CITY COUNCIL MEETING

Thursday, October 15, 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, October 15, 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. Montana Delao - To request approval of a Home Occupation Business License at 248 South 200 East for a bakery.

B. Rebecca McLean - To request approval of a Home Occupation Business License at 420 South 600 East for a cookie stand.

C. Bryan Taggart - To request approval of a Home Occupation Business License at 81 South 1100 East for firearms service and gunsmith business.

D. Ryan Williamson - To request approval of a Home Occupation Business License at 690 East 100 South for camper trailer rental.

E. West Point Dairy Products, Phase 2 – Seeking site plan approval for Dock and Welfare Building Expansion located at 570 North 500 West.

10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

A. Ordinance 26-21 - An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.63 Accessory Dwelling Units.

B. Ordinance 26-22 - An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Amending Section 17.38.005, Purpose to clarify the zone district, and amend Section 17.38.020 Area Regulations change the minimum lot area for a single-family residence from 12,000 square feet to 43,560 square feet.

11. OTHER BUSINESS

A. Consideration and preliminary approval of a Future Annexation Upon Utility Connection Agreement .

B. Consideration and approval of an Electrical Service Outside City Limit Agreement with Rocky Mountain Power to serve Parcel 01-061-0044 (Isom Property).

C. Budget report.

D. Mayor and City Council reports.

12. ADJOURNMENT

_____

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 **13th day of October, 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: Keesha Rinderknecht, Business License Specialist

Date: October 7, 2026

Subject: Consideration and Approval of a Home Occupation Business License

Summary: **Business License Clerk is recommending approval of the Home Occupation Business License for Hyacinth Home Bakery**

Summary:
The proposed application was submitted by Montana Delao for Hyacinh Home Bakery, a Home Bakery & Farmstand business, to be located at 248 South 200 East in Hyrum. Application has been reviewed and meets all requirements of Hyrum City's Municipal Code Section 5.04.200.

Recommendation:
Business License Specialist Keesha Rinderknecht is recommending approval to the City Council with the following recommendations:

1. Applicant has submitted proper applications and meets the requirements of a Home Occupation Level 2 License.

City Council Meeting Details:
• Meeting Date: October 15, 2026 •
Council Role: Legislative with Vote

Attachments:

1. Business License Application
2. Home Occupation Business License Application
3. Hyrum Fire Department Self-Inspection Worksheet

HYRUM CITY
Established 1860

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HOME OCCUPATION BUSINESS LICENSE APPLICATION

For businesses operating within a residence in Hyrum City limits.

Applicant(s) Name: Montana Delao

Date Submitted: 7/30/2026

Address: 248 S 200 E

Telephone #: 435-232-0013

Name of Business: Hyacinth Home Bakery

1. What is the proposed home occupation? Home bakery and farmstand, to sell homemade food to the public.
2. How many clients will be coming to the home at any one time during a daily interval? The clients will be in front of the home for 1-5 minutes at a time.
3. What provisions are available for off street parking? There is space for many vehicles in the driveway, and right next to the farmstand.
4. What type of equipment, materials, machinery, tools, and merchandise stock are involved in the home occupation? Home kitchen and bakery, bread oven, and farmstand, which is placed in front of the residence.
5. What type of modifications to the residential structure are anticipated because of the home occupation? None

ALL HOME OCCUPATIONS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS OF ZONING ORDINANCE 5.04.200 (please initial)

MD A. "Home occupation" means an occupation performed wholly within a residence or the yard and accessory buildings being a part of such residence. Home occupations shall not change the character of the residence or the residential neighborhood. A business license is required for some home occupations. They shall be issued for a one-year period and are renewable. The City Council may review a license in reaction to neighbor's complaints and may revoke it if evidence warrants this action.

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B. Two levels of home occupations exist. Both are required to maintain all c standards of a home occupation business license. Because of the potential negative impact on residential area, the following businesses are prohibited as home occupations: auto/RV repairs, salvage yards, major appliance repair, or service.

C. Level one applicants are in occupation categories that the City Council has determined have virtually no negative impact on residential neighborhoods and do not require a license. Occasional businesses operated by a minor are not required to obtain a business license.

D. All applicants whose home occupations receive commercial delivery service, has signage advertising the business, performs services in view or hearing of the public, or has customers coming to the residence, are considered level two home occupations and require a license. They also may be required to meet with the City Council and explain how their home occupation is in conformance with the home occupation standards. The City Council may attach limitations or conditions to their licenses.

E. Home occupation standards:

1. The exterior of the home will not be modified in any way to accommodate the home occupation (i.e. loading ramps, loading doors, etc).
2. The occupation will be conducted entirely within the house, yard, and existing outbuildings.
3. The home occupation license covers only residents of the home.
4. No outside storage of goods or materials is permitted.
5. Pedestrian and vehicular traffic will not be in excess of that normally associated with a residential neighborhood.
6. One sign will be permitted on the property. It must meet the requirements of 17.72.010 "Name Plate".
7. The home occupation must be operated in full conformity with fire, health, building, electrical, plumbing codes, and all State and City laws and ordinances.
8. No noise, odor, light, vibrations or dust in excess of that normally associated with a residential neighborhood shall pass beyond the premises.
10. State licenses will be required for "Professional Child Care".

F. The City Council may, at their discretion, waive certain of the above standards for the elderly or handicapped.

In order to guarantee that the Home Occupation, once authorized, will not become a nuisance to the neighbors, the City Council may impose other reasonable conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding area.

Applicant's Affidavit: I (we), **Montana Delao**, affirm that I (we) am (are) the owner(s) or authorized agent(s) of the owner of property involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits are complete, to the best of my (our) knowledge and, that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Property Owner(s) Signature: Montana Delao

Applicants Signature: Montana Delao

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HYRUM CITY
ESTABLISHED 1860

60 West Main Street
Hyrum, Utah 84319
435-245-6033
www.hyrumcity.com

BUSINESS LICENSE APPLICATION

Business Name: Hyacinth Home Bakery

Doing Business As: Hyacinth Home Bakery

Business Address: 248 S 200 E Hyrum, UT 84319

Business Phone: 435-232-0013

E-mail: montanadelao@gmail.com Fax No._____

Mailing Address: 248 S 200 E

City, State, Zip: Hyrum, UT 84319

State Tax ID: _____ State Lic.# _____

Nature of Business: Home bakery and farmstand

Owner Name: Montana Delao

Manager Name: Montana Delao Manager Phone: 435-232-0013

Manager Address: 248 S 200 E Hyrum, UT 84319

I certify that I am authorized agent for the above named business, and that all information is true and correct.

Montana M Delao 07/20/26

Signature Date

Office Use Only

Approved by: _____ Date Approved: _____ Acct.# _____

Date Paid: _____ Amount: _____ Receipt #: _____

Hyrum City Fire Department
30 North 100 West
Hyrum, Utah 84319
(435)245-7634

Tony [illegible]
FIRE CHIEF

Chris Crockett
ASST. CHIEF/FIRE OPERATIONS

LUKE SCHMID
ASST. CHIEF/EMS OPERATIONS

Home Occupation Self-Inspection Worksheet

Business Name: Hyacinth Home Bakery

Owner: Montana Delao Phone #: 435-232-0013

Business Address: 248 South 200 East Hyrum, Utah 84319

Business Description: Home Bakery and farmstand, for food and homemade products.

"Home Occupation" means an occupation performed wholly within a residence or the yard and accessory buildings being a part of such residence. Home occupations shall not change the character of the residence or the residential neighborhood.

This business qualifies as a "Home Occupation" as defined above. ☒YES ☐NO

Directions: Respond to the following questions as you do a walk-through inspection of your home. Mark the appropriate boxes. All items marked NO must be corrected and marked YES before returning this form. ***Sign and return the form to Hyrum City.*** If you need assistance or have any questions, please contact the Hyrum City Fire Department.

Are the address numbers on your home and visible from the street? ☒YES ☐NO

Is the yard around your home free from combustible debris and weeds? ☒YES ☐NO

Do you have a working fire extinguisher? ☒YES ☐NO

Is the travel path to all electrical panels is 30" wide and 72" high? ☒YES ☐NO

Are all circuit breakers and/or fuses properly labeled? ☒YES ☐NO

Are extension cords used properly and only for temporary purposes? ☒YES ☐NO

Is there a 36" clearance around household heat sources? ☒YES ☐NO
(example: water heaters, furnaces, fireplace, wall heaters, and/or other appliances)

Have all smoke detectors been tested/new batteries within the last year? ☒YES ☐NO

Have all carbon monoxide detectors been tested/new batteries within the last year? ☒YES ☐NO

Do you have a fire escape plan for your home and business? ☒YES ☐NO
Have you practiced the plan?

Business Owner Signature Montana Delao Date: 7/30/26
I declare under penalty of perjury under the laws of the State of Utah that the above is true and that I have personally ascertained and seen that all items checked "YES" are correct to the best of my knowledge.

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Hyrum City Fire Department
30 North 100 West
Hyrum, Utah 84319
(435)245-7634

Tony Stauffer
FIRE CHIEF

Chris Crockett
ASST. CHIEF/FIRE OPERATIONS

LUKE SCHMID
ASST. CHIEF/EMS OPERATIONS

Home Occupation Self-Inspection Worksheet

Business Name: Aunt B's Cookies

Owner: Rebecca McLean Phone #: 435-994-4179

Business Address: 420 South 600 East Hyrum, Utah 84319

Business Description: Micro Hobby Bakery - Making homemade cookies and selling them in a stand outside.

"Home Occupation" means an occupation performed wholly within a residence or the yard and accessory buildings being a part of such residence. Home occupations shall not change the character of the residence or the residential neighborhood.

This business qualifies as a "Home Occupation" as defined above. ☑YES ☐NO

Directions: Respond to the following questions as you do a walk-through inspection of your home. Mark the appropriate boxes. All items marked NO must be corrected and marked YES before returning this form. ***Sign and return the form to Hyrum City.*** If you need assistance or have any questions, please contact the Hyrum City Fire Department.

Are the address numbers on your home and visible from the street? ☑YES ☐NO

Is the yard around your home free from combustible debris and weeds? ☑YES ☐NO

Do you have a working fire extinguisher? ☑YES ☐NO

Is the travel path to all electrical panels is 30" wide and 72" high? ☑YES ☐NO

Are all circuit breakers and/or fuses properly labeled? ☑YES ☐NO

Are extension cords used properly and only for temporary purposes? ☑YES ☐NO

Is there a 36" clearance around household heat sources? ☑YES ☐NO
(example: water heaters, furnaces, fireplace, wall heaters, and/or other appliances)

Have all smoke detectors been tested/new batteries within the last year? ☑YES ☐NO

Have all carbon monoxide detectors been tested/new batteries within the last year? ☑YES ☐NO

Do you have a fire escape plan for your home and business? ☑YES ☐NO
Have you practiced the plan?

Business Owner Signature Rebecca McLean Date: September 22nd 2026

I declare under penalty of perjury under the laws of the State of Utah that the above is true and that I have personally ascertained and seen that all items checked "YES" are correct to the best of my knowledge.

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City Council Agenda Information

To: Mayor Miller and City Council

From: Keesha Rinderknecht, Business License Specialist

Date: October 7, 2026

Subject: Consideration and Approval of a Home Occupation Business License

Summary: **Business License Clerk is recommending approval of the Home Occupation Business License for Phantom Kustoms**

Summary:
The proposed application was submitted by Bryan Taggart for Phantom Kustoms, a Firearms Service & Gunsmith business, to be located at 81 South 1100 East in Hyrum. Application has been reviewed and meets all requirements of Hyrum City's Municipal Code Section 5.04.200.

Recommendation:
Business License Specialist Keesha Rinderknecht is recommending approval to the City Council with the following recommendations:

1. Applicant has submitted proper applications and meets the requirements of a Home Occupation Level 2 License.
2. Applicant has been informed that a Home Occupations Business License will ONLY be approved with proof of Federal Firearms License approval. Applicant needs city business license approval first in order to apply for FFL.

City Council Meeting Details:
• Meeting Date: October 15, 2026 •
Council Role: Legislative with Vote

Attachments:

1. Business License Application
2. Home Occupation Business License Application
3. Hyrum Fire Department Self-Inspection Worksheet

HYRUM CITY
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Hyrum, Utah 84319
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www.hyrumcity.com

HOME OCCUPATION BUSINESS LICENSE APPLICATION

For businesses operating within a residence in Hyrum City limits.

Applicant(s) Name: BRYAN TAGGART

Date Submitted: 09/22/2026

Address: 81 S 1100 E HYRUM, UT 84319

Telephone #: 208-857-2359

Name of Business: PHANTOM KUSTOMS

1. What is the proposed home occupation? GUNSMITHING, FIREARMS & PARTS ASSEMBLY FIREARMS DEALING/MANUFACTURING; LASER ENGRAVING & PROTECTIVE/COSMETIC COATINGS
2. How many clients will be coming to the home at any one time during a daily interval? ONE CLIENT PER APPOINTMENT ONE APPOINTMENT PER WEEK
3. What provisions are available for off street parking? ONLY ONE CUSTOMER OR VEHICLE PER APPOINTMENT ALLOWED AT MY RESIDENCE SO THEY CAN PARK IN MY DRIVE WAY
4. What type of equipment, materials, machinery, tools, and merchandise stock are involved in the home occupation? BASIC HAND TOOLS, AIR COMPRESSOR, POLISHING & CLEANING SUPLIES, SPRAY GUN, COMPUTER, LASER ENGRAVER
5. What type of modifications to the residential structure are anticipated because of the home occupation? NO MODIFICATONS ARE ANTICIPATED TO THE RESIDENTIAL STRUCTURE

ALL HOME OCCUPATIONS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS OF ZONING ORDINANCE 5.04.200 (please initial)

BT A. "Home occupation" means an occupation performed wholly within a residence or the yard and accessory buildings being a part of such residence. Home occupations shall not change the character of the residence or the residential neighborhood. A business license is required for some home occupations. They shall be issued for a one-year period and are renewable. The City Council may review a license in reaction to neighbor's complaints and may revoke it if evidence warrants this action.

B. Two levels of home occupations exist. Both are required to maintain all of the standards of a home occupation business license. Because of the potential negative impact on residential area, the following businesses are prohibited as home occupations: auto/RV repairs, salvage yards, major appliance repair, or service.

C. Level one applicants are in occupation categories that the City Council has determined have virtually no negative impact on residential neighborhoods and do not require a license. Occasional businesses operated by a minor are not required to obtain a business license.

D. All applicants whose home occupations receive commercial delivery service, has signage advertising the business, performs services in view or hearing of the public, or has customers coming to the residence, are considered level two home occupations and require a license. They also may be required to meet with the City Council and explain how their home occupation is in conformance with the home occupation standards. The City Council may attach limitations or conditions to their licenses.

E. Home occupation standards:

1. The exterior of the home will not be modified in any way to accommodate the home occupation (i.e. loading ramps, loading doors, etc).
2. The occupation will be conducted entirely within the house, yard, and existing outbuildings.
3. The home occupation license covers only residents of the home.
4. No outside storage of goods or materials is permitted.
5. Pedestrian and vehicular traffic will not be in excess of that normally associated with a residential neighborhood.
6. One sign will be permitted on the property. It must meet the requirements of 17.72.010 "Name Plate".
7. The home occupation must be operated in full conformity with fire, health, building, electrical, plumbing codes, and all State and City laws and ordinances.
8. No noise, odor, light, vibrations or dust in excess of that normally associated with a residential neighborhood shall pass beyond the premises.
10. **State licenses will be required for "Professional Child Care".**

F. The City Council may, at their discretion, waive certain of the above standards for the elderly or handicapped.

In order to guarantee that the Home Occupation, once authorized, will not become a nuisance to the neighbors, the City Council may impose other reasonable conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding area.

Applicant's Affidavit: I (we), BRYAN TAGGART, affirm that I (we) am (are) the owner(s) or authorized agent(s) of the owner of property involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits are complete, to the best of my (our) knowledge and, that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Property Owner(s) Signature: _____

Applicants Signature: _____

HYRUM CITY
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www.hyrumcity.com

BUSINESS LICENSE APPLICATION

For businesses with a permanent physical location in Hyrum City limits.

Business Name: PHANTOM KUSTOMS

"Doing Business As": –

Business Address: 81 S 1100 E HYRUM, UT 84319

Mailing Address: 81 S 1100E HYRUM, UT 84319

Business Phone #: 208-851-2359

E-mail: PHANTOM.KUSTOMS62@GMAIL.COM

Website: –

Utah State Tax Commission Sales Tax #: _____

State and/or Federal License #: _____

Nature of Business: FIREARMS & FIREARMS RELATED SERVICES OR GUNSMITHING.

Owner Name: BRYAN TAGGART

Manager Name: BRYAN TAGGART Manager Phone #: 208-851-2359

Manager Address: 81 S 1100E HYRUM, UT 84319

Businesses must register with the Utah Division of Corporations www.business.utah.gov/registration. Businesses involved with the sale of tangible goods must provide evidence of a State Sales Tax Number from the State Tax Commission. If your profession is regulated by the Utah Department of Occupational & Professional Licensing, a copy of that professional license must be provided.

I affirm that: I am authorized agent of the business for which application is being made, and the information on this form is both complete and accurate to the best of my knowledge.

Owner Signature	Printed Name	Date
	BRYAN TAGGART	09/22/2026

Office Use Only

Approved by: _____ Date Approved: _____ License #: _____

Date Paid: _____ Amount: _____ Receipt #: _____

Hyrum City Fire Department
30 North 100 West
Hyrum, Utah 84319
(435)245-7634

Tony Stauffer
FIRE CHIEF

Chris Crockett
ASST. CHIEF/FIRE OPERATIONS

LUKE SCHMID
ASST. CHIEF/EMS OPERATIONS

Home Occupation Self-Inspection Worksheet

Business Name: PHANTOM KUSTOMS

Owner: BRYAN TAGGART Phone #: 208-851-2359

Business Address: 81 S 1100 E Hyrum, Utah 84319

Business Description:

"Home Occupation" means an occupation performed wholly within a residence or the yard and accessory buildings being a part of such residence. Home occupations shall not change the character of the residence or the residential neighborhood.

This business qualifies as a "Home Occupation" as defined above. ☒YES ☐NO

Directions: Respond to the following questions as you do a walk-through inspection of your home. Mark the appropriate boxes. All items marked NO must be corrected and marked YES before returning this form. ***Sign and return the form to Hyrum City.*** If you need assistance or have any questions, please contact the Hyrum City Fire Department.

Are the address numbers on your home and visible from the street? ☒YES ☐NO

Is the yard around your home free from combustible debris and weeds? ☒YES ☐NO

Do you have a working fire extinguisher? ☒YES ☐NO

Is the travel path to all electrical panels is 30" wide and 72" high? ☒YES ☐NO

Are all circuit breakers and/or fuses properly labeled? ☒YES ☐NO

Are extension cords used properly and only for temporary purposes? ☒YES ☐NO

Is there a 36" clearance around household heat sources? ☒YES ☐NO
(example: water heaters, furnaces, fireplace, wall heaters, and/or other appliances)

Have all smoke detectors been tested/new batteries within the last year? ☒YES ☐NO

Have all carbon monoxide detectors been tested/new batteries within the last year? ☒YES ☐NO

Do you have a fire escape plan for your home and business? ☒YES ☐NO
Have you practiced the plan?

Business Owner Signature _____ Date: 09/22/2026

I declare under penalty of perjury under the laws of the State of Utah that the above is true and that I have personally ascertained and seen that all items checked "YES" are correct to the best of my knowledge.

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City Council Agenda Information

To: Mayor Miller and City Council

From: Keesha Rinderknecht, Business License Specialist

Date: October 7, 2026

Subject: Consideration and Approval of a Home Occupation Business License

Summary: **Business License Clerk is recommending approval of the Home Occupation Business License for Boondock Adventures**

Summary:
The proposed application was submitted by Ryan & Whitney Williamson for Boondock Adventures, a Camp Trailer Rental business, to be located at 690 East 100 South in Hyrum. Application has been reviewed and meets all requirements of Hyrum City's Municipal Code Section 5.04.200.

Recommendation:
Business License Specialist Keesha Rinderknecht is recommending approval to the City Council with the following recommendations:

1. Applicant has submitted proper applications and meets the requirements of a Home Occupation Level 2 License.

City Council Meeting Details:
• Meeting Date: October 15, 2026 •
Council Role: Legislative with Vote

Attachments:

1. Business License Application
2. Home Occupation Business License Application

HYRUM CITY
ESTABLISHED 1860

60 West Main Street
Hyrum, Utah 84319
435-245-6033
www.hyrumcity.com

BUSINESS LICENSE APPLICATION

Business Name: Boondock Adventures

Doing Business As: _____

Business Address: 690 E 100 S Hyrum, UT

Business Phone: (435) 512-8648

E-mail: Whit.d.williamson@gmail.com Fax No. N/A

Mailing Address: 690 E. 100 S.

City, State, Zip: Hyrum, UT 84319

State Tax ID: _____ State Lic.# _____

Nature of Business: _____

Owner Name: Ryan & Whitney Williamson

Manager Name: Whitney Williamson Manager Phone: (435) 754-5277

Manager Address: 690 E. 100. S. Hyrum UT

I certify that I am authorized agent for the above named business, and that all information is true and correct.

Signature 6/16/26
Date

Office Use Only

Approved by: _____ Date Approved: _____ Acct.# _____

Date Paid: _____ Amount: _____ Receipt #: _____

HYRUM CITY
ESTABLISHED 1860

60 West Main Street
Hyrum, Utah 84319
435-245-6033
www.hyrumcity.com

HOME OCCUPATION BUSINESS LICENSE

Name: Ryan Williamson

Date Submitted: 6/10/20

Address: 690 E. 100 S. Hyrum UT 84319

Telephone Number: (435) 512-8648

Name of Business: Boondock Adventures

1. What is the proposed home occupation? Camper Trailer Rental
2. How many clients will be coming to the home at any one time during a daily interval? 1
3. What provisions are available for off street parking? Gravel area in southwest area of Lot
4. What type of equipment, materials, machinery, tools, and merchandise stock are involved in the home occupation? camper trailer (1)
5. What type of modifications to the residential structure are anticipated because of the home occupation? None

ALL HOME OCCUPATIONS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS OF ZONING ORDINANCE 17.04.470 (please initial)

WW A. "Home occupation" means an occupation performed wholly within a residence or the yard and accessory buildings being a part of such residence. Home occupations shall not change the character of the residence or the residential neighborhood. A business license is required for some home occupations. They shall be issued for a one-year period and are renewable. The City Council may review a license in reaction to neighbor's complaints and may revoke it if evidence warrants this action.

WW B. Two levels of home occupations exist. Both are required to maintain all of the standards of a home occupation business license.

WW C. Level one applicants are in occupation categories that the City Cour determined have virtually no negative impact on residential neighborhoods. Level one applicants do not require a license. Occasional businesses operated by a minor are not required to obtain a business license.

WW D. All applicants whose home occupations receive commercial delivery service, has signage advertising the business, performs services in view or hearing of the public, or has customers coming to the residence, are considered level two home occupations and require a license. They also may be required to meet with the City Council and explain how their home occupation is in conformance with the home occupation standards. The City Council may attach limitations or conditions to their licenses.

_____ E. Home occupation standards:

WW 1. The exterior of the home will not be modified in any way to accommodate the home occupation (i.e. loading ramps, loading doors, etc).

WW 2. The occupation will be conducted entirely within the house, yard, and existing outbuildings.

WW 3. The home occupation license covers only residents of the home.

WW 4. No outside storage of goods or materials is permitted.

WW 5. Pedestrian and vehicular traffic will not be in excess of that normally associated with a residential neighborhood.

WW 6. One sign will be permitted on the property. It must meet the requirements of 17.72.010 "Name Plate".

WW 7. The home occupation must be operated in full conformity with fire, health, building, electrical, plumbing codes, and all State and City laws and ordinances.

WW 8. No noise, odor, light, vibrations or dust in excess of that normally associated with a residential neighborhood shall pass beyond the premises.

WW 9. Business shall be conducted only between the hours of 7:00 a.m. and 9:00 p.m.

WW 10. State licenses will be required for "Professional Child Care".

WW F. The City Council may, at their discretion, waive certain of the above standards for the elderly or handicapped.

In order to guarantee that the Home Occupation, once authorized, will not become a nuisance to the neighbors, the City Council may impose other reasonable conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding area.

Applicant's Affidavit: I (we), Ryan & Whitney Williamson, affirm that I (we) am (are) the owner(s) or authorized agent(s) of the owner of property involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits are complete, to the best of my (our) knowledge and, that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Property Owner(s) Signature: _____

Applicants Signature: _____

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City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: October 8, 2026

Subject: West Point Dairy Products, Phase 2 – Seeking site plan approval for Dock and Welfare Building Expansion located at 570 North 500 West.

Summary: West Point Dairy (WPD) has submitted Phase 2 of their facility expansion. This Phase will include the expansion of the existing Dock and Welfare Building located on the southwest area of the site. Included in Phase 2, WPD will also be expanding the employee parking lot, truck trailer staging area, and installing a new scale located in the southeast area of the site.

Attachments:
1. Impact Management Plan
2. Planning Commission Staff Evaluation

Hyrum City
60 West Main Street
Hyrum, UT 84319

Attn: Tony Ekins
City Planner

Re: West Point Dairy Products – Phase 2 – Planning Commission Staff Evaluation

Dear Mr. Ekins,

West Point Dairy Products and Excel Engineering have received the staff evaluation report for Phase 2 of the facility expansion and in response have developed for use by Hyrum City the following Impact Management Plan for the West Point Dairy Products site located at 570 North 500 West.

Hyrum City – Staff Evaluation Comment: From evaluation dated: October 6, 2026

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 of each medium and high level of impact uses. 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.

It was requested that the Impact Management Plan be submitted to Hyrum City on or before October 9, 2026. This is two days after having received the request. The Impact Management Plan presented here has been developed in this short response period as requested.

Please direct question to West Point Dairy Products and Excel Engineering team and we will continue to work with Hyrum City staff to address any concerns.

Thank you,
Excel Engineering, Inc.

David J. Koenes, PE
Principal

WEST POINT DAIRY PRODUCTS – HYRUM, UTAH – SITE IMPACT MANAGEMENT PLAN

Plant Address: 570 North 500 West
Hyrum, Utah 84319

Parcel Number: 03-060-0074
Parcel Area: 14.2 acres

Complaint – Response Contact: JD Rhea
Plant Manager
Email: jrhea@westpointdairy.com Phone: 435-216-1181

Hyrum City Code Reference: HCC 17.48.040 Impact Management Plan

Zoning District: Manufacturing Zone M-2. This zone is a 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.

Adjacent Zones: Properties directly adjacent to the site.
North – Cache County A10 – undeveloped agriculture
East – Manufacturing M-2 – undeveloped, public structure (electrical sub-station)
South – Residential Zone R-2 and Manufacturing Zone M-2
Single family residential lots /Equipment sales & service
West – Manufacturing Zone M-2

Evaluations made in this site Impact Management Plan address the impacts of the West Point Dairy Products site on the adject Residential Zone R-2 south of the site.

Impact Management Plan Exhibits:
The Impact Management Plan includes three site maps identifying noise, odor, and emissions source points. The plan narrative below references these exhibits.

SHEET M1 – OVERALL EXISTING SITE NOISE MAP
SHEET M2 – OVERALL EXISTING SITE ODOR & EMISSIONS MAP
SHEET M3 – OVERALL SITE NOISE MAP PHASE 2
West Point Diary Sound Analysis – Prepared by Vyron

Plant Operations and Identification of Items Impacting Site:
The West Point Dairy Products facility has three primary unit operations which occur on site. The following information is presented to provide a general outline of those units and site impacts related to each primary operational segment.

Reception: The plant has two (2) incoming milk product reception points located on the northwest portion of the site. One serves the Butter Plant, and one serves the Milk Plant. These areas include enclosed liquid bulk tanker unloading, bulk external product silos and fluid processing operations which feed other plant segments. Reception areas do not house any odor or emission points, noise from process systems is contained within the building. Roof top ventilation and air handling equipment elements are located on the roof.

Operational Hours: 24 hours/day year around
Operations remain consistent within the reception areas with trucks being received, unloaded and washed.
Facility expansion will not change the operations of the reception area.

Butter Plant: The southern portion of the plant contains butter operations. This area includes many of the plants' original utility system infrastructure. This includes the ammonia refrigeration system-1 and the associated evaporative condensing towers located on the exterior of the plant. The condensing towers experience various levels of operation based on the processing operations ongoing inside the plant. As production operations reach peak rates an increased cooling demand requires utilizing additional heat transfer capacity of the condensing towers and they operate at higher rates of speed with the fans and pumps. These condensing towers use side wall fan technology and are nearing the end of usable life cycle. The steam generation system, two gas fired boilers, are also located in segment of the plant. The butter area of the plant also has a finish goods butter cooler, freezer and shipping dock operation. The existing shipping docks face west and are accessed off W500.

Operational Hours: 24 hours/day year around
Operations in the butter production unit include butter manufacturing and packaging operations including required equipment and environmental cleaning.

Boiler operation varies through the day as processing systems and cleaning systems come on and offline. Boiler operation will be little changed with the facility expansion.

The condensing towers supporting refrigeration system – 1 see increased loading and use as process systems come on line and cooling needs within the plant increase. Tower operation does decrease with cooler night time temperatures as the environmental conditions cool. There are also seasonal differences in the operational demand of the towers, low demand in the cooler months and increased demand in the summer months. These towers are in continuous operation at various levels.

The facility expansion will impact these towers as they will be decommissioned from service and removed.

Milk Plant: The north portion of the plant along 700N is referenced as the milk plant. This segment of the plant produces milk powder products using a large evaporator and spray dryer system. The dryer system has three (3) primary points of exhaust. The area also contains several process systems which preconcentrate milk solids prior to the spray drying operation. The powder generated is transferred from the spray dryer to internal bulk powder storage silos. From the silos the powder is transferred to packaging systems. The finished products are then placed in dry warehouse areas prior to shipment from the dedicated powder loading dock. This loading dock is located on east side of the existing building and directly south of the proposed new powder warehouse. This area of the plant also houses ammonia refrigeration system-2 with an external evaporative condensing tower and one additional process cooling system with another external evaporative condensing tower.

Operational Hours: 24 hours/day year around
The dryer operates around the clock following a 20-hour production run followed by a 4-hour cleaning cycle. The cleaning cycle typically occurs in the overnight hours. During these hours noise, odor and emission levels are reduced from the dryer stacks.

The condensing towers supporting refrigeration system – 2 and other process chilling systems see increased loading and use as process systems come on line and cooling needs within the plant increase. Tower operation does decrease with cooler night time temperatures as the environmental conditions cool. There are also seasonal differences in the operational demand of the towers, low demand in the cooler months and increased demand in the summer months. These towers are in continuous operation at various levels. The main tower for refrigeration system – 2 has a sound abatement wall to assist with noise mitigation.

The facility expansion will not impact the exhaust stacks of the condensing towers.

Elements Excluded from the Impact Management Plan:

- Dust impacts have been excluded due to the short response period allowed and based on no previous complaints or issues related to dust and dust management being received by West Point Dairy Products from adjacent neighboring properties or Hyrum City.
- Smoke impacts have been excluded as site does not generate smoke or smoke by-product resulting from the operations on the site.
- Vibration impacts have been excluded because normal operations do not have elements or components which induce vibration to the environment under standard operating conditions.

Odor and Emissions Impact Management:

Odor and Emissions points have been identified on the attached Sheet M2 - *Overall Existing Site Odor & Emissions Map*.

- The existing dryer stacks have been identified as odor and emission points. Currently these points do not have mitigation for odor or emissions. Dryer is operated in accordance with the State of Utah Permit for the burner and bag house exhausts.
- The existing wastewater treatment plant has been identified as an Odor point and currently has no additional mitigation modifications in the current phases of facility expansion.
- Boiler stacks have been identified as emission points and the boilers are equipped with low-Nox burners to reduce emissions.

Noise Impact Management:

Simplification Approach for Noise:

- Due to the short, required response period, only the primary large contributing pieces of equipment have been identified individually for documentation of individual noise source sound pressure measurements.
- There are several other pieces of roof top mounted equipment and mechanical units which do contribute to the noise levels at the boundary between the M-2 and R-2 zones which individual measurements have not been completed for. These other contributing elements have been included as point “O” on the attached exhibits.
- All roof top equipment and exhaust points have been included in the establishment of base line of noise levels for purposes of this management plan. The base line has been established through actual field measurements both on the West Point Dairy Products site and off-site at an adjacent residential property to the south. Sound measurements were conducted by a third party engaged to assist with sound analysis for proposed facility expansion.
- West Point Dairy Products engaged Vyron to conduct in-field analysis to establish a baseline for comparison of impacts between existing conditions and the proposed Phase 2 of the facility expansion.
    - Information related to the Vyron report.
        - Noise levels were measured at several points on the West Point site.
        - Noise levels were measured on the adjacent residential property in the R-2 Zone.
        - The primary large contributors identified include the four existing condensing towers.
        - The three large dryer exhaust stacks from the dryer
        - The compressed air discharge.
        - The Hyrum City sub-station was also included in the analysis to assist in evaluating impacts to the R-2 zone.
    - Field To establish a baseline for comparison of the impacts of Phase 2 of the facility expansion two noise conditions were established for measurement of noise levels.
        - Scenario 1: Condensers at 100% operation speeds (all 4 units), Dryer running at full capacity and Hyrum City generator not running.
        - Scenario 2: Condensers at normal speeds, Dryer running at full capacity and one Hyrum City generator running.

        - It is important to note that West Point Dairy Products included the Hyrum City equipment to provide a baseline analysis for the concerned residents in the R-2 zone to show commitment to working with the neighboring residential property owners.
        - All other roof top equipment was operating at normal conditions during both scenarios.
    - The results of established base line show that noise levels in the R-2 zone are below the established limits of the Hyrum City code prescribed levels.
        - Scenario 1 - the average sound measurement, was 56.1 dBA for the three tests.
        - Scenario 2 - the average sound measurement was 55.0 dBA for the six tests.
        - Limit from Hyrum City ordinance is based on time of day are set at:
            - 10:00 PM to 7:00 AM at 65 dBA
            - 7:00 AM to 10:00 PM at 75 dBA
- Phase 2 impacts on the noise levels were evaluated by direct comparison between the primary contributing pieces of equipment with the addition of any new large contributing elements.
    - Phase 2 existing equipment being removed from service.
        - C1 – existing condensing tower for existing refrigeration system 1.
        - C2 – existing condensing tower for existing refrigeration system 1.
        - Note this refrigeration system will be removed in Phase 2.
        - Measured noise levels for C1 and C2 are documented in Noise Source Sound Pressure Measurements within the Vyron report.
        - As noted in the Vyron report towers C1 and C2 are the primary contributors to noise levels from the West Point Dairy Products site and these contributors are being removed.
    - Phase 2 new equipment being installed with new refrigeration systems are located on Sheet M3 – Overall Site Noise Map Phase 2.
        - N1 – new condensing tower for new refrigeration system.
        - N2 – new condensing tower for new refrigeration system.
        - New condensing towers will utilize technology not available with the units be removed were manufactured and installed.
            - New fans will be updraft vs the side mounted fans of the existing unit. This change will help project noise upward and not to the south towards the R-2 zone.
            - Fabrication approaches have improved to reduced noise from the units.
        - Manufacturer sound information was used by Vyron for three potential condensing units
    - Direct comparison between the existing condensing towers C1 and C2 to the new towers N1 and N2 indicate that the new units produce noise levels lower than the existing towers which are to be removed. See information presented in the Vyron report.

- Conclusion of the sound analysis completed by Vyron indicate that the proposed new condenser options will reduce the noise contributing to the noise levels in the R-2 zone which are generated from the West Point Dairy Products site.

This impact management plan is based on the information available at time of the Hyrum City requested and the required submission deadline established by the city. The plan and its attachments indicates that emissions, odors and noise levels associated with the proposed facility expansion will remain within the compliance levels established for the M-2 zoning for medium- to high-impact levels.

End – Site Impact Management Plan

West Point Dairy Sound Analysis

Background and Process for Sound Analysis

Problem Statement
The West Point Dairy facility has received concerns regarding elevated noise levels affecting an adjacent residential property. The complaints have primarily originated from one neighboring property on the southern border. Preliminary observations indicate that the condensing units are the primary source of the reported noise. There are also concerns regarding the city generator site located next to West Point Dairy. Elevated sound pressure levels at the property line may exceed acceptable community noise thresholds and contribute to disturbances for neighboring residents. To evaluate the extent of the noise impact, a comprehensive sound analysis is required to quantify noise levels at both the source and receiver locations.

Additional concerns have been raised regarding the facility's future expansion and the planned installation of a larger condensing unit. This unit will be located closer to the southern property line and adjacent residential properties, potentially increasing noise exposure at the neighboring residences. Therefore, a sound level estimate for the proposed equipment was also determined to be necessary to assess its potential impact on the surrounding properties.

Test Conditions
Sound measurements were collected at locations throughout the property to develop a comprehensive sound map. Each measurement was recorded over a 60-second interval. This duration was selected to minimize the influence of short-duration or instantaneous sound peaks associated with nearby activities and provide a representative measurement of the sound levels.

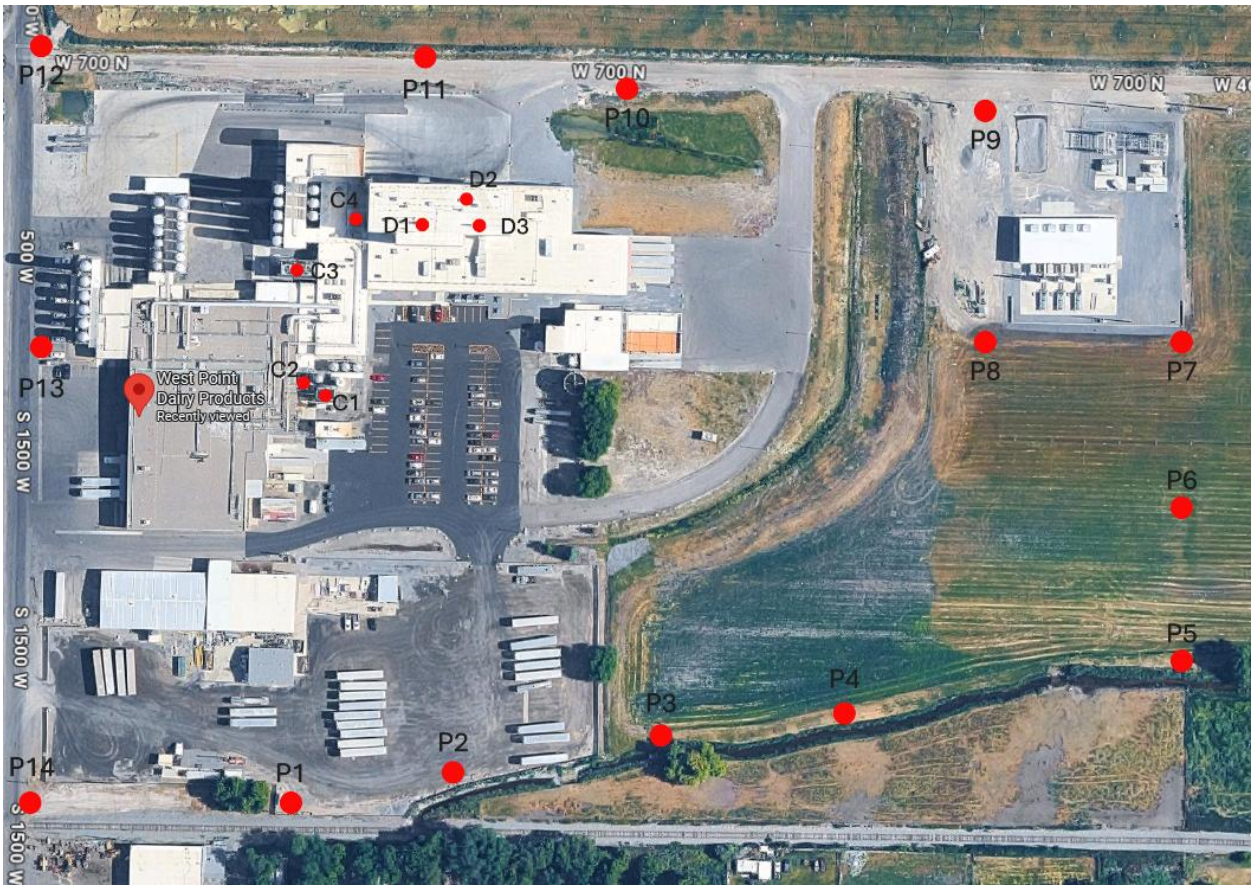
Measured noise levels varied depending on several factors, including the surrounding surfaces and their acoustic characteristics, surface hardness, personnel and vehicle activity, and prevailing outdoor ambient conditions. At the time of testing, there was no construction activity occurring at the facility, wind conditions were minimal, personnel activity across the facility was moderate, and vehicle activity on S 1500 W Street was consistent.

For the property-line perimeter measurements, two sets of data were collected. The first set was recorded with the condensing units operating at full speed and the drier exhausts open. The second set of measurements was recorded with the condensing units operating at their normal operating speed, drier exhausts open, and one city generator in operation.

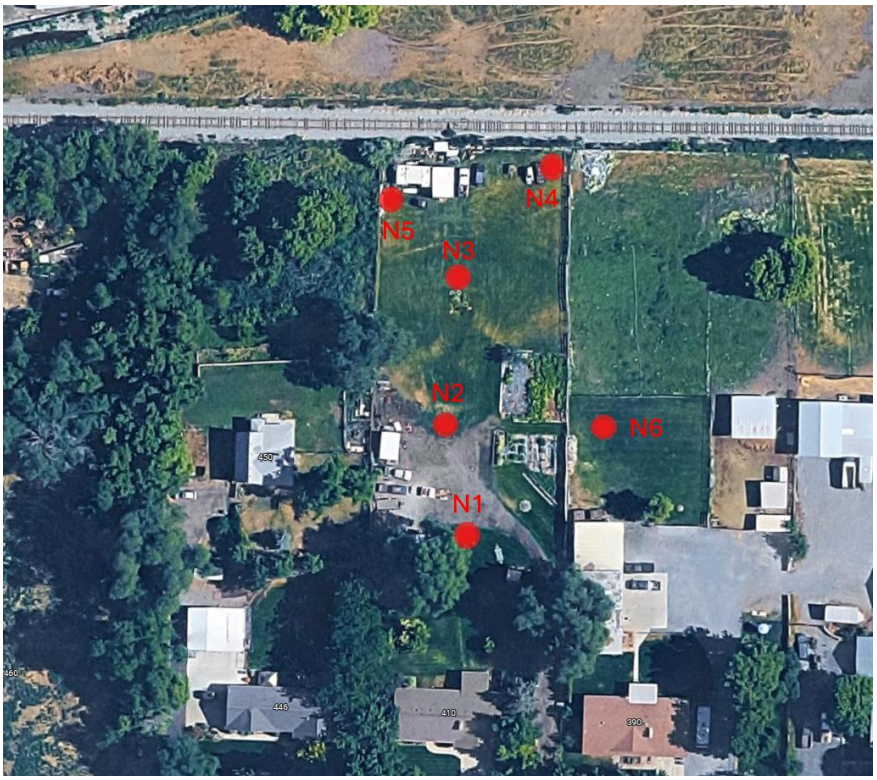
Process

There was a total of 14 initial baseline measurements taken around the property line and an additional six measurements on the neighbor's property. The perimeter points are shown as P1-P14 on the map below. The measurements on the neighbor's property are shown as N1-N6. The drier exhaust stacks are labeled D1-D3, and the condensers are labeled C1-C4. We were able to replicate a few different operating scenarios with the site equipment. These scenarios included operation of drier exhausts, condensers, and generators. See below images for sound maps.

Property Line Sound Measurement Locations:



Neighbor's Property Sound Measurement Locations:



Results from Sound Analysis

The table below shows our overall LAeq sound pressure levels at each location. This value is used to express an average noise level over the full test period of 60 seconds.

Perimeter Sound Measurements:

Perimeter Sound Pressure	Point on Map	Condensers at 100%, Driers on, and Generator Off (dBA)	Condensers at Normal Speed, Driers on, and Generator On (dBA)
Perimeter Reading 1	P1	60.7	
Perimeter Reading 2	P2	65.0	54.1
Perimeter Reading 3	P3	57.6	56.3
Perimeter Reading 4	P4	58.3	58.2
Perimeter Reading 5	P5	51.9	56.2
Perimeter Reading 6	P6	51.3	58.6
Perimeter Reading 7	P7	45.6	57.7
Perimeter Reading 8	P8	51.7	63.7
Perimeter Reading 9	P9	49.1	
Perimeter Reading 10	P10	65.9	
Perimeter Reading 11	P11	67.4	
Perimeter Reading 12	P12	53.4	
Perimeter Reading 13	P13	50.0	
Perimeter Reading 14	P14	57.1	

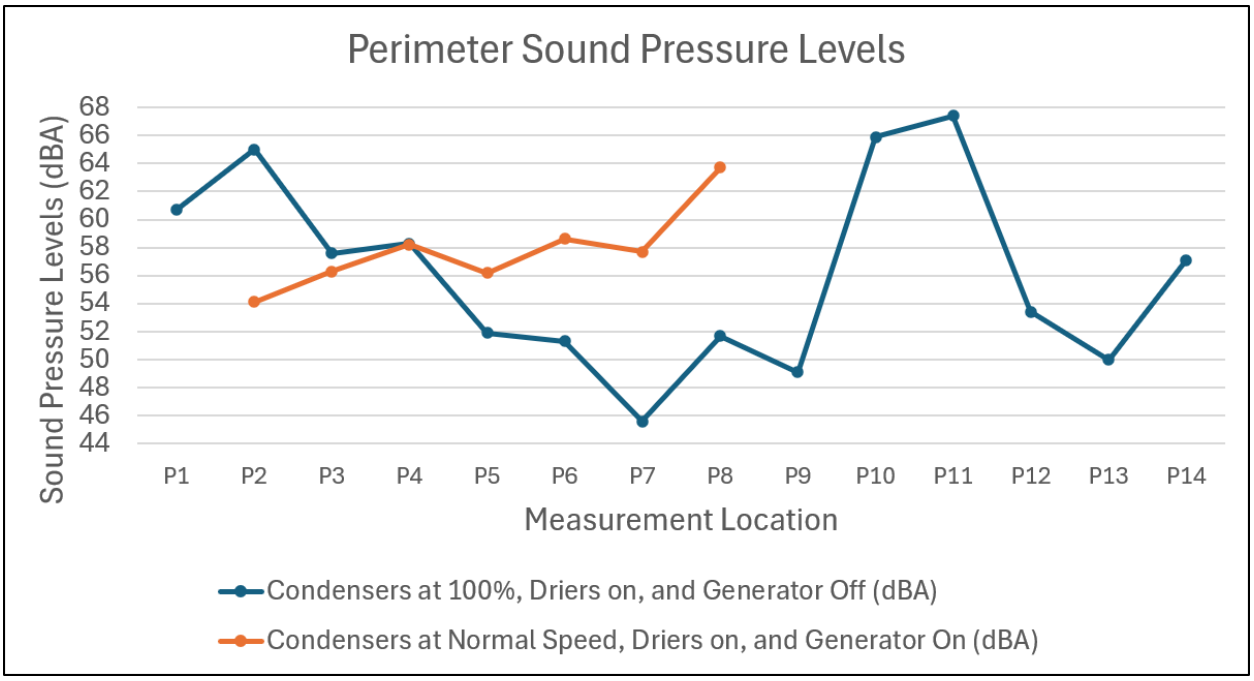
Neighbor's Sound Measurements:

Neighbor Sound Pressure	Point on Map	Driers and Condensers at Full Speed with Generator On (dBA)	Condensers at Full Speed and Generator On (dBA)
Neighbor's lot in backyard	N1		49.9
Neighbor's lot on top of hill	N2	56.0	57.8
Neighbor's lot in middle	N3	57.3	56.9
Neighbor's lot in NE Corner	N4	55.1	55.5
Neighbor's lot in NW Corner	N5		54.3
Adjacent neighbor's lot	N6		55.9

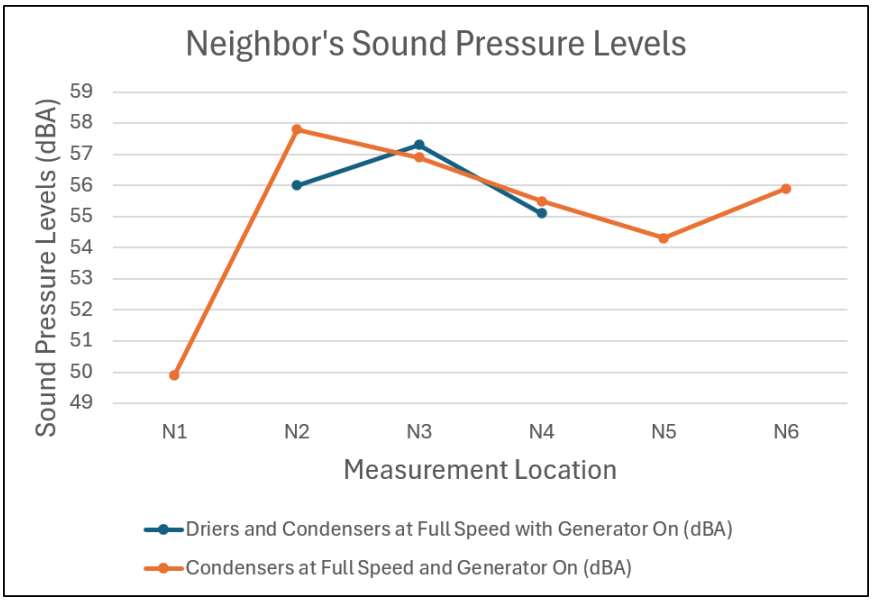
Noise Source Sound Pressure Measurements:

Sound Pressure @ 1ft	Point on Map	Inlet (dBA)	Discharge (dBA)	Inlet Outside of Sound Barrier (dBA)
Condenser 1	C1	100.8	91.6	90
Condenser 2	C2	96.3	85.8	
Condenser 3	C3	78.5	94	
Condenser 4	C4	77.8	82.8	
Large Drier Discharge	D1		88	
Large Drier Discharge	D2		84	
Small Drier Discharge	D3		87.2	
Compressed Air Discharge			78.4	

Perimeter Sound Pressure Graph:



Neighbor Sound Pressure Graph:



Summary of Results

The largest observed sources of sound at West Point Dairy are the inlets of condenser 1 and 2 at 100.8dB and 96.3dB, respectively. A field erected sound barrier is installed at the inlet of condenser 1 which resulted in a 10dB decrease on the inlet. It is worth noting that while the sound barrier is effective at reducing noise, it also restricts airflow to the condenser fans. This increased airflow resistance causes the fans to work harder to maintain the required airflow. These inlets are facing south and east and contribute significant noise to the neighboring areas.

The property line sound pressure levels range from 45.6-67.4dB. It is worth noting that the loudest perimeter sound pressure level recorded was on the northern side of the property by the intake hood serving the large driers at 67.4dB.

Along the southern property line bordering the residential neighborhood, sound pressure levels range from 51.9 to 65 dB. A peak of 65 dB was recorded at location P2 while the condensers ran at full speed and the driers were active. This spike was expected due to a direct line-of-sight path from the drier stacks and condensers 1 and 2. At locations P3 and P4, which sit closest to the neighboring lot, the highest recorded measurements were 57.6 dB and 58.3 dB, respectively, during the same full-speed conditions.

The perimeter sound pressure readings along the eastern property line P5–P7 show an increase of 4–12 dB when a generator is operating and the condensers are at normal speed. The generator exhaust stack covers face directly towards the south and direct the discharge noise towards the neighboring properties. If those stack covers can rotate 180 degrees to face north, this will reduce the overall generator noise.

The sound pressure levels measured in the neighbor's lot range from 49.9-57.8 dB. The highest value sound pressure value occurred while the condensers were at full speed and the generator was on. It is worth noting that we did not see a drastic change in perceived sound pressure when the driers were staged on while the condensers were at full speed and the generator was on. The data shows that drier exhaust operations have minimal overall effect on total sound pressure levels.

According to Hyrum's municipal code, the southern sound pressure level measurements do not exceed acceptable limits during daytime operation. During nighttime operation, P2, P10, and P11 are on the 65 dB threshold. This is subject to the specific "receiving land use zone" that West Point Dairy is held too.

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9.50.090 Sound Levels By Receiving Land

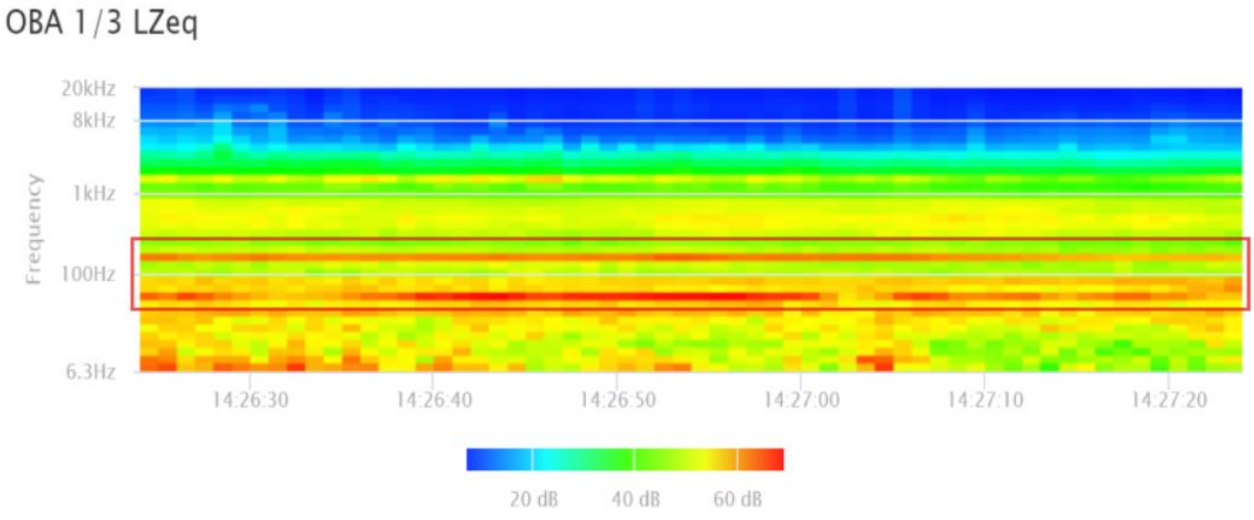
Maximum Permissible Sound Levels By Receiving Land Use. No person shall operate or cause to be operated on private party any source of sound in such a manner as to create a sound level which exceeds the limits set forth for the occupied receiving land zone category in table I of this chapter when measured at or within the property boundary of the receiving land zone. Exceptions may be extended in cases where the receiving land does not have human occupancy.

Table I

Receiving Land Use Zone	Time	Sound Level Limit dBA
RA, R-1, R-2, R-2A, R-3, R-4, R-5	10:00 P.M. to 7:00 A.M. 7:00 A.M. to 10:00 P.M.	65 75
C-1, C-2, M-1, PT	10:00 P.M. to 7:00 A.M. 7:00 A.M. to 10:00 P.M.	70 75
M-2	Any time	80

If we zoom in on the highest sound pressure reading in the neighbor's lot, we can see that there are two distinct octave bands with the highest pressure level. The 63HZ and 125HZ frequencies are shown below. These two frequencies correlate directly to the generator and condenser noise. See below octave band analysis.

Octave Band Analysis of point N2 with Condensers at Full Speed and Generator On:



Future Buildout Predictions

To address the future expansion noise levels concerning the condenser, a comprehensive acoustic analysis prediction was completed.

As a baseline, existing Condensers 1 and 2 were modeled as a single noise source based on the measured sound pressure levels. These measured levels were incorporated into the acoustic analysis to predict sound pressure levels at the neighboring property, located at the top of the hill where the highest noise levels were reported. For this prediction, we used a conservative model that incorporated no physical obstructions between the noise source and receiver path with multiple reflecting surfaces near the sound source. This sound prediction resulted in an estimated sound pressure level of 57dBA at the neighbor's lot. This point, N2, was measured between 56-57.8dBA in the field, which aligns with this prediction. Keep in mind that these field measurements included other external noise sources and sound path obstructions that were not factored into this acoustic analysis.

Using this same acoustic analysis model, we adjusted the location and elevation of the new proposed condenser and utilized the manufacturer's published sound power data.

The acoustic analysis predictions are below:

The Evapco ATC-1562E predicted sound pressure level in the neighbor's lot is 49dBA.

The Evapco ATC-1496E predicted sound pressure level in the neighbor's lot is 49dBA.

The Marley DTC1218 predicted sound pressure level in neighbor's lot is 48dBA.

Conclusion:
Based on these predictions, the new proposed condenser options should be quieter than the two existing condensers contributing the majority of the noise.

Disclaimer:
All acoustic designs, predictions, and recommendations provided by Vyron are based on accepted engineering principles, theoretical models, and measured data. However, actual onsite performance, environmental factors, and site conditions may vary and affect the final results.



NORTH

OVERALL EXISTING SITE NOISE MAP

SCALE: 1" = 40'-0"

0' 40' 80'

SOURCE KEY

O - EXISTING ROOF TOP EQUIPMENT WHICH DO NOT HAVE INDIVIDUAL NOISE DATA AVAILABLE FOR BUT, WHICH WERE OPERATING DURING ESTABLISHMENT OF BASELINE EXISTING NOISE LEVEL IN THE R-2 ZONE.

C1 - EXISTING CONDENSING TOWER RELATED TO THE EXISTING REFRIGERATION SYSTEM 1.

C2 - EXISTING CONDENSING TOWER RELATED TO THE EXISTING REFRIGERATION SYSTEM 1.

C3 - EXISTING CONDENSING TOWER RELATED TO THE EXISTING REFRIGERATION SYSTEM 2.

C4 - EXISTING CONDENSING TOWER RELATED TO MILK PLANT OPERATIONS.

D1 - DRYER EXHAUST STACK

D2 - DRYER EXHAUST STACK

D3 - DRYER EXHAUST STACK

P - MEASUREMENT POINTS ON SITE TO ESTABLISH EXISTING NOISE LEVELS.

OVERALL EXISTING SITE NOISE MAP

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

PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

COUNTY APPROVAL

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 9, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
250290700

SHEET NUMBER
M1

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NORTH

OVERALL EXISTING SITE ODOR & EMISSIONS MAP

SCALE: 1" = 40'-0"

0' 40' 80'

SOURCE KEY

OD1 - ODOR SOURCE IS THE THREE (3) EXISTING DRYER EXHAUST STACKS

OD2 - ODOR SOURCE IS THE EXISTING WASTEWATER TREATMENT PLANT

B1 & B2 - EXISTING BOILER STACK EXHAUST POINTS

ED1 - EMISSION POINT FROM DRYER

ED2 - EMISSION POINT FROM DRYER

ED3 - EMISSION POINT FROM DRYER

THERE ARE NO PROPOSED CHANGES TO ANY OF THE ODOR AND EMISSIONS POINTS IDENTIFIED AS PART OF THE FACILITY EXPANSION.

OVERALL EXISTING SITE ODOR & EMISSIONS MAP

EXCEL

Always a Better Plan

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

PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

COUNTY APPROVAL

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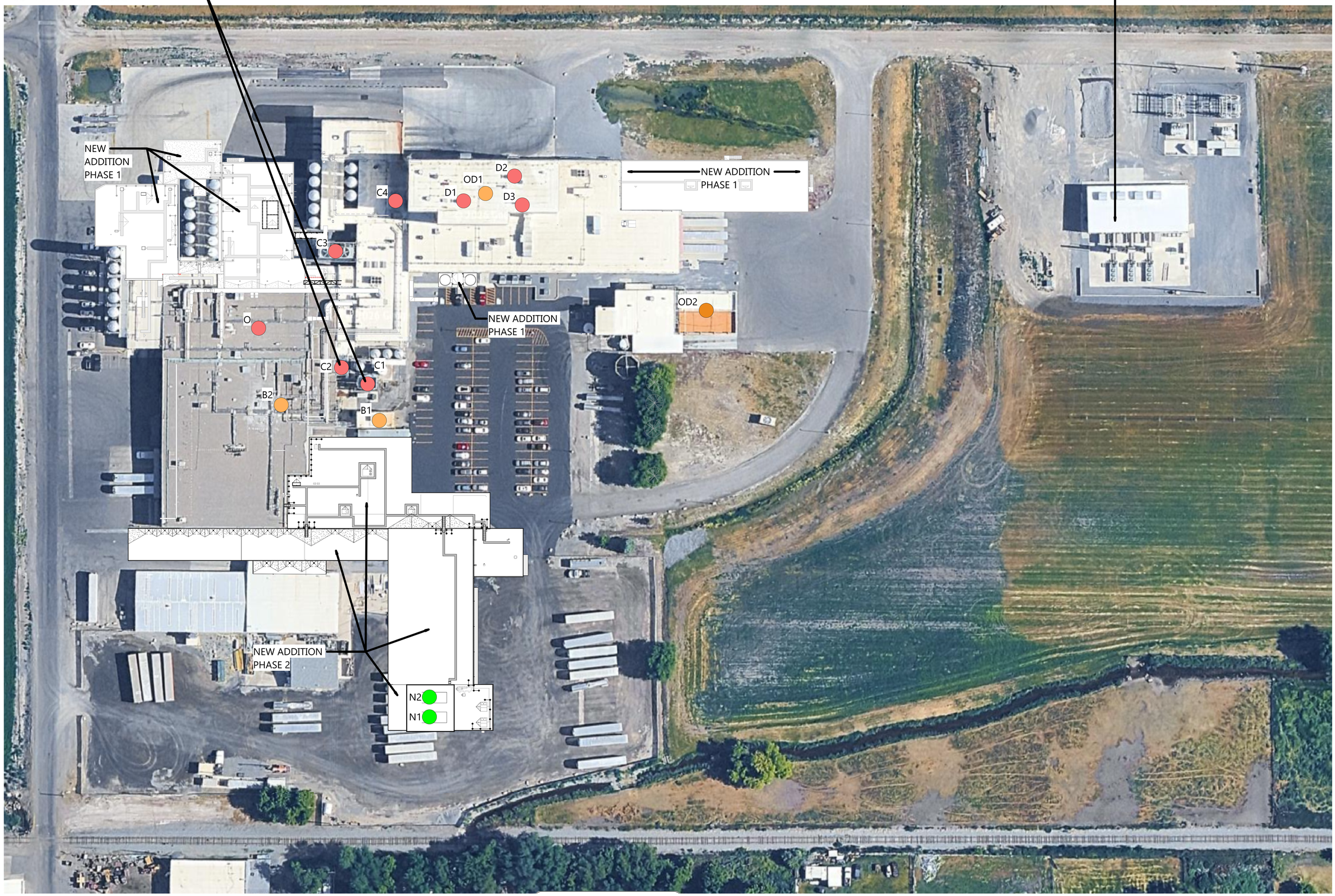
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OVERALL SITE NOISE MAP PHASE 2

NORTH

SCALE: 1" = 40'-0"

0' 40' 80'

SOURCE KEY

O - EXISTING ROOF TOP EQUIPMENT WHICH DO NOT HAVE INDIVIDUAL NOISE DATA AVAILABLE FOR BUT, WHICH WERE OPERATING DURING ESTABLISHMENT OF BASELINE EXISTING NOISE LEVEL IN THE R-2 ZONE.

C1 - EXISTING CONDENSING TOWER RELATED TO THE EXISTING REFRIGERATION SYSTEM 1. **REMOVED FROM OPERATION AND SITE.**

C2 - EXISTING CONDENSING TOWER RELATED TO THE EXISTING REFRIGERATION SYSTEM 1. **REMOVED FROM OPERATION AND SITE.**

C3 - EXISTING CONDENSING TOWER RELATED TO THE EXISTING REFRIGERATION SYSTEM 2.

C4 - EXISTING CONDENSING TOWER RELATED TO MILK PLANT OPERATIONS.

D1 - DRYER EXHAUST STACK

D2 - DRYER EXHAUST STACK

D3 - DRYER EXHAUST STACK

N1 - NEW CONDENSING TOWER REPLACING C1 AND C2 WITH NEW REFRIGERATION SYSTEM.

N2 - NEW CONDENSING TOWER REPLACING C1 AND C2 WITH NEW REFRIGERATION SYSTEM.

OVERALL SITE NOISE MAP PHASE 2

EXCEL
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JOB NUMBER
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M3

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

Planning Commission Staff Evaluation
First Review

Application: West Point Dairy Products, Phase 2 – Seeking recommendation from the Planning Commission to the City Council for site plan approval for Dock and Welfare Building Expansion located at 570 North 500 West.

Application Number:	**26-037**
Preparation Date:	October 6, 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:	**October 8, 2026**
Application Type:	Site Plan Approval
Nature of request:	Food processing/mills
Current Zone District:	**Manufacturing Zone M-2.** This zone is a 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.

Adjacent zoning designations and uses of the subject property		
North	Cache County A10	Undeveloped / Agriculture
East	Manufacturing Zone M-2	Undeveloped / Public structure
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

APPLICATION OVERVIEW: West Point Dairy (WPD) has submitted Phase 2 of their facility expansion. This Phase will include the expansion of the existing Dock and Welfare Building located on the southwest area of the site. Included in Phase 2, WPD will also be expanding the employee parking lot, truck trailer staging area, and installing a new scale located in the southeast area of the site.

Food processing/mills is a medium level of impact and a permitted use in the Manufacturing M-2 Zone. 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.

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. 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.

The authority responsible for the underlying land-use approval (City Council) can 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. The City Council's written approval of the Impact Management Plan can be included in the City Council's motion and the written approval will continue to the final construction drawings for approval by the City Engineer.

On October 6, 2026, WPD submitted the following request concerning Phase 2 power:

West Point Dairy is requesting a commitment from Hyrum City on the city's ability to supply power to the site on this proposed schedule of events. West Point fully wishes to have all power to the site for this and any future needs to be supplied from the city system. These dates however are very critical the business plan for West Point and reflect commitments to ownership. If the city is not able to supply the power on this schedule West Point would like to know as soon as possible as alternate means of power generation must be discussed. In addition, it is critical to understand when the city would be able to supply the power to meet these requirements. If power from the city cannot be supplied to the site on this schedule West Point would like a commitment from the city to work with West Point to allow a temporary solution to be put in place on site until such time power can be made available. It is proposed that a temporary generator system would be installed on site for electrical generation to allow West Point to bring its investment online per the schedule above. We are requesting that such a statement be included in the recommendation of the site plan review committee to the City Council. This approach would only be a last resort, but we feel this in line with the conversation between the Mayor and West Point team during which it was discussed the city would work with West Point to find a way to get them the power required for the continued growth in Hyrum City.

Staff cannot commit to a timeline (Refer to Power Department comments). If an independent onsite power source is provided onsite, staff will require the location provided to the construction drawings submittal.

STAFF COMMENTS:

Planning and Zoning:

1. An Impact Management Plan will be required to be submitted to the City Council. Refer to HCC 17.48.040 Impact Management Plan.
2. West Point Dairy Survey:
   A. 700 North Street will be a 78.00' R.O.W. The 32.00' from the center line of 700 North Street to the new WPD North property line distance is consistent with the Phase 1 approval. The future North R.O.W. line location and proposed width is labeled 64.00 feet. The future R.O.W. should be 71.00' fronting the WPD property.
   B. 500 West Street will be a 78.00' R.O.W. The 34.00' from the center line of 500 West Street to the new WPD west property line distance is consistent with the Phase 1 approval. The future West R.O.W. location and proposed width is labeled 68.00'. The future R.O.W. should be 73.00' fronting the WPD property.
   C. Hyrum City will provide the required Dedication template for WPD to complete the recording of the roadway dedication.
   D. Please verify the metes and bounds on the presented the Phase 2 site plan are consistent with the metes and bounds of the provided West Point Survey.

Fire Department:

1. The fire apparatus access road on the south side of the building must meet IFC D105.2 Width: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 Feet, exclusive of the shoulder, in the immediate vicinity of the building or portion thereof.
2. The fire apparatus access roads shall meet IFC D105.4 Obstructions: Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
3. There must be a fire hydrant located to within 100ft of the stand pipe as per IFC 507.5.1.1: Hydrant for standpipe systems: Building equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections.
4. Fire hydrants must be placed along the fire apparatus access road in compliance with IFC C102.1.

Power Department:

1. The current transmission line cannot provide the capacity that is required by Phase 2 upgrades. Upgrading will be required to begin at Sub 1 (substation located at Hammer Road and SR 101) and continue to the West Point Sub (substation located at 355 West 700 North). Required upgrades include segmented realignment of the existing transmission line to 4400 South. The City is waiting on Cache County to provide a street section for 4400 South so the Power Department can determine the location of the County Road right of way. Upgrades to the transmission line needs to be completed and operational before recommending site plan approval to the Planning Commission and City Council.
2. Upgrades at the West Point substation needs to be completed and in operation before staff recommends site plan approval to the Planning Commission and City Council.
3. The timing for the upgrade requirements is dependent on comments 1 and 2. The power department cannot at this time provide a completion date.

City Engineer and Public Works Department:

1. Site plan concept appears to be consistent to what was presented during the phase 1 process. Detailed construction plans will be reviewed for conformance to the overall project and to the requirements of the City code and Construction Standards.
2. Traffic impact study has been requested during phase 1 plan review. Volumes were provided but still pending submittal of a traffic impact study. Impacts to SR-101, 900 W, and 700 N are expected.
3. The municipal code does not specifically require utility impact studies during the site plan approval process. These may be required during the plan review process for construction plan approval, if these reveal substantial chances to the understanding of any approved site plan (concept plan) the applicant will be required to return to planning commission and City Council to address the substantial chances at that time.
4. Power availability will be coordinated through the plan review process, if significant impacts to the site plan result from the need for onsite power generation the applicant will be required to return to planning commission and City Council to address the substantial changes at that time.

Sewer and Waste Treatment:

1. Sewer and Waste Treatment will be reviewed and coordinated through the construction drawings approval process.

Water and Irrigation:

1. Water and Irrigation will be reviewed and coordinated through the construction drawings approval process.

Streets and Stormwater:

1. Streets and Stormwater will be reviewed and coordinated through the construction drawings approval process.

PLANNING COMMISSION:

Planning Commission Responsibility:

1. The Planning Commission should have a thorough discussion of the staff evaluation, site plan, and specifying conditions and requirements for recommendation to the City Council.
2. The Planning Commission shall review and consider the follow components of the site plan:

- The location of main and accessory buildings on the site and in relation to one another.
- The traffic circulation features within the site.
- The height and bulk of buildings.
- The provisions of off-street parking space.
- The provisions for driveways for ingress and egress.
- The provision of other space on the site.
- The display of signs thereon.
- The property owner’s name and address.
- The provisions required by Fire Officials review.
- The provisions for snow removal on the site.

Staff Recommendations:

1. Staff supports the Planning Commission to recommend approval to the City Council.

2. Recommends the Planning Commission make a motion specifying conditions and requirements, including staff comments to the City Council.

Stipulations:

1. Upon receiving site plan approval recommendation from the Planning Commission, the applicant shall submit the approved site plan to the City Council for approval.
2. Upon site plan approval from the City Council, construction drawings will be required for approval by the City Engineer.

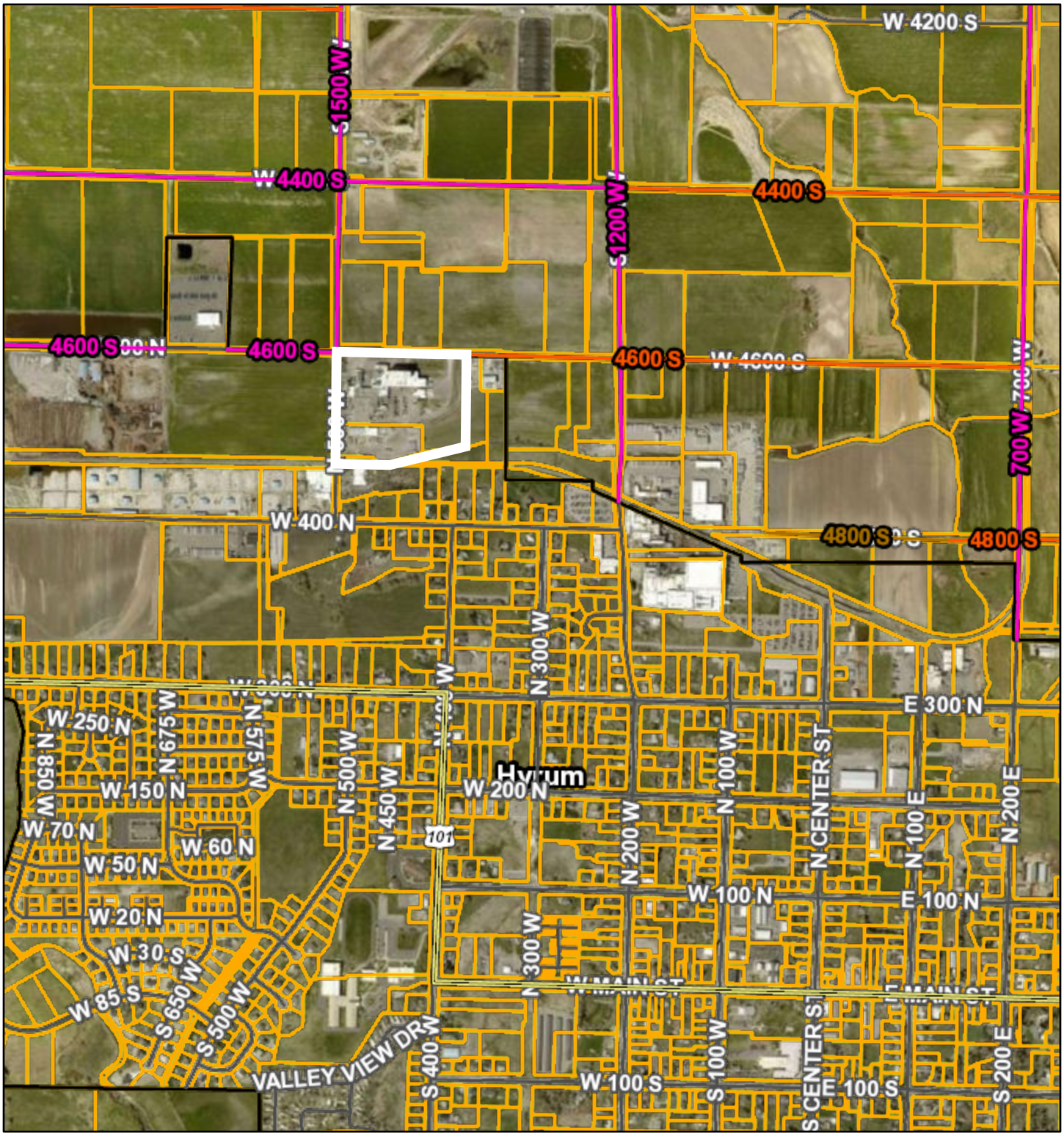
Finding of Facts:

1. Food processing/mills is a permitted use in the Manufacturing M-2 Zone and is categorized as a medium level of impact. Medium level impacts require an Impact Management Plan.

ATTACHMENTS:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Phase 2 - Dock and Welfare Building Expansion Site Plans
5. Phase 2 - Dock and Welfare Building Expansion Floor Plan
6. Phase 2 - Dock and Welfare Building Expansion Exterior Elevations
7. West Point Dairy Survey Exhibit

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

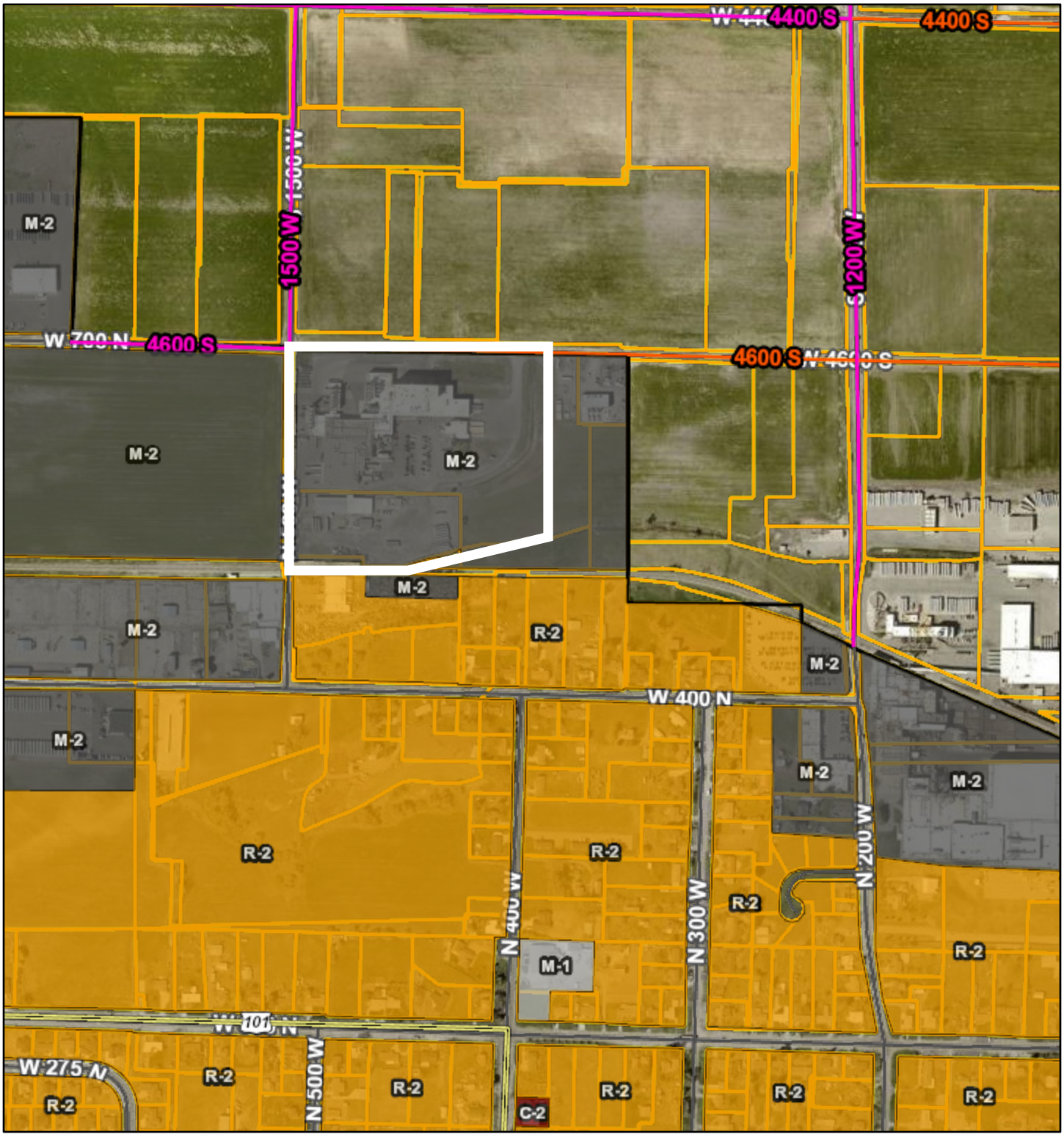
- Asphalt
- Gravel
- Dirt
- Future

- 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

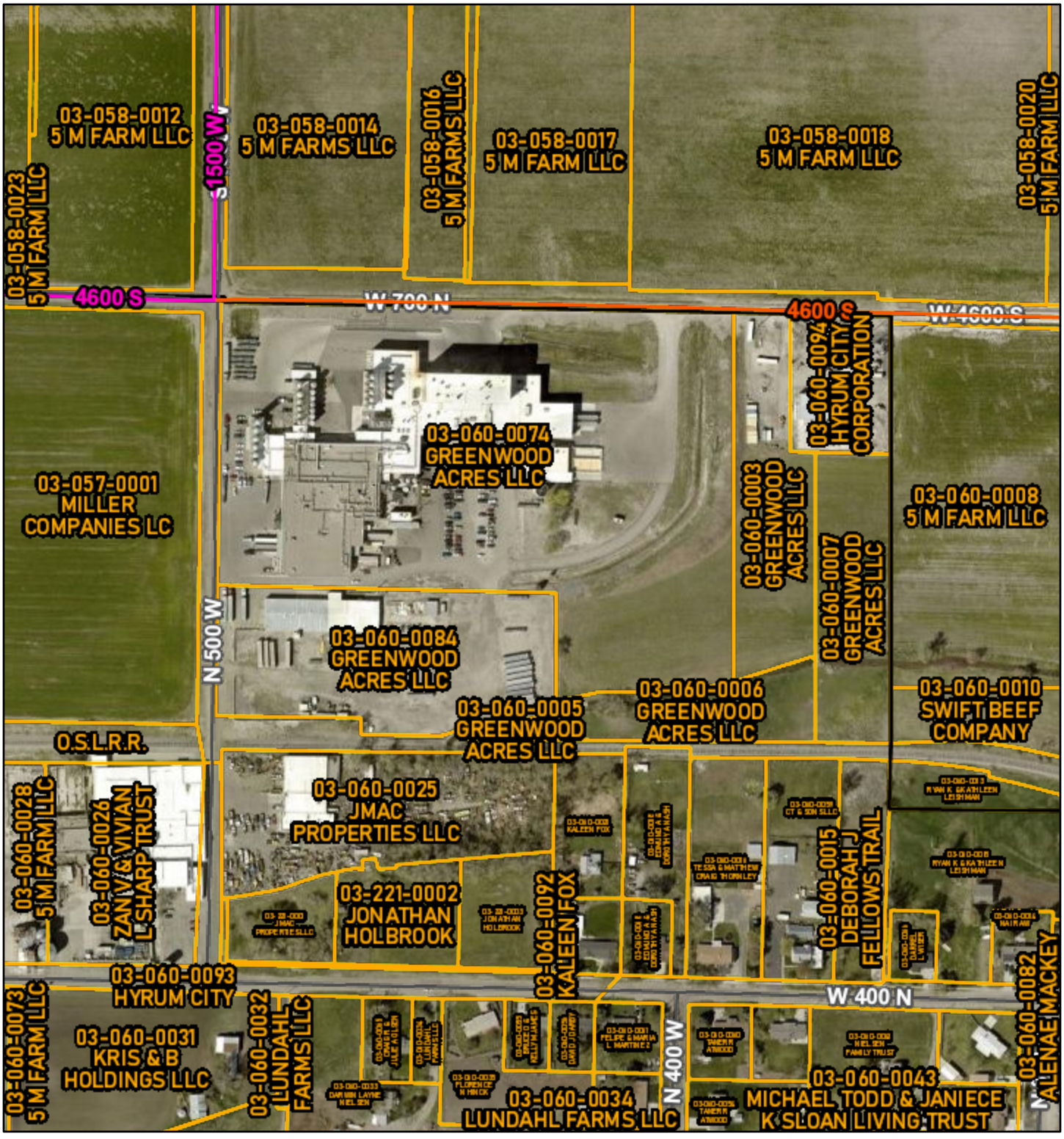
Hyrum Zoning

- 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

DOCK & WELFARE BUILDING EXPANSION PHASE 2

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: 1,041,280 S.F. (23.90 ACRES)

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

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

PROPOSED USE: MANUFACTURING

AREA OF SITE DISTURBANCE: 405,000 S.F. (9.30 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: 34' (MAX. HEIGHT ALLOWED: NO MAXIMUM)

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

PARKING PROVIDED: 176 SPACES (6 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 6, HANDICAP STALLS PROVIDED: 6

BUILDING OCCUPANCY CLASSIFICATION = B, F-1, S-1, A-3

CLASS OF BUILDING CONSTRUCTION = TYPE II(B)

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	3.81	166,009	15.9%
PAVEMENT (ASP. & CONC.)	10.74	467,979	44.9%
TOTAL IMPERVIOUS	14.55	633,988	60.9%
LANDSCAPE/ OPEN SPACE	9.35	407,292	39.1%
PROJECT SITE	23.90	1,041,280	100.0%

PROPOSED SITE DATA

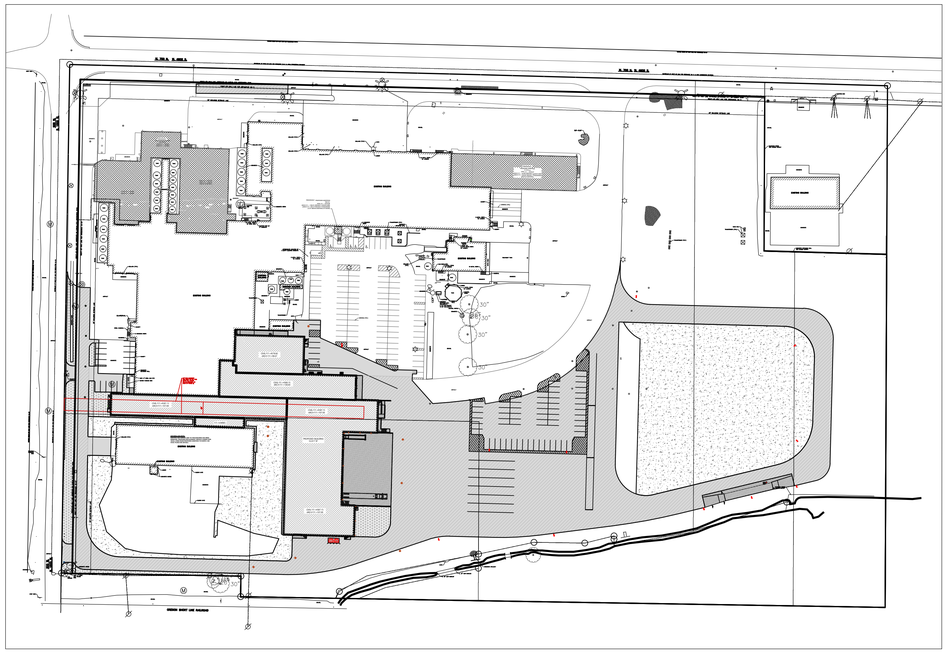
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	4.95	215,426	20.7%
PAVEMENT (ASP. & CONC.)	11.70	509,569	48.9%
TOTAL IMPERVIOUS	16.64	724,995	69.6%
LANDSCAPE/ OPEN SPACE	7.26	316,285	30.4%
PROJECT SITE	23.90	1,041,280	100.0%

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



SITE PLAN OVERVIEW
SCALE: 1"= 100'
100' 0 100' 200'

NORTH

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	T	EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE	E	EXISTING ELECTRIC PEDESTAL
	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET	T	EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN	C	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:
LAVERNE GREGORICH
570 NORTH 500 WEST
HYRUM, UT 84319

CIVIL:
JASON DAYE
Phone: (920) 322-1687
E-mail: jason.daye@excelengineer.com

CITY PLANNER:
TONY EKINS
Phone: (435) 245-6033
E-mail: tony.ekins@hyrumcity.gov

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

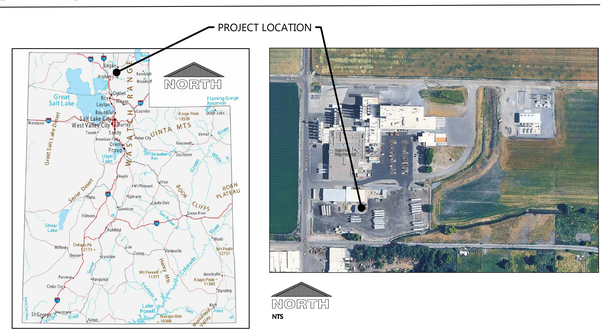
FIRE DEPARTMENT:
Phone: (435) 245-7634

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

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

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

LOCATION MAP



NORTH
NTS

PROJECT NOTES

GENERAL PROJECT NOTES

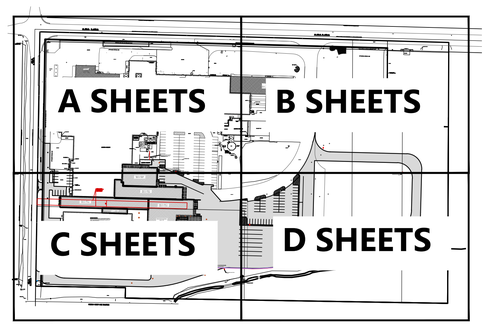
1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

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	DETAILS
C3.1	CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL
PROFESSIONAL ENGINEER
11477993203
JASON DAYE
STATE OF UTAH
09/22/26

SHEET DATES
ISSUED FOR APPROVAL
IFA SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C0.1

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

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

31 20 00 EARTH MOVING

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

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

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

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 GRAVEL AREAS

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

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

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

C. REFER TO LANDSCAPING SECTION FOR CRUSHED CLEAR STONE MULCH SPECIFICATIONS.

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 STANDRADS AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

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

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

32 30 00 CONCRETE AND AGGREGATE BASE

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

32 40 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 50% SHEEP FESCUE, 35% STREAMBANK WHEATGRASS AND 15% CREEPING RED FESCUE. TOTAL SEEDING RATE OF 3-4 LBS/1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 50% SHEEP FESCUE, 35% STREAMBANK WHEATGRASS AND 15% CREEPING RED FESCUE. TOTAL SEEDING RATE OF 3-4 LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 40% SLENDER WHEATGRASS, 30% MOUNTAIN BROME, 20% SANDBERG BLUEGRASS AND 10% BOTTLEBRUSH SQUIRRELTAIL. TOTAL SEEDING RATE OF 2 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
C. HYDROSEEDING:
   1. GENERAL
      a. WOOD FIBER MULCH SHALL BE VIRGIN WOOD FIBER, FREE OF GROWTH- OR GERMINATION INHIBITING SUBSTANCES. THE MULCH SHALL BE AIR DRIED WITH NOT MORE THAN FIFTEEN (15) PERCENT MOISTURE BY WEIGHT. THE TOTAL ORGANIC WEIGHT SHALL BE A MINIMUM OF NINETY EIGHT (98) PERCENT. INORGANIC ASH CONTENT SHALL BE 0.7±0.2 PERCENT. WATER HOLDING CAPACITY SHALL BE 1000G/100G (OVEN DRIED WEIGHT). THE PH RANGE SHALL BE 4.0 - 6.0. THE FIBER LENGTH SHALL MEET THE FOLLOWING:
         1) FIFTY (50) PERCENT SHALL BE AT LEAST 0.15 INCHES IN LENGTH OR LONGER.
         2) FIFTY (50) PERCENT SHALL BE RETAINED ON THE TWENTY-EIGHT (28) MESH SCREEN. IT SHALL BE ECHOFIBER OR CONWED OR APPROVED EQUAL.
      b. THE SEED MIX SHALL BE AS SPECIFIED IN SECTION 32 40 00 B. PROVIDE WRITTEN CERTIFICATION THAT THE SEED CONFORMS TO UTAH SEED LAW AND IS IN COMPLIANCE WITH UTAH STATE DEPARTMENT OF AGRICULTURE REGULATIONS.
      c. THE TACKIFIER SHALL BE M-BINDER OR PLANTEGO OR EQUAL.
      d. THE FERTILIZER SHALL BE A CHEMICALLY PREPARED, DRY, HOMOGENOUS PELLET PRODUCT WITH A BALANCED FORMULA OF 16-16-16.
      e. APPLICATION RATES SHALL BE AS FOLLOWS:
         1) WOOD FIBER MULCH..............................50 POUNDS (MIN.)/1,000 SF
         2) SEED MIX..SEE PLANS (7 POUNDS/1,000 SF TYP.)
         3) TACKIFIER ....100 POUNDS/ACRE
         4) FERTILIZER..1 POUND OR ACTUAL NITROGEN/1,000 SF
         5) WATER ....92 GALLONS/1,000 SF
   2. ONE-STEP PREPARATION AND APPLICATION OF HYDROSEED MULCH SHALL BE AS FOLLOWS:
      a. THE WOOD FIBER MULCH, SEED, TACKIFIER, FERTILIZER, AND WATER SHALL BE MIXED TOGETHER IN A HYDROSEEDING MACHINE HAVING A CAPACITY OF AT LEAST TWO THOUSAND (2,000) GALLONS TO ALLOW FOR A HOMOGENEOUS SLURRY WHICH IS THOROUGHLY MIXED AND CAN BE APPLIED EASILY WITHOUT CLOGGING. THE MACHINE SHALL BE MOUNTED ON A TRAVELING UNIT WHICH IS EITHER SELF-PROPELLED OR DRAWN BY A SEPARATE UNIT. EQUIPMENT USED IN THE HYDROSEEDING PROCESS SHALL BE THOROUGHLY CLEANED OF ALL SEED AND OTHER MATERIALS USED IN ANY PREVIOUS HYDROSEEDING PROCESS, PRIOR TO HYDROSEEDING ON THIS PROJECT.
      b. THE EQUIPMENT SHALL HAVE A BUILT IN AGITATION SYSTEM AND OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND, AND HOMOGENEOUSLY MIX A SLURRY CONTAINING NOT LESS THAN FIFTY (50) POUNDS OF ORGANIC MULCHING AMENDMENT PLUS CHEMICAL ADDITIVES AND SOLIDS FOR EACH ONE HUNDRED (100) GALLONS OF WATER.
      c. THE SLURRY SHALL BE PREPARED AT THE SITE AND ITS COMPONENTS SHALL BE MIXED TO SUPPLY THE RATES OF APPLICATION AS SPECIFIED. THE SLURRY PREPARATION SHALL BEGIN BY ADDING WATER TO THE TANK WHEN THE ENGINE IS AT ONE HALF (1/2) THROTTLE. THE ENGINE THROTTLE SHALL BE OPEN TO FULL SPEED WHEN THE TANK IS ONE HALF (1/2) FILLED WITH WATER. ALL ORGANIC AMENDMENTS, FIBER, AND CHEMICALS SHALL THEN BE ADDED BY THE TIME THE TANK IS TWO THIRDS (2/3) TO THREE FOURTHS (3/4) FULL. AT THIS TIME AND NOT BEFORE, THE SEED MIX SHALL ALSO BE ADDED. SPRAYING SHALL COMMENCE IMMEDIATELY WHEN THE TANK IS FULL, AND THE SLURRY IS MIXED.
      d. APPLY THE HYDROSEED TO FORM EVEN APPEARING COVER OVER THE REQUIRED AREAS. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. IT IS IMPORTANT TO ENSURE THAT ALL OF THE COMPONENTS ENTER AND MIX WITH THE SOIL. USE ONLY QUALIFIED AND TRAINED PERSONNEL TO INSURE UNIFORMITY OF THE HYDROSEED APPLICATIONS.
      e. THE HYDROSEEDING SLURRY COMPONENTS SHALL NOT BE LEFT IN THE HYDROSEED MACHINE FOR MORE THAN TWO (2) HOURS IN ORDER TO AVOID SEED DETERIORATION.
   3. A TWO-STEP HYDROSEEDING PROCEDURE MAY BE USED IN LIEU OF THE ONE-STEP METHOD. THE TWO-STEP PROCEDURE SHALL CONSIST OF FIRST SOWING THE SEED MIX BY BROADCASTING, AND SECOND, APPLYING THE HYDROMULCH. SPECIFICALLY, THIS PROCEDURE SHALL CONFORM TO THE FOLLOWING:
      a. THE SEED SHALL BE BROADCAST OVER THE PLANTING BED AT THE RATES SPECIFIED IN SECTION 32 40 00 B. THE SEED SHALL BE SOWN IN TWO (2) PERPENDICULAR DIRECTIONS WITH A CYCLONE SEEDER OR OTHER SIMILAR MECHANICAL SEEDER. LIGHTLY RAKE THE SEED INTO THE SOIL.
      b. APPLY A FINE SPRAY WATERING IMMEDIATELY AFTER EACH AREA HAS BEEN SOWN.
      c. PREPARE AND APPLY HYDROMULCH SLURRY (MINUS THE SEED MIX) ACCORDING TO THE PROCEDURE OUTLINED IN 32 40 00 C 2.
D. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
E. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. HYDROSEED APPLIED LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. HYDROSEED APPLIED LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
F. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON FILTER FABRIC PER UTAH DOT STANDARDS AND SPECIFICATIONS.
G. CRUSHED CLEAR STONE MULCH: PROVIDE MINIMUM 6" THICK BLANKET OF 0.75" TO 1.25" MAXIMUM CRUSHED CLEAR STONE AT ALL AREAS INDICATED ON THE SITE PLAN SHEETS. STONE TO BE INSTALLED DIRECTLY OVER NON-WOVEN WEED BARRIER FABRIC. WEED- BARRIER TO BE INSTALLED DIRECTLY OVER NATIVE SOIL OR TILLED FILL TO ALLOW FOR NATURAL INFILTRATION IN MULCH AREAS. GRAY COLORED STONE TO MATCH EXISTING.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

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

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

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

CONSTRUCTION SEQUENCE

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

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

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

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

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

PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

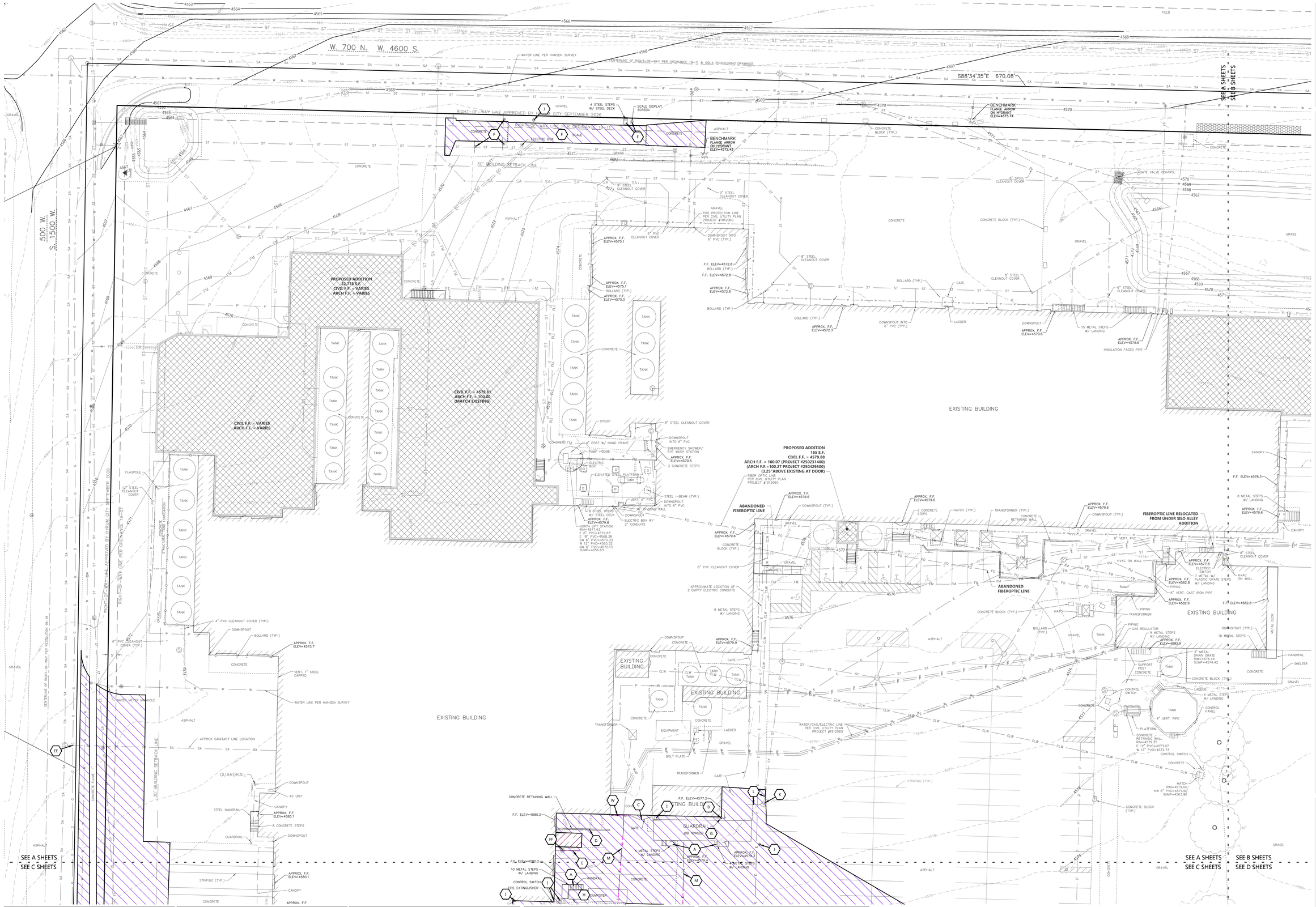
PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C0.2

CIVIL SPECIFICATIONS



KEYNOTES	
A	REMOVE METAL STEPS
B	REMOVE GUARDRAIL
C	REMOVE GATE
D	REMOVE RETAINING WALL
E	REMOVE PORTION OF STORM PIPE
F	REMOVE & RELOCATE SCALE AND SCALE COMPONENTS AFTER NEW SCALE IS IN OPERATION.
G	REMOVE OR RELOCATE TRAILER/CONTAINER. COORDINATE WITH OWNER

KEYNOTES	
H	REMOVE OR RELOCATE DUMPSTER & COMPACTOR. COORDINATE WITH OWNER
I	REMOVE ELECTRICAL EQUIPMENT
J	REMOVE LIGHTPOLE
K	PROTECT STORM INLET
L	PROTECT PORTION OF STORMLINE
M	REMOVE ELECTRICAL LINE
N	REMOVE PROPANE TANK

KEYNOTES	
O	REMOVE BUILDING CANOPY AND SUPPORT COLUMN
P	REMOVE BOLLARD
Q	REMOVE GAS METER. COORDINATE WITH UTILITY COMPANY
R	REMOVE GAS LINE. COORDINATE RELEASE OF EASEMENT WITH GAS COMPANY.
S	REMOVE DOWNSPOUT
T	REMOVE TRANSFORMER
U	REMOVE/RELOCATE CONCRETE BLOCK (TYP.) COORDINATE WITH OWNER

KEYNOTES	
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W	REMOVE FENCE
X	REMOVE OR RELOCATE GRAVEL PILE. COORDINATE WITH OWNER
Y	REMOVE OVERHEAD ELECTRIC LINE. COORDINATE WITH UTILITY COMPANY
Z	REMOVE POWER POLE
BB	REMOVE VERTICAL PIPE
CC	REMOVE CONCRETE FLUME

KEYNOTES	
DD	PROTECT HYDRANT
EE	PROTECT GAS LINE
FF	REMOVE UTILITY STRUCTURE
GG	REMOVE FIBER OPTIC LINE
HH	REMOVE CURB
II	REMOVE TREE
JJ	REMOVE GRAVEL WITHIN CHAINLINK FENCE AREA. REUSE IF MEETS STANDARD GRAVEL SPECS ON SHEET C0.2. REUSE ASPHALT MILLINGS WHERE FEASIBLE. COORDINATE WITH OWNER.

GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY WAS COMPLETED BY HANSEN & ASSOCIATES, INC. LAST UPDATED DECEMBER 11, 2025.
- LOCATION OF EXISTING UNDERGROUND UTILITY LINES IS APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND:

- SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
- RAZE BUILDING & ASSOCIATED FEATURES & UTILITIES
- REMOVE & RELOCATE TOPSOIL

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

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A

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

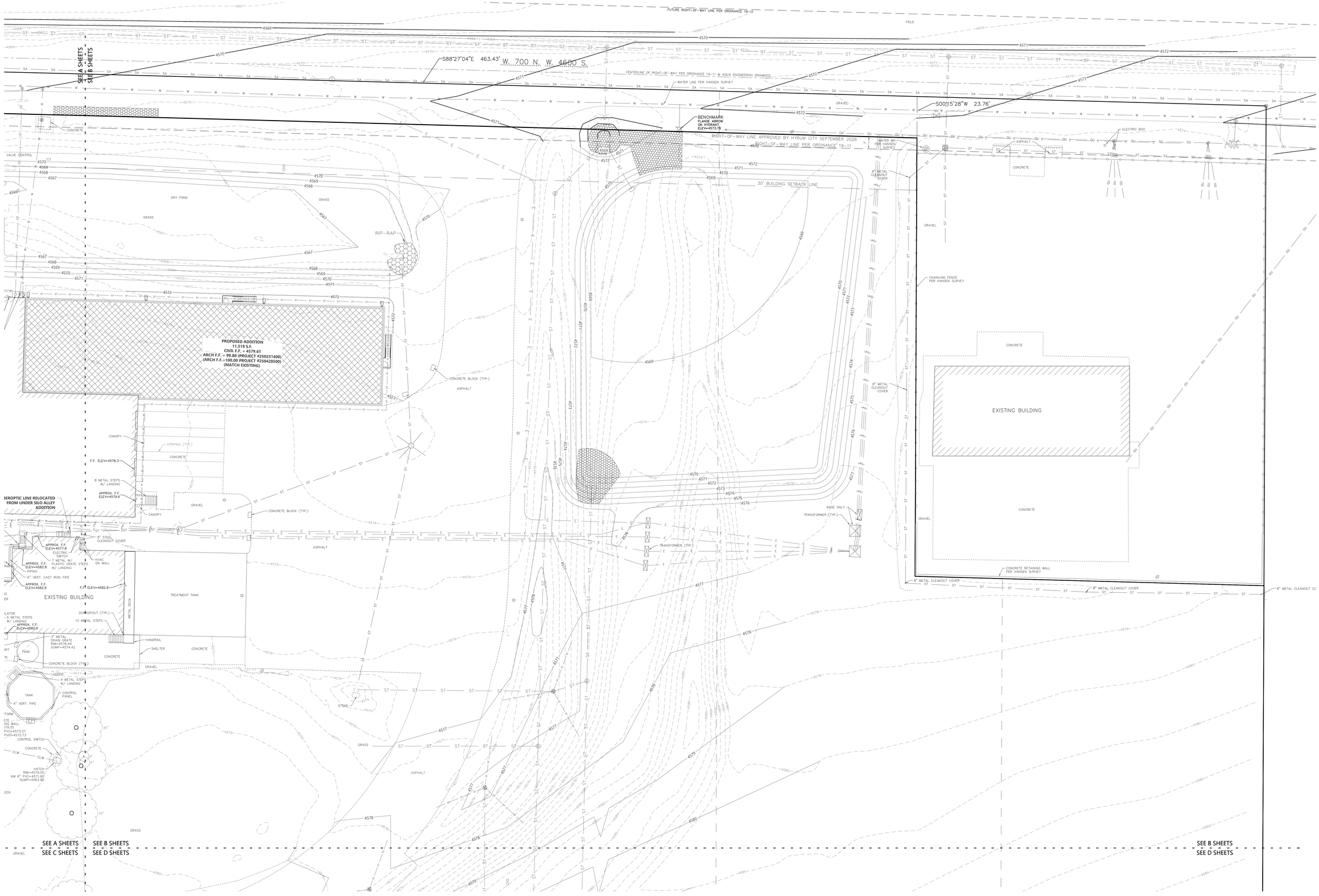
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PROFESSIONAL SEAL

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NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA B

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PROFESSIONAL SEAL

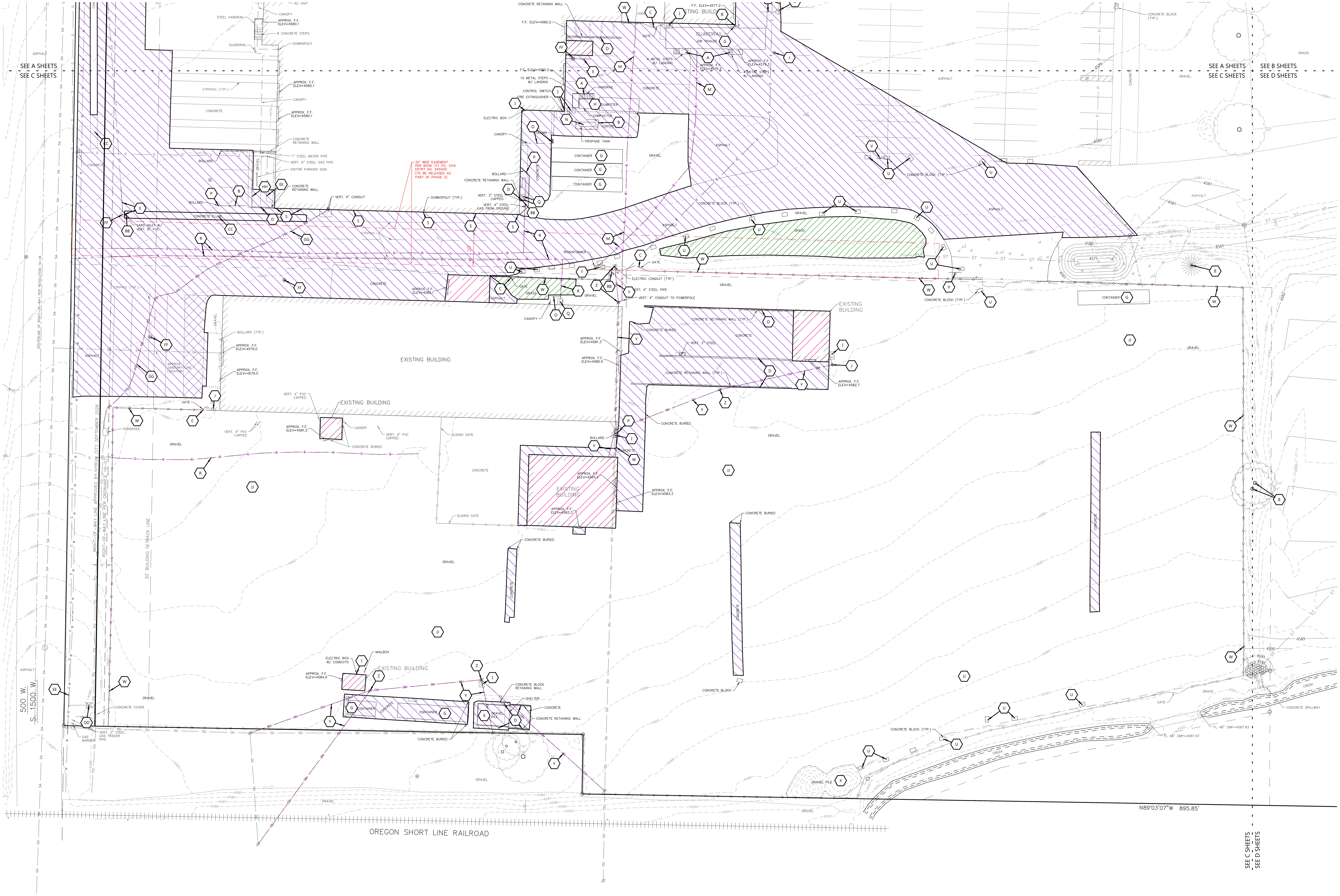
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IFA	SEPT. 22, 2026

JOB NUMBER
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C1.0B



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Y	REMOVE OVERHEAD ELECTRIC LINE. COORDINATE WITH UTILITY COMPANY
Z	REMOVE POWER POLE
BB	REMOVE VERTICAL PIPE
CC	REMOVE CONCRETE FLUME

KEYNOTES

DD	PROTECT HYDRANT
EE	PROTECT GAS LINE
FF	REMOVE UTILITY STRUCTURE
GG	REMOVE FIBER OPTIC LINE
HH	REMOVE CURB
II	REMOVE TREE
JJ	REMOVE GRAVEL WITHIN CHAINLINK FENCE AREA. REUSE IF MEETS STANDARD GRAVEL SPECS ON SHEET C0.2. REUSE ASPHALT MILLINGS WHERE FEASIBLE. COORDINATE WITH OWNER.

GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY WAS COMPLETED BY HANSEN & ASSOCIATES, INC. LAST UPDATED DECEMBER 11, 2025.
- LOCATION OF EXISTING UNDERGROUND UTILITY LINES IS APPROXIMATE BASED ON PREVIOUS DESIGN PROJECTS. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND:

- SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
- RAZE BUILDING & ASSOCIATED FEATURES & UTILITIES
- REMOVE & RELOCATE TOPSOIL

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

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA C

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

PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

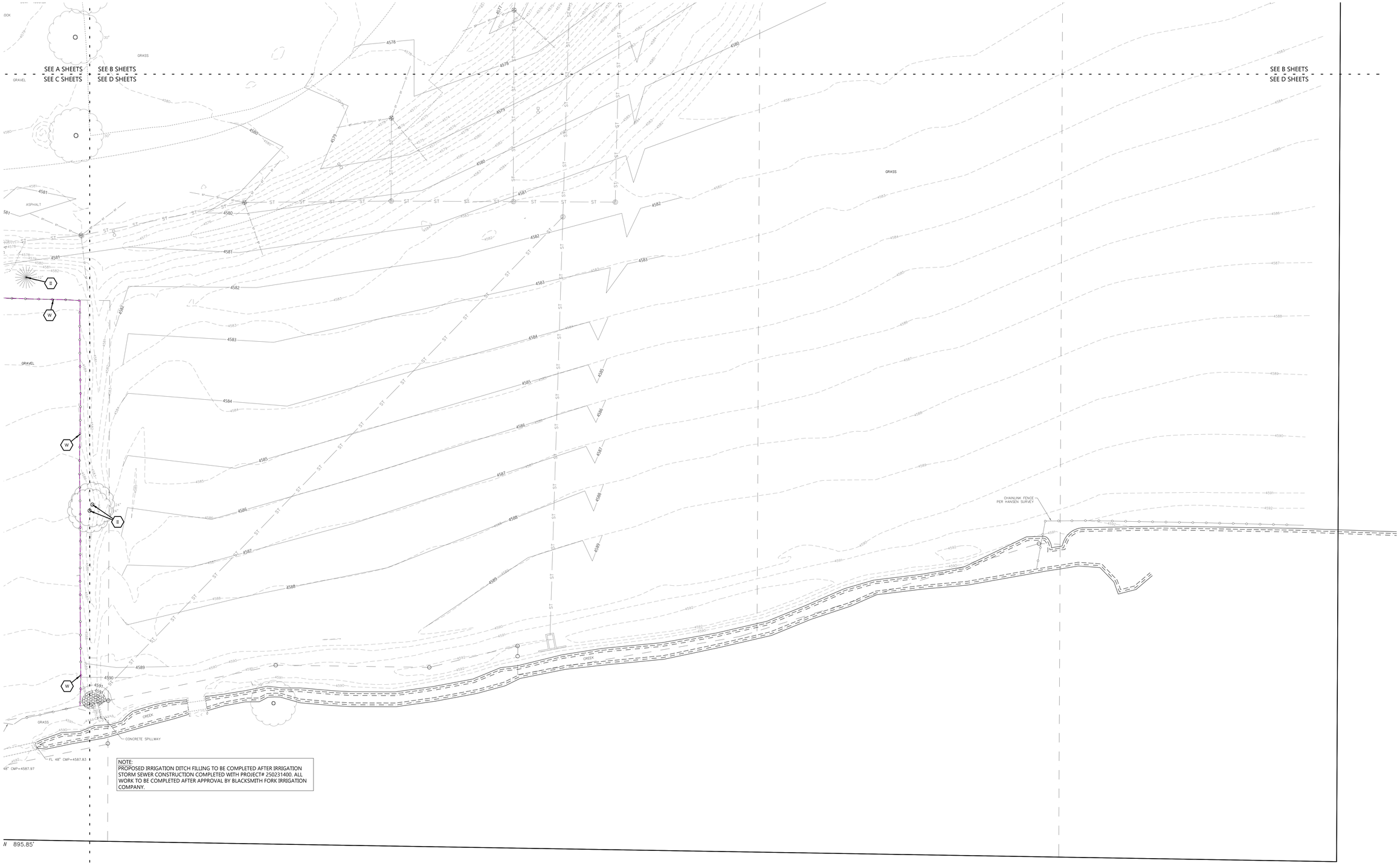
SHEET DATES

ISSUED FOR APPROVAL

IFA	SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.0C



NOTE:
PROPOSED IRRIGATION DITCH FILLING TO BE COMPLETED AFTER IRRIGATION STORM SEWER CONSTRUCTION COMPLETED WITH PROJECT# 250231400. ALL WORK TO BE COMPLETED AFTER APPROVAL BY BLACKSMITH FORK IRRIGATION COMPANY.

KEYNOTES	
A	REMOVE METAL STEPS
B	REMOVE GUARDRAIL
C	REMOVE GATE
D	REMOVE RETAINING WALL
E	REMOVE PORTION OF STORM PIPE
F	REMOVE & RELOCATE SCALE AND SCALE COMPONENTS AFTER NEW SCALE IS IN OPERATION.
G	REMOVE OR RELOCATE TRAILER/CONTAINER. COORDINATE WITH OWNER

KEYNOTES	
H	REMOVE OR RELOCATE DUMPSTER & COMPACTOR. COORDINATE WITH OWNER
I	REMOVE ELECTRICAL EQUIPMENT
J	REMOVE LIGHTPOLE
K	PROTECT STORM INLET
L	PROTECT PORTION OF STORMLINE
M	REMOVE ELECTRICAL LINE
N	REMOVE PROPANE TANK

KEYNOTES	
O	REMOVE BUILDING CANOPY AND SUPPORT COLUMN
P	REMOVE BOLLARD
Q	REMOVE GAS METER. COORDINATE WITH UTILITY COMPANY
R	REMOVE GAS LINE. COORDINATE RELEASE OF EASEMENT WITH GAS COMPANY.
S	REMOVE DOWNSPOUT
T	REMOVE TRANSFORMER
U	REMOVE/RELOCATE CONCRETE BLOCK (TYP.) COORDINATE WITH OWNER

KEYNOTES	
V	REMOVE SIGN
W	REMOVE FENCE
X	REMOVE OR RELOCATE GRAVEL PILE. COORDINATE WITH OWNER
Y	REMOVE OVERHEAD ELECTRIC LINE. COORDINATE WITH UTILITY COMPANY
Z	REMOVE POWER POLE
BB	REMOVE VERTICAL PIPE
CC	REMOVE CONCRETE FLUME

KEYNOTES	
DD	PROTECT HYDRANT
EE	PROTECT GAS LINE
FF	REMOVE UTILITY STRUCTURE
GG	REMOVE FIBER OPTIC LINE
HH	REMOVE CURB
II	REMOVE TREE
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LEGEND:

- SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
- RAZE BUILDING & ASSOCIATED FEATURES & UTILITIES
- REMOVE & RELOCATE TOPSOIL

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

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA D

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Fond du Lac, WI 54935
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PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.0D

GENERAL NOTES:

- SITE DIRECTIONAL SIGNAGE LOCATIONS AND MESSAGING TO BE COORDINATED WITH OWNER.

KEYNOTES

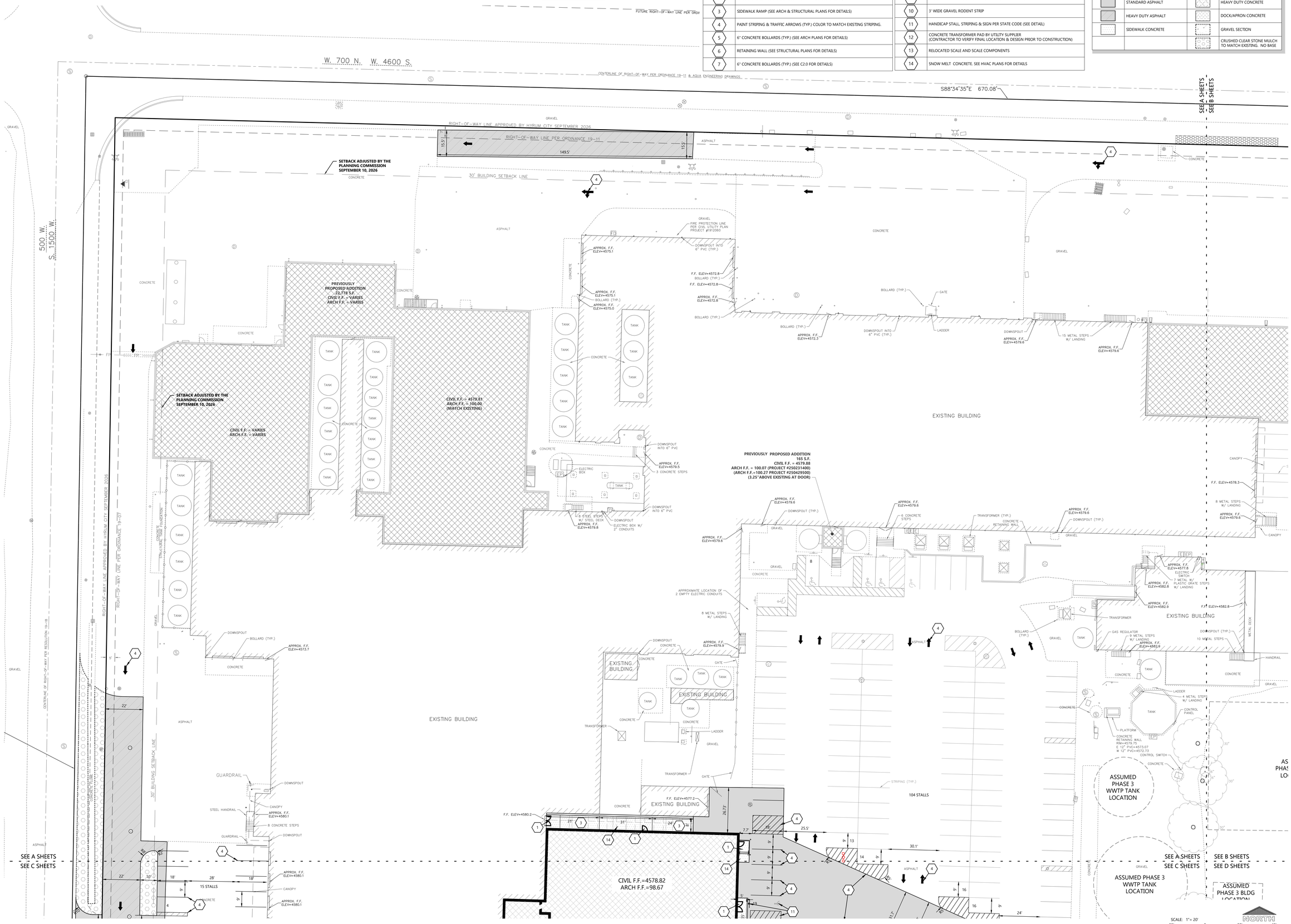
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	SIDEWALK RAMP (SEE ARCH & STRUCTURAL PLANS FOR DETAILS)
4	PAINT STRIPING & TRAFFIC ARROWS (TYP.) COLOR TO MATCH EXISTING STRIPING.
5	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
6	RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)
7	6" CONCRETE BOLLARDS (TYP.) (SEE C2.0 FOR DETAILS)

KEYNOTES

8	TRASH COMPACTOR (SEE ARCH PLANS FOR DETAILS)
9	TRUCK LOADING DOCK (SEE ARCH PLANS FOR DETAILS)
10	3' WIDE GRAVEL RODENT STRIP
11	HANDICAP STALL, STRIPING & SIGN PER STATE CODE (SEE DETAIL)
12	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
13	RELOCATED SCALE AND SCALE COMPONENTS
14	SNOW MELT CONCRETE. SEE HVAC PLANS FOR DETAILS

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		DOCK/APRON CONCRETE
	SIDEWALK CONCRETE		GRAVEL SECTION
			CRUSHED CLEAR STONE MULCH TO MATCH EXISTING. NO BASE



CIVIL SITE PLAN - AREA A

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PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA SEPT. 22, 2026

JOB NUMBER

250290700

SHEET NUMBER

C1.1A

GENERAL NOTES:

- SITE DIRECTIONAL SIGNAGE LOCATIONS AND MESSAGING TO BE COORDINATED WITH OWNER.

KEYNOTES

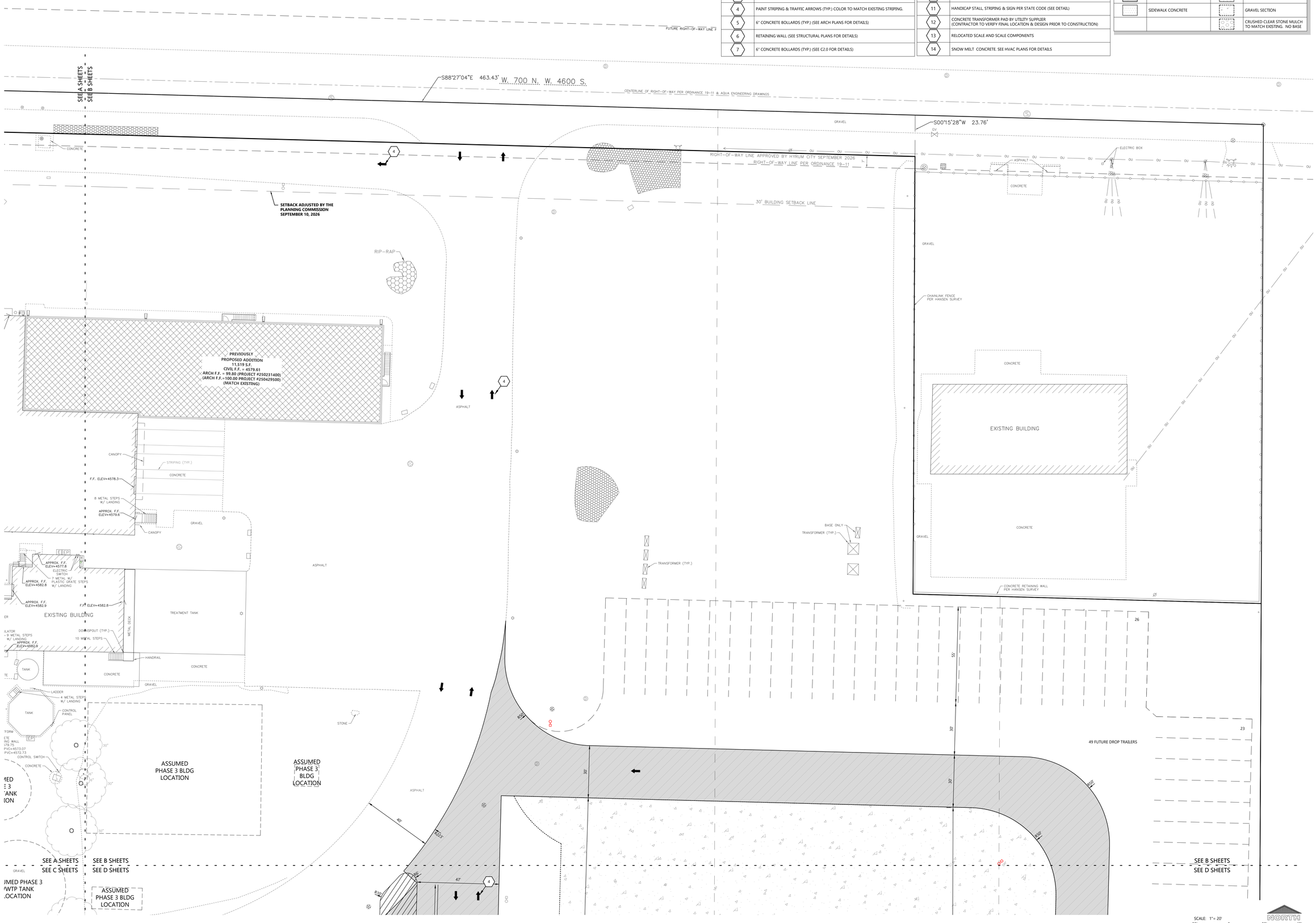
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LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		DOCK/APRON CONCRETE
	SIDEWALK CONCRETE		GRAVEL SECTION
			CRUSHED CLEAR STONE MULCH TO MATCH EXISTING. NO BASE



CIVIL SITE PLAN - AREA B

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PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA SEPT. 22, 2026

JOB NUMBER

250290700

SHEET NUMBER

C1.1B

GENERAL NOTES:

- SITE DIRECTIONAL SIGNAGE LOCATIONS AND MESSAGING TO BE COORDINATED WITH OWNER

KEYNOTES	
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2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
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LEGEND:			
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		DOCK/APRON CONCRETE
	SIDEWALK CONCRETE		GRAVEL SECTION
			CRUSHED CLEAR STONE MULCH TO MATCH EXISTING. NO BASE

104 STALLS

CIVIL F.F.=4578.82
ARCH F.F.=98.67

CIVIL F.F.=4580.15
ARCH F.F.=100.00

CIVIL F.F.=4587.15
ARCH F.F.=107.00

F.F.=VARIES

PROPOSED BUILDING
52,617 SF

EXISTING BUILDING
F.F. ELEV=4577.2

EXISTING BUILDING
F.F. ELEV=4580.2

FUTURE ASRS ADDITION
62,920 SF
CIVIL F.F.=4587.15
ARCH F.F.=107.00

20' WIDE EASEMENT PER BOOK 711 PG. 1016 ENTRY NO. 645400 (TO BE RELEASED AS PART OF PHASE 2)

SETBACK ADJUSTED BY THE PLANNING COMMISSION SEPTEMBER 10, 2026

15 STALLS

STEEL HANDRAIL
CANOPY
APPROX. F.F. ELEV=4580.1
8 CONCRETE STEPS
GUARDRAIL
DOWNSPOUT
APPROX. F.F. ELEV=4580.1
CANOPY
APPROX. F.F. ELEV=4580.1
CONCRETE RETAINING WALL
VERT. 6" STEEL GAS PIPE
VISITOR PARKING SIGN

BOLLARD (TYP.)
APPROX. F.F. ELEV=4579.0
APPROX. F.F. ELEV=4579.0
APPROX. F.F. ELEV=4580.5
APPROX. F.F. ELEV=4581.2
LADDER
CONCRETE BURIED
SLIDING GATE
SLIDING GATE

SEE A SHEETS
SEE C SHEETS

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

ASSUMED PHASE 3 WWTP TANK LOCATION
ASSUMED PHASE 3 BLDG LOCATION
WWTP TANK LOCATION

7 DOCK STAGING

CONCRETE COVER
GAS MARKER
VERT. 2" STEEL GAS TRACER PIPE
CONCRETE SPILLWAY
GATE
FL 48" CMP=4587.97
FL 48" CMP=4587.83

CONTINUE OF RIGHT-OF-WAY PER RESOLUTION 13-18
RIGHT-OF-WAY LINE PER ORDINANCE 19-07
PROPERTY LINE
30' BUILDING SETBACK LINE
S 500 W
S 1500 W
N89°03'07"W 895.85'
OREGON SHORT LINE RAILROAD
GRAVEL
ASPHALT
CONCRETE

SCALE: 1" = 20'
NORTH

CIVIL SITE PLAN - AREA C

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100 Camelot Drive
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920-926-9800
excelengineer.com

PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.1C

GENERAL NOTES:

- SITE DIRECTIONAL SIGNAGE LOCATIONS AND MESSAGING TO BE COORDINATED WITH OWNER.

KEYNOTES

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2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
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KEYNOTES

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13	RELOCATED SCALE AND SCALE COMPONENTS
14	SNOW MELT CONCRETE. SEE HVAC PLANS FOR DETAILS

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		DOCK/APRON CONCRETE
	SIDEWALK CONCRETE		GRAVEL SECTION
			CRUSHED CLEAR STONE MULCH TO MATCH EXISTING. NO BASE

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PROJECT INFORMATION

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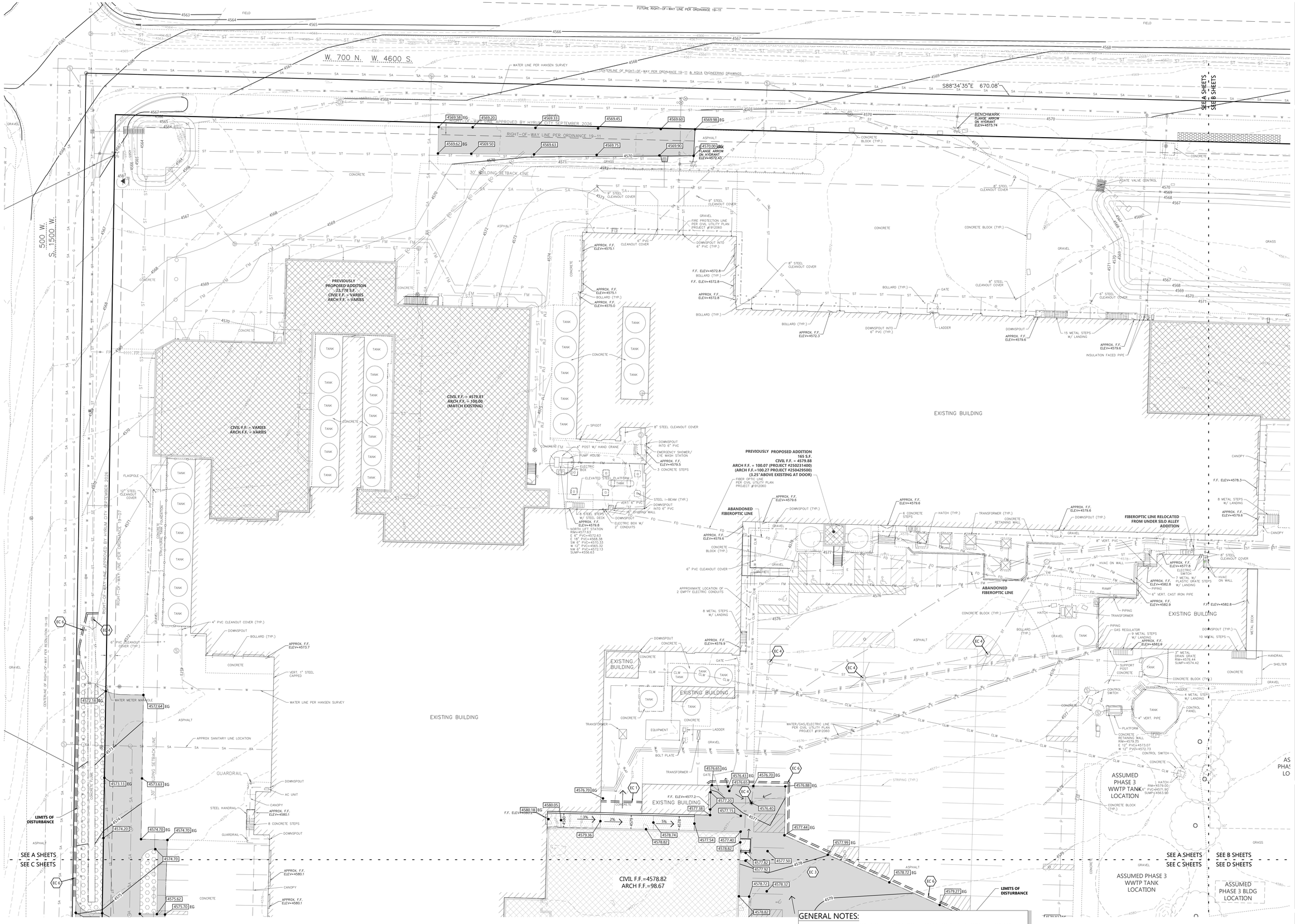
IFA	SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.1D

SCALE: 1" = 20'
NORTH

CIVIL SITE PLAN - AREA D



KEYNOTES		KEYNOTES	
EC 1	SILT FENCE	EC 4	INLET PROTECTION
EC 3	STABILIZED CONSTRUCTION ENTRANCE	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.
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- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

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

CIVIL GRADING AND EROSION CONTROL PLAN - AREA A

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
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PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

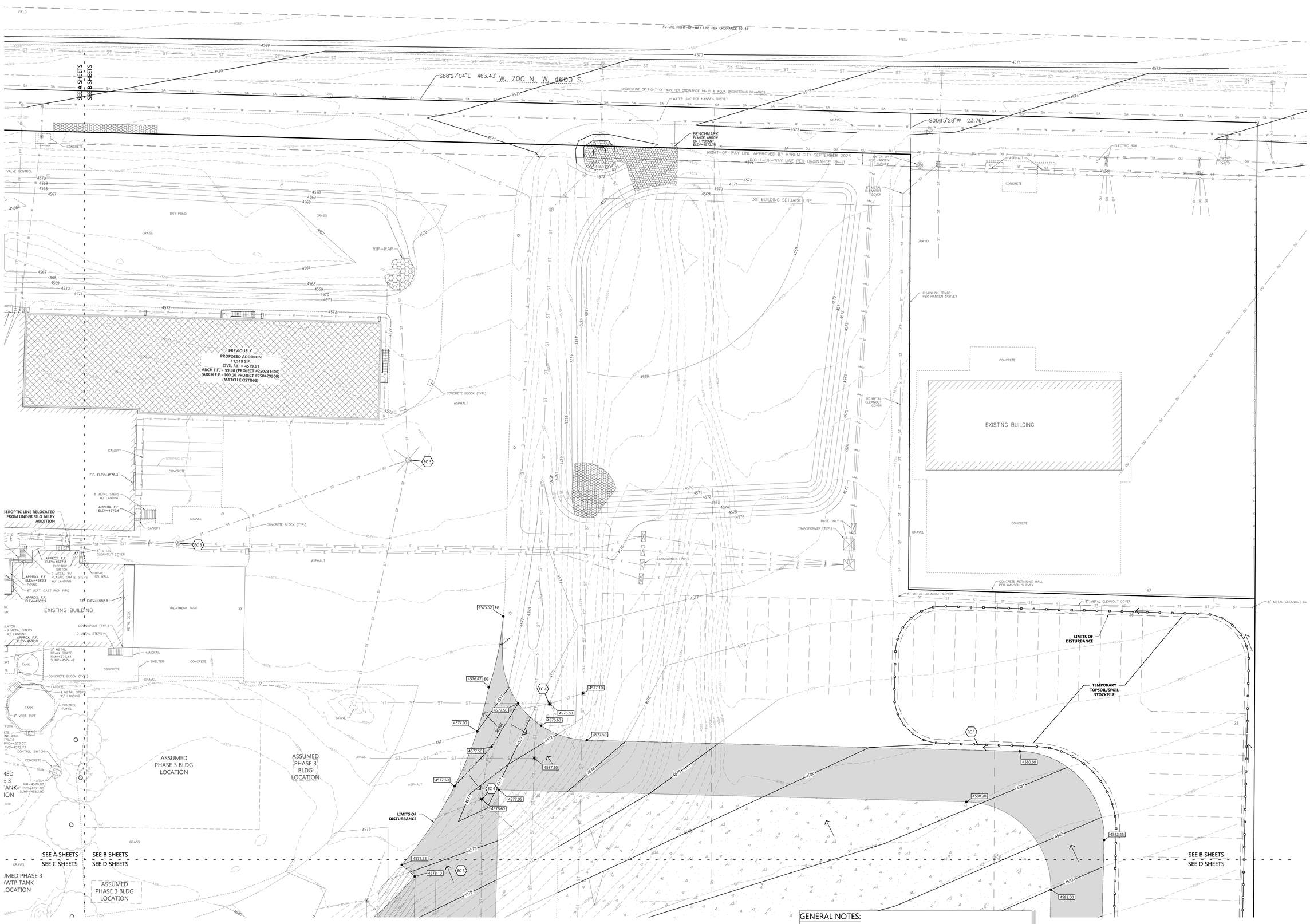
SHEET DATES

ISSUED FOR APPROVAL

IFA	SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.2A



KEYNOTES		KEYNOTES	
EC 1	SILT FENCE	EC 4	INLET PROTECTION
EC 3	STABILIZED CONSTRUCTION ENTRANCE	EC 5	CONCRETE WASHOUT
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SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA B

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
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PROJECT INFORMATION

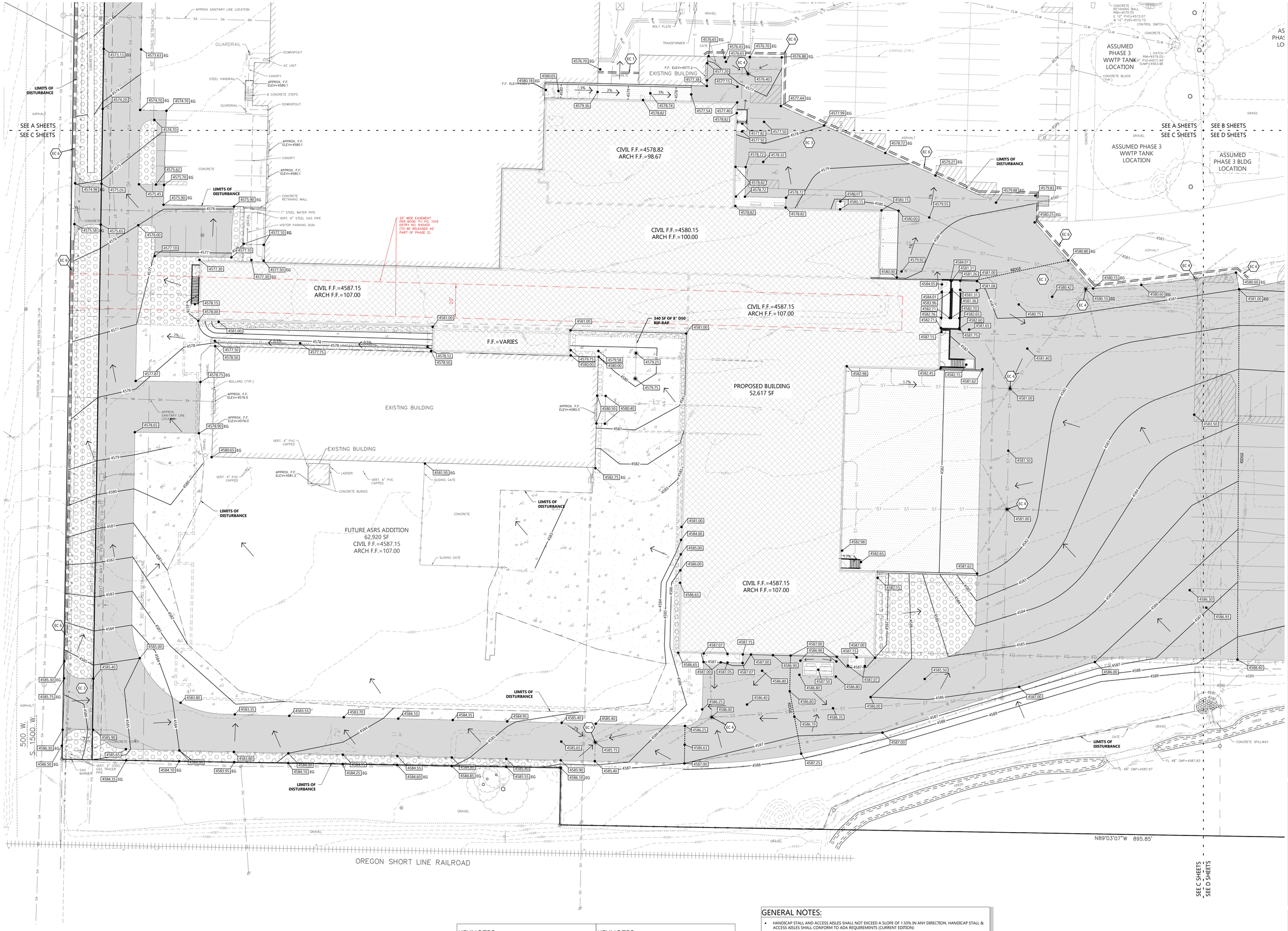
DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.2B



KEYNOTES		KEYNOTES	
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EC 3	STABILIZED CONSTRUCTION ENTRANCE	EC 5	CONCRETE WASHOUT
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SCALE: 1" = 20'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA C

EXCEL
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PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
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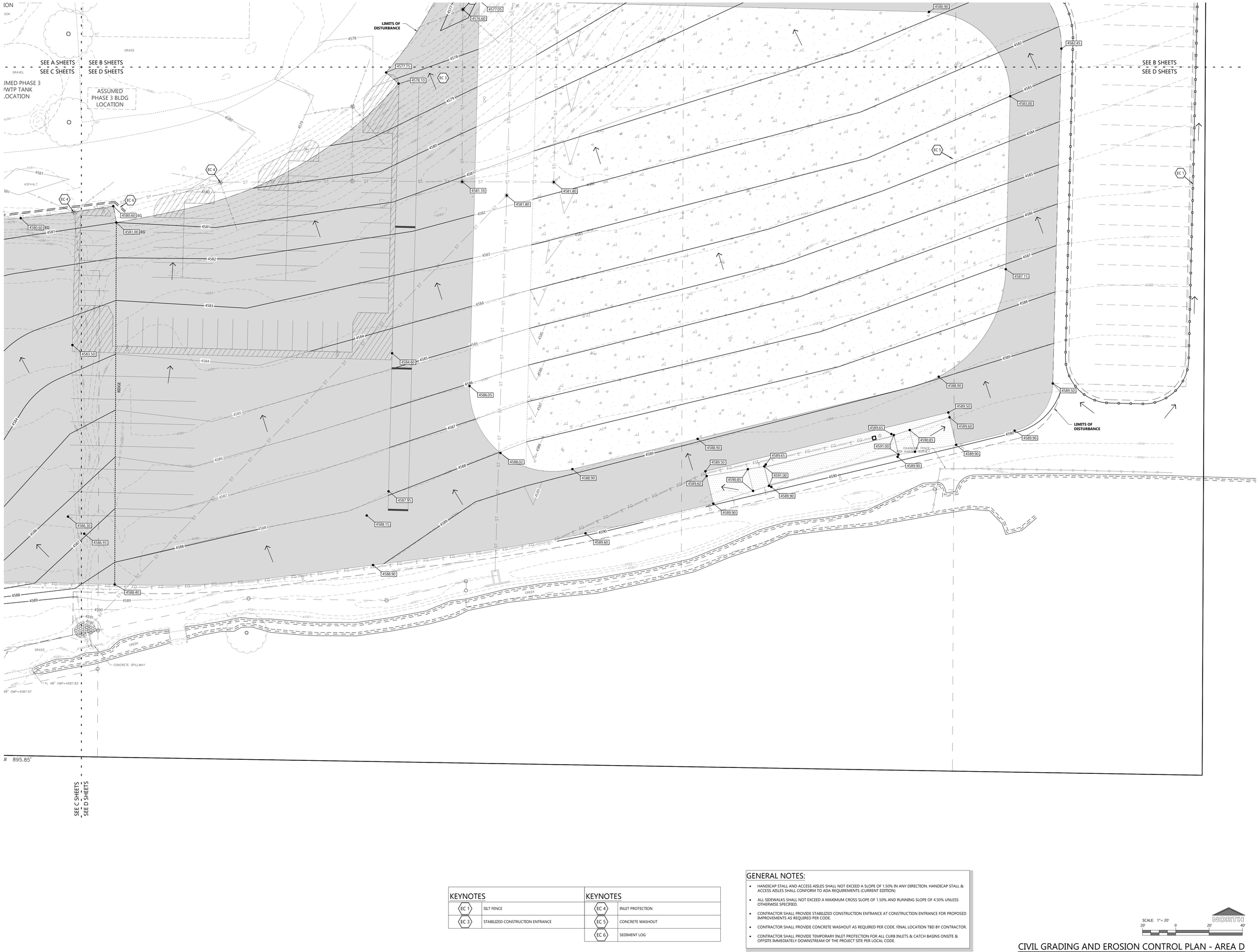
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JOB NUMBER

250290700

SHEET NUMBER

C1.2C



KEYNOTES		KEYNOTES	
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SCALE: 1" = 20'

NORTH

20' 0 20' 40'

CIVIL GRADING AND EROSION CONTROL PLAN - AREA D

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PROJECT INFORMATION

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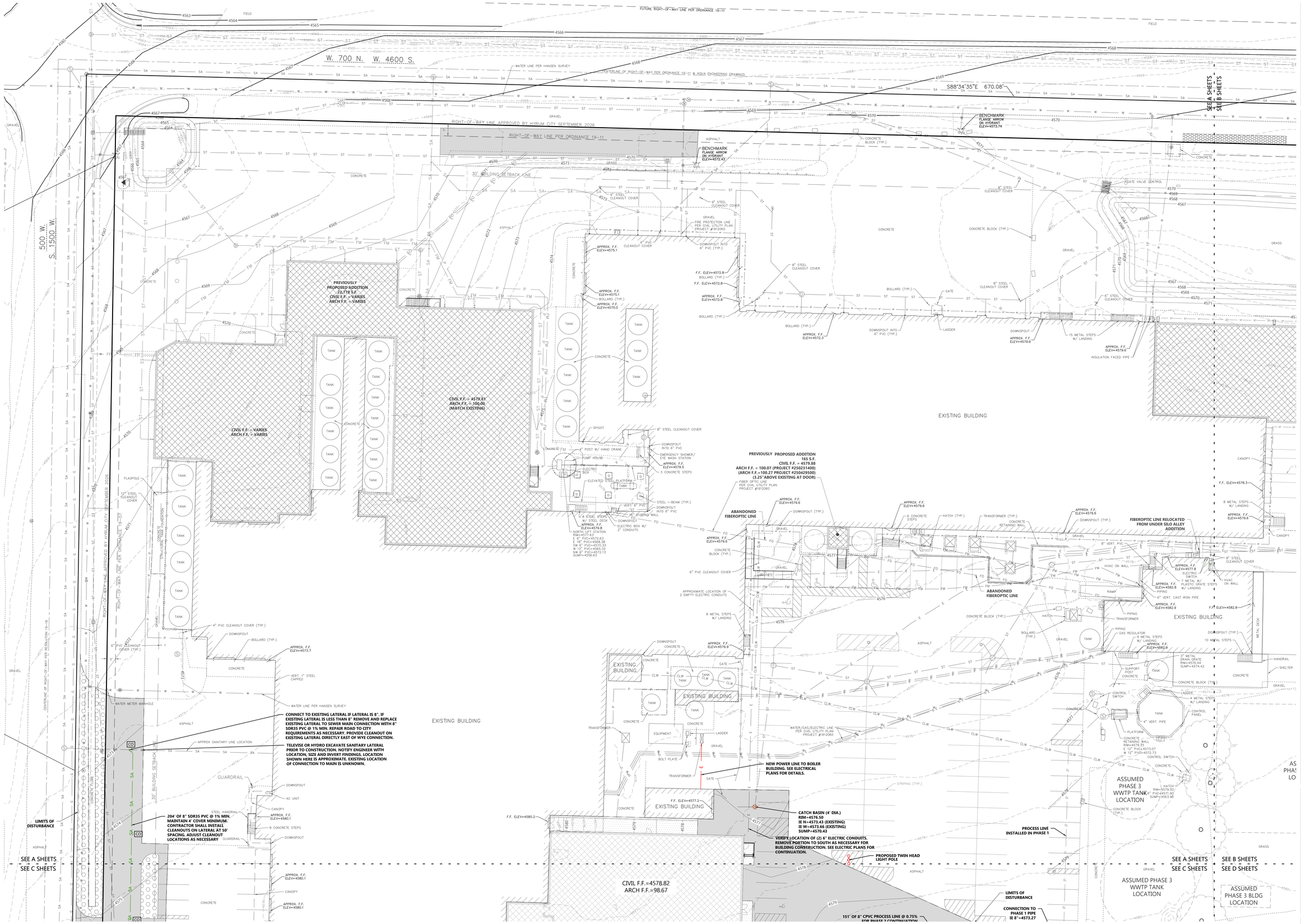
SHEET DATES

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IFA	SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.2D



SCALE: 1" = 20'

NORTH

CIVIL UTILITY PLAN - AREA A

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PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA SEPT. 22, 2026

JOB NUMBER

250290700

SHEET NUMBER

C1.3A

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PROJECT INFORMATION

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SHEET DATES

ISSUED FOR APPROVAL

IFA	SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.3B

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

CIVIL UTILITY PLAN - AREA B

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PROJECT INFORMATION

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WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA SEPT. 22, 2026

JOB NUMBER

250290700

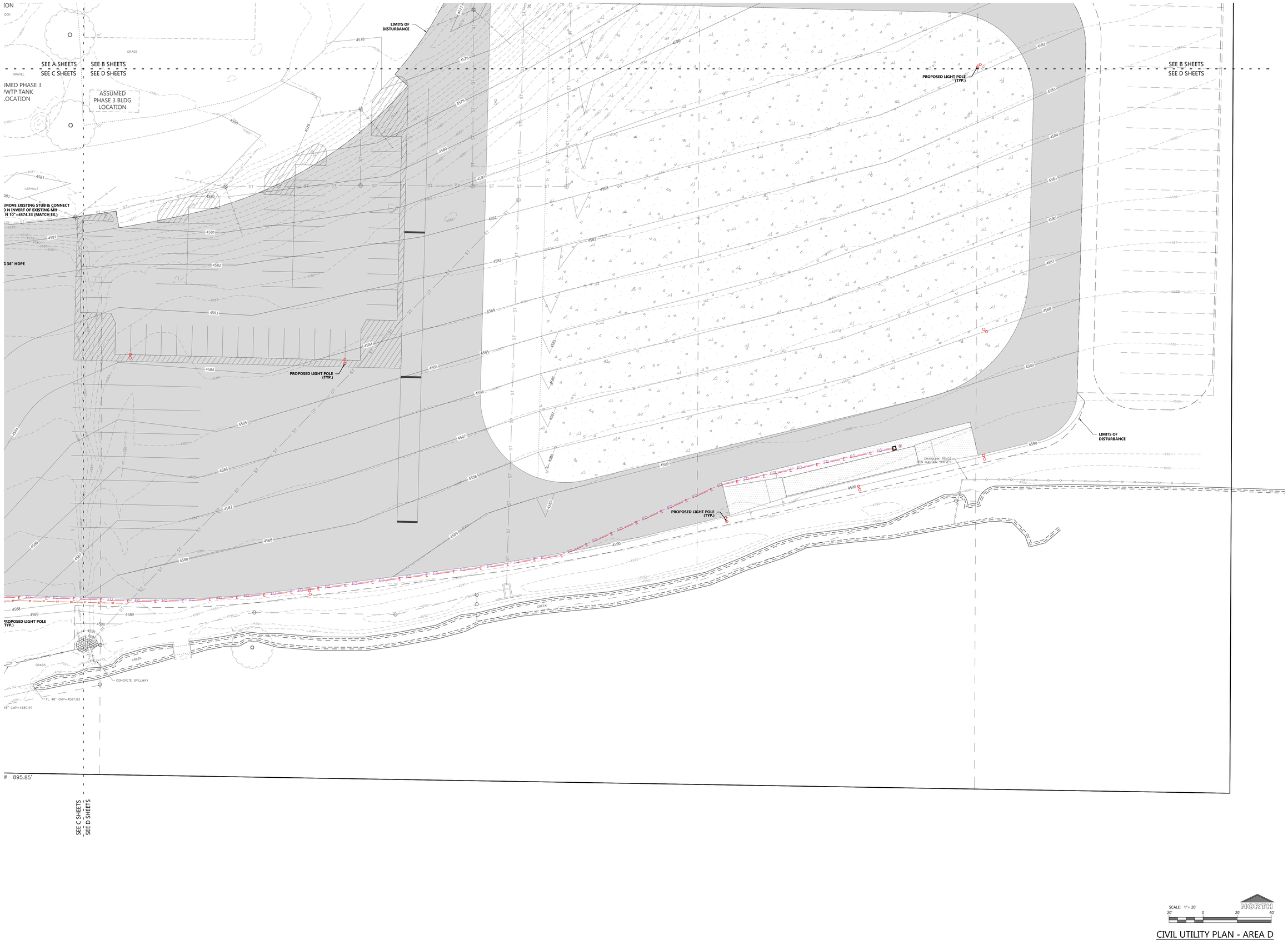
SHEET NUMBER

C1.3C

SCALE: 1" = 20'

NORTH

CIVIL UTILITY PLAN - AREA C



SCALE: 1" = 20'

NORTH

CIVIL UTILITY PLAN - AREA D

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PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

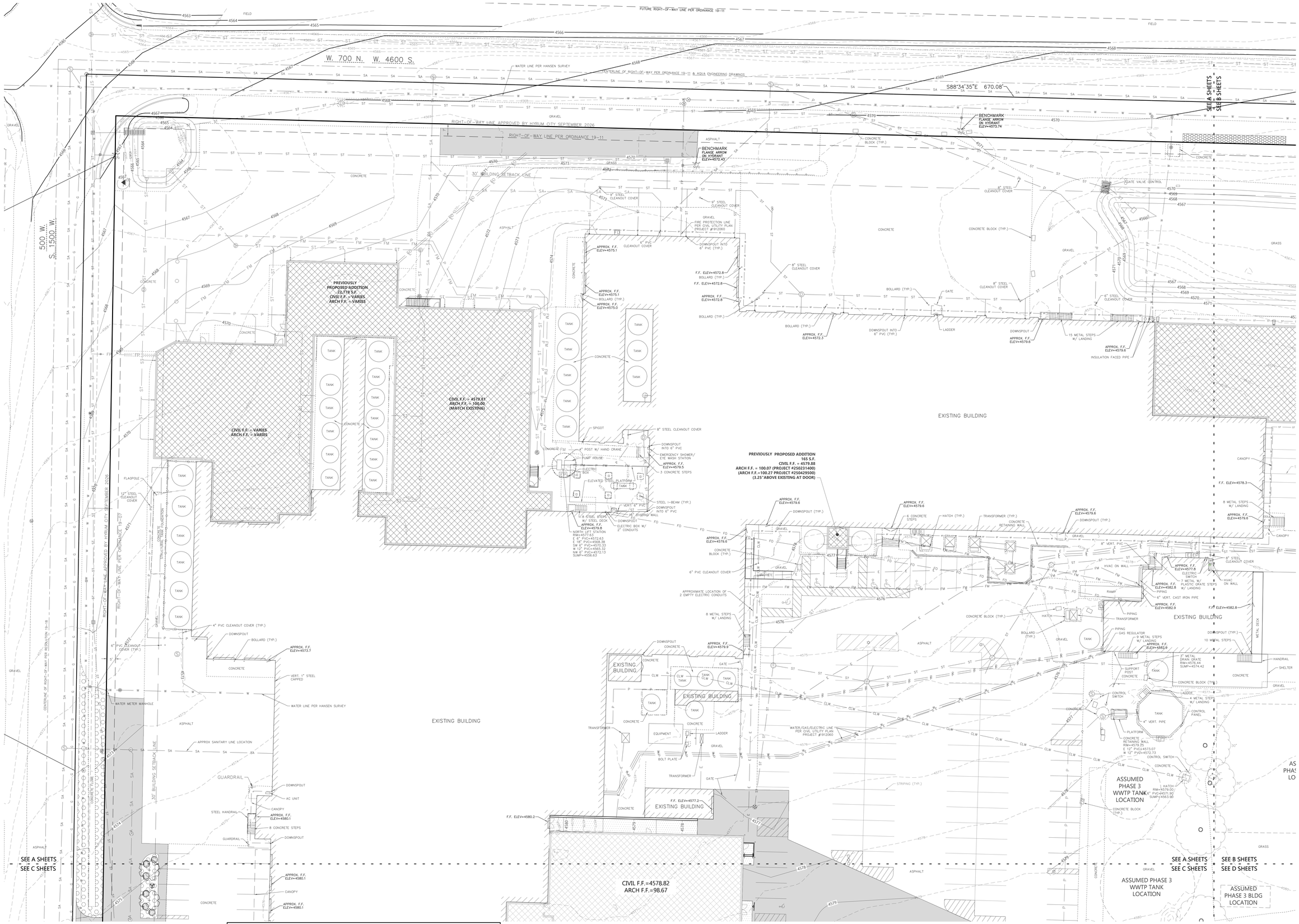
IFA	SEPT. 22, 2026

JOB NUMBER

250290700

SHEET NUMBER

C1.3D



LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Hedge Maple	Acer campestre	2"	20
	Skyline Honeylocust	Gleditsia triacanthos "Skyline"	2"	3
	DECIDUOUS SHRUBS			
	Barberry Concorde	Berberis thunbergii concorde	24"	3
	Common Lilac (purple)	Syringa vulgaris	24"	1
	Sunrise Forsythia	Forsythia "Sunrise"	18"-24"	12

CRUSHED CLEAR STONE MULCH NOTE:

- SEE SITE PLAN SHEETS FOR LOCATIONS OF CRUSHED CLEAR STONE MULCH AREAS. SEE SPECIFICATIONS ON SHEET C0.2 FOR INSTALLATION DETAILS.

SEEDING NOTE:

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

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

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

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA A

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PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

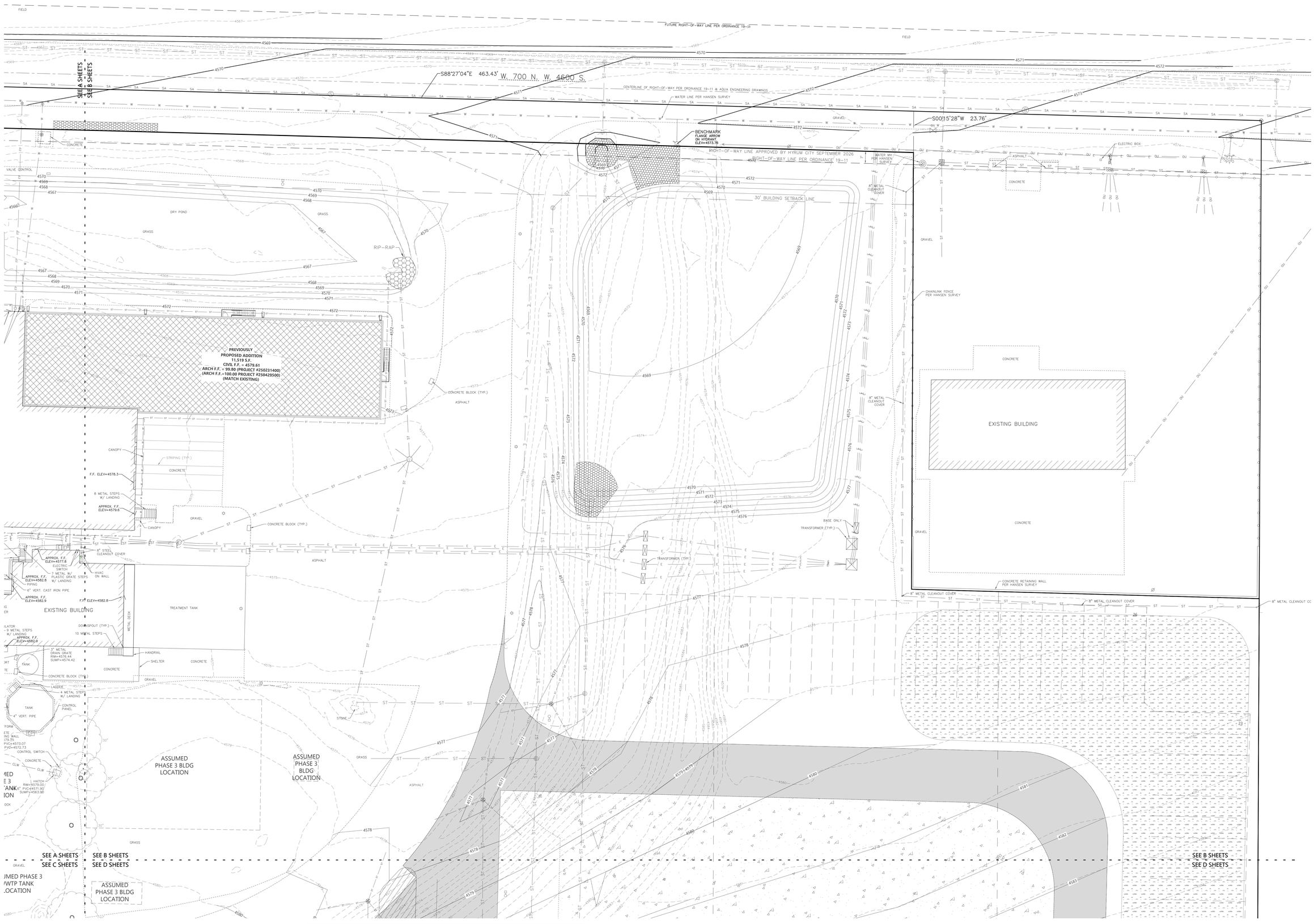
SHEET DATES

ISSUED FOR APPROVAL

IFA	SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C1.4A



LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Hedge Maple	Acer campestre	2"	20
	Skyline Honeylocust	Gleditsia triacanthos "Skyline"	2"	3
	DECIDUOUS SHRUBS			
	Barberry Concorde	Berberis thunbergii concorde	24"	3
	Common Lilac (purple)	Syringa vulgaris	24"	1
	Sunrise Forsythia	Forsythia "Sunrise"	18"-24"	12

CRUSHED CLEAR STONE MULCH NOTE:

- SEE SITE PLAN SHEETS FOR LOCATIONS OF CRUSHED CLEAR STONE MULCH AREAS. SEE SPECIFICATIONS ON SHEET C0.2 FOR INSTALLATION DETAILS.

SEEDING NOTE:

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

HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

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

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA B

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PROJECT INFORMATION

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WEST POINT DAIRY PRODUCTS
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250290700

SHEET NUMBER
C1.4C

SEE A SHEETS
SEE C SHEETS

SEE B SHEETS
SEE D SHEETS

CIVIL F.F.=4578.82
ARCH F.F.=98.67

CIVIL F.F.=4580.15
ARCH F.F.=100.00

CIVIL F.F.=4587.15
ARCH F.F.=107.00

F.F.=VARIES

PROPOSED BUILDING
52,617 SF

EXISTING BUILDING

FUTURE ASRS ADDITION
62,920 SF
CIVIL F.F.=4587.15
ARCH F.F.=107.00

CIVIL F.F.=4587.15
ARCH F.F.=107.00

20' WIDE EASEMENT PER BOOK 711 PG. 1016 ENTRY NO. 645400 (TO BE RELEASED AS PART OF PHASE 2)

ASSUMED PHASE 3 WWTP TANK LOCATION

ASSUMED PHASE 3 BLDG LOCATION

N89°03'07"W 895.85'

OREGON SHORT LINE RAILROAD

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Hedge Maple	Acer campestre	2"	20
	Skyline Honeylocust	Gleditsia triacanthos "Skyline"	2"	3
	DECIDUOUS SHRUBS			
	Barberry Concorde	Berberis thunbergii concorde	24"	3
	Common Lilac (purple)	Syringa vulgaris	24"	1
	Sunrise Forsythia	Forsythia "Sunrise"	18"-24"	12

CRUSHED CLEAR STONE MULCH NOTE:

- SEE SITE PLAN SHEETS FOR LOCATIONS OF CRUSHED CLEAR STONE MULCH AREAS. SEE SPECIFICATIONS ON SHEET C0.2 FOR INSTALLATION DETAILS.

SEEDING NOTE:

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

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

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

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C

CRUSHED CLEAR STONE MULCH NOTE:

- SEE SITE PLAN SHEETS FOR LOCATIONS OF CRUSHED CLEAR STONE MULCH AREAS. SEE SPECIFICATIONS ON SHEET C0.2 FOR INSTALLATION DETAILS.

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS TREES			
	Hedge Maple	Acer campestre	2"	20
	Skyline Honeylocust	Gleditsia triacanthos "Skyline"	2"	3
	DECIDUOUS SHRUBS			
	Barberry Concorde	Berberis thunbergii concorde	24"	3
	Common Lilac (purple)	Syringa vulgaris	24"	1
	Sunrise Forsythia	Forsythia "Sunrise"	18"-24"	12

SEEDING NOTE:

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

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

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

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA D

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PROJECT INFORMATION

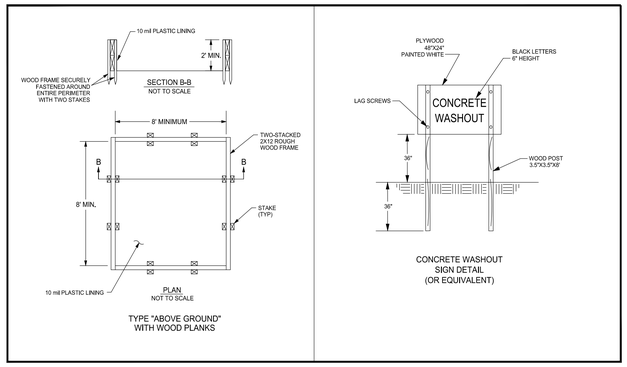
DOCK & WELFARE BUILDING EXPANSION FOR:
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IFA SEPT. 22, 2026

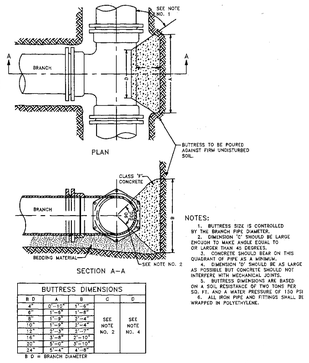
JOB NUMBER
250290700

SHEET NUMBER
C1.4D



CONCRETE WASHOUT DETAIL

NOT TO SCALE

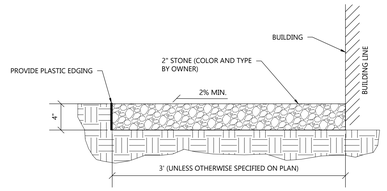


BUTTRESS DIMENSIONS				
B D	A	B	C	D
4"	2'-10"	3'-4"	SEE NOTE NO. 2	SEE NOTE NO. 4
6"	3'-4"	3'-9"		
8"	3'-9"	4'-4"		
10"	4'-3"	5'-4"		
12"	4'-9"	5'-9"		
14"	5'-4"	6'-10"		
16"	5'-10"	7'-4"		
18"	6'-4"	7'-10"		
20"	6'-10"	8'-4"		
24"	7'-10"	9'-4"		

B D = BRANCH DIAMETER

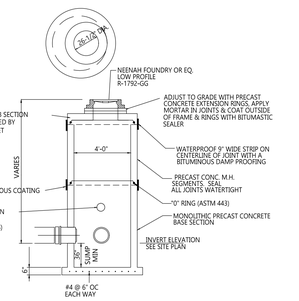
BUTTRESS TEES DETAIL

NOT TO SCALE



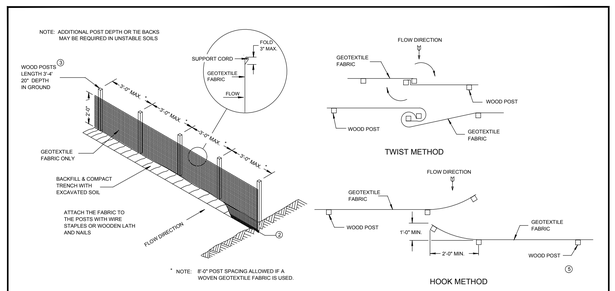
STONE STRIP DETAIL

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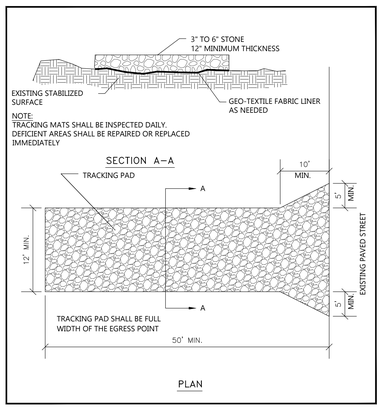
STORM CATCH BASIN W/ SUMP DETAIL

NOT TO SCALE



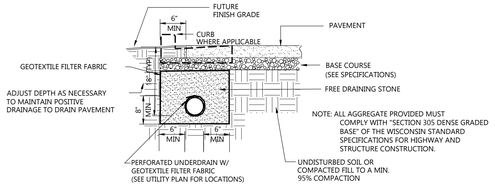
SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE



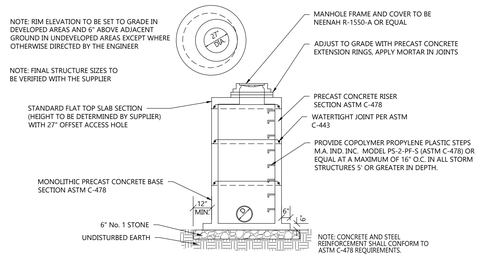
TRACKPAD DETAILS

NOT TO SCALE



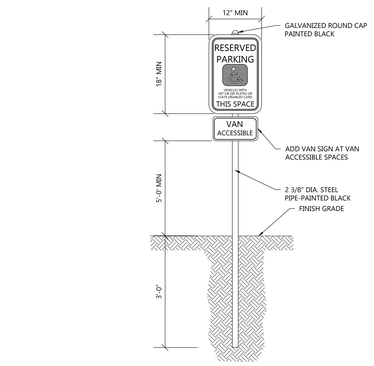
PAVING WITH UNDERDRAIN DETAIL

NO SCALE



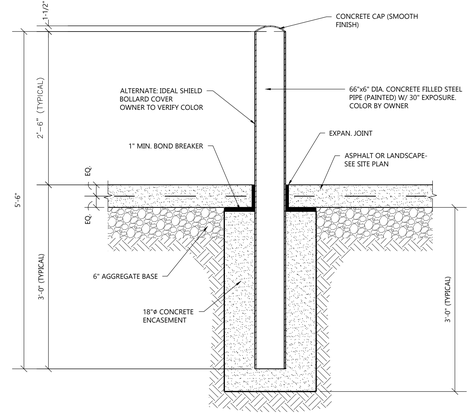
STORM MANHOLE DETAIL

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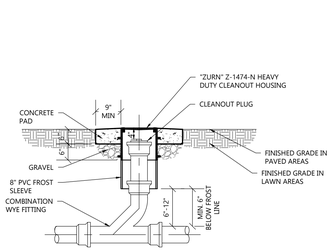
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



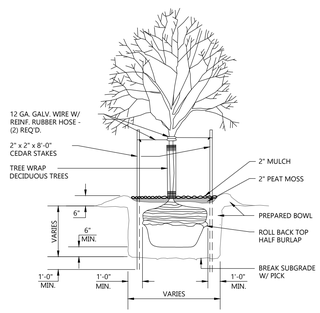
6" PIPE BOLLARD DETAIL

NOT TO SCALE



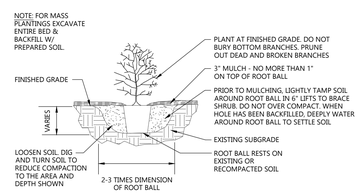
CLEANOUT TO GRADE DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

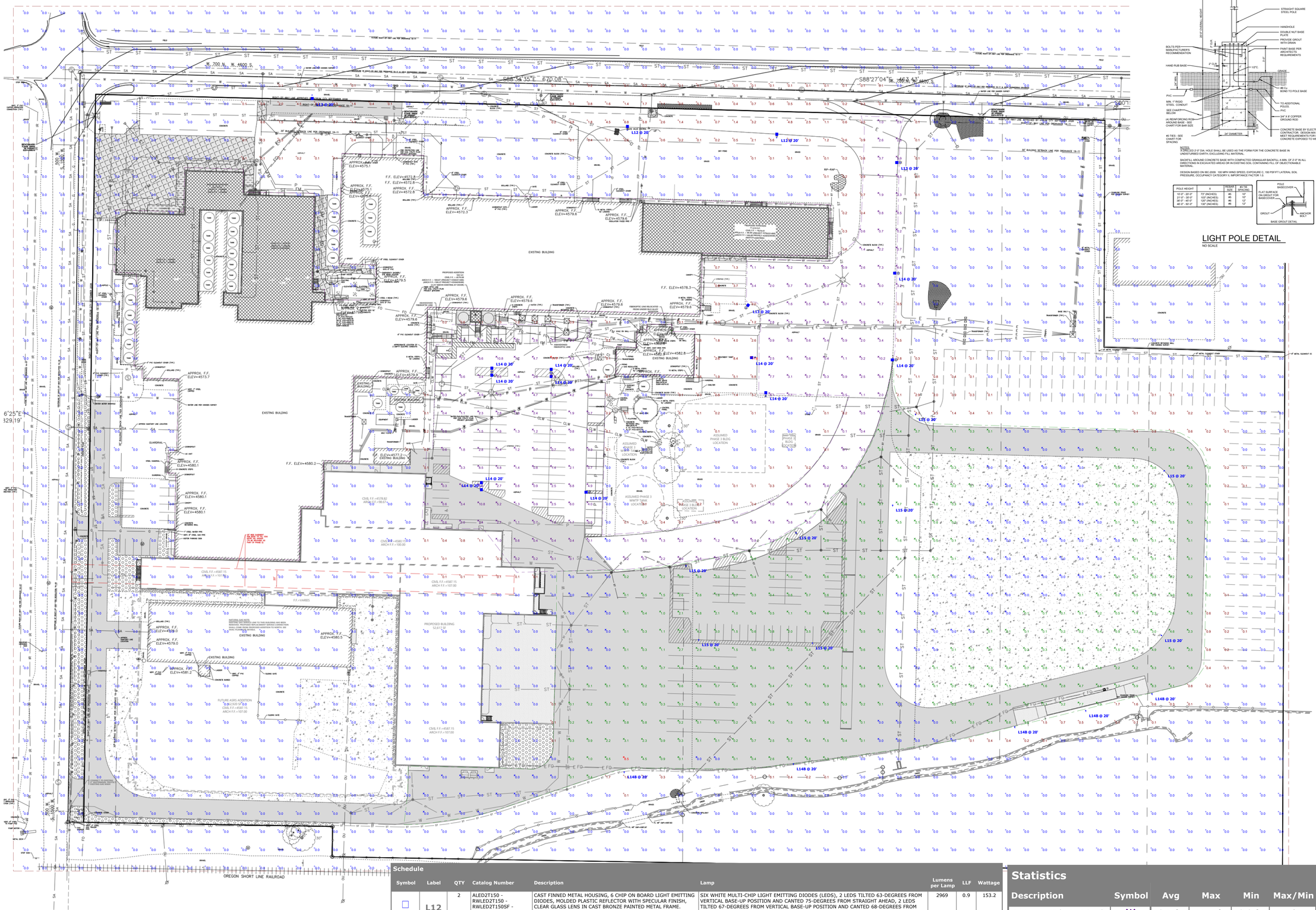
DOCK & WELFARE BUILDING EXPANSION FOR:
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570 NORTH 500 WEST • HYRUM, UT 84319

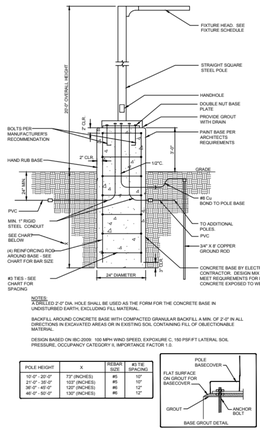
PROFESSIONAL SEAL

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JOB NUMBER
250290700

SHEET NUMBER
C2.0





LIGHT POLE DETAIL

NO SCALE

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	11	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
	L14B	5	ALEDM4TN	150W/18,000 lm @ 4000K		19644	0.9	146.8
	L15	8	ALEDMSTN	150W/18,000 lm @ 4000K		21609	0.9	150.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY & PARKING		2.1 fc	11.7 fc	0.0 fc	N/A	N/A
NEW PARKING LOT		0.9 fc	8.5 fc	0.0 fc	N/A	N/A
SITE		0.4 fc	11.8 fc	0.0 fc	N/A	N/A

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

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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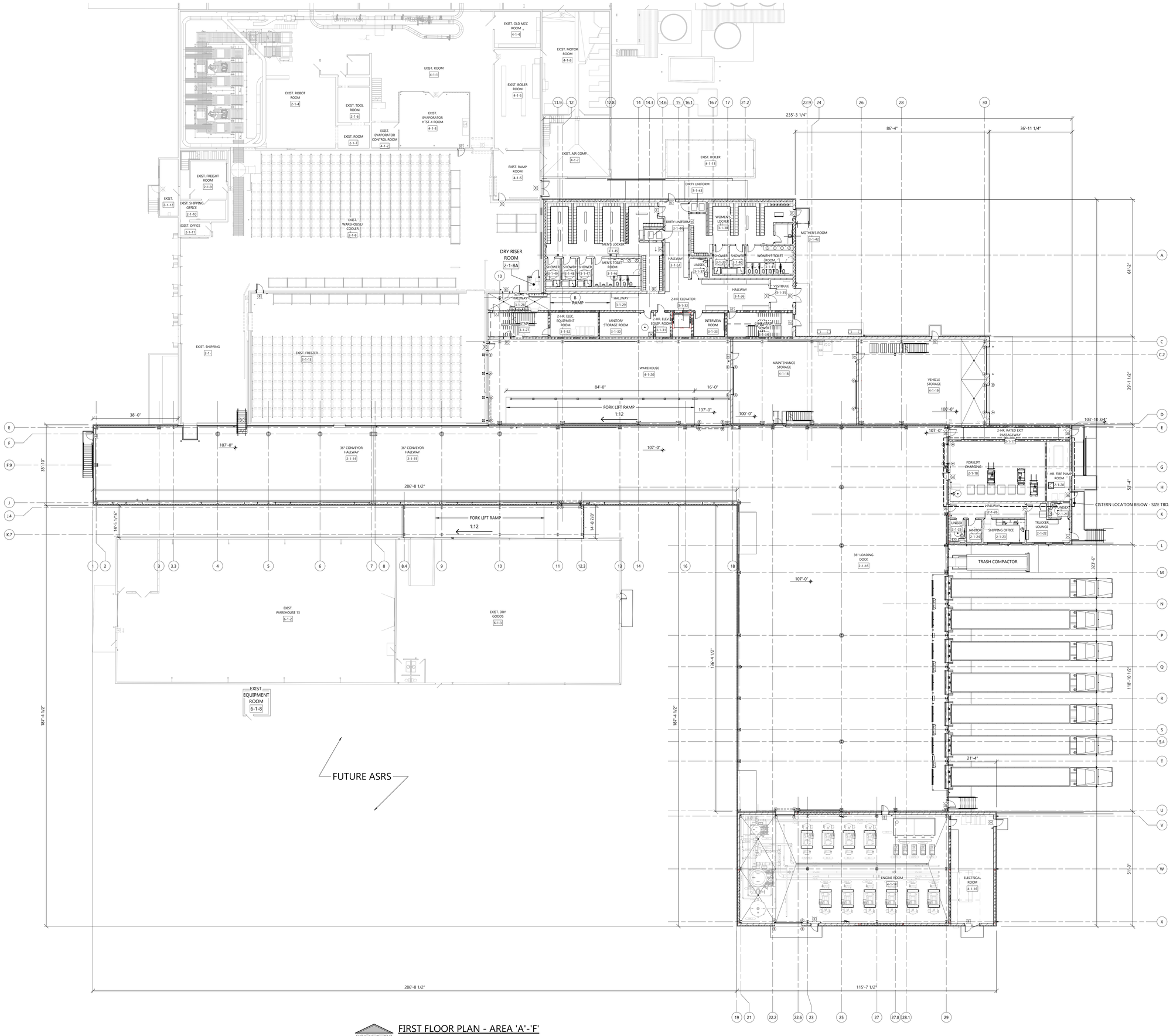
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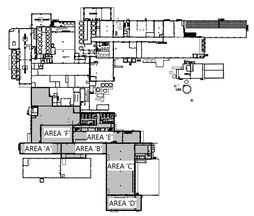
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IFA SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
C3.1





KEY PLAN

FIRST FLOOR PLAN - AREA 'A'-'F'

SCALE: 1/16" = 1'-0"

0' 16' 32'

NORTH

ARCHITECTURAL FIRST FLOOR PLAN - AREA 'A'-'F'

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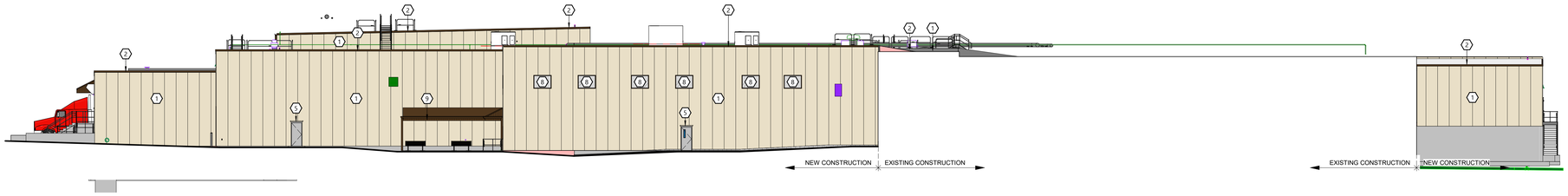
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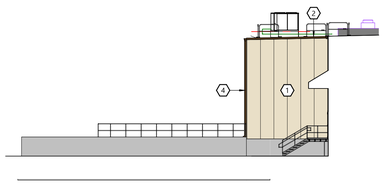
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EXTERIOR MATERIAL KEY

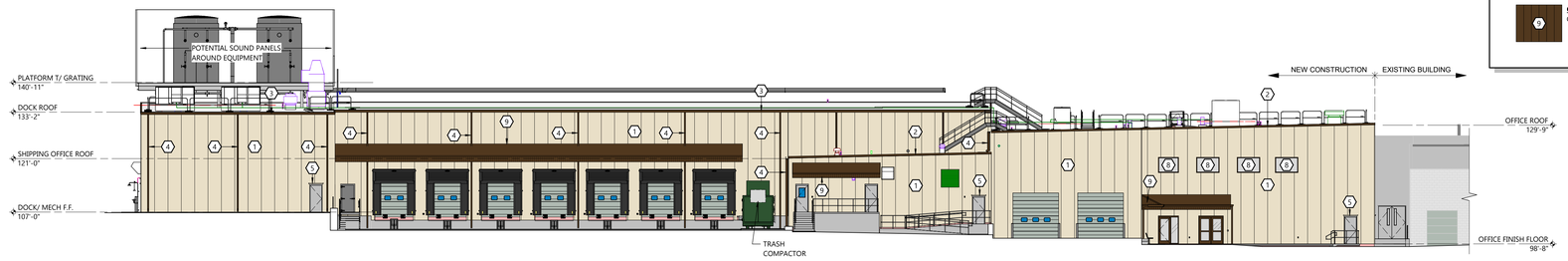
1. **INSULATED METAL PANEL (CLADDING)**
   METL-SPAN
   CF MESA
   COLOR: MATCH EXISTING
2. **PREFIN. METAL TRIM**
   COLOR: DARK BRONZE
3. **PREFIN. METAL GUTTER**
   COLOR: DARK BRONZE
4. **PREFIN. DOWNSPOUT**
   COLOR: DARK BRONZE
5. **RAIN DRIP EDGE**
   COLOR: MATCH IMP COLOR
6. **SEALL ALL VERTICAL FACE JOINTS FULL HEIGHT OF WALL PANEL**
7. **SEALL ALL VERTICAL FACE JOINTS ABOVE DOOR**
8. **GLASS - TINTED**
   SEE GLAZING SPEC
9. **CANOPY**
   COLOR: DARK BRONZE



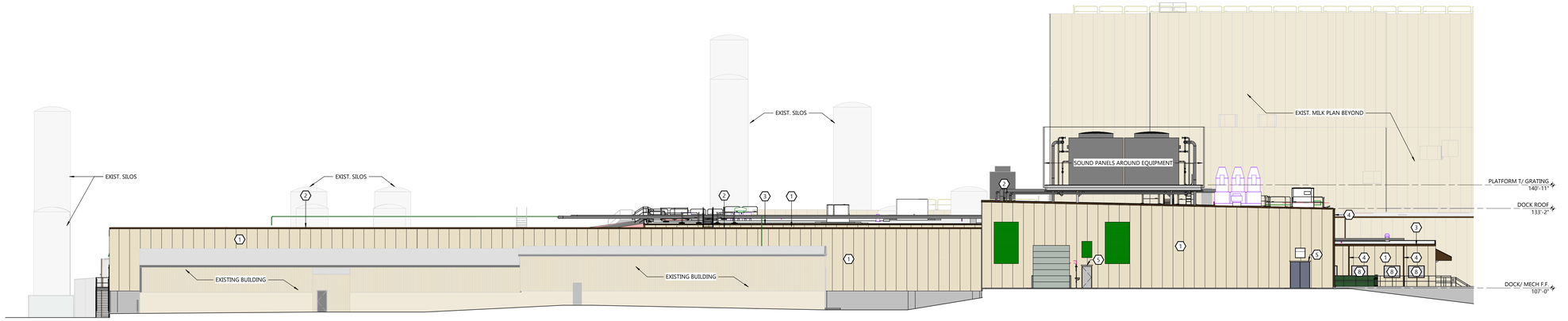
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



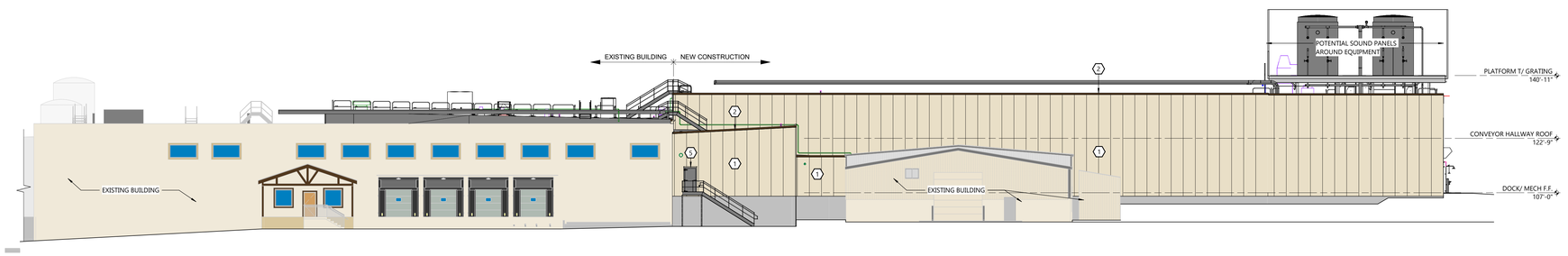
NORTH ELEVATION - ELECTRICAL ROOM
SCALE: 1/16" = 1'-0"



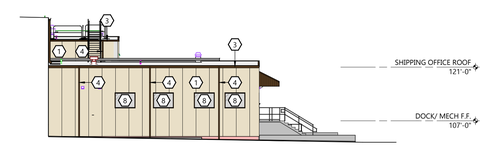
EAST ELEVATION
SCALE: 1/16" = 1'-0"



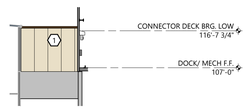
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST WAREHOUSE RAMP EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS

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

PROJECT INFORMATION

DOCK & WELFARE BUILDING EXPANSION FOR:
WEST POINT DAIRY PRODUCTS
570 NORTH 500 WEST • HYRUM, UT 84319

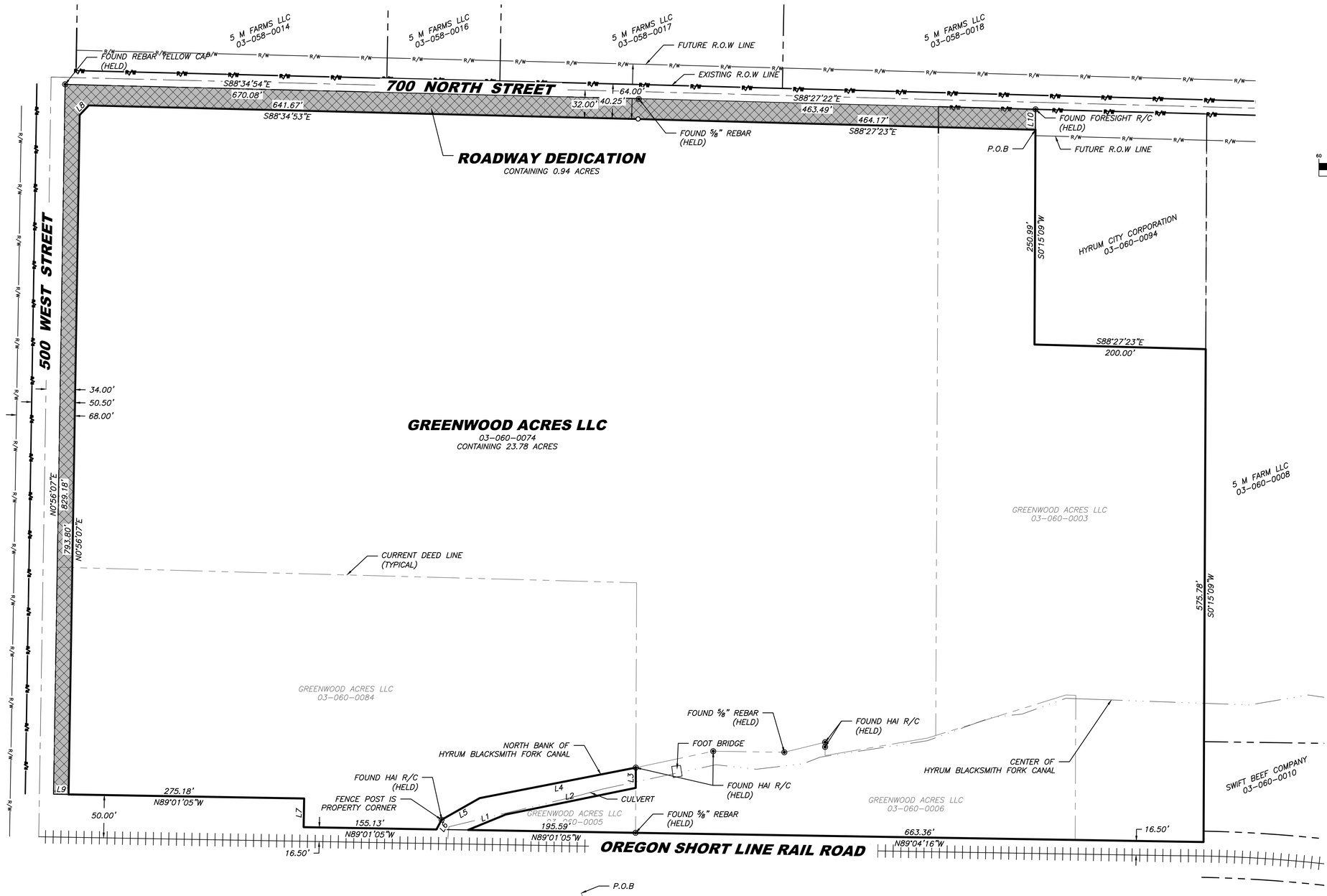
PROFESSIONAL SEAL

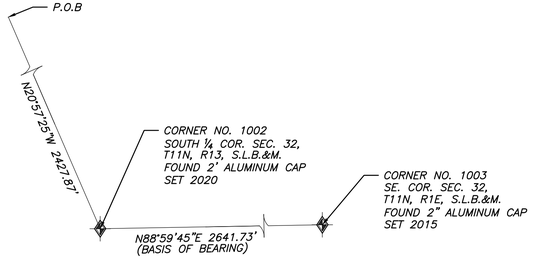
SHEET DATES
ISSUED FOR APPROVAL
IFA SEPT. 22, 2026

JOB NUMBER
250290700

SHEET NUMBER
A2.0

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Line Table		
Line #	Length	Direction
L1	47.51	N67° 37' 10"E
L2	155.01	N78° 26' 36"E
L3	23.69	N0° 15' 00"E
L4	185.70	S78° 56' 34"W
L5	51.25	S60° 26' 36"W
L6	12.78	S27° 47' 41"W
L7	33.50	N0° 58' 55"E
L8	15.51	S43° 33' 08"W
L9	17.50	N89° 01' 05"W
L10	23.76	S0° 15' 09"W

September 28, 2026

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO COMBINE PARCELS 03-060-0074, 03-060-0084, 03-060-0003, 03-060-0005, 03-060-0006 AND 03-060-0007 AND TO DEDICATE A PORTION OF PARCEL 03-060-0074 AND 03-060-0084 TO THE CITY OF HYRUM FOR THE ROADWAY. THE SURVEY WAS ORDERED BY HOLLY MUELLER WITH EXCEL ENGINEERING. SURVEY NO. 2026-0196 WAS COMPLETED PREVIOUSLY TO COMBINE PARCEL 03-060-0074 AND 03-060-0084 AND DEDICATE A PORTION FOR THE ROADWAY THAT SURVEY WAS RECORDED WITH THE COUNTY BUT THE DEED DESCRIPTIONS WERE NEVER UPDATED TO REFLECT THE SURVEY. THE CITY OF HYRUM HAS CHANGED THE RIGHT-OF-WAY WIDTH FOR 500 WEST STREET AND 700 NORTH STREET IN FRONT OF THE SUBJECT PROPERTY AND ARE SHOWN ON THIS SURVEY. THE CONTROL USED WERE FOUND SURVEY MARKERS IN THE AREA AND RECORDS OF SURVEY 2015-0124, 2005-0061 AND 2008-0110. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, T11N, R1E, S.L.B.&M WHICH BEARS N88°59'45"E.

LEGEND:

- ADJUSTED PROPERTY LINE
- ADJACENT PROPERTY
- CURRENT DEED LINE
- RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY
- CENTERLINE
- FENCE LINE
- RAILROAD TRACKS
- ROADWAY DEDICATION
- FOUND REBAR
- SECTION MONUMENT
- SET 5/8" REBAR W/CAP

SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

5152661
JEFF C. NIELSEN
9/28/26
REGISTERED LAND SURVEYOR
STATE OF UTAH

SHEET 1 OF 2

No.	Date	By	Revision

FORESIGHT
LAND SURVEYING
A BEHI COMPANY

A PROPERTY SURVEY FOR:
WEST POINT DAIRY
570 NORTH 500 WEST
HYRUM, CACHE COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.& M.

Job Number:	62026-0095
Drawn By:	JH
Date:	09/28/2026
Scale:	1"=60'
File:	62026-0095_1.dwg

RECORD LEGAL DESCRIPTIONS

PARCEL 03-060-0074
A Part of the Southwest Quarter of Section 32, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. Beginning on the South Right-of-Way Line of Field Street at a Point Located 363.00 Feet South (34650 Feet by Record) and 826.50 Feet West (796.50 Feet by Record) and 163.39 Feet North 88°27'23" West (West by Record) from the Center of said Section, said Point located North 4°55'40" East 1350.80 Feet from the Hyrum City Street Monument at the Intersection of 400 North and 400 West and Running Thence South 00°15'09" West 734.52 Feet to the Center of a Ditch; Thence Along the Center of said Ditch the Following Six (2) Courses: (1) South 72°42'52"West 10.05 Feet; (2) South 80°17'31" West 121.32 Feet; Thence North 00°15'09" East 15.62 Feet to the North Embankment of said Ditch; Thence Along said North Embankment the Following Three (3) Courses: (1) South 76°07'45" West 49.13 Feet; (2) North 89°09'07" West 82.97 Feet; (3) South 78°02'37" West 92.41 Feet; Thence North 00°15'09" East (North by Record) 215.95 Feet; Thence North 83°27'24" West (North 88°45'20" West by Record) 676.83 Feet to the East Right-of-Way Line of 1500 West Street; Thence North 00°56'07" East (North 00°40'59" East by Record) 563.94 Feet Along said East Right-of-Way Line to the Intersection with the said South Right-of-Way Line of Field Street; Thence Along said South Right-of-Way Line the Following Two (2) Courses: (1) South 88°34'53" East (South. 88°52'49" East by Record) 670.08 Feet; (2) South 88°27'23" East 350.09 Feet to the Point of Beginning. Containing 14.815 Acres.

PARCEL 03-060-0084
Beginning at the Northwest corner of the Southwest Quarter of Section 32, Township 11 North, Range 1 East and running thence East 9.75 chains; thence South 330 feet; thence South 0*40'59" West 563.94 feet to the true point of beginning and running thence South 0*40'59" West 260.17 feet along the East line of 1500 West Street to the North line of OSL Railroad Right-of-Way and thence along said Right-of-Way 89*17' East 290 feet; thence South 33.5 feet; thence 89*17' East 159.7 feet along Right-of-Way; thence North 73*23'34" East 240.13 feet along North Bank of Irrigation Canal; thence North 0* East 215.95 feet; thence North 88*45'20" West 676.83 feet to the true point of beginning

PARCEL 03-060-0003
A Part of the Southwest Quarter of Section 32, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. Beginning on the South Right-of-Way Line of Field Street at a Point Located 363.00 Feet South (346.50 Feet by Record) and 826.50 Feet West (796.50 Feet by Record) from the Center of said Section, said Point located North 11°45'53 " East 1370.19 Feet from the Hyrum City Street Monument at the Intersection of 400 North and 400 West and Running Thence South 00°15'09" West 683.20 Feet to the Center of a Ditch; Thence Along the Center of said Ditch the Following Two (2) Courses: (1) North 87°57'47" West 11.49 Feet; (2) South 72°42'52" West 159.27 Feet; Thence North 00015'09" East 734.52 Feet to said South Right-of-Way Line; Thence South 88°27'23" East 163.39 Feet Along said South Right-of-Way Line to the Point of Beginning. Containing 2.65 Acres

PARCEL 03-060-0005
A part of the Southwest Quarter of Section 32, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. Beginning on the South Bank of an existing canal at a point of record located 1303.50 feet East and 1128.60 feet South of the Northwest Corner of said Southwest Quarter and running thence South 00°15'09" West 52.50 feet (South 59.40 feet by record) to the North right-of-way line of the Oregon Short Line Railroad; thence North 89°01'05" West 195.59 feet (West 212.52 feet by record) along said North right-of-way line to the intersection with said South bank; thence along said South bank the following 2 courses: (1) North 67°37'10" East 47.51 feet; (2) North 78°26'36" East 155.01 feet to the point of beginning. 0.134 acres

PARCEL 03-060-0006
A part of the Southwest Quarter of Section 32, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. Beginning on the North bank of an existing canal at a point of record located 191.40 feet North and 23.10 feet West of the center of said Southwest Quarter and running thence along said North bank the following 3 courses: (1) North 78°02'37" East 92.41 feet; (2) South 89°09'07" East 82.97 feet; (3) North 76°07'45" East 49.13 feet; thence South 00°15'09" West 15.62 feet (South 3.96 feet by record) to the center line of said canal; thence along said canal center line the following 3 courses: (1) North 80°17'31" East 121.32 feet; (2) North 72°42'52" East 169.32 feet; (3) South 87°57'47" East 11.49 feet to a point of record as being 825.00 feet West and 1089.00 feet South of the Northeast corner of said Southwest Quarter; thence South 00°15'09" West 168.94 feet to the North right-of-way line of the Oregon Short Line Railroad; thence North 89°04'16" West 513.39 feet (West 495.00 feet more or less by record) along said North right-of-way line; thence North 00°15'09" East 76.19 feet to the point of beginning. 1.338 acres

PARCEL 03-060-0007
A part of the Southwest Quarter of Section 32, Township 1 1 North, Range 1 East of the Salt Lake Base and Meridian. Beginning on the South right—of—way line of 4600 South Street at a point located 676.50 feet West and 363.00 feet South from the center of said Section 32 and running thence South 00°15'09"West 850.52 feet (South 891.00 feet by record) to the North right-of-way line of the Oregon Short Line Railroad; thence North 89°04'16" West 149.97 feet (West 151.80 feet by record) along said North right-of-way line; thence North 00°15'09" East 852.13 feet (North 891.00 feet by record) to said South right-of-way line; thence South 88°27'23" East 150.00 feet along said South right-of-way line to the point of beginning. 2.931 acres

ADJUSTED LEGAL DESCRIPTION

PARCEL 03-060-0074, 03-060-0084, 03-060-0003, 03-060-0005, 03-060-0006, 03-060-0007 COMBINED
A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF PARCEL 03-060-0094 ON THE SOUTH RIGHT-OF-WAY LINE OF 700 NORTH STREET LOCATED NORTH 20°57'25" WEST, A DISTANCE OF 2427.87 FEET FROM THE ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32 FROM WHICH THE ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS NORTH 88°59'45" EAST, A DISTANCE OF 2641.73 FEET; THENCE RUNNING ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°15'09" WEST, A DISTANCE OF 250.99 FEET; (2) SOUTH 88°27'23" EAST, A DISTANCE OF 200.00 FEET TO A POINT ON THE WEST LINE OF PARCEL 03-060-0008; THENCE SOUTH 00°15'09" WEST, ALONG THE WEST LINE OF SAID PARCEL AND PARCEL 03-060-0010 A DISTANCE OF 575.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAIL ROAD; THENCE RUNNING ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°04'16" WEST, A DISTANCE OF 663.36 FEET; (2) NORTH 89°01'05" WEST, A DISTANCE OF 195.59 FEET TO A POINT ON THE SOUTH BANK OF THE HYRUM BLACKSMITH FORK CANAL; THENCE RUNNING ALONG SAID SOUTH BANK THE FOLLOWING TWO (2) COURSES: (1) NORTH 67°37'10" EAST, A DISTANCE OF 47.51 FEET; (2) NORTH 78°26'36" EAST, A DISTANCE OF 155.01 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 23.69 FEET TO A POINT ON THE NORTH BANK OF SAID CANAL; THENCE RUNNING ALONG SAID NORTH BANK THE FOLLOWING THREE (3) COURSES: (1) SOUTH 78°56'34" WEST, A DISTANCE OF 185.70 FEET; (2) SOUTH 60°26'36" WEST, A DISTANCE OF 51.25 FEET; (3) SOUTH 27°47'41" WEST, A DISTANCE OF 12.78 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAIL ROAD; THENCE RUNNING ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°01'05" WEST, A DISTANCE OF 155.13 FEET; (2) NORTH 00°58'55" EAST, A DISTANCE OF 33.50 FEET; (3) NORTH 89°01'05" WEST, A DISTANCE OF 275.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 500 WEST STREET; THENCE RUNNING ALONG SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF 700 NORTH STREET THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°56'07" EAST, A DISTANCE OF 793.80 FEET; (2) NORTH 43°33'08" EAST, A DISTANCE OF 15.51 FEET; (3) SOUTH 88°34'53" EAST, A DISTANCE OF 641.67 FEET; (4) SOUTH 88°27'23" EAST, A DISTANCE OF 464.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 23.78 ACRES

ROADWAY DEDICATION DESCRIPTION

ROADWAY DEDICATION
A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF PARCEL 03-060-0074 ON THE SOUTH RIGHT-OF-WAY LINE OF 700 NORTH STREET LOCATED NORTH 20°57'25" WEST, A DISTANCE OF 2427.87 FEET FROM THE ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32 FROM WHICH THE ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS NORTH 88°59'45" EAST, A DISTANCE OF 2641.73 FEET; THENCE RUNNING ALONG SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) NORTH 88°27'23" WEST, A DISTANCE OF 464.17 FEET; (2) NORTH 88°34'53" WEST, A DISTANCE OF 641.67 FEET; (3) SOUTH 43°33'08" WEST, A DISTANCE OF 15.51 FEET; (4) SOUTH 00°56'07" WEST, A DISTANCE OF 793.80 FEET; THENCE NORTH 89°01'05" WEST, A DISTANCE OF 17.50 FEET; THENCE NORTH 00°56'07" EAST, A DISTANCE OF 829.18 FEET; THENCE SOUTH 88°34'54" EAST, A DISTANCE OF 670.08 FEET; THENCE SOUTH 88°27'22" EAST, A DISTANCE OF 463.49 FEET; THENCE SOUTH 00°15'09" WEST, A DISTANCE OF 23.76 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.94 ACRES.

No.	Date	By	Revision

FORESIGHT LAND SURVEYING
A BEHI COMPANY

A PROPERTY SURVEY FOR:
WEST POINT DAIRY
570 NORTH 500 WEST
HYRUM, CACHE COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.& M.

Job Number:	62026-0095
Drawn By:	JH
Date:	09/28/2026
Scale:	NA
File:	62026-0095_1.dwg

ORDINANCE 26-21

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; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; 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; and

WHEREAS, under Utah S.B. 284 (Utah Code 10-21-304), cities with 5,000 or more residents must allow a detached accessory dwelling unit (DADU) as a permitted use in single-family residential zones on qualifying lots; and

WHEREAS, the City Council has determined there is a need to provide supplementary living accommodations through accessory dwelling units that are intended to provide affordable housing options for smaller households at a variety of all stages in life with reasonable limitations to minimize impact on neighboring properties and the rural character of Hyrum City through clear standards for size, placement, parking, and appearance.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

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

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

1. Chapter 17.63 Accessory Dwelling Units of the Hyrum City Municipal Code is hereby created to read as follows:

17.63 Accessory Dwelling Units

A. Definitions.
   1. Accessory Dwelling Unit – "ADU" shall mean collectively both DADUs and IADUs together.
   2. Detached Accessory Dwelling Unit - "DADU" means a subordinate dwelling which has its own kitchen, bathroom, and living facilities that is located on the same lot as the primary single-family dwelling (main building) but is physically detached from the main building.
   3. Internal Accessory Dwelling Unit – "IADU" shall have the same meaning as "Dwelling, two-family, accessory apartment" as defined in the definitions of this Title.

B. Purpose and Intent.
   1. The purpose and intent of this Chapter is to provide supplementary living accommodations that are intended to provide affordable housing options for smaller households at a variety of all stages in life with reasonable limitations to minimize impact on neighboring properties and the rural character of Hyrum City through clear standards for size, placement, parking, and appearance.
   2. The following provisions shall apply equally to either a DADU or an IADU, unless expressly limited to either in each Section.

C. Applicability.
   1. An ADU is allowed only on a residentially zoned parcel containing a lawfully existing, owner-occupied single-family dwelling pursuant to Section 17.63(G).
      a. A proposed single-family dwelling, including a dwelling for which a zoning clearance or building permit has been issued but which has not received final approval for occupancy, shall not satisfy the applicability requirement of Section 17.63(C)(1).
   2. Only one (1) ADU is allowed per zoning parcel. A single parcel may not contain both a DADU and an IADU.

D. Zone.
   1. An ADU shall be a permitted use on a primary single-family dwelling lot in any zone that includes a primary single-family dwelling as a permitted use.
   2. No ADU may be allowed in any multi-family dwelling unit or multi-family lot.

E. Not Intended For Sale.

1. An ADU shall not be sold separately or subdivided from the primary single-family dwelling unit lot.

F. Addressing.

1. An ADU and primary single-family dwelling unit shall have the same address and the ADU shall be referenced on the property as "Unit A" and addresses must be in a visible location for emergency responders.

G. Owner Occupied.

1. Shared Ownership Prohibited. The parcel whereby a primary dwelling and an ADU are located must be owned by the same legal owners.

2. Owner Occupancy Required. As to any ADU, the owner of the parcel shall occupy either: the primary dwelling unit located on the parcel; or the ADU located on the parcel.

a. For the purposes of this Section, "occupy" shall mean that the owner maintains, either the primary dwelling or ADU, as the owner's principal place of residence for a majority of the calendar year.

b. If the owner of the parcel is held by a legal entity, at least one (1) individual associated with that entity, including but not limited to a member, manager, trustee, beneficiary, shareholder, partner, officer, director, or the other person with an ownership or controlling interest in the entity, shall occupy either the primary dwelling unit or the ADU as such individual's principle place of residence for a majority of the calendar year.

c. Upon the request by the City, documentation reasonably sufficient to establish compliance with this Section, including but not limited to voter registration records, driver license address, utility bills, trust documents, operating agreements, or otherwise shall be provided to satisfy compliance with this Section.

3. Temporary Absence. Owner occupancy may be waived during a bona fide temporary absence for a military service or deployment; medical treatment or recuperation for the owner or an immediate family member; religious or employment-related relocation, assignment, or sabbatical if:

a. The owner provides written notice with supporting documentation to the City zoning administrator prior to or during the absence, including the anticipated absence duration, a forwarding address, and a local responsible agent contact, and

b. The absence does not exceed thirty-six (36) months.

H. Occupancy.

1. The occupancy of an ADU shall be limited to one (1) person; or occupied by a Family. The term "Family" used in this section shall have the respective meaning in the Definitions sections of this Title.
2. An ADU must offer occupancy for a long-term rental of ninety (90) consecutive calendar days or longer through the required landlord license. Short-term rental (STR) options are prohibited.
3. No occupant of an ADU shall be permitted to sublease any portion of the ADU to another individual.

I. Size, Height, and Other Regulations as to DADUs.

1. Size:
   a. The DADU shall not be less than three-hundred (300) square feet and shall not exceed one-thousand (1,000) square feet of occupiable dwelling floor space (i.e. 1,000 square feet of main level occupiable dwelling floor space; or a combination of 500 square feet of main level occupiable dwelling floor space and 500 square feet of upper level occupiable dwelling floor space).
   b. The DADU or included within a group of other accessory buildings permitted by this Title shall not cover more than fifty (50%) percent of the rear yard of the primary single-family dwelling lot.
2. Height:
   a. A DADU shall be erected to a height no greater than one (1) story and shall not exceed a height greater than sixteen (16) feet to the peak of the roof.
   b. A DADU may be erected to a two (2) story and shall not exceed a height greater than twenty-eight (28) feet to the peak of the roof where the DADU structure meets the same setbacks required by the zone for the main building.
   c. The term "story" used in this section shall have the respective meaning in the definitions section of this Title.
3. Front Yard:
   a. No DADU shall be permitted to be located within the front yard setback of the main building or located in front of the main building.
   b. A DADU must meet the same front yard setbacks required by the zone for the main building.
   c. Any DADU located within "Innerblock development" as defined in the definitions of this Title shall be regulated as follows:

i. On an interior lot the front setback/front wall of the DADU shall be emplaced at a location no greater than fifty (50) feet from the rear exterior wall of the main building and the DADU structure shall not extend beyond the rear yard or side yard setback required by the zone for the main building.

ii. On a corner lot where the front of DADU is abutting the side street of the main building, the DADU shall not exceed a front yard setback of fifty (50) feet and the DADU structure shall not extend beyond the rear yard or side yard setback required by the zone for the main building.

4. Rear Yard:

a. Any DADU not located within "Innerblock development" as defined in the definitions of this Title or further regulated by "Innerblock development" in this Chapter the front wall of the DADU may be placed at least ten (10) feet from the rear exterior wall of the main building and have a minimum rear lot line setback of fifteen (15) feet.

5. Side Yard:

a. The DADU must meet the same side yard setbacks required by the zone for the main building.

J. IADU Requirements.

1. In addition to the requirements of this Section and applicable Hyrum City Code, IADUs shall be permitted subject to the following conditions:

a. Both living spaces have exterior access to an open yard.

b. Bedroom windows will allow emergency egress.

c. All bedroom areas will be equipped with smoke detectors.

d. Both living spaces must be part of the main dwelling structure, which shall not include a detached garage or separate building, and conform to all building, fire, and zoning codes and standards for a single-family dwelling.

K. Easements.

1. An ADU shall not be located within any irrigation easement, prescriptive easement, public utility easement, recorded easement, or platted easement.

L. Driveway Access and Main Entrances.

1. The driveway access for any ADU shall be limited to the front yard facing street of the main building, except on a corner lot the driveway access and driveway may be from the front yard facing street or side yard facing street.

2. The Main Entrance of a DADU shall not be facing the rear or side yard of an adjacent single-family residential lot.

M. Living Area.

1. An ADU must provide its own kitchen, bathroom, and living facilities that is separate from the main building.

N. Lighting.

1. An ADU exterior lighting shall be dark sky sensitive and provide illumination directed downward with the light source shielded from adjoining properties.

O. Parking Requirements.

1. As to DADUs:
   a. A total of one (1) additional off-street parking space will be provided for any DADU less than 650 square feet.
   b. A total of two (2) additional off-street parking spaces will be provided for any DADU equal to or greater than 650 square feet.
   c. All other off-street parking requirements shall be regulated by the zone for the main building off-street parking requirements.
2. As to IADUs:
   a. A total of four (4) off-street, hard-surface parking spaces will be provided on the dwelling lot.
   b. All other off-street parking requirements shall be regulated by the zone for the main building off-street parking requirements.

P. DADU Utility and Meter.

1. Any DADU is prohibited if the DADU will not have adequate access to the required utility service which includes sanitary sewer, culinary water, electrical, and storm water.
2. Any DADU is prohibited if a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the DADU is required to connect does not have sufficient capacity to support the addition of the DADU to the utility service system.
3. Sanitary sewer and culinary water/meter:
   a. A DADU shall not be connected and served by the same sanitary sewer and culinary water/meter that serves the main building.
   b. A DADU shall be served by new sanitary sewer and culinary water/meter services that conform to current Hyrum City standards.
   c. Standard connection and impact fees will be required for sanitary sewer and culinary water/meter services to accommodate the DADU.
   e. Exceptions:

i. If the existing water lateral from the main line complies with the requirements of the currently adopted International Residential Code, Hyrum City Code, and General Requirements and Specifications for flow demands for the DADU and main building, a manifold with one connection fee will be required. If service requires upsizing or replacement an impact fee will be determined by the upsize diameter from the existing diameter.

ii. If the existing sewer lateral from the main line complies with the requirements of the currently adopted International Residential Code, Hyrum City Code and General Requirements and Specifications for flow demands and minimum slope requirements for the DADU and main building, a wye connection with a clean out or a doghouse manhole with one connection fee will be required. If service requires upsizing, replacement or new connection to the main an impact will be required.

iii. Any exception requested shall be submitted for compliance to Hyrum City with the DADU application by a professional engineer licensed in the State of Utah by The Division of Occupational and Professional Licensing for City Engineer review and consideration for approval.

4. Electrical service/meter:

a. The existing electrical meter base serving the main building shall be required to conform to current Hyrum City standards and shall be required to be upgraded to a double meter base with two (2) main disconnects to serve both the main building and DADU.

b. All new electrical service from the double meter base to the DADU will be required to be installed underground.

c. Standard connection and impact fees will be required for the electrical service to accommodate the DADU.

5. Two (2) monthly service charges will be billed to the property for sanitary sewer, culinary water, and electrical services.

Q. IDAU Utility and Meter.

1. The utility account shall be under the named person or entity of record with the County.

2. Typically, a single electric meter and single culinary water meter will provide services to the main primary dwelling and IADU.

3. Two (2) monthly service charges will be billed for sewer and culinary water.

R. Supplementary Qualifying Standards.

1. No ADU shall be approved if the primary single-family dwelling is served by a failing septic tank.
2. Tents, yurts, recreational vehicles, campers, or any other similar structure shall not be permitted as a DADU.
3. No portion of a mobile home park or mobile home park subdivision shall be permitted a ADU.
4. The DADU shall be placed on a permanent footing and foundation.
5. Balconies and rooftop decks attached to any DADU are prohibited.
6. No Level Two home occupation business license shall be established within a DADU.

S. Applicable Codes.

1. No construction or conversions to create or establish an ADU shall commence without the issuance of the required zoning clearance and building permit.
2. New construction or conversions shall comply with all applicable building, health, and fire codes and ordinance requirements in effect at the time of construction or conversion.
3. All portions of a DADU structure shall not be located at a location greater than one-hundred-fifty (150) feet from a fire apparatus access road approved by the Fire Code Official.
4. All portions of a DADU structure shall not be located at a location greater than two-hundred-fifty (250) feet from any point on a street or road frontage to a hydrant.

T. Zoning Clearance, Building Permit Required, and Landlord License Required.

1. A zoning clearance shall be required as regulated by this Title.
2. A building permit shall be required as regulated by this Title.
3. A zoning clearance or building permit for an ADU shall not be issued unless a lawfully existing single-family dwelling is located on the parcel.
   a. A proposed single-family dwelling does not qualify as an existing single-family dwelling for purposes of this Section.
4. No ADU application may be submitted, accepted, processed, or approved concurrently with an application for a new single-family dwelling located on the same parcel.

5. No ADU application may be submitted, accepted, processed, or approved until the single-family dwelling located on the parcel has received final approval for occupancy.
6. No ADU shall be occupied without first obtaining a Hyrum City landlord license.
7. Failure to aomply with the requirements of this Section shall render the ADU unlawful and subject to enforcement and penalties as provided by this Title.

U. Conversions.
1. An existing detached accessory building that was legally established by this Title may be converted or expanded for the purpose of a DADU provided the detached accessory building can demonstrate it was legally established and can accommodate the minimum qualifying requirements and regulations of this Chapter.

V. Recordation Required.
1. A notice of record shall be recorded in the office of the Cache County Recorder that provides the following:
   a. A description of the primary single-family dwelling; and
   b. A statement the primary single-family dwelling lot of record contains an accessory dwelling unit; and
   c. A statement the accessory dwelling unit may only be used in accordance with the land use regulations of Hyrum City; and
2. Upon recording the notice of record, Hyrum City shall deliver a copy of the notice to the property owner of the detached accessory dwelling unit.

W. Revocation and Enforcement.
1. Revocation: ADU approval may be revoked for noncompliance with the conditions of approval for any provision of Title 17.
2. Notice and cure: The City shall provide written notice stating the violation and allow fourteen (14) days to cure before revocation, unless an emergency condition exists.

X. Enforcement Lien.
1. In addition to any other legal or equitable remedies available to the City, the City may hold a lien against a property in the amount of $100 for each day of violation after the day which the opportunity to cure the violation expires for:
   a. Any violation of Utah Code 10-21-303; or
   b. Any violation of this section.

Y. Notice and Hearing.
1. The city adopts the lien notice and hearing notice requirements set forth in Utah Code 10-21-303.

2. An owner appealing the violation may appeal that decision to the designated Administrative Appeals Hearing Officer provided the owner does so in writing within fourteen (14) days of the notice of violation.

Z. Appeal of Administrative Appeals Hearing Officer.

1. Any decision by the Administrative Appeals Hearing Officer may be appealed by the owner or City to the District Court within thirty (30) days from the written decision is made.

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 15th day of October, 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: Tony Ekins, City Planner

Date: October 8, 2026

Subject: Ordinance 26-22 - An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Amending Section 17.38.005, Purpose to clarify the zone district, and amend Section 17.38.020 Area Regulations change the minimum lot area for a single-family residence from 12,000 square feet to 43,560 square feet.

Summary: The attached Planning Commission Staff Evaluation and Ordinance is a petition to increase the minimum single-family dwelling lot size in the Residential Agricultural Zone RA to a minimum of one (1) acre lots.

On October 8, 2026, the Planning Commission held the required public hearing and made a motion (unanimous vote) recommending approval to the City Council of the ordinance as presented.

Attachments:

1. Planning Commission Staff Evaluation
2. Ordinance 26-22

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Planning Commission Staff Evaluation
First Review

Application: Hyrum City, Ordinance Amendment – An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Amending Section 17.38.005, Purpose to clarify the zone district, and amend Section 17.38.020 Area Regulations change the minimum lot area for a single-family residence from 12,000 square feet to 43,560 square feet.

Application Number: **26-034**
Preparation Date: October 6, 2026
Applicant Name: Hyrum City

Planning Commission: **October 8, 2026**
Application Type: Amendment
Nature of request: Recommendation of approval to the City Council

Application Overview: The Residential Agricultural Zone RA approximately consists of 210 acres and/or 5% of the overall area of the City limits. The General Plan guides the City to preserve its limited agricultural land resources, agricultural uses, animal rights, and guides that no major subdivisions or Planned Unit Developments are permitted. The north fields area of the Residential Agricultural Zone RA is further identified in the General Plan to preserve an agricultural green belt between Hyrum and Nibley with the 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.

The Zoning Ordinance primarily regulates the zone to residential uses, public structures, parks, churches, farm building, animal farms, ranches, veterinary hospitals, and agritourism. In 2018, the City Council adopted an ordinance amendment to the zone that eliminated any new light manufacturing, and in 2026, the City Council amended the zone to include a new use, Agritourism, to support the agricultural heritage and rural open space the zone by providing agricultural enterprises which are committed to maintaining agricultural property.

Staff is recommending the Planning Commission and City Council consider an amendment within the zone that increases the minimum single-family dwelling lot size from 12,000 square feet to 43,560 square feet (one acre lots) in efforts to promote rural openness' raising and keeping of animals, and preserve the zone's limited agricultural land resources and uses.

Rural openness: Although the vision of openness is open to interpretation, rural openness can also be visioned by distinct concepts of large lot sizes usually ranging from one acre to multiple acres, giving property owners physical space to build single-family dwelling homes alongside barns, non-commercial stables, and pastures to grow crops on a personal scale.

Raising and Keeping of Animals: The current zone permits 12,000 square feet lots while the raising and keeping of animals ordinance regulates that any property within the Hyrum City limits must have a minimum of 22,000 square feet to qualify for animal units with further restrictions as to where animals and fowl are to be fed and corralled. Specifically, a 12,000 square feet lot does not qualify the spirit and intent of the General Plan for keeping of animals in the zone, while a minimum lot area of 22,000 square feet must accommodate the permanent corral, stable, shed, barn to be at least forty-five feet (45') from the owners' dwelling and ninety feet (90') from any neighbors dwelling. In an effort to afford more single-family dwelling lot area, staff is recommending the minimal lot increase to one (1) acre to minimize corralled animal locations and afford the rural openness to open pasture grazing when desired by the property owner.

Limited Agricultural Land: As provided to the application overview, the Residential Agricultural Zone RA is limited approximately 210 acres and/or 5% of the overall area of the City limits, with 4% concentrated in the North Fields where animal grazing, growing of crops, and a dairy farm continues to operate in the only agricultural designated zone where the spirit and intent of the General Plan is guiding the uses but where the current zoning designation for minimum lot sizes are inherently compromising rural openness.

Minimum 12,000 Square Feet Lots: Staff has analyzed the undeveloped lots within the current zone and identified that only two (2) undeveloped lots will not conform to the increased minimum lot area of 43,560 square feet for a single-family dwelling:

1. 200 East 300 North (0.25 acres) which is currently a private feed lot located on the southwest corner of the intersection; and
2. 500 North 600 East (0.90 acres) located on the northwest corner of the intersection.

In an effort for the City to provide opportunity to the two (2) undeveloped lots for a single-family dwelling, staff has included in the Residential Agricultural Zone RA area regulations the following provision:

Notwithstanding the foregoing minimum lot area regulations for any residence in the Residential Agricultural Zone RA, as of (insert ordinance adoption date), any parcel existing containing an area less than 43,560 square feet, may be developed so as to create a single-family dwelling with a minimum lot area of 12,000 square feet, provided all other requirements of the Zoning Ordinance are achieved.

STAFF COMMENTS:

Planning and Zoning:

1. Recommends the Planning Commission support the ordinance amendment to increase the minimum lot size in the Residential Agricultural Zone RA from 12,000 square feet to 43,460 square feet (one acre) to realign the zone with the guidance of the General Plan to promote rural openness and the raising and keeping of animals, and preserve the zone's limited agricultural land resources and uses.

Fire Department:

1. No comments received.

Power Department:

1. No comments received.

City Engineer and Public Works Department:

1. No comments received.

Sewer and Waste Treatment:

1. No comments received.

Water and Irrigation:

1. No comments received.

Streets and Stormwater:

1. No comments received.

Planning Commission Responsibility:

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

Staff Recommendations:

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 its recommendation to the City Council for its consideration.

Finding of Facts:

1. Staff identified a disconnect between the guidance and goals of the General Plan, Zoning Ordinance, and Residential Agricultural RA Zone for promoting rural openness, the raising and keeping of animals, and preserve the zone's limited agricultural land resources and uses.
2. The public hearing was noticed in accordance with Utah Code and Hyrum City Code.

Attachments:

1. Draft Amendment
2. Hyrum City Zone Map

Draft Amendment

17.38.005 Purpose

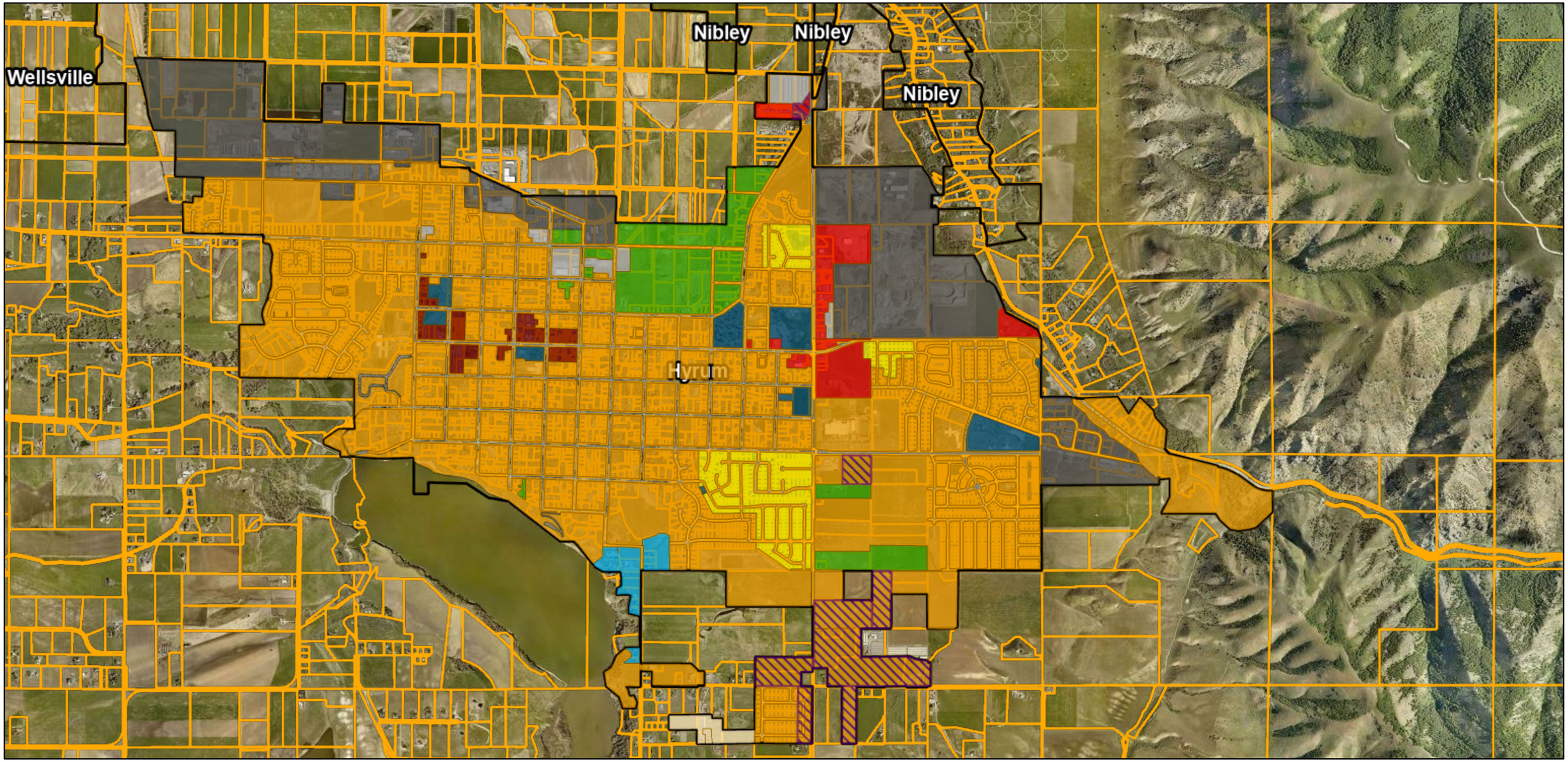
~~The RA Zone is an agricultural zone allowing single family dwellings. The minimum lot size is 12,000 square feet.~~The purpose of the Residential Agricultural Zone RA is to provide areas that allows residents and agricultural enterprises to engage in agricultural operations, agritourism, and the raising and keeping of animals to support the agricultural heritage and rural open spaces in Hyrum City.

17.38.020 Area Regulations

A. The minimum lot area for any residence shall not be less than ~~12,000~~43,560 square feet.

B. Notwithstanding the foregoing minimum lot area regulations for any residence in the Residential Agricultural Zone RA, as of (*insert ordinance adoption date*), any existing parcel containing an area less than 43,560 square feet, may be developed so as to create a single-family dwelling with a minimum lot area of 12,000 square feet, provided all other requirements of the Zoning Ordinance are achieved.

Hyrum City Zone Map



9/2/2026, 2:52:17 PM

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
- RESIDENTIAL SINGLE FAMILY R-1
- RESIDENTIAL MULTI FAMILY R-2
- RESIDENTIAL R-3
- RESIDENTIAL 1 ACRE LOTS R-5
- RESIDENTIAL AGRICULTURE R-A
- Municipal Boundaries
- County Boundary
- Cache Parcels

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Vantor, Cache County

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

ORDINANCE 26-22

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; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; 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; and

WHEREAS, the City Council has determined the General Plan guides the City to preserve its limited agricultural land resources, agricultural uses, raising and keeping of animal rights, and guides no major subdivisions or Planned Unit Developments are permitted; and

WHEREAS, the City Council has determined there is a need in the Residential Agricultural Zone RA to increase the minimum single-family dwelling lot size from 12,000 square feet to 43,560 square feet (one acre lots) in efforts to promote rural openness, raising and keeping of animals, and preserve the zone’s limited agricultural land resources and uses.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE, AMENDING SECTION 17.38.005, PURPOSE TO CLARIFY THE ZONE DISTRICT, AND AMEND SECTION 17.38.020 AREA REGULATIONS CHANGE THE MINIMUM LOT AREA FOR A SINGLE-FAMILY RESIDENCE FROM 12,000 SQUARE FEET TO 43,560 SQUARE FEET.

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

1. Section 17.38.005 Purpose of the Hyrum City Municipal Code is hereby amended to read as follows:

17.38.005 Purpose

~~The RA Zone is an agricultural zone allowing single family dwellings. The minimum lot size is 12,000 square feet.~~ The purpose of the Residential Agricultural Zone RA is to provide areas that allows residents and agricultural enterprises to engage in agricultural operations, agritourism, and the raising and keeping of animals to support the agricultural heritage and rural open spaces in Hyrum City.

17.38.020 Area Regulations

A. The minimum lot area for any residence shall not be less than ~~12,000~~43,560 square feet.

B. Notwithstanding the foregoing minimum lot area regulations for any residence in the Residential Agricultural Zone RA, as of October 15, 2026, any existing parcel containing an area less than 43,560 square feet, may be developed so as to create a single-family dwelling with a minimum lot area of 12,000 square feet, provided all other requirements of the Zoning Ordinance are achieved.

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 15th day of October, 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
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Hyrum, Utah 84319
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www.hyrumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Larry Coleman, Power Superintendent

Date: 10/10/2026

Subject: Review and Acceptance of Future Annexation Upon Utility Connection Agreement

Summary: As part of the requirements to receive an electrical connection outside of city limits, an annexation agreement must be signed by both the property owner and Hyrum City. We have had the city attorney prepare this agreement that can be used for such applications. This agreement one signed by both parties will be recorded with Cache County to the property parcel. This is one of the requirements needed for an electrical connection to be made. I would like the City Council to review this and approve its use.

Recommendation:
Larry Coleman, Power Superintendent, is recommending the approval and acceptance of the Future Annexation Upon Utility Connection Agreement for connections outside city limits.

City Council Meeting Details:
• Meeting Date: 10/15/2026
• Council Role: Review and Acceptance of Agreement

Attachments:
1

FUTURE ANNEXATION UPON UTILITY CONNECTION AGREEMENT

This Future Annexation Upon Utility Connection Agreement (the "**Agreement**") is entered into as of the last date signed below by HYRUM CITY, UTAH, a Utah municipal corporation (the "**City**"), and _____ (the "Owner"), concerning the real property described in Exhibit A (the "**Property**"). The City and Owner are the "**Parties**."

RECITALS

A. Owner owns the Property, which is presently located outside the municipal boundaries of Hyrum City, Utah, and has requested [an electric distribution extension / a new electric connection] to serve the Property (the "**Connection**").

B. Subject to applicable law and required approvals, the City is willing to consider providing the Connection on the terms of its applicable electric service requirements and this Agreement.

C. The City desires to establish annexation-related covenants in connection with the Connection, including cooperation with future lawful annexation and compliance with applicable improvements and dedication requirements.

D. The Parties intend the property-related covenants in this Agreement to be recorded against and, to the extent permitted by law, run with the Property.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants below, the Parties agree as follows:

1. Condition of Electric Connection:

1.1. Required Agreement and Recording. Before the City authorizes the requested electric connection, all record owners of the Property shall execute this Agreement, provide a complete legal description of the Property, and cooperate in recording this Agreement against the Property in the Cache County Recorder's records.

1.2. Separate Utility Approvals. This Agreement does not itself authorize construction or electric service. The connection remains subject to applicable City requirements, utility coordination, regulatory approvals, and the execution of a separate Agreement for Electric Distribution Outside City Limits.

2. Annexation of the Property:

2.1. City-Requested Annexation. If the Property becomes legally eligible for annexation into Hyrum City and the City initiates the proposed annexation, Owner shall consent to and reasonably cooperate with the proposed annexation, subject to applicable Utah law.

2.2. Other Annexations. The cooperation and qualified protest obligations in Sections 2.1 through 2.4 apply only to annexations initiated by the City, whether a petition is formally filed by the City, Owner, or another legally authorized petitioner. They do not apply to an annexation independently initiated without such a City request.

2.3. Required Cooperation. Owner shall, to the extent permitted by law, execute petitions, consents, and other documents reasonably necessary to include the Property in the proposed annexation and shall not unreasonably obstruct the annexation initiated by the City. This obligation does not replace a

signature, consent, or other act that Utah law requires from the then-current owner at the time of annexation.

2.4. Qualified Protest Covenant. To the fullest extent permitted by Utah law, Owner agrees not to file or join in a formal protest opposing an annexation of the Property initiated by the City. No provision of this Agreement waives a nonwaivable statutory right or eliminates statutory petition, signature-withdrawal, protest, notice, hearing, or approval procedures. The Parties acknowledge that enforceability of an advance protest covenant against future owners is subject to applicable law.

2.5. Statutory Procedures; No Automatic Annexation. This Agreement neither annexes the Property nor requires the City to pursue or approve annexation. Any annexation must comply with Utah Code Title 10, Chapter 2, Part 8, as amended, and all other applicable statutory requirements. The City may not count this Agreement alone as a petition signature or substitute for the then-current owner's statutorily required action.

3. Improvements Upon Annexation

3.1. Required Improvements. Upon annexation of the Property into Hyrum City, Owner shall comply with all lawful improvements, utility connections, easements, dedications, and other requirements applicable to the Property as a condition of annexation, including any property-specific requirements identified in Exhibit B.

3.2. Timing of Improvements. Improvements required as a condition of annexation shall be completed within the time established by the City's lawful annexation approval. Improvements required in connection with subsequent development of the Property shall be completed as required by applicable development approvals and City ordinances.

3.3. Costs and Dedications. Owner shall be responsible for the cost of improvements and dedications lawfully imposed upon the Property, subject to applicable statutory limitations, including proportionality requirements where applicable.

4. Recording; Obligations Affecting the Property

4.1. Recording. The Parties shall execute and record this Agreement against the Property in the records of the Cache County Recorder before the City authorizes the requested electric connection. The recorded instrument shall identify the Property by the complete legal description in Exhibit A.

4.2. Covenants Running with the Land. The Parties expressly intend that the obligations concerning future City initiated annexation, cooperation with annexation proceedings, and lawful improvements required upon annexation shall constitute covenants running with the Property and, where applicable, equitable servitudes. These obligations are intended to touch and concern the Property, burden the Property, and benefit the City in connection with its provision of outside-City electric service and the orderly future annexation of the Property. To the fullest extent permitted by applicable Utah law, these obligations shall bind Owner and each subsequent owner and successor in interest during their respective periods of ownership. Recording provides notice of the obligations but does not independently establish their enforceability against subsequent owners or waive any nonwaivable statutory right.

4.3. Transfer and Notice. Owner shall disclose this Agreement to any purchaser or transferee and deliver a copy before transfer. Each person owning the Property remains responsible for obligations lawfully binding that person during ownership; conveyance does not discharge liabilities accrued before

transfer. No subsequent owner is personally liable for a predecessor's obligations solely because of this Agreement.

5. Utility Connection; Liability

5.1. No Service Guarantee. The City does not guarantee uninterrupted or fluctuation-free electric service or that a connection will be free from temporary interruptions, outages, or other operational conditions.

5.2. Allocation of Liability. To the extent permitted by Utah law, the City shall not be liable for loss or damage arising from the design, installation, connection, operation, maintenance, interruption, or provision of electric service to the Property, except to the extent caused by the City's negligent acts or omissions and for which liability is otherwise permitted by law.

5.3. Governmental Protections. Nothing in this Agreement waives any governmental immunity, defense, notice requirement, damage limitation, or other protection available to the City or its officers, employees, or agents under Utah law.

6. General Provisions

6.1. Incorporation. The recitals and exhibits are hereby incorporated by reference as part of this Agreement.

6.2. Notices. Any notice required under this Agreement shall be in writing and delivered personally, by United States mail, or by commercial courier to the addresses below, or to another address designated by written notice. Notice is effective upon personal delivery or, if mailed, three (3) business days after deposit in the United States mail, postage prepaid. Notices shall be addressed as follows:

City	Owner
Hyrum City 60 West Main St Hyrum, Utah 84319	

6.3. Amendments. An amendment affecting the Property-related covenants must be in writing, signed by the City and all then-current record owners of the affected Property, and recorded against the Property to provide notice to successors, subject to applicable law. A lawful City requirement imposed independently of this Agreement is not an amendment to it.

6.4. Effective Date. This Agreement becomes effective upon execution by the City and Owner. The Agreement shall be recorded against the Property before the City authorizes the requested electric connection, and the City's obligations concerning the Connection shall remain subject to all applicable utility service requirements and approvals.

6.5. Governing Law; Governmental Immunity. This Agreement shall be governed by and construed under the laws of the State of Utah. Any action concerning this Agreement shall be brought in a court of competent jurisdiction in Cache County, Utah, unless applicable law requires otherwise. Nothing in this Agreement waives or limits any governmental immunity, defense, damage limitation, notice requirement, or other protection available to the City or its officers, employees, or agents under applicable law.

6.6. No Waiver; Remedies. A waiver of any provision or breach is effective only if in writing and does not waive any other provision or breach. A Party's delay or failure to enforce a right is not a waiver. Except as expressly limited by this Agreement or applicable law, the City's rights and remedies are cumulative.

6.7. Entire Agreement. This Agreement, together with the exhibits hereto, integrates and constitutes all the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof.

6.8. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

6.9. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument. Electronic signatures may be used to the extent permitted by applicable law, subject to any additional requirements for recording.

6.10. Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain effective to the fullest extent permitted by law, and the invalid provision shall be construed or limited, if possible, to accomplish its lawful purpose.

6.11. Default; Notice and Opportunity to Cure. If either Party fails to perform a material obligation under this Agreement, the non-defaulting Party may provide written notice identifying the default. The defaulting Party shall have thirty (30) days after receipt of the notice to cure the default or, if the default cannot reasonably be cured within that period, to commence corrective action and diligently pursue completion. Nothing in this Section extends a statutory annexation deadline or requires the waiver of any nonwaivable statutory right.

6.12. Enforcement; Specific Performance. Subject to applicable Utah law, the Parties acknowledge that a material breach of the obligations concerning future annexation or required improvements may cause harm for which monetary damages would not provide an adequate remedy. Following any applicable notice and opportunity to cure, the City may seek specific performance, injunctive relief, or other remedies available at law or in equity. Nothing in this Section authorizes enforcement contrary to applicable statutory annexation procedures or guarantees that equitable relief will be granted.

(the remainder of this page is left intentionally blank)

HYRUM CITY, UTAH

By: _____

Print Name: _____

Title: _____

Date: _____

ATTEST:

By: _____

Print Name: _____

Title: _____

Date: _____

OWNER

By: _____

Print Name: _____

Date: _____

ACKNOWLEDGMENTS

ACKNOWLEDGMENT - Hyrum City

STATE OF UTAH)
: ss.
COUNTY OF CACHE)

On this ____ day of _____, 20____, personally appeared before me _____, who acknowledged to me that he/she executed the foregoing instrument on behalf of Hyrum City in the stated capacity and with authority to do so.

Notary Public: _____

My Commission Expires: _____

ACKNOWLEDGMENT - Owner

STATE OF UTAH)
: ss.
COUNTY OF CACHE)

On this ____ day of _____, 20____, personally appeared before me _____, who acknowledged to me that they executed the foregoing instrument.

Notary Public: _____

My Commission Expires: _____

EXHIBIT A
PROPERTY IDENTIFICATION

Record Owner(s): _____

Site Address: _____

County Parcel Number: _____

Full Legal Description: _____

_____

_____

_____

Recorded Plat / County GIS Map:

EXHIBIT B
PARCEL-SPECIFIC ANNEXATION / IMPROVEMENT TERMS

Property Address: _____

Cache County Parcel Number: _____

☐ No parcel-specific improvements are identified at execution.

☐ Parcel-specific improvements are identified below.

Required Improvement	Timing	Responsible Party / Cost Allocation

AGREEMENT FOR ELECTRIC SERVICE BY MUNICIPALITY TO ADDITIONAL CUSTOMER AFTER JUNE 15, 2013 OUTSIDE OF MUNICIPAL BOUNDARY

This Agreement for Electric Service by Municipality to Additional Customer After June 15, 2013 Outside of Municipal Boundary ("**Agreement**") is made and entered into between Hyrum City, a municipal corporation organized under the laws of the State of Utah (the "**Municipality**"), and PACIFICORP, an Oregon corporation d/b/a as ROCKY MOUNTAIN POWER ("**Rocky Mountain Power**") in the State of Utah. The Municipality and Rocky Mountain Power each may be referred to as a "**Party**" or collectively as the "**Parties**."

RECITALS

A. The Legislature of the State of Utah passed Senate Bill 180 (the "**Bill**") during the 2013 General Session of the Legislature amending Utah Code Ann. § 10-8-14 regarding electric service by a municipal utility outside of its municipal boundaries. The Bill became law on May 13, 2013.

B. Title 13 of the Hyrum City Municipal Code provides for the regulation of municipal utility services, and Ordinance 26-18 adopted by the Hyrum City Council on September 17, 2026, amended Hyrum City Municipal Code Section 13.16.235 to establish requirements for electrical extensions or connections outside the municipal limits, including application, review, coordination, approval, customer-agreement, cost, recording, and related requirements.

C. The Municipality owns and operates a local electric utility system that provides electric service to customers located within its municipal boundary and desires to provide electric service to an Additional Customer outside its municipal boundary (as further defined below, (the "**Additional Customer**").

D. Rocky Mountain Power is a public utility and an electrical corporation in the state of Utah authorized by a certificate of public convenience and necessity issued by the Public Service Commission of Utah ("Commission") to provide electric service to customers, inclusive of the Additional Customer, in areas outside the municipal boundary of the Municipality.

E. The Parties enter into this Agreement, subject to the Commission's approval, in compliance with Utah Code Ann. §§ 10-8-14 and 54-4-40 to provide terms and conditions for the Municipality to provide electric service to Additional Customer in accordance with, the terms and conditions of this Agreement.

TERMS AND CONDITIONS

In consideration of the following agreements and conditions, the Parties agree as follows:

1. Service to Additional Customer. As provided in Utah Code Ann. § 10-8-14(5), the Municipality has submitted to Rocky Mountain Power a written request to provide electric service

to the Additional Customer identified more particularly in Exhibit A attached hereto and Rocky Mountain Power has agreed to allow the Municipality to serve the Additional Customer and subsequent customers at the same service location so long as such service is provided under the same rate schedule and the load demand of the subsequent customer remains the same as that of the Additional Customer, subject to the approval of this Agreement by the Utah Public Service Commission, where required, and in accordance with the terms of this Agreement. The Municipality's provision of service is also contingent upon completion of the Municipality's approval process under Hyrum City Municipal Code § 13.16.235, including final City Council approval or conditional approval. Before service begins, the Additional Customer shall enter into any separate written agreement with the Municipality required by Hyrum City Municipal Code § 13.16.235, in a form approved by the City Attorney, addressing the terms and cost of the extension or connection, including applicable impact and connection fees, estimated extension or connection costs, final cost reconciliation, and any lawful annexation-related provisions applicable to the property. Any such owner agreement is separate from this Agreement and does not impose obligations on Rocky Mountain Power beyond those expressly stated in this Agreement.

2. Term; Transfer of Additional Customer. Unless otherwise agreed by the Parties in writing:

2.1. This Agreement shall commence as of the date of approval of this Agreement by the Utah Public Service Commission (the "**Effective Date**") and shall terminate on the date from and after which Rocky Mountain Power provides notice to the Municipality in accordance with Utah Code Ann. § 10-8-14(5) that it will provide service to the Additional Customer and confirming that it has installed the facilities from which it can provide electric service to the Additional Customer. It is understood that Rocky Mountain Power shall provide six (6) months written notice of its intent to provide service to the Additional Customer.

2.2. Upon termination of this Agreement for any of the reasons set forth above or otherwise, the Municipality shall transfer to Rocky Mountain Power electric service to the Additional Customer, together with the facilities used by the Municipality to serve the Additional Customer, all in accordance with the provisions of Utah Code Ann. §§ 10-20-421(3) – (9), as the same may be amended.

2.3. Notwithstanding the foregoing, as provided in Utah Code Ann. § 10-8-14(8), the Municipality is relieved of any obligation under this Section 2 to transfer an Additional Customer, and the facilities used by the Municipality to serve the Additional Customer, if the Municipality annexes and incorporates the area within which the Additional Customer is being served. It is understood that the Municipality will provide six (6) months written notice of its intent to annex and incorporate the area within which the Additional Customer is being served.

3. Application; Effective Date.

3.1. Within forty-five (45) days of execution of this Agreement or such longer time as the Parties may mutually agree, Rocky Mountain Power shall file an application ("**Application**") with the Commission pursuant to Utah Code Ann. § 54-4-40 seeking the Commission's approval of this Agreement. Rocky Mountain Power shall, and upon request by Rocky Mountain Power the Municipality shall, support approval of the Application before the Commission, including responding to discovery requests, providing written and oral testimony and other evidence, and providing written and oral argument. Neither Party shall directly or indirectly oppose the Application or support any petition for review, rehearing or reconsideration in the Commission of an order of the Commission approving the Application ("**Order**") or any petition for review in court of the Order.

3.2. This Agreement shall be effective from and after the date the Commission approves the Application (the "**Effective Date**"). In the event, however, that the Commission issues an order disapproving the Application, this Agreement shall terminate and be of no further force or effect.

4. Cooperation. In providing material written information to any third party or government entity or in obtaining any approval of any government entity in connection with this Agreement, the Parties agree to mutually support each other in obtaining regulatory approvals of the Agreement and in gaining any required franchise, providing information to regulators and parties in regulatory proceedings and to other government entities required to issue franchises, and cooperating in responding to parties that may oppose approval of the Agreement or issuance of any required franchises. Notwithstanding the foregoing, neither Party shall be required to disclose to the other Party information that is privileged or is competitively sensitive and confidential, including internal analyses, even if the Party is required to disclose the information subject to the terms of a protective order or rule to another government entity or third party.

5. Miscellaneous.

5.1. General Representations and Warranties. Each of the Parties represents and warrants to the other Party that the Party has the power and authority to enter into this Agreement and to perform its obligations under this Agreement and that the execution and delivery of this Agreement and the consummation of the transactions contemplated by this Agreement have been duly authorized by the governing body of the Party, and no other actions or proceedings on the part of the Party are necessary to authorize this Agreement and the transactions contemplated by this Agreement.

5.2. Each Party to Bear Own Expenses. Except as otherwise expressly provided in this Agreement, all expenses incurred by or on behalf of the Parties in connection with the authorization, preparation, execution and consummation of this Agreement, including, without limitation, all fees and expenses of agents, representatives, counsel, and

accountants employed by the Parties, shall be borne solely by the Party that incurred the expenses.

5.3. Waiver of Jury Trial and Limitation on Damages. THE PARTIES EXPRESSLY WAIVE THEIR RIGHT TO TRIAL BY JURY ON ANY CLAIM ARISING UNDER THIS AGREEMENT AND AGREE THAT ANY SUCH CLAIM MAY NOT BE JOINED OR CONSOLIDATED IN ANOTHER ACTION BEING TRIED TO A JURY. IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR INDIRECT DAMAGES, LOST PROFITS OR OTHER BUSINESS INTERRUPTION DAMAGES, PROVIDED BY STATUTE, OR IN TORT OR CONTRACT.

5.4. Notices.

5.4.1. Permitted Methods of Notice. Any notice, or other communication required under this Agreement shall be in writing, shall be delivered as per the contact information provided below, and shall be deemed properly given:

5.4.1.1. upon delivery if delivered in person;

5.4.1.2. three (3) days after deposit in the mail, if sent by registered first class United States mail, postage prepaid; or

5.4.1.3. upon delivery if delivered by a commercial courier service

5.4.2. Contact Information.

Municipality:

Hyrum City Recorder
60 W Main St, Hyrum,
Hyrum, Utah 84319

cc:

Hyrum City Power & Light
88 W Main St, Hyrum,
Hyrum, Utah 84319

Rocky Mountain Power:

cc:

5.4.3. Change of Contact Information. Either Party may change its contact person or address specified above by giving the other Party notice of the change in accordance with Section 5.4.1, above.

5.5. Assignments. Except as otherwise provided below, neither Party may, without the other Party's prior written consent, which shall not be unreasonably withheld, conditioned or delayed, assign, pledge, or transfer all or any part of this Agreement or any right or obligation under this Agreement, whether voluntarily or by operation of law; provided,

however, that either Party may, without the other Party's consent, assign its rights and obligations under this Agreement to an entity with which the Party is merged or consolidated, so long as the assignor consents in writing to be bound by all obligations of the assignee under this Agreement.

5.6. Binding on Successors. This Agreement shall inure to the benefit of the Parties hereto, their respective successors and permitted assigns, and shall be binding upon the successors and permitted assigns of each.

5.7. Recording. Upon the execution of this Agreement, this Agreement shall be recorded with the Cache County Recorder's Office on the Additional Customer's deed, on the applicable Parcel Id No. as provided in Exhibit "A". In addition, to the extent Hyrum City Municipal Code § 13.16.235 requires a separate written agreement between the Municipality and the Additional Customer, the Municipality shall ensure that such agreement is recorded against the parcel or parcels receiving the extension or connection and contains the successor, duration, proportionality, and annexation-related limitations required by that section. Recordation of this Agreement does not substitute for any separate owner agreement required by Hyrum City Municipal Code § 13.16.235.

5.8. Waivers. Any waiver of a Party's rights with respect to any breach of this Agreement, or with respect to any other matter arising in connection with this Agreement, shall not constitute a waiver with respect to any other breach or matter arising in connection with this Agreement. All waivers must be in writing and signed by an authorized representative of the Party granting the waiver.

5.9. Governing Law. This Agreement is made under and will be governed by and construed in accordance with the internal laws of the State of Utah.

5.10. Headings and Construction. The headings and subtitles in this Agreement are for the convenience of the Parties and are not to be used for its construction or interpretation. Any use of the singular in this Agreement also includes the plural, and any use of the plural also includes the singular.

5.11. Not Construed Against Either Party. This Agreement was entered into by the Parties after consultation with counsel, and shall be considered to have been drafted by both Parties. The language of this Agreement shall be construed as a whole according to its fair meaning, and not strictly for or against either of the Parties.

5.12. Severability. If any provision of this Agreement or the application thereof is held invalid, the invalidity shall not affect other provisions or applications of the Agreement that can be given effect without the invalid provisions or applications and to this end the provisions of this Agreement are declared to be severable.

5.13. Counterparts. This Agreement may be executed in counterparts which, taken together, shall constitute one and the same Agreement and shall not be effective unless and until the Commission approves the Application in accordance with the provisions of Section 3.

5.14. Entire Agreement. This Agreement, including the recitals stated above and the appendices attached hereto which are incorporated herein by this reference, constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes all prior negotiations and agreements, whether written or oral. This Agreement may not be altered or amended except by an instrument in writing executed by both Parties.

(the remainder of this page is left intentionally blank)

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated below.

Hyrum City, a municipal corporation organized under the laws of the State of Utah

Signature:

Print Name:_____

Title: _____

Date:

ATTEST:

Signature:

Print Name:_____

Title: _____

PACIFICORP, an Oregon corporation doing business in Utah as ROCKY MOUNTAIN POWER

Signature:

Print Name:_____

Title: _____

Date:

EXHIBIT A

IDENTIFICATION OF ADDITIONAL CUSTOMER LOCATED OUTSIDE THE MUNICIPAL BOUNDARY OF THE MUNICIPALITY THAT THE MUNICIPALITY PROVIDES ELECTRIC SERVICE TO PURSUANT TO SECTION 1 (THE "ADDITIONAL CUSTOMER")

Customer Name	Customer Side Address	Customer Mailing Address	Customer Parcel Id No.
Hans E & Natalie M Isom	6520 South 1800 West Hyrum, UT 84319	6520 South 1800 West Hyrum, UT 84319	#01-061-0044

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: Todd Perkins, Treasurer

Date: October 9, 2026

Subject: Consideration and Approval of September 2026 Financial Report.

Summary: **The City Treasurer is informing the Mayor and Council of September 2026 Financial report.**

Summary:

A financial report is required by state law to be presented at a City council meeting each month Utah code 10-6-148. Below I have highlighted some areas that may be informative on the financial situation of the City. The Financial report covering 25% of the year.

- The General Fund decrease because of fire being a hot topic and the county billing us late. Aswell as the volunteers being paid out. On the Revenue side property tax will not be received until November or December.
- The Capital Projects Fund decreased and is negative due to the contractors working on Libbie Springs being paid out for the work completed at Libbie Springs Park. Minus the re hydro seeding cost. An adjustment will need to be made, and moneys transferred to the Capital Project Fund.
- The Sewer Treatment Fund and Sewer Collection Fund are in good shape and continue to build reserves.
- In the Electric Fund $204,254 was the net revenue over expenditures in September. The power Fund is very weather (cooling cost) dependent positing addition power purchased at $1,058,810 with revenues (power billed) lagging a month behind but brought in $1,482,915 revenue.
- In the Water Fund and the Irrigation Fund we would like to see an increase in rates to build reserves and promote water conservation. The Water fund lost $49,112.89 in September. With some emergency repairs with the water tank.

Recommendation:
Inform Mayor and Council on the financial health of the City.

Attachments:
1. September Financial Report.

HYRUM CITY CORPORATION
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2026

	COMBINED CASH ACCOUNTS	
01-1111000	GENERAL CHECKING ACCT	672,232.40
01-1112000	XPRESS DEPOSIT ACCOUNT	158,244.41
01-1113000	PAYROLL CHECKING ACCOUNT	352,624.69
01-1151000	UNDESIGNATED CASH - PTIF	271,638.86
01-1151100	BANK OF UTAH	3,168,712.30
01-1151500	CACHE VALLEY BANK SAVINGS	18,188,310.67
01-1151550	COURT BANK ACCOUNT	81,151.72
01-1151710	PTIF SWR DEBT SERVICE #4099	213,467.68
01-1151720	PTIF-SWR O&M RESERVE #4100	258,232.37
01-1175000	UTILITY CASH CLEARING	323.48
	TOTAL COMBINED CASH	23,364,938.58
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)
01-1801240	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	(22,759,072.38)
	TOTAL UNALLOCATED CASH	.00

	CASH ALLOCATION RECONCILIATION	
10	ALLOCATION TO GENERAL FUND	1,419,027.79
45	ALLOCATION TO CAPITAL PROJECTS FUND	(26,868.48)
51	ALLOCATION TO WATER UTILITY FUND	2,104,846.86
52	ALLOCATION TO SEWER UTILITY FUND	8,047,412.86
53	ALLOCATION TO ELECTRIC UTILITY FUND	8,625,638.02
54	ALLOCATION TO IRRIGATION UTILITY FUND	769,437.30
55	ALLOCATION TO STORMWATER FUND	1,030,882.08
56	ALLOCATION TO SEWER FUND COLLECTIONS	708,561.66
72	ALLOCATION TO COURT TRUST FUND	80,134.29
	TOTAL ALLOCATIONS TO OTHER FUNDS	22,759,072.38
	ALLOCATION FROM COMBINED CASH FUND - 01-1010000	(22,759,072.38)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

GENERAL FUND

	ASSETS		
10-1010000	CASH IN COMBINED FUND	1,419,027.79	
10-1131000	PETTY CASH	400.00	
10-1311000	ACCTS REC - UTILITIES	134,604.44	
10-1311001	ACCTS REC - PRIOR PERIOD	78,297.25	
10-1311400	ACCTS REC - PROPERTY TAXES	(12,196.00)	
10-1311410	LEVIED PROP TAXES RECEIVABLE	1,035,529.00	
10-1311500	ACCTS REC - CLASS C ROADS	(68,082.51)	
10-1311700	ACCTS REC - OTHER	(2,153.02)	
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	(874.49)	
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		3,571,827.20
	LIABILITIES AND EQUITY		

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

GENERAL FUND

	LIABILITIES			
10-2131000	ACCTS PAY - GENERAL		2,345.00	
10-2131110	ACCTS PAY - CONTRACTOR DEP		490,719.72	
10-2131130	ACCTS PAY - PARK DEPOSITS		7,798.00	
10-2131140	ACCTS PAY - DISPATCH		(4,185.06)	
10-2131150	ACCTS PAY - OTHER		10,658.01	
10-2131154	ACCTS PAY - TRUST ACCOUNT BAIL		(.02)	
10-2131160	ZONING/SUBDIVISION DEPOSITS		95,273.43	
10-2208000	FICA WITHHOLDING		10,049.57	
10-2209000	FEDERAL WITHHOLDING PAYABLE		5,969.82	
10-2210000	STATE WITHHOLDING PAYABLE		9,875.93	
10-2211000	ACCRUED PAYROLL PAYABLE		24,553.28	
10-2220000	INSURANCE - CITY PORTION		(4,291.60)	
10-2220200	ULGT INSURANCE - CITY PORTION		2.08	
10-2221000	PEHP VISION INSURANCE		78.46	
10-2222000	DISABILITY INSURANCE PAYABLE		1,060.81	
10-2224000	WORKER'S COMPENSATION PAYABLE		(26,324.52)	
10-2226000	INSURANCE - EMPLOYEE PORTION		969.19	
10-2226210	PEHP LIFE INS EMPLOYEE PORTION		370.41	
10-2226211	PEHP LIFE INS CITY PORTION		9.61	
10-2227000	TRUST INSURANCE-EMPLOYEE		2.17	
10-2231000	STATE RETIREMENT PAYABLE		11,587.96	
10-2232000	FLEX PLAN		75.00	
10-2233000	HEALTH EQUITY SAVINGS-CITY POR		(12.60)	
10-2234000	HEALTH EQUITY SAVINGS-EMPLOYEE		2,406.67	
10-2240000	UNEARNED PROPERTY TAXES		1,035,529.00	
10-2411050	STATE ASSESSMENT PAYABLE		(704.93)	
10-2411105	NON-UTILITY SALES TAX		36.11	
	TOTAL LIABILITIES			1,673,851.50
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
10-2951000	GEN FUND - PRIOR YR UNAPPROP	1,754,649.93		
10-2951060	GENERAL FUND - DESIGNATED	273,831.63		
	REVENUE OVER EXPENDITURES - YTD	(130,505.86)		
	BALANCE - CURRENT DATE		1,897,975.70	
	TOTAL FUND EQUITY			1,897,975.70
	TOTAL LIABILITIES AND EQUITY			3,571,827.20

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-3110	GEN PROPERTY TAXES - CURRENT	389.68	1,969.92	1,064,440.00	1,062,470.08	.2
10-3115	FEE IN LIEU	7,353.70	13,559.39	55,000.00	41,440.61	24.7
10-3120	GEN PROP TAXES - DELINQUENT	18.98	20.02	15,000.00	14,979.98	.1
10-3130	GENERAL SALES TAX	211,451.92	751,145.43	2,600,000.00	1,848,854.57	28.9
10-3140	FRANCHISE TAXES	552.70	1,710.38	55,000.00	53,289.62	3.1
10-3145	ENERGY SALES AND USE TAX	9,836.35	14,503.62	350,000.00	335,496.38	4.1
10-3150	MASS TRANSIT TAX	.00	.00	360,000.00	360,000.00	.0
10-3155	TRANSIENT ROOM TAX	655.18	1,872.76	5,000.00	3,127.24	37.5
	TOTAL TAXES	230,258.51	784,781.52	4,504,440.00	3,719,658.48	17.4
	LICENSES AND PERMITS					
10-3210	BUSINESS LICENSES	250.00	1,096.25	28,000.00	26,903.75	3.9
10-3221	BUILDING PERMITS	3,409.31	10,949.53	50,000.00	39,050.47	21.9
10-3225	ANIMAL LICENSES	66.00	241.00	11,000.00	10,759.00	2.2
	TOTAL LICENSES AND PERMITS	3,725.31	12,286.78	89,000.00	76,713.22	13.8
	INTERGOVERNMENTAL REVENUES					
10-3340	STATE - FEDERAL GRANTS	7,568.77	7,568.77	500,000.00	492,431.23	1.5
10-3356	CLASS C ROAD ALLOTMENT	21,584.48	65,174.21	1,100,000.00	1,034,825.79	5.9
	TOTAL INTERGOVERNMENTAL REVENUES	29,153.25	72,742.98	1,600,000.00	1,527,257.02	4.6
	CHARGES FOR SERVICES					
10-3413	ZONING & SUBDIVISION FEES	930.00	15,427.82	50,000.00	34,572.18	30.9
10-3415	SALE OF MAPS & PUBLICATIONS	9.38	46.73	500.00	453.27	9.4
10-3422	SPECIAL PROTECTIVE SERVICES	5,030.43	16,274.95	502,500.00	486,225.05	3.2
10-3431	STREET, SIDEWALK & CURB REPAIR	.00	945.00	.00	(945.00)	.0
10-3440	SOLID WASTE COLLECTION	104,562.79	314,431.21	1,250,000.00	935,568.79	25.2
10-3441	EMERGENCY MEDICAL SERVICES	19,320.50	57,916.49	215,000.00	157,083.51	26.9
10-3442	AMBULANCE REVENUE	.00	.00	120,000.00	120,000.00	.0
10-3455	ANIMAL CONTROL FEES	4.00	4.00	100.00	96.00	4.0
10-3473	RECREATION REVENUES	6,555.00	22,305.00	65,000.00	42,695.00	34.3
10-3474	COMMUNITY PROGRESS REVENUES	.00	40.00	4,000.00	3,960.00	1.0
10-3475	YOUTH COUNCIL ACTIVITIES	.00	3,070.90	5,000.00	1,929.10	61.4
10-3476	LIBRARY USE FEES	1,125.00	3,760.00	100,000.00	96,240.00	3.8
10-3477	ROAD IMPACT FEES	.00	.00	23,400.00	23,400.00	.0
10-3479	PARK IMPACT FEES	2,217.00	13,302.00	121,935.00	108,633.00	10.9
10-3480	CEMETERY	2,550.00	9,850.00	90,000.00	80,150.00	10.9
10-3490	MISCELLANEOUS	2,349.96	3,048.60	100,000.00	96,951.40	3.1
	TOTAL CHARGES FOR SERVICES	144,654.06	460,422.70	2,647,435.00	2,187,012.30	17.4

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES AND FORFEITURES					
10-3510	COURT FINES	6,202.28	13,472.96	115,000.00	101,527.04	11.7
10-3512	LIBRARY FINES	596.65	1,272.55	6,500.00	5,227.45	19.6
10-3513	PARKING TICKETS	.00	.00	2,000.00	2,000.00	.0
	TOTAL FINES AND FORFEITURES	6,798.93	14,745.51	123,500.00	108,754.49	11.9
	MISCELLANEOUS REVENUES					
10-3610	INTEREST EARNINGS	5,006.94	16,682.59	67,000.00	50,317.41	24.9
10-3620	BUILDING & FACILITY RENTS	5,558.75	11,943.75	90,000.00	78,056.25	13.3
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	486.19	655.11	3,000.00	2,344.89	21.8
10-3651	SALE OF LIBRARY MAT'L & BOOKS	137.00	380.50	2,000.00	1,619.50	19.0
10-3652	LIBRARY COPY & LAMINATING FEES	434.75	901.35	2,000.00	1,098.65	45.1
	TOTAL MISCELLANEOUS REVENUES	11,623.63	30,563.30	174,100.00	143,536.70	17.6
	CONTRIBUTIONS AND TRANSFERS					
10-3870	CONTRIBUTIONS - PRIVATE	1,235.62	4,291.62	10,000.00	5,708.38	42.9
10-3871	CONTRIBUTIONS - SR. CIT. TRIPS	.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	.00	500.00	10,000.00	9,500.00	5.0
10-3876	CONTRIBUTIONS - MISC.	.00	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	1,235.62	12,648.18	1,652,040.00	1,639,391.82	.8
	TOTAL FUND REVENUE	427,449.31	1,388,190.97	10,790,515.00	9,402,324.03	12.9

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CITY COUNCIL					
10-4110-110	SALARY & WAGES	.00	5,000.00	30,000.00	25,000.00	16.7
10-4110-130	EMPLOYEE BENEFITS	.00	382.50	3,100.00	2,717.50	12.3
10-4110-230	TRAVEL & MEETINGS	415.00	415.00	10,000.00	9,585.00	4.2
10-4110-510	INSURANCE	.00	.00	570.00	570.00	.0
10-4110-610	MISCELLANEOUS	.00	60.00	600.00	540.00	10.0
	TOTAL CITY COUNCIL	415.00	5,857.50	44,270.00	38,412.50	13.2
	J. P. COURT					
10-4120-110	SALARY & WAGES	2,766.84	13,359.67	69,000.00	55,640.33	19.4
10-4120-115	OVERTIME	.00	.00	1,000.00	1,000.00	.0
10-4120-130	EMPLOYEE BENEFITS	431.87	2,060.36	10,500.00	8,439.64	19.6
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	.00	66.37	1,500.00	1,433.63	4.4
10-4120-250	EQUIP SUPPLIES & MAINTENANCE	277.78	519.71	2,400.00	1,880.29	21.7
10-4120-280	TELEPHONE	20.02	40.04	1,000.00	959.96	4.0
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	1,244.75	3,376.25	14,000.00	10,623.75	24.1
	TOTAL J. P. COURT	4,741.26	19,422.40	108,450.00	89,027.60	17.9
	MAYOR					
10-4130-110	SALARY & WAGES	.00	3,000.00	19,600.00	16,600.00	15.3
10-4130-130	EMPLOYEE BENEFITS	.00	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	350.00	350.00	4,500.00	4,150.00	7.8
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	350.00	3,579.50	27,250.00	23,670.50	13.1

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-4140-110	SALARY & WAGES	4,364.69	20,425.89	128,500.00	108,074.11	15.9
10-4140-115	OVERTIME	315.44	1,908.04	6,000.00	4,091.96	31.8
10-4140-130	EMPLOYEE BENEFITS	1,106.07	7,784.89	42,000.00	34,215.11	18.5
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	689.88	1,003.50	4,500.00	3,496.50	22.3
10-4140-240	OFFICE SUPPLIES & EXPENSE	890.12	1,976.12	6,500.00	4,523.88	30.4
10-4140-250	EQUIP SUPPLIES & MAINTENANCE	909.49	1,846.78	6,500.00	4,653.22	28.4
10-4140-280	TELEPHONE	162.93	437.30	3,000.00	2,562.70	14.6
10-4140-310	PROFESSIONAL SERVICES	6,701.90	18,437.84	60,000.00	41,562.16	30.7
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	15,140.52	54,085.36	261,500.00	207,414.64	20.7
	NON DEPARTMENTAL					
10-4150-210	MEMBERSHIPS	.00	6,908.38	7,000.00	91.62	98.7
10-4150-220	PUBLIC NOTICES	665.36	1,748.69	7,000.00	5,251.31	25.0
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	665.36	8,657.07	19,350.00	10,692.93	44.7
	GENERAL GOVERNMENT BUILDINGS					
10-4160-110	SALARY & WAGES	1,491.30	6,832.15	31,000.00	24,167.85	22.0
10-4160-115	OVERTIME	.00	.00	1,000.00	1,000.00	.0
10-4160-130	EMPLOYEE BENEFITS	266.37	2,315.25	12,500.00	10,184.75	18.5
10-4160-250	EQUIP SUPPLIES & MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-4160-260	BLDG & GROUNDS SUP & MAINT	96.59	7,328.38	45,000.00	37,671.62	16.3
10-4160-270	UTILITIES	80.18	161.72	13,000.00	12,838.28	1.2
10-4160-310	CONTRACT SERVICES	186.53	725.29	6,000.00	5,274.71	12.1
10-4160-510	INSURANCE	.00	.00	11,100.00	11,100.00	.0
10-4160-610	MISCELLANEOUS	.00	.00	1,000.00	1,000.00	.0
10-4160-620	MISCELLANEOUS SERVICES	.00	560.00	3,000.00	2,440.00	18.7
10-4160-720	BUILDING IMPROVEMENTS	.00	831.23	400,000.00	399,168.77	.2
	TOTAL GENERAL GOVERNMENT BUILDINGS	2,120.97	18,754.02	525,600.00	506,845.98	3.6
	ELECTION					
10-4170-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
	TOTAL ELECTION	.00	.00	500.00	500.00	.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING COMMISSION					
10-4180-110	SALARY & WAGES	8,487.29	33,258.77	181,000.00	147,741.23	18.4
10-4180-115	OVERTIME	1,068.40	4,816.72	21,000.00	16,183.28	22.9
10-4180-130	EMPLOYEE BENEFITS	2,249.63	14,493.80	81,000.00	66,506.20	17.9
10-4180-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
10-4180-220	PUBLIC NOTICES	.00	19.11	1,000.00	980.89	1.9
10-4180-230	TRAVEL & TRAINING	161.12	161.12	3,000.00	2,838.88	5.4
10-4180-240	OFFICE SUPPLIES & EXPENSE	.00	.00	200.00	200.00	.0
10-4180-250	EQUIPMENT SUPPLIES & MAINTENAN	103.48	103.48	2,000.00	1,896.52	5.2
10-4180-280	TELEPHONE	39.68	153.36	800.00	646.64	19.2
10-4180-310	PROFESSIONAL SERVICES	228.00	2,691.63	130,000.00	127,308.37	2.1
10-4180-510	INSURANCE	.00	.00	950.00	950.00	.0
	TOTAL PLANNING COMMISSION	12,337.60	55,697.99	421,950.00	366,252.01	13.2
	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	.00	36.48	200.00	163.52	18.2
	TOTAL EMERGENCY MANAGMENT SERVICE	.00	36.48	103,800.00	103,763.52	.0

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRST RESPONDERS					
10-4215-110	SALARY & WAGES	32,721.81	54,292.71	517,500.00	463,207.29	10.5
10-4215-115	OVERTIME	745.80	1,415.35	.00	(1,415.35)	.0
10-4215-116	STANDBY TIME	460.12	2,116.48	30,000.00	27,883.52	7.1
10-4215-130	EMPLOYEE BENEFITS	4,599.05	9,167.48	242,000.00	232,832.52	3.8
10-4215-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	200.00	200.00	.0
10-4215-230	TRAVEL & TRAINING	250.00	250.00	10,000.00	9,750.00	2.5
10-4215-240	OFFICE SUPPLIES & EXPENSE	.00	.00	500.00	500.00	.0
10-4215-250	EQUIP SUPPLIES & MAINTENANCE	4,201.61	4,201.61	40,000.00	35,798.39	10.5
10-4215-280	TELEPHONE	.00	186.50	7,400.00	7,213.50	2.5
10-4215-310	PROFESSIONAL SERVICES	.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	7,760.59	52,760.59	350,000.00	297,239.41	15.1
	TOTAL FIRST RESPONDERS	50,738.98	140,510.72	1,262,600.00	1,122,089.28	11.1
	FIRE DEPARTMENT					
10-4220-110	SALARY & WAGES	39,709.08	98,977.36	201,000.00	102,022.64	49.2
10-4220-115	OVERTIME	318.30	781.61	.00	(781.61)	.0
10-4220-116	ON CALL PAY	264.38	1,663.52	20,000.00	18,336.48	8.3
10-4220-130	EMPLOYEE BENEFITS	3,679.09	10,441.23	97,000.00	86,558.77	10.8
10-4220-210	BOOKS, SUBSCRIP & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
10-4220-230	TRAVEL & TRAINING	137.81	1,623.95	15,000.00	13,376.05	10.8
10-4220-240	OFFICE SUPPLIES & EXPENSE	17.21	46.29	500.00	453.71	9.3
10-4220-250	EQUIP SUPPLIES & MAINTENANCE	12,481.56	17,862.98	83,000.00	65,137.02	21.5
10-4220-260	BLDG & GROUNDS SUPPLIES & MAIN	.00	240.00	2,500.00	2,260.00	9.6
10-4220-270	UTILITIES	21.56	34.07	4,000.00	3,965.93	.9
10-4220-280	TELEPHONE	60.06	244.12	3,500.00	3,255.88	7.0
10-4220-285	INTERNET SERVICE	.00	.00	5,000.00	5,000.00	.0
10-4220-310	PROFESSIONAL SERVICES	153.00	109,846.04	10,000.00	(99,846.04)	1098.5
10-4220-510	INSURANCE	.00	.00	25,000.00	25,000.00	.0
10-4220-610	MISCELLANEOUS	31.17	31.17	1,500.00	1,468.83	2.1
	TOTAL FIRE DEPARTMENT	56,873.22	241,792.34	469,000.00	227,207.66	51.6

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ANIMAL CONTROL					
10-4253-110	SALARY & WAGES	846.08	4,177.52	41,000.00	36,822.48	10.2
10-4253-130	EMPLOYEE BENEFITS	64.73	319.59	4,000.00	3,680.41	8.0
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	.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	910.81	4,577.11	55,520.00	50,942.89	8.2
	ROADS					
10-4410-110	SALARY & WAGES	2,099.75	5,508.35	109,000.00	103,491.65	5.1
10-4410-115	OVERTIME	109.61	283.36	10,000.00	9,716.64	2.8
10-4410-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	41,000.00	41,000.00	.0
10-4410-130	EMPLOYEE BENEFITS	341.06	2,095.94	44,000.00	41,904.06	4.8
10-4410-230	TRAVEL	121.00	121.00	2,000.00	1,879.00	6.1
10-4410-240	OFFICE SUPPLIES & EXPENSE	.00	.00	100.00	100.00	.0
10-4410-250	EQUIP SUPPLIES & MAINTENANCE	3,310.67	12,018.60	45,000.00	32,981.40	26.7
10-4410-260	BLDG & GROUNDS SUP & MAINT	.00	65.00	5,000.00	4,935.00	1.3
10-4410-280	TELEPHONE	.00	21.00	800.00	779.00	2.6
10-4410-310	PROFESSIONAL SERVICES	1,772.50	1,811.50	8,000.00	6,188.50	22.6
10-4410-410	ROAD MAINTENANCE	5,355.61	15,713.83	70,000.00	54,286.17	22.5
10-4410-450	PUBLIC SAFETY SUPPLIES	.00	.00	60,000.00	60,000.00	.0
10-4410-480	SIDEWALK CONST & MAINT	6,488.60	11,836.80	385,000.00	373,163.20	3.1
10-4410-481	STREET TREE MAINTENANCE	6,920.00	6,920.00	10,000.00	3,080.00	69.2
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	254.52	254.52	525,000.00	524,745.48	.1
10-4410-740	EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
10-4410-750	OTHER IMPROVEMENTS	100,247.50	156,484.18	1,182,500.00	1,026,015.82	13.2
	TOTAL ROADS	127,020.82	213,134.08	2,616,900.00	2,403,765.92	8.1
	SOLID WASTE COLLECTION					
10-4420-240	OFFICE SUPPLIES & EXPENSE	.00	.00	1,000.00	1,000.00	.0
10-4420-310	CONTRACT SERVICES	98,448.65	295,604.43	1,159,000.00	863,395.57	25.5
10-4420-311	COMMUNITY CLEAN UP	.00	.00	15,000.00	15,000.00	.0
	TOTAL SOLID WASTE COLLECTION	98,448.65	295,604.43	1,175,000.00	879,395.57	25.2

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SHOP					
10-4440-250	EQUIP SUPPLIES & MAINTENANCE	200.61	696.63	11,500.00	10,803.37	6.1
10-4440-280	TELEPHONE	.00	.00	600.00	600.00	.0
10-4440-480	SPECIAL DEPARTMENTAL SUPPLIES	59.16	451.28	1,000.00	548.72	45.1
10-4440-510	INSURANCE	.00	.00	750.00	750.00	.0
10-4440-610	MISCELLANEOUS	.00	.00	100.00	100.00	.0
	TOTAL SHOP	259.77	1,147.91	13,950.00	12,802.09	8.2
	PARKS					
10-4510-110	SALARY & WAGES	7,312.39	34,383.55	200,000.00	165,616.45	17.2
10-4510-115	OVERTIME	9.38	2,614.83	10,000.00	7,385.17	26.2
10-4510-120	SEASONAL/TEMPORARY EMPLOYEES	2,297.84	24,055.49	55,000.00	30,944.51	43.7
10-4510-130	EMPLOYEE BENEFITS	1,867.49	18,964.62	89,500.00	70,535.38	21.2
10-4510-230	TRAVEL & TRAINING	.00	.00	1,500.00	1,500.00	.0
10-4510-250	EQUIPMENT SUPPLIES & MAINT	2,776.88	4,916.83	23,700.00	18,783.17	20.8
10-4510-252	CLOTHING AND PPC	.00	.00	1,300.00	1,300.00	.0
10-4510-260	BLDG & GROUNDS SUP & MAINT	25,050.56	37,636.32	125,000.00	87,363.68	30.1
10-4510-280	TELEPHONE	39.68	170.36	1,200.00	1,029.64	14.2
10-4510-310	PROFESSIONAL SERVICES	17,852.47	32,539.95	115,000.00	82,460.05	28.3
10-4510-510	INSURANCE	.00	.00	12,000.00	12,000.00	.0
10-4510-610	MISCELLANEOUS SUPPLIES	.00	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	11,149.20	21,054.49	577,000.00	555,945.51	3.7
10-4510-740	EQUIPMENT	.00	.00	35,000.00	35,000.00	.0
	TOTAL PARKS	68,355.89	176,508.47	1,247,100.00	1,070,591.53	14.2
	ENGINEERING					
10-4550-110	SALARY & WAGES	1,234.16	2,437.89	47,000.00	44,562.11	5.2
10-4550-115	OVERTIME	.00	109.55	2,000.00	1,890.45	5.5
10-4550-130	EMPLOYEE BENEFITS	297.41	813.05	21,500.00	20,686.95	3.8
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	149.99	149.99	5,000.00	4,850.01	3.0
10-4550-280	TELEPHONE	39.68	100.36	700.00	599.64	14.3
10-4550-310	PROFESSIONAL SERVICES	14,838.22	14,918.22	30,000.00	15,081.78	49.7
10-4550-510	INSURANCE	.00	.00	2,100.00	2,100.00	.0
	TOTAL ENGINEERING	16,559.46	18,529.06	111,400.00	92,870.94	16.6

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECREATION					
10-4561-110	SALARY & WAGES	3,964.35	18,305.12	106,000.00	87,694.88	17.3
10-4561-120	SEASONAL/TEMPORARY EMPLOYEES	.00	1,655.00	10,000.00	8,345.00	16.6
10-4561-130	EMPLOYEE BENEFITS	930.57	8,940.88	50,000.00	41,059.12	17.9
10-4561-220	PUBLIC NOTICES	.00	.00	220.00	220.00	.0
10-4561-230	TRAVEL	45.00	440.00	1,000.00	560.00	44.0
10-4561-240	OFFICE SUPPLIES & EXPENSE	.00	.00	1,000.00	1,000.00	.0
10-4561-250	EQUIPMENT SUPPLIES & EXPENSE	716.78	1,885.51	11,000.00	9,114.49	17.1
10-4561-280	TELEPHONE	39.68	149.36	.00	(149.36)	.0
10-4561-310	PROFESSIONAL SERVICES	.00	.00	50,000.00	50,000.00	.0
10-4561-480	SPECIAL DEPARTMENTAL SUPPLIES	1,206.30	1,206.30	24,000.00	22,793.70	5.0
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	359.00	551.71	8,800.00	8,248.29	6.3
10-4561-620	MISCELLANEOUS SERVICES	2,395.50	4,694.00	15,000.00	10,306.00	31.3
	TOTAL RECREATION	9,657.18	37,827.88	286,020.00	248,192.12	13.2
	MUSEUM					
10-4562-110	SALARY & WAGES	4,596.58	19,873.23	95,000.00	75,126.77	20.9
10-4562-130	EMPLOYEE BENEFITS	736.30	3,130.76	15,000.00	11,869.24	20.9
10-4562-210	BOOKS, SUBSCRIP & MEMBERSHIPS	838.75	1,013.75	700.00	(313.75)	144.8
10-4562-220	MUSEUM PROMOTION	.00	16.04	1,200.00	1,183.96	1.3
10-4562-230	TRAVEL	525.76	2,246.62	7,000.00	4,753.38	32.1
10-4562-240	OFFICE SUPPLIES	.00	.00	700.00	700.00	.0
10-4562-250	EQUIP SUPPLIES & MAINTENANCE	.00	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	104.00	278.00	800.00	522.00	34.8
10-4562-480	MUSEUM ARTIFACTS & MATERIALS	.00	211.16	1,000.00	788.84	21.1
10-4562-510	INSURANCE	.00	.00	900.00	900.00	.0
10-4562-610	MISCELLANEOUS	287.92	791.87	1,500.00	708.13	52.8
10-4562-720	BUILDING IMPROVEMENTS	.00	65.80	10,000.00	9,934.20	.7
	TOTAL MUSEUM	7,089.31	27,886.69	134,800.00	106,913.31	20.7
	YOUTH COUNCIL					
10-4563-210	MEMBERSHIPS	.00	.00	50.00	50.00	.0
10-4563-230	TRAVEL & TRAINING	.00	329.00	5,000.00	4,671.00	6.6
10-4563-250	EQUIP SUPPLIES & MAINTENANCE	.00	37.19	1,000.00	962.81	3.7
10-4563-610	MISCELLANEOUS SUPPLIES	266.34	585.83	5,000.00	4,414.17	11.7
10-4563-620	MISCELLANEOUS SERVICES	.00	1.49	500.00	498.51	.3
	TOTAL YOUTH COUNCIL	266.34	953.51	11,550.00	10,596.49	8.3

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SENIOR CITIZENS					
10-4564-110	SALARY & WAGES	3,529.56	16,073.86	115,500.00	99,426.14	13.9
10-4564-115	OVERTIME	.00	.00	1,000.00	1,000.00	.0
10-4564-130	EMPLOYEE BENEFITS	621.33	2,844.69	17,000.00	14,155.31	16.7
10-4564-220	PUBLIC NOTICES	66.72	66.72	400.00	333.28	16.7
10-4564-230	TRAVEL & TRAINING	15.49	49.47	7,500.00	7,450.53	.7
10-4564-240	OFFICE SUPPLIES	221.79	243.75	500.00	256.25	48.8
10-4564-250	EQUIP SUPPLIES & MAINTENANCE	400.23	391.69	4,000.00	3,608.31	9.8
10-4564-260	BLDG & GROUNDS SUP & MAINT	.00	.00	3,000.00	3,000.00	.0
10-4564-270	UTILITIES	20.66	40.36	2,500.00	2,459.64	1.6
10-4564-280	TELEPHONE	39.68	149.36	1,000.00	850.64	14.9
10-4564-285	INTERNET SERVICE	89.95	179.90	1,500.00	1,320.10	12.0
10-4564-480	FOOD COST	154.92	441.89	10,000.00	9,558.11	4.4
10-4564-510	INSURANCE	.00	.00	6,500.00	6,500.00	.0
10-4564-610	MISCELLANEOUS SUPPLIES	764.97	1,580.72	12,000.00	10,419.28	13.2
10-4564-620	MISCELLANEOUS SERVICES	710.00	1,361.00	6,000.00	4,639.00	22.7
10-4564-720	BUILDINGS	697.65	697.65	9,000.00	8,302.35	7.8
	TOTAL SENIOR CITIZENS	7,332.95	24,121.06	197,400.00	173,278.94	12.2
	LIBRARY DEPARTMENT					
10-4580-110	SALARY & WAGES	11,701.87	54,615.58	289,700.00	235,084.42	18.9
10-4580-115	OVERTIME	55.41	498.99	1,000.00	501.01	49.9
10-4580-130	EMPLOYEE BENEFITS	2,126.75	14,462.65	74,000.00	59,537.35	19.5
10-4580-210	BOOKS, SUBSCRIP & MEMBERSHIPS	301.74	301.74	3,000.00	2,698.26	10.1
10-4580-220	LIBRARY PROMOTION	2,154.93	3,063.31	10,155.00	7,091.69	30.2
10-4580-230	TRAVEL	.00	.00	1,500.00	1,500.00	.0
10-4580-240	OFFICE SUPPLIES & EXPENSE	299.09	2,869.46	7,000.00	4,130.54	41.0
10-4580-250	EQUIPMENT SUPPLIES & MAINT	3,344.50	4,727.47	20,000.00	15,272.53	23.6
10-4580-260	BLDG SUPPLIES & MAINT	2,035.73	2,481.95	20,000.00	17,518.05	12.4
10-4580-270	UTILITIES	49.95	102.05	10,000.00	9,897.95	1.0
10-4580-280	TELEPHONE	190.37	562.18	3,000.00	2,437.82	18.7
10-4580-285	INTERNET SERVICE	.00	157.50	1,000.00	842.50	15.8
10-4580-310	PROFESSIONAL SERVICES	300.54	839.30	2,700.00	1,860.70	31.1
10-4580-480	LIBRARY BOOKS & MATERIALS	3,967.51	9,598.40	35,000.00	25,401.60	27.4
10-4580-481	LIBRARY TAPES	88.86	9,743.28	25,000.00	15,256.72	39.0
10-4580-510	INSURANCE	.00	.00	18,500.00	18,500.00	.0
10-4580-609	STATE GRANT	2,870.00	2,870.00	6,500.00	3,630.00	44.2
10-4580-610	MISCELLANEOUS SUPPLIES	3.13	3.13	500.00	496.87	.6
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	29,490.38	110,095.99	632,155.00	522,059.01	17.4

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CEMETERY					
10-4590-110	SALARY & WAGES	729.68	3,289.16	20,500.00	17,210.84	16.0
10-4590-115	OVERTIME	.00	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	182.77	1,444.54	4,600.00	3,155.46	31.4
10-4590-240	OFFICE SUPPLIES & EXPENSE	.00	.00	300.00	300.00	.0
10-4590-250	EQUIPMENT SUPPLIES & MAINT	.00	148.25	7,000.00	6,851.75	2.1
10-4590-260	BLDG & GROUNDS SUP & MAINT	5,089.00	16,807.58	6,000.00	(10,807.58)	280.1
10-4590-280	TELEPHONE	.00	29.50	150.00	120.50	19.7
10-4590-310	PROFESSIONAL SERVICES	3,200.00	10,497.08	65,000.00	54,502.92	16.2
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	4,800.00	4,800.00	40,000.00	35,200.00	12.0
	TOTAL CEMETERY	14,001.45	37,822.29	161,550.00	123,727.71	23.4
	COMMUNITY PROGRESS					
10-4620-210	NIGHT OUT AGAINST CRIME	250.00	1,365.27	2,000.00	634.73	68.3
10-4620-211	EASTER EGG HUNT	.00	.00	2,000.00	2,000.00	.0
10-4620-212	BUSINESS CONFERENCE	.00	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	275.20	296.36	3,000.00	2,703.64	9.9
10-4620-611	4TH OF JULY	.00	18,045.63	30,000.00	11,954.37	60.2
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	525.20	22,094.97	564,500.00	542,405.03	3.9
	TOTAL FUND EXPENDITURES	523,301.12	1,518,696.83	10,790,515.00	9,271,818.17	14.1
	NET REVENUE OVER EXPENDITURES	(95,851.81)	(130,505.86)	.00	130,505.86	.0

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

CAPITAL PROJECTS FUND

	ASSETS			
45-1010000	CASH IN COMBINED FUND		(26,868.48)	
	TOTAL ASSETS			(26,868.48)
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
45-2951000	CAP PROJ - UNAPPROPRIATED	234,406.39		
	REVENUE OVER EXPENDITURES - YTD	(261,274.87)		
	BALANCE - CURRENT DATE		(26,868.48)	
	TOTAL FUND EQUITY			(26,868.48)
	TOTAL LIABILITIES AND EQUITY			(26,868.48)

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUES					
45-3620	INTEREST EARNINGS	638.89	2,039.58	2,500.00	460.42	81.6
	TOTAL MISCELLANEOUS REVENUES	638.89	2,039.58	2,500.00	460.42	81.6
	TOTAL FUND REVENUE	638.89	2,039.58	2,500.00	460.42	81.6

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS					
45-4510-732	LIBBIE SPRINGS PARK	230,309.95	263,314.45	.00	(263,314.45)	.0
	TOTAL PARKS	230,309.95	263,314.45	.00	(263,314.45)	.0
	TOTAL FUND EXPENDITURES	230,309.95	263,314.45	.00	(263,314.45)	.0
	NET REVENUE OVER EXPENDITURES	(229,671.06)	(261,274.87)	2,500.00	263,774.87	(10451

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

WATER UTILITY FUND

	ASSETS			
51-1010000	CASH IN COMBINED FUND		2,104,846.86	
51-1311000	ACCTS REC - UTILITIES		81,439.00	
51-1311001	ACCTS REC - PRIOR PERIOD		104,600.84	
51-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		(2,458.44)	
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			10,333,596.97
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-2131000	ACCTS PAY - WATER FUND		(5,373.20)	
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			177,859.91
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
51-2951000	WATER FUND - UNAPPROPRIATED	10,246,471.44		
51-2971001	UNFUNDED PENSION ADJ.	(92,515.00)		
	REVENUE OVER EXPENDITURES - YTD	1,780.62		
	BALANCE - CURRENT DATE		10,155,737.06	
	TOTAL FUND EQUITY			10,155,737.06
	TOTAL LIABILITIES AND EQUITY			10,333,596.97

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
51-3711	METERED WATER SALES	142,839.86	434,391.80	1,700,000.00	1,265,608.20	25.6
51-3714	NEW CONNECTION FEES	424.00	2,544.00	23,320.00	20,776.00	10.9
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	6,767.92	20,291.29	94,400.00	74,108.71	21.5
51-3725	IMPACT FEE - "BUY-IN"	172.00	860.00	.00	(860.00)	.0
51-3726	IMPACT FEE - STORAGE	891.00	4,455.00	9,460.00	5,005.00	47.1
51-3727	IMPACT FEE - DISTRIBUTION	1,424.00	7,120.00	49,005.00	41,885.00	14.5
51-3728	IMPACT FEE - TREATMENT	.00	.00	78,320.00	78,320.00	.0
51-3729	IMPACT FEE - PROFESSIONAL SERV	11.00	55.00	605.00	550.00	9.1
51-3742	RENT - NON-OPERATING PROPERTY	2,430.00	5,124.68	29,160.00	24,035.32	17.6
	TOTAL UTILITY REVENUES	154,959.78	474,841.77	1,990,270.00	1,515,428.23	23.9
	TOTAL FUND REVENUE	154,959.78	474,841.77	1,990,270.00	1,515,428.23	23.9

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

WATER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER DEPARTMENT					
51-5100-110	SALARIES AND WAGES	21,621.36	94,602.06	596,500.00	501,897.94	15.9
51-5100-115	OVERTIME	2,661.64	9,299.26	25,000.00	15,700.74	37.2
51-5100-116	STANDBY TIME	819.00	3,752.25	13,500.00	9,747.75	27.8
51-5100-120	SEASONAL	.00	414.00	14,400.00	13,986.00	2.9
51-5100-130	EMPLOYEE BENEFITS	6,047.74	44,801.77	278,500.00	233,698.23	16.1
51-5100-210	BOOKS, SUBSCRIP & MEMBERSHIPS	662.64	662.64	1,700.00	1,037.36	39.0
51-5100-220	PUBLIC NOTICES	.00	.00	250.00	250.00	.0
51-5100-230	TRAVEL & TRAINING	2,639.00	4,339.00	10,000.00	5,661.00	43.4
51-5100-240	OFFICE SUPPLIES AND EXPENSE	687.40	1,367.17	10,000.00	8,632.83	13.7
51-5100-250	EQUIP SUPPLIES & MAINTENANCE	1,160.34	3,304.16	41,100.00	37,795.84	8.0
51-5100-252	CLOTHING AND PPC	.00	518.95	7,150.00	6,631.05	7.3
51-5100-255	DISTRIB SYSTEM MAINTENANCE	14,406.69	79,940.57	260,000.00	180,059.43	30.8
51-5100-260	BLDG & GROUNDS SUP & MAINT	155.44	466.32	20,000.00	19,533.68	2.3
51-5100-270	UTILITIES	17,223.75	47,102.18	140,000.00	92,897.82	33.6
51-5100-280	TELEPHONE	315.71	1,139.36	6,000.00	4,860.64	19.0
51-5100-310	PROFESSIONAL SERVICES	4,834.00	14,754.45	20,000.00	5,245.55	73.8
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	3,004.56	16,026.01	.00	(16,026.01)	.0
51-5100-750	NEW CONSTRUCTION	127,833.40	150,571.00	1,217,500.00	1,066,929.00	12.4
51-5100-950	CONTRIBUTION - RESTRICTED FB	.00	.00	113,920.00	113,920.00	.0
	TOTAL WATER DEPARTMENT	204,072.67	473,061.15	2,788,520.00	2,315,458.85	17.0
	TOTAL FUND EXPENDITURES	204,072.67	473,061.15	2,788,520.00	2,315,458.85	17.0
	NET REVENUE OVER EXPENDITURES	(49,112.89)	1,780.62	(798,250.00)	(800,030.62)	.2

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

SEWER UTILITY FUND

	ASSETS			
52-1010000	CASH IN COMBINED FUND		8,047,412.86	
52-1311000	ACCTS REC - UTILITIES		185,271.89	
52-1311001	ACCTS REC - PRIOR PERIOD		134,868.93	
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			15,963,726.79
	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		2,132,400.79	
52-2551100	ACCRUED INT PAY - NEW PLANT		320.30	
	TOTAL LIABILITIES			2,542,836.45
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-2951000	SEWER FUND - UNAPPROPRIATED	12,698,401.16		
52-2951522	SEWER FUND - RESTRICTED	449,478.36		
52-2971001	UNFUNDED PENSION ADJ.	(116,598.00)		
	REVENUE OVER EXPENDITURES - YTD	389,608.82		
	BALANCE - CURRENT DATE		13,420,890.34	
	TOTAL FUND EQUITY			13,420,890.34

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

SEWER UTILITY FUND

TOTAL LIABILITIES AND EQUITY	15,963,726.79

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

SEWER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
52-3731	SEWER SERVICE	227,018.00	665,445.24	2,125,000.00	1,459,554.76	31.3
52-3740	CUSTOMER SERVICE FEES	.00	.00	1,000.00	1,000.00	.0
52-3741	INTEREST EARNINGS	26,609.30	78,482.14	231,000.00	152,517.86	34.0
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	.00	7,689.68	105,750.00	98,060.32	7.3
	TOTAL UTILITY REVENUES	253,627.30	751,617.06	2,485,650.00	1,734,032.94	30.2
	TOTAL FUND REVENUE	253,627.30	751,617.06	2,485,650.00	1,734,032.94	30.2

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

SEWER UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER DEPARTMENT					
52-5200-110	SALARIES AND WAGES	22,513.81	91,175.96	591,000.00	499,824.04	15.4
52-5200-115	OVERTIME	946.42	9,457.25	33,000.00	23,542.75	28.7
52-5200-116	ON CALL PAY	767.92	3,478.11	15,000.00	11,521.89	23.2
52-5200-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	2,000.00	2,000.00	.0
52-5200-130	EMPLOYEE BENEFITS	5,743.99	43,636.58	270,500.00	226,863.42	16.1
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	85.00	140.20	15,000.00	14,859.80	.9
52-5200-240	OFFICE SUPPLIES & EXPENSE	1,041.01	3,176.93	15,000.00	11,823.07	21.2
52-5200-250	LAB SUPPLIES	786.36	1,016.67	15,000.00	13,983.33	6.8
52-5200-252	CLOTHING AND PPC	789.71	2,067.56	4,550.00	2,482.44	45.4
52-5200-254	PLANT EQUIP SUP & MAINT	26,511.38	36,526.66	250,000.00	213,473.34	14.6
52-5200-256	MBR CLEANING CHEMICALS	6,188.86	6,188.86	32,200.00	26,011.14	19.2
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	4,296.20	5,229.20	75,000.00	69,770.80	7.0
52-5200-270	UTILITIES	26,139.68	78,111.91	340,000.00	261,888.09	23.0
52-5200-280	TELEPHONE	264.86	1,279.16	5,500.00	4,220.84	23.3
52-5200-285	INTERNET SERVICE	578.93	1,157.86	6,000.00	4,842.14	19.3
52-5200-310	PROFESSIONAL SERVICES	50,622.78	58,467.33	250,000.00	191,532.67	23.4
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	3,801.61	11,388.23	45,900.00	34,511.77	24.8
52-5200-822	DEBT SERVICE-INT. WWTP	3,164.39	9,509.77	37,800.00	28,290.23	25.2
	TOTAL SEWER DEPARTMENT	154,242.91	362,008.24	2,430,934.00	2,068,925.76	14.9
	TOTAL FUND EXPENDITURES	154,242.91	362,008.24	2,430,934.00	2,068,925.76	14.9
	NET REVENUE OVER EXPENDITURES	99,384.39	389,608.82	54,716.00	(334,892.82)	712.1

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

ELECTRIC UTILITY FUND

	ASSETS		
53-1010000	CASH IN COMBINED FUND	8,625,638.02	
53-1311000	ACCTS REC - UTILITIES	798,208.00	
53-1311001	ACCTS REC - PRIOR PERIOD	920,152.70	
53-1311710	DEFERRED COLL. COST	(14,937.36)	
53-1312000	ALLOW FOR BAD UTILITY ACCOUNTS	(6,470.18)	
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		38,063,999.38
	LIABILITIES AND EQUITY		
	LIABILITIES		
53-2131000	ACCTS PAY - ELECTRIC	(433,686.00)	
53-2131500	ACCTS PAY - UTILITY DEPOSITS	536,539.10	
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	25,604.33	
53-2411101	SALES TAX PAY - NON CURRENT	14,845.54	
53-2411102	SALES TAX - NON CITY	621.73	
53-2500001	NOTE PAYABLE - UAMPS	13,401,000.00	
	TOTAL LIABILITIES		14,071,958.89
	FUND EQUITY		

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

ELECTRIC UTILITY FUND

	UNAPPROPRIATED FUND BALANCE:			
53-2951000	ELECTRIC FUND - UNAPPROPRIATED	23,432,063.32		
53-2971001	UNFUNDED PENSION ADJ.	(183,538.00)		
	REVENUE OVER EXPENDITURES - YTD	743,515.17		
	BALANCE - CURRENT DATE		23,992,040.49	
	TOTAL FUND EQUITY			23,992,040.49
	TOTAL LIABILITIES AND EQUITY			38,063,999.38

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

ELECTRIC UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES ENERGY SALES					
53-3145	ENERGY SALES AND USE TAX	63,736.61	199,109.93	610,000.00	410,890.07	32.6
	TOTAL UTILITY REVENUES ENERGY SALES	63,736.61	199,109.93	610,000.00	410,890.07	32.6
	UTILITY REVENUES					
53-3751	METERED ENERGY SALES	1,482,915.40	4,223,382.39	13,800,000.00	9,576,617.61	30.6
53-3752	ENERGY DISCOUNTS	(8,011.61)	(4,268.64)	(200,000.00)	(195,731.36)	(2.1)
53-3755	NEW CONNECTION FEES	1,250.00	11,191.50	50,000.00	38,808.50	22.4
53-3757	SALE OF MATERIALS	.00	.00	16,000.00	16,000.00	.0
53-3758	CUSTOMER SERVICE & MISC	6,990.62	15,188.15	300,000.00	284,811.85	5.1
53-3761	INTEREST EARNINGS	28,548.14	85,865.45	320,000.00	234,134.55	26.8
53-3764	LABOR	.00	6,125.00	65,000.00	58,875.00	9.4
53-3765	EQUIPMENT	.00	7,292.50	40,000.00	32,707.50	18.2
53-3766	MATERIALS	.00	16,861.00	215,000.00	198,139.00	7.8
53-3767	IMPACT FEE - DISTRIBUTION	1,265.00	7,590.00	100,000.00	92,410.00	7.6
	TOTAL UTILITY REVENUES	1,512,957.55	4,369,227.35	14,706,000.00	10,336,772.65	29.7
	TOTAL FUND REVENUE	1,576,694.16	4,568,337.28	15,316,000.00	10,747,662.72	29.8

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

ELECTRIC UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ELECTRIC DEPARTMENT					
53-5300-110	SALARIES AND WAGES	49,146.98	220,310.88	1,278,500.00	1,058,189.12	17.2
53-5300-115	OVERTIME	4,344.55	18,394.11	50,000.00	31,605.89	36.8
53-5300-116	STANDBY TIME	806.25	3,773.25	13,400.00	9,626.75	28.2
53-5300-120	SEASONAL/TEMPORARY EMPLOYEES	.00	.00	20,000.00	20,000.00	.0
53-5300-130	EMPLOYEE BENEFITS	13,355.31	95,689.78	518,000.00	422,310.22	18.5
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	.00	1,300.00	20,000.00	18,700.00	6.5
53-5300-240	OFFICE SUPPLIES AND EXPENSE	.00	800.10	12,000.00	11,199.90	6.7
53-5300-250	EQUIP SUPPLIES & MAINTENANCE	5,374.18	17,444.77	85,500.00	68,055.23	20.4
53-5300-252	CLOTHING AND PPC	587.45	1,714.17	9,000.00	7,285.83	19.1
53-5300-255	GEN & DIST SYSTEM MAINTENANCE	26,105.56	118,935.98	820,000.00	701,064.02	14.5
53-5300-256	TREE CITY/CONSUMER ED.	64,232.18	64,232.18	90,000.00	25,767.82	71.4
53-5300-257	GENERATION COSTS	34,275.79	79,541.10	880,000.00	800,458.90	9.0
53-5300-258	CHRISTMAS DECORATIONS	.00	116.98	25,000.00	24,883.02	.5
53-5300-259	HYDRO PLANT MAINTENANCE	2,633.57	6,633.57	40,000.00	33,366.43	16.6
53-5300-260	BLDGS & GROUNDS SUP & MAINT	306.94	1,370.10	40,000.00	38,629.90	3.4
53-5300-270	UTILITIES	39.96	81.29	15,000.00	14,918.71	.5
53-5300-280	TELEPHONE	345.12	1,730.32	12,000.00	10,269.68	14.4
53-5300-285	INTERNET SERVICE	175.00	350.00	2,500.00	2,150.00	14.0
53-5300-310	PROFESSIONAL SERVICES	7,008.29	15,418.57	110,000.00	94,581.43	14.0
53-5300-510	INSURANCE	.00	.00	40,000.00	40,000.00	.0
53-5300-610	MISCELLANEOUS SUPPLIES	1,410.00	2,298.80	12,000.00	9,701.20	19.2
53-5300-620	MISCELLANEOUS SERVICES	7,256.90	21,713.01	8,000.00	(13,713.01)	271.4
53-5300-630	POWER PURCHASE	1,058,810.52	2,837,170.98	8,000,000.00	5,162,829.02	35.5
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	4,710.95	41,259.27	4,870,000.00	4,828,740.73	.9
53-5300-810	DEBT SERVICE - PRINCIPAL	40,916.67	122,750.01	491,000.00	368,249.99	25.0
53-5300-820	DEBT SERVICE - INTEREST	50,597.63	151,792.89	607,172.00	455,379.11	25.0
	TOTAL ELECTRIC DEPARTMENT	1,372,439.80	3,824,822.11	18,859,492.00	15,034,669.89	20.3
	TOTAL FUND EXPENDITURES	1,372,439.80	3,824,822.11	18,859,492.00	15,034,669.89	20.3
	NET REVENUE OVER EXPENDITURES	204,254.36	743,515.17	(3,543,492.00)	(4,287,007.17)	21.0

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

IRRIGATION UTILITY FUND

	ASSETS			
54-1010000	CASH IN COMBINED FUND		769,437.30	
54-1311000	ACCTS REC - UTILITIES		24,031.50	
54-1311001	ACCTS REC - PRIOR PERIOD		20,394.28	
54-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		(379.55)	
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			4,062,184.26
	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	(80,269.76)		
54-2971001	UNFUNDED PENSION ADJ.	(14,792.00)		
	REVENUE OVER EXPENDITURES - YTD	15,828.86		
	BALANCE - CURRENT DATE		(79,232.90)	
	TOTAL FUND EQUITY			4,022,369.72
	TOTAL LIABILITIES AND EQUITY			4,062,184.26

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

IRRIGATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
54-3771	IRRIGATION SERVICE	31,924.91	95,701.46	390,000.00	294,298.54	24.5
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	2,386.36	7,128.38	35,500.00	28,371.62	20.1
54-3785	IMPACT FEE - "BUY-IN"	794.00	3,970.00	43,700.00	39,730.00	9.1
	TOTAL UTILITY REVENUES	35,105.27	106,799.84	480,200.00	373,400.16	22.2
	TOTAL FUND REVENUE	35,105.27	106,799.84	480,200.00	373,400.16	22.2

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

IRRIGATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IRRIGATION DEPARTMENT					
54-5400-110	SALARIES AND WAGES	4,541.29	20,972.76	123,700.00	102,727.24	17.0
54-5400-115	OVERTIME	237.70	1,446.01	10,000.00	8,553.99	14.5
54-5400-130	EMPLOYEE BENEFITS	1,034.72	8,863.15	67,500.00	58,636.85	13.1
54-5400-220	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
54-5400-240	OFFICE SUPPLIES AND EXPENSE	1,315.39	2,600.80	7,000.00	4,399.20	37.2
54-5400-250	EQUIP SUPPLIES & MAINTENANCE	.00	37.50	10,000.00	9,962.50	.4
54-5400-255	DISTRIB SYSTEM MAINTENANCE	1,844.96	5,745.95	40,000.00	34,254.05	14.4
54-5400-260	BLDGS & GROUNDS SUP & MAINT	.00	964.92	1,000.00	35.08	96.5
54-5400-270	UTILITIES	13,321.34	44,928.25	120,000.00	75,071.75	37.4
54-5400-280	TELEPHONE	.00	103.60	700.00	596.40	14.8
54-5400-310	PROFESSIONAL SERVICES	190.00	5,308.04	10,000.00	4,691.96	53.1
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	22,485.40	90,970.98	2,659,100.00	2,568,129.02	3.4
	TOTAL FUND EXPENDITURES	22,485.40	90,970.98	2,659,100.00	2,568,129.02	3.4
	NET REVENUE OVER EXPENDITURES	12,619.87	15,828.86	(2,178,900.00)	(2,194,728.86)	.7

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

STORMWATER FUND

	ASSETS			
55-1010000	CASH IN COMBINED FUND		1,030,882.08	
55-1311000	ACCTS REC - STORMWATER		29,376.01	
55-1311001	ACCTS REC - PRIOR PERIOD		22,326.45	
55-1312000	ALLOW FOR BAD UTILITY ACCOUNTS		(66.80)	
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			2,060,053.49
	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	1,940,135.91		
55-2971001	UNFUNDED PENSION ADJ.	(4,348.00)		
	REVENUE OVER EXPENDITURES - YTD	107,394.69		
	BALANCE - CURRENT DATE		2,043,182.60	
	TOTAL FUND EQUITY			2,043,182.60
	TOTAL LIABILITIES AND EQUITY			2,060,053.49

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	UTILITY REVENUES					
55-3740	STORM WATER INSPECTION FEES	150.00	600.00	9,000.00	8,400.00	6.7
55-3781	STORMWATER FEES	34,904.97	104,704.57	420,000.00	315,295.43	24.9
55-3791	INTEREST EARNINGS	3,138.61	9,139.14	34,300.00	25,160.86	26.6
	TOTAL UTILITY REVENUES	38,193.58	114,443.71	463,300.00	348,856.29	24.7
	TOTAL FUND REVENUE	38,193.58	114,443.71	463,300.00	348,856.29	24.7

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STORMWATER DEPARTMENT					
55-5500-110	SALARIES AND WAGES	621.62	2,797.91	39,500.00	36,702.09	7.1
55-5500-115	OVERTIME	3.91	131.54	1,000.00	868.46	13.2
55-5500-130	EMPLOYEE BENEFITS	154.95	1,162.46	19,700.00	18,537.54	5.9
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	.00	12.50	1,500.00	1,487.50	.8
55-5500-255	COLLECTION SYSTEM	1,679.43	1,851.11	15,000.00	13,148.89	12.3
55-5500-280	TELEPHONE	.00	25.90	500.00	474.10	5.2
55-5500-310	PROFESSIONAL SERVICES	913.60	913.60	130,000.00	129,086.40	.7
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	154.00	154.00	1,362,500.00	1,362,346.00	.0
	TOTAL STORMWATER DEPARTMENT	3,527.51	7,049.02	1,575,900.00	1,568,850.98	.5
	TOTAL FUND EXPENDITURES	3,527.51	7,049.02	1,575,900.00	1,568,850.98	.5
	NET REVENUE OVER EXPENDITURES	34,666.07	107,394.69	(1,112,600.00)	(1,219,994.69)	9.7

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

SEWER FUND COLLECTIONS

	ASSETS			
56-1010000	CASH IN COMBINED FUND		708,561.66	
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			791,818.65
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
56-2951000	SEWER FUND - UNAPPROPRIATED	804,332.17		
	REVENUE OVER EXPENDITURES - YTD	(12,513.52)		
	BALANCE - CURRENT DATE		791,818.65	
	TOTAL FUND EQUITY			791,818.65
	TOTAL LIABILITIES AND EQUITY			791,818.65

HYRUM CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 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	.00	250.00	2,000.00	1,750.00	12.5
56-3741	INTEREST EARNINGS	2,237.63	6,792.70	35,700.00	28,907.30	19.0
56-3744	MISCELLANEOUS REVENUES	.00	.00	5,000.00	5,000.00	.0
56-3747	IMPACT FEE - COLLECTION	.00	4,102.42	24,000.00	19,897.58	17.1
	TOTAL UTILITY REVENUES	2,237.63	11,145.12	689,700.00	678,554.88	1.6
	TOTAL FUND REVENUE	2,237.63	11,145.12	689,700.00	678,554.88	1.6

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

SEWER FUND COLLECTIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER COLLECTION					
56-5600-110	SALARIES AND WAGES	2,681.44	12,231.84	102,500.00	90,268.16	11.9
56-5600-115	OVERTIME	186.90	896.08	10,000.00	9,103.92	9.0
56-5600-116	ON CALL PAY	19.58	397.14	3,750.00	3,352.86	10.6
56-5600-130	EMPLOYEE BENEFITS	665.43	5,331.26	47,000.00	41,668.74	11.3
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	.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	258.76	751.48	7,500.00	6,748.52	10.0
56-5600-280	TELEPHONE	150.42	375.84	2,000.00	1,624.16	18.8
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	3,962.53	23,658.64	695,450.00	671,791.36	3.4
	TOTAL FUND EXPENDITURES	3,962.53	23,658.64	695,450.00	671,791.36	3.4
	NET REVENUE OVER EXPENDITURES	(1,724.90)	(12,513.52)	(5,750.00)	6,763.52	(217.6)

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2026

COURT TRUST FUND

	ASSETS			
72-1010000	CASH IN COMBINED FUND		80,134.29	
72-1111000	COURT BANK ACCOUNT		4,690.86	
72-1111001	FINES RECEIVABLE		840.00	
	TOTAL ASSETS			85,665.15
	LIABILITIES AND EQUITY			
	LIABILITIES			
72-2131151	ACCTS PAY - J.P. COURT		(14,059.85)	
72-2131154	ACCTS PAY - TRUST ACCOUNT BAIL		26,523.02	
72-2140000	PAYABLES TO OTHER ENTITIES		24,802.98	
	TOTAL LIABILITIES			37,266.15
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
72-2951000	UNAPPROPRIATED	49,886.28		
	REVENUE OVER EXPENDITURES - YTD	(1,487.28)		
	BALANCE - CURRENT DATE		48,399.00	
	TOTAL FUND EQUITY			48,399.00
	TOTAL LIABILITIES AND EQUITY			85,665.15

HYRUM CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2026

COURT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
72-4120-620	WITNESS, JURY & BALIFF FEES	1,187.28	1,487.28	.00	(1,487.28)	.0
	TOTAL DEPARTMENT 4120	1,187.28	1,487.28	.00	(1,487.28)	.0
	TOTAL FUND EXPENDITURES	1,187.28	1,487.28	.00	(1,487.28)	.0
	NET REVENUE OVER EXPENDITURES	(1,187.28)	(1,487.28)	.00	1,487.28	.0

HYRUM CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 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
SEPTEMBER 30, 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