		**$651,320.50**		**$622,525.00**		**$648,730.00**		**$608,452.50**		**$786,277.16**		**$1,152,275.00**		**$340,990.90**
	TOTAL BID PRICE (extensions recomputed on Rev. 1 quantities)				**$639,016.43**		**$773,897.50**		**$811,072.00**		**$995,118.70**		**$1,024,899.94**		**$1,036,807.00**		**$1,042,109.50**		**$1,088,417.50**		**$1,399,357.47**		**$1,864,500.00**		**$651,621.00**
	Total Bid Price AS STATED on bid form				$639,016.43		$773,897.50		$811,072.00		$995,118.80		$1,024,899.94		$1,006,557.00		$1,042,109.50		$1,088,417.50		$1,399,357.47		$1,864,500.00		$651,621.00
	Difference (recomputed less as-stated)				-		-		-		**($0.10)**		-		**$30,250.00**		-		-		-		-		-

NOTES

1. Bid Schedule Rev. 1 (issued with Addendum 2) contains 36 priced items. Items 9 and 10 were deleted and combined into Item 6.
2. Bid Price columns are computed as EST. QTY x Bid Unit Price. Per para. 13.03 of the General Conditions the unit price governs, so these recomputed extensions control where a bidder's written extension disagreed. Rows where this occurs are identified on the 'Arithmetic Review' tab.
3. Ranking is by recomputed total. Blue figures are unit prices transcribed from the submitted bid forms; black figures are calculated.
4. Item 3 is a $10,000 Cache County permitting allowance fixed by the bid form and is identical for all responsive bidders; it does not differentiate bids.
5. Rupp Trucking and Excavation is NON-RESPONSIVE: bid submitted on the superseded (pre-Addendum 2) bid schedule and addenda were not acknowledged. Rupp priced deleted Items 9 and 10, omitted new Items 24a and 25a, used 2,000 CY on Item 25 in lieu of 2,550 CY, and carried a $1,000 County permitting allowance in lieu of $10,000. Rupp's figures are shown AS SUBMITTED and are not computed on Rev. 1 quantities; the bid is not comparable to the responsive bids and is excluded from the ranking.
6. Bid quantities are estimates. Final payment is based on actual quantities measured per Section 011500.

Hyrum City

700 North (200 West to 500 West) Roadway Improvement Project

Bid Tabulation Summary

September 9, 2026

Rank	Contractor	Gen./Admin.	Water Line	Utility Piping	Roadway/Surfacing
1	**LeGrand Johnson Construction Co.**	$36,992.50	$60,009.56	$137,490.12	$404,524.25
2	Birch Creek Excavation	$46,500.00	$83,342.50	$182,185.00	$461,870.00
3	Staker & Parson Companies	$44,025.75	$90,603.75	$165,365.50	$511,077.00
4	Next Construction	$103,468.00	$85,070.00	$217,208.20	$589,372.50
5	3XL Construction	$49,664.00	$96,996.98	$226,918.46	$651,320.50
6	Suncore Construction	$118,000.00	$98,242.00	$198,040.00	$622,525.00
7	Ormond Construction, Inc.	$69,800.00	$82,308.00	$241,271.50	$648,730.00
8	Forefront General Contracting	$80,100.00	$144,665.00	$255,200.00	$608,452.50
9	Forge Industries	$218,002.72	$103,086.71	$291,990.88	$786,277.16
10	Beck Construction & Excavation, Inc.	$156,500.00	$166,725.00	$389,000.00	$1,152,275.00

NOT RANKED - Rupp Trucking and Excavation (NON-RESPONSIVE)

Bid on superseded bid schedule; addenda not acknowledged. Not comparable to responsive bids.

Apparent low responsive bidder:	**LeGrand Johnson Construction Co.**
Apparent low bid amount:	**$639,016.43**
Spread, low to 2nd low:	**$134,881.07**

TOTAL (recomputed)	Total as Stated	Difference
$639,016.43	$639,016.43	-
$773,897.50	$773,897.50	-
$811,072.00	$811,072.00	-
$995,118.70	$995,118.80	($0.10)
$1,024,899.94	$1,024,899.94	-
$1,036,807.00	$1,006,557.00	$30,250.00
$1,042,109.50	$1,042,109.50	-
$1,088,417.50	$1,088,417.50	-
$1,399,357.47	$1,399,357.47	-
$1,864,500.00	$1,864,500.00	-
$651,621.00	$651,621.00	

Hyrum City

700 North (200 West to 500 West) Roadway Improvement Project

September 9, 2026

Rank	Bidder / Company	Bid Total
1	**LeGrand Johnson Construction Co.**	**$639,016.43**
2	Birch Creek Excavation	$773,897.50
3	Staker & Parson Companies	$811,072.00
4	Next Construction	$995,118.70
5	3XL Construction	$1,024,899.94
6	Suncore Construction	$1,036,807.00
7	Ormond Construction, Inc.	$1,042,109.50
8	Forefront General Contracting	$1,088,417.50
9	Forge Industries	$1,399,357.47
10	Beck Construction & Excavation, Inc.	$1,864,500.00
	NOT RANKED - Rupp Trucking and Excavation (NON-RESPC	**$651,621.00**

HYRUM CITY CORPORATION
COMBINED CASH INVESTMENT
AUGUST 31, 2026

	COMBINED CASH ACCOUNTS	
01-1111000	GENERAL CHECKING ACCT	1,097,230.58
01-1112000	XPRESS DEPOSIT ACCOUNT	136,349.69
01-1113000	PAYROLL CHECKING ACCOUNT	49,397.83
01-1151000	UNDESIGNATED CASH - PTIF	575,911.35
01-1151100	BANK OF UTAH	3,158,658.25
01-1151500	CACHE VALLEY BANK SAVINGS	17,828,840.29
01-1151550	COURT BANK ACCOUNT	80,936.87
01-1151710	PTIF SWR DEBT SERVICE #4099	212,762.94
01-1151720	PTIF-SWR O&M RESERVE #4100	257,379.84
01-1175000	UTILITY CASH CLEARING	492.72
	TOTAL COMBINED CASH	23,397,960.36
01-1801110	DESIGNATED CASH - SENIOR	(12,908.68)
01-1801120	DESIGNATED CASH - MUSEUM	(37,592.89)
01-1801130	DESIGNATED CASH - FIRST RESP.	(6,161.83)
01-1801140	DESIGNATED CASH - FIRE DEPT	(236,631.23)
01-1801172	DESIG CASH - COURT	(81,116.44)
01-1801240	REST CASH-SEWER DEBT SERVICE	(99,155.49)
01-1801250	REST CASH-SEWER O&M RESERVE	(213,416.08)
01-1010000	CASH ALLOCATED TO OTHER FUNDS	(22,710,977.72)
	TOTAL UNALLOCATED CASH	.00

	CASH ALLOCATION RECONCILIATION	
10	ALLOCATION TO GENERAL FUND	1,607,722.00
45	ALLOCATION TO CAPITAL PROJECTS FUND	202,802.58
51	ALLOCATION TO WATER UTILITY FUND	2,148,424.73
52	ALLOCATION TO SEWER UTILITY FUND	7,951,771.20
53	ALLOCATION TO ELECTRIC UTILITY FUND	8,336,316.96
54	ALLOCATION TO IRRIGATION UTILITY FUND	757,500.18
55	ALLOCATION TO STORMWATER FUND	996,281.51
56	ALLOCATION TO SEWER FUND COLLECTIONS	710,286.56
72	ALLOCATION TO COURT TRUST FUND	(128.00)
	TOTAL ALLOCATIONS TO OTHER FUNDS	22,710,977.72
	ALLOCATION FROM COMBINED CASH FUND - 01-1010000	(22,710,977.72)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

GENERAL FUND

	ASSETS		
10-1010000	CASH IN COMBINED FUND	1,607,722.00	
10-1131000	PETTY CASH	400.00	
10-1311000	ACCTS REC - UTILITIES	131,735.01	
10-1311001	ACCTS REC - PRIOR PERIOD	72,698.65	
10-1311400	ACCTS REC - PROPERTY TAXES	(51,089.19)	
10-1311410	LEVIED PROP TAXES RECEIVABLE	1,035,529.00	
10-1311500	ACCTS REC - CLASS C ROADS	44,042.81	
10-1311700	ACCTS REC - OTHER	(28,979.72)	
10-1311997	SALES AND USE TAX RECEIVABLE	562,046.08	
10-1311998	MASS TRANSIT RECEIVABLE	101,714.27	
10-1311999	FRANCHISE TAXES AR	29,567.65	
10-1312000	ALLOW FOR BAD UTILITY ACCOUNTS	(262.19)	
10-1561101	PPD EXPENSE - STAMPS	652.10	
10-1571000	DEFERRED OUTFLOW OF RESOURCES	.01	
10-1801110	RESTRICTED CASH - SENIOR	12,908.68	
10-1801120	RESTRICTED CASH - MUSEUM	37,592.89	
10-1801130	RESTRICTED CASH - FIRST RESP.	6,161.83	
10-1801140	RESTRICTED CASH - FIRE DEPT	236,631.23	
	TOTAL ASSETS		3,799,071.11
	LIABILITIES AND EQUITY		
	LIABILITIES		
10-2131000	ACCTS PAY - GENERAL	2,345.00	
10-2131110	ACCTS PAY - CONTRACTOR DEP	503,719.72	
10-2131130	ACCTS PAY - PARK DEPOSITS	7,648.00	
10-2131140	ACCTS PAY - DISPATCH	(14,724.86)	
10-2131150	ACCTS PAY - OTHER	10,658.01	
10-2131154	ACCTS PAY - TRUST ACCOUNT BAIL	(.02)	
10-2131160	ZONING/SUBDIVISION DEPOSITS	240,173.16	
10-2208000	FICA WITHHOLDING	10,049.57	
10-2209000	FEDERAL WITHHOLDING PAYABLE	5,969.82	
10-2210000	STATE WITHHOLDING PAYABLE	2,179.77	
10-2211000	ACCRUED PAYROLL PAYABLE	24,553.28	
10-2220000	INSURANCE - CITY PORTION	(4,291.60)	
10-2220200	ULGT INSURANCE - CITY PORTION	2.08	
10-2222000	DISABILITY INSURANCE PAYABLE	319.43	
10-2224000	WORKER'S COMPENSATION PAYABLE	(26,324.52)	
10-2226000	INSURANCE - EMPLOYEE PORTION	(465.30)	
10-2226211	PEHP LIFE INS CITY PORTION	9.61	
10-2227000	TRUST INSURANCE-EMPLOYEE	.60	
10-2231000	STATE RETIREMENT PAYABLE	11,587.96	
10-2233000	HEALTH EQUITY SAVINGS-CITY POR	(12.60)	
10-2240000	UNEARNED PROPERTY TAXES	1,035,529.00	
10-2411050	STATE ASSESSMENT PAYABLE	(704.93)	
10-2411105	NON-UTILITY SALES TAX	(124.36)	
	TOTAL LIABILITIES		1,808,096.82
	FUND EQUITY		

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

GENERAL FUND

	UNAPPROPRIATED FUND BALANCE:			
10-2951000	GEN FUND - PRIOR YR UNAPPROP	1,736,749.81		
10-2951060	GENERAL FUND - DESIGNATED	273,831.63		
	REVENUE OVER EXPENDITURES - YTD	(19,607.15)		
	BALANCE - CURRENT DATE		1,990,974.29	
	TOTAL FUND EQUITY			1,990,974.29
	TOTAL LIABILITIES AND EQUITY			3,799,071.11

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-3110	GEN PROPERTY TAXES - CURRENT	1,580.24	1,580.24	1,064,440.00	1,062,859.76	.2
10-3115	FEE IN LIEU	6,205.69	6,205.69	55,000.00	48,794.31	11.3
10-3120	GEN PROP TAXES - DELINQUENT	1.04	1.04	15,000.00	14,998.96	.0
10-3130	GENERAL SALES TAX	225,437.43	539,693.51	2,600,000.00	2,060,306.49	20.8
10-3140	FRANCHISE TAXES	575.53	1,157.68	55,000.00	53,842.32	2.1
10-3145	ENERGY SALES AND USE TAX	2,253.54	16,970.28	350,000.00	333,029.72	4.9
10-3150	MASS TRANSIT TAX	.00	.00	360,000.00	360,000.00	.0
10-3155	TRANSIENT ROOM TAX	774.36	1,217.58	5,000.00	3,782.42	24.4
	TOTAL TAXES	236,827.83	566,826.02	4,504,440.00	3,937,613.98	12.6
	LICENSES AND PERMITS					
10-3210	BUSINESS LICENSES	202.50	846.25	28,000.00	27,153.75	3.0
10-3221	BUILDING PERMITS	2,848.74	7,540.22	50,000.00	42,459.78	15.1
10-3225	ANIMAL LICENSES	43.00	175.00	11,000.00	10,825.00	1.6
	TOTAL LICENSES AND PERMITS	3,094.24	8,561.47	89,000.00	80,438.53	9.6
	INTERGOVERNMENTAL REVENUES					
10-3340	STATE - FEDERAL GRANTS	.00	.00	500,000.00	500,000.00	.0
10-3356	CLASS C ROAD ALLOTMENT	23,227.20	43,589.73	1,100,000.00	1,056,410.27	4.0
	TOTAL INTERGOVERNMENTAL REVENUES	23,227.20	43,589.73	1,600,000.00	1,556,410.27	2.7
	CHARGES FOR SERVICES					
10-3413	ZONING & SUBDIVISION FEES	1,470.00	14,497.82	50,000.00	35,502.18	29.0
10-3415	SALE OF MAPS & PUBLICATIONS	27.97	37.35	500.00	462.65	7.5
10-3422	SPECIAL PROTECTIVE SERVICES	11,244.52	11,244.52	502,500.00	491,255.48	2.2
10-3431	STREET, SIDEWALK & CURB REPAIR	.00	945.00	.00	(945.00)	.0
10-3440	SOLID WASTE COLLECTION	104,948.69	209,868.42	1,250,000.00	1,040,131.58	16.8
10-3441	EMERGENCY MEDICAL SERVICES	19,301.88	38,595.99	215,000.00	176,404.01	18.0
10-3442	AMBULANCE REVENUE	.00	.00	120,000.00	120,000.00	.0
10-3455	ANIMAL CONTROL FEES	.00	.00	100.00	100.00	.0
10-3473	RECREATION REVENUES	7,055.00	15,750.00	65,000.00	49,250.00	24.2
10-3474	COMMUNITY PROGRESS REVENUES	.00	20.00	4,000.00	3,980.00	.5
10-3475	YOUTH COUNCIL ACTIVITIES	340.51	3,070.90	5,000.00	1,929.10	61.4
10-3476	LIBRARY USE FEES	1,200.00	2,635.00	100,000.00	97,365.00	2.6
10-3477	ROAD IMPACT FEES	.00	.00	23,400.00	23,400.00	.0
10-3479	PARK IMPACT FEES	8,868.00	11,085.00	121,935.00	110,850.00	9.1
10-3480	CEMETERY	4,000.00	7,300.00	90,000.00	82,700.00	8.1
10-3490	MISCELLANEOUS	136.06	698.64	100,000.00	99,301.36	.7
	TOTAL CHARGES FOR SERVICES	158,592.63	315,748.64	2,647,435.00	2,331,686.36	11.9

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES AND FORFEITURES					
10-3510	COURT FINES	7,270.68	7,270.68	115,000.00	107,729.32	6.3
10-3512	LIBRARY FINES	332.20	675.90	6,500.00	5,824.10	10.4
10-3513	PARKING TICKETS	.00	.00	2,000.00	2,000.00	.0
	TOTAL FINES AND FORFEITURES	7,602.88	7,946.58	123,500.00	115,553.42	6.4
	MISCELLANEOUS REVENUES					
10-3610	INTEREST EARNINGS	5,766.31	11,675.65	67,000.00	55,324.35	17.4
10-3620	BUILDING & FACILITY RENTS	2,130.00	6,385.00	90,000.00	83,615.00	7.1
10-3622	LIBRARY ROOM RENTAL FEES	.00	.00	100.00	100.00	.0
10-3640	SALE OF FIXED ASSETS	.00	.00	10,000.00	10,000.00	.0
10-3650	SALE OF MATERIAL & SUPPLIES	57.00	168.92	3,000.00	2,831.08	5.6
10-3651	SALE OF LIBRARY MAT'L & BOOKS	97.50	243.50	2,000.00	1,756.50	12.2
10-3652	LIBRARY COPY & LAMINATING FEES	296.55	466.60	2,000.00	1,533.40	23.3
	TOTAL MISCELLANEOUS REVENUES	8,347.36	18,939.67	174,100.00	155,160.33	10.9
	CONTRIBUTIONS AND TRANSFERS					
10-3870	CONTRIBUTIONS - PRIVATE	2,086.00	3,056.00	10,000.00	6,944.00	30.6
10-3871	CONTRIBUTIONS - SR. CIT. TRIPS	2.00	20.00	5,000.00	4,980.00	.4
10-3872	CONTRIBUTIONS - NEW LIBRARY	.00	.00	1,000.00	1,000.00	.0
10-3874	DONATIONS - ELITE HALL	.00	.00	1,000.00	1,000.00	.0
10-3875	CONTRIBUTIONS - MUSEUM	500.00	500.00	10,000.00	9,500.00	5.0
10-3876	CONTRIBUTIONS - MISC.	6,000.48	7,836.56	7,000.00	(836.56)	112.0
10-3893	TRANS FM/TO GEN FUND UNAPPROP	.00	.00	1,618,040.00	1,618,040.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	8,588.48	11,412.56	1,652,040.00	1,640,627.44	.7
	TOTAL FUND REVENUE	446,280.62	973,024.67	10,790,515.00	9,817,490.33	9.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CITY COUNCIL					
10-4110-110	SALARY & WAGES	2,500.00	5,000.00	30,000.00	25,000.00	16.7
10-4110-130	EMPLOYEE BENEFITS	191.25	382.50	3,100.00	2,717.50	12.3
10-4110-230	TRAVEL & MEETINGS	.00	.00	10,000.00	10,000.00	.0
10-4110-510	INSURANCE	.00	.00	570.00	570.00	.0
10-4110-610	MISCELLANEOUS	60.00	60.00	600.00	540.00	10.0
	TOTAL CITY COUNCIL	2,751.25	5,442.50	44,270.00	38,827.50	12.3
	J. P. COURT					
10-4120-110	SALARY & WAGES	6,239.81	10,592.83	69,000.00	58,407.17	15.4
10-4120-115	OVERTIME	.00	.00	1,000.00	1,000.00	.0
10-4120-130	EMPLOYEE BENEFITS	878.41	1,628.49	10,500.00	8,871.51	15.5
10-4120-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	1,400.00	1,400.00	.0
10-4120-230	TRAVEL & TRAINING	.00	.00	4,000.00	4,000.00	.0
10-4120-240	OFFICE SUPPLIES & EXPENSE	66.37	66.37	1,500.00	1,433.63	4.4
10-4120-250	EQUIP SUPPLIES & MAINTENANCE	241.93	241.93	2,400.00	2,158.07	10.1
10-4120-280	TELEPHONE	20.02	20.02	1,000.00	979.98	2.0
10-4120-310	ATTORNEY FEES	.00	.00	2,000.00	2,000.00	.0
10-4120-510	INSURANCE	.00	.00	1,150.00	1,150.00	.0
10-4120-610	MISCELLANEOUS SUPPLIES	.00	.00	500.00	500.00	.0
10-4120-620	WITNESS, JURY & BALIFF FEES	995.50	2,131.50	14,000.00	11,868.50	15.2
	TOTAL J. P. COURT	8,442.04	14,681.14	108,450.00	93,768.86	13.5
	MAYOR					
10-4130-110	SALARY & WAGES	1,500.00	3,000.00	19,600.00	16,600.00	15.3
10-4130-130	EMPLOYEE BENEFITS	114.75	229.50	1,600.00	1,370.50	14.3
10-4130-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	500.00	500.00	.0
10-4130-230	TRAVEL & MEETINGS	.00	.00	4,500.00	4,500.00	.0
10-4130-240	OFFICE SUPPLIES & EXPENSE	.00	.00	100.00	100.00	.0
10-4130-280	TELEPHONE	.00	.00	50.00	50.00	.0
10-4130-510	INSURANCE	.00	.00	300.00	300.00	.0
10-4130-610	MISCELLANEOUS	.00	.00	600.00	600.00	.0
	TOTAL MAYOR	1,614.75	3,229.50	27,250.00	24,020.50	11.9

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-4140-110	SALARY & WAGES	7,965.96	16,061.20	128,500.00	112,438.80	12.5
10-4140-115	OVERTIME	692.75	1,592.60	6,000.00	4,407.40	26.5
10-4140-130	EMPLOYEE BENEFITS	3,278.44	6,678.82	42,000.00	35,321.18	15.9
10-4140-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	265.00	1,000.00	735.00	26.5
10-4140-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
10-4140-230	TRAVEL & TRAINING	313.62	313.62	4,500.00	4,186.38	7.0
10-4140-240	OFFICE SUPPLIES & EXPENSE	615.97	1,086.00	6,500.00	5,414.00	16.7
10-4140-250	EQUIP SUPPLIES & MAINTENANCE	937.29	937.29	6,500.00	5,562.71	14.4
10-4140-280	TELEPHONE	95.18	274.37	3,000.00	2,725.63	9.2
10-4140-310	PROFESSIONAL SERVICES	7,531.62	11,735.94	60,000.00	48,264.06	19.6
10-4140-510	INSURANCE & BONDS	.00	.00	2,500.00	2,500.00	.0
10-4140-610	MISCELLANEOUS	.00	.00	500.00	500.00	.0
	TOTAL ADMINISTRATION	21,430.83	38,944.84	261,500.00	222,555.16	14.9
	NON DEPARTMENTAL					
10-4150-210	MEMBERSHIPS	.00	6,908.38	7,000.00	91.62	98.7
10-4150-220	PUBLIC NOTICES	377.04	1,083.33	7,000.00	5,916.67	15.5
10-4150-310	PROFESSIONAL SERVICES	.00	.00	5,000.00	5,000.00	.0
10-4150-510	INSURANCE & BONDS	.00	.00	350.00	350.00	.0
	TOTAL NON DEPARTMENTAL	377.04	7,991.71	19,350.00	11,358.29	41.3
	GENERAL GOVERNMENT BUILDINGS					
10-4160-110	SALARY & WAGES	2,633.44	5,340.85	31,000.00	25,659.15	17.2
10-4160-115	OVERTIME	.00	.00	1,000.00	1,000.00	.0
10-4160-130	EMPLOYEE BENEFITS	1,017.73	2,048.88	.00	(2,048.88)	.0
10-4160-250	EQUIP SUPPLIES & MAINTENANCE	.00	.00	12,500.00	12,500.00	.0
10-4160-260	BLDG & GROUNDS SUP & MAINT	7,153.38	7,231.79	2,000.00	(5,231.79)	361.6
10-4160-261	CVC/ELITE HALL CLEANING	.00	.00	45,000.00	45,000.00	.0
10-4160-270	UTILITIES	81.54	81.54	.00	(81.54)	.0
10-4160-280	TELEPHONE	.00	.00	13,000.00	13,000.00	.0
10-4160-310	CONTRACT SERVICES	269.38	538.76	.00	(538.76)	.0
10-4160-510	INSURANCE	.00	.00	6,000.00	6,000.00	.0
10-4160-610	MISCELLANEOUS	.00	.00	11,100.00	11,100.00	.0
10-4160-620	MISCELLANEOUS SERVICES	380.00	560.00	1,000.00	440.00	56.0
10-4160-720	BUILDING IMPROVEMENTS	831.23	831.23	3,000.00	2,168.77	27.7
10-4160-740	EQUIPMENT	.00	.00	400,000.00	400,000.00	.0
	TOTAL GENERAL GOVERNMENT BUILDINGS	12,366.70	16,633.05	525,600.00	508,966.95	3.2

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ELECTION					
10-4170-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
	TOTAL ELECTION	.00	.00	500.00	500.00	.0
	PLANNING COMMISSION					
10-4180-110	SALARY & WAGES	12,236.97	24,771.48	181,000.00	156,228.52	13.7
10-4180-115	OVERTIME	1,509.49	3,748.32	21,000.00	17,251.68	17.9
10-4180-130	EMPLOYEE BENEFITS	5,961.88	12,244.17	81,000.00	68,755.83	15.1
10-4180-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
10-4180-220	PUBLIC NOTICES	6.37	19.11	1,000.00	980.89	1.9
10-4180-230	TRAVEL & TRAINING	.00	.00	3,000.00	3,000.00	.0
10-4180-240	OFFICE SUPPLIES & EXPENSE	.00	.00	200.00	200.00	.0
10-4180-250	EQUIPMENT SUPPLIES & MAINTENAN	.00	.00	2,000.00	2,000.00	.0
10-4180-280	TELEPHONE	76.68	113.68	800.00	686.32	14.2
10-4180-310	PROFESSIONAL SERVICES	2,463.63	2,463.63	130,000.00	127,536.37	1.9
10-4180-510	INSURANCE	.00	.00	950.00	950.00	.0
	TOTAL PLANNING COMMISSION	22,255.02	43,360.39	421,950.00	378,589.61	10.3
	LAW ENFORCEMENT					
10-4210-310	CONTRACT SERVICES	.00	.00	338,400.00	338,400.00	.0
	TOTAL LAW ENFORCEMENT	.00	.00	338,400.00	338,400.00	.0
	EMERGENCY MANAGMENT SERVICES					
10-4212-220	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4212-230	TRAVEL & TRAINING	.00	.00	1,000.00	1,000.00	.0
10-4212-240	OFFICE SUPPLIES & EXPENSE	.00	.00	200.00	200.00	.0
10-4212-250	EQUIP SUPPLIES & MAINTENANCE	.00	.00	2,100.00	2,100.00	.0
10-4212-310	PROFESSIONAL SERVICES	.00	.00	100,000.00	100,000.00	.0
10-4212-510	INSURANCE	.00	.00	200.00	200.00	.0
10-4212-610	MISCELLANEOUS	16.58	36.48	200.00	163.52	18.2
	TOTAL EMERGENCY MANAGMENT SERVICE	16.58	36.48	103,800.00	103,763.52	.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRST RESPONDERS					
10-4215-110	SALARY & WAGES	14,529.53	21,570.90	517,500.00	495,929.10	4.2
10-4215-115	OVERTIME	450.84	669.55	.00	(669.55)	.0
10-4215-116	STANDBY TIME	731.62	1,656.36	30,000.00	28,343.64	5.5
10-4215-130	EMPLOYEE BENEFITS	3,006.05	4,568.43	242,000.00	237,431.57	1.9
10-4215-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	200.00	200.00	.0
10-4215-230	TRAVEL & TRAINING	.00	.00	10,000.00	10,000.00	.0
10-4215-240	OFFICE SUPPLIES & EXPENSE	.00	.00	500.00	500.00	.0
10-4215-250	EQUIP SUPPLIES & MAINTENANCE	.00	.00	40,000.00	40,000.00	.0
10-4215-280	TELEPHONE	112.00	186.50	7,400.00	7,213.50	2.5
10-4215-310	PROFESSIONAL SERVICES	16,120.00	16,120.00	53,000.00	36,880.00	30.4
10-4215-510	INSURANCE	.00	.00	10,000.00	10,000.00	.0
10-4215-610	MISCELLANEOUS	.00	.00	2,000.00	2,000.00	.0
10-4215-740	EQUIPMENT	45,000.00	45,000.00	350,000.00	305,000.00	12.9
	TOTAL FIRST RESPONDERS	79,950.04	89,771.74	1,262,600.00	1,172,828.26	7.1
	FIRE DEPARTMENT					
10-4220-110	SALARY & WAGES	31,029.64	59,268.28	201,000.00	141,731.72	29.5
10-4220-115	OVERTIME	244.60	463.31	.00	(463.31)	.0
10-4220-116	ON CALL PAY	844.88	1,399.14	20,000.00	18,600.86	7.0
10-4220-130	EMPLOYEE BENEFITS	3,635.75	6,762.14	97,000.00	90,237.86	7.0
10-4220-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
10-4220-230	TRAVEL & TRAINING	1,486.14	1,486.14	15,000.00	13,513.86	9.9
10-4220-240	OFFICE SUPPLIES & EXPENSE	12.34	29.08	500.00	470.92	5.8
10-4220-250	EQUIP SUPPLIES & MAINTENANCE	5,337.37	5,337.37	83,000.00	77,662.63	6.4
10-4220-260	BLDG & GROUNDS SUPPLIES & MAIN	240.00	240.00	2,500.00	2,260.00	9.6
10-4220-270	UTILITIES	12.51	12.51	4,000.00	3,987.49	.3
10-4220-280	TELEPHONE	128.31	184.06	3,500.00	3,315.94	5.3
10-4220-285	INTERNET SERVICE	.00	.00	5,000.00	5,000.00	.0
10-4220-310	PROFESSIONAL SERVICES	109,693.04	109,693.04	10,000.00	(99,693.04)	1096.9
10-4220-510	INSURANCE	.00	.00	25,000.00	25,000.00	.0
10-4220-610	MISCELLANEOUS	.00	.00	1,500.00	1,500.00	.0
	TOTAL FIRE DEPARTMENT	152,664.58	184,875.07	469,000.00	284,124.93	39.4

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ANIMAL CONTROL					
10-4253-110	SALARY & WAGES	1,639.28	3,331.44	41,000.00	37,668.56	8.1
10-4253-130	EMPLOYEE BENEFITS	125.41	254.86	4,000.00	3,745.14	6.4
10-4253-210	MEMBERSHIPS	.00	.00	80.00	80.00	.0
10-4253-220	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4253-230	TRAVEL & TRAINING	.00	.00	3,500.00	3,500.00	.0
10-4253-250	EQUIP SUPPLIES & MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-4253-280	TELEPHONE	40.00	80.00	1,000.00	920.00	8.0
10-4253-310	PROFESSIONAL SERVICES	.00	.00	3,500.00	3,500.00	.0
10-4253-480	SPECIAL DEPARTMENTAL SUPPLIES	.00	.00	350.00	350.00	.0
10-4253-510	INSURANCE	.00	.00	500.00	500.00	.0
10-4253-620	MISCELLANEOUS SERVICES	.00	.00	490.00	490.00	.0
	TOTAL ANIMAL CONTROL	1,804.69	3,666.30	55,520.00	51,853.70	6.6
	ROADS					
10-4410-110	SALARY & WAGES	1,676.07	3,408.60	109,000.00	105,591.40	3.1
10-4410-115	OVERTIME	64.20	173.75	10,000.00	9,826.25	1.7
10-4410-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	41,000.00	41,000.00	.0
10-4410-130	EMPLOYEE BENEFITS	859.30	1,754.88	44,000.00	42,245.12	4.0
10-4410-230	TRAVEL	.00	.00	2,000.00	2,000.00	.0
10-4410-240	OFFICE SUPPLIES & EXPENSE	.00	.00	100.00	100.00	.0
10-4410-250	EQUIP SUPPLIES & MAINTENANCE	8,572.47	8,618.96	45,000.00	36,381.04	19.2
10-4410-260	BLDG & GROUNDS SUP & MAINT	.00	65.00	5,000.00	4,935.00	1.3
10-4410-280	TELEPHONE	10.50	21.00	800.00	779.00	2.6
10-4410-310	PROFESSIONAL SERVICES	39.00	39.00	8,000.00	7,961.00	.5
10-4410-410	ROAD MAINTENANCE	10,358.22	10,358.22	70,000.00	59,641.78	14.8
10-4410-450	PUBLIC SAFETY SUPPLIES	.00	.00	60,000.00	60,000.00	.0
10-4410-480	SIDEWALK CONST & MAINT	3,423.20	5,348.20	385,000.00	379,651.80	1.4
10-4410-481	STREET TREE MAINTENANCE	.00	.00	10,000.00	10,000.00	.0
10-4410-482	CURB & GUTTER CONST & MAINT	.00	.00	100,000.00	100,000.00	.0
10-4410-510	INSURANCE	.00	.00	16,000.00	16,000.00	.0
10-4410-610	MISCELLANEOUS SUPPLIES	.00	.00	500.00	500.00	.0
10-4410-710	LAND	.00	.00	525,000.00	525,000.00	.0
10-4410-740	EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
10-4410-750	OTHER IMPROVEMENTS	20,472.98	56,236.68	1,182,500.00	1,126,263.32	4.8
	TOTAL ROADS	45,475.94	86,024.29	2,616,900.00	2,530,875.71	3.3
	SOLID WASTE COLLECTION					
10-4420-240	OFFICE SUPPLIES & EXPENSE	.00	.00	1,000.00	1,000.00	.0
10-4420-310	CONTRACT SERVICES	98,071.07	197,155.78	1,159,000.00	961,844.22	17.0
10-4420-311	COMMUNITY CLEAN UP	.00	.00	15,000.00	15,000.00	.0
	TOTAL SOLID WASTE COLLECTION	98,071.07	197,155.78	1,175,000.00	977,844.22	16.8

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SHOP					
10-4440-250	EQUIP SUPPLIES & MAINTENANCE	496.02	496.02	11,500.00	11,003.98	4.3
10-4440-280	TELEPHONE	.00	.00	600.00	600.00	.0
10-4440-480	SPECIAL DEPARTMENTAL SUPPLIES	.00	392.12	1,000.00	607.88	39.2
10-4440-510	INSURANCE	.00	.00	750.00	750.00	.0
10-4440-610	MISCELLANEOUS	.00	.00	100.00	100.00	.0
	TOTAL SHOP	496.02	888.14	13,950.00	13,061.86	6.4
	PARKS					
10-4510-110	SALARY & WAGES	12,353.83	27,071.16	200,000.00	172,928.84	13.5
10-4510-115	OVERTIME	387.32	2,605.45	10,000.00	7,394.55	26.1
10-4510-120	SEASONAL/TEMPORARY EMPLOYEES	9,242.42	21,757.65	55,000.00	33,242.35	39.6
10-4510-130	EMPLOYEE BENEFITS	7,854.75	17,097.13	89,500.00	72,402.87	19.1
10-4510-230	TRAVEL & TRAINING	.00	.00	1,500.00	1,500.00	.0
10-4510-250	EQUIPMENT SUPPLIES & MAINT	1,891.06	2,139.95	23,700.00	21,560.05	9.0
10-4510-252	CLOTHING AND PPC	.00	.00	1,300.00	1,300.00	.0
10-4510-260	BLDG & GROUNDS SUP & MAINT	7,021.79	12,060.67	125,000.00	112,939.33	9.7
10-4510-280	TELEPHONE	85.18	130.68	1,200.00	1,069.32	10.9
10-4510-310	PROFESSIONAL SERVICES	393.74	14,687.48	115,000.00	100,312.52	12.8
10-4510-510	INSURANCE	.00	.00	12,000.00	12,000.00	.0
10-4510-610	MISCELLANEOUS SUPPLIES	172.03	172.03	400.00	227.97	43.0
10-4510-620	MISCELLANEOUS SERVICES	.00	.00	500.00	500.00	.0
10-4510-730	PARK IMPROVEMENTS	9,905.29	9,905.29	577,000.00	567,094.71	1.7
10-4510-740	EQUIPMENT	.00	.00	35,000.00	35,000.00	.0
	TOTAL PARKS	49,307.41	107,627.49	1,247,100.00	1,139,472.51	8.6
	ENGINEERING					
10-4550-110	SALARY & WAGES	593.25	1,203.73	47,000.00	45,796.27	2.6
10-4550-115	OVERTIME	.00	109.55	2,000.00	1,890.45	5.5
10-4550-130	EMPLOYEE BENEFITS	239.53	515.64	21,500.00	20,984.36	2.4
10-4550-210	BOOKS, SUBS & MEMBERSHIP	.00	.00	1,500.00	1,500.00	.0
10-4550-230	TRAVEL & MEETINGS	.00	.00	1,500.00	1,500.00	.0
10-4550-240	OFFICE SUPPLIES & EXPENSE	.00	.00	100.00	100.00	.0
10-4550-250	EQUIP SUPPLIES & MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-4550-280	TELEPHONE	50.18	60.68	700.00	639.32	8.7
10-4550-310	PROFESSIONAL SERVICES	80.00	80.00	30,000.00	29,920.00	.3
10-4550-510	INSURANCE	.00	.00	2,100.00	2,100.00	.0
	TOTAL ENGINEERING	962.96	1,969.60	111,400.00	109,430.40	1.8

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECREATION					
10-4561-110	SALARY & WAGES	6,907.57	14,340.77	106,000.00	91,659.23	13.5
10-4561-120	SEASONAL/TEMPORARY EMPLOYEES	.00	1,655.00	10,000.00	8,345.00	16.6
10-4561-130	EMPLOYEE BENEFITS	3,858.75	8,010.31	50,000.00	41,989.69	16.0
10-4561-220	PUBLIC NOTICES	.00	.00	220.00	220.00	.0
10-4561-230	TRAVEL	.00	395.00	1,000.00	605.00	39.5
10-4561-240	OFFICE SUPPLIES & EXPENSE	.00	.00	1,000.00	1,000.00	.0
10-4561-250	EQUIPMENT SUPPLIES & EXPENSE	900.49	900.49	11,000.00	10,099.51	8.2
10-4561-280	TELEPHONE	74.68	109.68	.00	(109.68)	.0
10-4561-310	PROFESSIONAL SERVICES	.00	.00	50,000.00	50,000.00	.0
10-4561-480	SPECIAL DEPARTMENTAL SUPPLIES	.00	.00	24,000.00	24,000.00	.0
10-4561-481	FIELD PREPARATION SUPPLIES	.00	.00	5,000.00	5,000.00	.0
10-4561-510	INSURANCE	.00	.00	3,000.00	3,000.00	.0
10-4561-609	TOURNAMENT REGISTRATION	.00	.00	1,000.00	1,000.00	.0
10-4561-610	MISCELLANEOUS SUPPLIES	156.93	156.93	8,800.00	8,643.07	1.8
10-4561-620	MISCELLANEOUS SERVICES	783.50	783.50	15,000.00	14,216.50	5.2
	TOTAL RECREATION	12,681.92	26,351.68	286,020.00	259,668.32	9.2
	MUSEUM					
10-4562-110	SALARY & WAGES	7,123.82	15,276.65	95,000.00	79,723.35	16.1
10-4562-130	EMPLOYEE BENEFITS	1,179.72	2,394.46	15,000.00	12,605.54	16.0
10-4562-210	BOOKS, SUBSCRIP & MEMBERSHIPS	175.00	175.00	700.00	525.00	25.0
10-4562-220	MUSEUM PROMOTION	16.04	16.04	1,200.00	1,183.96	1.3
10-4562-230	TRAVEL	1,720.86	1,720.86	7,000.00	5,279.14	24.6
10-4562-240	OFFICE SUPPLIES	.00	.00	700.00	700.00	.0
10-4562-250	EQUIP SUPPLIES & MAINTENANCE	259.46	259.46	850.00	590.54	30.5
10-4562-260	BLDG & GRNDS SUPPLIES & MAINT	.00	.00	150.00	150.00	.0
10-4562-280	TELEPHONE	35.00	174.00	800.00	626.00	21.8
10-4562-480	MUSEUM ARTIFACTS & MATERIALS	211.16	211.16	1,000.00	788.84	21.1
10-4562-510	INSURANCE	.00	.00	900.00	900.00	.0
10-4562-610	MISCELLANEOUS	503.95	503.95	1,500.00	996.05	33.6
10-4562-720	BUILDING IMPROVEMENTS	65.80	65.80	10,000.00	9,934.20	.7
	TOTAL MUSEUM	11,290.81	20,797.38	134,800.00	114,002.62	15.4
	YOUTH COUNCIL					
10-4563-210	MEMBERSHIPS	.00	.00	50.00	50.00	.0
10-4563-230	TRAVEL & TRAINING	329.00	329.00	5,000.00	4,671.00	6.6
10-4563-250	EQUIP SUPPLIES & MAINTENANCE	28.84	37.19	1,000.00	962.81	3.7
10-4563-610	MISCELLANEOUS SUPPLIES	319.49	319.49	5,000.00	4,680.51	6.4
10-4563-620	MISCELLANEOUS SERVICES	1.49	1.49	500.00	498.51	.3
	TOTAL YOUTH COUNCIL	678.82	687.17	11,550.00	10,862.83	6.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SENIOR CITIZENS					
10-4564-110	SALARY & WAGES	6,454.76	12,544.30	115,500.00	102,955.70	10.9
10-4564-115	OVERTIME	.00	.00	1,000.00	1,000.00	.0
10-4564-130	EMPLOYEE BENEFITS	1,105.86	2,223.36	17,000.00	14,776.64	13.1
10-4564-220	PUBLIC NOTICES	.00	.00	400.00	400.00	.0
10-4564-230	TRAVEL & TRAINING	33.98	33.98	7,500.00	7,466.02	.5
10-4564-240	OFFICE SUPPLIES	10.86	21.96	500.00	478.04	4.4
10-4564-250	EQUIP SUPPLIES & MAINTENANCE	(8.54)	(8.54)	4,000.00	4,008.54	(.2)
10-4564-260	BLDG & GROUNDS SUP & MAINT	.00	.00	3,000.00	3,000.00	.0
10-4564-270	UTILITIES	19.70	19.70	2,500.00	2,480.30	.8
10-4564-280	TELEPHONE	74.68	109.68	1,000.00	890.32	11.0
10-4564-285	INTERNET SERVICE	89.95	89.95	1,500.00	1,410.05	6.0
10-4564-480	FOOD COST	116.12	116.12	10,000.00	9,883.88	1.2
10-4564-510	INSURANCE	.00	.00	6,500.00	6,500.00	.0
10-4564-610	MISCELLANEOUS SUPPLIES	815.75	815.75	12,000.00	11,184.25	6.8
10-4564-620	MISCELLANEOUS SERVICES	651.00	651.00	6,000.00	5,349.00	10.9
10-4564-720	BUILDINGS	.00	.00	9,000.00	9,000.00	.0
	TOTAL SENIOR CITIZENS	9,364.12	16,617.26	197,400.00	180,782.74	8.4
	LIBRARY DEPARTMENT					
10-4580-110	SALARY & WAGES	20,437.97	42,913.71	289,700.00	246,786.29	14.8
10-4580-115	OVERTIME	129.68	443.58	1,000.00	556.42	44.4
10-4580-130	EMPLOYEE BENEFITS	6,003.37	12,335.90	74,000.00	61,664.10	16.7
10-4580-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	3,000.00	3,000.00	.0
10-4580-220	LIBRARY PROMOTION	761.53	908.38	10,155.00	9,246.62	9.0
10-4580-230	TRAVEL	.00	.00	1,500.00	1,500.00	.0
10-4580-240	OFFICE SUPPLIES & EXPENSE	2,071.89	2,570.37	7,000.00	4,429.63	36.7
10-4580-250	EQUIPMENT SUPPLIES & MAINT	856.97	1,382.97	20,000.00	18,617.03	6.9
10-4580-260	BLDG SUPPLIES & MAINT	381.17	446.22	20,000.00	19,553.78	2.2
10-4580-270	UTILITIES	52.10	52.10	10,000.00	9,947.90	.5
10-4580-280	TELEPHONE	157.61	371.81	3,000.00	2,628.19	12.4
10-4580-285	INTERNET SERVICE	157.50	157.50	1,000.00	842.50	15.8
10-4580-310	PROFESSIONAL SERVICES	269.38	538.76	2,700.00	2,161.24	20.0
10-4580-480	LIBRARY BOOKS & MATERIALS	4,802.01	5,630.89	35,000.00	29,369.11	16.1
10-4580-481	LIBRARY TAPES	220.32	9,654.42	25,000.00	15,345.58	38.6
10-4580-510	INSURANCE	.00	.00	18,500.00	18,500.00	.0
10-4580-609	STATE GRANT	.00	.00	6,500.00	6,500.00	.0
10-4580-610	MISCELLANEOUS SUPPLIES	.00	.00	500.00	500.00	.0
10-4580-620	MISCELLANEOUS SERVICES	.00	.00	500.00	500.00	.0
10-4580-740	EQUIPMENT	.00	3,199.00	103,100.00	99,901.00	3.1
	TOTAL LIBRARY DEPARTMENT	36,301.50	80,605.61	632,155.00	551,549.39	12.8

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CEMETERY					
10-4590-110	SALARY & WAGES	1,250.28	2,559.48	20,500.00	17,940.52	12.5
10-4590-115	OVERTIME	576.06	806.18	5,000.00	4,193.82	16.1
10-4590-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	10,000.00	10,000.00	.0
10-4590-130	EMPLOYEE BENEFITS	635.43	1,261.77	4,600.00	3,338.23	27.4
10-4590-240	OFFICE SUPPLIES & EXPENSE	.00	.00	300.00	300.00	.0
10-4590-250	EQUIPMENT SUPPLIES & MAINT	142.00	148.25	7,000.00	6,851.75	2.1
10-4590-260	BLDG & GROUNDS SUP & MAINT	.00	11,718.58	6,000.00	(5,718.58)	195.3
10-4590-280	TELEPHONE	14.75	29.50	150.00	120.50	19.7
10-4590-310	PROFESSIONAL SERVICES	6,848.54	7,297.08	65,000.00	57,702.92	11.2
10-4590-510	INSURANCE	.00	.00	2,500.00	2,500.00	.0
10-4590-610	MISCELLANEOUS	.00	.00	500.00	500.00	.0
10-4590-730	CEMETERY IMPROVEMENTS	.00	.00	40,000.00	40,000.00	.0
	TOTAL CEMETERY	9,467.06	23,820.84	161,550.00	137,729.16	14.8
	COMMUNITY PROGRESS					
10-4620-210	NIGHT OUT AGAINST CRIME	765.27	1,115.27	2,000.00	884.73	55.8
10-4620-211	EASTER EGG HUNT	.00	.00	2,000.00	2,000.00	.0
10-4620-212	BUSINESS CONFERENCE	68.99	2,037.74	.00	(2,037.74)	.0
10-4620-220	HOLIDAY AT HARDWARE	.00	.00	2,000.00	2,000.00	.0
10-4620-240	PHOTOGRAPHY & SCRAPBOOK	.00	.00	1,000.00	1,000.00	.0
10-4620-250	PARADE FLOAT SUPPLIES & PULL	.00	349.97	1,000.00	650.03	35.0
10-4620-510	INSURANCE	.00	.00	500.00	500.00	.0
10-4620-610	MISCELLANEOUS SUPPLIES	(14,864.00)	17.17	3,000.00	2,982.83	.6
10-4620-611	4TH OF JULY	17,896.68	17,933.71	30,000.00	12,066.29	59.8
10-4620-614	MASS TRANSIT-CVT	.00	.00	360,000.00	360,000.00	.0
10-4620-615	KILGORE TAX 50% TAX	.00	.00	160,000.00	160,000.00	.0
10-4620-620	MISCELLANEOUS SERVICES	.00	.00	1,000.00	1,000.00	.0
10-4620-621	HYRUM HORNETS	.00	.00	2,000.00	2,000.00	.0
	TOTAL COMMUNITY PROGRESS	3,866.94	21,453.86	564,500.00	543,046.14	3.8
	TOTAL FUND EXPENDITURES	581,638.09	992,631.82	10,790,515.00	9,797,883.18	9.2
	NET REVENUE OVER EXPENDITURES	(135,357.47)	(19,607.15)	.00	19,607.15	.0

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

CAPITAL PROJECTS FUND

	ASSETS			
45-1010000	CASH IN COMBINED FUND		202,802.58	
	TOTAL ASSETS			202,802.58
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
45-2951000	CAP PROJ - UNAPPROPRIATED	234,406.39		
	REVENUE OVER EXPENDITURES - YTD	(31,603.81)		
	BALANCE - CURRENT DATE		202,802.58	
	TOTAL FUND EQUITY			202,802.58
	TOTAL LIABILITIES AND EQUITY			202,802.58

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUES					
45-3620	INTEREST EARNINGS	676.00	1,400.69	2,500.00	1,099.31	56.0
	TOTAL MISCELLANEOUS REVENUES	676.00	1,400.69	2,500.00	1,099.31	56.0
	TOTAL FUND REVENUE	676.00	1,400.69	2,500.00	1,099.31	56.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS					
45-4510-732	LIBBIE SPRINGS PARK	.00	33,004.50	.00	(33,004.50)	.0
	TOTAL PARKS	.00	33,004.50	.00	(33,004.50)	.0
	TOTAL FUND EXPENDITURES	.00	33,004.50	.00	(33,004.50)	.0
	NET REVENUE OVER EXPENDITURES	676.00	(31,603.81)	2,500.00	34,103.81	(1264.

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

WATER UTILITY FUND

	ASSETS			
51-1010000	CASH IN COMBINED FUND		2,148,424.73	
51-1311000	ACCTS REC - UTILITIES		84,859.05	
51-1311001	ACCTS REC - PRIOR PERIOD		106,372.54	
51-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		(2,060.27)	
51-1511510	INVENTORY - WATER		304,174.05	
51-1561100	PPD EXPENSE-CHLORINE DEPOSIT		2,250.00	
51-1571000	DEFERRED OUTFLOW OF RESOURCES		70,346.00	
51-1611000	LAND & STOCK - WATER UTILITY		545,266.44	
51-1621000	BUILDINGS - WATER UTILITY		440,701.72	
51-1622000	DEPRECIATION - WATER BUILDINGS		(238,657.52)	
51-1631000	WATER STORAGE & DIST SYSTEM		12,950,332.72	
51-1632000	DEPREC - WATER DIST SYSTEM		(7,489,901.12)	
51-1642000	WATER IMPROVEMENTS		(1,179,759.00)	
51-1651000	EQUIPMENT - WATER UTILITY		2,742,181.52	
51-1652000	DEPRECIATION - WATER EQUIPMENT		(1,515,323.28)	
51-1691000	WATER SHARES		984,731.00	
51-1711000	CONSTRUCTION IN PROGRESS		428,826.18	
	TOTAL ASSETS			10,382,764.76
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-2131000	ACCTS PAY - WATER FUND		(150.00)	
51-2211000	ACCRUED PAYROLL LIABILITIES		5,038.00	
51-2228000	ACCRUED VACATION - WATER		40,316.59	
51-2228001	DEFERRED INFLOWS OF RESOURCES		142.00	
51-2228002	UNFUNDED PENSION PAYABLE		52,861.00	
51-2228100	ST ACCRUED SICK LEAVE		14,925.00	
51-2230100	LT ACCRUED SICK LEAVE - WATER		69,950.52	
	TOTAL LIABILITIES			183,083.11
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
51-2951000	WATER FUND - UNAPPROPRIATED	10,243,900.39		
51-2971001	UNFUNDED PENSION ADJ.	(92,515.00)		
	REVENUE OVER EXPENDITURES - YTD	48,296.26		
	BALANCE - CURRENT DATE		10,199,681.65	
	TOTAL FUND EQUITY			10,199,681.65
	TOTAL LIABILITIES AND EQUITY			10,382,764.76

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
51-3711	METERED WATER SALES	148,123.87	291,551.94	1,700,000.00	1,408,448.06	17.2
51-3714	NEW CONNECTION FEES	1,696.00	2,120.00	23,320.00	21,200.00	9.1
51-3718	SALE OF MATERIALS	.00	.00	1,000.00	1,000.00	.0
51-3719	MISCELLANEOUS REVENUES	.00	.00	5,000.00	5,000.00	.0
51-3721	INTEREST EARNINGS	6,903.68	13,523.37	94,400.00	80,876.63	14.3
51-3725	IMPACT FEE - "BUY-IN"	516.00	688.00	.00	(688.00)	.0
51-3726	IMPACT FEE - STORAGE	2,673.00	3,564.00	9,460.00	5,896.00	37.7
51-3727	IMPACT FEE - DISTRIBUTION	4,272.00	5,696.00	49,005.00	43,309.00	11.6
51-3728	IMPACT FEE - TREATMENT	.00	.00	78,320.00	78,320.00	.0
51-3729	IMPACT FEE - PROFESSIONAL SERV	33.00	44.00	605.00	561.00	7.3
51-3742	RENT - NON-OPERATING PROPERTY	.00	.00	29,160.00	29,160.00	.0
	TOTAL UTILITY REVENUES	164,217.55	317,187.31	1,990,270.00	1,673,082.69	15.9
	TOTAL FUND REVENUE	164,217.55	317,187.31	1,990,270.00	1,673,082.69	15.9

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER DEPARTMENT					
51-5100-110	SALARIES AND WAGES	35,792.90	72,980.70	596,500.00	523,519.30	12.2
51-5100-115	OVERTIME	3,053.45	6,637.62	25,000.00	18,362.38	26.6
51-5100-116	STANDBY TIME	1,531.25	2,933.25	13,500.00	10,566.75	21.7
51-5100-120	SEASONAL	.00	414.00	14,400.00	13,986.00	2.9
51-5100-130	EMPLOYEE BENEFITS	19,093.72	38,754.03	278,500.00	239,745.97	13.9
51-5100-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	1,700.00	1,700.00	.0
51-5100-220	PUBLIC NOTICES	.00	.00	250.00	250.00	.0
51-5100-230	TRAVEL & TRAINING	1,700.00	1,700.00	10,000.00	8,300.00	17.0
51-5100-240	OFFICE SUPPLIES AND EXPENSE	.00	679.77	10,000.00	9,320.23	6.8
51-5100-250	EQUIP SUPPLIES & MAINTENANCE	1,849.60	2,143.82	41,100.00	38,956.18	5.2
51-5100-252	CLOTHING AND PPC	518.95	518.95	7,150.00	6,631.05	7.3
51-5100-255	DISTRIB SYSTEM MAINTENANCE	60,393.87	65,436.45	260,000.00	194,563.55	25.2
51-5100-260	BLDG & GROUNDS SUP & MAINT	155.44	310.88	20,000.00	19,689.12	1.6
51-5100-270	UTILITIES	15,913.13	29,878.43	140,000.00	110,121.57	21.3
51-5100-280	TELEPHONE	446.20	823.65	6,000.00	5,176.35	13.7
51-5100-310	PROFESSIONAL SERVICES	2,918.33	9,920.45	20,000.00	10,079.55	49.6
51-5100-510	INSURANCE	.00	.00	12,000.00	12,000.00	.0
51-5100-610	MISCELLANEOUS SUPPLIES	.00	.00	1,000.00	1,000.00	.0
51-5100-740	EQUIPMENT	.00	13,021.45	.00	(13,021.45)	.0
51-5100-750	NEW CONSTRUCTION	22,737.60	22,737.60	1,217,500.00	1,194,762.40	1.9
51-5100-950	CONTRIBUTION - RESTRICTED FB	.00	.00	113,920.00	113,920.00	.0
	TOTAL WATER DEPARTMENT	166,104.44	268,891.05	2,788,520.00	2,519,628.95	9.6
	TOTAL FUND EXPENDITURES	166,104.44	268,891.05	2,788,520.00	2,519,628.95	9.6
	NET REVENUE OVER EXPENDITURES	(1,886.89)	48,296.26	(798,250.00)	(846,546.26)	6.1

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

SEWER UTILITY FUND

	ASSETS			
52-1010000	CASH IN COMBINED FUND		7,951,771.20	
52-1311000	ACCTS REC - UTILITIES		181,085.59	
52-1311001	ACCTS REC - PRIOR PERIOD		127,272.12	
52-1311002	LEASE RECEIVABLE		231,860.67	
52-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		192.43	
52-1561103	PPD EXPENSE - CHLORINE DEPOSIT		3,000.00	
52-1571000	DEFERRED OUTFLOW OF RESOURCES		94,724.00	
52-1611000	LAND - SEWER UTILITY		587,937.49	
52-1621000	PLANT & EQUIP - SEWER UTILITY		15,146,847.61	
52-1622000	DEPRECIATION - SEWER PLANT		(8,691,586.51)	
52-1631000	SEWERAGE COLLECTION SYSTEM		60,622.72	
52-1642000	DEPREC - SEWER IMPROVEMENTS		(233,785.92)	
52-1651000	EQUIPMENT - SEWER UTILITY		419,724.71	
52-1652000	DEPRECIATION - SEWER EQUIPMENT		(335,935.74)	
52-1801240	RESTRICTED CASH-DEBT SERVICE		99,155.57	
52-1801250	RESTRICTED CASH-O&M RESERVE		213,416.08	
	TOTAL ASSETS			15,856,302.02
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-2131000	ACCTS PAY - SEWER FUND		419.00	
52-2211000	ACCRUED PAYROLL PAYABLE		5,507.00	
52-2223000	CURRENT PORTION, COMP ABSENCES		17,624.00	
52-2228000	ACCRUED VACATION - SEWER		10,800.97	
52-2228001	DEFERRED INFLOWS OF RESOURCES		191.00	
52-2228002	UNFUNDED PENSION PAYABLE		71,179.00	
52-2228003	DEFERRED INFLOWS OF RESOURCES-		205,500.74	
52-2228100	ST ACCRUED SICK LEAVE		11,669.00	
52-2230100	LT ACCRUED SICK LEAVE - SEWER		42,166.33	
52-2300001	CURRENT PORTION BONDS PAYABLE		45,058.32	
52-2500001	BONDS PAYABLE-WWTP		2,177,459.11	
52-2551100	ACCRUED INT PAY - NEW PLANT		320.30	
	TOTAL LIABILITIES			2,587,894.77
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-2951000	SEWER FUND - UNAPPROPRIATED	12,645,086.03		
52-2951522	SEWER FUND - RESTRICTED	449,478.36		
52-2971001	UNFUNDED PENSION ADJ.	(116,598.00)		
	REVENUE OVER EXPENDITURES - YTD	290,440.86		
	BALANCE - CURRENT DATE		13,268,407.25	
	TOTAL FUND EQUITY			13,268,407.25

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

SEWER UTILITY FUND

TOTAL LIABILITIES AND EQUITY	15,856,302.02

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

SEWER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
52-3731	SEWER SERVICE	224,207.62	438,427.24	2,125,000.00	1,686,572.76	20.6
52-3740	CUSTOMER SERVICE FEES	.00	.00	1,000.00	1,000.00	.0
52-3741	INTEREST EARNINGS	26,561.46	51,872.84	231,000.00	179,127.16	22.5
52-3742	RENT - NON-OPERATING PROPERTY	.00	.00	17,400.00	17,400.00	.0
52-3744	MISCELLANEOUS REVENUES	.00	.00	5,500.00	5,500.00	.0
52-3748	IMPACT FEE - TREATMENT	5,767.26	7,689.68	105,750.00	98,060.32	7.3
	TOTAL UTILITY REVENUES	256,536.34	497,989.76	2,485,650.00	1,987,660.24	20.0
	TOTAL FUND REVENUE	256,536.34	497,989.76	2,485,650.00	1,987,660.24	20.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

SEWER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER DEPARTMENT					
52-5200-110	SALARIES AND WAGES	34,806.44	68,662.15	591,000.00	522,337.85	11.6
52-5200-115	OVERTIME	4,249.50	8,510.83	33,000.00	24,489.17	25.8
52-5200-116	ON CALL PAY	1,395.52	2,710.19	15,000.00	12,289.81	18.1
52-5200-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	2,000.00	2,000.00	.0
52-5200-130	EMPLOYEE BENEFITS	18,771.92	37,892.59	270,500.00	232,607.41	14.0
52-5200-210	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,000.00	1,000.00	.0
52-5200-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
52-5200-230	TRAVEL & TRAINING	55.20	55.20	15,000.00	14,944.80	.4
52-5200-240	OFFICE SUPPLIES & EXPENSE	1,831.92	2,135.92	15,000.00	12,864.08	14.2
52-5200-250	LAB SUPPLIES	230.31	230.31	15,000.00	14,769.69	1.5
52-5200-252	CLOTHING AND PPC	724.29	1,277.85	4,550.00	3,272.15	28.1
52-5200-254	PLANT EQUIP SUP & MAINT	5,192.07	9,798.85	250,000.00	240,201.15	3.9
52-5200-256	MBR CLEANING CHEMICALS	.00	.00	32,200.00	32,200.00	.0
52-5200-257	ALUMINUM SULFATE	.00	.00	107,484.00	107,484.00	.0
52-5200-258	POLYMER	.00	.00	15,000.00	15,000.00	.0
52-5200-260	BLDG & GROUNDS SUP & MAINT	783.00	933.00	75,000.00	74,067.00	1.2
52-5200-270	UTILITIES	26,307.41	51,972.23	340,000.00	288,027.77	15.3
52-5200-280	TELEPHONE	533.60	1,014.30	5,500.00	4,485.70	18.4
52-5200-285	INTERNET SERVICE	578.93	578.93	6,000.00	5,421.07	9.7
52-5200-310	PROFESSIONAL SERVICES	2,058.51	7,844.55	250,000.00	242,155.45	3.1
52-5200-510	INSURANCE	.00	.00	29,000.00	29,000.00	.0
52-5200-610	MISCELLANEOUS	.00	.00	2,000.00	2,000.00	.0
52-5200-700	AMORTIZATION OF BOND COSTS	.00	.00	2,500.00	2,500.00	.0
52-5200-740	EQUIPMENT	.00	.00	70,000.00	70,000.00	.0
52-5200-750	NEW CONSTRUCTION	.00	.00	200,000.00	200,000.00	.0
52-5200-812	DEBT SERVICE-WWTP	3,796.07	7,586.62	45,900.00	38,313.38	16.5
52-5200-822	DEBT SERVICE-INT. WWTP	3,169.93	6,345.38	37,800.00	31,454.62	16.8
	TOTAL SEWER DEPARTMENT	104,484.62	207,548.90	2,430,934.00	2,223,385.10	8.5
	TOTAL FUND EXPENDITURES	104,484.62	207,548.90	2,430,934.00	2,223,385.10	8.5
	NET REVENUE OVER EXPENDITURES	152,051.72	290,440.86	54,716.00	(235,724.86)	530.8

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

ELECTRIC UTILITY FUND

	ASSETS		
53-1010000	CASH IN COMBINED FUND	8,336,316.96	
53-1311000	ACCTS REC - UTILITIES	907,088.19	
53-1311001	ACCTS REC - PRIOR PERIOD	791,976.77	
53-1311710	DEFERRED COLL. COST	(14,937.36)	
53-1312000	ALLOW FOR BAD UTILITY ACCOUNTS	(4,594.05)	
53-1511510	INVENTORY - ELECTRIC	2,068,981.38	
53-1565530	RIGHT OF USE ASSET	32,311.00	
53-1565531	ACCUMULATED AMORTIZATION	(32,311.26)	
53-1565532	ACC. AMORTIZATION-SAN JUAN	(1,784,730.20)	
53-1571000	DEFERRED OUTFLOW OF RESOURCES	239,589.00	
53-1611000	LAND - ELECTRIC UTILITY	823,439.55	
53-1621000	BUILDINGS - ELECTRIC UTILITY	1,494,900.33	
53-1621100	SAN JUAN POWER PURCHASE	1,784,730.20	
53-1621500	PAYSON POWER PURCHASE	101,111.59	
53-1621501	ACC. AMORT - PAYSON POWER	(51,678.00)	
53-1622000	DEPRECIATION - ELEC BUILDINGS	(678,771.67)	
53-1631000	ELEC POWER DISTRIBUTION SYSTEM	24,495,679.77	
53-1632000	DEPREC - POWER DIST SYSTEM	(5,805,800.87)	
53-1642000	DEPREC - ELECTRIC IMPROVEMENTS	(67,468.08)	
53-1651000	EQUIPMENT - ELECTRIC UTILITY	3,277,479.01	
53-1652000	DEPRECIAITON - ELEC EQUIPMENT	(2,223,773.76)	
53-1711000	CONSTRUCTION IN PROGRESS	4,067,720.21	
	TOTAL ASSETS		37,757,258.71
	LIABILITIES AND EQUITY		
	LIABILITIES		
53-2131000	ACCTS PAY - ELECTRIC	(433,686.00)	
53-2131500	ACCTS PAY - UTILITY DEPOSITS	535,481.83	
53-2211000	ACCRUED PAYROLL PAYABLE	14,523.99	
53-2223000	CURRENT PORTION, COMP ABSENCES	80,136.00	
53-2228000	ACCRUED VACATION - ELECTRIC	49,115.03	
53-2228001	DEFERRED INFLOWS OF RESOURCES	484.00	
53-2228002	UNFUNDED PENSION PAYABLE	180,036.00	
53-2228003	LEASE LIABILITY	(.26)	
53-2228100	ST ACCRUED SICK LEAVE	52,270.00	
53-2230100	LT ACCRUED SICK LEAVE - ELEC.	150,469.43	
53-2411100	STATE SALES TAX PAYABLE	31,629.45	
53-2411101	SALES TAX PAY - NON CURRENT	14,784.06	
53-2411102	SALES TAX - NON CITY	749.67	
53-2500001	NOTE PAYABLE - UAMPS	13,401,000.00	
	TOTAL LIABILITIES		14,076,993.20
	FUND EQUITY		

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

ELECTRIC UTILITY FUND

	UNAPPROPRIATED FUND BALANCE:			
53-2951000	ELECTRIC FUND - UNAPPROPRIATED	23,321,646.52		
53-2971001	UNFUNDED PENSION ADJ.	(183,538.00)		
	REVENUE OVER EXPENDITURES - YTD	542,156.99		
	BALANCE - CURRENT DATE		23,680,265.51	
	TOTAL FUND EQUITY			23,680,265.51
	TOTAL LIABILITIES AND EQUITY			37,757,258.71

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

ELECTRIC UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES ENERGY SALES					
53-3145	ENERGY SALES AND USE TAX	78,173.54	135,373.32	610,000.00	474,626.68	22.2
	TOTAL UTILITY REVENUES ENERGY SALES	78,173.54	135,373.32	610,000.00	474,626.68	22.2
	UTILITY REVENUES					
53-3751	METERED ENERGY SALES	1,504,612.89	2,740,466.99	13,800,000.00	11,059,533.01	19.9
53-3752	ENERGY DISCOUNTS	10,983.17	3,742.97	(200,000.00)	(203,742.97)	1.9
53-3755	NEW CONNECTION FEES	3,000.00	9,941.50	50,000.00	40,058.50	19.9
53-3757	SALE OF MATERIALS	.00	.00	16,000.00	16,000.00	.0
53-3758	CUSTOMER SERVICE & MISC	4,079.82	11,072.98	300,000.00	288,927.02	3.7
53-3761	INTEREST EARNINGS	28,681.83	57,317.31	320,000.00	262,682.69	17.9
53-3764	LABOR	6,125.00	6,125.00	65,000.00	58,875.00	9.4
53-3765	EQUIPMENT	7,292.50	7,292.50	40,000.00	32,707.50	18.2
53-3766	MATERIALS	16,861.00	16,861.00	215,000.00	198,139.00	7.8
53-3767	IMPACT FEE - DISTRIBUTION	5,060.00	6,325.00	100,000.00	93,675.00	6.3
	TOTAL UTILITY REVENUES	1,586,696.21	2,859,145.25	14,706,000.00	11,846,854.75	19.4
	TOTAL FUND REVENUE	1,664,869.75	2,994,518.57	15,316,000.00	12,321,481.43	19.6

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

ELECTRIC UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ELECTRIC DEPARTMENT					
53-5300-110	SALARIES AND WAGES	83,942.34	171,163.90	1,278,500.00	1,107,336.10	13.4
53-5300-115	OVERTIME	5,657.25	14,049.56	50,000.00	35,950.44	28.1
53-5300-116	STANDBY TIME	1,464.75	2,967.00	13,400.00	10,433.00	22.1
53-5300-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	20,000.00	20,000.00	.0
53-5300-130	EMPLOYEE BENEFITS	40,163.35	82,334.47	518,000.00	435,665.53	15.9
53-5300-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	2,570.00	2,570.00	.0
53-5300-220	PUBLIC NOTICES	.00	.00	250.00	250.00	.0
53-5300-230	TRAVEL & TRAINING	1,300.00	1,300.00	20,000.00	18,700.00	6.5
53-5300-240	OFFICE SUPPLIES AND EXPENSE	800.10	800.10	12,000.00	11,199.90	6.7
53-5300-250	EQUIP SUPPLIES & MAINTENANCE	3,343.70	12,070.59	85,500.00	73,429.41	14.1
53-5300-252	CLOTHING AND PPC	1,126.72	1,126.72	9,000.00	7,873.28	12.5
53-5300-255	GEN & DIST SYSTEM MAINTENANCE	56,826.10	92,830.42	820,000.00	727,169.58	11.3
53-5300-256	TREE CITY/CONSUMER ED.	.00	.00	90,000.00	90,000.00	.0
53-5300-257	GENERATION COSTS	40,546.38	45,265.31	880,000.00	834,734.69	5.1
53-5300-258	CHRISTMAS DECORATIONS	116.98	116.98	25,000.00	24,883.02	.5
53-5300-259	HYDRO PLANT MAINTENANCE	4,000.00	4,000.00	40,000.00	36,000.00	10.0
53-5300-260	BLDGS & GROUNDS SUP & MAINT	565.74	1,063.16	40,000.00	38,936.84	2.7
53-5300-270	UTILITIES	41.33	41.33	15,000.00	14,958.67	.3
53-5300-280	TELEPHONE	754.00	1,385.20	12,000.00	10,614.80	11.5
53-5300-285	INTERNET SERVICE	175.00	175.00	2,500.00	2,325.00	7.0
53-5300-310	PROFESSIONAL SERVICES	2,732.24	8,410.28	110,000.00	101,589.72	7.7
53-5300-510	INSURANCE	.00	.00	40,000.00	40,000.00	.0
53-5300-610	MISCELLANEOUS SUPPLIES	430.00	888.80	12,000.00	11,111.20	7.4
53-5300-620	MISCELLANEOUS SERVICES	7,629.11	14,456.11	8,000.00	(6,456.11)	180.7
53-5300-630	POWER PURCHASE	1,097,375.88	1,778,360.46	8,000,000.00	6,221,639.54	22.2
53-5300-710	LAND	.00	.00	500,000.00	500,000.00	.0
53-5300-735	CANYON PARK IMPROVEMENTS	.00	.00	5,000.00	5,000.00	.0
53-5300-740	EQUIPMENT	.00	.00	282,600.00	282,600.00	.0
53-5300-750	NEW CONSTRUC, SPECIAL PROJECTS	8,848.13	36,527.59	4,870,000.00	4,833,472.41	.8
53-5300-810	DEBT SERVICE - PRINCIPAL	40,916.67	81,833.34	491,000.00	409,166.66	16.7
53-5300-820	DEBT SERVICE - INTEREST	50,597.63	101,195.26	607,172.00	505,976.74	16.7
	TOTAL ELECTRIC DEPARTMENT	1,449,353.40	2,452,361.58	18,859,492.00	16,407,130.42	13.0
	TOTAL FUND EXPENDITURES	1,449,353.40	2,452,361.58	18,859,492.00	16,407,130.42	13.0
	NET REVENUE OVER EXPENDITURES	215,516.35	542,156.99	(3,543,492.00)	(4,085,648.99)	15.3

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

IRRIGATION UTILITY FUND

	ASSETS			
54-1010000	CASH IN COMBINED FUND		757,500.18	
54-1311000	ACCTS REC - UTILITIES		23,351.74	
54-1311001	ACCTS REC - PRIOR PERIOD		20,017.29	
54-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		(97.42)	
54-1511510	INVENTORY - IRRIGATION		215,434.40	
54-1571000	DEFERRED OUTFLOW OF RESOURCES		16,529.00	
54-1611000	LAND & STOCK - IRR UTILITY		1,245,261.09	
54-1631000	IRRIGATION DISTRIBUTION SYSTEM		7,191,778.91	
54-1632000	DEPRECIATION - IRRIG DIST SYS		(5,604,932.27)	
54-1651000	EQUIPMENT - IRRIGATION UTILITY		194,311.62	
54-1652000	DEPRECIATION - IRRI EQUIPMENT		(120,229.82)	
54-1711000	CONSTRUCTION IN PROGRESS		110,547.80	
	TOTAL ASSETS			4,049,472.52
	LIABILITIES AND EQUITY			
	LIABILITIES			
54-2211000	ACCRUED PAYROLL LIABILITIES		1,717.00	
54-2223000	CURRENT PORTION, COMP ABSENCES		5,245.00	
54-2228000	ACCRUED VAC PAY - IRRIGATION		3,214.20	
54-2228001	DEFERRED INFLOWS OF RESOURCES		33.00	
54-2228002	UNFUNDED PENSION PAYABLE		12,420.00	
54-2228100	ST ACCRUED SICK LEAVE		2,682.00	
54-2230100	LT ACCRUED SICK LEAVE - IRRIG		14,503.34	
	TOTAL LIABILITIES			39,814.54
	FUND EQUITY			
54-2811540	CONTRIBUTED CAPITAL		4,101,602.62	
	UNAPPROPRIATED FUND BALANCE:			
54-2951000	IRR FUND - UNAPPROPRIATED	(80,364.62)		
54-2971001	UNFUNDED PENSION ADJ.	(14,792.00)		
	REVENUE OVER EXPENDITURES - YTD	3,211.98		
	BALANCE - CURRENT DATE		(91,944.64)	
	TOTAL FUND EQUITY			4,009,657.98
	TOTAL LIABILITIES AND EQUITY			4,049,472.52

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

IRRIGATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	GRANTS					
54-3340	STATE - FEDERAL GRANTS	.00	.00	390,000.00	390,000.00	.0
	TOTAL GRANTS	.00	.00	390,000.00	390,000.00	.0
	UTILITY REVENUES					
54-3771	IRRIGATION SERVICE	31,902.11	63,776.55	.00	(63,776.55)	.0
54-3775	NEW CONNECTION FEES	.00	.00	1,000.00	1,000.00	.0
54-3779	MISCELLANEOUS REVENUES	.00	.00	10,000.00	10,000.00	.0
54-3781	INTEREST EARNINGS	2,408.01	4,742.02	35,500.00	30,757.98	13.4
54-3785	IMPACT FEE - "BUY-IN"	3,176.00	3,176.00	43,700.00	40,524.00	7.3
	TOTAL UTILITY REVENUES	37,486.12	71,694.57	90,200.00	18,505.43	79.5
	TOTAL FUND REVENUE	37,486.12	71,694.57	480,200.00	408,505.43	14.9

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

IRRIGATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IRRIGATION DEPARTMENT					
54-5400-110	SALARIES AND WAGES	8,043.63	16,431.47	123,700.00	107,268.53	13.3
54-5400-115	OVERTIME	136.46	1,208.31	10,000.00	8,791.69	12.1
54-5400-130	EMPLOYEE BENEFITS	3,709.94	7,828.43	67,500.00	59,671.57	11.6
54-5400-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
54-5400-240	OFFICE SUPPLIES AND EXPENSE	.00	1,285.41	7,000.00	5,714.59	18.4
54-5400-250	EQUIP SUPPLIES & MAINTENANCE	18.75	37.50	10,000.00	9,962.50	.4
54-5400-255	DISTRIB SYSTEM MAINTENANCE	3,758.00	3,898.00	40,000.00	36,102.00	9.8
54-5400-260	BLDGS & GROUNDS SUP & MAINT	482.46	964.92	1,000.00	35.08	96.5
54-5400-270	UTILITIES	15,671.71	31,606.91	120,000.00	88,393.09	26.3
54-5400-280	TELEPHONE	51.80	103.60	700.00	596.40	14.8
54-5400-310	PROFESSIONAL SERVICES	190.00	5,118.04	10,000.00	4,881.96	51.2
54-5400-510	INSURANCE	.00	.00	6,700.00	6,700.00	.0
54-5400-540	IRRIGATION ASSESSMENTS	.00	.00	97,000.00	97,000.00	.0
54-5400-750	NEW CONSTRUCTION	.00	.00	2,165,000.00	2,165,000.00	.0
	TOTAL IRRIGATION DEPARTMENT	32,062.75	68,482.59	2,659,100.00	2,590,617.41	2.6
	TOTAL FUND EXPENDITURES	32,062.75	68,482.59	2,659,100.00	2,590,617.41	2.6
	NET REVENUE OVER EXPENDITURES	5,423.37	3,211.98	(2,178,900.00)	(2,182,111.98)	.2

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

STORMWATER FUND

	ASSETS			
55-1010000	CASH IN COMBINED FUND		996,281.51	
55-1311000	ACCTS REC - STORMWATER		29,310.51	
55-1311001	ACCTS REC - PRIOR PERIOD		21,950.24	
55-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		150.29	
55-1571000	DEFERRED OUTFLOW OF RESOURCES		4,463.00	
55-1611000	LAND & STOCK - STORM WATER		40,566.00	
55-1631000	STORM WATER IMPROVEMENTS		1,147,066.54	
55-1632000	DEPRECIATION - STORM WATER		(503,431.07)	
55-1651000	EQUIPMENT - STORMWATER UTILITY		225,244.55	
55-1652000	DEPRECIATION - STORM WATER EQU		(191,545.92)	
55-1711000	CONSTRUCTION IN PROGRESS		255,172.65	
	TOTAL ASSETS			2,025,228.30
	LIABILITIES AND EQUITY			
	LIABILITIES			
55-2211000	ACCRUED PAYROLL PAYABLE		387.00	
55-2223000	CURRENT PORTION, COMP ABSENCES		1,934.00	
55-2228000	ACCRUED VACATION - STORMWATER		1,616.30	
55-2228001	DEFERRED INFLOWS OF RESOURCES		9.00	
55-2228002	UNFUNDED PENSION PAYABLE		3,353.00	
55-2228100	ST ACCRUED SICK LEAVE		2,637.00	
55-2230100	LT ACCRUED SICK LEAVE - STORM		6,934.59	
	TOTAL LIABILITIES			16,870.89
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
55-2951000	STORMWATER FUND-UNAPPROPRIATED	1,939,976.79		
55-2971001	UNFUNDED PENSION ADJ.	(4,348.00)		
	REVENUE OVER EXPENDITURES - YTD	72,728.62		
	BALANCE - CURRENT DATE		2,008,357.41	
	TOTAL FUND EQUITY			2,008,357.41
	TOTAL LIABILITIES AND EQUITY			2,025,228.30

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
55-3740	STORM WATER INSPECTION FEES	450.00	450.00	9,000.00	8,550.00	5.0
55-3781	STORMWATER FEES	35,150.27	69,799.60	420,000.00	350,200.40	16.6
55-3791	INTEREST EARNINGS	3,104.85	6,000.53	34,300.00	28,299.47	17.5
	TOTAL UTILITY REVENUES	38,705.12	76,250.13	463,300.00	387,049.87	16.5
	TOTAL FUND REVENUE	38,705.12	76,250.13	463,300.00	387,049.87	16.5

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STORMWATER DEPARTMENT					
55-5500-110	SALARIES AND WAGES	1,068.97	2,176.29	39,500.00	37,323.71	5.5
55-5500-115	OVERTIME	5.37	127.63	1,000.00	872.37	12.8
55-5500-130	EMPLOYEE BENEFITS	480.79	1,007.51	19,700.00	18,692.49	5.1
55-5500-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
55-5500-230	TRAVEL & TRAINING	.00	.00	1,000.00	1,000.00	.0
55-5500-240	OFFICE SUPPLIES AND EXPENSE	.00	.00	1,000.00	1,000.00	.0
55-5500-250	EQUIP SUPPLIES & MAINTENANCE	6.25	12.50	1,500.00	1,487.50	.8
55-5500-255	COLLECTION SYSTEM	171.68	171.68	15,000.00	14,828.32	1.1
55-5500-280	TELEPHONE	12.95	25.90	500.00	474.10	5.2
55-5500-310	PROFESSIONAL SERVICES	.00	.00	130,000.00	130,000.00	.0
55-5500-450	FLOOD CONTROL	.00	.00	3,000.00	3,000.00	.0
55-5500-510	INSURANCE	.00	.00	700.00	700.00	.0
55-5500-750	NEW CONSTRUCTION	.00	.00	1,362,500.00	1,362,500.00	.0
	TOTAL STORMWATER DEPARTMENT	1,746.01	3,521.51	1,575,900.00	1,572,378.49	.2
	TOTAL FUND EXPENDITURES	1,746.01	3,521.51	1,575,900.00	1,572,378.49	.2
	NET REVENUE OVER EXPENDITURES	36,959.11	72,728.62	(1,112,600.00)	(1,185,328.62)	6.5

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

SEWER FUND COLLECTIONS

	ASSETS			
56-1010000	CASH IN COMBINED FUND		710,286.56	
56-1631000	SEWERAGE COLLECTION SYSTEM		3,222,573.05	
56-1632000	DEPREC - SEWER COLLECT SYSTEM		(231,221.27)	
56-1642000	DEPREC - SEWER IMPROVEMENTS		(2,908,112.08)	
56-1651000	EQUIPMENT - SEWER UTILITY		44,200.00	
56-1652000	DEPRECIATION - SEWER EQUIPMENT		(44,182.71)	
	TOTAL ASSETS			793,543.55
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
56-2951000	SEWER FUND - UNAPPROPRIATED	804,332.17		
	REVENUE OVER EXPENDITURES - YTD	(10,788.62)		
	BALANCE - CURRENT DATE		793,543.55	
	TOTAL FUND EQUITY			793,543.55
	TOTAL LIABILITIES AND EQUITY			793,543.55

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

SEWER FUND COLLECTIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
56-3731	SEWER SERVICE	.00	.00	623,000.00	623,000.00	.0
56-3740	CUSTOMER SERVICE FEES	200.00	250.00	2,000.00	1,750.00	12.5
56-3741	INTEREST EARNINGS	2,288.91	4,555.07	35,700.00	31,144.93	12.8
56-3744	MISCELLANEOUS REVENUES	.00	.00	5,000.00	5,000.00	.0
56-3747	IMPACT FEE - COLLECTION	3,666.42	4,102.42	24,000.00	19,897.58	17.1
	TOTAL UTILITY REVENUES	6,155.33	8,907.49	689,700.00	680,792.51	1.3
	TOTAL FUND REVENUE	6,155.33	8,907.49	689,700.00	680,792.51	1.3

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

SEWER FUND COLLECTIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER COLLECTION					
56-5600-110	SALARIES AND WAGES	4,748.42	9,550.40	102,500.00	92,949.60	9.3
56-5600-115	OVERTIME	227.92	709.18	10,000.00	9,290.82	7.1
56-5600-116	ON CALL PAY	234.23	377.56	3,750.00	3,372.44	10.1
56-5600-130	EMPLOYEE BENEFITS	2,292.24	4,665.83	47,000.00	42,334.17	9.9
56-5600-230	TRAVEL & TRAINING	.00	.00	2,000.00	2,000.00	.0
56-5600-240	OFFICE SUPPLIES & EXPENSE	.00	.00	500.00	500.00	.0
56-5600-250	LAB SUPPLIES	.00	.00	75,000.00	75,000.00	.0
56-5600-255	COLLECTION SYSTEM MAINTENANCE	3,675.00	3,675.00	150,000.00	146,325.00	2.5
56-5600-260	BLDG & GROUNDS SUP & MAINT	.00	.00	2,000.00	2,000.00	.0
56-5600-270	UTILITIES	252.52	492.72	7,500.00	7,007.28	6.6
56-5600-280	TELEPHONE	187.92	225.42	2,000.00	1,774.58	11.3
56-5600-310	PROFESSIONAL SERVICES	.00	.00	150,000.00	150,000.00	.0
56-5600-510	INSURANCE	.00	.00	26,200.00	26,200.00	.0
56-5600-610	MISCELLANEOUS	.00	.00	2,000.00	2,000.00	.0
56-5600-750	NEW CONSTRUCTION	.00	.00	115,000.00	115,000.00	.0
	TOTAL SEWER COLLECTION	11,618.25	19,696.11	695,450.00	675,753.89	2.8
	TOTAL FUND EXPENDITURES	11,618.25	19,696.11	695,450.00	675,753.89	2.8
	NET REVENUE OVER EXPENDITURES	(5,462.92)	(10,788.62)	(5,750.00)	5,038.62	(187.6)

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

COURT TRUST FUND

	ASSETS			
72-1010000	CASH IN COMBINED FUND		(128.00)	
72-1111000	COURT BANK ACCOUNT		85,520.43	
72-1111001	FINES RECEIVABLE		840.00	
	TOTAL ASSETS			86,232.43
	LIABILITIES AND EQUITY			
	LIABILITIES			
72-2131151	ACCTS PAY - J.P. COURT		(14,679.85)	
72-2131154	ACCTS PAY - TRUST ACCOUNT BAIL		26,523.02	
72-2140000	PAYABLES TO OTHER ENTITIES		24,802.98	
	TOTAL LIABILITIES			36,646.15
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
72-2951000	UNAPPROPRIATED	49,886.28		
	REVENUE OVER EXPENDITURES - YTD	(300.00)		
	BALANCE - CURRENT DATE		49,586.28	
	TOTAL FUND EQUITY			49,586.28
	TOTAL LIABILITIES AND EQUITY			86,232.43

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2026

COURT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
72-4120-620	WITNESS, JURY & BALIFF FEES	100.00	300.00	.00	(300.00)	.0
	TOTAL DEPARTMENT 4120	100.00	300.00	.00	(300.00)	.0
	TOTAL FUND EXPENDITURES	100.00	300.00	.00	(300.00)	.0
	NET REVENUE OVER EXPENDITURES	(100.00)	(300.00)	.00	300.00	.0

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

FUND 90

	ASSETS			
90-1611000	LAND - GENERAL MUNICIPAL		1,424,075.79	
90-1621000	BUILDINGS - GENERAL MUNICIPAL		10,914,393.36	
90-1622000	DEPRECIATION - BUILDINGS		(6,623,637.95)	
90-1631000	IMPROVE - GEN MUNICIPAL		12,640,296.15	
90-1632000	DEPRECIATION - IMPROVEMENTS		(2,519,519.61)	
90-1651000	EQUIPMENT - GENERAL MUNICIPAL		6,186,184.81	
90-1652000	DEPRECIATION - EQUIPMENT		(3,445,355.72)	
90-1661000	INFRASTRUCTURE - ROADS		9,346,855.50	
90-1662000	DEPRECIATION - ROADS		(6,071,977.38)	
90-1671000	INFRASTRUCTURE-SIDEWALKS		2,360,609.18	
90-1672000	DEPRECIATION - SIDEWALKS		(1,907,923.07)	
90-1681000	INFRASTRUCTURE-CURB & GUTTER		1,307,406.31	
90-1682000	DEPRECIATION - CURB & GUTTER		(1,193,785.11)	
90-1711000	CONSTRUCTION IN PROGRESS		271,791.51	
	TOTAL ASSETS			22,689,413.77
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
90-2971000	INVEST IN GENERAL FIXED ASSETS	22,689,413.77		
	BALANCE - CURRENT DATE		22,689,413.77	
	TOTAL FUND EQUITY			22,689,413.77
	TOTAL LIABILITIES AND EQUITY			22,689,413.77

HYRUM CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2026

FUND 95

	ASSETS			
95-1311411	LEVIED PROP TAXES REC 5 YEAR		7,943.82	
95-1571000	DEFERRED OUTFLOW OF RESOURCES		252,379.00	
95-1841000	SPEC FUND AMTS TO BE PROVIDED		131,635.00	
	TOTAL ASSETS			391,957.82
	LIABILITIES AND EQUITY			
	LIABILITIES			
95-2223000	CURRENT PORTION, COMP ABSENCES		34,383.00	
95-2228000	ACCRUED VAC PAY - GENERAL		21,073.05	
95-2228001	DEFERRED INFLOWS OF RESOURCES		511.00	
95-2228002	UNFUNDED PENSION PAYABLE		189,645.00	
95-2228100	ST ACCRUED SICK LEAVE		29,557.00	
95-2230100	LT ACCRUED SICK LEAVE - GEN		101,759.95	
	TOTAL LIABILITIES			376,929.00
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
95-2971001	UNFUNDED PENSION ADJ.	7,085.00		
95-2972100	UNCOLLECTED PROPERTY TAX	7,943.82		
	BALANCE - CURRENT DATE		15,028.82	
	TOTAL FUND EQUITY			15,028.82
	TOTAL LIABILITIES AND EQUITY			391,957.82