



## CITY COUNCIL MEETING

Thursday, August 04, 2022 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, August 04, 2022. 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. [Amber Wiedmeier - To request a Home Occupation Business License at 26 South 100 West for a preschool.](#)
  - B. [Roy Savage, Hidden Valley Estates PUD - To request Preliminary Plat approval for Hidden Valley Estates PUD located at approximately 900 West 85 South consisting of 13 single family lots on 34 acres.](#)
  - C. [David Madsen, Harvest Valley Court P.U.D. - To request Preliminary Plat approval for Harvest Valley Court P.U.D. located at approximately 43 North 300 East consisting of 28 patio home units on 3.75 acres.](#)
  - D. [Jeremy Broadhurst, Hyrum Self Storage - To request Site Plan approval for expansion of Hyrum Self Storage located at approximately 168 South 1720 East for shipping containers used for storage on .93 acres of real property.](#)
10. **INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES**
  - A. [Resolution 22-11 - A resolution authorizing the Red Mesa Tapaha Solar Project amended and restated transaction schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems, and related matters.](#)
  - B. [Resolution 22-12 - A Resolution declaring certain Hyrum City equipment \(Conference Table\) as surplus and ordering the sale or disposal thereof.](#)

**11. OTHER BUSINESS**

- A. [Presentation of the Power Rate Study.](#)
- B. Mayor and City Council Reports.

**12. ADJOURNMENT**

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**Stephanie Fricke**  
**City Recorder**

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 **29th day of July 2022**. Stephanie Fricke, MMC, City Recorder.



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

### BUSINESS LICENSE APPLICATION

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

Business Name: House of Bees Christian Preschool, L.L.C.

"Doing Business As": House of Bees Christian Preschool, L.L.C.

Business Address: 26 S 100 W Hyrum, UT 84319

Mailing Address: 26 S 100 W Hyrum, UT 84319

Business Phone #: 435-770-7610

E-mail: houseofbeeschristianpreschool@gmail.com

Website: www.houseofbeeschristianpreschool.com

Utah State Tax Commission Sales Tax #: Waiting for it to arrive in the mail.

State and/or Federal License #: Waiting for it to arrive in the mail. My EIN is the only number I have so far 88-3417324

Nature of Business: Preschool for children aged 3-5. Teaching faith in Christ, letters, numbers, phonics, math, science, art, etc.

Owner Name: Amber Wiedmeier

Manager Name: Amber Wiedmeier Manager Phone #: 435-770-7610

Manager Address: 26 S 100 W Hyrum, UT 84319

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.

<u>Amber Wiedmeier</u>	<u>Amber Wiedmeier</u>	<u>7/27/2022</u>
Owner Signature	Printed Name	Date

Office Use Only

Approved by: \_\_\_\_\_ Date Approved: \_\_\_\_\_ License #: \_\_\_\_\_  
Date Paid: \_\_\_\_\_ Amount: \_\_\_\_\_ Receipt #: \_\_\_\_\_



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

### HOME OCCUPATION BUSINESS LICENSE

Name: Amber Wiedmeier

Date Submitted: 7/20/2022

Address: 26 S 100 W Hyrum UT 84319

Telephone Number: 4357707610

Name of Business: House of Bees Christian Preschool

1. What is the proposed home occupation? 26 S 100 W Hyrum, UT 84319

2. How many clients will be coming to the home at any one time during a daily interval?  
12 only on Tuesdays and Thursdays between 12:30-3:00

3. What provisions are available for off street parking? Very long, wide driveway.

4. What type of equipment, materials, machinery, tools, and merchandise stock are involved in the home occupation? School Supplies

5. What type of modifications to the residential structure are anticipated because of the home occupation? Possibly an additional bathroom will be added.

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

AW 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.

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

AW C. Level one applicants are in occupation categories that the City Council has 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.

AW 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.

AW E. Home occupation standards:

AW 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).

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

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

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

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

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

AW 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.

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

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

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

AW 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), Amber Wiedmeier, 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: Amber Wiedmeier

Applicants Signature: Amber Wiedmeier

**SAVAGE SUBDIVISION – PRELIMINARY PLAT**  
**900 W 85 SOUTH**  
**CITY COUNCIL MEETING**  
**AUGUST 4, 2022**

Summary: Leon and Roy Savage are seeking Preliminary Plat approval for a 13-lot subdivision on approximately 34 acres. The proposed lots will range in size from 1.25 to 6 acres.

ZONING: R-2 Residential (minimum area 9,900 sq. ft., frontage 82.5 ft.)

UTILITIES:

Power:	Developer to provide
Culinary:	Developer to provide
Sewer:	Septic Systems
Irrigation:	Developer to provide

NOTES FROM PLANNING COMMISSION:

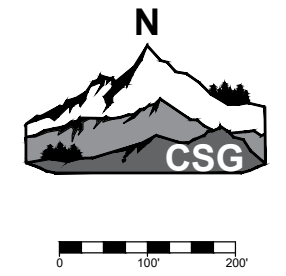
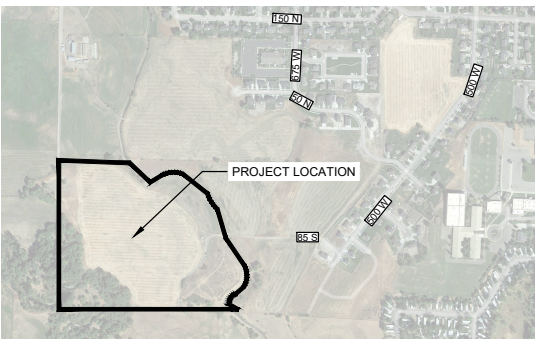
1. Address drainage and stormwater management. Swale along lots 1,2,12,13, will not contribute to storage and may have erosion concerns that should be addressed per the comments on the plat.
2. Plat to be updated with any existing land drains, high water limits (flood and dam failure), wetlands, etc. Letter from the U.S. Army Corp is required.
3. Street lights to be shown on plans.
4. Ribbon curb is approved by the planning commission for this development.
5. Animal rights are to be kept for all lots in this subdivision. Notation must be included to the plat stating that the pursuant to 16.12.030 (D)(14).
6. Recommend that City Council accept the offer of ownership of the land between this subdivision and Hidden Valley. Boundaries to be shown on plat. This is the land that the Wellsville East Field Canal encumbers.
7. Planning Commission has recommended that this subdivision be allowed as a cul-de-sac and not provide connectivity to the north, pending City Council approval per 16-020-170 (B). Length of cul-de-sac approved as there are

few houses. Fire Code does not require secondary access road for fewer than 30 dwelling units.

**Electrical component delays are estimated to be 2.5 years.** If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.

SAVAGE SUBDIVISION
PRELIMINARY PLAT

Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian



PROJECT CONTACTS:

- 1. DEVELOPER: ROY SAVAGE
2. CIVIL ENGINEER: TYSON GLOVER
3. SURVEYOR: DENNIS CARLISLE

GENERAL NOTES:

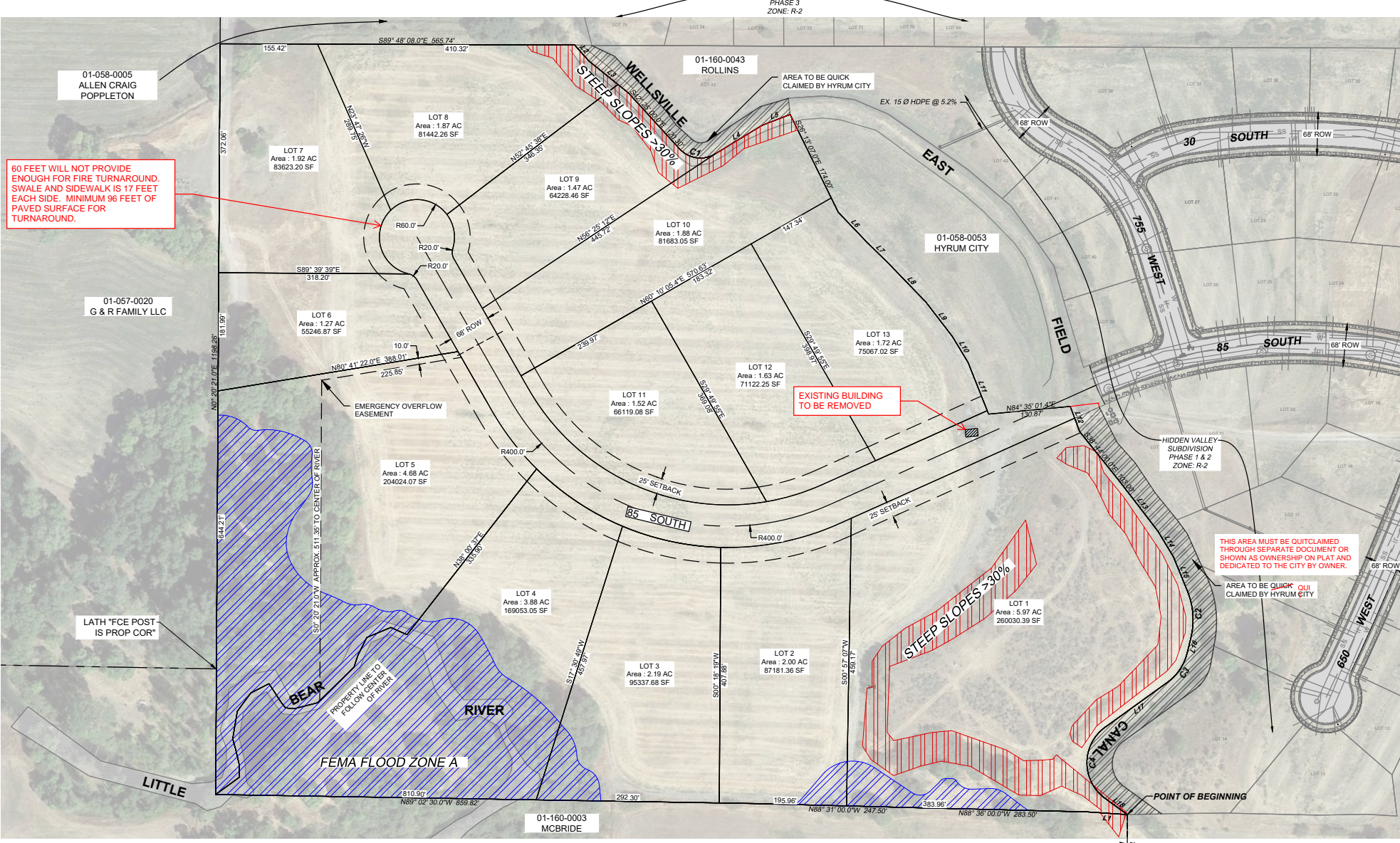
- 1. NUMBER OF RESIDENTIAL LOTS: 13
2. CURRENT ZONE: R-2
3. MINIMUM LOT WIDTH: 100'
4. MINIMUM LOT SIZE: 9,900 SF

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND...

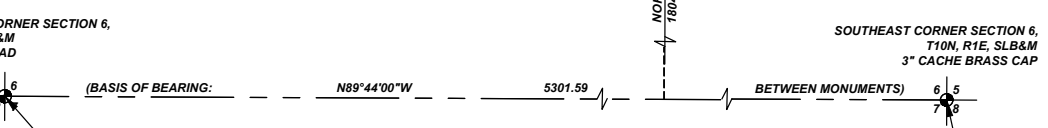
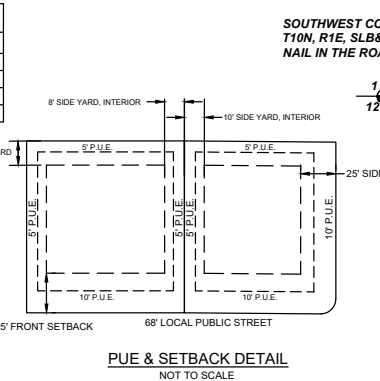
LEGAL DESCRIPTION:

A PORTION OF THE SE1/4 & THE NE1/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN HYRUM, UTAH...



Parcel Line Table with columns: Line #, Length, Direction. Lists lines L1 through L18.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C4.



ENGINEER'S CERTIFICATE: I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE...

DESIGN ENGINEER'S CERTIFICATE: I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.

OWNER'S CERTIFICATE: I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

PLANNING COMMISSION CHAIRMAN APPROVAL, MAYOR'S APPROVAL AND ACCEPTANCE, CULINARY WATER & SANITARY SEWER AUTHORITY sections with signature lines and dates.

SAVAGE SUBDIVISION
3100 SOUTH 1200 WEST
HYRUM, UTAH 84319

MARK, DATE, DESCRIPTION table with multiple empty rows for recording.

PROJECT #: 21-260
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 7/21/2022

PRELIMINARY SURVEY PLAN

C100

P:\2021\21-260 savage subdivision\AutoCAD\Survey\preliminary\plat\21-260 Savage Subdivision Pre-Plat





**HARVEST VALLEY COURT P.U.D. – PRELIMINARY PLAT**  
**43 NORTH 300 EAST**  
**CITY COUNCIL MEETING**  
**AUGUST 4, 2022**

Summary: David Madsen of Terra Alta Ventures is seeking City Council approval for the preliminary plat for a 55+ senior community. This planned unit development will have 28 patio home units along private roads and is situated on 3.75 acres.

ZONING: R-2 Residential (P.U.D.)

UTILITIES:

Power:	Developer to provide
Culinary:	Developer to provide
Sewer:	Developer to provide
Irrigation:	Developer to provide

NOTES FROM PLANNING COMMISSION:

1. Landscaping should include some evergreen trees.
2. Shrubs should be added to the rear of the units to help break up the building lines and screen A/C units.
3. Mature trees along Main Street should be kept.
4. Sidewalk condition along Main Street should be evaluated. Extensive repairs should be coordinated with City.
5. Utilities should be updated on the plans to reach all of the units.
6. Retention basin should have a contingency built in to prevent overflow to neighboring houses. Discussion included previous storm events seen in Hyrum where the ground was still frozen and a heavy spring rain caused flooding.
7. Retention basin should have a transition to facilitate the snow it is to receive.
8. Discussion included potential for units to be rented long term. Short term rentals were not to occur.
9. Pet restrictions should be included in the C.C.&R. documents.

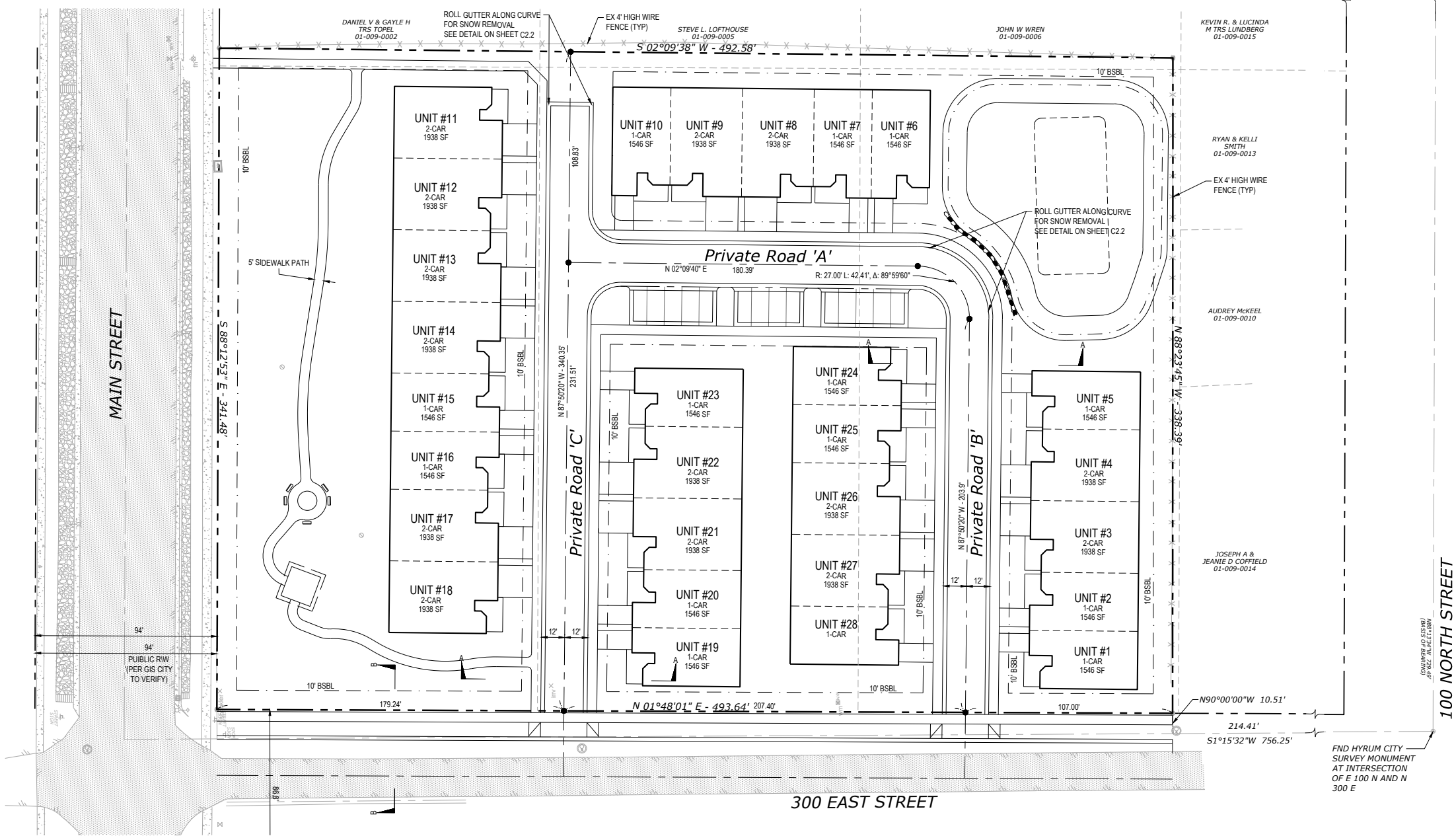
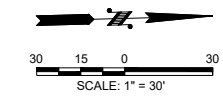
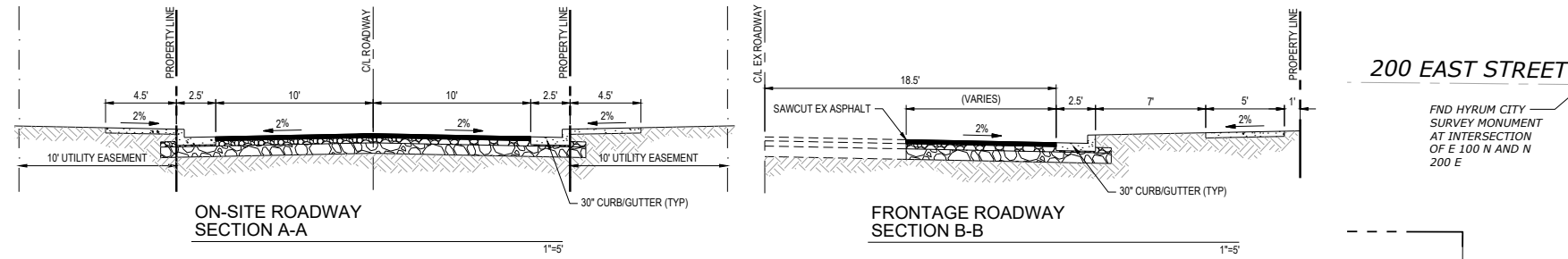
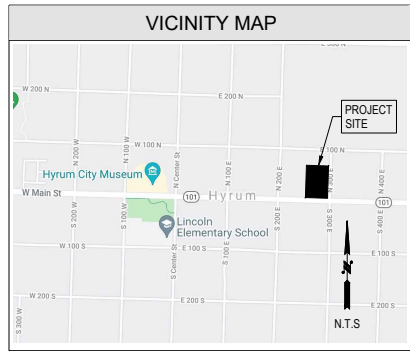
**Electrical component delays are estimated to be 2.5 years.** If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.

NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN

# Harvest Valley Court

## A Senior Living Community

### Parcel #01-009-0001



SITE DATA	
PARCEL NUMBER:	01-009-0001
SITE ADDRESS:	43 N 300 E HYRUM CITY, UT 84319
SITE AREA:	3.75 ACRES
OPEN SPACE:	82,803 SF (1.90 AC)(50%)
ZONING:	R-2, RESIDENTIAL, MULTI-FAMILY

PROJECT INFO	
<b>APPLICANT/CLIENT:</b> DAVID MADSEN HYRUM, UT 84319 TEL: 801-916-6366	<b>ENGINEER:</b> BEYLER CONSULTING 5920 100TH ST SW, STE 25 LAKEWOOD, WA 98499 CONTACT: LANDON BEYLER, PE TEL: 253-984-2900
<b>OWNER:</b> MICHAEL D TR NIELSEN 43 N 300 E HYRUM, UT 84319-1347 TEL: 801-916-6366	<b>SURVEYOR:</b> GARDNER ENGINEERING 5180 SOUTH 375 EAST OSDEN, UT CONTACT: KLINT H. WHITNEY PLS TEL: 801-476-0202

UTILITIES	
WATER:	HYRUM CITY CULINARY WATER AUTHORITY
SEWER:	GRAVITY HYRUM CITY SEWER AUTHORITY
POWER:	HYRUM CITY POWER

**LEGAL DESCRIPTION**  
ALL OF LOTS 1, 7, 8 OF BLOCK 22 PLAT A HYRUM CITY SURVEY, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN

SHEET INDEX	
C1.0	PRELIMINARY PLAT
C2.0	STORMWATER MANAGEMENT CONCEPT PLAN
C2.1	STORMWATER DETAILS
C2.2	STORMWATER DETAILS
C3.0	PRELIMINARY UTILITY PLAN
C3.1	UTILITY DETAILS
S1	PROPERTY SURVEY FOR DAVID MADSEN

NO.	DESCRIPTION	INIT	DATE

Section 9. Item

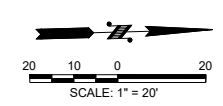
UTAH  
PRELIMINARY PLAT  
**Harvest Valley Court**  
A Senior Living Community  
HYRUM CITY  
DESIGNED: LCB/LPL  
DRAWN: LPL  
CHECKED: LCB  
SCALE: HORIZ: 1"=30' VERT: LCB  
DATE: 7/27/2022

JOB NUMBER  
**22.00188**  
SHEET  
**C1.0**

CORPORATE OFFICE  
5920 100th St SW, Ste # 25  
Lakewood, WA 98499  
(253) 984-2900  
beylerconsulting.com

**BEYLER CONSULTING**  
Plan. Design. Manage  
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING  
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

CAD FILE: X:\Projects\2022\Projects\22.00188\Harvest Valley Court\CA\CA\Engineering\Drawings\22.00188 COVER.dwg  
 PLOT DATE/TIME: 7/27/2022 9:12 AM



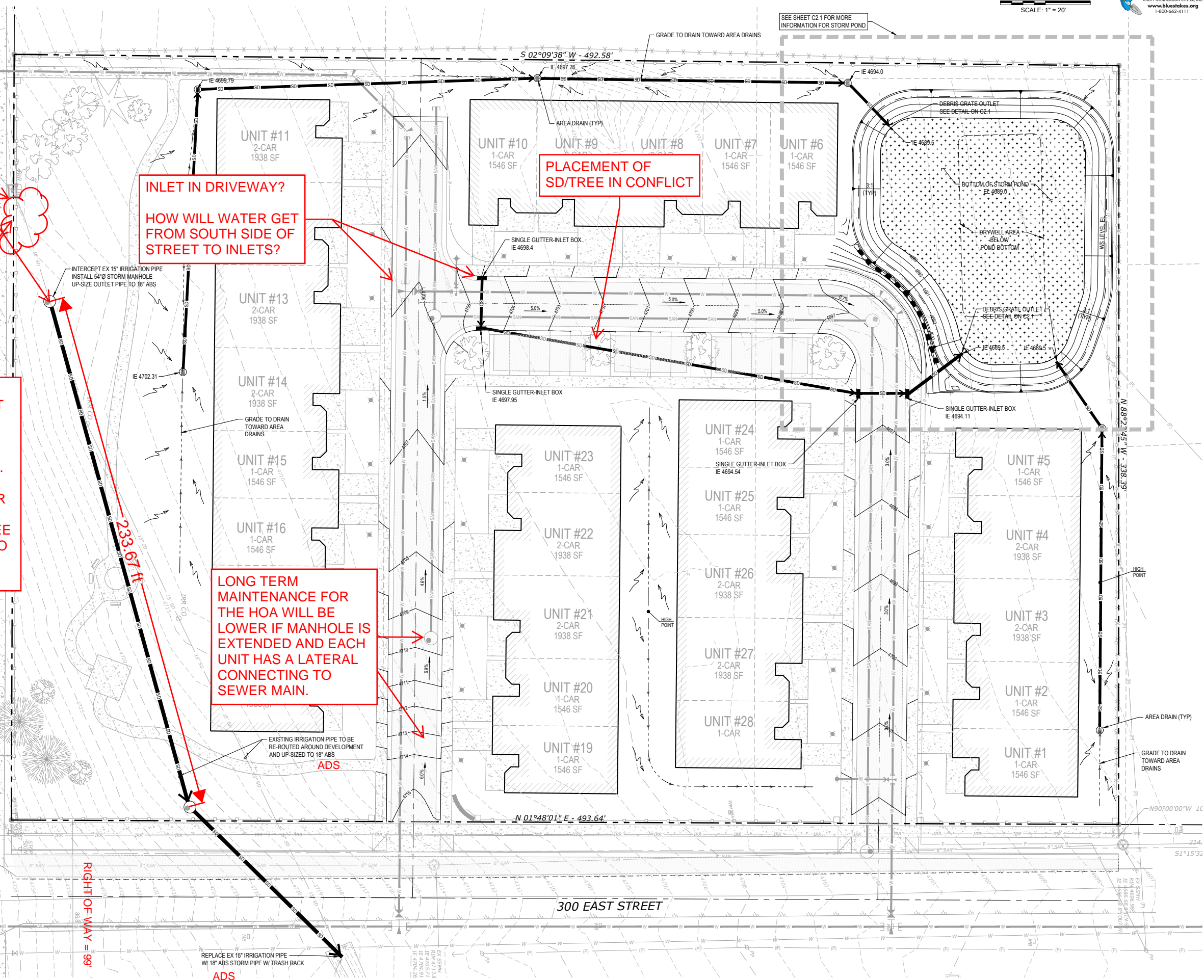
REMOVAL OF TREE MAY DAMAGE PIPE. BOX CANNOT BE LEFT OPEN. RECOMMEND REPLACE BOX WITH MANHOLE AND EXTEND PIPE TO MANHOLE.

INLET IN DRIVEWAY? HOW WILL WATER GET FROM SOUTH SIDE OF STREET TO INLETS?

PLACEMENT OF SD/TREE IN CONFLICT

PLANNING COMMISSION RECOMMENDED ASSESSMENT OF SIDEWALK ALONG MAIN STREET. CITY GRINDING PROGRAM HAS CORRECTED MANY OF THE LIFTING ISSUES. ONLY PORTION THAT CAUSES CONCERN IS NEAR BOX ELDER TREE. EXISTING BOX ELDER TREE LIFTING SIDEWALK. TREE TO BE REMOVED SIDEWALK TO BE REPAIRED.

LONG TERM MAINTENANCE FOR THE HOA WILL BE LOWER IF MANHOLE IS EXTENDED AND EACH UNIT HAS A LATERAL CONNECTING TO SEWER MAIN.



CAD FILE: X:\Projects\2022\Projects\22.00188 Harvest Valley Court\ACM\Engineering\Drawings\22.00188 STORM.dwg  
PLOT DATE/TIME: 7/27/2022 9:12 AM

NO.	DESCRIPTION	DATE

**BEYLER CONSULTING**  
Plan. Design. Manage  
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PERMITTING SERVICES | CONSTRUCTION MANAGEMENT  
beyerconsulting.com

UTAH  
**Harvest Valley Court**  
A Senior Living Community

DESIGNED: LPL  
DRAWN: LPL  
CHECKED: LCB  
SCALE: HORIZ: 1"=20' VERT: LCB  
DATE: 7/27/2022

PROFESSIONAL SEAL  
N. 498075  
ANDON C. BEYLER  
STATE OF UTAH  
7/27/2022

JOB NUMBER  
**22.00188**  
SHEET  
**C2.0**

GENERAL NOTES

- THE EXISTING CONTOURS SHOWN HEREON WERE OBTAINED VIA FIELD SURVEY COMPLETED IN MAY 2022.
- THE SITE GENERALLY SLOPES NORTHWESTERLY TOWARDS THE PROPOSED DETENTION BASIN.
- STORM RUNOFF GENERATED FROM THE PROPOSED DEVELOPMENT WILL BE CONVEYED AND CAPTURED IN THE RETENTION BASIN AS FOLLOWS:
  - DOWNSPOUTS FROM ROOF AREAS WILL BE DIRECTED TO LANDSCAPE AREAS OR STREETS.
  - LANDSCAPE AREAS WILL SHEET FLOW TO SWALES AND COLLECTED BY AREA DRAINS AND CARRIED TO THE DETENTION BASIN THROUGH UNDERGROUND PIPING.
  - FRONT YARDS, DRIVEWAYS, AND PORCHES WILL FLOW TO STREETS WHERE CURB AND GUTTER WILL CHANNEL THE FLOW TO CURB INLETS AT INTERSECTIONS AND LOW POINTS. UNDERGROUND PIPING INTERCONNECTING THE INLETS WILL DISCHARGE RUNOFF INTO THE RETENTION BASIN.
- PIPE AND RETENTION BASIN SIZING WAS PERFORMED USING THE RATIONAL METHOD ( $Q = C \cdot I \cdot A$ ) WHERE:
  - $Q$  = DESIGN FLOW IN CUBIC FEET PER SECOND (CFS)
  - $C$  = RUNOFF COEFFICIENT WHICH REPRESENTS THE PERCENT OF PRECIPITATION THAT WILL CONTRIBUTE AS RUNOFF.
  - $I$  = RAINFALL INTENSITY IN INCHES PER HOUR (INHR)
  - $A$  = DRAINAGE AREA IN ACRES
- THE 100 YEAR - 24 HOUR STORM EVENT WAS USED TO SIZE THE RETENTION BASIN AS SHOWN HEREON IN TABLE A. NO INFILTRATION WAS UTILIZED WHEN DETERMINING THE VOLUME REQUIRED TO RETAIN THE DESIGN STORM EVENT.
- STORM INTENSITIES USED IN THIS STUDY AREA ARE TAKEN FROM THE NATIONAL WEATHER SERVICE'S PRECIPITATION FREQUENCY DATA SERVER. INTENSITIES FOR THE 100 YEAR STORM ARE SHOWN IN TABLE A.
- A COMPREHENSIVE STORM DRAINAGE STUDY WILL BE PROVIDED AS PART OF THE FINAL PLAT SUBMITTAL.

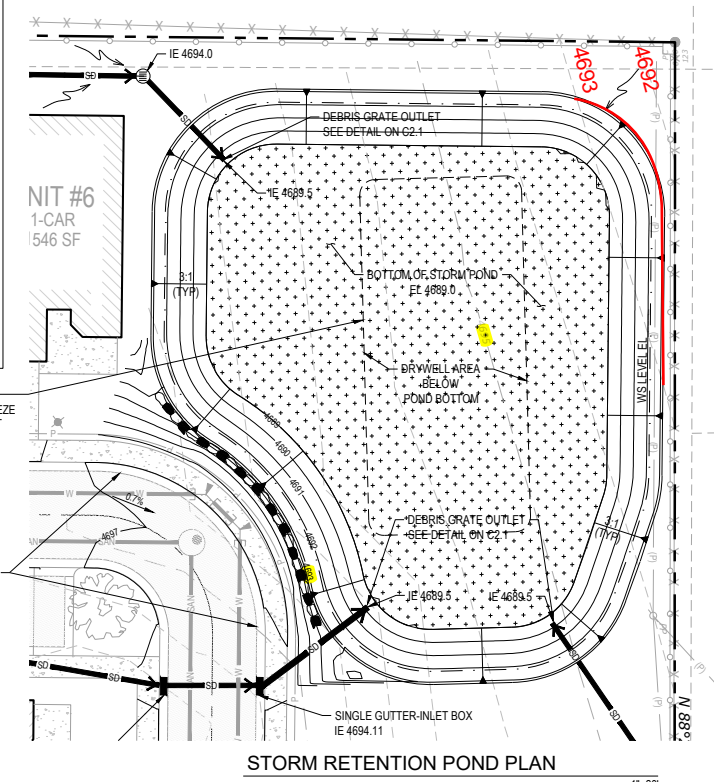
RETENTION BASIN - TABLE A

Area	Area (Acres)	C
Roadways	0.95	0.85
Buildings	1.23	0.90
Landscaping	1.57	0.15
<b>Total Area =</b>	<b>3.750</b>	
<b>C average =</b>	<b>0.57</b>	

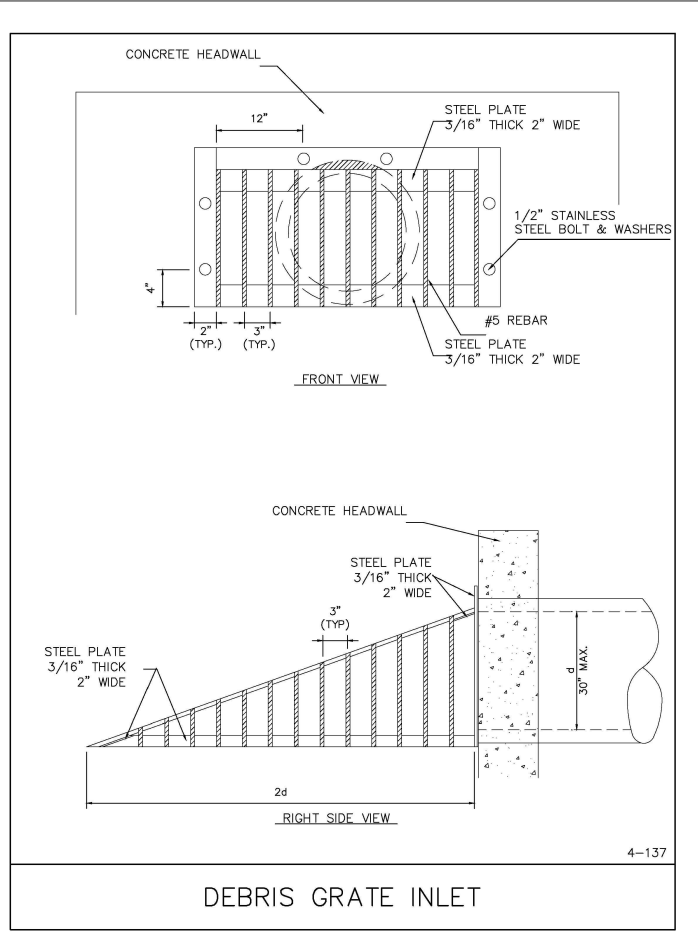
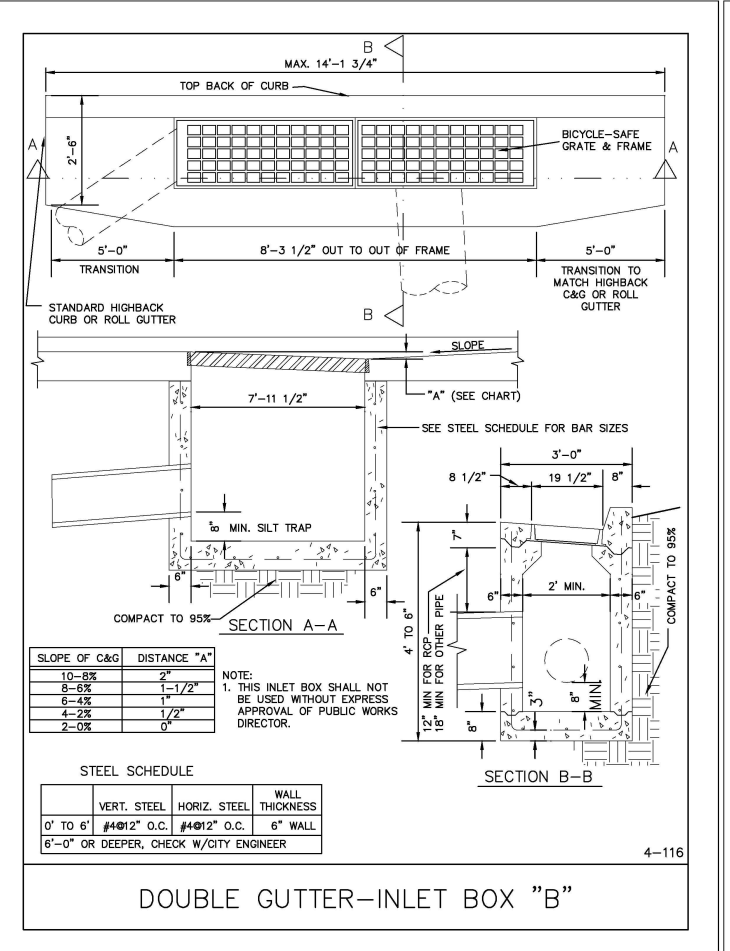
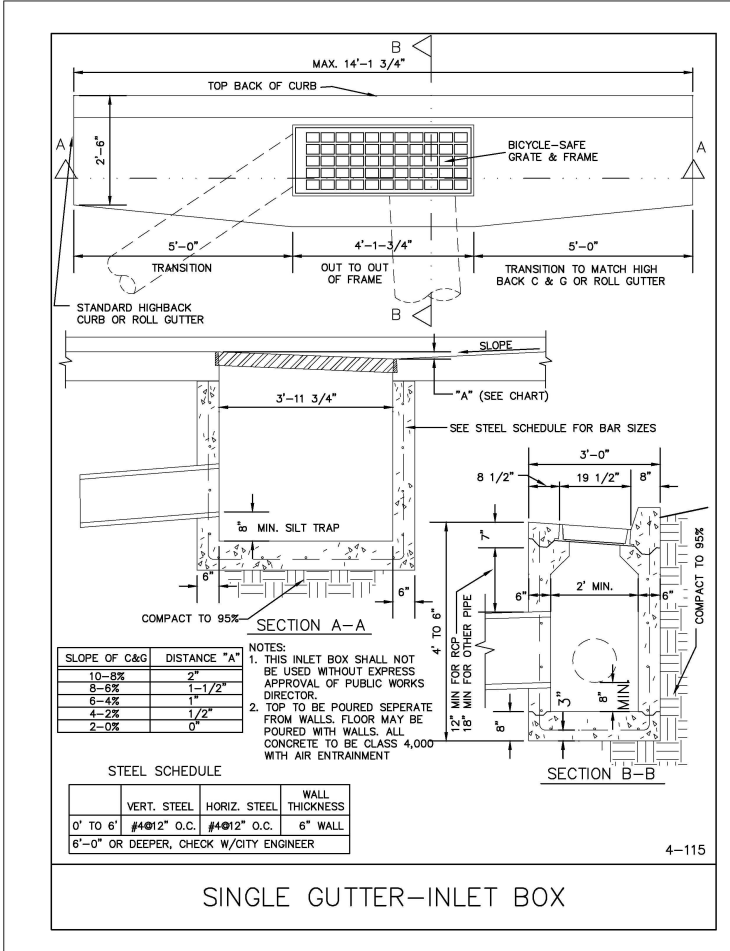
Time (min)	Precipitation (in)	Intensity (in/hr)	Acc. Vol (in <sup>3</sup> )	Rel. Vol. (in <sup>3</sup> )	Req. Stor. (in <sup>3</sup> )	Peak Flow (cfs)
5	0.482	5.784	3,730	0	3,730	12.4
10	0.734	4.404	5,680	0	5,680	9.5
15	0.910	3.640	7,042	0	7,042	7.8
30	1.230	2.460	9,518	0	9,518	5.3
60	1.520	1.520	11,762	0	11,762	3.3
120	1.720	0.860	13,510	0	13,510	1.8
180	1.820	0.607	14,084	0	14,084	1.3
360	2.150	0.358	16,638	0	16,638	0.8
720	2.650	0.221	20,507	0	20,507	0.5
1440	3.240	0.135	25,073	0	25,073	0.3

Retention Basin Volume Requirement: 25,073 cu. ft.



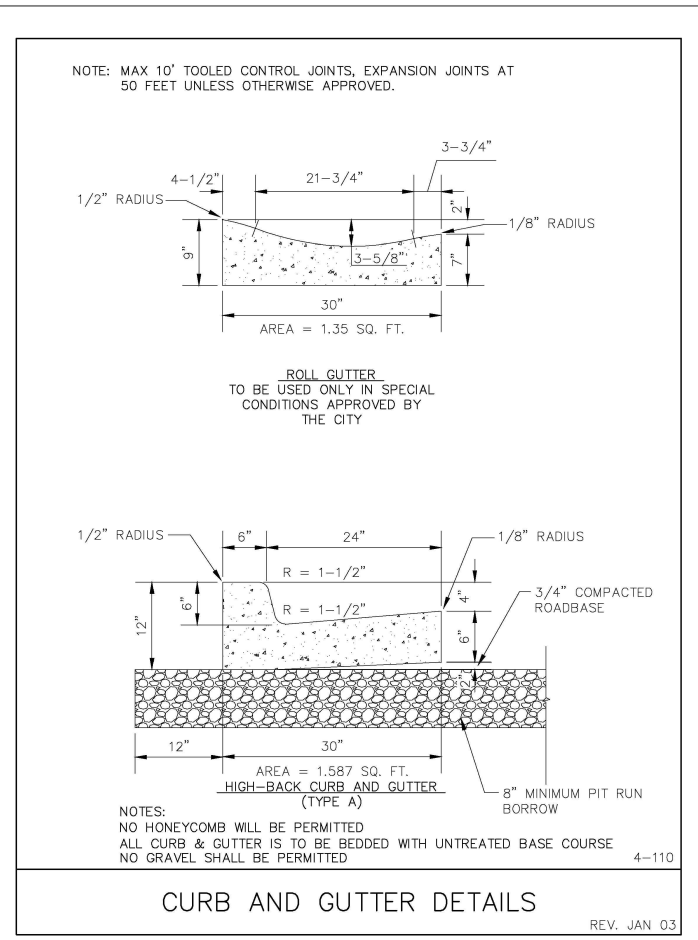
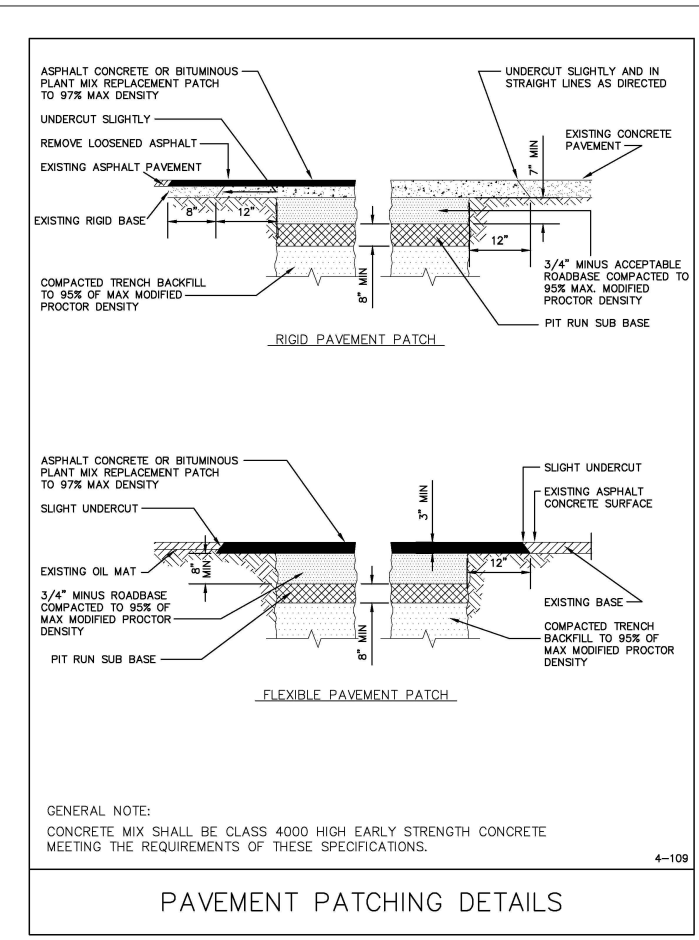
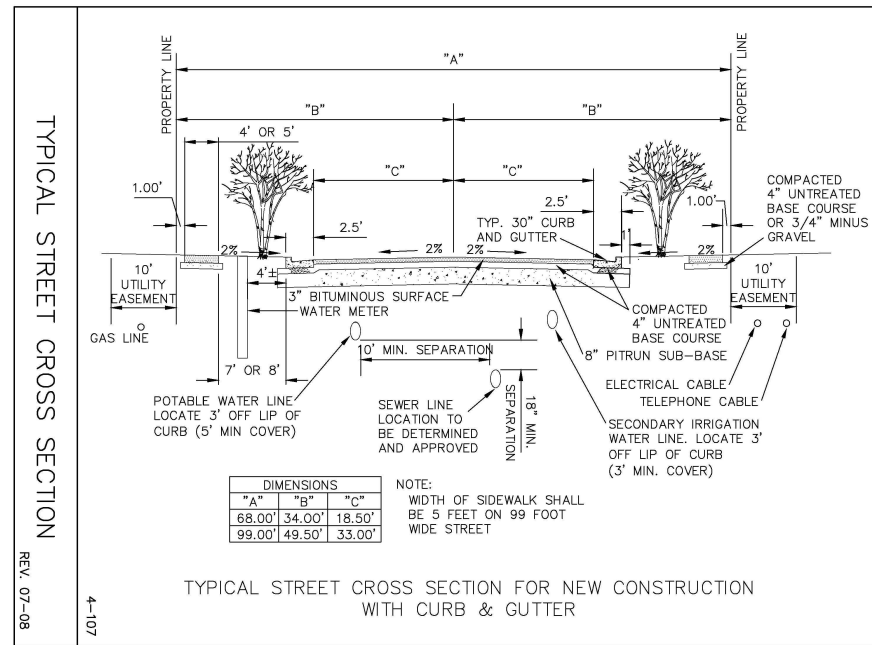
PROVIDE DRYWELL AS EMERGENCY PRECAUTION SHOULD GROUND FREEZE AND A LARGE RAIN EVENT OCCUR AT THE SAME TIME

ROLLED CURB FOR SNOW REMOVAL SEE DETAIL ON SHEET C2.2

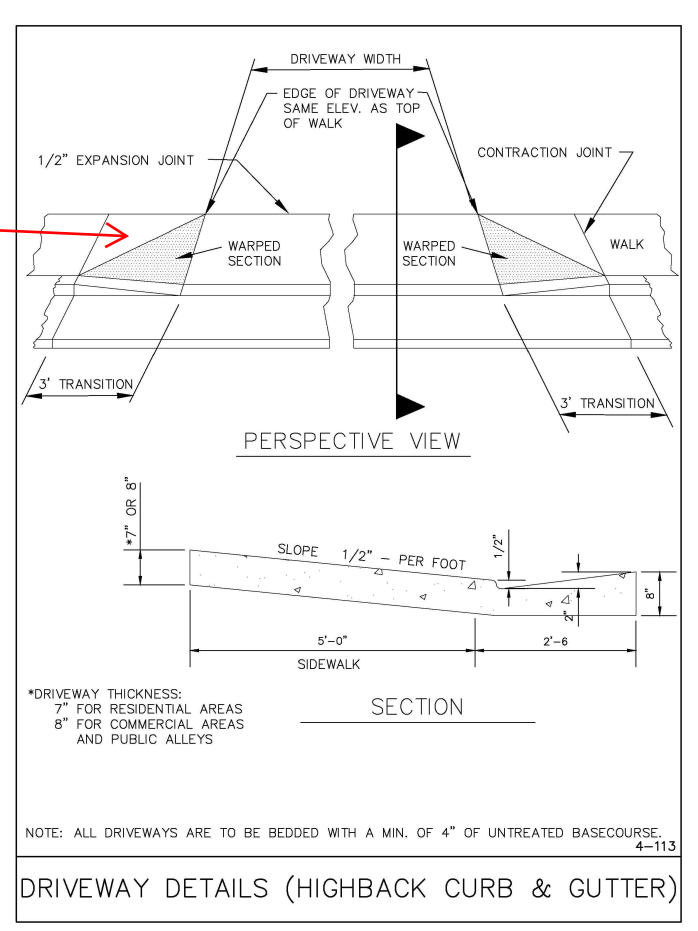
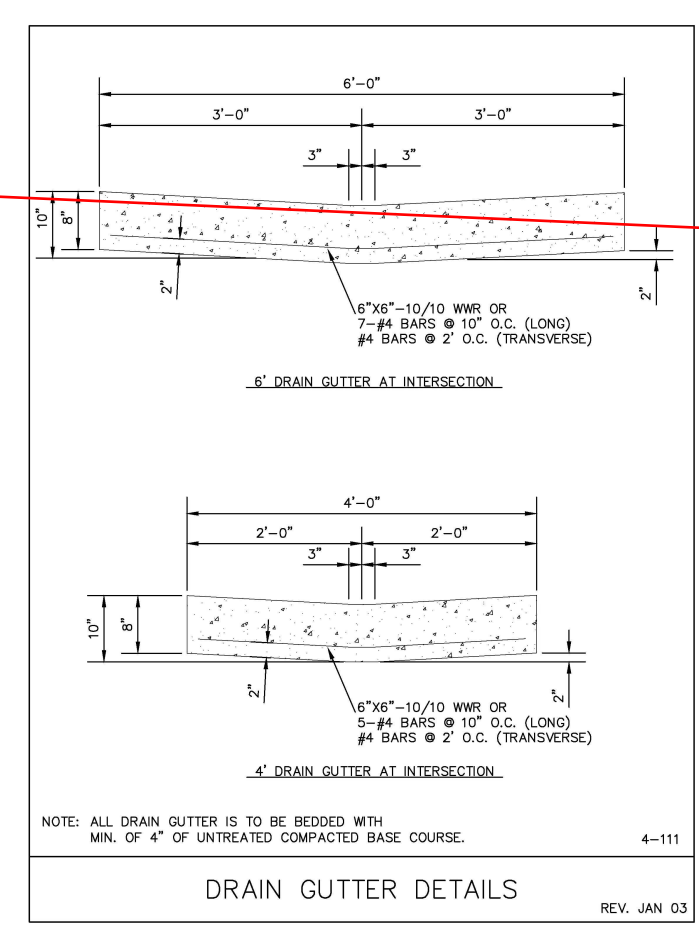


DATE: 7/27/2022  
 INIT: LCB  
 NO. DESCRIPTION: STORMWATER MANAGEMENT DETAILS  
 BEYLER CONSULTING  
 Plan. Design. Manage  
 CORPORATE OFFICE: 5920 100th St SW, Ste # 25, Lakewood, CO 80499 (303) 394-2900  
 UTAH: 7/27/2022  
 Harvest Valley Court  
 A Senior Living Community  
 HYRUM CITY, UTAH  
 DESIGNED: LPL  
 DRAWN: LPL  
 CHECKED: LCB  
 SCALE: HORIZ: VERT: 1"=20'  
 JOB NUMBER: 22.00188  
 SHEET: C2.1

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**THIS WILL NOT BE QUITE THE DETAIL FOR INTERNAL DRIVEWAYS. SIDEWALK ALONG CURB WILL REQUIRE A STRAIGHT TRANSITION TO LOWERED DRIVE ENTRANCE INSTEAD OF A WARPED SECTION. MUST BE ADA THROUGH DRIVEWAY APRON IF AGAINST CURB. BACK OF DRIVE APRON WILL NEED TO BE LOW.**



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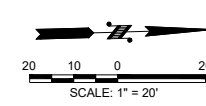
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**BEYLER CONSULTING**  
 Plan. Design. Manage  
 CIVIL & STRUCTURAL ENGINEERING, LAND SURVEYING, PERMITTING SERVICES, CONSTRUCTION MANAGEMENT  
 5920 100th St SW, Ste #25  
 Kirkwood, UT 84094  
 (801) 964-2900  
 beylerconsulting.com

**UTAH**  
 Harvest Valley Court  
 A Senior Living Community  
 HYRUM CITY  
 DESIGNER: LCB/LPL  
 DRAWN: LCB/LPL  
 CHECKED: LCB  
 SCALE: LCB  
 HORIZ: LCB  
 VERT: LCB  
 DATE: 7/27/2022

PROFESSIONAL ENGINEER  
 No. 499075  
 ANDREW C. BEYLER  
 STATE OF UTAH  
 7/27/2022

JOB NUMBER  
**22.00188**  
 SHEET  
**C2.2**



NO.	DESCRIPTION	DATE

**BEYLER CONSULTING**  
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 CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING  
 PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

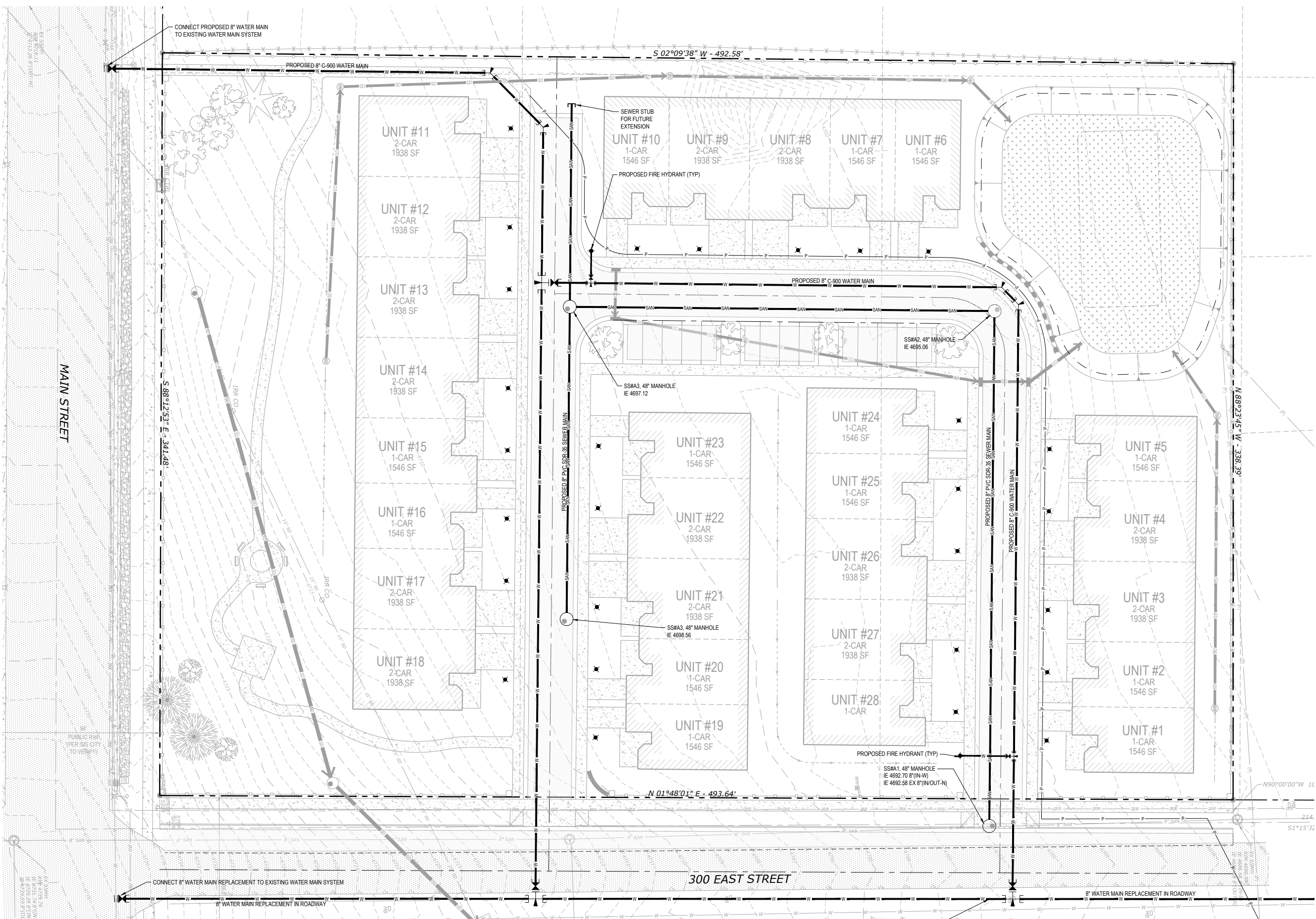
UTAH  
 BEYLER CONSULTING  
 CORPORATE OFFICE  
 5920 100th St SW, Ste # 25  
 Lakewood, CO 80404  
 (303) 394-2900  
 beylerconsulting.com

PRELIMINARY UTILITY PLAN  
**Harvest Valley Court**  
 A Senior Living Community

HYRUM CITY  
 DESIGNED: LCB/LPL  
 DRAWN: LPL  
 CHECKED: LCB  
 SCALE: HORIZ: 1"=20' VERT: 1"=10'

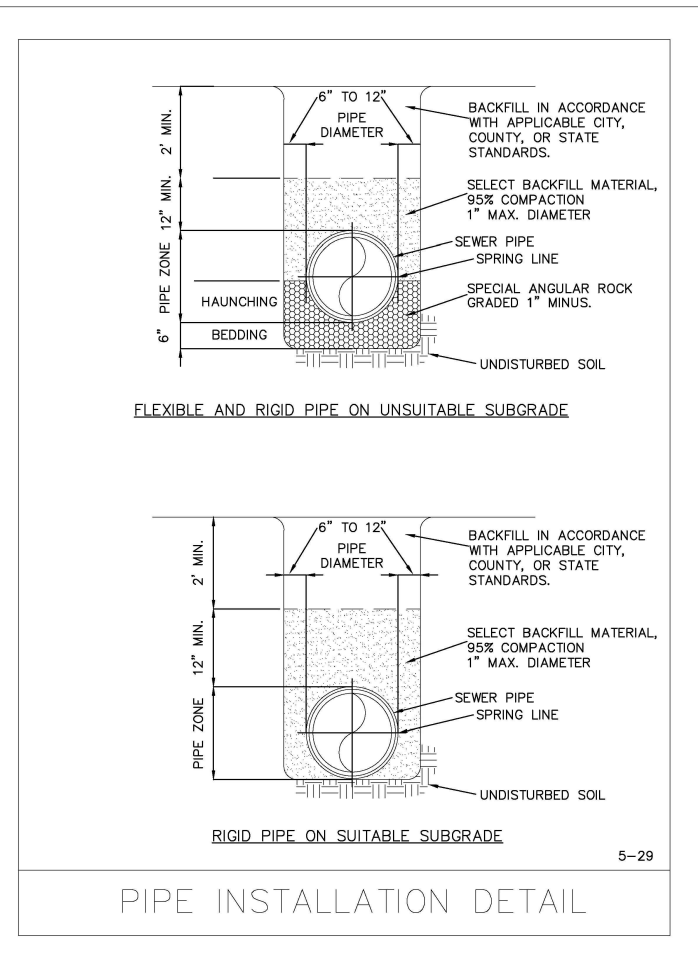
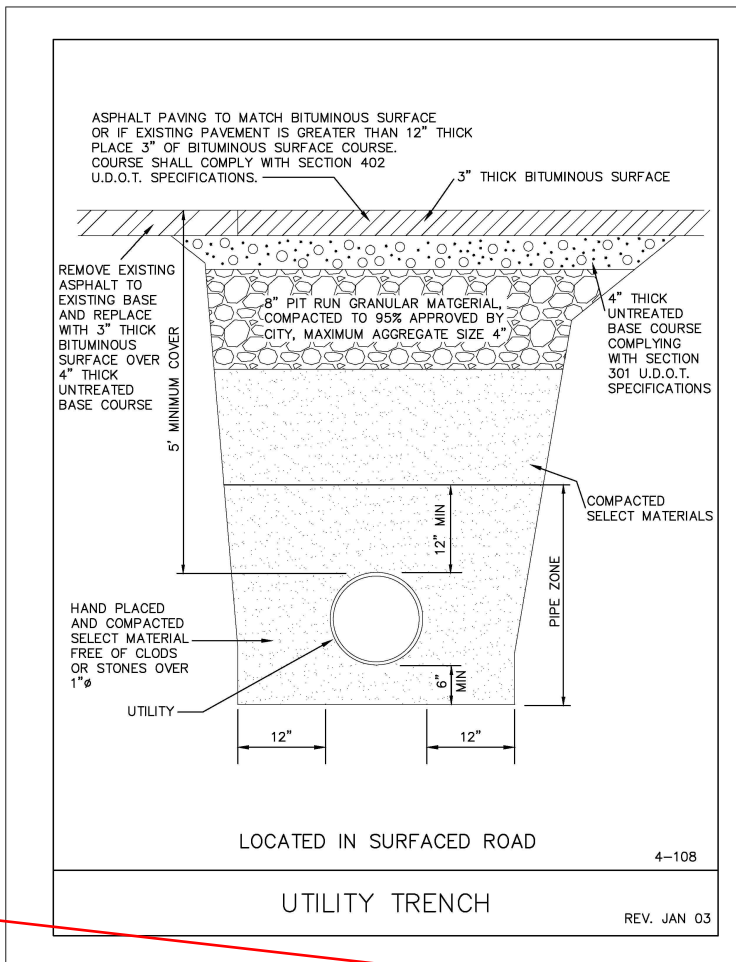
UTAH  
 DATE: 7/27/2022

JOB NUMBER  
**22.00188**  
 SHEET  
**C3.0**

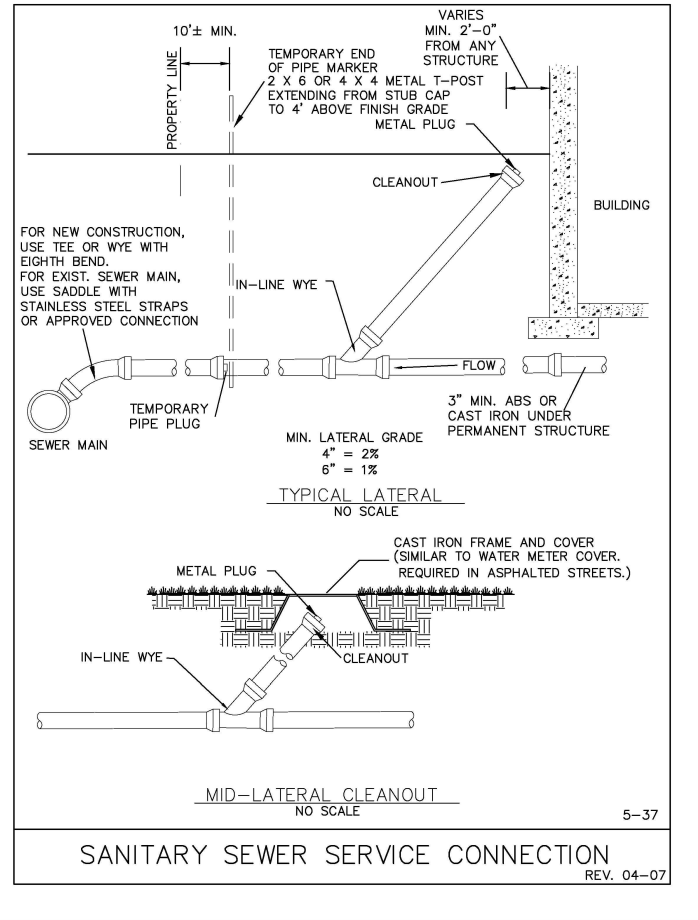
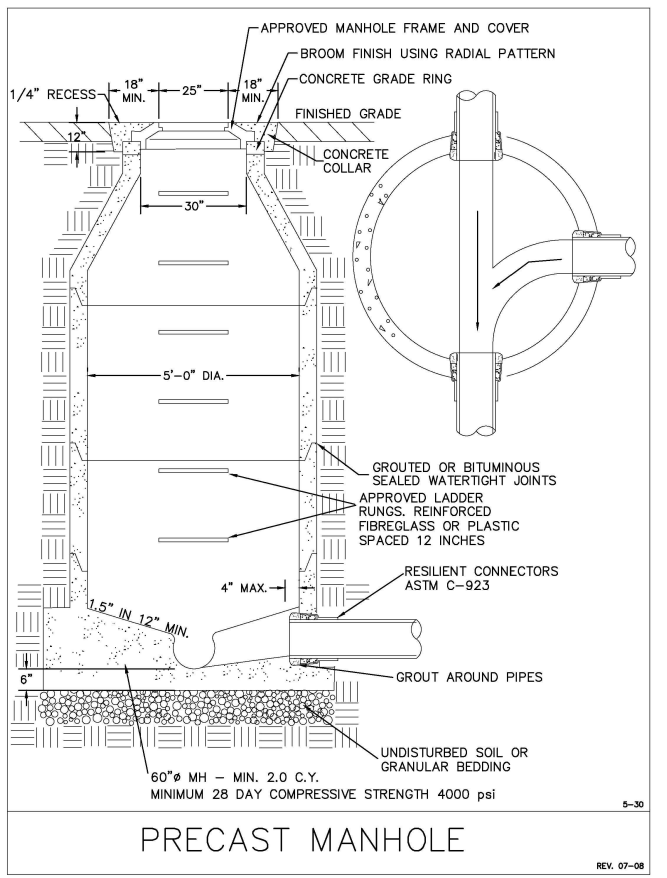
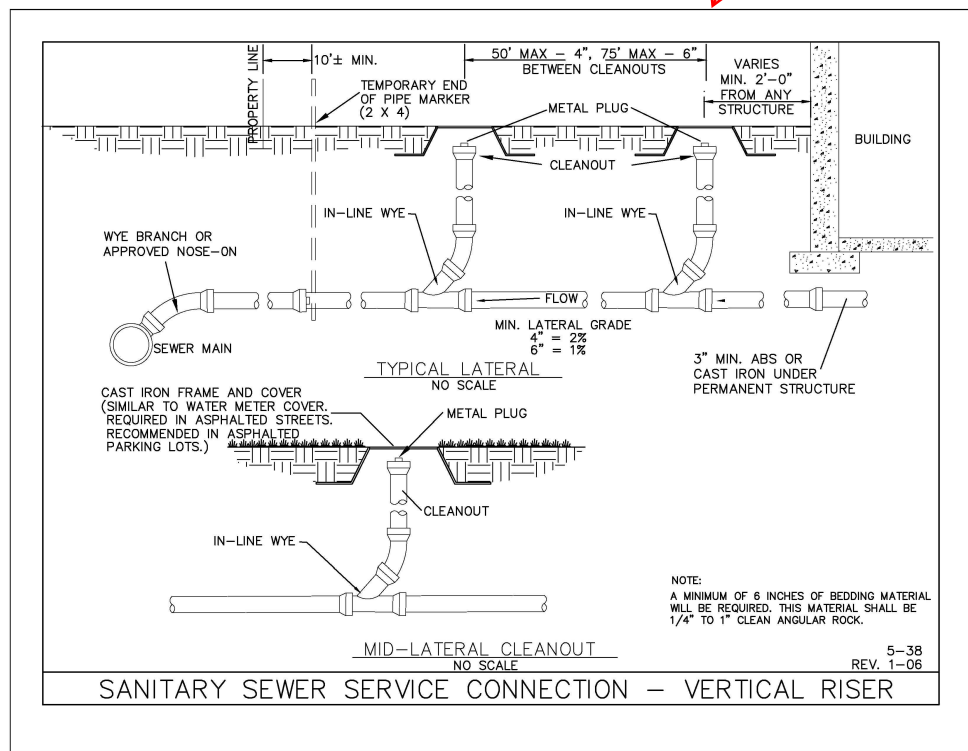


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 PLOT DATE/TIME: 7/27/2022 9:12 AM





ARE YOU GOING TO USE BOTH? IS THERE CRITERIA FOR WHICH TO USE?



CAD FILE: X:\Projects\2022\Projects\22.0188\Harvest Valley Court\CAD\Civil\Engineering\Drawings\22.0188\UTILITY.dwg PLOT DATE/TIME: 7/27/2022 9:12 AM

NO.	DESCRIPTION	INIT	DATE

Section 9. Items

CORPORATE OFFICE  
5920 100th St SW, Ste # 25  
Lakewood, CO 80499  
(303) 994-2900  
beylerconsulting.com

**BEYLER CONSULTING**  
Plan. Design. Manage

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PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

UTAH  
DATE: 7/27/2022  
VERT: LCB  
SCALE: HORIZ: LCB  
CHECKED: HORIZ: LCB  
DRAWN: LPL  
DESIGNED: LCB

Harvest Valley Court  
A Senior Living Community

UTAH CITY

PROFESSIONAL SEAL  
N. 59075  
MINDON C. BEYLER  
STATE OF UTAH  
7/27/2022

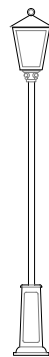
JOB NUMBER  
22.00188  
SHEET  
C3.1



Know what's below. Call before you dig. 1-800-424-5555

### GENERAL LANDSCAPE NOTES

- DO NOT DIG BEFORE LOCATION EXISTING UTILITIES.
- SUBGRADES, INCLUDING BERMS, TO WITHIN 0.1 FT. PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- FOR ALL NEWLY LANDSCAPED AREAS, INCLUDING SINGLE FAMILY RESIDENCES, ORGANIC MATTER SHALL BE INCORPORATED TO A DEPTH OF AT LEAST 4" AROUND EACH REPLACEMENT TREE. **REPLACEMENT?**
- APPLY 6" DEPTH (TYP) 3-WAY MIX TOPSOIL AROUND EACH REPLACEMENT TREE.
- APPLY 2" DEPTH MEDIUM/COARSE GRADE BARK MULCH IN A 36" DIAMETER RING AROUND EACH REPLACEMENT TREE. MULCH TO BE FREE OF WEED SEED, SAWDUST, RESIN OR TANNIN AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH.
- CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY PROPOSED SUBSTITUTIONS OR UNFORESEEN FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT MAY ADJUST PLANT QUANTITIES OR VARIETIES BASED ON AVAILABILITY OR ADVERSE FIELD CONDITIONS.
- ALL PLANT MATERIAL SHALL BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL TREE MATERIAL AT TIME OF PLANTING SHALL BE OF A SUFFICIENT SIZE TO MEET THE MINIMUM HEIGHT AND CALIPER REQUIREMENTS FOR REPLACEMENT TREES.
- ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE. PLANTING IN HEAVY SOILS REQUIRES ADDITIONAL DRAINAGE PROVISION. SEE TREE PLANTING DETAIL.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING REPLACEMENT TREES.
- ALL PLANT MATERIALS SELECTED ARE DROUGHT TOLERANT, THEREFORE, IRRIGATION SHALL BE REQUIRED ONLY UNTIL THE PLANTS ARE FULLY ESTABLISHED BY METHOD OF HAND WATERING.
- CONTRACTOR AGREES TO WARRANTY AND MAINTAIN ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON PAST INSTALLATION AND SHALL REPLACE DEAD PLANT MATERIAL WITHIN THAT WARRANTY / MAINTENANCE PERIOD WITH NO OBLIGATION TO THE OWNER.
- ALL TREES SHALL BE DOUBLE STAKED AS SHOWN ON THE DETAILS. STAKES TO BE REMOVED AFTER ONE FULL GROWING SEASON. TREES THAT HAVE DIED WITHIN THE ONE YEAR WARRANTY / MAINTENANCE PERIOD SHALL BE REPLACED AND RE-STAKED PER THE DETAIL. AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.



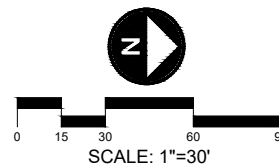
LAMP POST  
NTS



MONUMENT SIGN  
NTS

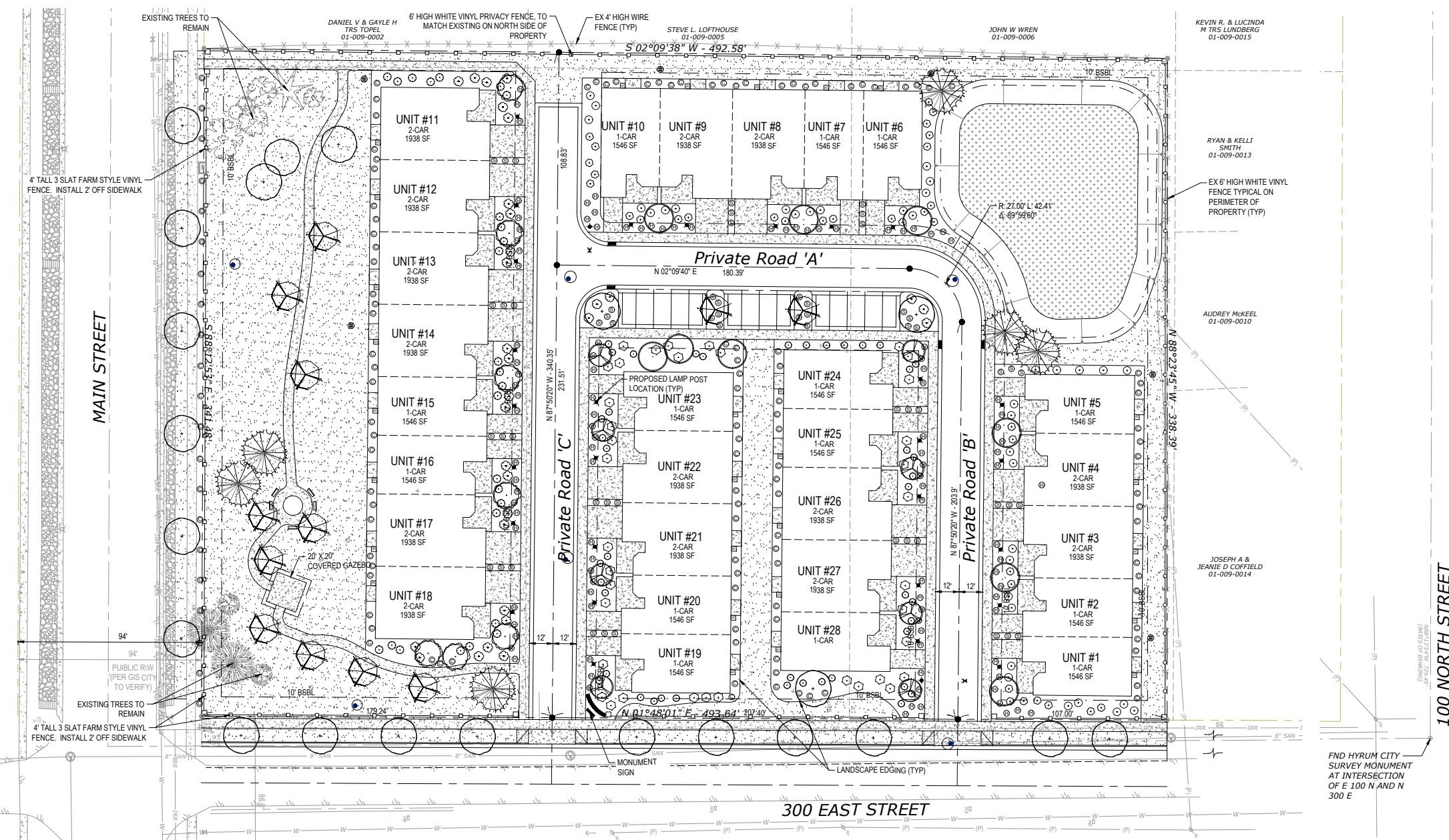


4' TALL 3 SLAT FARM STYLE FENCE  
EXAMPLE



200 EAST STREET

FND HYRUM CITY SURVEY MONUMENT AT INTERSECTION OF E 100 N AND N 200 E



# Harvest Valley Court A Senior Living Community

HYRUM, UTAH

THE DESIGNER:  
**B. WOLTHUIS**

- REVISIONS:
- ▲ \_\_\_\_\_
  - ▲ \_\_\_\_\_
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STAMP  
**NOT FOR CONSTRUCTION**

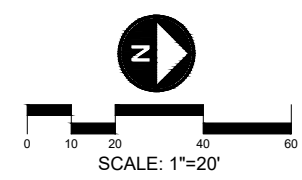
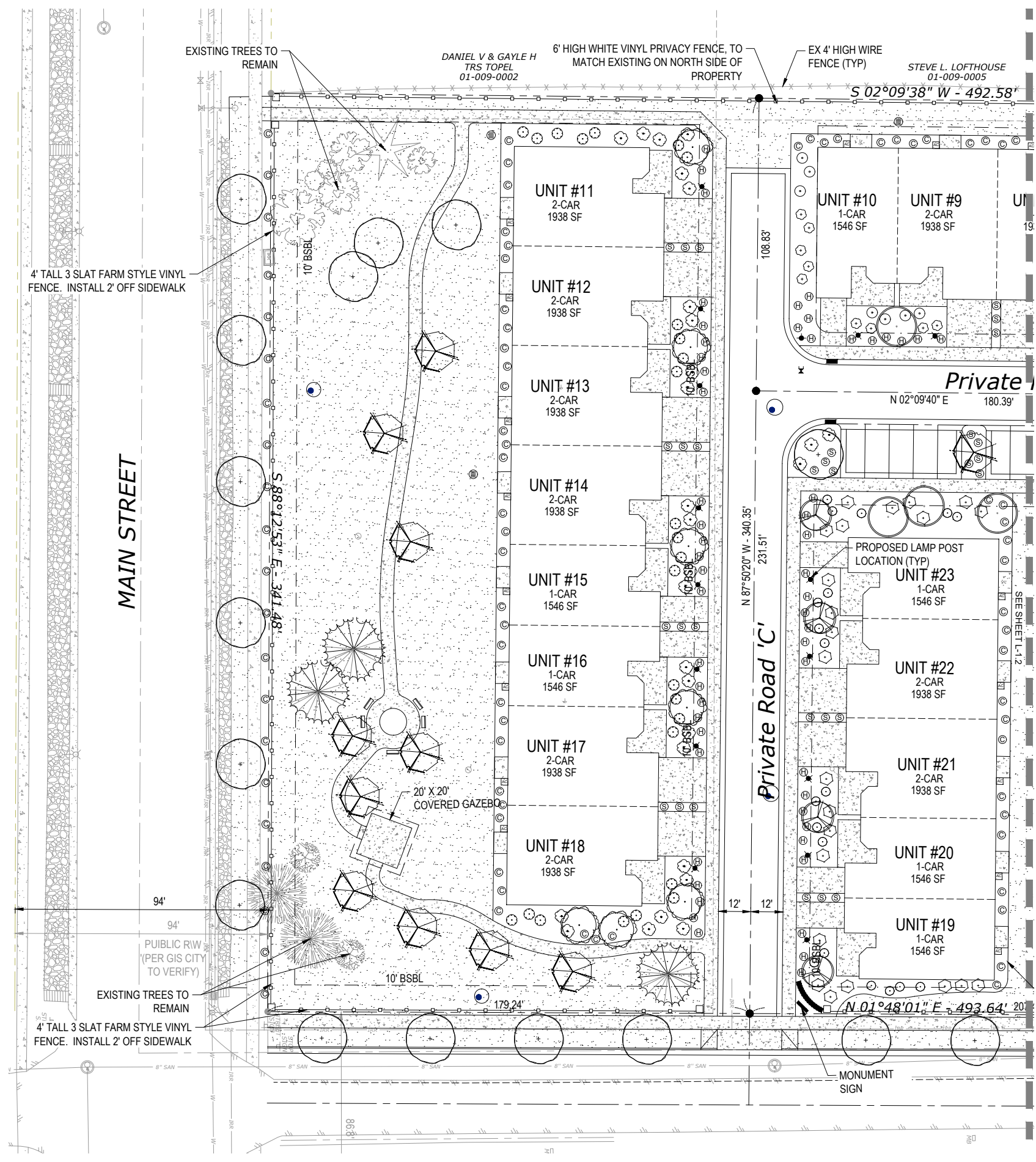
SHEET TITLE:  
**Overall Preliminary Landscape Plan**

DATE: JULY 29, 2022  
 DRAWN BY: BW  
 CHECKED BY: BW  
 JOB NO.:

SHEET NO.: **L1.0**



Know what's below.  
Call before you dig.  
1-800-424-5555



**PLANTING SCHEDULE**

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
<b>TREES</b>				
(Symbol)	<i>Acer ginnala</i> 'Flame'	Amur Maple	2" Cal.	380
(Symbol)	<i>Acer truncatum</i> x <i>A. platanoides</i>	Sunset Maple	2" Cal.	22
(Symbol)	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Serviceberry	2" Cal.	8
(Symbol)	<i>Crataegus</i> x <i>mordenensis</i> 'Toba'	Flowering Hawthorn	2" Cal.	9
(Symbol)	<i>Pinus nigra</i>	Austrian Pine	6-8' Tall	7
(Symbol)	<i>Zelkova serrata</i> 'Green Vase'	Zelkova	2" Cal.	12
<b>SHRUBS</b>				
(Symbol)	<i>Caryopteris</i> x <i>clandoensis</i>	Blue Mist Spirea	5 Gal.	37
(Symbol)	<i>Forsythia</i> 'Cortasol' Gold Tide	Dwarf Forsythia	5 Gal.	44
(Symbol)	<i>Physocarpus opulifolius</i> 'Donna May'	Ninebark	5 Gal.	35
(Symbol)	<i>Perovskia atriplicifolia</i>	Russian Sage	5 Gal.	27
(Symbol)	<i>Prunus besseyi</i>	Western Sandcherry	5 Gal.	32
(Symbol)	<i>Spiraea x bumalda</i> 'Goldmound'	Gold Spirea	5 Gal.	38
<b>GRASSES</b>				
(Symbol)	<i>Calamagrostis acutiflora</i> 'Avalanche'	Feather Reed Grass	5 Gal.	131
(Symbol)	<i>Helictotrichon sempervirens</i> 'Sapphire'	Blue Oat Grass	5 Gal.	109
(Symbol)	<i>Schizocyrium scoparium</i> 'Standing Ovation'	Little Blue Stem	5 Gal.	58
(Symbol)	Turf	BioGrass		

Notes: All Planter Beds Shall be Covered in 4" Min. of Landscape Bark Mulch.

THE DESIGNER:  
**B. WOLTHUIS**

**Harvest Valley Court**  
A Senior Living Community  
HYRUM, UTAH

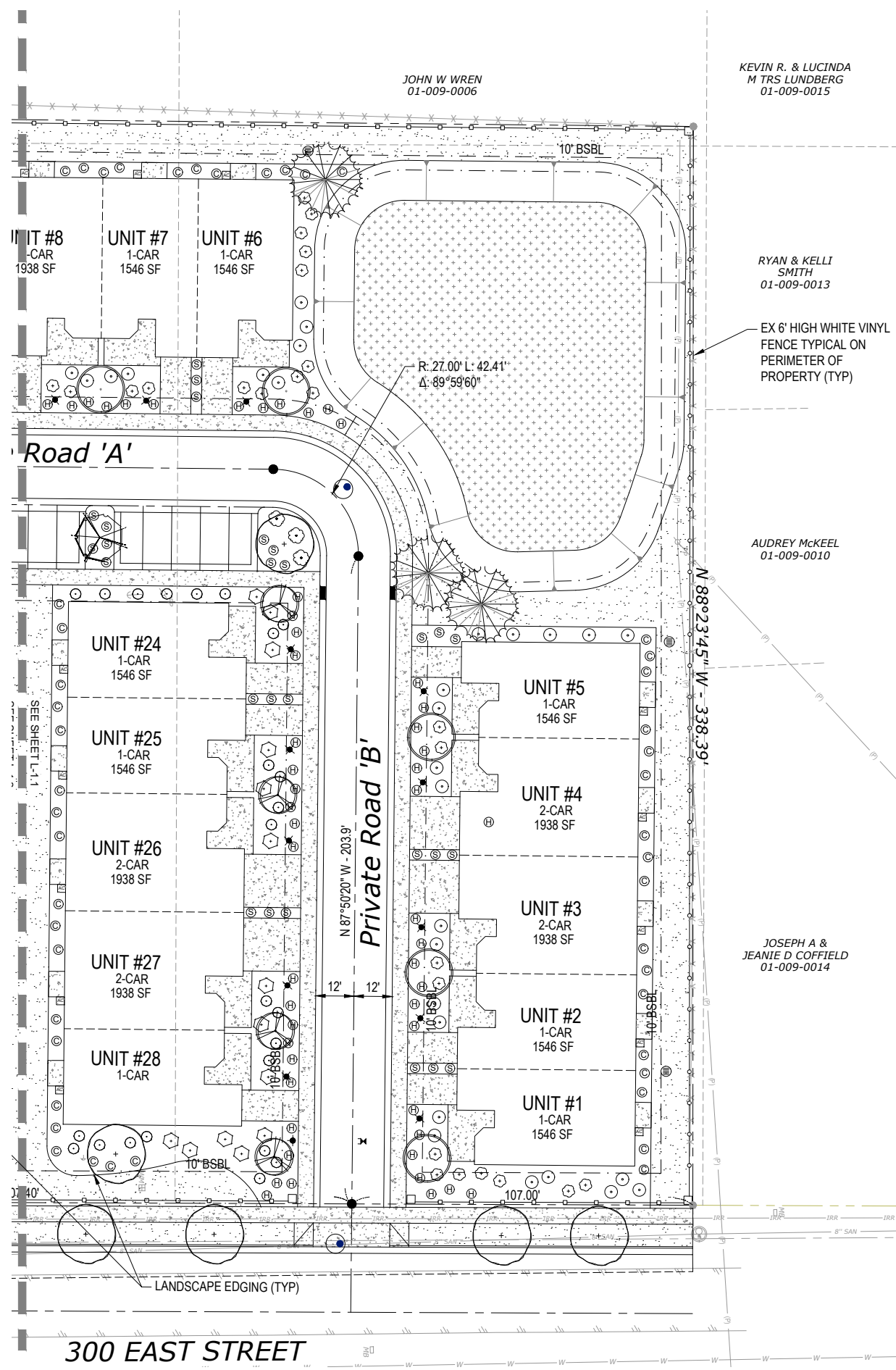
REVISIONS:  
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STAMP  
**NOT FOR CONSTRUCTION**

SHEET TITLE:  
**Preliminary Landscape Plan**

DATE: JULY 29, 2022  
 DRAWN BY: BW  
 CHECKED BY: BW  
 JOB NO.:

SHEET NO.:  
**L1.1**



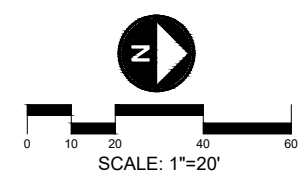
JOHN W WREN  
01-009-0006

KEVIN R. & LUCINDA  
M TRS LUNDBERG  
01-009-0015

RYAN & KELLI  
SMITH  
01-009-0013

AUDREY McKEEL  
01-009-0010

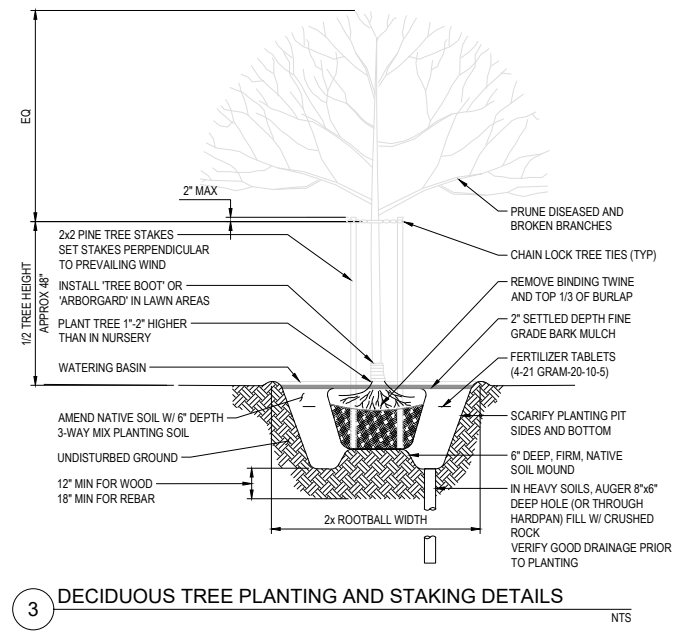
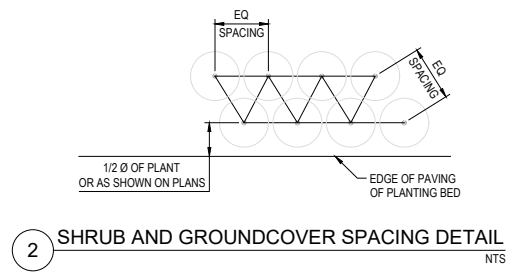
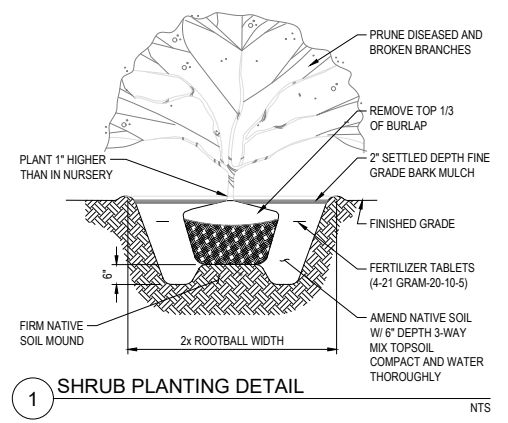
JOSEPH A &  
JEANIE D COFFIELD  
01-009-0014



PLANTING SCHEDULE				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
<b>TREES</b>				
	<i>Acer ginnala</i> 'Flame'	Amur Maple	2" Cal.	380
	<i>Acer truncatum</i> x <i>A. platnoides</i>	Sunset Maple	2" Cal.	22
	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Serviceberry	2" Cal.	8
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	<i>Helictotrichon sempervirens</i> 'Sapphire'	Blue Oat Grass	5 Gal.	109
	<i>Schizocorymbium scoparium</i> 'Standing Ovation'	Little Blue Stem	5 Gal.	58
	Turf	BioGrass		

Notes: All Planter Beds Shall be Covered in 4" Min. of Landscape Bark Mulch.

EX 6' HIGH WHITE VINYL FENCE TYPICAL ON PERIMETER OF PROPERTY (TYP)



THE DESIGNER:  
**B. WOLTHUIS**

Harvest Valley Court  
A Senior Living Community  
HYRUM, UTAH

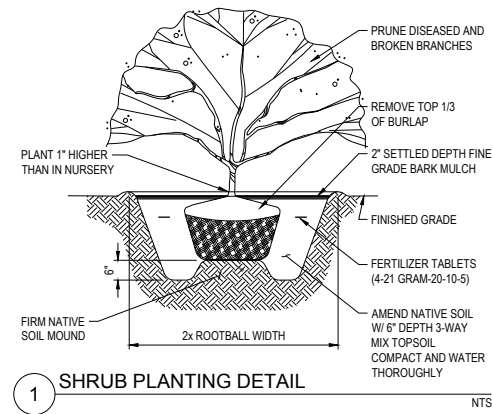
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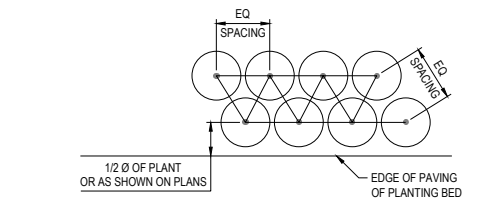
SHEET TITLE:  
**Preliminary Landscape Plan**

DATE: JULY 29, 2022  
DRAWN BY: BW  
CHECKED BY: BW  
JOB NO.:

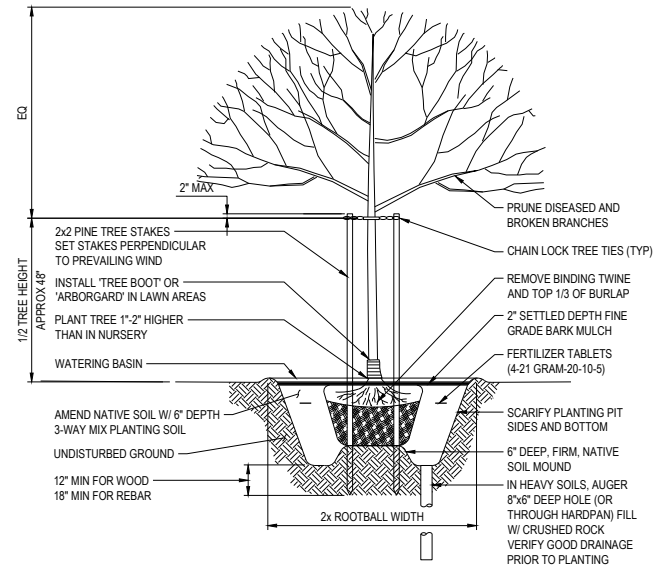
SHEET NO.:  
**L1.2**



1 SHRUB PLANTING DETAIL NTS



2 SHRUB AND GROUNDCOVER SPACING DETAIL NTS



3 DECIDUOUS TREE PLANTING AND STAKING DETAILS NTS

# Landscape Design

## Sample Shrub and Tree Selection:

- Karl Foerster Feather Reed Grass
- Russian Sage
- Dwarf Burning Bush Shrub
- Dogwood Shrub
- Weeping Blue Atlas Cedar
- Weeping blue spruce
- Weeping Norway
- Zelkova Green Vase Tree
- Pegal Columnar Oak
- Sunset Maple



100% OF PROPOSED PLANTS ARE DROUGHT TOLERANT SPECIES  
NOTE: APPROVED ALTERNATE FROM APPROVED CITY TREE LIST MAY BE USED

### PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE & SPACING
<b>TREES</b>			
ACER RUBRUM FRANKSRED	SUNSET MAPLE	22	3" CAL.
ZELKOVA SERRATA	ZELKOVA GREEN VASE	31	2" CAL.
PEROVSKIA ATRIPLICIFOLIA	RUSSIN SAGE	25	XXXXX
CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	37	XXXXX

DATE	
INIT	
NO.	DESCRIPTION
<p><b>BEYLER CONSULTING</b> Plan. Design. Manage CIVIL &amp; STRUCTURAL ENGINEERING   LAND SURVEYING PERMITTING SERVICES   CONSTRUCTION MANAGEMENT</p> <p>CORPORATE OFFICE 5920 100th St SW, Ste # 25 Lakewood, CO 80499 (303) 994-2900 beylerconsulting.com</p>	
PRELIMINARY LANDSCAPING PLAN	UTAH
Harvest Valley Court A Senior Living Community	DATE: 7/13/2022
HYRUM CITY	VERT: 7/13/2022
DESIGNED: LCB/LPL	CHECKED: LCB
DRAWN: LPL	SCALE: HORIZ:
DATE: 7/13/2022	VERT: 7/13/2022
JOB NUMBER	22.00188
SHEET	L1.1

**HYRUM SELF STORAGE – SITE PLAN**  
**168 SOUTH 1720 EAST**  
**CITY COUNCIL MEETING**  
**AUGUST 4, 2022**

Summary: Jeremy Broadhurst is seeking site plan approval to expand the footprint of the existing Hyrum Self Storage site. The current development covers two-one acre lots in the Blacksmith Fork Industrial Subdivision. This proposal will add units on an adjacent lot of 0.93 acres.

ZONING: M-2 Industrial

UTILITIES:

Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	Available

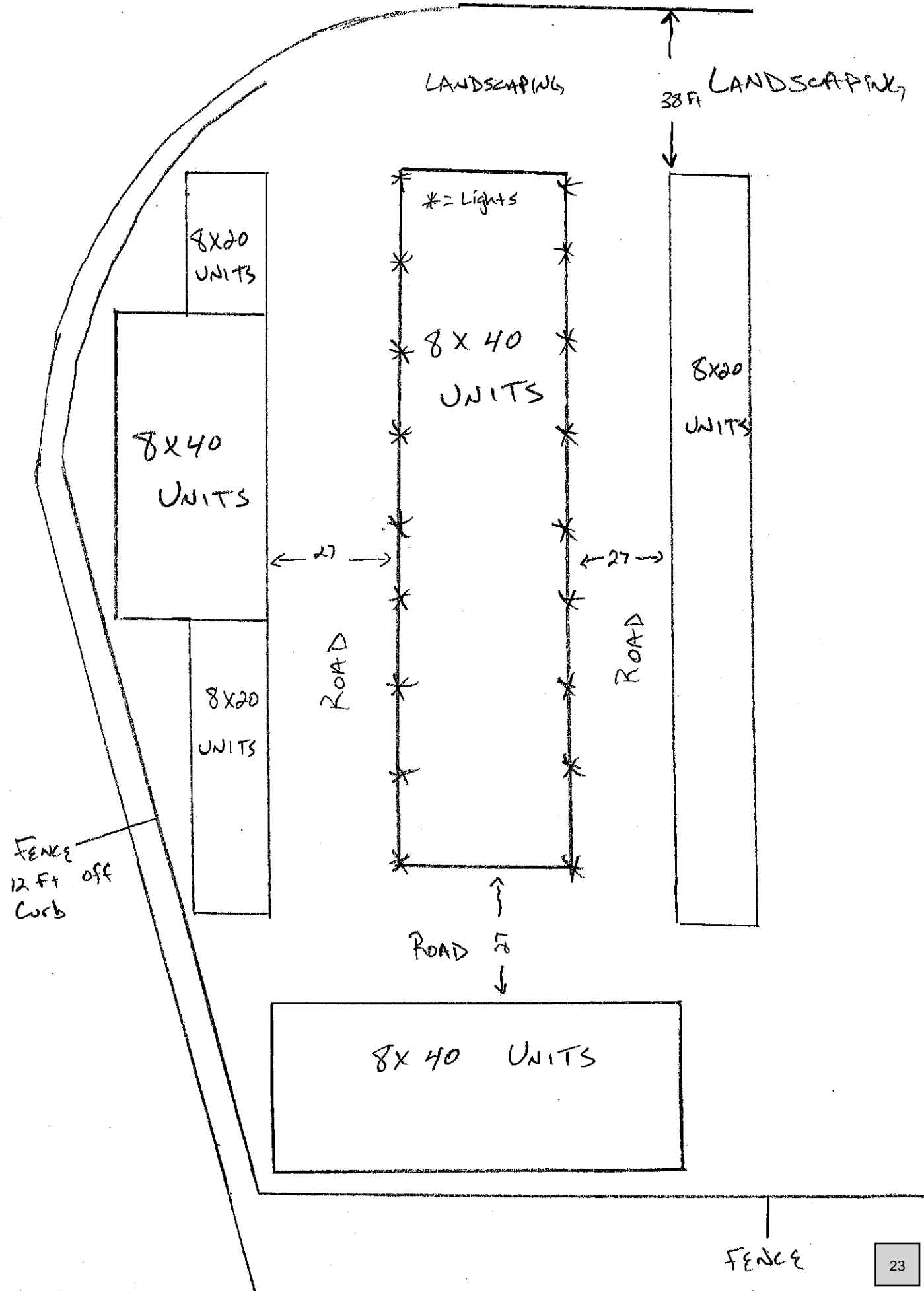
PARKING & ROADS:

NOTES:

Planning Commission recommended this development with the following conditions:

1. Mound and landscaping on the east side to follow the specified landscaping as in the Hyrum City Code.
2. Mound on the north side is not required and landscaping set back to be reduced as shown on the drawing with 25% coverage in 5 years.

NORTH  
↑

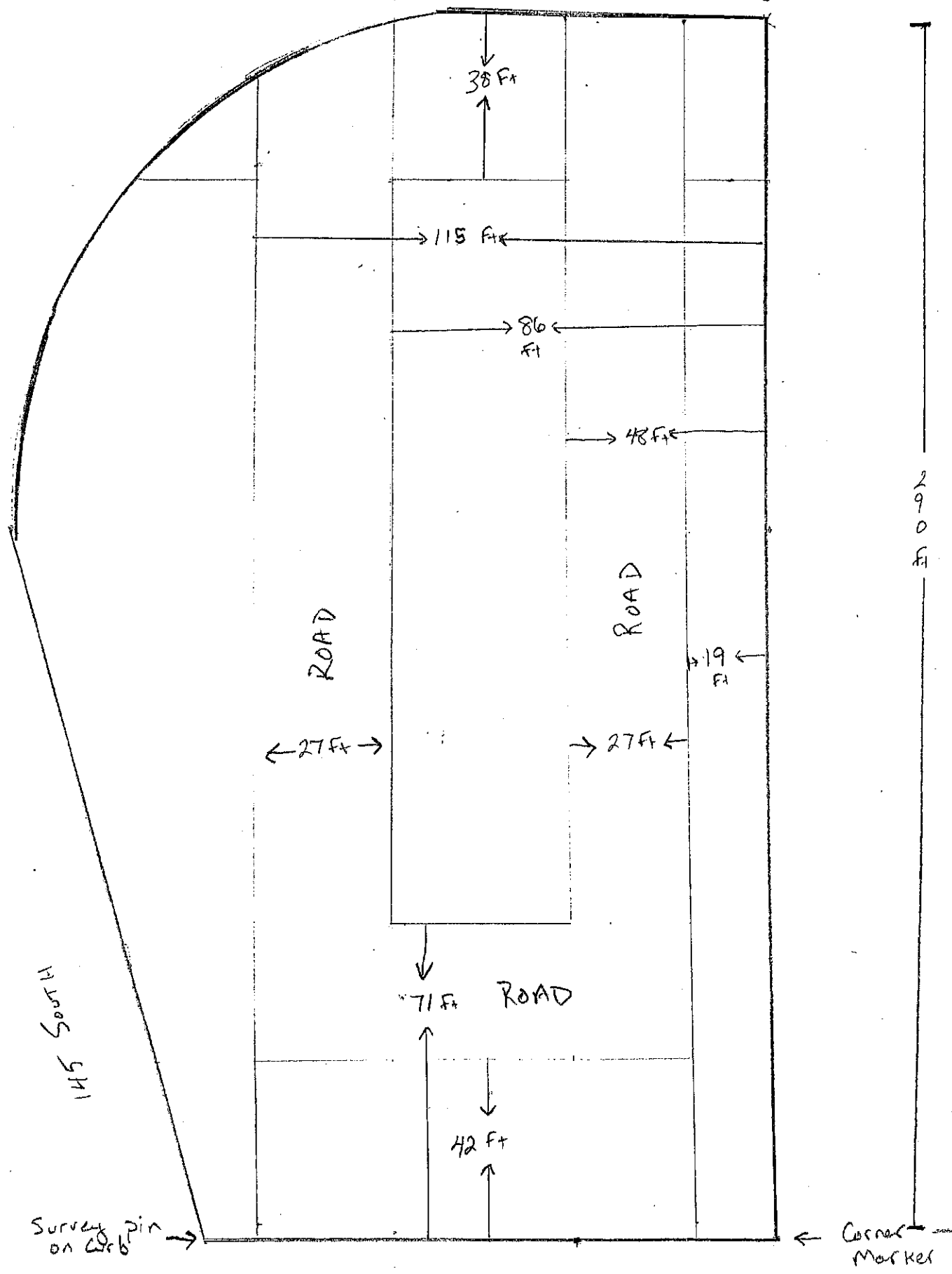


1720 EAST

Survey

Section 9. Item D.

NORTH  
←





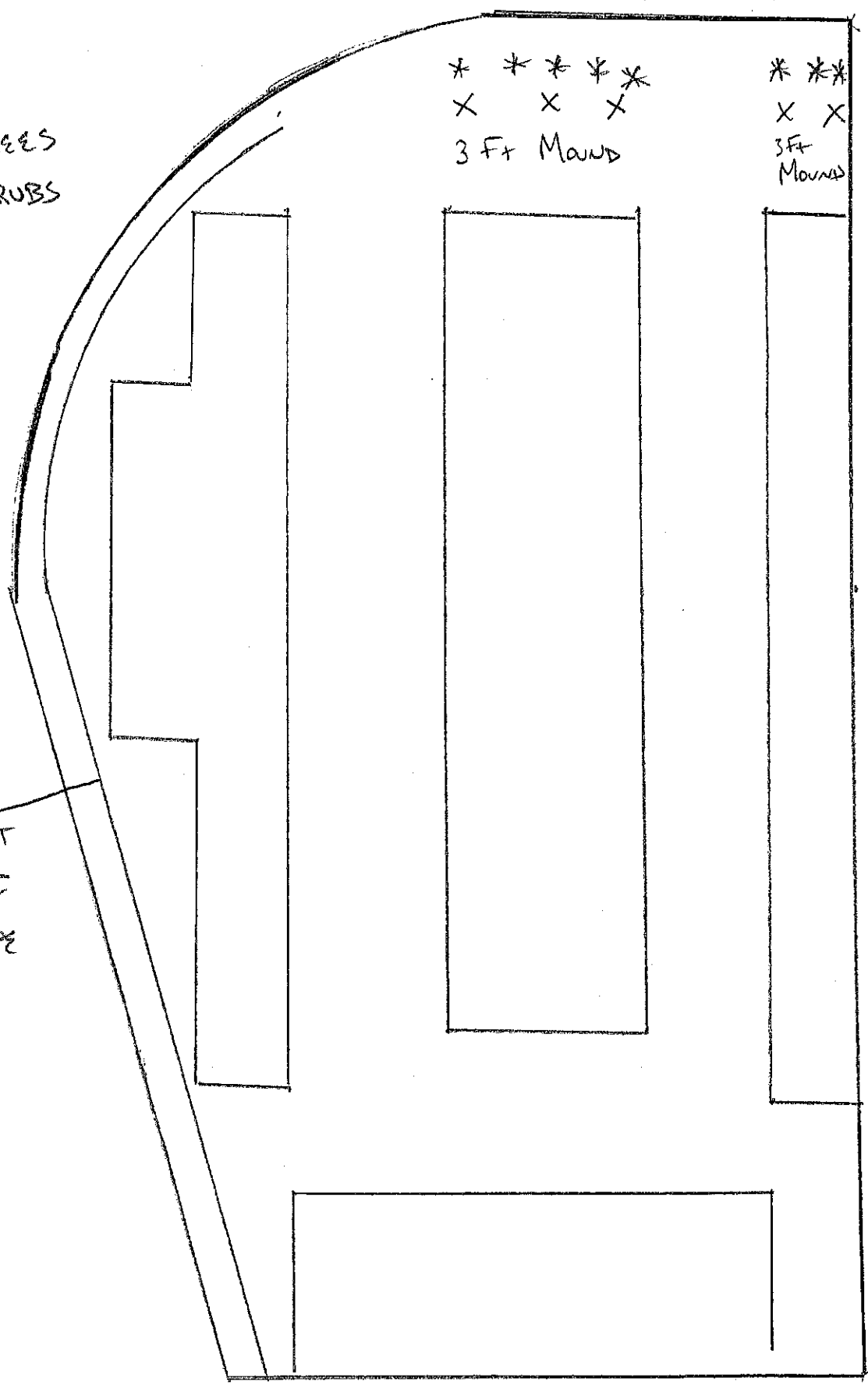
X = TREES  
\* = SHRUBS

\* \* \* \* \*  
X X X  
3 Ft MOUND

\* \* \*  
X X  
3 Ft MOUND

NORTH  
←

ENCE 12 FT  
20M CURB &  
ROCK SCAPE



BI-ANNUAL WEED CONTROL VIA LAWN DOCTOR

## Rational Method Computations:

Rainfall 100 yr event = 3.24 inches in 24 hour period.

	<u>Asphalt</u>	<u>Undeveloped land</u>
Rational runoff coefficient	.7-.95(.8)	.1-.3(.2)
Drainage area	13,340 square feet	26963 square feet
Peak Discharge	107 cubic yds/day	54 cubic yds/day
Total peak discharge	161 cubic yds/day	

## Detention Capacity

All swails will have a 1:3 slope to final depth

Swail #1	160ft X 34ft X 1ft	201 Cubic yds
Swail #2	90ft X 34ft X 1ft	113 Cubic yds
Swail #3	14ft X 160ft X 1ft	82 Cubic yds
Swail #4	14ft X 160ft X 1ft	82 Cubic yds

Total Discharge Capacity: 478 Cubic yds

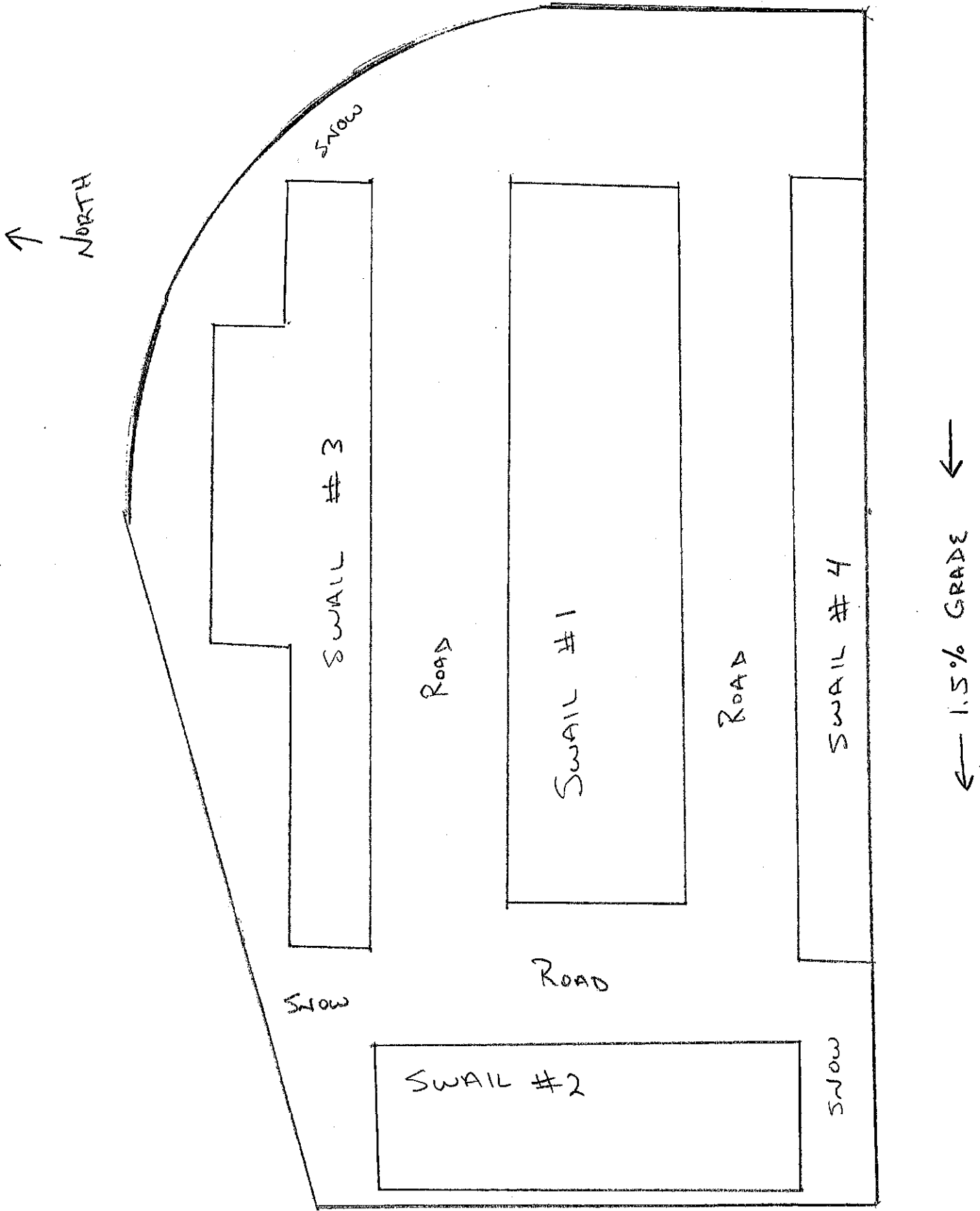
Hyrum Self Storage proposal for Lot #7

Owner Information:

Jeremy Broadhurst

1895 East Highway 101

Logan UT 84321



ROADS CROWNED TO ALLOW FLOW INTO SWAILS



## **Red Mesa Tapaha Solar Resource Talking Points for UAMPS Participants' Governing Bodies**

**What is the resource?** The Red Mesa Tapaha Solar Resource will be a 66 MW solar photovoltaic generation facility to be located on Navajo Nation reservation in southeastern Utah. The facility is scheduled to become operational in March 2023.

**How is UAMPS contracting for the resource?** UAMPS is entering into a power purchase agreement with Navajo Tribal Utility Authority Generation-Utah, LLC, a subsidiary of Navajo Tribal Utility Authority (“NTUA”) on behalf of UAMPS members electing to participate in this project. UAMPS is utilizing the Master Firm Supply Agreement with a specific transaction schedule for the Red Mesa Tapaha Solar Resource as the agreement with its members participating in this project.

**What is the term of the arrangement?** The PPA between NTUA Generation and UAMPS provides for the delivery of solar energy for twenty-five years once the project comes online (March 2023).

**What is NTUA’s development experience?** NTUA has developed and brought online two utility scale solar projects within the last three years on the Navajo Nation and is in the process of developing additional solar resources on and off the Navajo Nation reservation. NTUA will use a significant amount of its proceeds from the proposed project to support electrification on the Navajo Nation, such as with its Light Up Navajo! Initiative.

**What happens if the project does not come online as expected?** NTUA Generation will provide development security to protect UAMPS from delays in the project coming online or the failure of the project to ultimately become operational.

Supply chain constraints have slowed deliveries for new solar projects. The industry has seen many projects delayed or cancelled as a result of this challenging environment.<sup>1</sup> To accommodate these challenges, the commercial operation date for Red Mesa Tapaha Solar which was initially planned for June 2022, has been pushed to March 2023.

Recently, NTUA has been sending updates on construction progress, and shipping for solar panels and inverters. Per contract terms, NTUA will be providing regular updates from now until the commercial operation date.

**What is the pricing?** The pricing is \$37.00/MWH and has no escalation. This pricing includes renewable energy credits.

---

<sup>1</sup> Bloomberg: “NextEra Says Tariff Probe May Slow Solar, Storage Projects.”

<https://www.bloomberg.com/news/articles/2022-04-21/nextera-says-tariff-probe-may-delay-some-solar-storage-projects>

Reuters: “U.S. solar industry warns of slowdown due to supply chain disruptions, tariff uncertainty.”

<https://www.reuters.com/world/us/us-solar-industry-warns-slowdown-due-supply-chain-disruptions-tariff-uncertainty-2022-04-28/>

**What protections are in the Amended and Restated PPA for Red Mesa Tapaha for non-performance?** The development security and delay damages amounts were increased in the Amended and Restated PPA by approximately 30%. Additionally, NTUA has increased the contractual Net Annual Deliveries by 4.7%. NTUA is responsible to pay liquidated damages if the Net Annual Delivery Quantity is not delivered.

**What guarantee do we have that the Amended and Restated PPA's price per MWh will not increase again?**

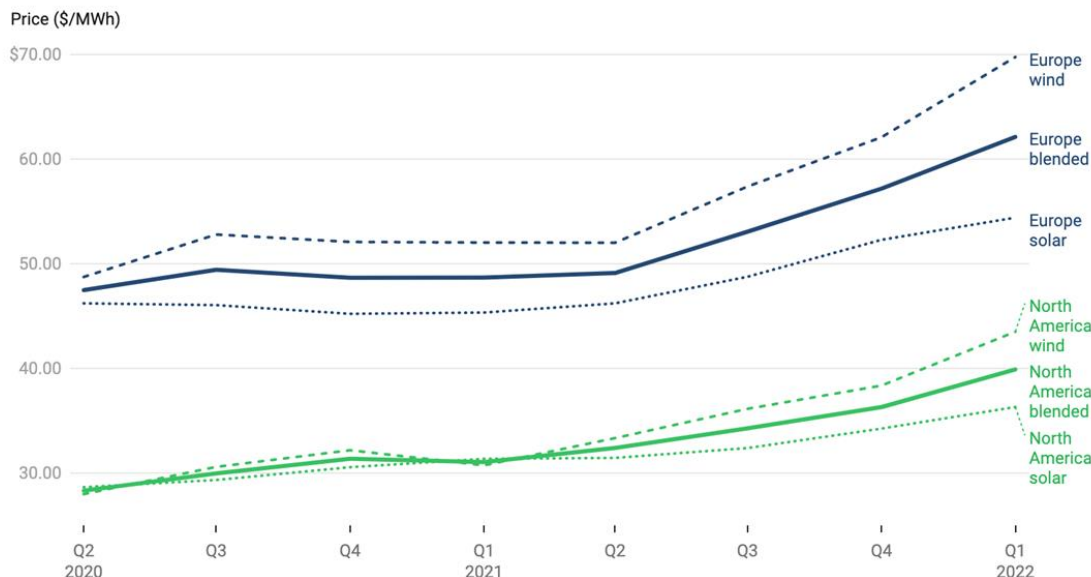
The Contract Price in the Amended and Restated PPA includes language that states, "In no event shall the Contract Price be increased for any reason, including Excused Delay or Force Majeure."

**What would happen if a participant does not approve the Amended and Restated Transaction Schedule?** UAMPS would solicit interest from other UAMPS members willing to pick up any available output from the Red Mesa Tapaha Solar Resource.

**If the terms and conditions were not met in the original PPA, why did UAMPS not terminate the project?**

NTUA identified a Force Majeure claim, pushing out the commercial operation date. UAMPS had the option of litigating the Force Majeure claim, but it would have been an uphill battle. Additionally, NTUA identified that the project was no longer financeable at the original PPA Contract Price. As a result of the requested change in Contract Price, UAMPS had the option of identifying an anticipatory breach of contract and walking away from the contract with the development security (subject to possible litigation). However, any alternative solar PPA would be at an increased price with an online date of approximately five years due to transmission restrictions and equipment availability. (See the below graph showing PPA index value for North American Solar in Q1 2022 at \$36.31/MWh with an increasing price trajectory.)

### LevelTen's PPA Price Index



**RESOLUTION NO. 22-11**

A RESOLUTION AUTHORIZING THE RED MESA TAPAHA SOLAR PROJECT AMENDED AND RESTATED TRANSACTION SCHEDULE UNDER THE POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

\*\*\*\*\*        \*\*\*\*\*        \*\*\*\*\*

WHEREAS, Hyrum City, Utah (the “Member”) owns and operates a utility system for the provision of electric energy to its residents and others (the “System”) and is a member of Utah Associated Municipal Power Systems (“UAMPS”) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, as amended (the “Joint Action Agreement”);

WHEREAS, the Member desires to purchase all or a portion of its requirements for electric power and energy from or through UAMPS and has entered into a Power Pooling Agreement with UAMPS to provide for the efficient and economic utilization of its power supply resources;

WHEREAS, the Member has previously entered into the Master Firm Power Supply Agreement with UAMPS in order to allow for UAMPS entering into various firm transactions for the purchase and sale of firm supplies of electric power and energy;

WHEREAS, UAMPS has investigated the Red Mesa Tapaha Solar Project, a sixty-six (66) megawatt (MW) solar photovoltaic generation facility to be located on the Navajo Nation, on behalf of its members and is now prepared to enter into a twenty-five (25) year power purchase agreement with Navajo Generation LLC to secure the delivery of all the energy from the Project and associated environmental attributes; and

WHEREAS, the Member now desires to authorize and approve the Red Mesa Tapaha Amended and Restated Transaction Schedule (“Amended and Restated Transaction Schedule”) attached hereto as Exhibit A for the Project subject to the parameters set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum City as follows:

*Section 1. Authorization of Red Mesa Tapaha Amended and Restated Transaction Schedule.* The Amended and Restated Transaction Schedule, in substantially the form presented at the meeting at which this resolution is adopted, is hereby authorized and approved, and the Member Representative is hereby authorized, empowered and directed to execute and deliver the Amended and Restated Transaction Schedule on behalf of the Member. Promptly upon its execution, the Amended and Restated Transaction Schedule shall be filed in the official records of the Member.

*Section 2. Other Actions with Respect to the Joint Action Agreement.* The Mayor, City Recorder, the Member Representative and other officers and employees of the Member shall take all

actions necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all actions necessary to carry out the execution and delivery of the Amended and Restated Transaction Schedule and the performance thereof.

*Section 3. Miscellaneous; Effective Date.* (a) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(b) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) This resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

HYRUM CITY

\_\_\_\_\_  
Mayor

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
City Recorder

[SEAL].

**EXHIBIT A**  
**RED MESA TAPAHA SOLAR AMENDED AND RESTATED TRANSACTION SCHEDULE**



**RED MESA TAPAHA SOLAR  
FIRM POWER SUPPLY AGREEMENT  
AMENDED AND RESTATED TRANSACTION SCHEDULE**

This Amended and Restated Transaction Schedule to the Master Firm Power Supply Agreement to which all Parties to this Amended and Restated Transaction Schedule are signatories provide for the following transactions. The Parties to this Amended and Restated Transaction Schedule agree to the following provisions and agree to pay all costs of this transaction through the Firm Power Supply Project.

<b>PURCHASER:</b>	Hyrum City
<b>ENTITLEMENT SHARE:</b>	0.4545%
<b>SUPPLIER:</b>	NTUA Generation – Utah, LLC (the “Red Mesa Tapaha Solar Project”)
<b>EFFECTIVE DATE:</b>	The Amended and Restated Power Purchase Agreement by and between UAMPS and NGI Generation-Utah, LLC for the Red Mesa Tapaha Solar Resource (the “Amended and Restated PPA”) was executed on July 27, 2022. The Amended and Restated PPA becomes effective upon UAMPS obtaining member governing body approvals which UAMPS anticipates satisfying within 90 days. The Scheduled Commercial Operation Date (“COD”) is March 15, 2023. The COD may not occur earlier than April 1, 2022 but not later than September 15, 2023.
<b>TERM:</b>	A 25-year delivery term commencing on COD. The Amended and Restated PPA will become effective upon UAMPS satisfying the condition precedent identified above.
<b>AMOUNT:</b>	300 kW and associated Environmental Attributes
<b>PRICE:</b>	\$37.00/MWh
<b>OTHER PROVISIONS:</b>	
<b><i>Energy:</i></b>	UAMPS will schedule all energy pursuant to the terms and conditions of the Amended and Restated PPA and will delivery to the Purchaser its Entitlement Share of the Red Mesa Tapaha Solar Resource. The Red Mesa Tapaha Solar Resource is to be constructed as a 66 MW from solar photovoltaic generation facility located on the Navajo Reservation.
<b><i>Transmission:</i></b>	UAMPS will charge and the Purchaser will pay transmission charges as adopted by the UAMPS Board of Directors from time to time.

**Administration:** UAMPS will charge and Purchasers will pay the scheduling fee and reserve fee as adopted by the UAMPS Board of Directors from time to time.

**Buyout Options:** Under the Amended and Restated PPA, UAMPS has the ability to buy the Red Mesa Tapaha Solar Resource from NGI at specified buyout dates pursuant to a fair market value appraisal. If UAMPS is directed to pursue one of its buyout options, then UAMPS will in parallel develop new contracts or amend the Firm Power Supply Agreement with the Purchasers to provide UAMPS with the ability to finance the buyout of the Red Mesa Tapaha Solar Resource.

**Other:** Any costs incurred by UAMPS due solely to this Amended and Restated Transaction Schedule, including but not limited to Amended and Restated PPA costs, transmission costs, scheduling costs, administrative costs and legal costs will be the responsibility of Purchasers invoiced through the UAMPS Power Bills.

This Amended and Restated Transaction Schedule may be signed in counterpart.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

HYRUM CITY

By: \_\_\_\_\_

Title: \_\_\_\_\_

UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS

By: \_\_\_\_\_

Title: \_\_\_\_\_

RESOLUTION 22-12

A RESOLUTION DECLARING CERTAIN HYRUM CITY EQUIPMENT (CONFERENCE TABLE) AS SURPLUS AND ORDERING THE SALE OR DISPOSAL THEREOF.

WHEREAS, Hyrum City Corp. owns personal property for which it has no further use; and

WHEREAS, in accordance with State regulations, the City Council has determined to declare the Library Conference Table as surplus and desires to dispose of it in the method as prescribed by current law; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Hyrum City, Cache County, State of Utah, the Library Conference Table is hereby declared surplus property and that said property shall be listed and sold on KSL classifieds and/or Facebook Marketplace; however, the City shall have the right to accept or reject any or all offers, to establish minimum offer amounts, and to waive any informalities.

PASSED by the City Council of Hyrum City, Cache County, Utah, this 4<sup>th</sup> day of August, 2022.

HYRUM CITY CORP.

By: \_\_\_\_\_  
Stephanie Miller  
Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Fricke  
City Recorder



# **ELECTRIC COST OF SERVICE AND RATE DESIGN STUDY**

*Initial Report*

*July 28, 2022*



# Section 1

## Introduction

Hyrum City, Utah owns a municipal utility providing service to approximately 3,500 retail electric customers. The electric utility is operated by the Hyrum City electric utility (Hyrum) and is under the direction of the Hyrum City Council. This report has been prepared by Dave Berg Consulting, LLC to examine the rates and charges for electric service in Hyrum City. The study includes an examination of the allocated cost of service based on actual FY 2021 utility operations (Test Year). It also includes projected operating results for FY 2022-2026 (Study Period). As a result of the analyses undertaken and reported on herein, electric rate recommendations have been developed for implementation by Hyrum.

## **Section 2**

# **Projected Operating Results Existing Rates**

The rates charged for electric service by Hyrum, combined with other operating and non-operating revenues, must be sufficient to meet the cost of providing services to Hyrum's retail customers. This is necessary to ensure the long-term financial health of Hyrum. The cost of providing electric service consists of normal operating expenses such as purchased power, distribution functions, customer and administrative functions, system depreciation expenses, capital improvements, and other non-operating expenses.

An analysis of the operating results for Hyrum during the FY 2022-2026 Study Period has been performed assuming the current retail rates and charges remain in effect for the electric utility through the Study Period. This analysis has been done to determine the overall need, if any, for additional revenue through rates to meet projected revenue requirements. The analyses and assumptions utilized in these projections are explained below.

### **Estimated Revenues – Existing Rates**

#### ***Retail Sales***

Hyrum sells retail power and energy to residential, commercial and industrial customers. Hyrum retail sales grew 5.5% from 2021 to 2022. For 2023, sales are projected to increase 6.3%, primarily due to a large expansion at a large commercial customer. Total sales growth for the remainder of the Study Period is estimated to average approximately 2%.

Exhibit 2-A is a summarized listing of Hyrum's historical and projected electric operating results at existing rates. The historical and projected revenues from retail sales of power and energy to different groups of customers are included at the beginning of the exhibit

## Section 2

under Charges for Sales and Services. Operating revenues also include power factor penalties, connection fees and miscellaneous revenues.

### Revenue Requirements

#### *Purchased Power*

Hyrum currently meets its wholesale power and energy requirements through its participation in Colorado River Storage Project hydro units and through its wholesale arrangement with UAMPS. Hyrum also has access, through UAMPS, to the real time wholesale market for both purchases and sales. Average wholesale power costs are assumed to increase 4% per year through the Study Period.

Hyrum's actual retail sales and wholesale requirements for the FY 2021 Test Year are shown in Table 2-1.

**Table 2-1**  
**Retail Sales**  
**And Wholesale Requirements**

Item	2021
Metered Retail Sales	95,752,039 kWh
Wholesale Energy	102,553,419 kWh
Wholesale Peak	19,912 kW

#### *Other Operating Expenses*

Hyrum incurs other operating expenses associated with local electric system operations. Distribution operating and maintenance expenses are related to the substations, overhead and underground lines and customer facilities located in Hyrum. Hyrum also has customer account expenses related to serving retail electric customers. Administrative and general expenses are required for utility management, employee benefits, training and other administrative costs. Non-wholesale power related expenses

## Projected Operating Results – Existing Rates

are based on 2021 and 2022 values, the 2023 budget and are generally estimated to increase by 4.0% per year after 2023.

### *Depreciation*

Hyrum has annual depreciation costs based on its system investments. Depreciation during the Study Period is based on budgeted Hyrum amounts and future capital improvements. Depreciation is a funded non-cash expense that generates monies available for annual capital improvements and reserves.

### *Non-operating Revenue (Expenses)*

Hyrum's non-operating revenue is primarily associated with investment income. Hyrum also receives impact fees from developers.

### *Capital Improvements*

Hyrum makes annual normal capital investments in its electric system. Annual electric capital improvements for the Study Period, as budgeted by Hyrum, are shown in Table 2-2 below.

**Table 2-2  
Capital Improvements**

Capital Item	2022	2023	2024	2025	2026
Revenue Financed	\$1,421,311	\$3,223,700	\$1,000,000	\$1,000,000	\$1,000,000

## **Projected Operating Results – Existing Rates**

Based on the assumptions outlined above, the resulting projected operating results assuming continued application of the existing retail rates are summarized in Table 2-3



## Section 2

for the electric utility. A summary presentation of the operating results is shown in Exhibit 2-A.

**Table 2-3**  
**Projected Operating Results**  
**Existing Rates**

Year	2022	2023	2024	2025	2026
Operating Revenues	\$9,627,223	\$9,397,469	\$9,685,282	\$9,982,918	\$10,308,642
Less Operating Expenses	(10,140,273)	(11,162,166)	(11,227,632)	(11,826,908)	(12,474,613)
Plus Non -Operating Revenues (Expenses)	12,352	13,200	-	-	-
Plus Transfer In	1,500,000	-	-	-	-
Plus Impact Fees	<u>238,640</u>	<u>126,500</u>	<u>126,500</u>	<u>126,500</u>	<u>126,500</u>
Change in Net Position	\$1,237,942	\$(1,624,997)	\$(1,415,850)	\$(1,717,490)	\$(2,039,472)
Net Position as Percent of Revenues	12.9%	-17.3%	-14.6%	-17.2%	-19.8%

## Cash Reserves

A summary of the impact of the projected operating results on Hyrum's cash reserves for the Study Period is shown at the end of Exhibit 2-A and in Table 2-4 below.

As shown below, under existing retail rates and estimated revenue requirements over the Study Period, the cash reserves for the electric utility are projected to decrease from approximately \$3.4 million at the end of 2021 to approximately **negative** \$6.8 million by the end of 2026. This is a decrease from 39% of revenues to **negative** 66% of revenues.

## Projected Operating Results – Existing Rates

**Table 2-4**  
**Projected Cash Reserves**  
**Existing Rates**

Year	2022	2023	2024	2025	2026
Beginning Balance	\$3,407,554	\$3,408,052	\$(853,265)	\$(2,574,278)	\$(4,563,598)
Plus Change in Net Position	1,237,942	(1,624,997)	(1,415,850)	(1,717,490)	(2,039,472)
Plus Depreciation	540,000	587,380	694,837	728,170	761,504
Less Capital Improvements	<u>(1,421,411)</u>	<u>(3,223,700)</u>	<u>(1,000,000)</u>	<u>(1,000,000)</u>	<u>(1,000,000)</u>
Ending Balance	\$3,408,052	\$(853,265)	\$(2,574,278)	\$(4,563,598)	\$(6,841,566)
Reserves as % of Revenue	35%	-9%	-27%	-46%	-66%

Hyrum City  
Electric Operating Results at Existing Rates

	Historical Fiscal Year					Projected Fiscal Year				
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>OPERATING REVENUES</b>										
Charges for Sales and Services	\$ 7,034,562	\$ 6,899,450	\$ 7,237,896	\$ 8,220,057	\$ 8,819,062	\$ 9,627,223	\$ 9,397,469	\$ 9,685,282	\$ 9,982,918	\$ 10,308,642
Total Operating Revenues	\$ 7,034,562	\$ 6,899,450	\$ 7,237,896	\$ 8,220,057	\$ 8,819,062	\$ 9,627,223	\$ 9,397,469	\$ 9,685,282	\$ 9,982,918	\$ 10,308,642
<b>OPERATING EXPENSES</b>										
Personnel	\$ 722,476	\$ 717,314	\$ 785,773	\$ 955,079	\$ 1,076,251	\$ 1,164,829	\$ 1,299,300	1,351,272	1,405,323	1,461,536
System Operating Expenses	4,734,159	4,923,752	5,079,439	4,994,726	5,814,388	7,057,101	8,365,486	8,235,123	8,709,159	9,227,947
Repairs and Maintenance	577,287	723,977	737,472	791,944	818,892	1,378,343	910,000	946,400	984,256	1,023,626
Depreciation	300,364	341,116	327,401	354,184	538,674	540,000	587,380	694,837	728,170	761,504
Total Operating Expenses	\$ 6,334,286	\$ 6,706,159	\$ 6,930,085	\$ 7,095,933	\$ 8,248,205	\$ 10,140,273	\$ 11,162,166	\$ 11,227,632	\$ 11,826,908	\$ 12,474,613
<b>OPERATING INCOME</b>	\$ 700,276	\$ 193,291	\$ 307,811	\$ 1,124,124	\$ 570,857	\$ (513,050)	\$ (1,764,697)	\$ (1,542,350)	\$ (1,843,990)	\$ (2,165,972)
<b>NON-OPERATING REVENUE (EXPENSE)</b>										
Interest Revenue	\$ 68,374	\$ 89,242	\$ 116,454	\$ 97,264	\$ 24,847	\$ 12,102	\$ 13,200	\$ -	\$ -	\$ -
Gain (Loss) on sale of fixed asset	\$ -	\$ (97,500)	\$ -	\$ 9,665	\$ 40,548	\$ 250	\$ -	\$ -	\$ -	\$ -
Total Non-Operating Revenues (Expenses)	\$ 68,374	\$ (8,258)	\$ 116,454	\$ 106,929	\$ 65,395	\$ 12,352	\$ 13,200	\$ -	\$ -	\$ -
Net Income before Contributions	\$ 768,650	\$ 185,033	\$ 424,265	\$ 1,231,053	\$ 636,252	\$ (500,698)	\$ (1,751,497)	\$ (1,542,350)	\$ (1,843,990)	\$ (2,165,972)
<b>TRANSFERS IN (OUT)</b>	\$ (300,000)	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
<b>IMPACT FEES</b>	\$ -	\$ -	\$ -	\$ -	\$ 12,650	\$ 238,640	126,500	126,500	126,500	126,500
<b>CHANGE IN NET POSITION</b>	\$ 468,650	\$ 185,033	\$ 424,265	\$ 1,231,053	\$ 648,902	\$ 1,237,942	\$ (1,624,997)	\$ (1,415,850)	\$ (1,717,490)	\$ (2,039,472)
As Percent of Operating Revenues	6.7%	2.7%	5.9%	15.0%	7.4%	12.9%	-17.3%	-14.6%	-17.2%	-19.8%
<b>CASH RESERVES</b>										
Beginning of Year						\$ 3,407,554	\$ 3,408,052	\$ (853,265)	\$ (2,574,278)	\$ (4,563,598)
Plus Change in Net Position						1,237,942	(1,624,997)	(1,415,850)	(1,717,490)	(2,039,472)
Plus Depreciation						540,000	587,380	694,837	728,170	761,504
Less Capital Improvements						(1,421,411)	(3,223,700)	(1,000,000)	(1,000,000)	(1,000,000)
End of Year				\$ 3,407,554	\$ 3,407,554	\$ 3,408,052	\$ (853,265)	\$ (2,574,278)	\$ (4,563,598)	\$ (6,841,566)
As a percent of Operating Revenue				39%	39%	35%	-9%	-27%	-46%	-66%

## Section 3

### Cost-of-Service

A cost-of-service analysis was performed to determine the allocated cost to serve each of Hyrum's customer classes within the electric utility. Customer classes exist, in part, because the cost to serve different kinds of customers varies. The cost-of-service analysis has been performed on a FY 2021 'Test Year' based on actual 2021 financials, operations and sales. The results of the cost-of-service study give an indication of the degree of revenue recovery warranted for each class of customers. A comparison of the allocated cost to serve a class of customers and the actual revenues received from that class is taken into consideration during rate design.

#### Functionalization of Costs

Hyrum's Test Year electric revenue requirements have been divided into four functional categories. These categories are described below.

**Power Supply** – the power supply function is related to the cost of Hyrum's purchases of wholesale power through UAMPS, CRSP and the wholesale market.

**Distribution** – expenses are related to the Hyrum owned system for delivering power and energy to Hyrum customers. They include local substation and distribution system costs.

**Customer** – the customer function includes fixed costs associated with the service facilities utilized to deliver electric power and energy directly to customers. They also include items such as meter reading, billing, collections and dealing with customers by customer service representatives.

### Section 3

**Revenue** – revenue related items include other operating and non-operating income and utility margin.

Table 3-1 below summarizes the functional electric costs for the 2021 Test Year. The detailed cost functions are shown in Exhibit 3-A.

**Table 3-1**  
**Functional Electric Costs**  
**2021 Test Year**

<b>Component</b>	<b>Revenue Requirement</b>
Power Supply	\$5,555,860
Distribution	853,949
Customer	308,066
Revenue	<u>548,840</u>
<b>Total</b>	<b>\$7,266,715</b>

### Classification of Costs

Within each function, the revenue requirements have been divided into distinct cost classifications. These cost classifications are described below.

**Demand Related** – demand related costs are fixed costs that do not vary with hourly consumption. Demand related costs are required to meet the overall demand of the system as expressed in kW.

**Energy Related** – energy related costs vary based on hourly consumption in kWh

**Customer Related** – costs related to serving, metering and billing of individual customers.

**Revenue Related** – revenue related costs vary by the amount of revenue received by the utility.

## **Cost-of-Service**

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Exhibits 3-B through 3-D show the detailed classification of revenue requirements within the functions.

### **Allocation of Costs**

Based on an analysis of customer class service characteristics, the classified costs summarized above were allocated to the major Hyrum customer classes. Allocation of costs was performed on a fully-distributed, embedded cost allocation basis. Specific allocation factors were utilized in each of the cost classification categories as described below. Exhibit 3-E contains a summary of the development of the various allocation factors.

### ***Demand Allocations***

Customer class demands on a system can be reflected in various ways. Two primary demand allocation types were utilized in this analysis. A common industry allocator known as Coincident Peak Demand (CP) allocator is utilized to allocate demand related costs based on each class' contribution to the system peak demand each month. A 12 CP demand allocator was utilized for power supply related demand costs. A Non-coincident Peak Demand (NCP) reflects a class maximum demand regardless of when it occurs. A 1 NCP method, an estimate of each class' maximum annual demand on the system, was utilized for allocating local system demand related costs.

### ***Energy Allocations***

Each class' share of energy requirements was used to allocate energy related costs. The predominant energy related costs are the energy portions of the purchased power expenses. These costs were allocated based on each classes' estimated share of energy purchases.

## Section 3

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### *Customer Allocations*

Two separate customer allocators were utilized. The customer facilities allocator was used to allocate costs associated with the physical facilities required to serve individual customers. The customer service allocator is for allocation of costs associated with customer service – meter reading, billing, collections and customer inquiries. For both the customer meter and customer service allocators, a weighted customer allocation factor is developed. Weighting factors are developed to represent the difference in service configurations between customer classifications. For instance, a larger customer facility is required for a single large power customer than for a single residential customer, or a single large power customer requires more customer service than a single residential customer.

### *Revenue Allocations*

Revenue related costs were allocated based on each class' share of total demand, energy, customer facility, customer service and direct costs.

### **Cost of Service Results**

Based on the classifications and allocations described above, the estimated cost to serve each major class of customers for the 2021 Test Year was determined. Exhibit 3-F presents this analysis in detail. Table 3-2 below summarizes the total allocated electric costs for each class compared to the total electric revenues received from the class during 2021.

**Cost-of-Service**

**Table 3-2**  
**Electric Cost of Service Results**  
**Comparison of Cost and Revenues**  
**2021 Test Year**

Customer Classification	Allocated Cost to Serve	Revenues
Residential	\$2,178,257	\$2,373,110
Small Commercial	\$314,942	\$353,911
Large Commercial	\$1,989,835	\$1,819,632
Industrial	<u>\$2,783,682</u>	<u>\$2,720,062</u>
Total	\$7,266,715	\$7,266,715

The revenue requirements and revenues as allocated to each class and summarized above are shown on a total dollars basis. Table 3-3 below makes the comparison based on percentages of total cost to serve and total revenues. The percentage increase/(decrease) in each class' revenue shown below is the adjustment necessary to produce revenues from each class in accordance with the allocated cost to serve. The percentage adjustments do not represent the recommended change in each class' rates. Table 3-4 makes the comparisons between allocated cost to serve and revenue on an average \$/kWh basis. The cost-of-service results are one item for consideration in rate design. It is important to note also that the adjustments shown in the table below would not change the total revenue received by the utility and are not indicative of overall revenue needs of the utility going forward. Recommendations regarding rate design are included in Section 4 of this report.



## Section 3

**Table 3-3**  
**Electric Cost of Service Results**  
**Comparison of % Cost and Revenues**  
**2021 Test Year**

Customer Classification	Allocated Cost to Serve	Revenues	Increase/ (Decrease)
Residential	30.0%	32.7%	-8.2%
Small Commercial	4.3%	4.9%	-11.0%
Large Commercial	27.4%	25.0%	9.4%
Industrial	<u>38.3%</u>	<u>37.4%</u>	<u>2.3%</u>
Total	100.0%	100.0%	0.0%

**Table 3-4**  
**Electric Cost of Service Results**  
**Comparison of Cost and Revenues per kWh**  
**2021 Test Year**

Customer Classification	Allocated Cost to Serve (\$/kWh)	Revenues (\$/kWh)	Increase/ (Decrease) (\$/kWh)
Residential	0.095	0.104	-0.009
Small Commercial	0.085	0.095	-0.010
Large Commercial	0.080	0.073	0.007
Industrial	<u>0.063</u>	<u>0.062</u>	<u>0.001</u>
Total	0.076	0.097	0.000

**Cost-of-Service**

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As indicated above, Hyrum's existing class revenues do not exactly match the allocated cost to serve each class. Cost based rates are one of several goals in establishing rates. The relationship between allocated costs and revenues for each class should be considered, in addition to other rate related goals, in developing recommended rates.

Hyrum City  
Functionalization of 2021 Test Year Revenue Requirements

REVENUE REQUIREMENT	2021 Test Year	Power Supply	Distribution	Customer	Revenue	Classification Basis
<b>OPERATING EXPENSES</b>						
Salaries and Wages	678,501	-	508,876	169,625	-	dist/cust split
Overtime	55,826	-	41,870	13,957	-	dist/cust split
Standby Time	9,151	-	9,151	-	-	100% distribution
Seasonal/Temporary Workers	-	-	-	-	-	na
Employee Benefits	332,773	-	249,580	83,193	-	dist/cust split
Books, Subscriptions & Memberships	-	-	-	-	-	na
Public Notices	103	-	-	103	-	100% customer
Travel and Training	2,467	-	2,467	-	-	100% distribution
Office Supplies and Expense	9,765	-	-	9,765	-	100% customer
Equip Supplies & Maintenance	147,086	-	147,086	-	-	100% distribution
Gen & Dist Maintenance	618,516	-	618,516	-	-	100% distribution
Tree City/Consumer Ed	102,554	-	102,554	-	-	100% distribution
Diesel Generator Costs	195	195	-	-	-	100% power supply
Christmas Decorations	726	-	-	726	-	100% customer
Hydro Plant Maintenance	-	-	-	-	-	na
Bldgs & Grounds Sup & Maint	53,290	-	39,968	13,323	-	dist/cust split
Utilities	5,781	-	4,336	1,445	-	dist/cust split
Telephone	5,569	-	4,177	1,392	-	dist/cust split
Internet Service	-	-	-	-	-	na
Professional Services	58,149	-	43,612	14,537	-	dist/cust split
Insurance	21,556	-	21,556	-	-	100% distribution
Miscellaneous Supplies	13,224	-	13,224	-	-	100% distribution
Miscellaneous Services	38,506	-	38,506	-	-	100% distribution
Power Purchase	5,555,665	5,555,665	-	-	-	100% power supply
Depreciation	538,743	-	538,743	-	-	100% distribution
<b>Total Operating Expenses</b>	<b>8,248,146</b>	<b>5,555,860</b>	<b>2,384,220</b>	<b>308,066</b>	<b>-</b>	
<b>Non Operating Revenues</b>						
Interest Revenue	24,847	-	-	-	24,847	100% revenue
Gain (Loss) on sale of fixed asset	40,548	-	-	-	40,548	100% revenue
<b>Total Non Operating Revenues</b>	<b>40,548</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>40,548</b>	
<b>Other Operating Revenues</b>						
Discounts	(17,683)	-	(17,683)	-	-	100% distribution
Connection Fees	177,178	-	177,178	-	-	100% distribution
Misc	1,370,776	-	1,370,776	-	-	100% distribution
<b>Total Other Operating Revenues</b>	<b>1,530,271</b>	<b>-</b>	<b>1,530,271</b>	<b>-</b>	<b>-</b>	
Transfer In	-	-	-	-	-	NA
Transfer Out	12,650	-	-	-	12,650	100% revenue
Margin	576,738	-	-	-	576,738	100% revenue
<b>Total Revenue Requirements</b>	<b>7,266,715</b>	<b>5,555,860</b>	<b>853,949</b>	<b>308,066</b>	<b>548,840</b>	

Hyrum City  
2021 Test Year Power Supply Classification

REVENUE REQUIREMENT	Test <u>Year</u>	<u>Demand</u>	<u>Energy</u>	<u>Classification Basis</u>
<b>OPERATING EXPENSES</b>				
Salaries and Wages	-	-	-	na
Overtime	-	-	-	na
Standby Time	-	-	-	na
Seasonal/Temporary Workers	-	-	-	na
Employee Benefits	-	-	-	na
Books, Subscriptions & Memberships	-	-	-	na
Public Notices	-	-	-	na
Travel and Training	-	-	-	na
Office Supplies and Expense	-	-	-	na
Equip Supplies & Maintenance	-	-	-	na
Gen & Dist Maintenance	-	-	-	na
Tree City/Consumer Ed	-	-	-	na
Diesel Generator Costs	195	-	195	100% energy
Christmas Decorations	-	-	-	na
Hydro Plant Maintenance	-	-	-	na
Bldgs & Grounds Sup & Maint	-	-	-	na
Utilities	-	-	-	na
Telephone	-	-	-	na
Internet Service	-	-	-	na
Professional Services	-	-	-	na
Insurance	-	-	-	na
Miscellaneous Supplies	-	-	-	na
Miscellaneous Services	-	-	-	na
Power Purchase	5,555,665	985,954	4,569,711	per power supply
Depreciation	-	-	-	na
<b>Total Operating Expenses</b>	<b>5,555,860</b>	<b>985,954</b>	<b>4,569,906</b>	
<b>Non Operating Revenues</b>				
Interest Revenue	-	-	-	na
Gain (Loss) on sale of fixed asset	-	-	-	na
<b>Total Non Operating Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Other Operating Revenues</b>				
Discounts	-	-	-	na
Connection Fees	-	-	-	na
Misc	-	-	-	na
<b>Total Other Operating Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Transfer In	-	-	-	na
Transfer Out	-	-	-	na
Margin	-	-	-	na
<b>Total Revenue Requirements</b>	<b>5,555,860</b>	<b>985,954</b>	<b>4,569,906</b>	

Hyrum City  
2021 Test Year Distribution Classification

	Test <u>Year</u>	Distribution <u>Demand</u>	Customer <u>Facilities</u>	<u>Classification Basis</u>
REVENUE REQUIREMENT				
OPERATING EXPENSES				
Salaries and Wages	508,876	407,101	101,775	dist/cust split
Overtime	41,870	33,496	8,374	dist/cust split
Standby Time	9,151	7,321	1,830	dist/cust split
Seasonal/Temporary Workers	-	-	-	na
Employee Benefits	249,580	199,664	49,916	dist/cust split
Books, Subscriptions & Memberships	-	-	-	na
Public Notices	-	-	-	NA
Travel and Training	2,467	1,974	493	dist/cust split
Office Supplies and Expense	-	-	-	na
Equip Supplies & Maintenance	147,086	117,669	29,417	dist/cust split
Gen & Dist Maintenance	618,516	618,516	-	Dist Demand
Tree City/Consumer Ed	102,554	82,043	20,511	dist/cust split
Diesel Generator Costs	-	-	-	NA
Christmas Decorations	-	-	-	na
Hydro Plant Maintenance	-	-	-	na
Bldgs & Grounds Sup & Maint	39,968	31,974	7,994	dist/cust split
Utilities	4,336	3,469	867	dist/cust split
Telephone	4,177	3,341	835	dist/cust split
Internet Service	-	-	-	na
Professional Services	43,612	34,889	8,722	dist/cust split
Insurance	21,556	17,245	4,311	dist/cust split
Miscellaneous Supplies	13,224	10,579	2,645	dist/cust split
Miscellaneous Services	38,506	30,805	7,701	dist/cust split
Power Purchase	-	-	-	na
Depreciation	538,743	430,994	107,749	dist/cust split
Total Operating Expenses	2,384,220	2,031,079	353,141	
Non Operating Revenues				
Interest Revenue	-	-	-	NA
Gain (Loss) on sale of fixed asset	-	-	-	NA
Total Non Operating Revenues	-	-	-	
Other Operating Revenues				
Discounts	(17,683)	-	(17,683)	Cust Facilities
Connection Fees	177,178	-	177,178	Cust Facilities
Misc	1,370,776	1,370,776	-	Dist Demand
Total Other Operating Revenues	1,530,271	1,370,776	159,495	
Transfer In	-	-	-	NA
Transfer Out	-	-	-	NA
Margin	-	-	-	NA
Total Revenue Requirements	853,949	660,303	193,646	

Hyrum City  
2021 Test Year Customer Classification

	Test Year	Customer	Classification Basis
REVENUE REQUIREMENT			
OPERATING EXPENSES			
Salaries and Wages	169,625	169,625	100% Customer
Overtime	13,957	13,957	100% Customer
Standby Time	-	-	100% Customer
Seasonal/Temporary Workers	-	-	na
Employee Benefits	83,193	83,193	100% Customer
Books, Subscriptions & Memberships	-	-	na
Public Notices	103	103	100% Customer
Travel and Training	-	-	na
Office Supplies and Expense	9,765	9,765	100% Customer
Equip Supplies & Maintenance	-	-	na
Gen & Dist Maintenance	-	-	na
Tree City/Consumer Ed	-	-	na
Diesel Generator Costs	-	-	na
Christmas Decorations	726	726	100% Customer
Hydro Plant Maintenance	-	-	na
Bldgs & Grounds Sup & Maint	13,323	13,323	100% Customer
Utilities	1,445	1,445	100% Customer
Telephone	1,392	1,392	100% Customer
Internet Service	-	-	na
Professional Services	14,537	14,537	100% Customer
Insurance	-	-	na
Miscellaneous Supplies	-	-	na
Miscellaneous Services	-	-	na
Power Purchase	-	-	na
Depreciation	-	-	na
Total Operating Expenses	308,066	308,066	
Non Operating Revenues			
Interest Revenue	-	-	na
Gain (Loss) on sale of fixed asset	-	-	na
Total Non Operating Revenues	-	-	
Other Operating Revenues			
Discounts	-	-	na
Connection Fees	-	-	na
Misc	-	-	na
Total Other Operating Revenues	-	-	
Transfer In	-	-	NA
Transfer Out	-	-	NA
Margin	-	-	NA
Total Revenue Requirements	308,066	308,066	

Hyrum City  
2021 Test Year Allocation Factors

	<u>Total</u>	<u>Residential</u>	<u>Small Commercial</u>	<u>Large Commercial</u>	<u>Industrial</u>
<b>Demand Allocation Factors</b>					
12 Coincident Peak (kW)	198,524	49,965	7,695	54,242	86,622
12 CP	100.0%	25.2%	3.9%	27.3%	43.6%
1 Coincident Peak (kW)	19,912	6,933	630	4,825	7,524
1 CP	100.0%	34.8%	3.2%	24.2%	37.8%
1 Non-coincident Peak (kW)	22,512	7,482	736	6,193	8,101
1 NCP	100.0%	33.2%	3.3%	27.5%	36.0%
1 Non-coincident Peak - Dist (kW)	131,855	58,906	7,973	64,975	0.0%
1 NCP - Dist	100.0%	44.7%	6.0%	49.3%	0.0%
Sum of Max Demands	334,772	156,257	14,242	73,476	90,797
SMD	100.0%	46.7%	4.3%	21.9%	27.1%
Sum of Max Demands - Dist	243,975	156,257	14,242	73,476	0.0%
SMD - Dist	100.0%	64.0%	5.8%	30.1%	0.0%
<b>Energy Allocation Factors</b>					
Retail Energy Req. (kWh)	95,752,039	22,884,618	3,716,468	24,990,253	44,160,700
RE	100.0%	23.9%	3.9%	26.1%	46.1%
<b>Customers</b>					
Number of Customers	3,391	3,196	151	44	1
CN	100.0%	94.2%	4.4%	1.3%	0.0%
<b>Customer Facilities Allocation Factor</b>					
Weighting		1	2	20	500
Weighted Number of Cust	4,874	3,196	301	877	500
CF	100.0%	65.6%	6.2%	18.0%	10.3%
<b>Customer Service Allocation Factor</b>					
Weighting		1	2	5	200
Weighted Number of Cust	3,916	3,196	301	219	200
CS	100.0%	81.6%	7.7%	5.6%	5.1%
<b>Revenue Allocator</b>					
Sum Other Rev Reqs	\$ 6,717,875	\$ 2,013,738	\$ 291,155	\$ 1,839,546	\$ 2,573,436
R	100.0%	30.0%	4.3%	27.4%	38.3%

Hyrum City  
2021 Test Year Allocation of Revenue Requirements

	Total	Residential	Small Commercial	Large Commercial	Industrial	Allocation Factor
<u>Power Supply</u>						
Demand	985,954	248,147	38,215	269,391	430,201	12 CP
Energy	4,569,906	1,092,202	177,374	1,192,696	2,107,634	RE
Total Power Supply	\$ 5,555,860	\$ 1,340,349	\$ 215,588	\$ 1,462,087	\$ 2,537,835	
<u>Distribution</u>						
Distribution Demand	660,303	294,992	39,927	325,384	-	1 NCP - Dist
Customer Facilities	193,646	126,985	11,960	34,834	19,867	CF
Total T&D	\$ 853,949	\$ 421,977	\$ 51,887	\$ 360,217	\$ 19,867	
<u>Customer</u>						
Customer Service	308,066	251,412	23,679	17,242	15,734	CS
Total Customer Service	\$ 308,066	\$ 251,412	\$ 23,679	\$ 17,242	\$ 15,734	
<u>Revenue</u>						
Other Revenue	(40,548)	(12,155)	(1,757)	(11,103)	(15,533)	R
Transfer In/Out	12,650	3,792	548	3,464	4,846	R
Margin	576,738	172,882	24,996	157,928	220,933	R
Total Revenue	\$ 548,840	\$ 164,519	\$ 23,787	\$ 150,288	\$ 210,246	
Total Revenue Requirements	\$ 7,266,715	\$ 2,178,257	\$ 314,942	\$ 1,989,835	\$ 2,783,682	
Total Revenues	\$ 7,266,715	\$ 2,373,110	\$ 353,911	\$ 1,819,632	\$ 2,720,062	
Percent Revenue Requirements	100.0%	30.0%	4.3%	27.4%	38.3%	
Percent Revenues	100.0%	32.7%	4.9%	25.0%	37.4%	
Percent Change	0.0%	-8.2%	-11.0%	9.4%	2.3%	
Revenue Req/kWh	0.076	0.095	0.085	0.080	0.063	
Revenue/kWh	0.076	0.104	0.095	0.073	0.062	