HYRUM CITY
ESTABLISHED 1860

PLANNING COMMISSION MEETING

Thursday, July 09, 2026 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, July 09, 2026. The proposed agenda is as follows:

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. APPROVAL OF MINUTES

A. June 11, 2026

5. AGENDA APPROVAL

6. PUBLIC HEARING

A. Misti Hamaker, Rezone R-2 to C-2 - Seeking recommendation from the Planning Commission to the City Council to to rezone from Residential Zone R-2 to Commercial Zone C-2 located at 400 West Main Street.

B. Suzi Bates, Conditional Use Permit - Seeking Planning Commission Approval for a Short-Term Rental Conditional Use Permit located at 280 South Center Street.

7. SCHEDULED DELEGATIONS

A. Misti Hamaker, Rezone R-2 to C-2 - Seeking recommendation from the Planning Commission to the City Council to rezone from Residential Zone R-2 to Commercial Zone C-2 located at 400 West Main Street.

B. Suzi Bates, Conditional Use Permits - Seeking Planning Commission Approval for a Short-Term Rental Conditional Use Permit located at 280 South Center Street.

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

D. Darrel Duncan, Wilson Mini Subdivision - Seeking recommendation to the Zoning Administrator for a Mini-Subdivision Approval consisting of 2 lots located at 496 South 200 East.

8. OTHER BUSINESS

A. Staff would like to discuss the current zoning regulations that are regulating accessory building location and height, and how the current code will relate to recent State of Utah legislation for detached accessory building.

9. ADJOURNMENT

_____

Shara Toone
Secretary

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

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 6th day of July, 2026. Shara Toone, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JUNE 11, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Stephen Nelson

PRESENT: Chairman Stephen Nelson, Vice Chair Averie Wheeler, Commissioners Scott Casas, Paul Willardson, and Marty McBride.

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

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

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

INVOCATION: Commissioner Willardson

APPROVAL OF MINUTES:

The minutes of a regular meeting held on May 14, 2026 were approved as written.

ACTION **Commissioner Casas made a motion to approve the minutes of May 14, 2026 as written. Commissioner Wheeler seconded the motion and Commissioners Casas, McBride, Nelson, Willardson, and Wheeler voted aye.**

AGENDA APPROVAL:

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

ACTION **Commissioner Willardson made a motion to approve the agenda for June 11, 2026, as written. Commissioner McBride seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

6. SCHEDULED DELEGATIONS

   A. Timothy Schmidt, Schmidt Planned Unit Development – CONTINUATION: Seeking recommendation to the City Council for concept plan approval for a 4-lot single family dwelling planned unit development located at 182 North 600 East.

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

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

TIMOTHY SCHMIDT, SCHMIDT PLANNED UNIT DEVELOPMENT – CONTINUATION: SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR CONCEPT PLAN APPROVAL FOR A 4-LOT SINGLE FAMILY DWELLING PLANNED UNIT DEVELOPMENT LOCATED AT 182 NORTH 600 EAST.

City Planner Ekins explained that this application was previously reviewed in May and that updates have been made based on discussions with the City Council. The City Council reviewed the application and allowed the applicant to make adjustments before bringing it back to the Planning Commission.

The updated application includes a draft HOA document, an open space dedication, and architectural review updates requested by the Planning Commission. The applicant also submitted updated building elevations showing the intended architectural design for the proposed lots. Construction documents have not been submitted yet, but these plans will help guide future development.

City Planner Ekins explained that the hammerhead turnaround has been extended and relocated, and the Fire Department has reviewed and approved the change. The proposal also includes approximately 1.1 acres of common open space as part of the development. There was discussion about Lot 4 and whether it would be developed. City Council was supportive of the private road extending into the development and discussed the possibility of using the common open space as an amenity. This could help address concerns about not having sidewalks along the private road as part of the PUD application.

City Planner Ekins also discussed the sidewalk along 600 East. There has been discussion about whether a sidewalk should be included. City Council referenced a previous sidewalk network plan

that staff has not been able to locate. The understanding is that a sidewalk would run below the cemetery and continue around the curve, possibly extending north. The proposed development appears to align with that future sidewalk plan.

Commissioner Casas explained that during the last Planning Commission meeting, many residents expressed a desire to keep the country feel of the area. He noted that a country feel can still exist with sidewalks, but he had concerns with the proposed sidewalk requirement. His concern was the location of the sidewalk near the spring. He felt that if the sidewalk was installed, both ends would create potential safety issues because they would lead into the spring area. He stated that he was concerned about disturbing the spring and the potential impacts on water flow.

He also expressed concerns about safety, stating that the sidewalk could create hazards if people walked or ran off into the spring or the ditch. He stated that he has asked about the city's sidewalk plan for this area in the past but has not been able to get updates. He explained that his preference would be not to require the sidewalk for two reasons: safety concerns near the spring and because it does not match the character of the surrounding area. He noted that there are limited sidewalks in the area and some existing sidewalks in other parts of the city are in poor condition. He stated that he liked the updated concept plan and appreciated the adjustments made by the applicant. However, he requested further discussion from the Planning Commission regarding the sidewalk requirement along 600 East.

City Planner Ekins explained that under the current City Code, subdivision and PUD applications require public improvements along the public right-of-way, which includes the sidewalk requirement. He stated that if the application were a different type of development, such as a mini subdivision, where the lots front the street, the sidewalk would not be required. He explained that the sidewalk requirement is being triggered because of the type of application being submitted. He also stated that if the Planning Commission would like further discussion or consideration of the sidewalk requirement, they could include that in their motion and forward the discussion to the City Council. He noted that he could include the Planning Commission's comments and concerns in the memo to the City Council based on the decision made during the meeting.

Timothy Schmidt stated that he was also requesting that the sidewalk not be required for this development. He explained that the sidewalk would have limited connection points, with one side

ending at a concrete wall and the other side leading into a wide-open ditch, which he felt could create safety concerns. He stated that because the development would be private and a PUD with single-family dwellings, he believed the sidewalk requirement would not apply under the code. He explained that the sidewalk requirement is more applicable to multi-family developments, which is why he was requesting an exception. He stated that he believed the other concerns from the previous discussions had been addressed in the updated application. He asked if there were any additional recommendations or questions before moving forward.

Commissioner Willardson asked about the two large trees shown on the original plan and whether one of them would be removed.

Timothy Schmidt explained that one of the trees will be removed because it was damaged and unsafe.

Commissioner Willardson asked about the note on the revised plan stating, “existing tree to remain if possible” and what would determine whether the tree stays or is removed.

Mr. Schmidt explained that he is planning the road layout around the tree to avoid damaging the roots. He stated that the tree appears healthy, has strong roots, and receives plenty of water. He said the tree is large and in good condition, and he has no plans to remove it unless construction requires it.

Commissioner Willardson clarified that “if possible” means the tree will remain as long as the road can be constructed without impacting it.

Mr. Schmidt confirmed that keeping the tree is the plan.

Commissioner Casas asked about the engineering comments regarding the proposed land drain along the north edge of the driveway and whether it referred to the north side of the private road.

Timothy Schmidt explained that the original plan showed the land drain along the north end of the private road.

Commissioner Casas asked about the comment regarding land drains and storm drain infrastructure, specifically the reference to “upstream” and how it related to the detention pond. He stated that the wording was confusing.

Timothy Schmidt explained that the land drains would direct water toward the existing ditch area because there is no storm sewer

system in that location. He stated that water from the spring and other drainage areas would flow through pipes and discharge back into the open spring area.

The commission discussed whether runoff from the proposed private roadway could contaminate nearby water resources.

Timothy Schmidt explained that roadway drainage would be directed through vegetated areas that would provide natural filtration before reaching the pond, and he noted that additional stormwater protection measures could be added if required.

Commissioners reviewed the drainage plan, clarifying that runoff from the road would flow into roadside ditches, then through a pipe system into a pond, with overflow directed to a drainage ditch. The discussion also focused on the purpose of the existing land drain. Commissioners confirmed that land drains are typically intended to convey groundwater.

Schmidt explained that the drainage system carries a combination of groundwater and stormwater from surrounding areas, including runoff originating near the cemetery and adjacent properties. He further clarified that the land drain consists of a pipe located approximately 15 feet underground that directs spring water into a rock reservoir before continuing downstream.

The commissioners concluded that the primary function of this portion of the land drain is to collect and convey water from the spring.

Commissioner Willardson asked about reports of water in the northeast corner of the property and whether it might be another spring.

Timothy Schmidt said he was not aware of a spring in that area. He explained that if the ground is dug up and left for a few days, some water may appear, but he has never seen any drainage there.

Commissioner Wheeler asked whether basements were prohibited in the subdivision.

Schmidt confirmed that basements are not allowed and said this restriction is included in the HOA's CC&Rs. He explained that the restriction helps avoid potential moisture issues, since some areas of the property contain groundwater and wet conditions. He added that existing vegetation helps absorb moisture and that water flow in the area is currently only a small trickle.

Commissioner Willardson asked whether Lot 4 would be a buildable lot.

Timothy Schmidt said that it would be buildable. He explained that he plans to place the lot in a trust for his children and may build a single home on it in the future.

Commissioner Wheeler noted that Lot 4 had been reduced in size and that more common area had been created.

Schmidt confirmed this and explained that the common area includes the portions of the property with moisture issues, while the lower area of the lot consists of solid ground suitable for building.

Commissioner Willardson asked who would be responsible for maintaining the sewer, water, and irrigation utilities, noting that the homeowner's association would maintain the private roadway.

Chairman Nelson asked whether the utilities would be public or private infrastructure.

Timothy Schmidt said his understanding from previous discussions was that the utility mains would be public.

City Planner Ekins clarified that the main water, sewer, and irrigation lines would be public utilities, while the laterals connecting individual lots to those mains would be private.

Commissioner Willardson emphasized the need to ensure that proper easements and maintenance agreements are recorded.

City Planner Ekins noted that utility and easement details would be addressed when the application moves to the preliminary plat stage.

Timothy Schmidt pointed out that there is currently no easement recorded for an existing sewer line on the property. He said that a sewer easement will need to be added and that the plans will be updated as the project moves forward and receives feedback.

Commissioner Willardson asked Timothy Schmidt why he chose to pursue a Planned Unit Development (PUD) instead of a mini subdivision.

Schmidt explained that his goal was to create a development with

single-family homes rather than higher-density housing. He noted that the zoning could allow more units, but he preferred a lower-density design that would better fit the neighborhood. He also said that a PUD would not require sidewalks, unlike a subdivision, which he felt would be more appropriate for the project and neighboring properties. Schmidt added that choosing a PUD would reduce development costs and limit the amount of revenue he could otherwise generate from the property.

Commissioner Willardson said the PUD approach seemed reasonable because it allowed flexibility and included common areas that would not otherwise be part of a standard subdivision.

Commissioner Casas asked about the HOA voting structure.

Timothy Schmidt explained that he intended to be included as a member of the HOA and wanted to remain involved in maintaining the development.

Commissioner Willardson asked how Schmidt's vote would be tied to the property and whether it would remain with the property in the future.

Schmidt explained that his existing home would be part of the development.

The commissioners clarified that each property within the development would have a vote, and Schmidt confirmed that each lot would have a voice in the HOA.

Commissioner Casas asked if the city requires a fence around the perimeter.

Timothy Schmidt explained that a fence would only be required if there was a water feature deeper than the city threshold.

Commissioner Casas noted that the large common area would require ongoing irrigation and mowing and suggested that animals such as sheep could potentially help maintain the property.

City Planner Ekins said he believed animals are generally allowed only on residential parcels with a dwelling and would need to verify the city's ordinance.

The commissioners also discussed moisture conditions in the common area.

Schmidt explained that some portions are seasonally wet, especially during the winter, but much of the area is currently dry. He noted that wetter conditions are limited to certain sections near the fence and that most of the property dries out during the year.

Commissioner Willardson asked for an update on the water rights.

Mr. Schmidt explained that he contacted the title company and confirmed that the water rights can be transferred. The necessary paperwork has already been prepared, and the transfer process can move forward for a fee of about $500. He noted that the transfer is possible because he owns the property and the previous owner is deceased.

Commissioner Willardson stated that this appeared to resolve the water rights issue.

Chairman Nelson then asked if there were any additional questions for Mr. Schmidt.

Commissioner Wheeler commented that the applicant had responded quickly and had addressed many of the concerns discussed during the previous meeting.

Commissioner Willardson asked whether staff had any major remaining concerns that needed to be discussed.

City Planner Ekins said there were no major outstanding concerns at this time. He explained that if the project moves forward, the preliminary application process will require significant additional information and review. He noted that the applicant will need to identify and locate any springs within 1,000 feet of the property boundary. He also explained that the City Engineer may require geotechnical reports due to the steep slopes on the site. Additional information may be needed for the lots and for the area where utility lines and the private road are proposed. Staff noted that there is still a considerable amount of work and review required as the project moves through the next stage of the application process.

Chairman Nelson asked if staff supported the proposed change.

City Planner Ekins confirmed that staff support the proposal as revised.

Commissioner Casas asked whether the motion should still include

a requirement for the applicant to respond to the staff comments.

City Planner Ekins explained that the applicant should still provide responses, but that process should be straightforward since most of the needed information had already been submitted and revised. He also noted that the item would likely return to the City Council soon.

Commissioner Wheeler suggested that the Planning Commission include a recommendation that the City Council further discuss the proposed sidewalk.

Chairman Nelson agreed that sidewalks are generally beneficial but felt that additional review of safety concerns and the impacts of installing the sidewalk would be worthwhile.

ACTION **Commissioner Casas made a motion to recommend concept approval to the City Council for a 4-lot single family dwelling planned unit development located at 182 North 600 East with the following conditions. 1. The applicant must provide responses to each line for staff comments and first and second review. 2. City Council discusses whether the sidewalk should be installed on 600 East with review of the safety concerns. Commissioner Wheeler seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

WEST POINT DAIRY PRODUCTS, RECEIVING AND WAREHOUSE EXPANSION – SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR SITE PLAN APPROVAL FOR RECEIVING AND WAREHOUSE EXPANSION LOCATED AT 570 NORTH 500 WEST.

City Planner Ekins explained that the application is for Phase One of a two-phase expansion of the West Point Dairy facility. The proposed additions in this phase are located on the north side of the property, while future expansion is planned for the south side. He noted that West Point Dairy has grown through several stages over the years and that this project represents a significant expansion.

City Planner Ekins said there are still some utility-related issues being reviewed, including power and wastewater capacity. The city is working with utility providers and state agencies to ensure services can accommodate the expansion. He also explained that the project triggers requirements from a previous annexation

agreement, including public improvements along the north-facing road. The city is already working on plans to complete those road improvements. Along 500 West, the city is asking the applicant to identify the exact property and right-of-way boundaries so staff can evaluate any future road dedications and access needs. Because the exact boundary has not yet been determined, staff cannot fully evaluate setback requirements at this time. Once that information is provided, the city will be able to determine whether the proposed buildings meet setback standards and whether any adjustments or Planning Commission approvals may be needed.

Commissioner Casas asked about the proposed 78-foot right-of-way along 500 West and whether the entire width would be paved.

City Planner Ekins explained that the road surface would be paved but did not have the exact pavement width available at the time.

Commissioner Casas noted that 500 West currently appears narrow and asked whether the property's frontage is along 500 West. He expressed concern that the exact location of the road corridor is unclear and that it is difficult to determine where a 78-foot right-of-way would be located.

City Planner Ekins explained that this is why the applicant must provide the property and right-of-way boundary information. He added that once that information is available, the city will be able to better evaluate the site and its proposed improvements.

Chairman Nelson expressed concern about the utility issues identified in the staff report, particularly related to sewer service.

City Planner Ekins acknowledged that there are utility concerns and explained that staff have met with West Point Dairy several times to discuss the project and review development requirements. He said the primary concerns involve sewer capacity and power service.

Chairman Nelson noted that the staff report states the current water reclamation facility cannot support the proposed expansion and questioned whether the project could move forward without evidence that adequate capacity exists.

City Planner Ekins explained that city staff are actively working to evaluate the issue and determine what improvements or solutions may be needed. He added that the applicant is also exploring design strategies that may reduce wastewater impacts, although he was

unable to provide specific details.

Commissioner Casas stated that he had several questions about infrastructure and was unsure whether they could be fully answered at this time.

City Planner Ekins explained that the applicant has been discussing strategies to help reduce or address some of the infrastructure concerns. He noted that these issues have been identified and discussed since the city's earlier reviews of the project.

Commissioner Casas expressed concern that the city's sewer impact study was still underway and that it was difficult to plan without knowing the city's ability to support the proposed expansion. He said he wanted to hear both the city's perspective and the applicant's explanation.

City Planner Ekins responded that the applicant may have additional information from discussions with city staff regarding the sewer issues. He also noted that the applicant would have a consultant available by phone to answer technical questions during the presentation.

Chairman Nelson asked Rhea to provide additional background on the project and address some of the concerns raised by the Planning Commission.

J.D. Rhea explained that West Point Dairy has grown steadily over the years and has reached a point where additional space is needed, particularly in the raw milk receiving area on the northwest side of the facility. To address this, the proposal includes adding two new receiving bays on the north side of the property and relocating truck access to reduce traffic activity along 500 West. He explained that much of the new equipment will replace older equipment rather than add entirely new loads. The new equipment is larger but more energy-efficient, which should help limit increases in power demand.

Rhea also discussed the facility's efforts to reduce water use and wastewater discharge. He explained that the dairy has learned ways to conserve, recycle, and reuse water within the plant. The expansion includes additional water storage tanks that will allow the facility to capture, treat, and reuse more water instead of sending it to the sewer system. He said the facility currently uses about 225,000 to 250,000 gallons of water per day. Despite the expansion, the goal is to reduce usage to 200,000 gallons per day or less through improved water recovery systems and new

technology. He explained that upgraded equipment and monitoring systems will help identify water that can be cleaned and reused, reducing wastewater flows and improving overall efficiency.

Commissioner Casas asked about the timeline for the project.

Rhea explained that the first phase would begin this summer with construction of a new warehouse on the northeast side of the property. The warehouse would provide storage so the existing warehouse south of the plant could be removed. After that, the project would expand to the northwest side of the facility by increasing the receiving bays from two to four, adding a pasteurizing room, a small silo alcove, and two new silos near the employee parking lot. He also said the company would prepare a lay-down area south of the milk plant, between the plant and the railroad tracks, to store construction materials for future phases.

Commissioner Casas asked about the purpose of the berm on the east side of the property.

Rhea explained that the berm provides partial screening and serves as an important drainage function. It protects the underground canal by allowing overflow if the grate becomes blocked, helping prevent damage to the canal. He added that the canal was previously used for irrigation, but it has not been used for that purpose for several years. The berm remains in place for overflow protection.

Chairman Nelson asked if Rhea had any additional information to share.

Rhea explained that when the electrical substation was installed, it was intended not only to improve service to the existing facilities but also to support future growth that had been discussed with the city. He said the planned expansion would require some additional power, but it would not be a large increase.

Commissioner Casas asked Rhea if he had any concerns about whether the city's utilities could support the proposed expansion.

Rhea said he had not been concerned until reading the staff report because he believed utility planning had already been coordinated with the city. He explained that the expansion would not significantly increase sewer demand since new technology would allow more water to be reused. He also said the new equipment would be larger and more efficient while replacing older equipment, so

the increase in power demand would be less than the increase in production capacity. He added that he was not aware of the city's available electrical capacity but noted that the nearby natural gas generators were not currently operating.

Commissioner Casas asked whether the natural gas generators could be heard from the facility.

Rhea responded that they could not hear them inside their facility, although he understood some nearby neighbors could hear the condenser fans.

Commissioner Willardson asked how many new jobs the expansion would create.

J.D. Rhea said the expansion is expected to create about 30 to 60 new jobs over time. He explained that the final number will depend on the equipment layout and how work areas are organized. He also noted that the company has already started hiring and cross-training employees to prepare for the future expansion.

Chairman Nelson said there are concerns about utility capacity and other staff comments in the report, and he feels the issues should be addressed before moving the project forward. He suggested giving the applicant time to respond and confirm that utility capacity is sufficient.

City Planner Ekins explained that the project is still moving through the review process. Staff have met with the applicants and multiple times and will meet again to review comments and evaluations. He said the consultants (Excel) and city staff are still working through their concerns. Because of the holiday schedule and a canceled council meeting, the item will not move to council yet. He said the project would likely be returned to the Planning Commission after further review and responses to staff comments before moving forward.

Commissioner Casas asked if the item would be on the July agenda.

City Planner Ekins said the schedule is still being worked out and depends on how quickly the applicant responds to staff and consultant comments. He explained that even if the Planning Commission made a recommendation, the City Council would likely send the item back due to the number of unresolved comments. He said staff will have time to address issues before it potentially moves forward in July. He added that more coordination is needed on utility capacity, code concerns, and site details, and that the

process is still part of normal review before final approval.

Chairman Nelson said he is generally supportive of the expansion but wants to ensure the city has enough utility capacity and that the project meets city standards.

Vice Chair Wheeler said she also supports the project, especially the updates being proposed.

Commissioner Willardson said West Point Dairy is a good company and he wants to make sure they are supported, while still ensuring proper review.

City Planner Ekins said he did not yet have full information on utility capacity, but staff are continuing to work with departments and consultants to gather details.

J.D. Rhea asked whether the staff questions are specific to the current application or the overall multi-phase project.

City Planner Ekins clarified that the comments are specific to this phase of the project, particularly related to access at 500 West and site layout. He said future phases would be reviewed separately but may come in soon. He also noted that all department comments apply to this current phase, including utility capacity concerns, and staff will work with consultants to clarify those issues.

Rhea said he was surprised there were so many utility-related concerns since this phase involves minimal utility changes, mainly dry warehouses, a laydown area, and additional receiving capacity. The Commission and staff confirmed that this application focuses on the north portion of the site and the current phase of development only.

Chairman Nelson raised a question about building setbacks and where the property line should be located, noting this could affect minimum setback requirements and may need clarification by the Planning Commission.

City Planner Ekins explained that the exact property line and road alignment are not fully defined yet, so staff need to see the final layout on the plans before confirming whether setbacks are impacted. He said the goal is to avoid creating nonconforming conditions when the road is built. He noted that the access code is intended to help clarify and safely define the boundary between public road and private property as development moves forward.

Commissioner Willardson asked about the traffic study and whether the applicant had any concerns with it.

JD said he supported the traffic study and explained that the goal is to shift truck traffic to the southeast corner of the new warehouse to reduce congestion in front of the plant. He said this would help improve truck flow and keep traffic from getting backed up at the current entrance.

Chairman Nelson then asked if there were any further questions or discussion from the Planning Commission.

ACTION **Commissioner McBride made a motion to table the discussion for site plan approval for receiving and warehouse expansion located at 570 North 500 West. Commissioner Willardson seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 8:03 p.m.**

_____
Stephen Nelson
Chairman

ATTEST:

_____
Shara Toone
Secretary

Approved: _____
As Written

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

Staff Evaluation
First Review

Application: Misti Hamaker, Rezone R-2 to C-2,– Seeking recommendation from the Planning Commission to the City Council to rezone from Residential Zone R-2 to Commercial Zone C-2 located at 400 West Main Street.

Application Number:	**26-017**
Preparation Date:	July 7, 2026
Applicant Name:	Misti and Cannon Hamaker
Property Owner:	Corp Presiding Bishop LDS
Property Address:	400 West Main Street
Parcel Number:	01-045-0046
Parcel Area:	0.95 Acres
Planning Commission:	**July 9, 2026**
Application Type:	Amendment - Rezone
Nature of request:	Recommendation to City Council

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

Proposed Zone District: The C-2 Downtown Mixed-Use Zone is designed to preserve the mixed-use nature and feel of downtown Hyrum, providing for office, commercial, and residential uses within a mixed-use setting. A major objective of the C-2 Downtown Mixed-Use Zone is to create aesthetically pleasing streetscapes with landscaping that buffers sidewalks from major vehicular traffic ways, landscape features, recreational amenities, and social gathering areas that promote a walkable community.

Adjacent zoning designations and uses of the subject property		
North	Residential Zone R-2	Public School
East	Residential Zone R-2	Single-family Residential
South	Residential Zone R-2	Single-family Residential
West	Residential Zone R-2	Public School

Application Overview:
The applicant desires to operate a professional child care in the existing LDS Seminary Building located at 400 West Main Street. The current Hyrum City Zoning Ordinance is regulating professional child care as a permitted accessory use in the R-2 and C-2 zone districts meaning that a primary use must be occupied in any building before the professional child care use. For example, in a residential zone a single-family dwelling must be in use to operate a professional child care at the home. In the commercial zone, a permitted commercial use must be operating in a commercial building to operate a professional child care in the building.

There are several different scenarios of potential zoning amendments available for the applicant to request from the Planning Commission and City Council. Some scenarios to would not require a code

amendment or rezone and other scenarios would either require a code amendment and/or rezone and to the R-2 zone or the C-2 zone.

Scenario 1: Maintain the R-2 and include a permitted use such as a single-family dwelling to permit the professional child care.

Scenario 2: Maintain the R-2 and amend professional child care as a permitted or conditional use. This scenario has the potential to permit any single-family dwelling in the R-2 to operate as a standalone professional child care.

Scenario 3: Rezone the R-2 to C-2 and include a permitted use such as a private school component to permit the professional child care.

Scenario 4: Rezone the R-2 to C-2 and amend professional child care as a permitted or conditional use. This scenario has the potential to permit any single-family dwelling in the R-2 to operate a standalone professional child care. The current C-2 district is generally a mixed-use area unlike the residential district that is primary residential use.

At this time, the C-2 district is primarily located around the City center and west main street and there are no C-2 zone districts west of 400 West street, that area is all residential zoning. The existing General Plan identifies the location of the property being within the west side area for low-density residential and open spaces uses. Hyrum City is also currently updating the General Plan and at this time it is not certain if the existing general plan designation for the site will be maintained or amended.

The existing building and site is a flag lot that is adjacent to an existing school, existing single-family dwelling, and the Valley View Mobile Home Park. The applicant submitted with this application a letter of intent and site diagram of how the location is visioned to accommodate a professional child care. Following the process and outcome of this application, the applicant will pursue further applications for C-2 Amendments and Site Plan Approval.

Planning Commission Responsibility:

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

Staff Recommendation:

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

Stipulations:

1. All proposed amendments shall first be recommended by the Planning Commission for recommendation to the City Council for its consideration.
2. If the rezone amendment is approved, the applicant will be required to amend the C-2 zone district to qualify professional child care as either a permitted or conditional use or introduce a primary use to the building to permit the permitted accessor use of professional child care.

Findings of Fact:

1. The rezone will change the location from residential uses to commercial uses which include communication facilities, office buildings, retail sales, service industries, auto repairs, appliance and equipment repairs.
2. The public hearing was noticed in accordance with Utah Code.
3. Public hearing mailing notices were mailed to all properties within three hundred (300) of the subject property.

STAFF COMMENTS

Planning and Zoning Department:

1. Staff acknowledges that professional child care is a family oriented component and professional child care is currently operating in the residential zone districts. However, there are ongoing concerns that single-family dwellings and/or connected multi-family dwellings may be commercially operated and intensify occupancies and routine traffic for drop-off and pick-up in primarily residential neighborhoods.

2. Staff supports professional child care as a conditional use in commercial districts as a conditional use which would allow the staff to resource the Planning Commission for mitigating reasonably anticipated effects such as traffic, noise, hours of operation, design criteria, lighting, and safety of the proposed use with applicable standards.
3. Staff has concerns whether the potential site can accommodate required on-site parking requirements and drop-off and pick-up. The adjacent school property is already managing parking and drop-off and pick-up and which may present opportunity for customers of the private entity to utilize the school property for convenience purposes at times of overcrowding.
4. Staff recommended the applicant consult with a pre-application meeting with UDOT as the northeast portion of the property appears to abut the UDOT right of way. UDOT determined the pre-application meeting not applicable and stated the property is barely off the state route and does not have frontage along the state route. Access to this site from UDOTs opinion is to be coordinated by Hyrum City (see attachment).

Engineering:

1. Not requested.

Fire Department:

1. An inspection will need to be conducted to make sure everything is up to code.

Power Department:

1. Existing power on property. No other comment.

Sewer Department:

1. No comment.

Streets / Water Department:

1. No comment.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents:
    a. Letter of Intent
    b. Site Diagram
    c. UDOT Pre-Application Meeting Minutes

Vicinity Map

6/29/2026, 9:56:36 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Class B Surface Type

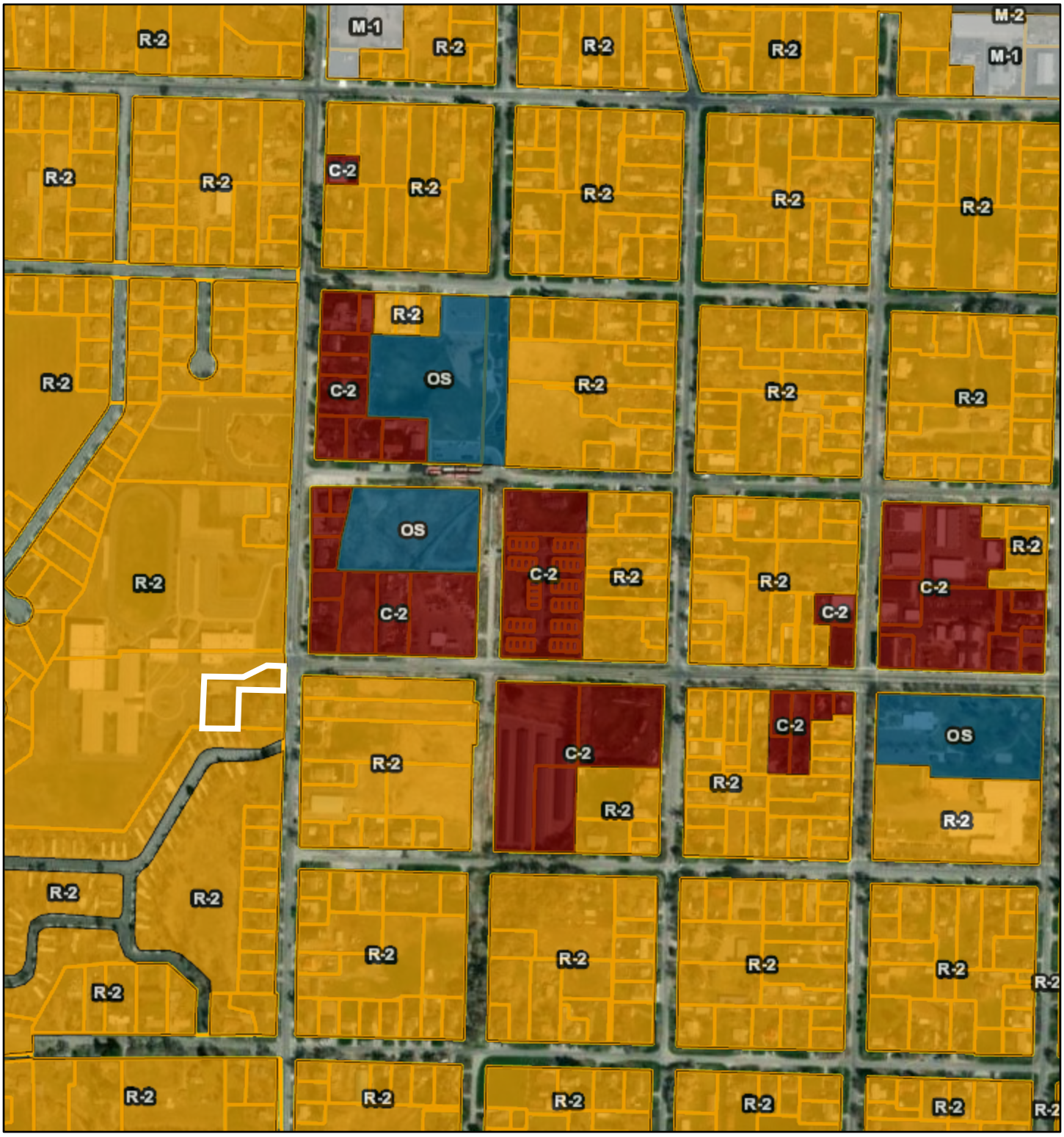
- Asphalt
- Gravel
- Dirt
- Future
- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

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

Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

Zoning Map



6/29/2026, 10:09:17 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

6/29/2026, 10:14:37 AM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Master Address List

- No Address Quality Assigned
- Good
- Bad
- Cache Parcels

Microsoft, Vantor

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

Misti & Cannon Hamaker

Let's Play Childcare

240 S 300 E, Hyrum, UT

(385)335-3743

misti.hamaker@gmail.com

Dear Members of the Planning Commission and City Council,

Please accept this Letter of Intent seeking the planning commission recommendation for city council approval of a professional licensed childcare center as a permitted use located at **400 West Main Street, Hyrum, UT 84319 (Parcel ID: 01-045-0046)**. We are currently working to purchase this property.

Our intent is to expand our established local childcare operations into this building, establishing a state-licensed commercial childcare facility to serve the growing needs of Hyrum families.

Proven Track Record and Community Commitment

We currently operate Let's Play! Childcare, running two successful in-home locations within the city. We proudly provide reliable employment for 12 local residents and offer a critical service to neighborhood parents.

Moving into a dedicated center is the natural next step for our business, allowing us to better serve our existing families, open up new spots for those on our waitlists, and continue expanding local job opportunities.

Property Background and Structural Preservation

The property at 400 W Main Street has a long history of serving the community in a non-residential, high-occupancy capacity—first as an LDS seminary building, and recently as office and storage space for the LDS church. Because of its institutional usage, it historically operated under church exemptions while maintaining a residential zoning footprint.

A major advantage of using this property as a daycare facility is that no major structural modifications to the building itself are required. The interior layout, originally designed to handle high volumes of students, aligns exceptionally well with state childcare licensing standards for safety, room sizes, and accessibility requiring only minor changes to comply with licensing requirements.

Proposed Site Improvements & Traffic Flow

While the building's structure will remain unchanged, we plan to make professional improvements to the exterior grounds to ensure child safety, aesthetic appeal, and smooth neighborhood traffic flow:

- **Dedicated Pickup/Drop-off Zone:** We will create a designated, off-street loading and unloading zone. This ensures parents can completely clear the main roadway during drop-off and pickup windows, preventing any traffic queuing or congestion on 400 West or Main Street.
- **Expanded Off-Street Parking:** Additional paved parking stalls will be installed to fully accommodate our administrative, teaching, and support staff, alongside short-term parking spaces for parents.
- **Secure Outdoor Playgrounds:** We will be converting the current lawn areas into secure, high-quality rated outdoor playgrounds. These areas will be

entirely enclosed by safety fencing and enhanced landscaping, ensuring privacy for our residential neighbors and a secure environment for the children. All playground areas will meet the strict standards required to meet state high quality licensing.

Alignment with the Hyrum City General Plan

This rezone aligns perfectly with Hyrum's vision for smart growth along its main corridors. By positioning a childcare center on Main Street rather than deep within a residential neighborhood, traffic is kept to major thoroughfares. Furthermore, because a daycare operates only during daytime business hours, the property will remain quiet on evenings and weekends, preserving the peace of the surrounding neighborhood.

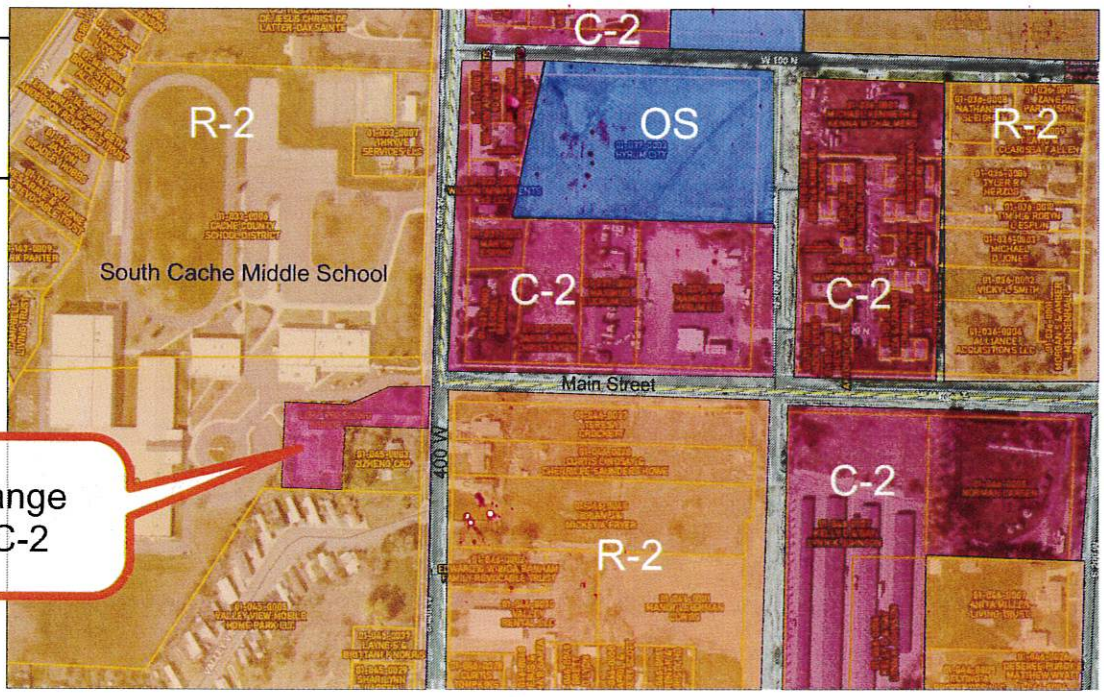
As local business owners, we are excited to invest further in Hyrum, breathe new life into this building, and expand our support for local families through Let's Play! Childcare. Thank you for your time, consideration, and continued partnership in keeping Hyrum a wonderful place to live and work.

Sincerely,

Misti and Cannon Hamaker

400 West Main Street Proposed Improvements

Current Zoning & Proposed Changes



Proposed change from R-2 to C-2

Pre-Application Meeting

PA-173735 Route: SR-101 MP: 41.80

Applicant: Misti Hamaker

Permit Review Fee:

- Permit Review Fee Level - Not Applicable

Required Documents and Forms:

- **Not Applicable - property is not on the state route**

Site Plan & Access Notes:

- Please coordinate this development with Hyrum city, as this property is barely off the state route and does not have frontage along the state route.

Traffic Impact Notes:

- Please coordinate this development with Hyrum city, as this property is barely off the state route and does not have frontage along the state route.

Utility Notes:

- Please coordinate this development with Hyrum city, as this property is barely off the state route and does not have frontage along the state route.

Drainage Notes:

- Please coordinate this development with Hyrum city, as this property is barely off the state route and does not have frontage along the state route.

Other Notes:

- **While this meeting is helpful for planning purposes, this permit process is not to be used for the "sale of land with an approved access". The CAP is only valid for the express purpose (trip generation) and is not valid for other types or sizes of development.**
- **This meeting is a pre-application meeting and is not to be considered as an approval by UDOT. If an application is not submitted within 12 months, these notes will expire.**
- **After an application for a Conditional Access Permits is completed, construction based on the watermarked plans are to be completed within 12 months from the date of the CAP. Provide the CAP and watermarked plans to your contractor to acquire an Encroachment Permit. All highway improvements associated with the CAP are to be in place before occupancy of any buildings associated with the CAP.**

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

Staff Evaluation
First Review

Application: Suzi Bates, Conditional Use Permit – Seeking Planning Commission Approval for a Short-Term Rental Conditional Use Permit located at 280 South Center Street.

Application Number: **26-018**
Preparation Date: July 7, 2026
Applicant Name: Suzi Bates
Property Owner: David & Susan Bates
Property Address: 280 South Center Street
Parcel Number: 01-056-0001
Parcel Area: 0.75 Acres

Planning Commission: **July 9, 2026**
Application Type: Short-Term Rental
Nature of request: Conditional Use – Short-Term Rental

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

Adjacent zoning designations and uses of the subject property		
North	Residential Zone R-2	Single-family Residential
East	Residential Zone R-2	Single-family Residential
South	Residential Zone R-2	Single-family Residential
West	Residential Zone R-2	Single-family Residential

Application Overview:
The Applicant desires to apply for a Conditional Use permit to include a Short-Term Rental located at 280 South Center Street. The building structure was once a church with associated off-street parking that included a chapel, balcony and belltower, annex, and a gym. The northeast portion is a main residence that includes a lower floor (basement), main floor and upper floor. The lower floor includes a utility room and theater, and the main floor area includes a kitchen, dining, living room and 1/2 bath. The upper floor includes 3 bedrooms and 2 full baths. The northeast main residence as presented provides 3193 square feet of open-floor space area. The Short-Term Rental code will permit 1 occupant per 200 square feet which allows a total occupancy of 15 through a conditional use permit.

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Approval shall consider the following items:

A. That the proposed use is necessary or desirable and will contribute to the general well-being of Hyrum City;

B. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
C. That the proposed use will comply with the regulations of this title as may be applicable;
D. That the proposed use is in harmony with the intent of the zone in which it is located.
E. That the infrastructure will support the new facility.
F. In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include:
    1. Traffic
    2. Noise
    3. Odor
    4. Pollution
    5. Hours of operation
    6. Design criteria
    7. Lighting
    8. Visual blight
    9. Safety conditions not related to one of these broad areas may not be imposed.

STAFF COMMENTS

Planning and Zoning Department:

1. Staff verified through business licensing that no private or public school is located within 660 feet of the STR property line.
2. Staff requested the applicant to identify the uses for the attached Annex and Gym through the application review. The uses were not identified as requested.
3. The lower floor shows a Bunk Room & Theater Room. The room is identified as a sleeping room. The Fire Department will determine if this sleeping room qualifies the emergency exiting requirements during the inspection for minimum net clear openings.
4. A business license will be required through a separate application.

Engineering Department:

1. Not requested.

Fire Department:

1. IFC 21 1031.3.2: Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

Power Department:

1. No comment.

Sewer Department:

1. No comment.

Road / Stormwater Department:

1. No comment.

Water / Irrigation Department:

1. No comment.

Planning Commission Responsibility:

1. The Planning Commission may approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
2. The Planning Commission may deny a Conditional Use if the reasonably anticipated detrimental effects of a proposed Conditional Use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.
3. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements.

Staff Recommendations:

1. Staff recommends the Planning Commission make a motion specifying conditions and

requirements, and staff comments to the Zoning Administrator.

Stipulations:

1. The purpose of a short-term rental (STR) is intended to provide overnight stays for fewer than 30 consecutive days in a residential unit of any portion of a residential unit.
2. No STR shall be permitted within six-hundred-sixty (660) feet of a property line that is owner or operated by a private or public school.
3. The STR business license application shall be referred for approval to the Hyrum City Fire Department for investigation and inspection as to whether of not all ordinances and codes pertaining to fire and safety compel compliance prior to the issuance of a Short-Term Rental Business License.
4. No residential unit shall be occupied or rented as an STR without first obtaining a Hyrum City conditional use permit and business license.

Finding of Facts:

1. A Short-Term Rental is a Conditional Use in the Residential Zone R-2.
2. A Short-Term Rental shall only be permitted in a single-family and multi-family residential structure; or within a permitted development specifically planned as a mixed-use commercial residential site with a qualifying residential unit.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents:
    a. Plot Plan
    b. Floor Plans
    c. Operational Strategy Plan

Vicinity Map

6/30/2026, 7:54:36 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Class B Surface Type

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

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

Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

Zoning Map

6/30/2026, 7:57:02 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

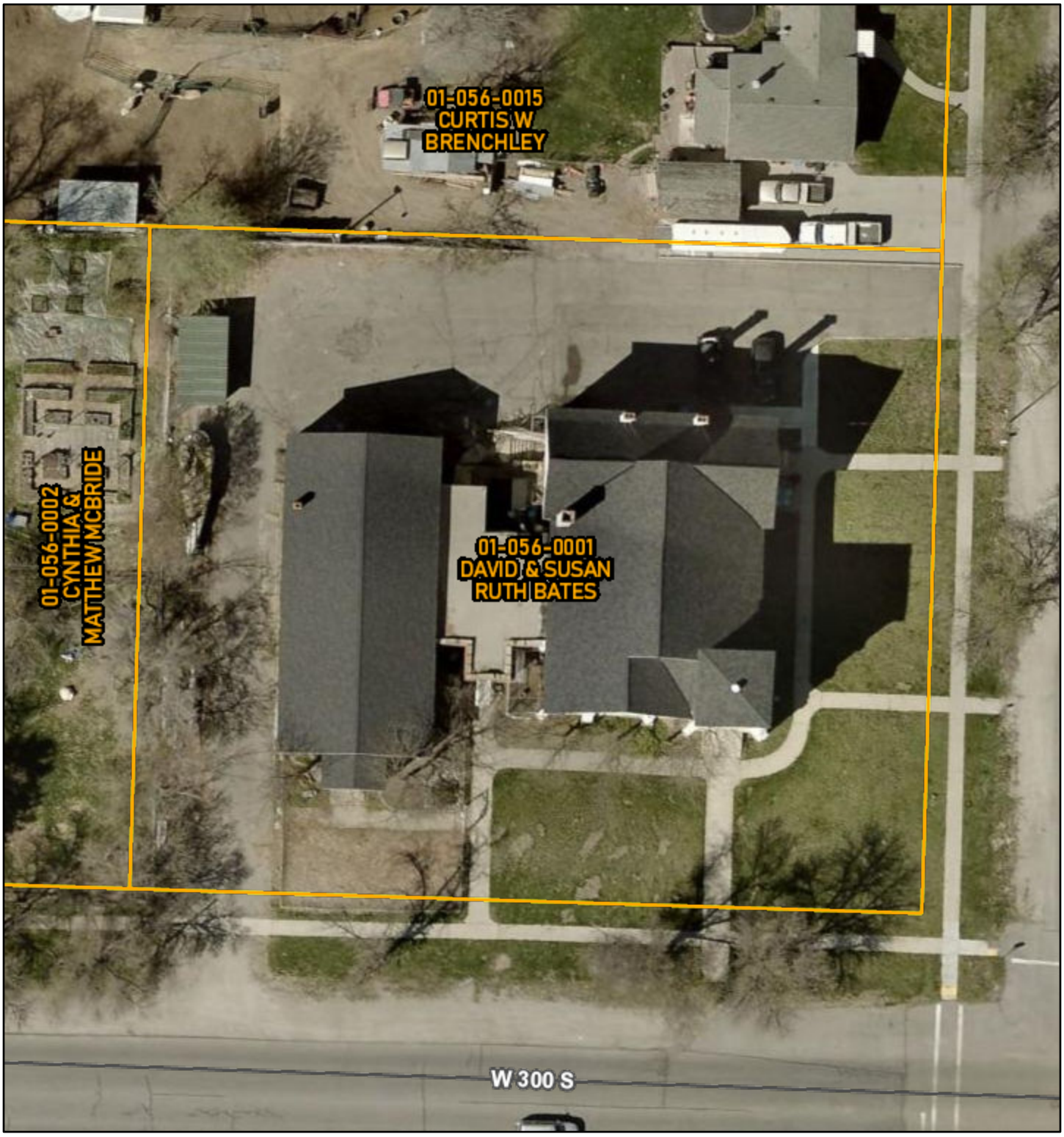
Hyrum Zoning

- 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



6/30/2026, 7:59:48 AM

1:564

Cache Parcels

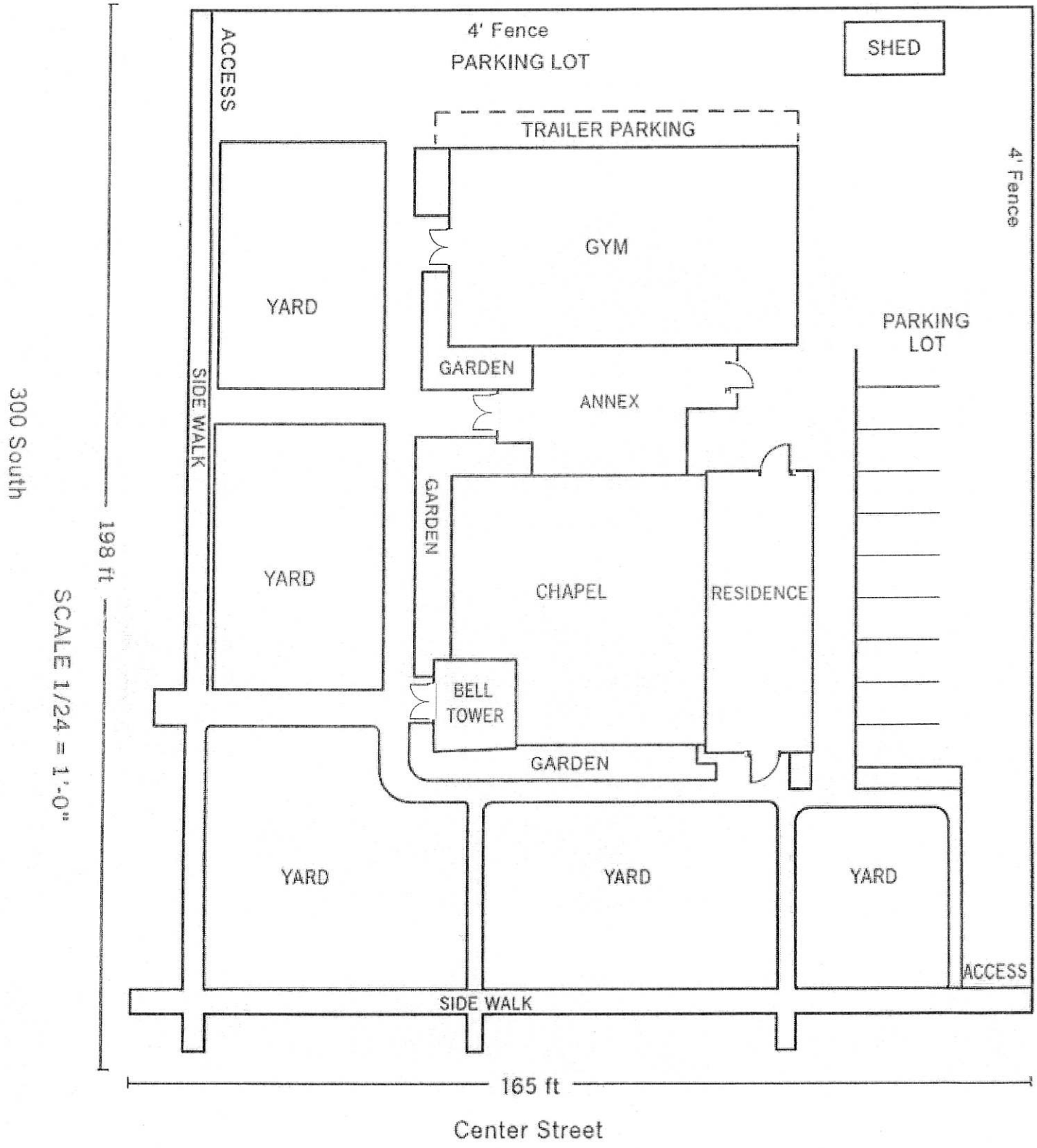
0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

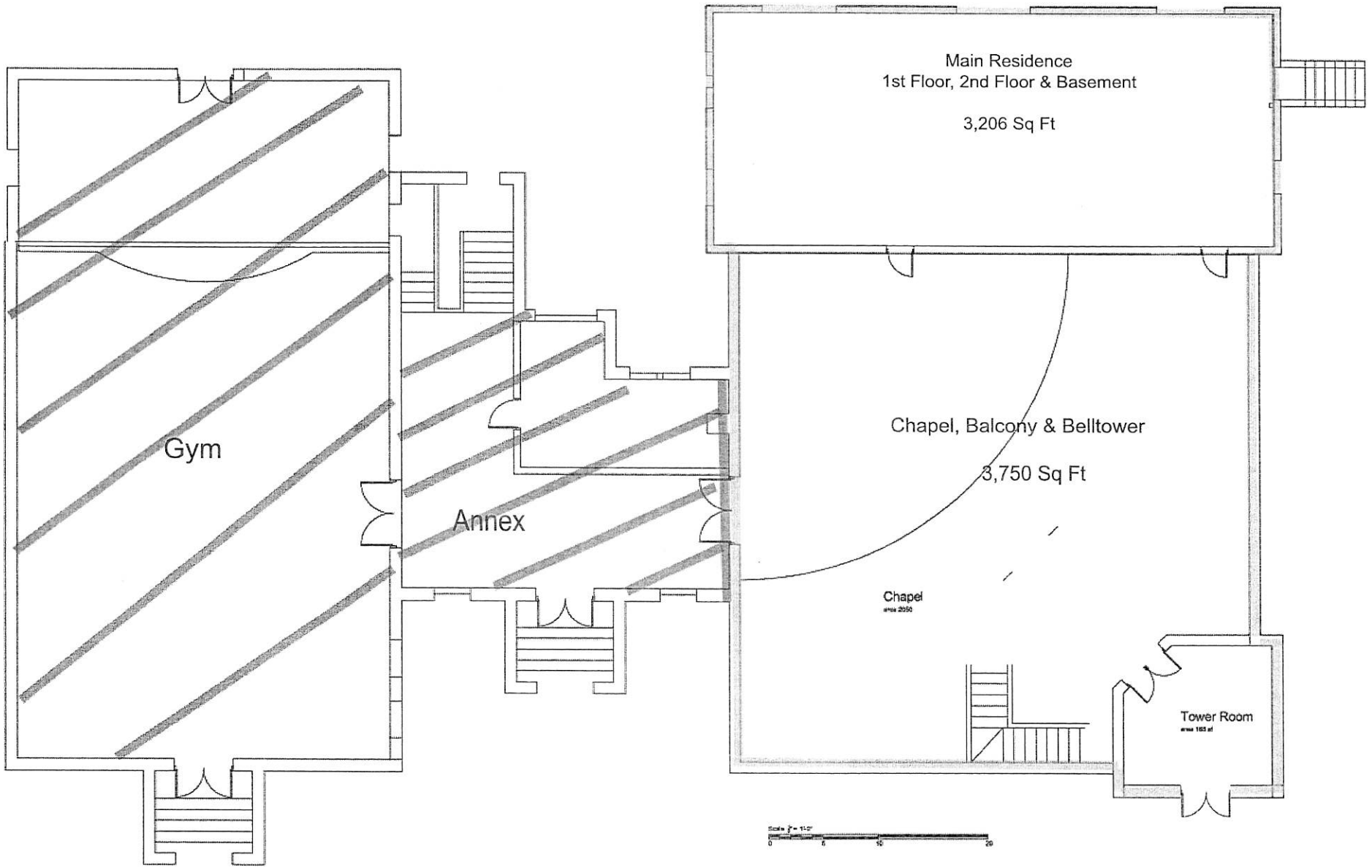
Microsoft, Vantor

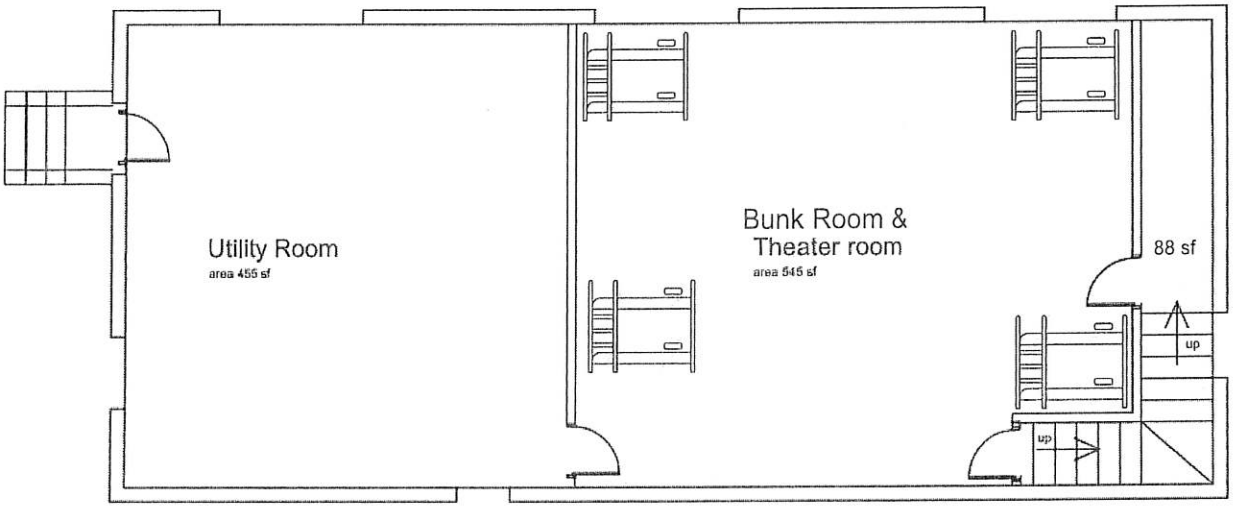
Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Plot Plan - Old White Church - 280 S Center Street

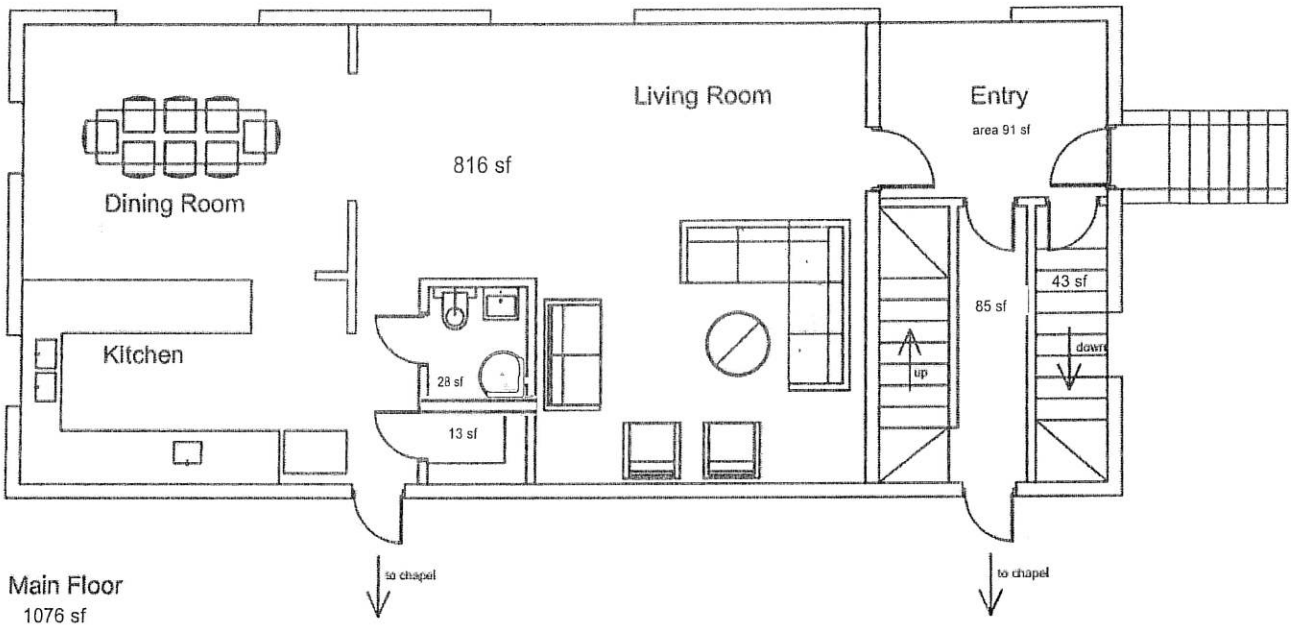


Areas Included in the Short Term Rental - Old White Church

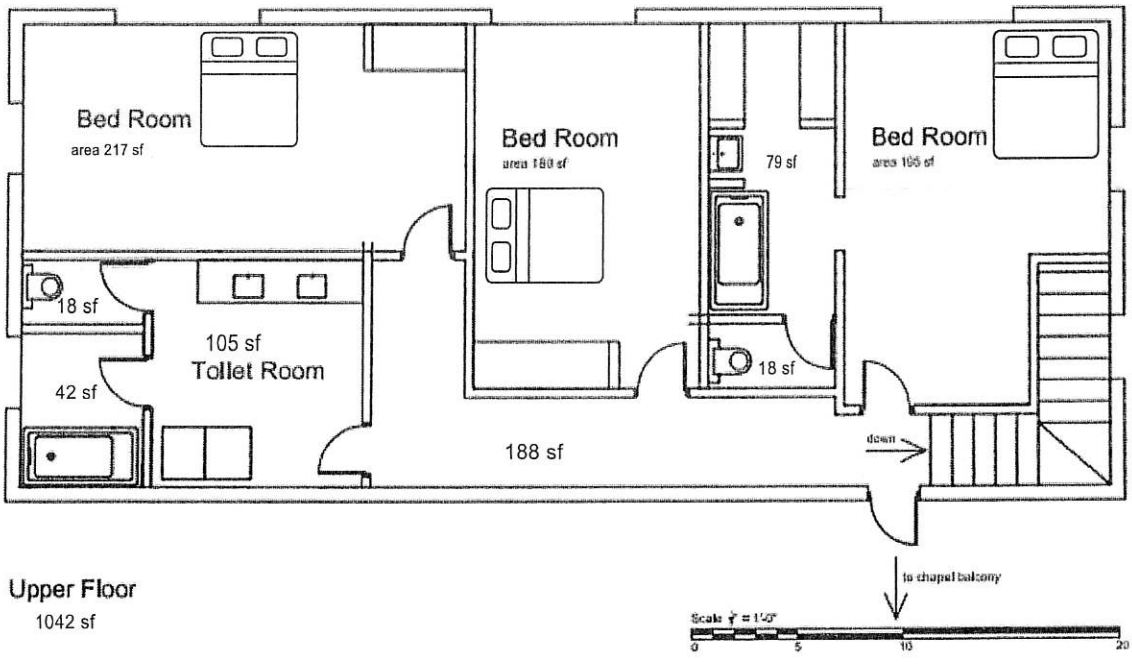




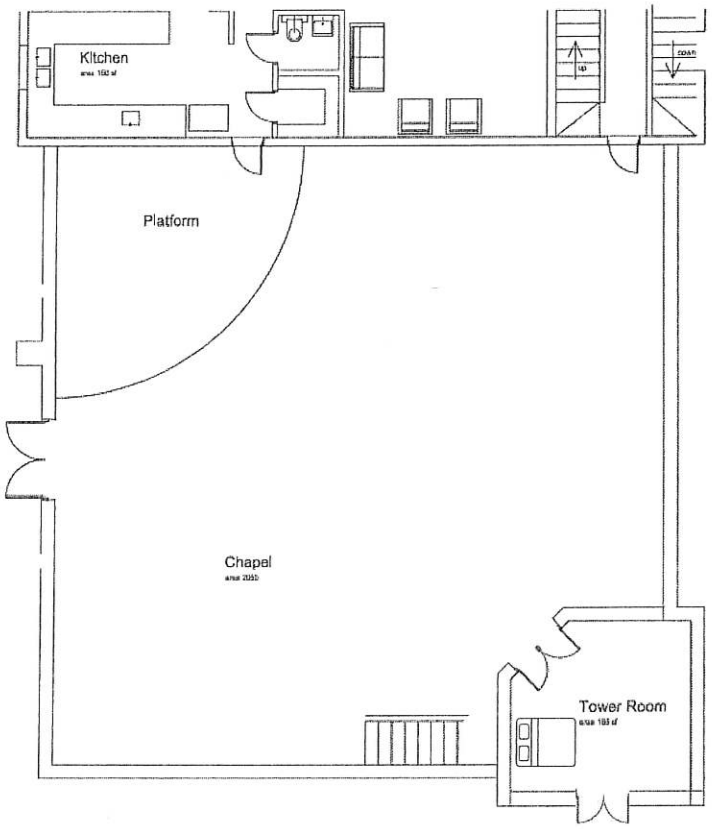
Lower Floor 1088 sf

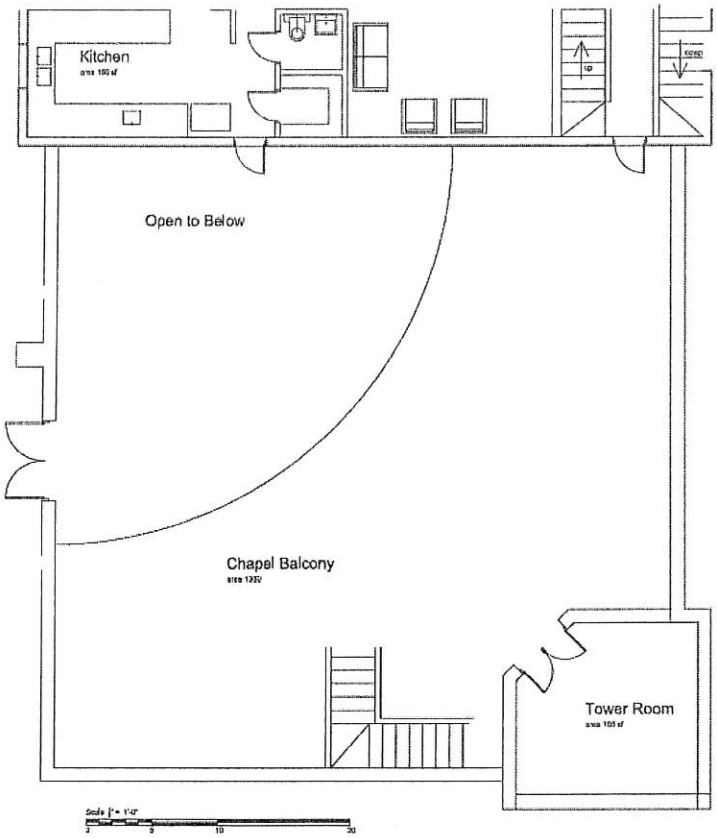


Main Floor
1076 sf



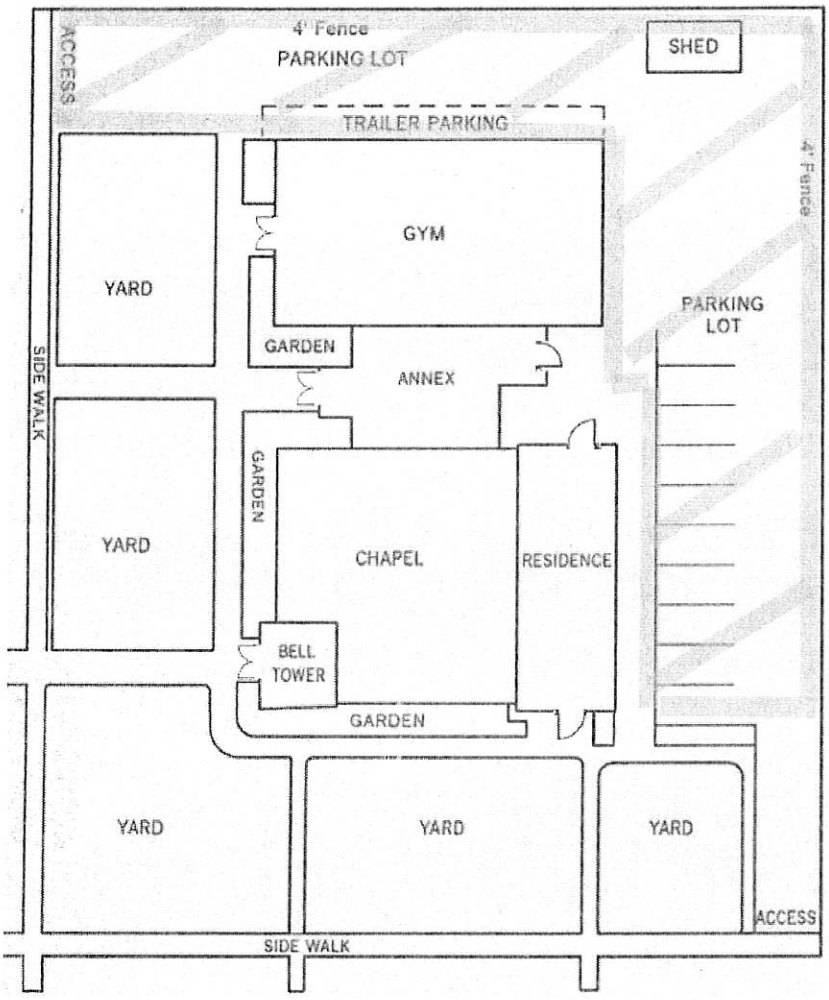
Upper Floor
1042 sf


Kitchen
Platform
Chapel
Tower Room


Kitchen
Open to Below
Chapel Balcony
Tower Room

Operational Strategy Plan - 280 S Center St, Hyrum, UT 84319

PARKING



Please use our church parking lot whenever possible. The city requires that our guests make use of our off street parking space.

If you must park on the street:

- Park at an angle when appropriate
- Pull as far off the roadway as possible
- Do not park between the bus stop and the stop sign on Main Street

Winter parking restrictions are strictly enforced in Hyrum from November 1 through April 1, even when there is no snow.

No street parking is permitted overnight between 11:00 PM and 8:00 AM during that period.

OUTDOOR PROPERTY MANAGEMENT

- Due to drought conditions throughout Utah, Hyrum City has very strict water usage ordinances in effect. Please do not operate the sprinklers without giving notice.
- No parking on landscaped areas.
- Keep the property clean of litter.
- Please observe quiet hours from 10:00 PM until 8:00 AM.

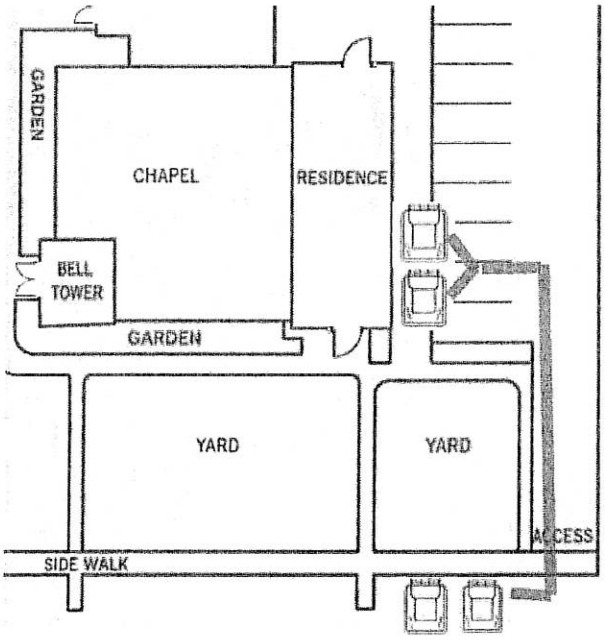
GARBAGE AND REFUSE STORAGE AND COLLECTION

Please use garbage and recycle bins on the north side of the building

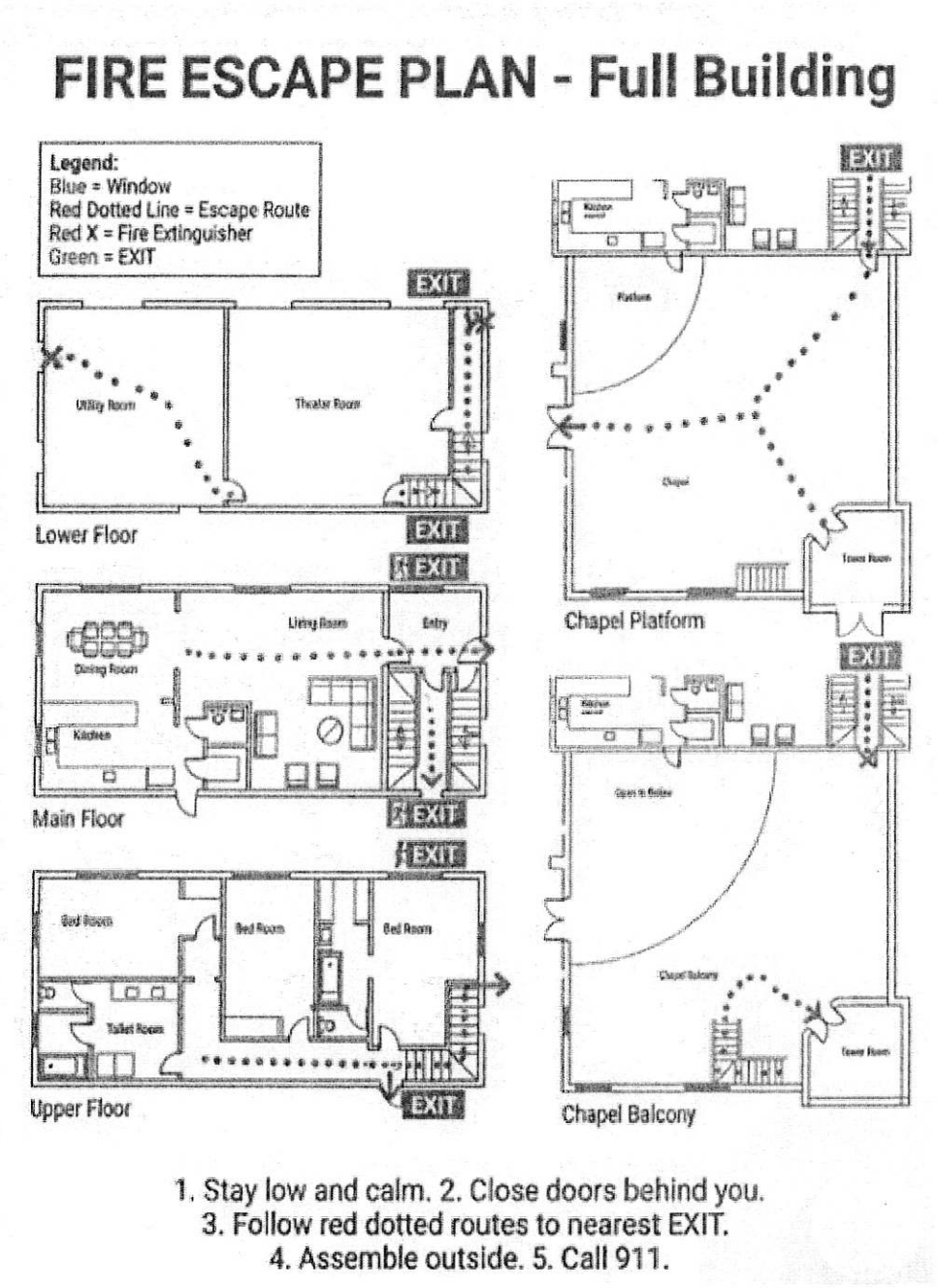
Hyrum City's garbage collection takes place on **Tuesday mornings**.

If your stay includes **Monday night**, please place the garbage cans at the curb before you go to bed. Collection typically begins early Tuesday morning (often by **7:30 a.m.**), so setting them out Monday evening helps ensure pickup.

Please put the bins on the street near the mailbox.



EMERGENCY EXIT PLAN



EMERGENCY PHONE NUMBERS

Police (Non-Emergency)
Cache County Sheriff's Dispatch
(435) 753-7555

Hyrum Fire & EMS (Administrative Office)
(435) 245-7634

Hyrum City Office
(435) 245-6033

Hyrum City After-Hours Emergencies

Water Emergency
(435) 994-0582

Power Outage
(435) 881-0563

Sewer Emergency
(435) 770-6810

Nearest Hospital

Logan Regional Hospital
500 East 1400 North
Logan, UT 84341

Main Phone:
(435) 716-1000

EMERGENCY HOST CONTACT INFORMATION

Suzi
(435) 225-4533

Dave

(435) 294-8434

If your situation is life-threatening, please call **911 first**, then notify us when it is safe to do so.

FIRE SAFETY INSPECTION
We have been in touch with the Hyrum Fire Department and will submit their inspection results as soon as that inspection occurs. Our intent is to have it completed by July 3rd.

CLARIFICATION REGARDING BATHROOMS AND SHOWERS
The bathroom off the kitchen (though it wasn't noted in the first floor plan we sent and has since been corrected) does have a shower. We include a disclaimer we send to guests before we approve their request for a stay that addresses that situation:

Things to know before you book a stay with us...

The Old White Church is not a modern home. That's part of what makes it special. It also means there are a few quirks… We go on to list quirky things about the building, the last 2 are:

- *Some sleeping spaces are quite a distance from bathrooms.*
- *The basement does not currently have a bathroom, so guests sleeping downstairs will need to use the bathroom and shower adjoining the kitchen on the main floor.*

If you're looking for a perfectly standardized hotel experience, this probably isn't it.
If you're looking for a one-of-a-kind stay in a historic building with character and stories around every corner, welcome home.

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

Amended Staff Evaluation
Second Review

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

Application Number:	**26-014**
Preparation Date:	July 7, 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:	**July 9, 2026**
Application Type:	Site Plan Approval
Nature of request:	Food processing/mills – Receiving and Warehouse Expansion

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

Adjacent zoning designations and uses of the subject property		
North	Cache County Zone A10	Agriculture
East	Residential Zone R-2	Equipment Sales and Service
South	Manufacturing Zone M-2 and Residential Zone R-2	Equipment Sales and Service, and Single-family Residential
West	Manufacturing Zone M-2	Vacant and Hyrum City Substation

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

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

1. The city has concerns that the current wastewater treatment capacity cannot serve the proposed facility expansion. The city needs to conduct a wastewater treatment master plan study and an impact fee study which is anticipated to be 16 months or longer to complete.
   Excel Response: Proposed project should reduce overall discharge from West Point Dairy to the city treatment system. Current discharge is approximately 230,000 gallons per day of which approximately 45,000 gallons is clear water. The project includes reclamation of water within the process systems in the WPD plant. Anticipated discharge after new equipment is installed and commissioned is 200,000 gpd. There is a WWTP expansion phase to the overall facility expansion, that expansion is in the process of being designed. Any impacts from that project will be communicated to the city, it will not increase flow above the stated 200,000 gpd.
   Sewer Dept. Response:
   a. WPD has stated that their proposed project is expected to reduce their overall discharge, however, this reduction is not guaranteed. Hyrum City is in the process of completing a WRF Master Plan, and until that plan is finalized, we cannot confirm whether additional treatment capacity will be available for the WPD upgrade if they are unable to reuse the wastewater. WPD may want to look at other options for treatment.
   b. The outcome of the MP may limit the amount of wastewater WPD can discharge to the City and it is expected that a volume and flow parameter will be in the updated WPD Industrial Discharge Permit. The WRF MP should be completed in February of 2027.
   c. WPD's current discharge volume is only an estimate. Hyrum City has requested that WPD install a functioning meter on their effluent line to provide accurate flow and volume data, but WPD has not yet done so. Actual numbers are necessary for the purpose of planning and should be required before moving forward.
   d. Amended Sewer Dept. Response "c": The maximum discharge from West Point Dairy to the city treatment plant shall not exceed 230,000 gallons per day.
2. The city has concerns about the timing of bringing the new additional electric loads online to the facility expansion and the city needs to continue working through design and engineering for upgrades needed for added transmission line capacity.
   Excel Response: The first phase of expansion the Dry Warehouse and Cream Receiving & Churn Room will be utilizing one of the three existing electrical services associated with the Milk Plant. The service located on the south side of the Milk Plant will be the primary source of power for this first phase of expansion. This existing service, Service 4, is 4,000 amps and currently loaded at approximately12.5% of the service capacity. The proposed increase load to Service 4 to full service capacity. As new equipment comes online, existing equipment will be removed from Services 1 & 2. The project will remove approximately 2250 horsepower. Please note that it will take a substantial period to increase overall production to reach the load level on Service 4. It is anticipated that this ramp will occur over up to 18-to-24-month period after completion of the project. The warehouse addition will be feed from existing Service 5. This is a minimal increase to Service 5.
   Hyrum Power Response:
   a. For the given numbers, this first expansion will be adding 3520 amps to service 4 and you will be removing 2019 amps from the old services. Is that correct? So, we will be adding approx. 1500 amps in this process over all. According to the paperwork that Hyrum City Power has for your plant, the three services on the dry milk are 3000 amp, not 4000. We have accumulated data from the meters and it doesn't show any service only utilized at 12.5 percent. It is my opinion it would be best to install a new service by the old butter plant to power the new churn expansion/ receiving bays and utilize the existing dry milk service for the warehouse where it has minimal load increase.
   b. The Power Department does need actual numbers for the warehouse expansion.
   c. Our goal is to ensure that everything is done correctly the first time around and understand that redo's can be very costly. We want to make this expansion as clean and neat electrically as possible. We strive for reliability and want our customers to be successful.
3. The city will require West Point Dairy to conduct a traffic study for increased vehicle and truck traffic to facilitate the expansion. When the traffic study is complete and submitted to the city, the city will coordinate the results with Cache County to conclude the following:

a. Determine the required right of way width for 4600 South (700 North); and
Excel Response: West Point is currently working through truck volumes and weights and will provide to the City and Cache County upon completion.
Anticipated truck counts:
Cream Receiving: 40/day Max. Weight = 110,000 pounds gross, length = 80-84'
Milk Receiving: 13/day Max. Weight =110,000 pounds gross, length = 80-84'
Dry Goods In Coming: 2/day Max. Weight =80,000 pounds gross, length = 80-84'
Liquid Load Out: 10/week Max. Weight =80,000 pounds gross, length = 80-84'
Butter Load Out: 30/day Max. Weight =80,000 pounds gross, length = 80-84'
Powder Load Out: 6/day Max. Weight = 80,000 pounds gross, length = 80-84'
Staff Response: The anticipated truck counts are helpful for the streets department to better understand the additional truck traffic for the expansion at this time. A complete traffic study will be acceptable for submission upon completion of the phase 1 and phase 2 complete build out.

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

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

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

STAFF COMMENTS – Second Review
Planning and Zoning Department:

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

Engineering Department:

1. Refer to first review comments

Fire Department:

1. Refer to first review comments

Power Department:

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

Sewer Department:

1. Refer to first review comments
2. Amended: West Point Dairy will install internal water meters that will measure the water used to produce black water.

Streets / Water Department:

1. West Point Dairy's anticipated traffic counts have been given to an engineering firm on road design to update drawings to help with access size and tie in on city plans for 4600.
2. The truck maneuvering exhibit has been given to an engineering firm to help with plans.
3. Site grading and storm water has also been sent to an engineering firm for storm drain design for 4600 South.
4. On sheet C2.0 please show detail for abandonment of the existing fire line.
5. On sheet C2.0 please show detail for tie in connection for new 8" fire line.
6. Hyrum City recommends looking into a fire pumping system for new and existing buildings with this expansion.

STAFF COMMENTS – First Review

Planning and Zoning Department:

1. HCC 17.04.030 Scope: The current Hyrum City Zoning Ordinance regulates the project shall conform with all the regulations applicable to the zone in which it is located.
   Excel Response: Understood.
2. HCC 17.49.020 Use Regulations: Food processing/mills is a permitted use in the M-2 Zone.
   Excel Response: Understood
3. HCC 17.49.022 Lighting Plan: Sheet C3.1 Civil Site Photometric Plan has been provided for new lighting for the expansion. The lamps in the schedule identify the lamps are to be tilted. Applicant shall verify and comply to this section requiring that all new lighting shall prevent glare onto properties and shall be dark-sky sensitive.
   Excel Response: There are no new poles being added as part of this first phase of expansion. Three existing poles are moving slightly to allow for widening of the driveway. The existing poles and light fixtures will be reinstalled at the new locations. Heads will be pointed toward the facility and use cut off fixtures. Maximum light pole height will match existing installation. A light pole detail has been added to Sheet C3.1.
   Staff Response: Resolved. The detail provided following the June 16, 2026 discussion is not the detail staff requested. Staff requested specification sheets for each light fixture as Excell provided on Sheet PXP2 of the North Expansion through as separate site plan approval application.
4. HCC 17.49.030 Area, Frontage, Yard and Height Regulations: The building setback requirement in the M-2 Zone is thirty (30) feet from the property line. The west building addition is within the setback requirements as shown adjacent to the current 500 West right of way line. 500 West street right of way width will need to be adjusted to accommodate new road infrastructure and roadway width. This adjustment may affect the building setback requirement, but the minimum setback may be adjusted and specified by the Planning Commission.
   Excel Response: As we understand the West right-of-way width adjustment would happen once the field to the West is developed, therefore, at this time there is no change to the depicted right-of-way.
   Staff Response: The right-of-way dedication will take place through a separate annexation agreement for the property parcel west of the site along 500 West. The development site plan approvals for phase 1 and 2 will complete the West Point Dairy build out abutting 500 West and improvements within the right-of-way as presented will be required to be completed.
   West Point Dairy would ask that the adjustment to the setback for the proposed Cream

Receiving addition match the westward limits of the existing cream storage silo foundations that currently exist and are in accordance with the current setback and agreement with the city at the time of original installation. The western edge of the existing silo foundations matches the proposed westward edge of the proposed Cream Receiving building.

Staff Response: Staff recommends the Planning Commission specify approval through HCC 17.49.030 for the 9.8 feet building encroachment into the 30 feet building setback located at the northwest corner of the property. To staffs best knowledge, West Point Dairy was advised that encroachment line was the future setback line when the concrete structural tank foundation (silo) was constructed through a previous site plan approval.

Future development on the south end of the property can be designed to follow the proposed increased ROW and setback. The future right-of-way line and 30' building setback line for 500 West from Ordinance 19-07 are depicted on the plan set. The anticipated location of future improvements have been adjusted to accommodate the future right-of-way line and are depicted on the plans in this resubmittal.

Staff Response: With the updated right-of-way presented on the plan set as presented avoids encroachments as evidenced by previous site plan approvals. Hyrum City appreciates this effort to maintain the future build out phase abutting 500 West.

Locations of the truck scale and pavement on the north end of the property near 4600 South (700 North) and silo foundations near 500 West were both established with Hyrum City (Ron Salveson) to establish the northern and western limits of physical construction.

Staff Response: To establish the accurate location of the existing truck scale location, Hyrum City and the Design Consultant could have simply identified the future right-of-way line to the site plan instead of advising the location of the truck scale for previous site plan approval. As presented on Sheet C1.1A, the scale encroaches into the public right-of-way 2.8 feet. The 4600 South right-of-way width is 78 feet wide with 37 feet of asphalt and 20.5 feet shoulder. The distance between the existing truck scale and edge of asphalt will be 17.7 feet. The truck scale steel stairs encroach 7.3 feet with 13.2 feet to the edge of asphalt. The truck scale light and concrete west of the scale encroaches 4.5 feet into the public right-of-way with 16 feet to the edge of the asphalt. If the existing truck scale and components that were advised to be located by Hyrum City through a previous application, staff recommends as part of the site plan approval, Hyrum City and West Point Diary enter into a hold-harmless agreement for the truck scale and components to remain in the public right-of-way through a form prepared and approved by the City Attorney.

5. HCC 17.49.040 Off-Street Parking Required: There appears to be 4 or 5 parking stalls that are in the northwest quadrant of the property near the stormwater pond. The west portion of the striping for the parking stalls encroach greater than 4 feet into the current public right of way and does not meet the requirements for off-street parking.

Excel Response: These stalls were for semi/trailer staging and have been eliminated. Also the vehicle parking stalls perpendicular to the West right-of-way have also been removed to eliminate vehicles backing directly into the right-of-way and provide a buffer strip along the right-of-way.
Staff Response: Resolved.

6. HCC 17.49.060 Off-Street Parking – Specific Requirements: Manufacturing, processing or repair facilities require one (1) space for each employee working on the highest employment shift. Applicant demonstrates compliance with this requirement on Sheet C0.1 with a calculated requirement of 110 parking stalls and 128 parking stalls have been provided.
Excel Response: With the planned removal and addition of stalls as part of this project, the interim parking stall count will be 124 parking stalls shown for this phase of the project. With additional parking stalls planned to be added during future phases the total parking stall count after all phases will be approximately 175 to 185 stalls.
Staff Response: Resolved.
7. HCC 17.49.070 Parking Lot Regulations: All parking lots shall have a minimum of 10 feet of landscaping where they are abutting a roadway. The submitted site plans do not demonstrate compliance with this regulation abutting 500 West.
Excel Response: The removal of the 15 vehicle parking stalls along the east side of 500 West that had direct access to the road will allow for a buffer strip along the west side of the facility. A future parking lot along 500 West is shown on the plans and will provide a buffer strip adjacent to the right-of-way.
Staff Response: Resolved.
8. HCC 17.49.090 Motor Vehicle Access Regulations: The submitted site plan motor vehicle accesses along 500 West street does not demonstrate compliance with the following motor vehicle access regulations:
    a. Access shall be by not more than two (2) roadways for each one hundred feet or fraction thereof of frontage on any street, and in no event shall such roadways exceed in width forty (40) percent of the entire street frontage.
    Excel Response: Proposed drive access locations as well as anticipated future drive access location along 500 West are depicted on the plans. Once future phases are completed the plan would be to have 4 access drives along 500 West. One northwest of the proposed building addition, one West of the main facility building where intake will exit the building, one for a future employee parking lot where the current loading docks are (west docks are planned to be eliminated in a future phase) and one near the south property line. The width of all drives are shown on the plans and will use approximately 25% of the west lotline.
    Staff Response: Resolved.
    b. No two of the roadways shall be closer to each other than twelve (12) feet, and no roadway shall be closer to a side property line than one and one-half (1½) feet.
    Excel Response: Understood
    c. Each roadway shall not be more than thirty-six (36) feet in width, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.
    Excel Response: The proposed access drives will greatly reduce the overall direct access to the right-of-way, however, given the proximity of the existing building to the proposed future right-of-way line the second drive access from the North will need to be wider than code allows to accommodate truck traffic exiting the intake bays. Dimensions of all proposed and anticipated future driveways are depicted on the plans.
    Staff Response: Resolved with the exception of completing the driveway accesses with development site plan approval.
    d. No roadway shall be closer than ten (10) feet to the point of intersection of two property lines at any corner, as measured along the property line, and no roadway shall extend across such extended property line.
    Excel Response: Understood

9. HCC 17.49.090 Motor Vehicle Access Regulations: The two accesses abutting 4600 South that are 76.3 feet and 140 feet with the required 10 feet pavement setback provided were approved by the City Council on November 21, 2019.
   Excel Response: Driveways along 4600 South have been adjusted to provide WPD with better truck access as shown in the truck exhibit provided with this resubmittal. The existing 140' driveway (east driveway) will be reconstructed to match existing design during the county road paving project. The existing 76.3' driveway (west driveway) will remain the same width but shift west approximately 50' and be slightly reconfigured during the county road project to allow for west exiting. A third driveway along 4600 South is being proposed near the intersection of 4600 South and 500 West to provide better access to the existing scale. The three driveways would use approximately 13% of the north lotline.
   Staff Response: See Planning and Zoning Second Review Comment #2 for new third proposed driveway access near the intersection. The intent of the new third proposed access as demonstrated on Sheet EX 1 does not comply with the requirements of 17.49.080 Off-Street Truck Loading Space which regulates the receipt or distribution by vehicle shall be provided and maintained on the lot in order to avoid undue interference with public use of streets.
10. Ordinance 19-11 Annexation Agreement dated November 13, 2019: West Point Dairy Annexation Agreement Item 12 Transportation, the applicant is required to have ingress/egress access locations and upon development and/or further development of this property the applicant will be responsible, including all costs for improving, widening, or building roads to Hyrum City's specifications.
    Excel Response: Understood.
11. Ordinance 19-07 Annexation Agreement dated July 31, 2019: This is an annexation agreement entered into by Miller Companies LC (Parcel 03-057-0001 west of West Point Dairy) Item 12 Transportation identifies 500 West will be required to be widened to 78' (half the road dedication shall be provided by property owners on each side of the street). The applicant shall verify the 500 West right of way and demonstrate dedication for the future 78' right of way. *Note: Resolution 19-18 dated August 15, 2019: This as a resolution to accept annexation agreement dated November 13, 2019 that provided an annexation boundary description survey shows the West Point Dairy west property line at 16.50' away from the center of the 500 west right of way. To maintain the 500 West 78' right of way, the west property line of West Point Dairy may need to relocate east for 22.50'.*
    Excel Response: As we understand the West right-of-way width adjustment would happen once the field to the West is developed. For reference, the future right-of-way line and 30' building setback line for 500 West from Ordinance 19-07 are depicted on the plan set. The anticipated location of future improvements have been adjusted to accommodate the future right-of-way line and are depicted on the plans in this resubmittal.
    Staff Response: The right-of-way dedication will take place through a separate annexation agreement for the property parcel west of the site along 500 West. This application will complete the West Point Dairy build out abutting 500 West and improvements within the right-of-way as presented will be required to be completed with this phase of the project just as the north 4600 West right-of-way improvements will be made and have been made through previous development site plan approval applications.
12. Ordinance 19-11 Annexation Agreement dated November 13, 2019: West Point Dairy Annexation Agreement Item 12 Transportation, the applicant is required upon development of property that a road dedication along 4600 South will be widened to 78' (half of the road dedication shall be provided by property owners on each side of the street). The applicant shall verify the 4600 South right of way and dedicate for the future 78' right of way. *Note: Hyrum City provided 4600 South road construction drawings to West Point Dairy on May 20, 2026.*
    Excel Response: 4600 South right-of-way changes will be coordinated with the Hyrum City road design and adhere to the Ordinance. Right-of-way dedication along the North lotline will be incorporated into the survey to combine parcels 03-060-0074 & 03-060-0084 as part of the future Dock & Welfare addition project.
    Staff Response: Resolved.

13. The streets department required in the pre-application meeting evaluation the applicant conduct a traffic study for increased vehicle and truck traffic to facilitate the expansion. Please provide the findings of the traffic study.
    Excel Response: See response to question 3 above.
    Staff Response: Refer to Engineering Comment #1.
14. HCC 17.49.030 Area, Frontage, Yard and Height Regulations: Future Phase for the Welfare & Garage, Dock and Mechanicals, AS/RS buildings will combine the facility into one main building crossing the property line between property parcels 03-060-0074 and 03-060-0084. Main buildings in the M-2 Zone are permitted to be built to a side yard property line and not permitted to cross a property line. The two property parcels will be required to be combined to comply with 17.49.030.
    Excel Response: A survey will be completed to combine parcels 03-060-0074 & 03-060-0084 as part of the future Dock & Welfare addition project. Right-of-way dedication along the North lotline will be incorporated into this survey.
    Staff Response: Resolved.
15. Utah Code 54-3-27 Public Utility Easement: There is a 20' wide easement per book 711 Pg. 1016 Entry No. 645400 Sheet C1.2. The future phase will be placing a building over this easement. For the future phase submittal, provide legal written documentation the easement is not a protected easement, and a building structure may be placed upon the easement or provide notice to vacate the easement.
    Excel Response: We have been in contact with the utility provider regarding the planned release of easement and will coordinate the removal/disconnect of both existing gas services and release of easement with the future project.
    Staff Response: Resolved.
16. HCC 17.08.060 Building Approval Process: Hyrum City zoning clearance will be required to obtain a Cache County Building Permit.
    Excel Response: Understood
17. Pre-Construction meeting will be required following site plan approval.
    Excel Response: Understood
18. Hyrum City Construction Standards 3.10: As-built drawings or record drawings showing the as-built location of all public improvements tied to as-built surface improvements.
    Excel Response: Understood

Engineering Department:

1. A traffic study was not included as indicated in the December 18, 2025 meeting notes. This study will be used to determine right of way requirements on 4600 South.
   Excel Response: See answer to question 3 from Planning and Zoning Department above.
   Engineer Response: The updated submission does not include a full traffic study but does include anticipated volumes. The city should consider past discussions and agreements, including those referenced in the Excel Response when determining the necessary requirements.
   Staff Response: The anticipated truck counts are helpful for the streets department to better understand the additional truck traffic for the expansion at this time. A complete traffic study will be acceptable for submission upon completion of the phase 1 and phase 2 complete build out.
2. The storm drain pond interferes with existing and planned electrical conduits running from the Transformers located on the South East corner of the proposed pond to the North. The developer should coordinate with Hyrum Power and Light to ensure adequate cover on existing conduits and that future conduits can be installed. Show the existing conduits on the plans.
   Excel Response: Proposed storm sewer has been adjusted to be installed within the existing ditch to ensure no conflict with the stormwater piping. The depth of the electrical conduits will need to be verified to ensure the irrigation ditch bypass strom sewer is not in conflict prior to construction. The irrigation bypass sewer can be adjusted if needed to provide clearance. The detention pond has been shifted west to account for an existing electric line.
   Engineer Response: It appears the pond has been adjusted to prevent interference with the existing conduits. Coordination should still be performed with Hyrum Power and Light to account for planned conduits. The adjustments to the pond appear to decrease the overall pond volume.

An updated storm water and erosion control calculations report should be created to ensure the modified volumes are adequate.

3. Truck traffic maneuvering patterns were not included as requested in the December 18, 2025 meeting notes. Please show truck traffic maneuvering patterns.
   Excel Response: A truck maneuvering exhibit is included in the resubmittal. Milke and cream intake truck traffic patterns are shown on the exhibit and will need to remain on the north and northwest side of the site. Future phases of construction are planned to relocate the shipping docks to the east side of the building away from the public street to remove congestion from 500 West.
   Engineer Response: Resolved. Requested information provided.
4. Please provide Hyrum City with water usage estimates post construction.
   Excel Response: West Point estimates water demand at 140,000 gpd.
   Engineer Response: Resolved. Requested information provided.
5. Concrete retaining walls are called out at various locations on the Civil Landscape and Restoration Plan. No detail is provided outlining the height of the walls, or design of the walls. Please clarify the height of the walls, and if above 4' provide an Engineered design for the walls.
   Excel Response: No retaining walls are proposed as part of this project.
   Engineer Response: Please clarify the "concrete retaining wall (typ)" callouts in the center of sheet C1.4C. Are these existing retaining walls?

Fire Department:

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

Building will complete design and be released for construction. The south addition includes provisions for a substantial water reservoir dedicated to the fire sprinkle system for the south addition, the existing cooler, dock and freezer and future AS/RS proposed to the south. The reservoir also provides the Owner with the ability to install a connection between the existing systems off the city main with a backup system under the control of the Owner. The new fire pump system will be capable of back feeding the existing sprinkler systems should the city main not be capable of flow or pressure as previously experienced. Upon completion of the second phase the entire existing building along with all additions will be fully sprinklered.
Expansion to the on site pre-treatment waste water facility will be the final phase of the expansion and the existing and new treatment facility will have sprinkler systems installed as part of that phase of expansion.

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

Power Department:

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

Sewer Department:

1. The city has concerns that the current Water Reclamation Facility cannot serve the proposed facility expansion. The city is conducting a Water Reclamation Master Plan study and an impact fee study which is anticipated to be finalized by February of 2027. Will the WPD upgrade increase flow conveyed to the water reclamation plant? If so how much additional flow is expected and will loadings increase? There may be limits on the average and/or maximum rate of discharge, time of discharge, and/or requirements for flow regulation and equalization. Hyrum

City Code 13.13.220 may require an equalization tank as part of the facility upgrade and wastewater discharge permit.
Excel Response: The proposed facility expansion and internal process system enhancement are intended to reduce the overall wastewater discharge to the Hyrum City system.
Sewer Dept. Response: Due to limited capacity at the WRF, Hyrum City may impose limits on the volume, average and/or maximum rate of discharge, time of discharge, and/or requirements for flow regulation and equalization.. Current actual numbers for flow and volume need to be provided to the City.

2. Results from the impact fee study may increase wastewater treatment impact fees and rates.
Excel Response: Understood.
3. All sanitary sewer lines connected to Hyrum City sewer main must be metered.
Excel Response: Sanitary sewer lines and process sewer lines have been better differentiated by linetypes to match what is indicated in the legend on the cover sheet. City was going to confirm if these connections are required to be metered.
Sewer Dept. Response: The current ordinance only allows Hyrum City to charge for wastewater treatment based off of water usage or effluent flow meters. Therefore at this time, to meet the criteria, meters need to be installed on all lines connected to the sewer main.
Process sewers are indicated on the plans and that single point of discharge is from the pretreatment facility on site. The current discharge point is not changing with this phase of the project. A later phase of the facility expansion will include upgrades to the pre-treatment facility on site and at that time if a new connection is made to the city system a new metering structure will be incorporated into the design.
4. Cleanouts must be installed every 50’ on laterals and will be required on the proposed 132’ of 4” SDR35 and near the building that it exits. The proposed lateral will need a working flow meter so the city can charge for wastewater treatment. See comment #3.
Excel Response: Cleanouts have been added to the sanitary lateral to meet the requirement for this resubmittal.
5. On Sheet C1.3A it is unclear if the sanitary line per civil utility plan project #1912060 is currently in use or capped. See comment #3.
Excel Response: References to capped lines have been changed to better indicate items are cleanout cap locations.
6. On Sheet C1.3A there is an approximate sanitary sewer line per Hansen Survey shown. Is this line ever in use. See comment #3.
Excel Response: The sanitary line in question is believed to be incorrect/non-existent and has been removed from the survey. Sanitary sewer and storm sewer lines have been adjusted to match what was existing/proposed as part of the 2019 WPD building addition.
7. On Sheet C1.3A verify which existing sanitary sewer line or lines are in use that are directly connected to the sewer main. See comment #3.
Excel Response: Sanitary sewer lines and process sewer lines have been better differentiated by linetypes to match what is indicated in the legend on the cover sheet.
8. On Sheet C1.3A confirm there are no sanitary sewer line connections to the sewer main in 500 West.
Excel Response: There are believed to be no connections to the sanitary sewer main in 500 West from the main WPD facility. The existing buildings on Parcel 03-060-0084 likely have a sewer connection to 500 West. That sanitary lateral will be removed/capped at the lotline when the existing buildings are razed as part of a future phase of construction.
Sewer Dept. Response: Per Bill Steffens, there is a WPD sanitary sewer connection on 500 West. The connection needs to be shown on the drawings.
9. On Sheet C1.3A there is a 20,000 gallon lift station shown. What is the detailed function of this lift station, and will it require secondary containment?
Excel Response: The proposed lift station shown captures the wastewater discharge from the process drain system and is used to pump that discharge to the on-site pre-treatment facility.
Sewer Dept. Response: Will the lift station be on back up power? Is there pump redundancy?
10. The State is requiring WPD to fill out an updated wastewater discharge permit application.
Excel Response: Understood.

11. Per Hyrum City Code 13.13.310 Change Conditions Report. For purposes of this requirement, flow increases of ten percent (10%) or greater, and the discharge of any previously unreported pollutants, shall require a changed condition report.
    Excel Response: Understood.

Streets / Water Department:

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

Planning Commission Responsibility:

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

Staff Recommendations:

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.
2. Staff recommends the Planning Commission require the applicant to respond to the First Review Staff Evaluation and provide written responses for each department staff comment and update the site plan documents as applicable and resubmit to the Planning Commission prior to recommending site plan approval to the City Council; or at a minimum require the applicant to respond to respond to the First Review Staff Evaluation and provide written responses for each department staff comment and update the site plan documents as applicable and resubmit at least two weeks prior to the next regularly scheduled City Council meeting.

Stipulations:

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

City Council, the site plan approval is void and applicant shall be required to submit a new site plan for review and approval subject to the then existing provisions of the code.

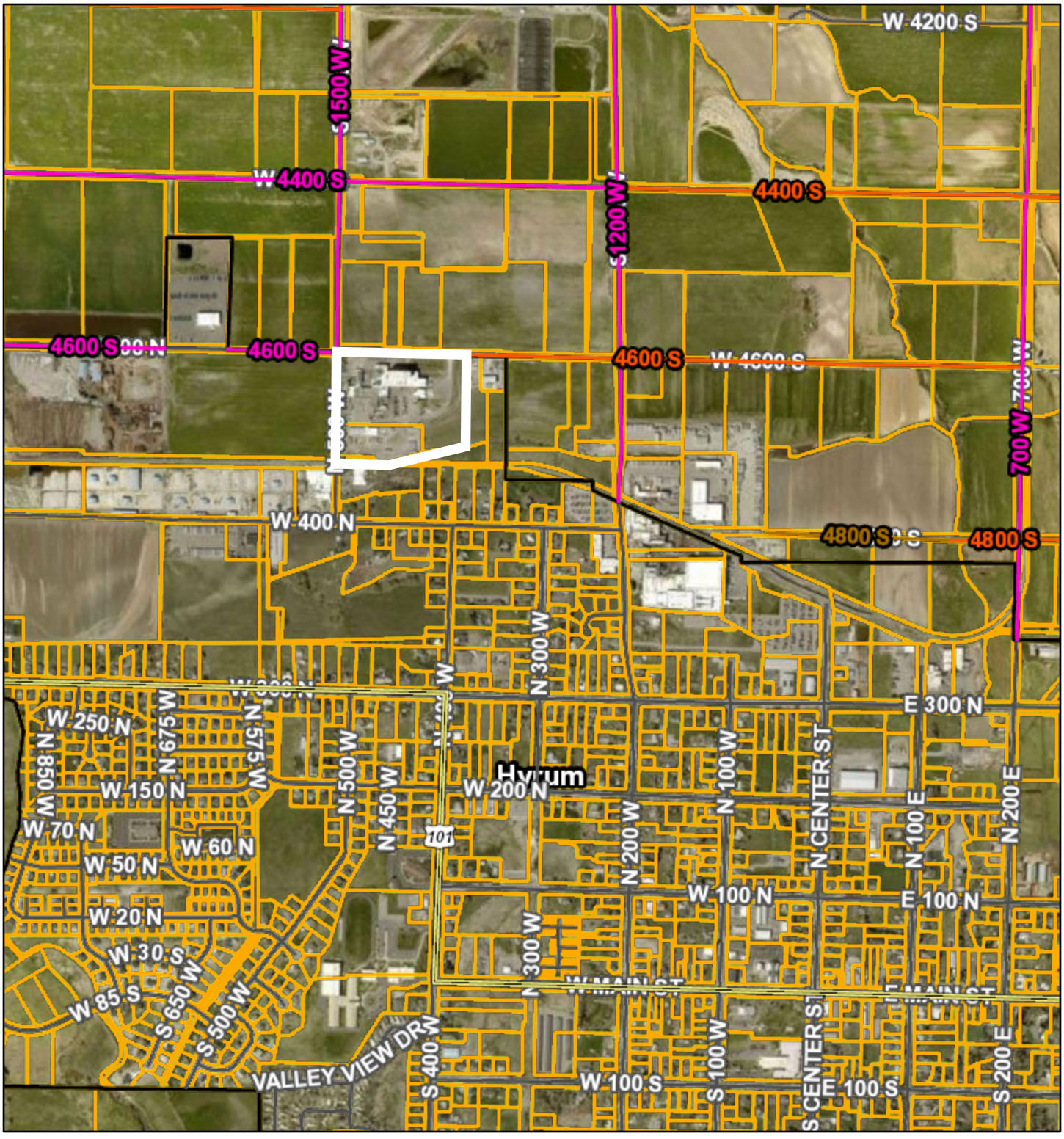
Finding of Facts:

1. Food processing/mills is a permitted use in the M-2 Zone.
2. Ordinance 19-11 (Annexation Agreement) requires 4600 South will be widened to 78' (half of the road dedication shall be provided by property owners on each side of the street).
3. Ordinance 19-07 (Annexation Agreement) requires 500 West will be widened to 78' (half of the road dedication shall be provided by property owners on each side of the street). The applicant does not have to make the dedication at this time, however, the applicant will be required to verify and show the future dedication line and update the site plan adjacent to the future 500 West dedication line and demonstrate compliance with HCC 17.49.090 Motor Vehicle Access Regulations and 10' pavement required setback with landscaping.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents:
    a. Cream Receiving Building Expansion Site Plan Construction Drawings (24 Pages)
    b. Cream Receiving Truck Turn Exhibit (1 Page)
    c. Milk Receiving Truck Turn Exhibit (1 Page)
    d. Storage and Warehouse Expansion Elevation (1 Page)
    e. Cream Receiving Building Expansion Elevation (2 Pages)
5. Applicant Submitted Documents Not Attached:
    a. Hyrum City Construction Activity Permit (31 Pages)
    b. SWPPP (577 Pages)

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

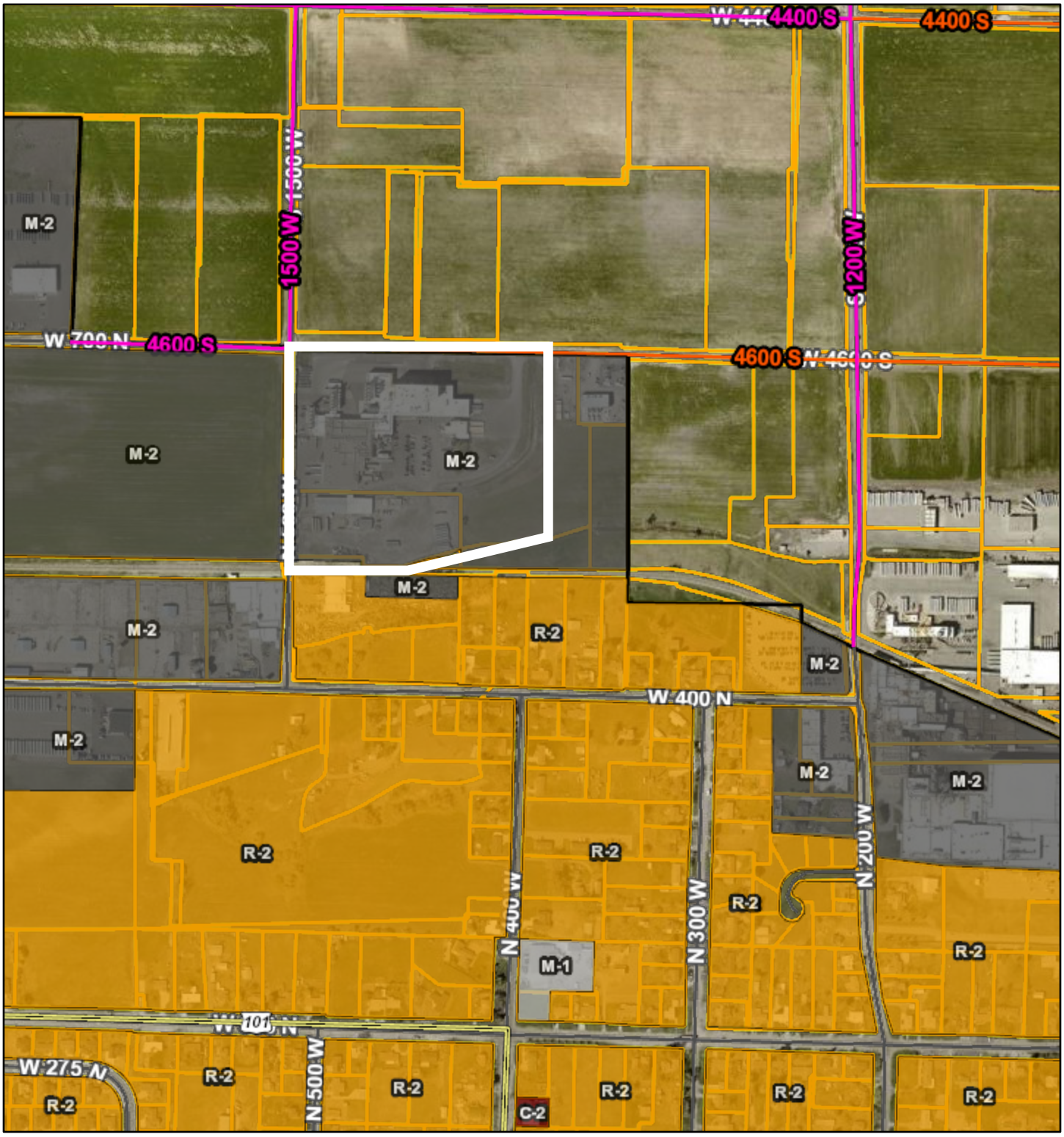
Class B Surface Type

- 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

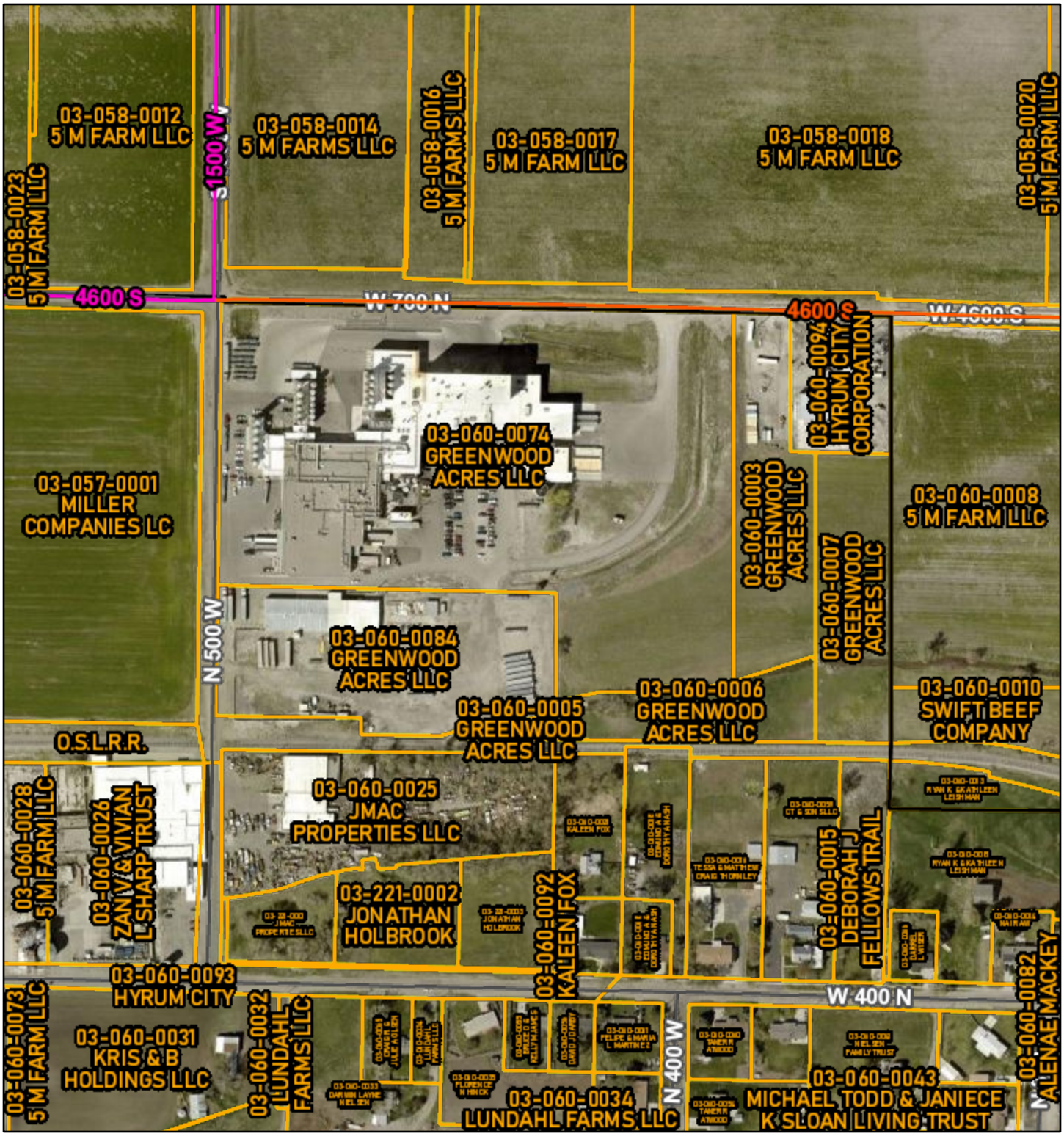
Hyrum Zoning

- 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

RECEIVING & WAREHOUSE EXPANSION
WEST POINT DAIRY PRODUCTS
HYRUM, UTAH

PROJECT INFORMATION

SITE INFORMATION:

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

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

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

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

PROPOSED USE: MANUFACTURING

AREA OF SITE DISTURBANCE: 285,300 S.F. (6.55 ACRES)

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

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

BUFFERYARDS:
ROAD (NORTH/WEST) = 10'

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

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

PARKING PROVIDED: 128 SPACES (5 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 5

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

CLASS OF BUILDING CONSTRUCTION = TYPE II(B)

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	3.13	136,390	12.0%
PAVEMENT (ASP. & CONC.)	11.63	506,489	44.5%
TOTAL IMPERVIOUS	14.76	642,879	56.5%
LANDSCAPE/ OPEN SPACE	11.35	494,496	43.5%
PROJECT SITE	26.11	1,137,375	100.0%

PROPOSED SITE DATA

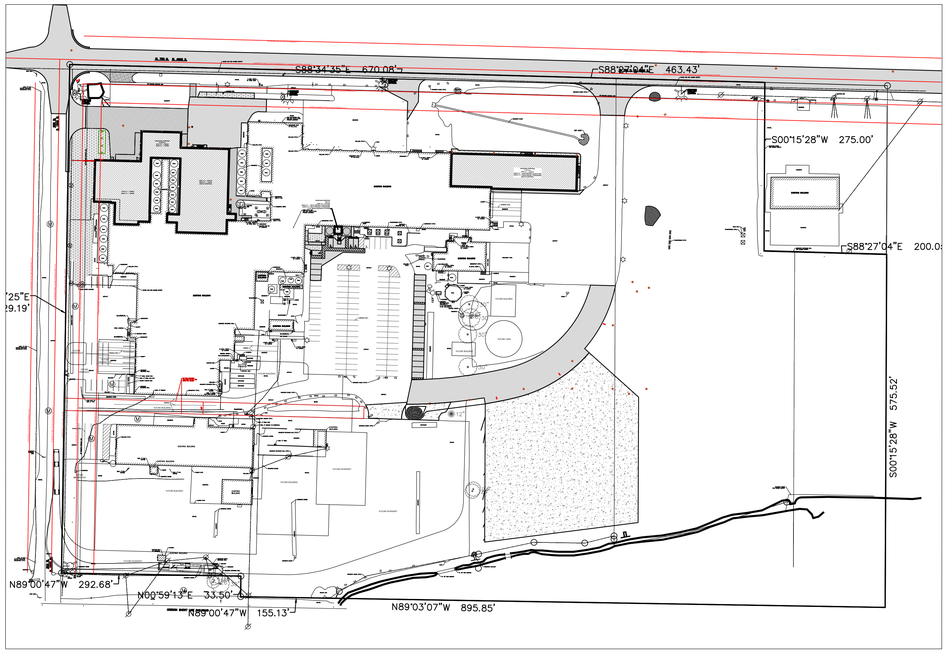
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	3.92	170,880	15.0%
PAVEMENT (ASP. & CONC.)	12.18	530,543	46.6%
TOTAL IMPERVIOUS	16.10	701,423	61.7%
LANDSCAPE/ OPEN SPACE	10.01	435,952	38.3%
PROJECT SITE	26.11	1,137,375	100.0%

Blue Stakes of UTAH 811

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

CALL BLUE STAKES OF UTAH
800-662-4111

REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



NORTH

SITE PLAN OVERVIEW

SCALE: 1"= 100'

100' 0 100' 200'

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC / 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG / 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE SYMBOLS			
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING HANDICAP PARKING STALL		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN BOX		EXISTING STREET LIGHT
	EXISTING WATER VALVE IN MANHOLE	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
	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	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
	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	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

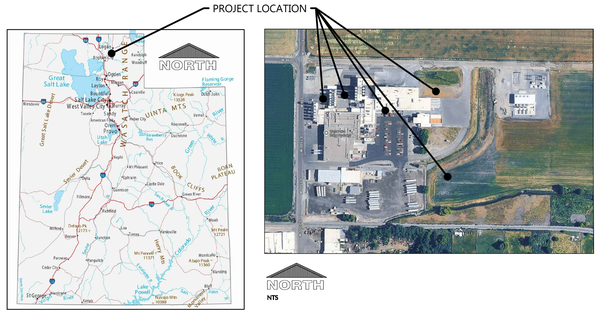
FIRE DEPARTMENT:
Phone: (435) 245-7634

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

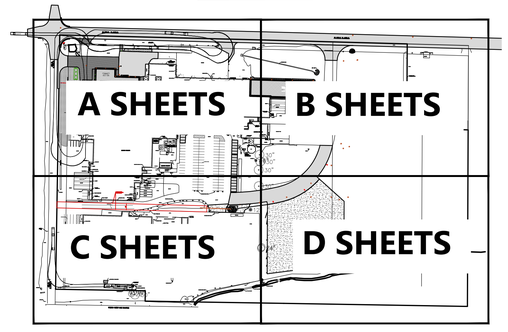
1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

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

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

PROFESSIONAL SEAL

06/29/2026

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C0.1

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

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

31 20 00 EARTH MOVING

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

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PER UTAH DEQ STANDARDS. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH UTAH DEQ.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING UTAH DEQ'S MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE 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 MANUALS. 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 FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 1-1/2-INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A GEOTEXTILE FABRIC PER UTAH DEQ STANDARDS. THE TRACKING PAD SHALL BE AT LEAST THE FULL WIDTH OF THE EGRESS POINT, AND BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. INSTALL PER UTAH DEQ STANDARDS AND SPECIFICATIONS.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. INSTALL PER 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. DUST CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY USE A COMBINATION APPROACH THAT UTILIZES A CONDITIONING MEASURES FOR DUST CONTROL. INSTALL PER UTAD DEQ STANDARDS AND SPECIFICATIONS.
   6. THE USE, STORAGE, DISPOSAL OF CHEMICALS, FUELS, 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 ALLOWED TO RUN INTO STORM DRAIN 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 WILL 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 RE-ESTABLISHED WORK ACCEPTONE.
   9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES SET BY UTAH DEQ.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH UTAH DEQ.
I. AT THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER UTAH DEQ GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 GRAVEL AREAS

A. CONTRACTOR TO PROVIDE COMPACTED GRAVEL WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE TYPES AND DEPTHS AS INDICATED BELOW:

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

B. CONTRACTOR TO COMPACT THE AGGREGATE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL GRAVEL AREAS SHALL BE GRADED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL GRAVEL AREAS.

32 20 00 AGGREGATE BASE & ASPHALT PAVEMENT

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

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

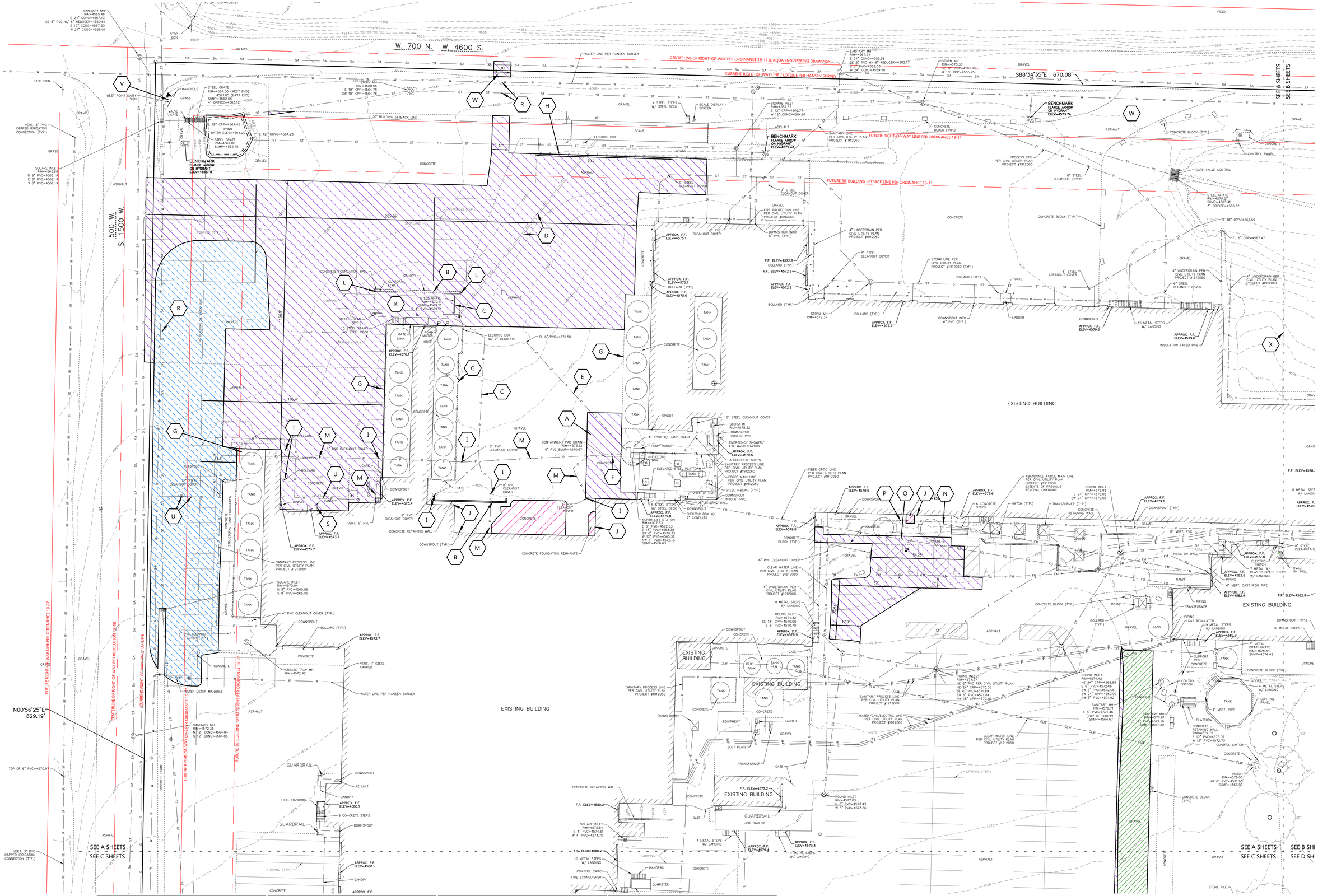
B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER UTAH DOT STANDARDS AND SPECIFICATIONS. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ALL ASPHALT PAVEMENT AREAS 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 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 5' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

DIVISION 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. APPLY SEEDING RATE OF 3-4 LBS/1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STAB



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

KEYNOTES	
G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	REMOVE PORTION OF EXISTING GUARD RAIL. REUSE IF NOT DAMAGED DURING REMOVAL.
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE COVERED LOADOUT BAY CANOPY, STEEL FRAMING, STAIRS, ETC. SEE ARCH PLANS FOR DETAILS.
L	REMOVE GUARDRAIL

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

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

GENERAL NOTES:

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

LEGEND:

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

SCALE: 1"= 20'

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

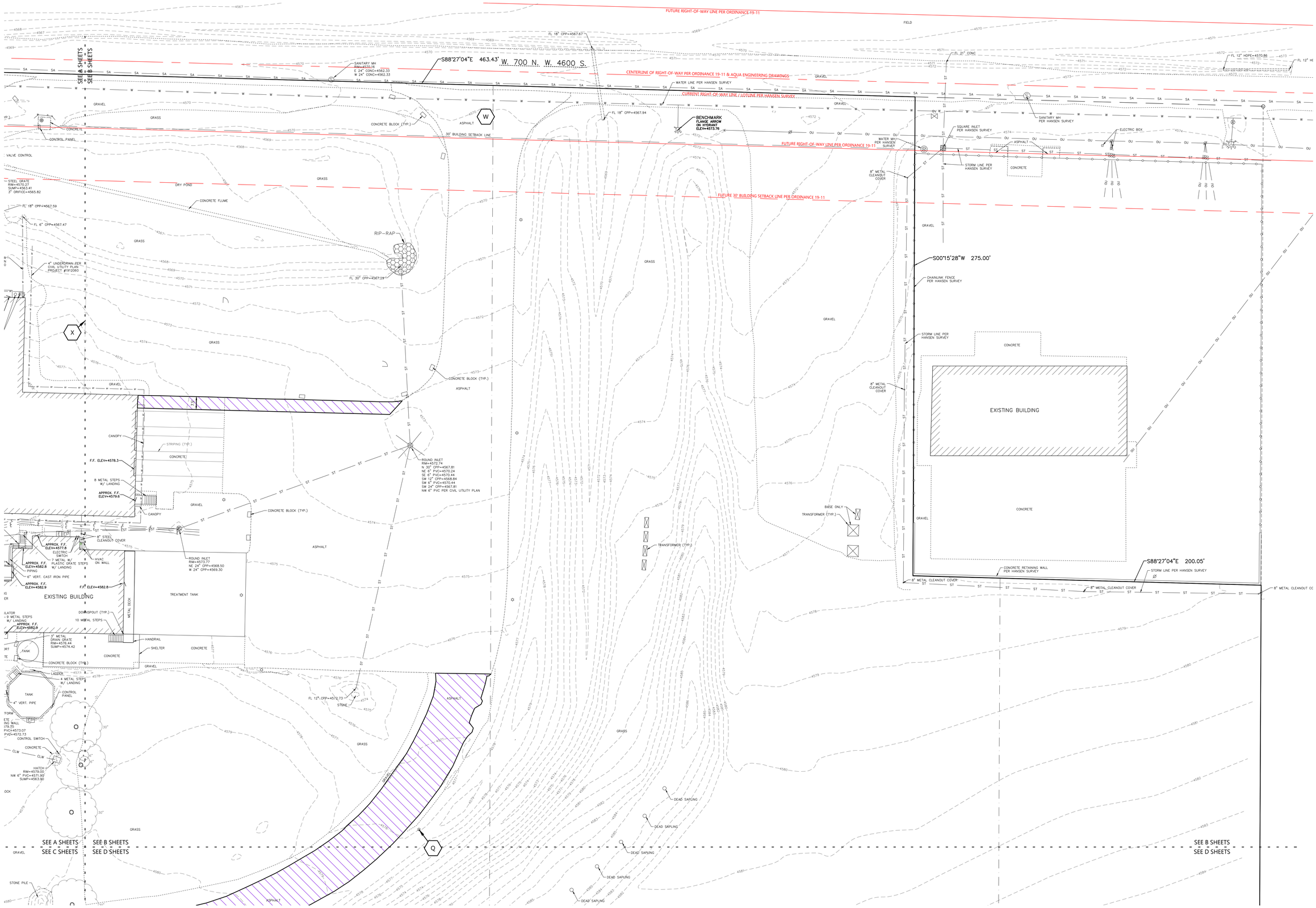
IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.0A



KEYNOTES

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

KEYNOTES

G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	REMOVE PORTION OF EXISTING GUARD RAIL. REUSE IF NOT DAMAGED DURING REMOVAL.
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE COVERED LOADOUT BAY CANOPY, STEEL FRAMING, STAIRS, ETC. SEE ARCH PLANS FOR DETAILS.
L	REMOVE GUARDRAIL

KEYNOTES

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

KEYNOTES

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

GENERAL NOTES:

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

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

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

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA B

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.0B

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.0C

KEYNOTES

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

KEYNOTES

G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	REMOVE PORTION OF EXISTING GUARD RAIL. REUSE IF NOT DAMAGED DURING REMOVAL.
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE COVERED LOADOUT BAY CANOPY, STEEL FRAMING, STAIRS, ETC. SEE ARCH PLANS FOR DETAILS.
L	REMOVE GUARDRAIL

KEYNOTES

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

KEYNOTES

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

GENERAL NOTES:

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

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

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

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA C

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

KEYNOTES	
G	PROTECT EXISTING TANK PAD FOUNDATIONS.
H	REMOVE PORTION OF EXISTING GUARD RAIL. REUSE IF NOT DAMAGED DURING REMOVAL.
I	PROTECT EXISTING CLEANOUT FOR EXTENSION TO F.F. ELEVATION
J	REMOVE EXISTING ROOF DRAIN. COORDINATE WITH ARCHITECTURAL PLANS.
K	REMOVE COVERED LOADOUT BAY CANOPY, STEEL FRAMING, STAIRS, ETC. SEE ARCH PLANS FOR DETAILS.
L	REMOVE GUARDRAIL

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

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

GENERAL NOTES:

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

SAWCUT & REMOVE PAVEMENT, PROTECT BASE

SAWCUT & REMOVE PAVEMENT & BASE

REMOVE FEATURES

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

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA D

EXCEL

Always a Better Plan

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.0D

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RECONSTRUCTED GUARDRAIL

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

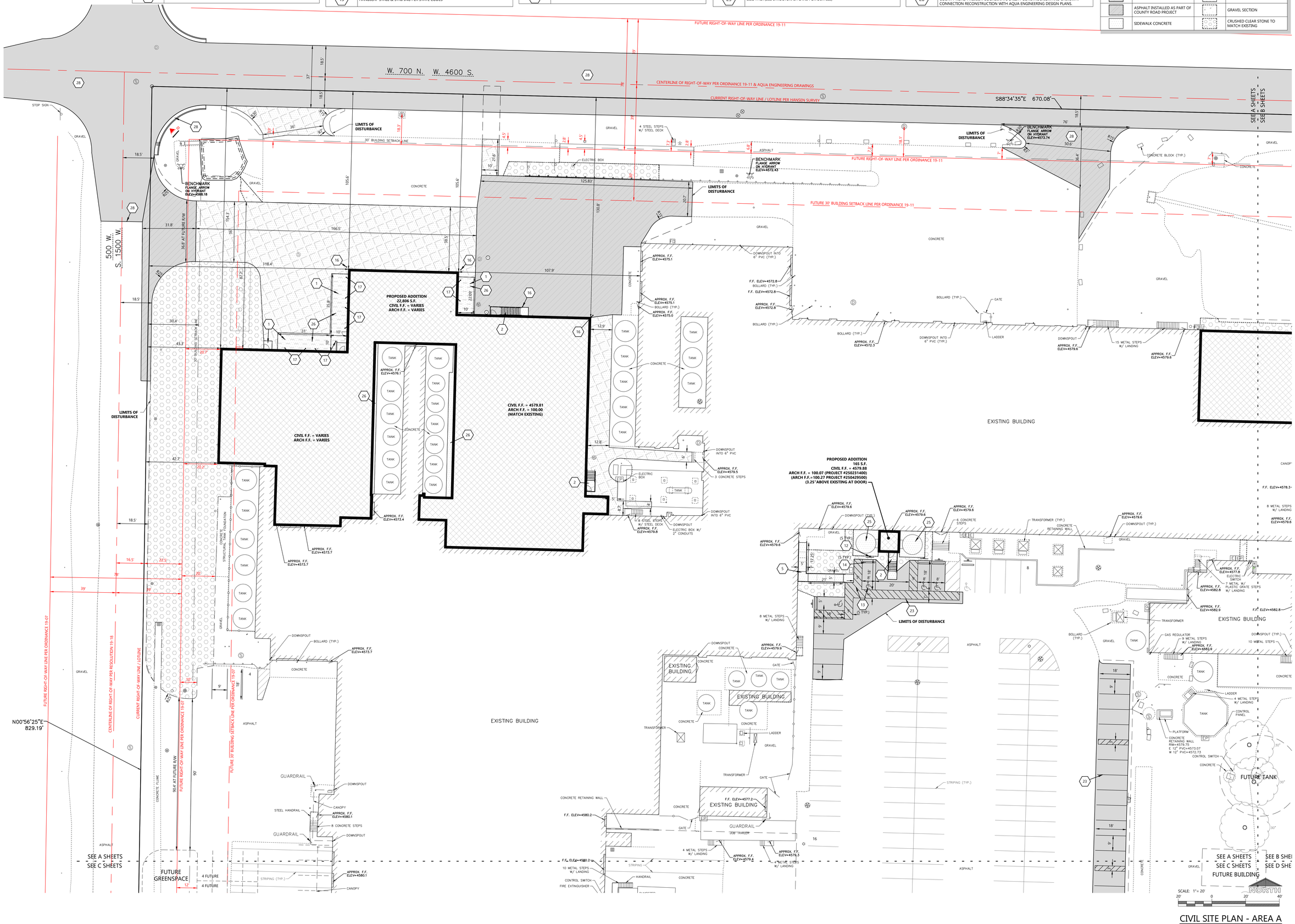
KEYNOTES	
14	PRECAST CONCRETE WHEEL STOP (TYP.)
16	6" CONCRETE BOLLARDS (TYP.) (SEE SHEET C2.0 FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)

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

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

LEGEND:

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



CIVIL SITE PLAN - AREA A

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.1A

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RECONSTRUCTED GUARDRAIL

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

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

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

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

LEGEND:

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

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

SEE A SHEETS
SEE B SHEETS

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

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

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

18.5'
140'
R25'
28'
30' BUILDING SETBACK LINE
50'
59.3'
40'

LIMITS OF DISTURBANCE

CONCRETE BLOCK (TYP.)

BENCHMARK
FLANGE ARROW ON HYDRANT
ELEV=4573.76

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

FUTURE 30' BUILDING SETBACK LINE PER ORDINANCE 19-11

GRAVEL
CONCRETE
ASPHALT
ELECTRIC BOX
GV
OU

CONCRETE FLUME
RIP-RAP

LIMITS OF DISTURBANCE

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

49.67'
94.91'
5'

CANOPY
STRIPING (TYP.)
F.F. ELEV=4578.3
8 METAL STEPS W/ LANDING
APPROX. F.F. ELEV=4579.6
CANOPY

APPROX. F.F. ELEV=4577.8
ELECTRIC SWITCH
APPROX. F.F. ELEV=4582.8
7 METAL W/ PLASTIC GRATE STEPS W/ LANDING
APPROX. F.F. ELEV=4582.9
F.F. ELEV=4582.8
EXISTING BUILDING
TREATMENT TANK
METAL DECK
DOWNSPOUT (TYP.)
10 METAL STEPS
HANDRAIL
CONCRETE
GRAVEL

TANK
LADDER
4 METAL STEPS W/ LANDING
CONTROL PANEL
CONTROL SWITCH
FUTURE TANK
FUTURE BUILDING
STONE

LIMITS OF DISTURBANCE

R181'
40'
R237'
10'
40'
10'

S00°15'28"W 275.00'
CHAINLINK FENCE PER HANSEN SURVEY

EXISTING BUILDING

BASE ONLY
TRANSFORMER (TYP.)

S88°27'04"E 200.05'
CONCRETE RETAINING WALL PER HANSEN SURVEY

SEE A SHEETS
SEE C SHEETS
FUTURE BUILDING
SEE B SHEETS
SEE D SHEETS

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

CIVIL SITE PLAN - AREA B

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.1B

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RECONSTRUCTED GUARDRAIL

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

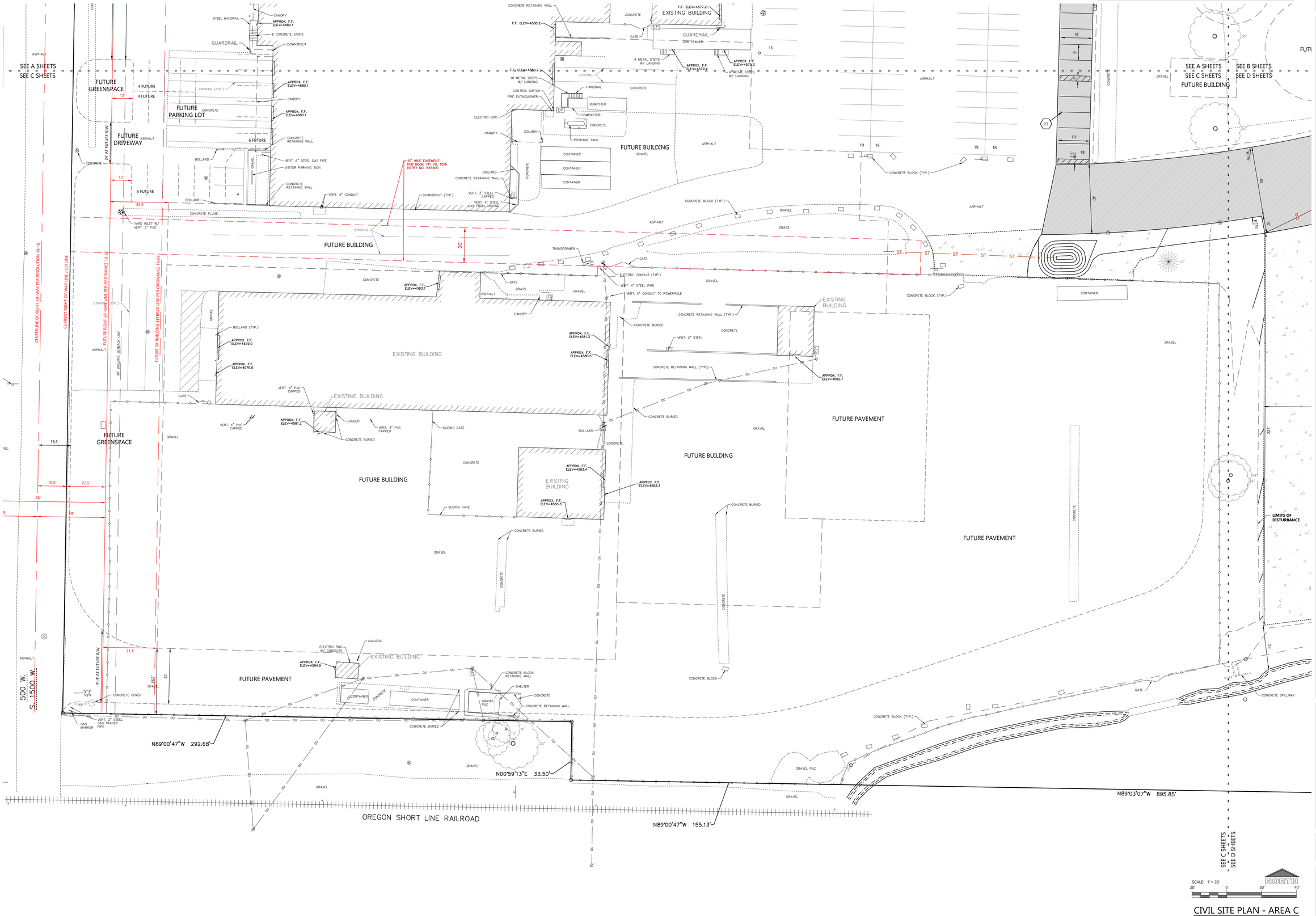
KEYNOTES	
14	PRECAST CONCRETE WHEEL STOP (TYP.)
16	6" CONCRETE BOLLARDS (TYP.) (SEE SHEET C2.0 FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)

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

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

LEGEND:

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



SCALE: 1" = 20'

NORTH

CIVIL SITE PLAN - AREA C

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.1C

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	STEEL LANDING AND STAIRS (SEE ARCH PLANS FOR DETAILS)
3	RECONSTRUCTED GUARDRAIL

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

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

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

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

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

SCALE: 1" = 20'

NORTH

20' 0 20' 40'

CIVIL SITE PLAN - AREA D

EXCEL

Always a Better Plan

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.1D

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.2A

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

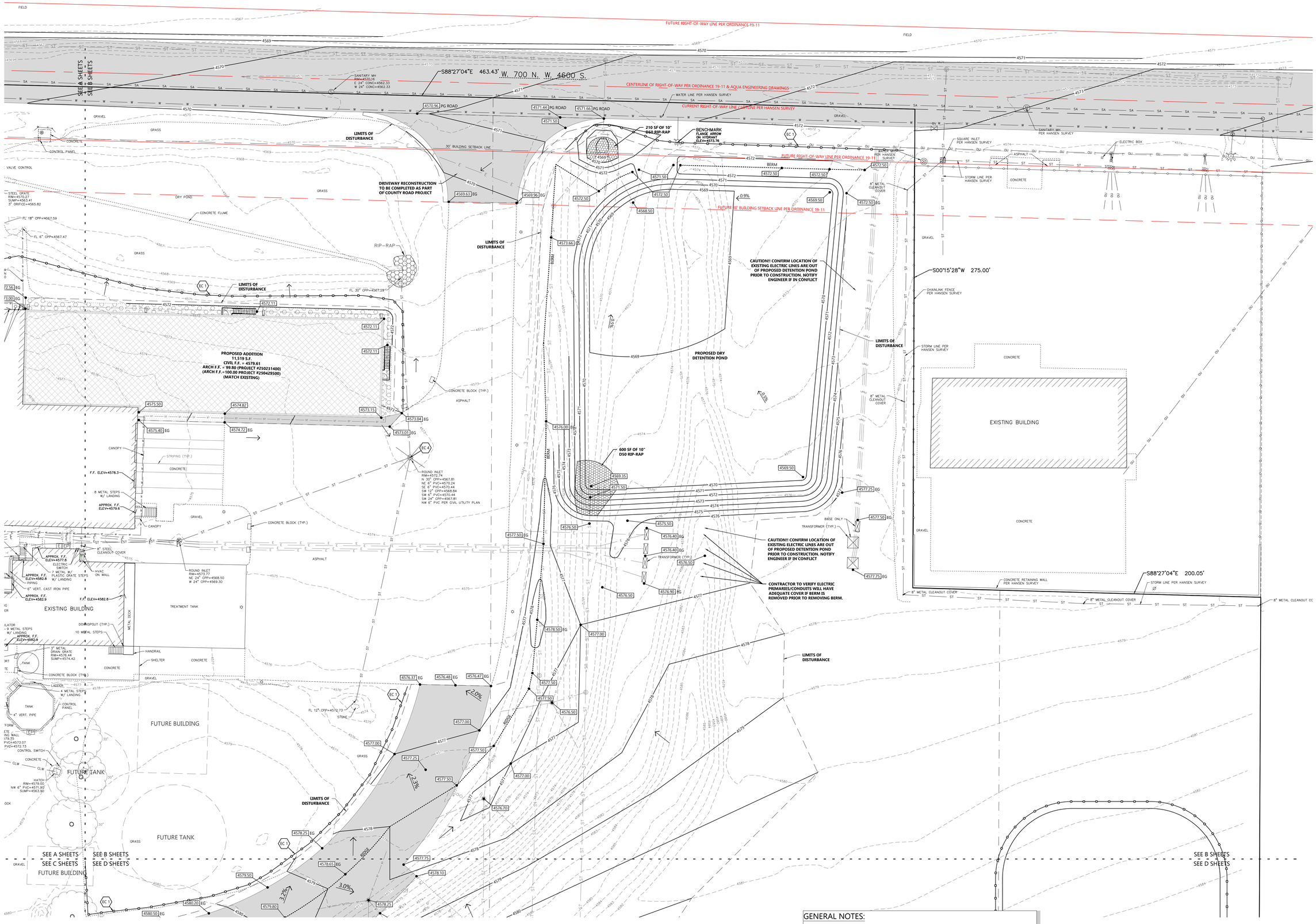
GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS ASILES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

SCALE: 1" = 20'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN



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

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

SCALE: 1" = 20'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN - AREA B

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

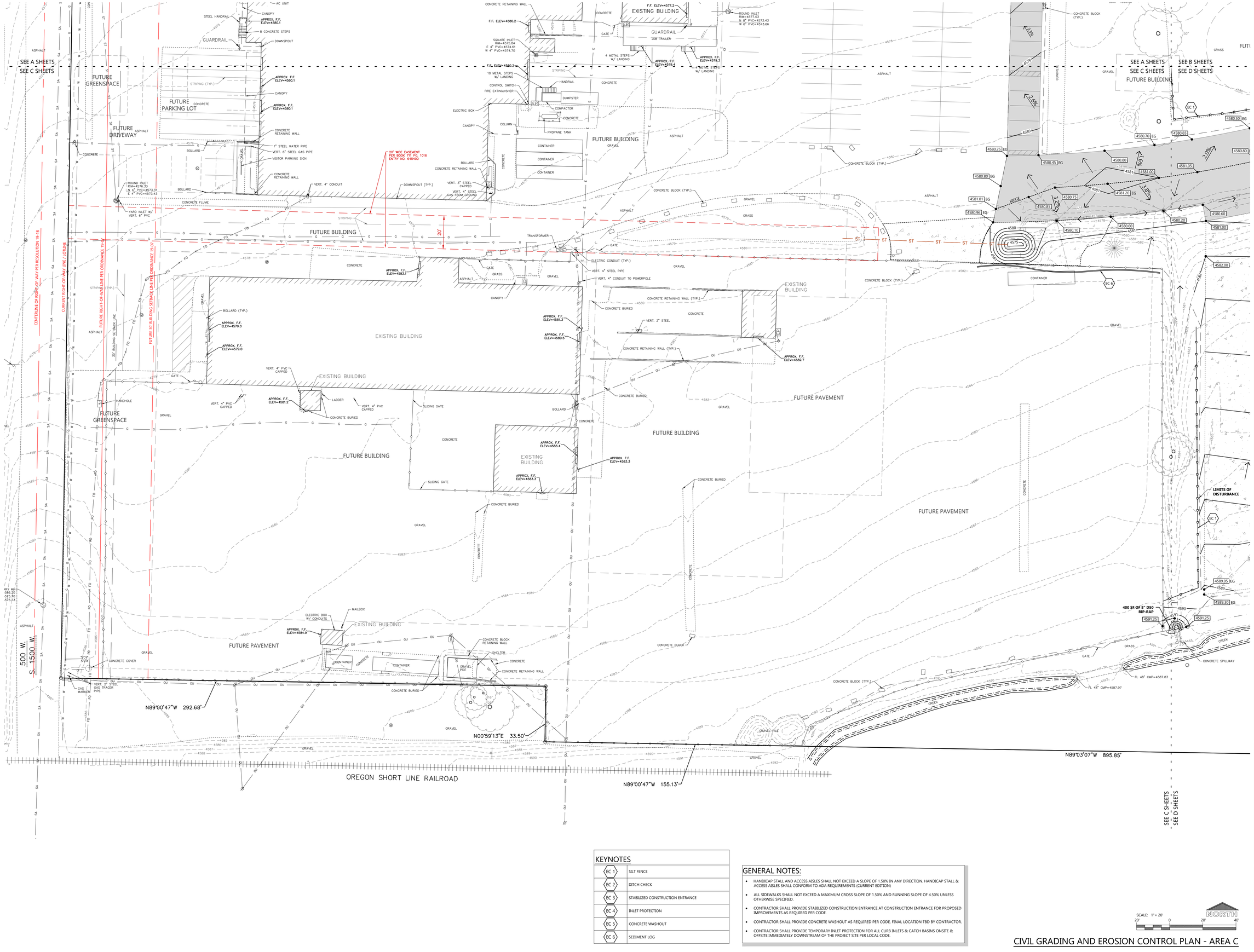
SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.2B



KEYNOTES

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

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

SCALE: 1" = 20'

CIVIL GRADING AND EROSION CONTROL PLAN - AREA C

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

PROJECT INFORMATION

CREAMERY RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.2C

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

IRRIGATION DITCH NOTE:

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

KEYNOTES

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

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

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

CIVIL GRADING AND EROSION CONTROL PLAN - AREA D

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA MAY 15, 2026
IFA JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.2D

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.3A

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

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

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

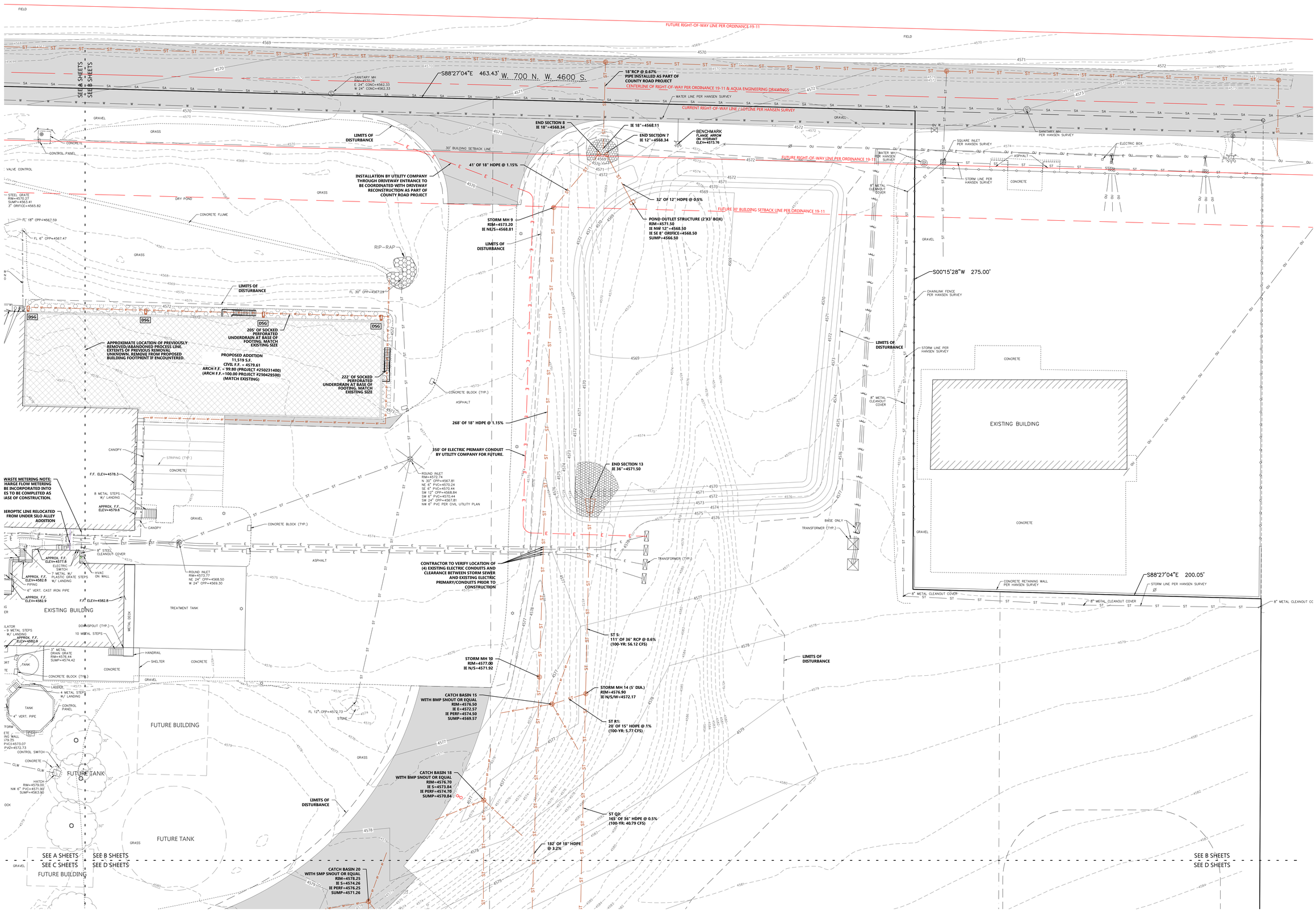
NOTE:
CONTRACTOR TO VERIFY MATERIAL OF ALL EXISTING WET UTILITIES SCHEDULED TO REMAIN UNDER PROPOSED BUILDING ADDITION. ENSURE PIPE MATERIAL MEETS STANDARD MATERIAL SPECIFICATIONS FOR USE UNDER A BUILDING. (SCH 40 CPVC, ETC)

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

SCALE: 1"= 20'

NORTH

CIVIL UTILITY PLAN - AREA A



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

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

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

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

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

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

CIVIL UTILITY PLAN - AREA B

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

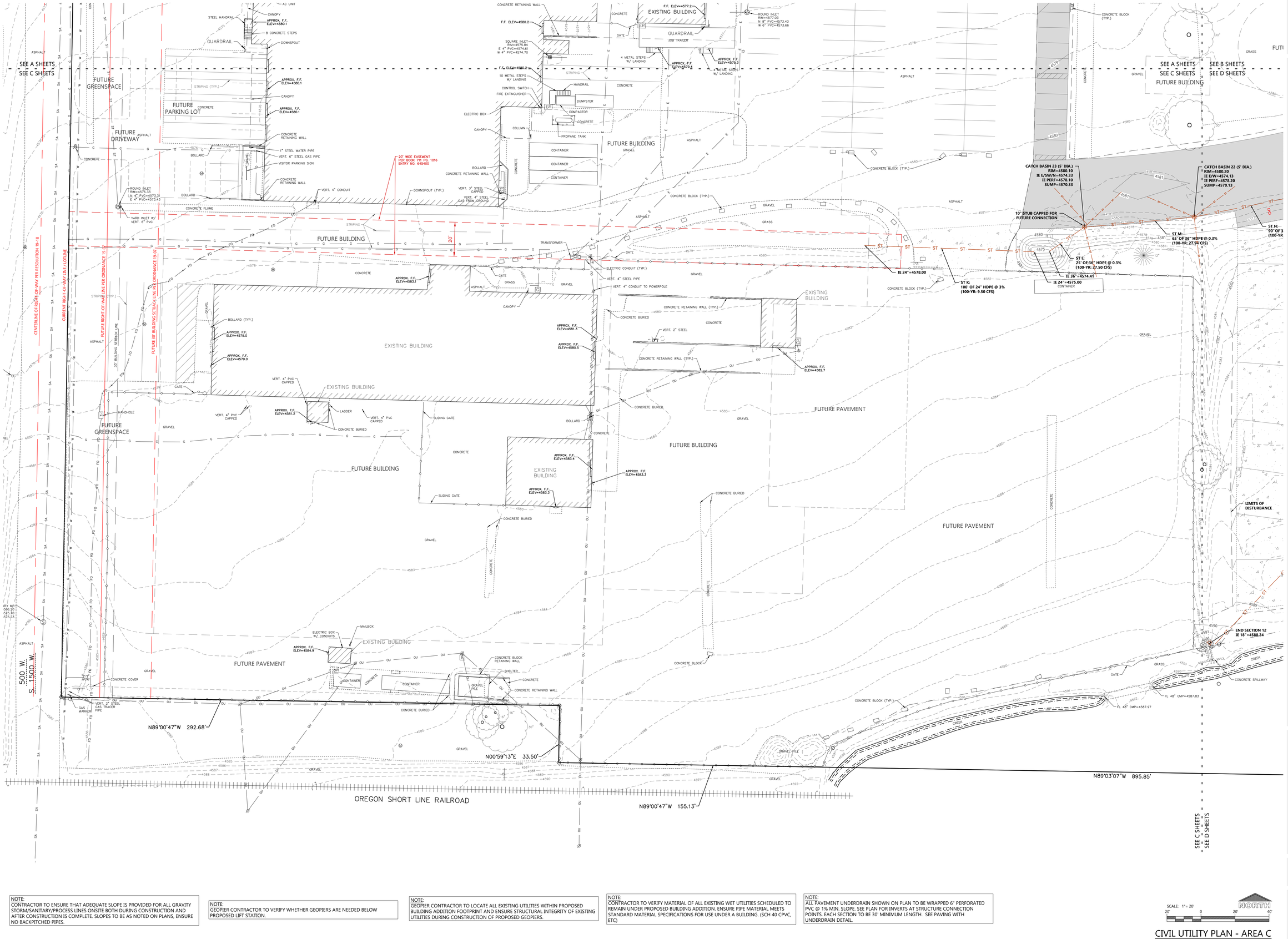
SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.3B



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

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

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

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

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

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

CIVIL UTILITY PLAN - AREA C

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

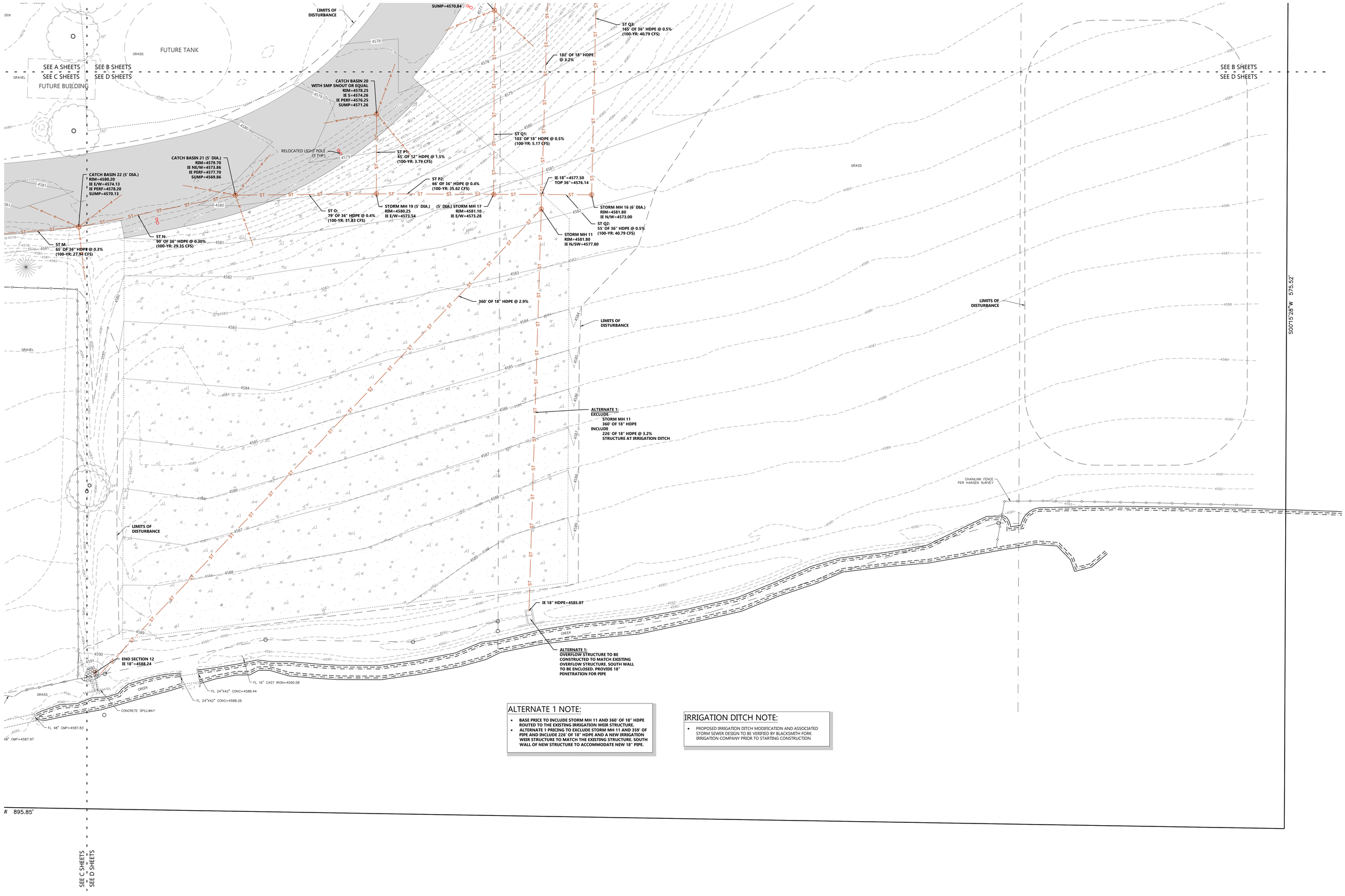
SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.3C



ALTERNATE 1 NOTE:

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

IRRIGATION DITCH NOTE:

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

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

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

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

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

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

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

CIVIL UTILITY PLAN - AREA D

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.3D

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.4A

SEEDING NOTE:

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

HATCH KEY:

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

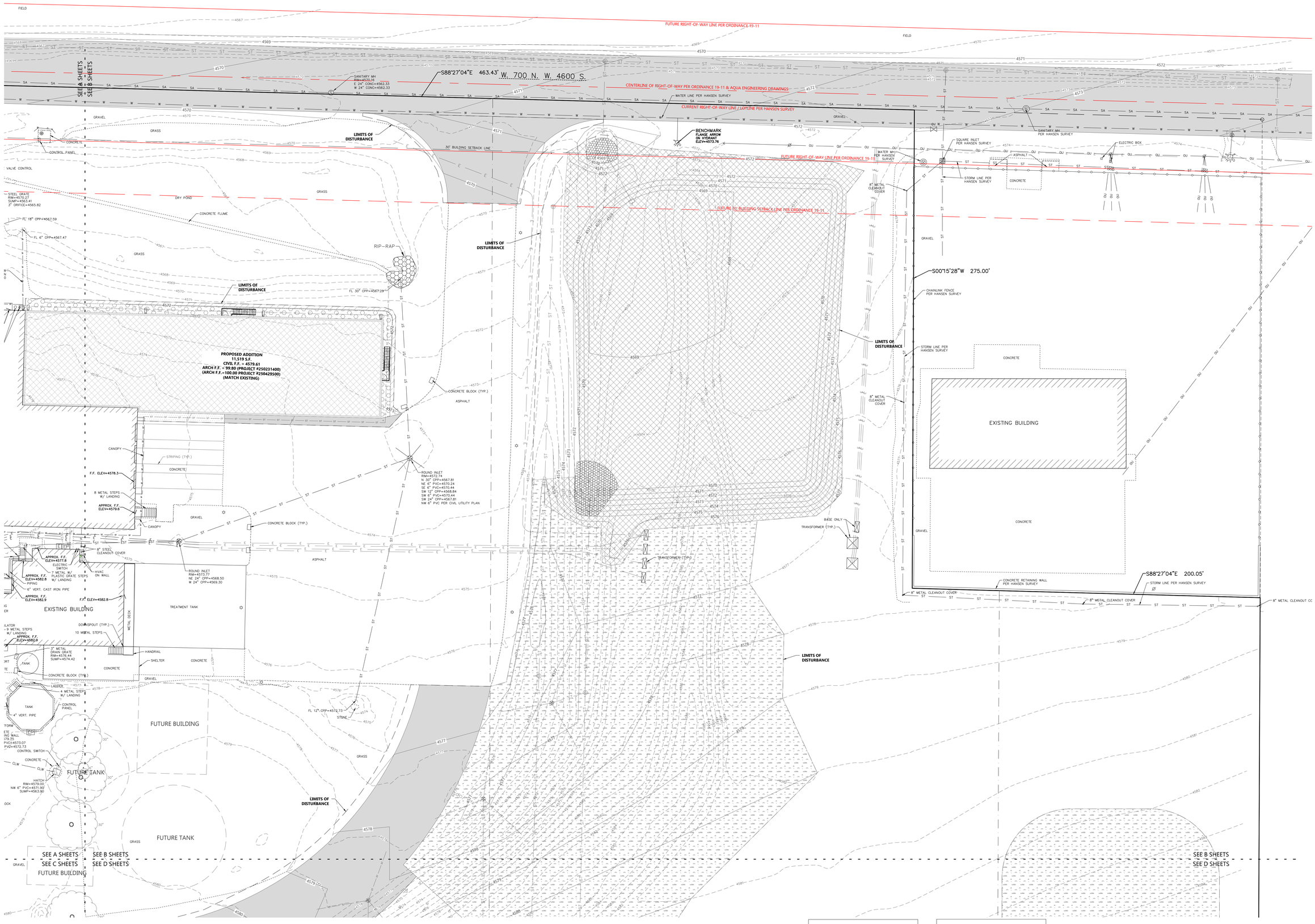
HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

SCALE: 1" = 20'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA A



SEEDING NOTE:

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

HATCH KEY:

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

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN

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

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA B

EXCEL

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER
250231400

SHEET NUMBER
C1.4B

SEEDING NOTE:

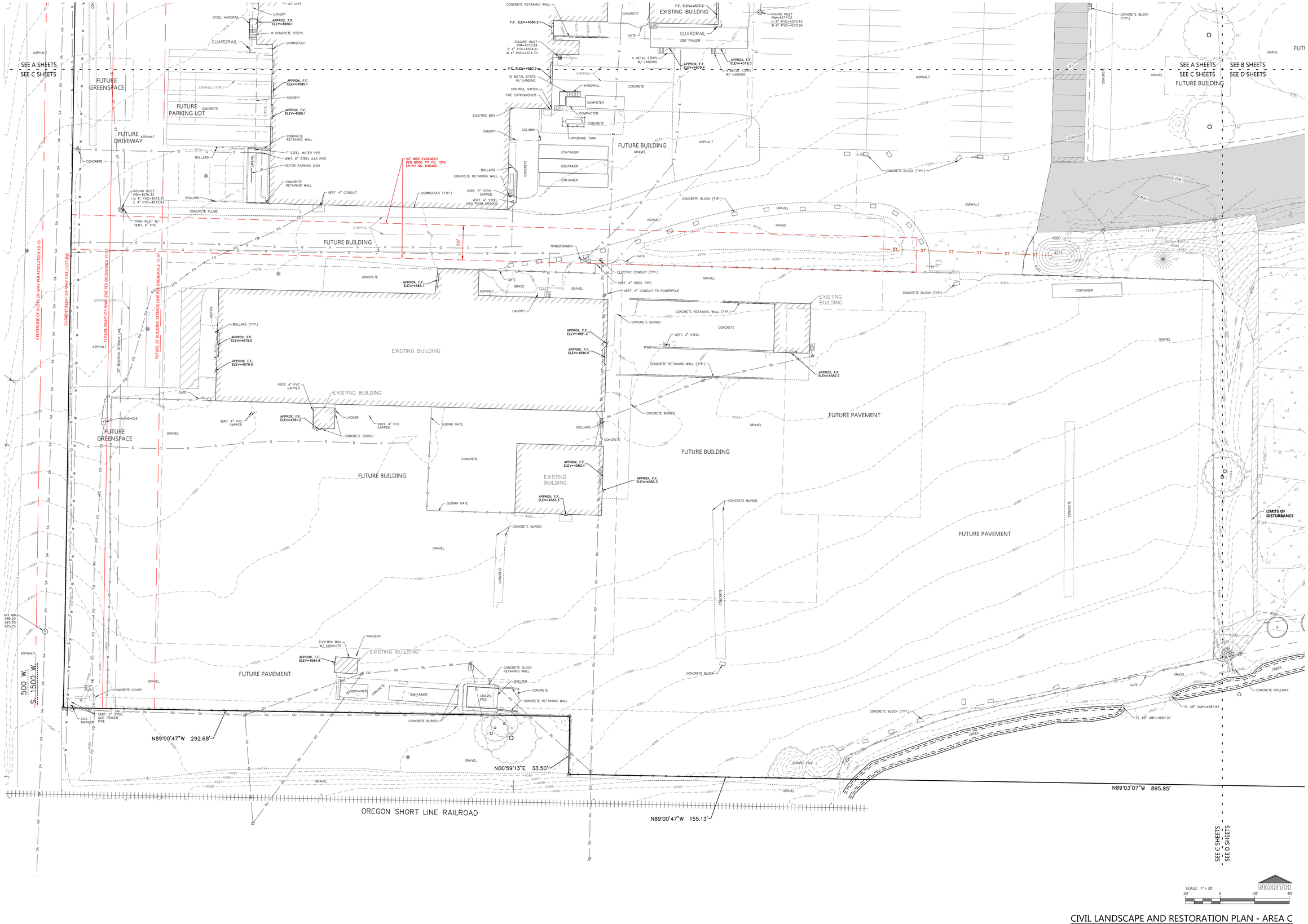
- HYDROSEED ALL AREAS OF PERMANENT GRASS SEEDING. INCLUDING ALL AREAS WITH EROSION MATTING.

HATCH KEY:

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

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN



SCALE: 1" = 20'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C

EXCEL

Always a Better Plan

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.4C

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

TREE PLANTING NOTE:

- SEE SHEET C2.0 FOR TREE PLANTING DETAIL

SEEDING NOTE:

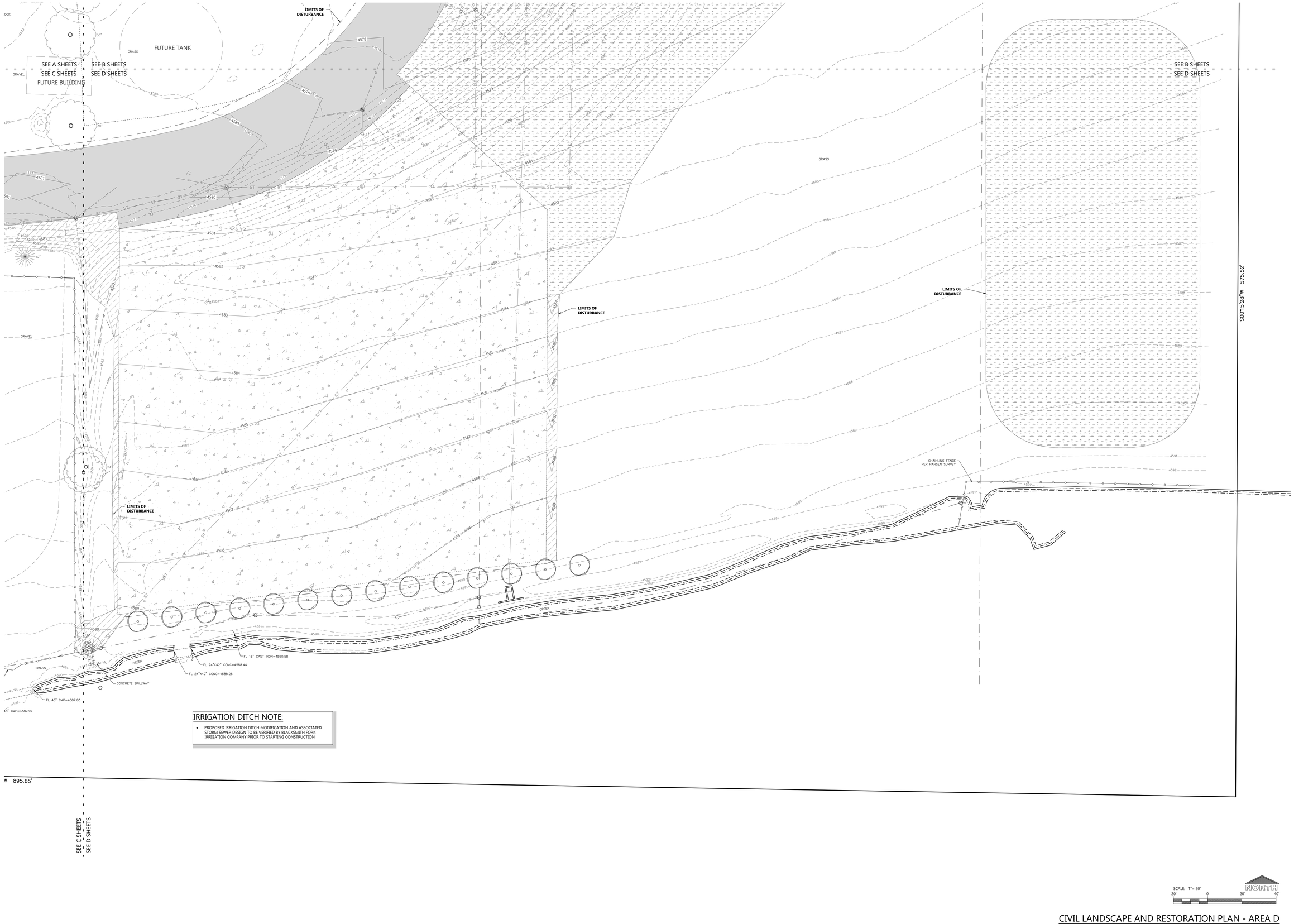
- HYDROSEED ALL AREAS OF PERMANENT GRASS SEEDING. INCLUDING ALL AREAS WITH EROSION MATTING.

HATCH KEY:

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

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED LAWN



IRRIGATION DITCH NOTE:

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

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA D

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C1.4D

GENERAL NOTES

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

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

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

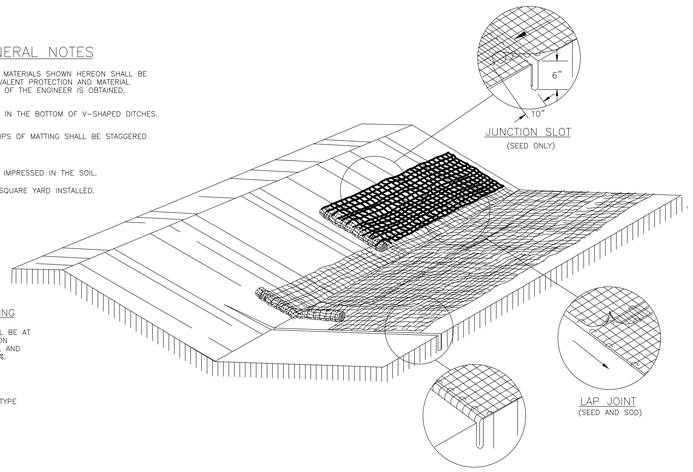
EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

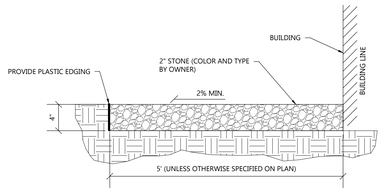
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE:
SEE SPECIFICATIONS FOR MATTING TYPE



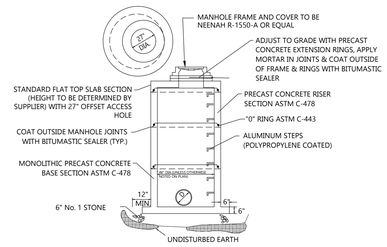
CHANNEL EROSION MAT DETAIL

NOT TO SCALE



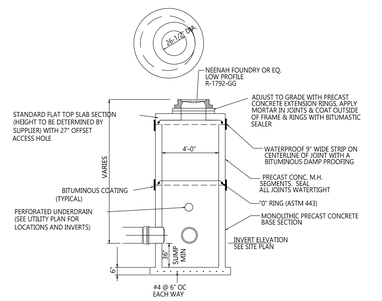
STONE STRIP DETAIL

NOT TO SCALE



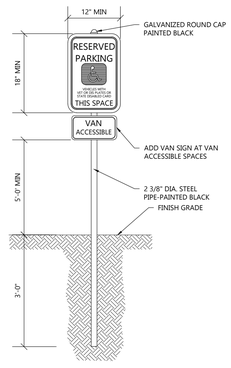
STORM MANHOLE DETAIL

NOT TO SCALE



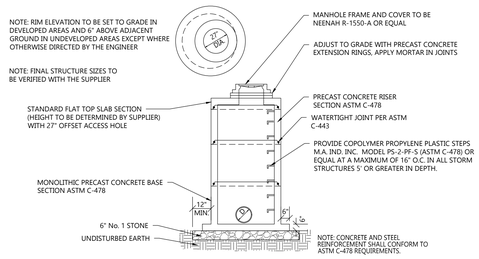
STORM CATCH BASIN W/ SUMP DETAIL

NOT TO SCALE



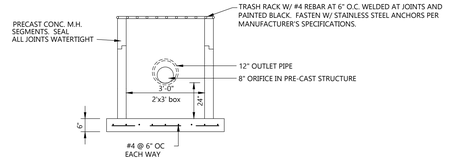
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



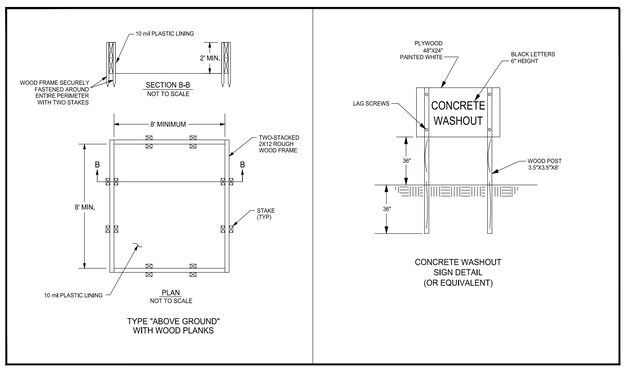
STORM MANHOLE DETAIL

NOT TO SCALE



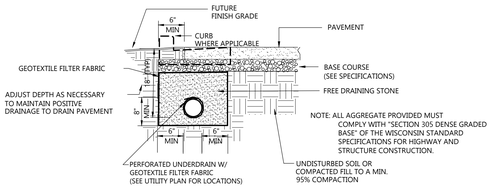
OUTLET STRUCTURE DETAIL

NOT TO SCALE



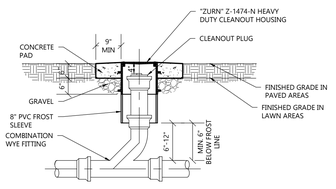
CONCRETE WASHOUT DETAIL

NOT TO SCALE



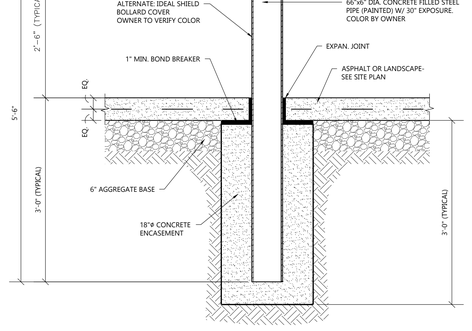
PAVING WITH UNDERDRAIN DETAIL

NO SCALE



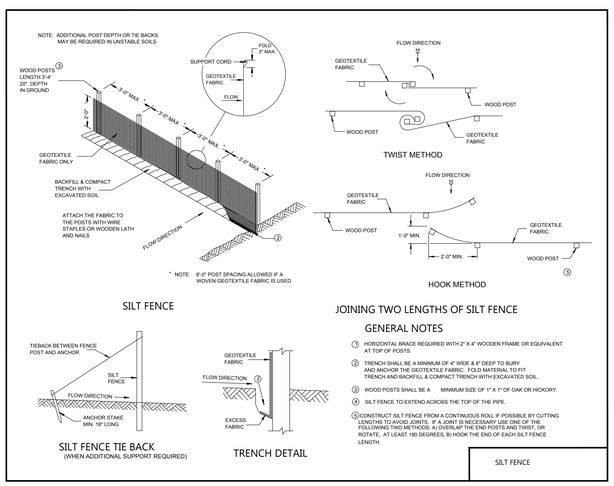
CLEANOUT TO GRADE DETAIL

NOT TO SCALE



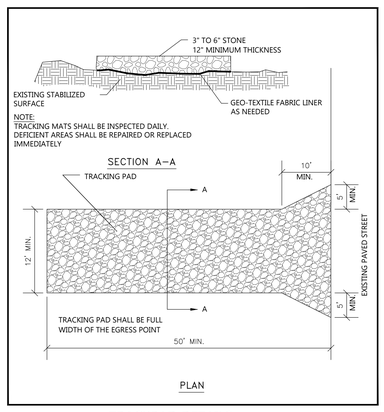
6" PIPE BOLLARD DETAIL

NOT TO SCALE



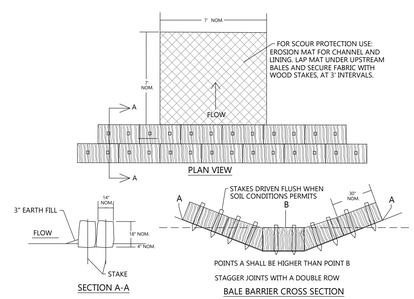
SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE



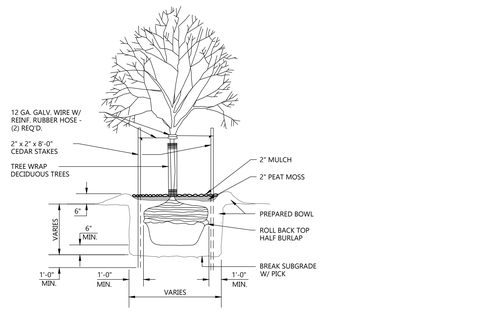
TRACKPAD DETAILS

NOT TO SCALE



HAY OR STRAW BALE DITCH CHECK

NO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	MAY 15, 2026
IFA	JUNE 25, 2026

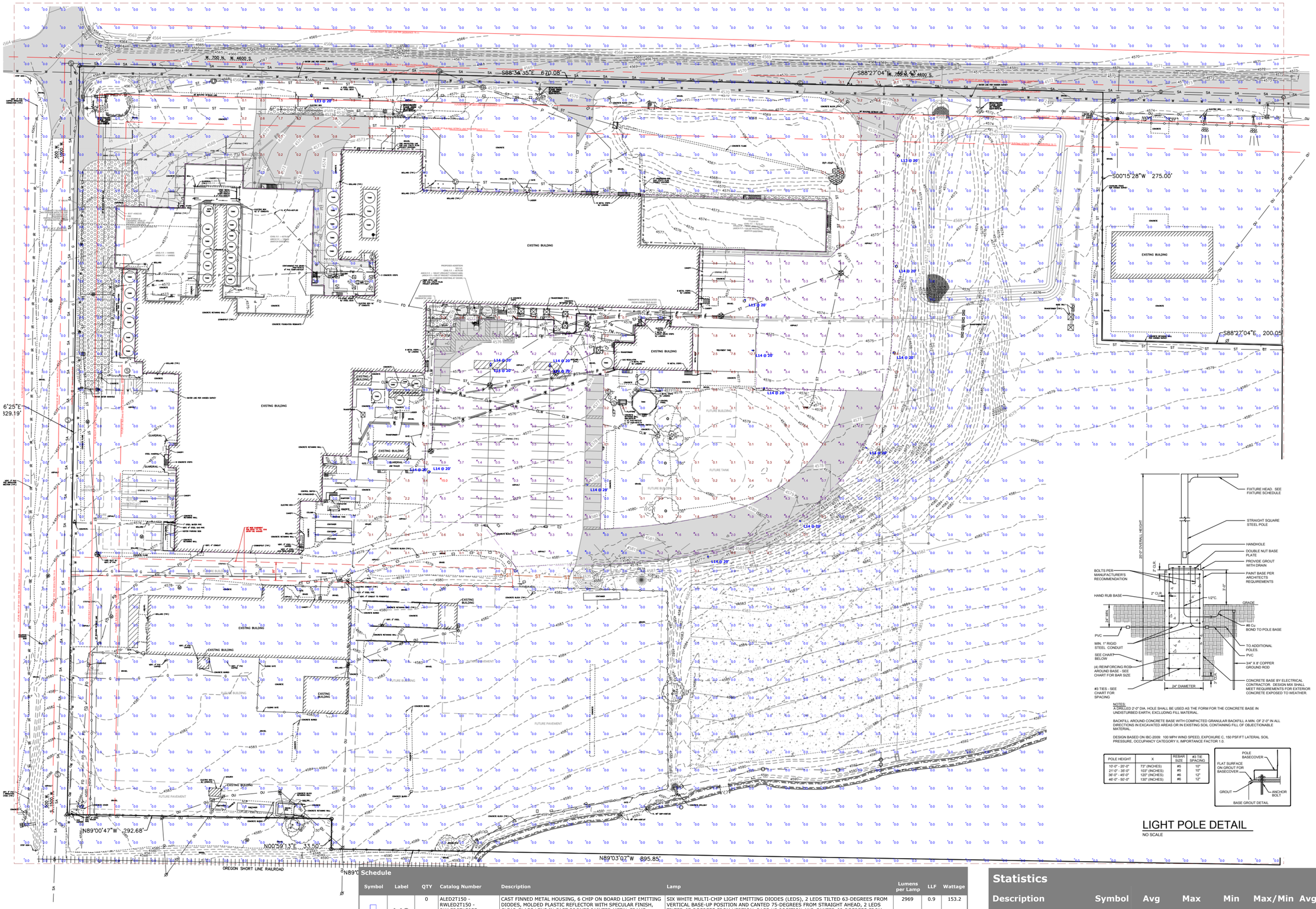
JOB NUMBER

250231400

SHEET NUMBER

C2.0

CIVIL DETAILS



Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
□ ○	L12	0	ALED2T150 - RWLED2T150 - RWLED2T150SF - WPLED2T150 (TYPE II)	CAST FINNED METAL HOUSING, 6 CHIP ON BOARD LIGHT EMITTING DIODES, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR GLASS LENS IN CAST BRONZE PAINTED METAL FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD.	2969	0.9	153.2
□ ○	L13	3	ALED3T150 - RWLED3T150 - RWLED3T150SF - WPLED3T150 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 63-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 75-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 67-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 68-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 58-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 40-DEGREES FROM STRAIGHT AHEAD.	2805	0.9	155.2
□ ○	L14	14	ALED4T150 - RWLED4T150 - RWLED4T150SF - WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), 2 LEDS TILTED 56-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 16-DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 22-DEGREES FROM STRAIGHT AHEAD.	3077	0.9	155.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY & PARKING	✳	2.3 fc	15.0 fc	0.0 fc	N/A	N/A
SITE	+	0.2 fc	15.0 fc	0.0 fc	N/A	N/A

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

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

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

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

LIGHT POLE DETAIL

NO SCALE

SCALE: 1" = 40'

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

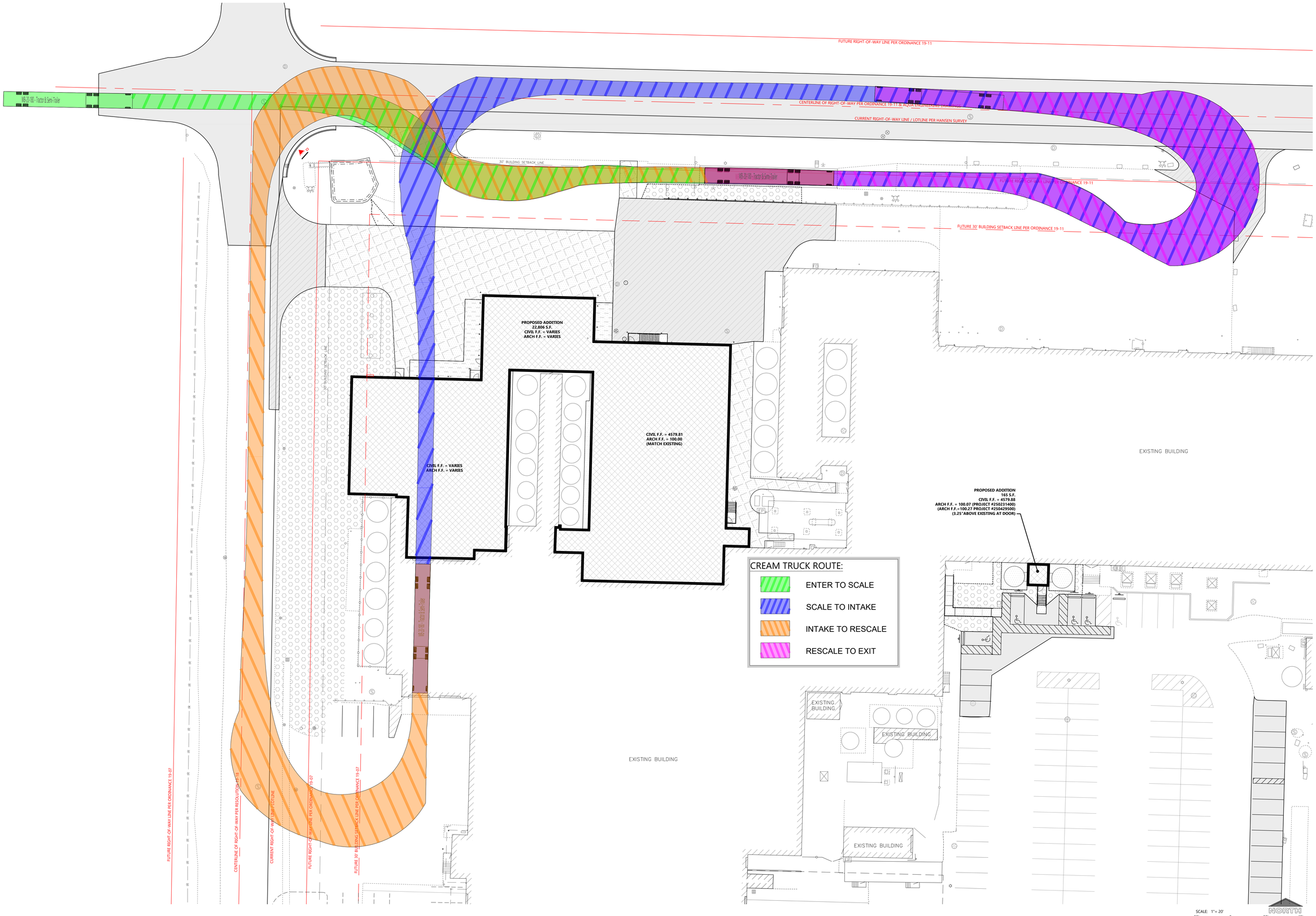
IFA	MAY 15, 2026
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

C3.1



CREAM TRUCK TURN EXHIBIT

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

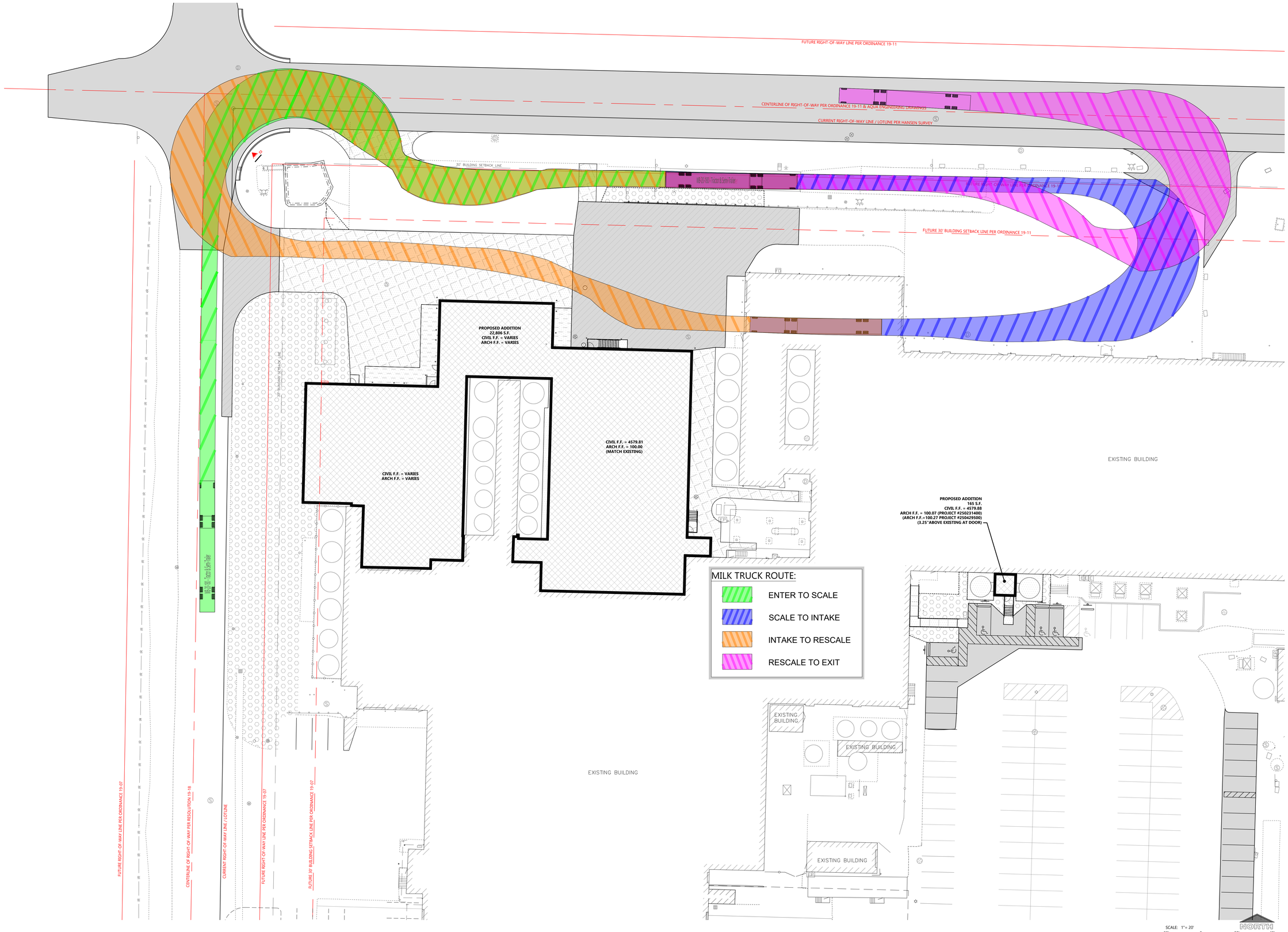
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

EX 1



MILK TRUCK TURN EXHIBIT

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

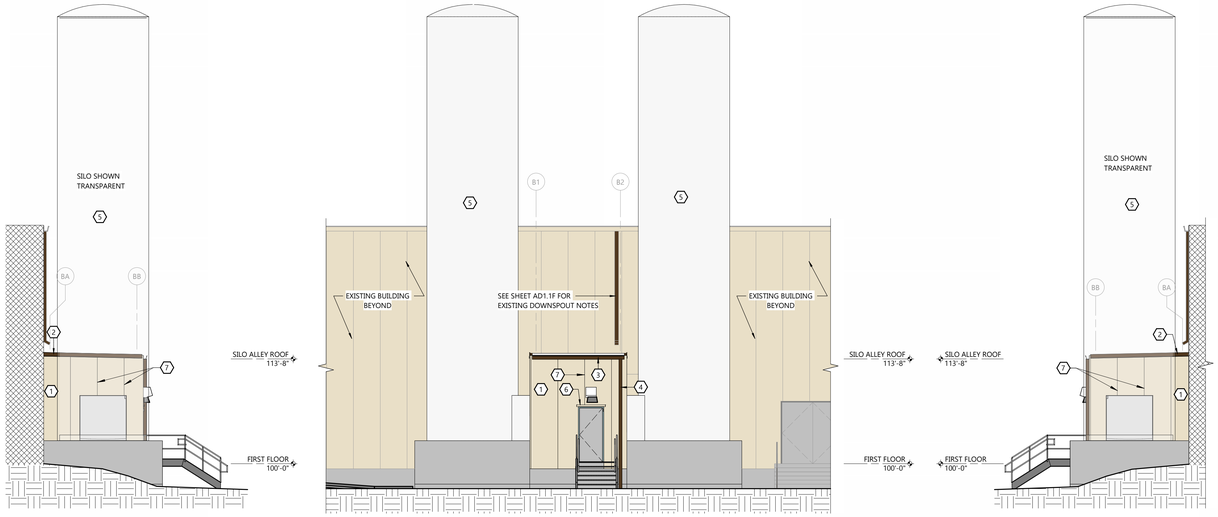
IFA	JUNE 25, 2026

JOB NUMBER

250231400

SHEET NUMBER

EX 2



WEST SILO ALLEY ELEVATION

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

SOUTH SILO ALLEY ELEVATION

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

EAST SILO ALLEY ELEVATION

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

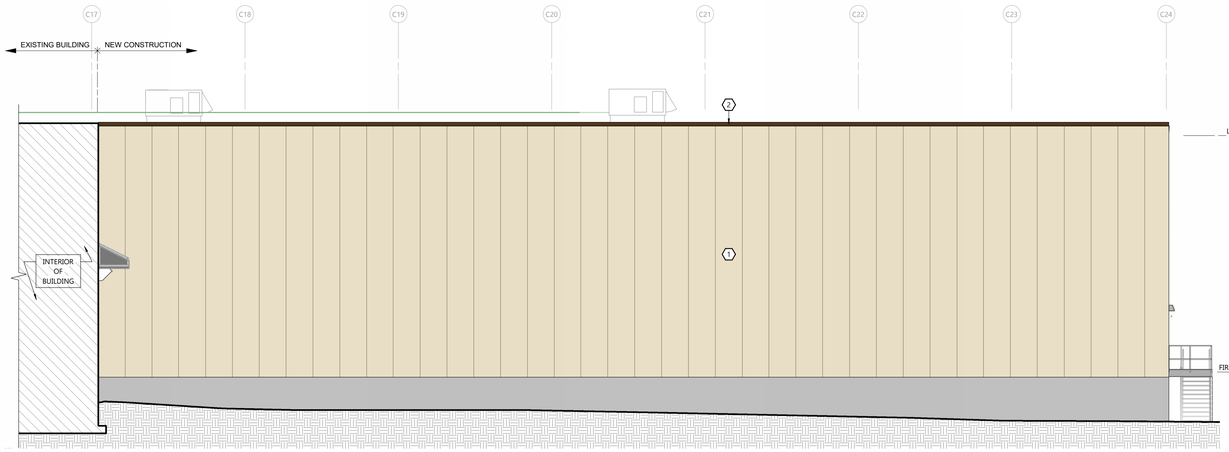
GENERAL NOTES

(2)(1) SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

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

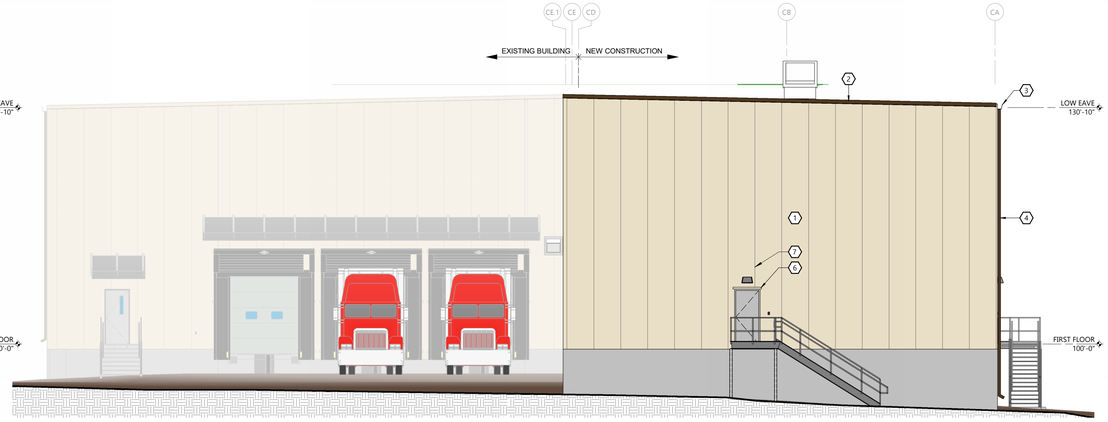
EXTERIOR MATERIAL KEY

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



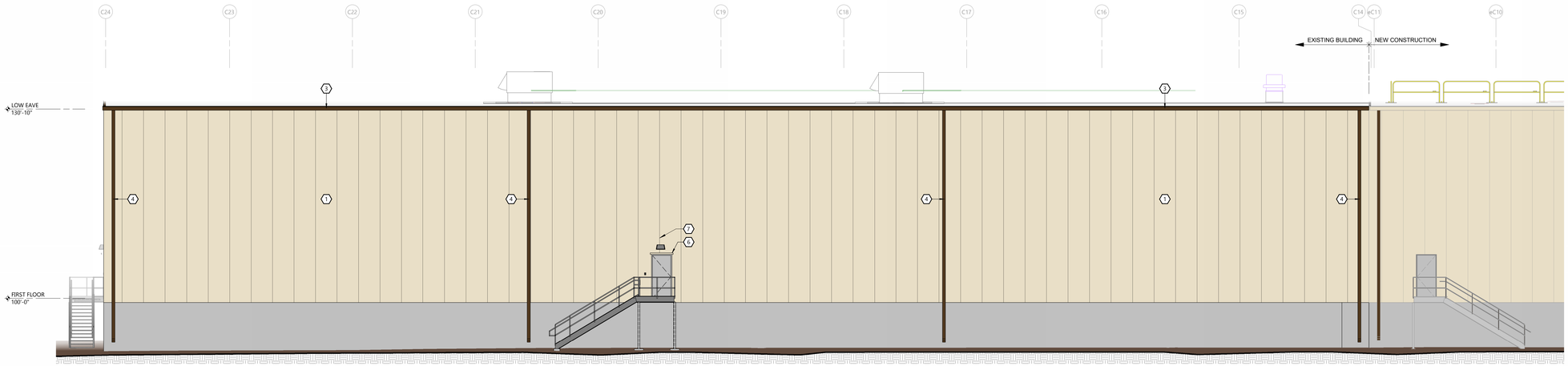
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

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

PROJECT INFORMATION

STORAGE WAREHOUSE EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 23, 2026
FEB. 20, 2026
MAR. 5, 2026
MAR. 13, 2026
MAY 15, 2026
JUNE 25, 2026

NOT FOR CONSTRUCTION

JOB NUMBER

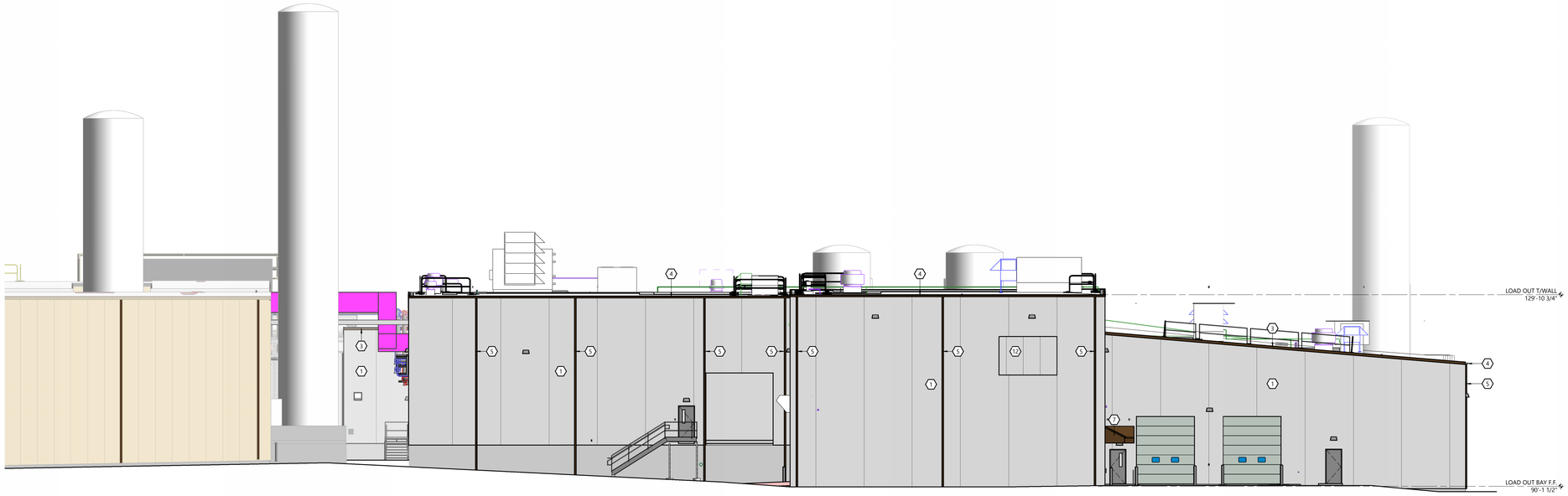
250429500

SHEET NUMBER

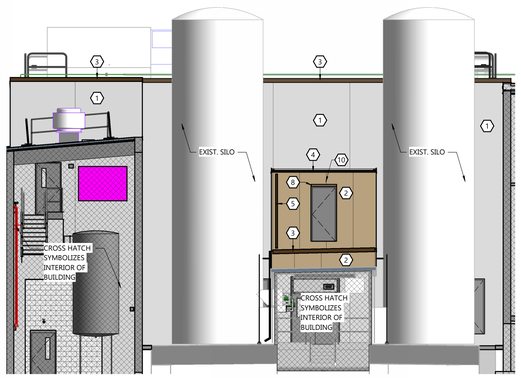
A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS

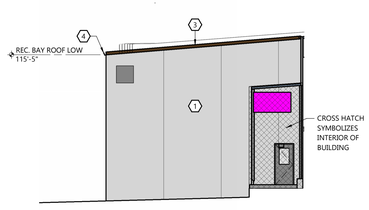
C:\Users\jgeddis\Documents\250429500_Arch_Central_V25ID_jgeddis.MARCH-rvt
6/22/2026 12:00:23 PM



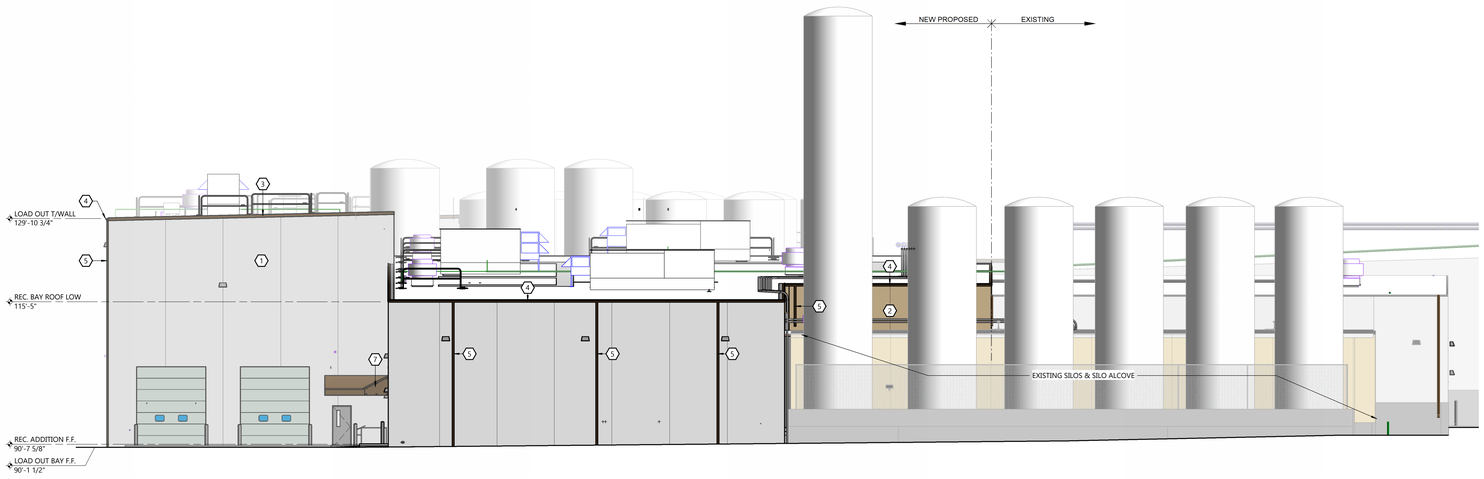
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



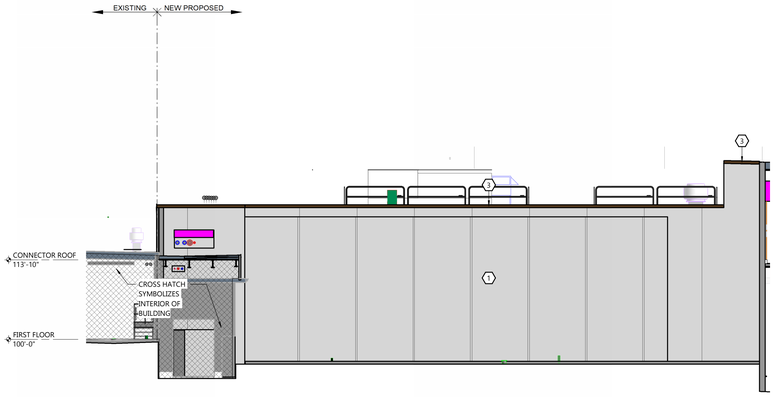
SOUTH LOAD OUT BAY EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH HTST ELEVATION
SCALE: 3/32" = 1'-0"



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



EAST RAW & PAST CIP/ REWORK STORAGE ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES

(1281) SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

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

EXTERIOR MATERIAL KEY

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

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

PROJECT INFORMATION

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

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 25, 2025
JAN. 7, 2026
MAR. 20, 2026
MAR. 25, 2026
MAY 1, 2026
MAY 15, 2026
MAY 29, 2026
JUNE 18, 2026
JUNE 25, 2026

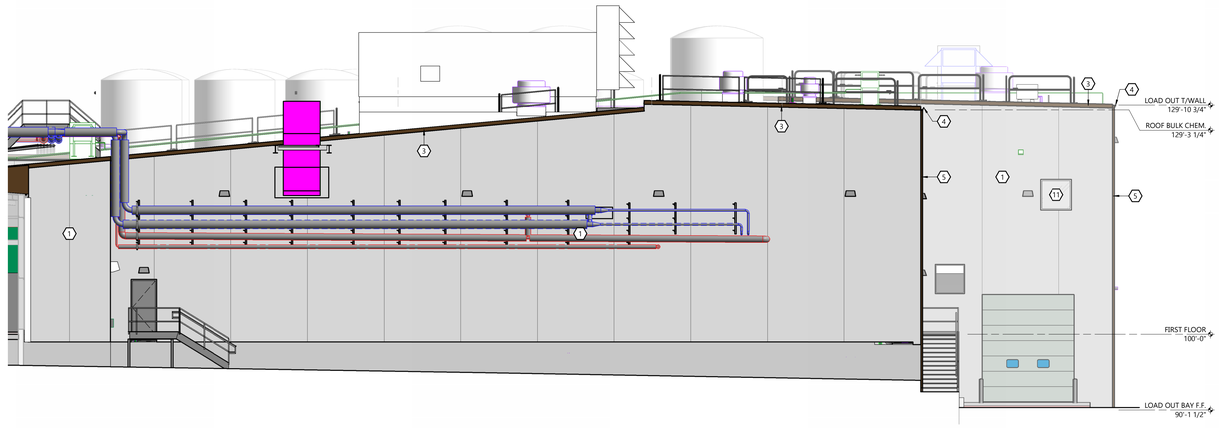
NOT FOR CONSTRUCTION

JOB NUMBER
250231400

SHEET NUMBER
A2.0

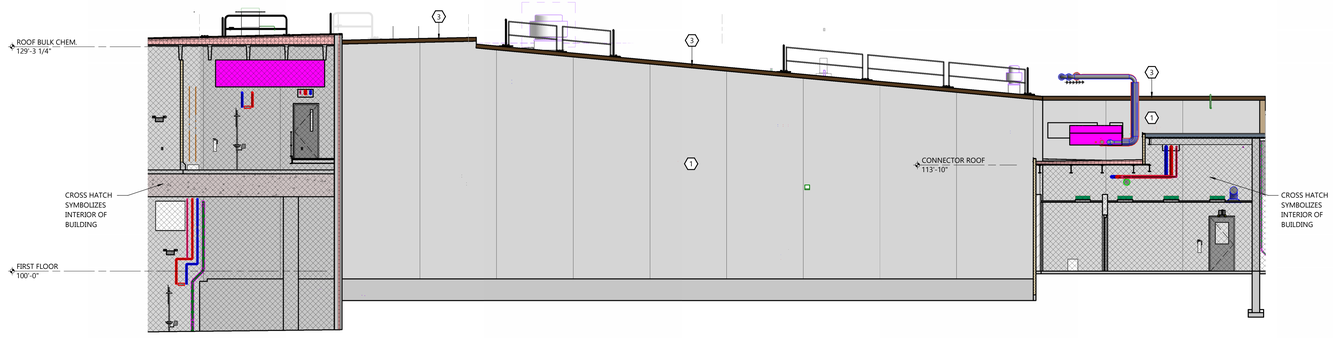
ARCHITECTURAL EXTERIOR ELEVATIONS

C:\Users\jacob\Documents\250231400_Arch_Central_V2025_jacob.bim360.rvt
6/2/2026 11:44:24 AM



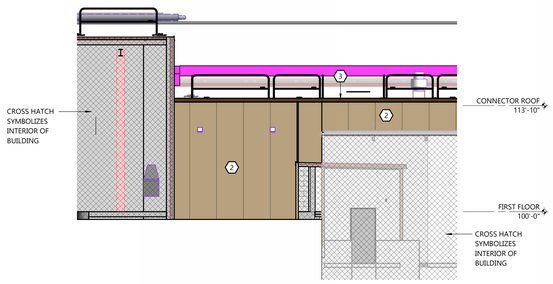
EAST ELEVATION

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



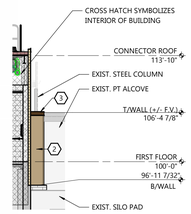
WEST CHURN ROOM ELEVATION

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



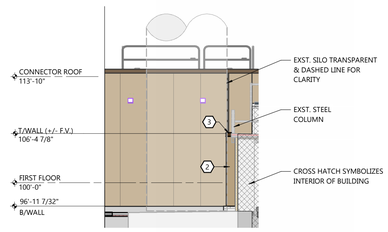
NORTH PIPE CHASE ELEVATION

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



EAST EXTERIOR ELEVATION AT UNISEX/ EXIST. PT ALCOVE

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



NORTH EXTERIOR ELEVATION UNISEX/ EXIST. PT ALCOVE

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

GENERAL NOTES

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

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

EXTERIOR MATERIAL KEY

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

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

PROJECT INFORMATION

CREAM RECEIVING BUILDING EXPANSION FOR:

WEST POINT DAIRY PRODUCTS

570 NORTH 500 WEST • HYRUM, UT 84319

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 25, 2025
JAN. 7, 2026
MAR. 20, 2026
MAR. 21, 2026
MAR. 25, 2026
MAY 1, 2026
MAY 15, 2026
MAY 29, 2026
JUNE 18, 2026
JUNE 25, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
250231400

SHEET NUMBER
A2.1

ARCHITECTURAL EXTERIOR ELEVATIONS

C:\Users\jacobb\Documents\250231400_Arch_Central_V2025_jacobb.rvt
6/22/2026 2:35:43 PM

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

Staff Evaluation
First Review

Application: Darrel Duncan, Wilson Mini Subdivision – Seeking recommendation from the Planning Commission to the Zoning Administrator for a Mini-Subdivision Approval consisting of 2 lots located at 496 South 200 East.

Application Number:	**26-016**
Preparation Date:	July 7, 2026
Applicant Name:	Darrell Duncan
Property Owner:	Sherrill A Wilson Irrevocable Trust
Property Address:	496 South 200 East
Parcel Number:	01-067-0017
Parcel Area:	1.25 Acres
Planning Commission:	**July 9, 2026**
Application Type:	Mini Subdivision
Nature of request:	Permitted Use – Single-family Residential Subdivision
Current Zone District:	Residential Zone R-2. The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments (PUDs).

Adjacent zoning designations and uses of the subject property		
North	Residential Zone R-2	Single-family Residential
East	Residential Zone R-2	Single-family Residential
South	Residential Zone R-2	Single-family Residential
West	Residential Zone R-2	Single-family Residential

Application Overview:
Hyrum City received a Mini-Subdivision Plat for a 1.25 acre property to be subdivided into two (2) lots to include an adjacent single-family dwelling building lot with the front of the lot 200 East.

STAFF COMMENTS
Planning and Zoning Department:
1. HCC 16.28.010: Mini-Subdivisions apply only to subdivisions which involve dividing a parcel of and into three (3) or less lots, including the parent property, in which the subdivided lots are on a paved, dedicated City street.
2. HCC 16.28.020.G: Curb, gutter, and sidewalk may be required in all subdivisions. The Planning Commission shall compare neighbor properties, existing improvements nearby, and the potential runoff if gutter is installed.
3. HCC 16.28.025: A fee will be charged for full engineering review and recording of the plat.
4. The Utility Company Approval signature section on the plat needs to remove Comcast, Enbridge, and Century Link. Staff is coordinating this update with the Surveyor.

Engineering Department:
1. Comments corrected.

Fire Department:

1. No comment.

Power Department:
1. Recommended to utilize existing power pole on northeast corner of lot for power.
2. Developer/contractor will need to meet with power department to coordinate.

Road / Stormwater Department:
1. There is existing sidewalk fronting 200 East and a sidewalk on the south side of 500 South. There is curb and gutter nearby at the southeast of the intersection that is servicing the LDS meeting house frontage abutting 200 East. Staff does not see any reason to install curb and gutter for 200 East as it is a two lane road with gravel shoulders.

Sewer Department:
1. No comment

Water / Irrigation Department:
1. All new water services must be located at center of lot and nine feet (9') off property line. (Location to be marked by Hyrum City).
2. If irrigation is desired for the new lot the new home owner will notify the city through a zoning clearance. Irrigation laterals and meter bases must be at least three feet (3') away from culinary services and not be located in the driveway.

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

Staff Recommendations:
1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the Zoning Administrator.
2. Staff supports this application as proposed with the exception of Planning and Zoning Department Comment #4

Stipulations:
1. The approval of a final subdivision plat shall be effective for a period of one (1) year from the date the final plat is approved.

Finding of Facts:
1. A Single-family Residential Subdivision is a Permitted Use in the Residential R-2 Zone District.

Attachments:
1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents:
    a. Wilson Mini Subdivision (1 Page)

Vicinity Map

6/19/2026, 8:51:24 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Class B Surface Type

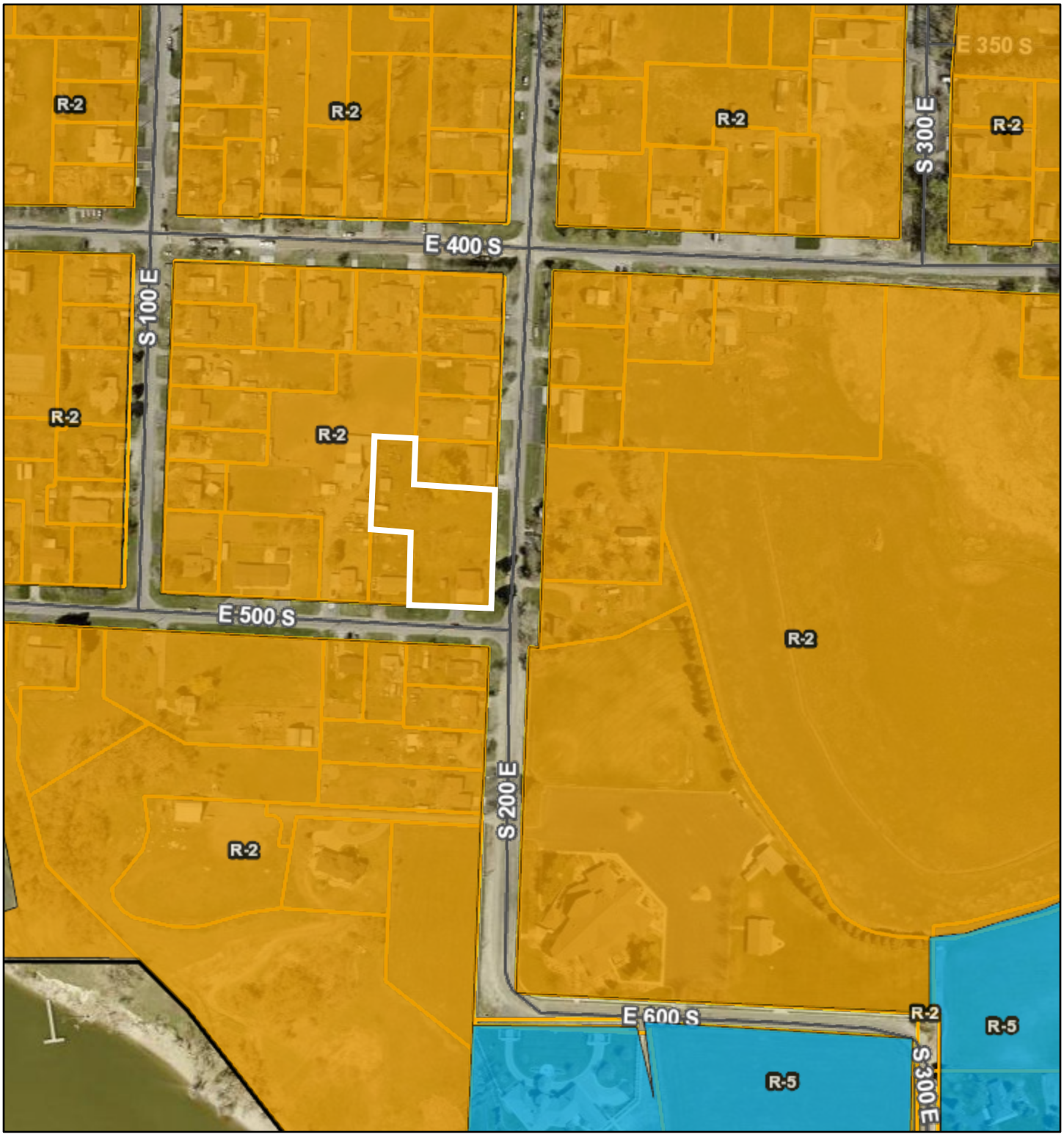
- Asphalt
- Gravel
- Dirt
- Future
- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

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

Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

Zoning Map



6/19/2026, 8:53:21 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 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

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

Authorized Use: Cache County Development Services Office

Authorized Use: GIS Division/ Development Services

Aerial View

6/19/2026, 8:54:49 AM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Master Address List
- No Address Quality Assigned
- Good
- Bad

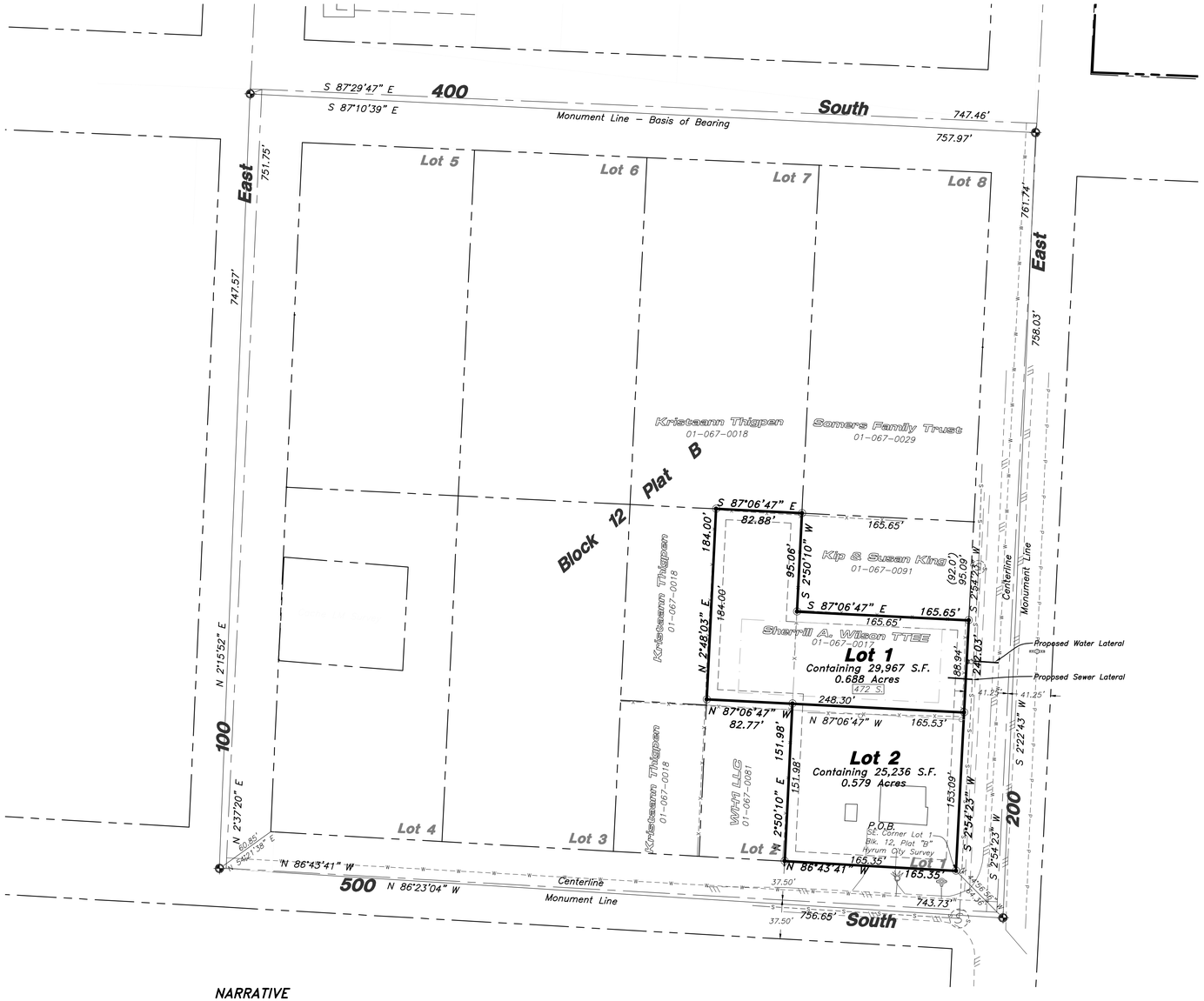
Class B Surface Type
- Asphalt
- Gravel
- Dirt
- Future
- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels

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

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

Wilson "Mini" Subdivision

Hyrum City, Cache County Utah
A Part of the Southwest Quarter of Section 16,
Township 11 North, Range 3 West, Salt Lake Base & Meridian



Scale: 1"= 60'

0 60 120

Scale in Feet
(Data in Parentheses is Record)

L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- PUBLIC UTILITY EASEMENT
- BUILDING SET BACK LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LATERAL
- EXISTING FENCE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING SIDEWALK

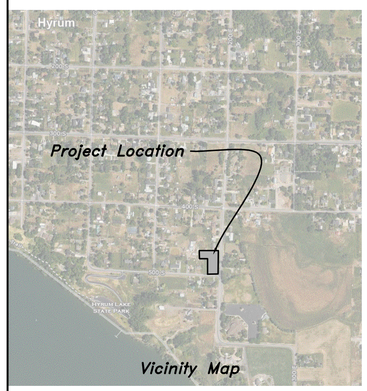
General Notes:

1. Enbridge Gas Utah approves this plat solely for the purpose of confirming that the plat contains public utility easements. Enbridge Gas Utah may require other easements in order to serve this development. This approval does not constitute abrogation or waive of any other existing existing rights, obligations or liabilities provided by law or equity. this approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information, please contact Enbridge Gas Utah's right-of-way department at 1-800-366-8532.

2. Two (2) street trees, having a minimum diameter of one and one half inches (1 ½"), are required per lot. Four (4) on corner lots.

3. Setback lines are set by current code and its the applicants responsibility to comply.

Front:	25.0'
Rear:	30.0'
Side:	8.0' & 10.0'
Side along roadway:	25.0'



Developer:
Darrell Duncan
238 W Center
Mantua, UT 84324
435-230-0090

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Since 1957

25-3-304 25-3-304 v19 subd.dwg kgh 022126

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act: and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-73-504 and have verified all measurements and have hereby Subdivided said tract into two (2) lots, known hereafter as Wilson "Mini" Subdivision and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this 30th day of June, 2026.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819

REGISTERED LAND SURVEYOR
167819
K. GREG HANSEN
06/30/26
STATE OF UTAH

BOUNDARY DESCRIPTION

A PART LOT 1 AND LOT 2, BLOCK 12, PLAT B OF THE HANS ANDERSON ANNEX TO HYRUM CITY BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 , SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET AND THE NORTH RIGHT-OF-WAY LINE OF 500 SOUTH STREET;

RUNNING THENCE NORTH 86°43'41" WEST 165.35 FEET (165.0 FEET BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 02°50'10" EAST (NORTH 02°51''29" EAST BY RECORD) 151.98 FEET; THENCE NORTH 87°06'47" WEST 82.77 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 02°48'03" EAST 184.00 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 87°06'47" EAST 82.88 FEET ALONG THE SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 02°50'10" WEST 95.06 FEET (SOUTH 92.0 FEET BY RECORD) ALONG SAID EAST LINE; THENCE SOUTH 87°06'47" EAST 165.65 FEET (WEST 165.0 FEET BY RECORD) TO THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET; THENCE SOUTH 02°54'23" WEST 242.03 FEET (SOUTH 02°51'32" WEST 238.0 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 55,203 SQUARE FEET OR 1.268 ACRES.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract Wilson "Mini" Subdivision and hereby dedicate, grant and convey to Hyrum City, Cache County, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Hyrum City.

This _____ day of_____ , 2026.

_____
Sherrill A. Wilson Trustee for the Sherrill A. Wilson Irrevocable Trust

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF **********)

On this_____day of_____, 2026, Sherrill A. Wilson Trustee for the Sherrill A. Wilson Irrevocable Trust, personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, one in number, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

State of Utah Notary Public_____ Commission Number _____
Notary Printed Name _____ My Commission Expires _____

NARRATIVE

The purpose of this survey was to establish and set the property corners of the two lot subdivision as shown and described hereon. The survey was ordered by Darrell Duncan. The control used to establish the property corners was the existing Hyrum City Street Monumentation surrounding Block 12, Plat "B" of the Hans Anderson Annex to Hyrum City. The Monument line / Centerline Control Survey established by Foresight Surveying, ROS #2025-0030A was used to establish the boundary lines of said Block 12. The basis of bearing is the monument line of 400 South Street from 100 East to 200 East which bears South 87°10'39" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

LAND USE AUTHORITY

Presented to Hyrum City Land Use Authority this ____ day of _____, A.D., 2026, at which time this subdivision was approved and accepted.

_____ _____
Zoning Administrator Date

PLANNING COMMISSION APPROVAL

Approved this_____day of_____A.D., 2026, by the Hyrum City Planning and Zoning Commission.

_____ _____
Chairman Date

CITY ENGINEER APPROVAL

I certify that I have had this plat examined and the it is correct and in accordance with the information on file in this office this _____day of_____ A.D., 2026.

_____ _____
Hyrum City Engineer Date

CITY ATTORNEY APPROVAL

I certify that I have examined this plat and approve the plat as to form as required by State Law and City Ordinance this ____day of _____ A.D., 2026.

_____ _____
Hyrum City Attorney Date

UTILITY COMPANY APPROVALS

_____ _____
Hyrum City Culinary Water Authority Date

_____ _____
Hyrum City Culinary Sewer Authority Date

_____ _____
Hyrum City Power Date

_____ _____
Comcast Date

_____ _____
Enbridge Gas Utah Date

_____ _____
Century Link Date

COUNTY RECORDER'S NO. _____

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

Date _____ Time _____ Fee_____

Abstracted _____

Index _____

Filed in: ____File of Plats

_____
County Recorder

N:\2025\25-3-304 Darrell Duncan\Drawings\25-3-304 v19 subd.dwg, 7/2/2026 8:15:21 AM, DWG To PDF.pc3