



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

Staff Evaluation Second Review

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

Application Number: 26-010
 Preparation Date: June 3, 2026
 Applicant Name: Timothy Schmidt
 Property Owner: Timothy Gordon Schmidt
 Property Address: 182 North 600 East
 Parcel Number: 01-013-0030
 Parcel Area: 3.22 Acres

Planning Commission: June 11, 2026
 Application Type: Concept Plan
 Nature of request: Planned Unit Development (PUD)

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 Agriculture Zone RA	Single-family Residential

Application Overview for Second Review:

On May 21, 2026, the Hyrum City Council reviewed the proposed concept plan for Schmidt Planned Unit Development and made a motion to return the proposed Planned Unit Development to the Planning Commission to review and consider recommendation of approval for the following updates to the concept plan:

1. Applicants updated responses to HCC 17.060.070 Architectural Review Committee items (see attachment).
2. Applicants draft of Homeowners Association Declaration of Covenants, Conditions and Restrictions (see attachment).
3. Applicants updated concept site plan (see attachment).
4. Applicants updated concept landscape plan (see attachment).
5. Applicants updated concept building elevations (see attachment).

If the Planning Commission makes a recommendation of approval to the City Council, staff requests the Planning Commission make in their motion for the applicant to provide responses to each line item in the **STAFF COMMENTS First Review** and additional **STAFF COMMENTS Second Review**:

STAFF COMMENTS: Second Review

Planning and Zoning Department:

1. Staff supports the updated concept plan as submitted with the private road, hammerhead, and dedicated common area of 1.18 acres.
2. The application submitted is *Schmidt Planned Unit Development* and the draft Homeowners Association Declaration of Covenants, Conditions and Restrictions is titled *Vernon Hills*. Applicant verify the desired title of the Planned Unit Development.
3. Hyrum City Construction Standards 1.3.2.C.17: As part of a Preliminary Plat application, the areas where ground water rises periodically to within two (2) feet of the surface of the ground.
4. Hyrum City Construction Standards 1.3.2.B.7: As part of a Preliminary Plat application, the applicant will be required to provide the location of all wells, proposed, active and abandoned, and of all springs or reservoirs within the tract of the land and to a distance of at least one thousand (1,000) feet beyond the tract boundaries.
5. Hyrum City Construction Standards 1.3.2.C.17: As part of a Preliminary Plat application, the existing and proposed storm drainage system improvements must demonstrate the new drainage system will not have any impact of the flow of the Peterson Spring, or any additional springs discovered within at least one thousand (1,000) feet beyond the tract boundaries.
6. Hyrum City Construction Standards 1.4.2.D.2: Water laterals must be located at the center of the lot and sewer laterals 10 feet downstream from the water laterals.
7. Applicant shall complete a Preliminary Plat Application and provide all required checklist items prior to the submission of a Preliminary Plat. Incomplete applications will be returned to the applicant.
8. Applicant shall refer to Hyrum City Code (HCC) and Hyrum City Construction Standards available online at: www.hyrumcity.gov and the following references below to prepare a complete application:
 - HCC Title 13 Public Services
 - HCC Title 16 Subdivisions
 - HCC Title 17 Zoning
 - HCC 17.60 Planned Unit Developments
 - Hyrum City Construction Standards Manual

Fire Department:

1. The grade of the private road cannot exceed 10% grade and the cross slopes, and cross slope of the hammerhead does not exceed 2% grade.
2. The private road will require "No Parking–Fire Lane" on each side of the private road and sign comply with IFC 2021 D103.6 Signs. Type "D". Show location of sign on site plan at the west entrance of the private road.

Application Overview for First Review:

Hyrum City received a Concept Plan application for a PUD consisting of four (4) single-family dwelling lots located at 182 North 600 East. The applicant has provided a letter of intent for the Planned Unit Development (see attachments). The proposed PUD illustrates a 4-lot subdivision of the land with a 26 feet driveway crossing Lots 1 and 2 and terminating on Lot 3. There is an existing sewer line on Lots 3 and 4 that will require a dedicated utility easement that is shown on the submitted documents. There is a storm drain system proposed for the development with right of way improvements on 600 East fronting the PUD (asphalt, curb, gutter, sidewalk but not for the full distance of the PUD). Proposed utilities include water, sewer, and pressurized irrigation system.

The purpose of a PUD allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. No PUD shall have an area of less than two and one half (2½) acres. Maximum density allowed for multi-family developments is 10 units per acre. Consideration should be given to dispersing large multi-family PUD developments throughout the city instead of concentrating them in one central area.

STAFF COMMENTS: First Review

Planning and Zoning Department:

1. HCC 17.060.070: The Planning Commission will act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:
 - a. A good mix of building materials, colors and architectural features to create an attractive, well-planned development;
Staff comment: The applicant provided a concept of the proposed buildings in the PUD.
Applicant provided updated response (see attachment).
 - b. Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;
Staff comment: The applicant did not provide public open spaces and amenities within the PUD. There are areas of easements for the swale, shared driveway, and storm water pond.
Applicant provided updated response (see attachment).
 - c. Appropriate building types in terms of density, site relationship and spacing.
Staff comment: The applicant is proposing single-story single family private dwellings with a density 1 unit per 0.80 acres; whereas the PUD deviation for consideration given to multi-family PUD developments is 10 units per acre.
Applicant provided updated response (see attachment).
 - d. Well-planned exterior lighting;
Staff comment: The applicant did not provide reference to exterior lighting with the application.
Applicant provided updated response (see attachment).
 - e. Preservation of natural features including trees, drainage areas, and views.
Staff comment: The applicant provided trees in the north swale easement and abutting 600 East. There is a water feature on the site that is regulated and purposed by water right for watering stock and irrigation.
Applicant provided updated response (see attachment).
 - f. Good vehicular and pedestrian movement;
Staff comment: There are no pedestrian pathways proposed within the PUD and there is one vehicular shared driveway through private property parcels.
Applicant provided updated response (see attachment).
 - g. Integrated parking;
Staff comment: There is no integrated parking for the PUD.
Applicant provided updated response (see attachment).
 - h. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;
Staff comment: There are two (2) existing trees that are noted on the PUD to be removed, and the private lots do not show landscaping other than landscaping noted in Comment Items #1.e.
Applicant provided updated response (see attachment).
 - i. Placement of fencing/walls and solid waste enclosures.
Staff comment: There are no fencing/wall details or solid waste enclosures identified in the PUD.
Applicant provided updated response (see attachment).
- ~~2. HCC 17.16.10: A planned unit development (PUD) allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. The proposed PUD does represent many of the requirements for a PUD application.~~
- ~~3. HCC 17.60.10: Considerations for planned unit developments should be given to disperse large multi-family PUD developments throughout the city instead of concentrating them in one central area. The proposed PUD is for the consideration for the division of a parcel of land to create building lots that does not appear to provide all requirements of Comment Item #1.~~

- ~~4. HCC 16.02: The purpose of subdivisions in the Hyrum City code means the division of a parcel of land to create building lots that qualify the minimum lot area requirements for the Residential Zone R-2. The lot areas demonstrated in the proposed PUD can meet the requirements of the minimum lot area requirements if subdivided through the subdivision ordinance.~~

Engineering:

1. Storm Drain Infrastructure:
 - a. When developing the storm drain system, including pond volume, pipe sizing, inlet locations, and other factors, the Cache County storm water standards should be followed.
 - b. The land drain proposed along the North edge of the driveway is a significant concern. The introduction of land drains to storm drain infrastructure eliminates capacity from the existing and proposed systems due to the need to convey groundwater continually. This is especially evident in the case of retention ponds. Any land drain upstream of a detention pond, such as the one proposed in this concept plan, will fill the detention volume in the pond set aside to allow for infiltration of smaller storms and maintain a constant pool of water in the bottom of the pond. The connection of land drains to storm water infrastructure is generally not prudent Engineering design and should be considered prior to acceptance.
2. Water Right Information:
 - a. The water right associated with the parcel in question includes a total flow of 13.44 gpm from the spring located on site. The use type for the water right is irrigation and stock water.
3. Slope Concerns:
 - a. Slope through the property is significant, but the areas over 30% seem to be as a result of material stock piling and not natural slope. The areas that are naturally over 20% appear to be limited in nature and would likely not pose significant challenges in the construction of homes on the site. In general, large retaining walls would likely be required to construct homes on lots 3 and 4.
4. Other Consideration:
 - a. The proposed design creates three lots that do not front a public right of way but are only accessible through an access easement provided by the developer.
 - b. The proposed infrastructure does not provide sidewalk, curb and gutter, or an appropriate turnaround radius.
 - c. The location of the driveway on Lot 4 is unknown and would conflict with the proposed swale on the north side of the roadway.

Fire Department:

1. What is the grade of the road? Not to exceed 10 percent in grade.

Power Department:

1. Power connection will be required at the nearest primary voltage connection point.
2. Applicant/developer will work with the power department on layout/design of power infrastructure inside development.
3. Hyrum City Power & Light construction standards will apply to all power infrastructure.
4. Power will need to be located in utility easement.

Sewer Department:

1. Hyrum City construction standards will apply to all sewer infrastructure.

Streets / Water Department:

1. Water service for lot 4 should be run to the other side of swale to the north. Services should not run parallel with the main line.
2. Fire Hydrant will need its own valve and 6" fire line. The water department prefers all fire lines to be short crossing street sections.
3. Both water mains will require a tie-in feed valve in public ROW. Both water mains will need a 2" blow off at dead ends in utility easement. All hookups on both water mains need to be properly spaced to manufacture specs.
4. Both irrigation and culinary meter bases should not be in driveways. Are there any house plans showing future build models to determine where locations are?

5. Irrigation will be tied to the end drain of existing irrigation. This will need to be looked at for depth and sizing by the city. If extended, a new drain will need to be installed on the future drain box on the north end of access in public ROW.
6. All water and sewer laterals will need 18" vertical separation. All water and sewer need 10' horizontal separation.
7. Prefer to see some kind of ribbon curb on the swale edge to keep up the integrity of the roadway shoulder.
8. Any interior sidewalks?
9. Cross access agreements for homeowners and public utilities? Utility ROW should be drivable access with proper width.
10. Snow storage in swale? Snow storage should not be in utility access ROW or brought out to public ROW.
11. Curb and gutter radius on both sides of access entering public ROW. Sidewalks need ADA.

Planning Commission Responsibility:

1. Members of the Planning Commission may visit the site accompanied by the developer or his representative.
2. The Planning Commission should have a thorough discussion of the concept plan, staff comments, and specifying conditions and requirements for recommendation to the City Council.

Staff Recommendations:

1. The Planning Commission may make a motion specifying conditions and requirements, and staff comments to the City Council.
2. If the Planning Commission makes a recommendation of approval to the City Council the applicant will be required to provide responses to each line item in the STAFF COMMENTS First Review prior to submitting to the City Council.

Stipulations:

1. Members of the Council may visit the site prior to the regularly scheduled meeting.
2. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.

Finding of Facts:

1. A qualifying Planned Unit Development is a permitted use in the R-1 and R-2 Zone.
2. The required public hearing and public notices were distributed in compliance with Utah Code and Hyrum City Code.

Attachments:

1. Hyrum City Council Agenda Information for City Council Meeting May 21, 2026
2. Vicinity Map
3. Zoning Map
4. Aerial View
5. Slope Map
6. Onsite Unnamed Spring Water Right Detail – Water Right 25-7442 with Map
7. Peterson Spring Stream Water Right Detail – Water Right 25-437
8. Peterson Spring Stream Water Right Detail – Water Right 25-1228
9. Peterson Spring Stream Water Right Detail – Water Right 25-1555
10. Applicant submitted documents with updates



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City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: May 15, 2026

Subject: Concept Plan

Summary:

Hyrum City received a Concept Plan application for a PUD consisting of four (4) single-family dwelling lots located at 182 North 600 East. The applicant has provided a letter of intent for the Planned Unit Development (see attachments). The proposed PUD illustrates a 4-lot subdivision of the land with a 26 feet driveway crossing Lots 1 and 2 and terminating on Lot 3. There is an existing sewer line on Lots 3 and 4 that will require a dedicated utility easement that is shown on the submitted documents. There is a storm drain system proposed for the development with right of way improvements on 600 East fronting the PUD (asphalt, curb, gutter, sidewalk but not for the full distance of the PUD). Proposed utilities include water, sewer, and pressurized irrigation system.

Planning Commission Recommendation:

On May 14, 2025, the Hyrum City Planning Commission made a motion to deny Concept Plan approval to the City Council (4-1 vote). Please find below a brief summary of the Planning Commission public hearing and scheduled delegation:

Public Comment:

1. Applicant: The applicant, a Hyrum City Resident, made the first public comment regarding questions he discussed with the recipients who received the required public notice. The applicant stated there are boxes shown on the lots that represent houses, but Lot 4 would not be developed and will be just land, and one of the trees that is identified to be removed will stay.
2. Small Town Feel. A commentor mentioned concerns regarding residential development encroachment but was relieved to know there are only 4 lots proposed rather than attached high-density.
3. Nesting Raptors. A commentor mentioned there are nesting raptors in the tree and was concerned the tree is not destroyed. The same commentor complemented openness of the proposed lots rather than attached high-density.
4. Lot 4 Water. The public mentioned relief to know that Lot 4 is not going to be built as it was said that lot has a lot of water, but the lots south were dry, and this area is an accommodating area for families to grow up in.
5. Small Town Feel. A commentor mentioned they have observed the property for 25 years and was always concerned the property would be developed with high-rise development, but the single-family low density compliments the area and is an acceptable alternative as it does not include the traffic of high-density.

Scheduled Delegation:

1. The Planning Commission mentioned each lot exceeds the minimum lot size of 9,900 square feet and if the PUD application was a deviation from the requirements of public infrastructure street sections (curb, gutter, and sidewalk).
2. There was discussion regarding Peterson Spring and would like to know more information regarding the spring and if the development will have any impact of the flow of the spring when the water flows all year round in front of the development. It was mentioned that spring runs 13 gallons per minute.
3. There was discussion regarding the retaining pond and will the release water in the retention pond impact the flows of the Peterson Spring and the Spring on the site.
4. There was discussion about the lot with the Spring if placing a home on or near the Spring will adversely affect the integrity of the home and/or spring.
5. There was discussion regarding the ownership of the water rights and ownership of the Spring as the water rights are not documented to the new property ownership of the applicant.
6. There was discussion whether the Planning Commission Architectural Review of qualifying deviations for a PUD were complete to qualify as a PUD or is a Subdivision Application the correct application as noted in the Planning and Zoning Department comments #1 through 4.
7. There was discussion for how Lot 4 would not ever be built as it is proposed on the Plat as a buildable lot and not a buildable lot. This discussion led to if the lot area could complete the common open space element of the PUD requirements.
8. There was discussion on the private road as it crosses private properties and how the road would be maintained. The applicant advised it was the goal of the applicant, who lives on the north adjacent lot would remove the snow. This discussion led to "what if" the applicant moved who would remove the snow and where would the fees be available to repair and restore the road if there were no HOA fees. This discussion led to uncertainties for the maintenance of the private road without an HOA.
9. There was discussion whether the road should be a public road or private road. The road as presented is a low impact road without sidewalk and the Planning Commission noted there are no sidewalks in the area and a full public road into the development with sidewalk would deter the small town feel. Staff was asked if the public road could be implemented without sidewalks. Staff is not aware of deviations from the requirements of the street sections for new developments and staff is not aware if the City Council can deviate sidewalks for a public road.
10. There were several motions and votes that include this summary. The Planning Commission was in favor of the road size and without sidewalks and potential lawsuits regarding water rights of the Spring on the site, supported the low density, and noted the neighborhood support. The Planning Commission motioned a 4-1 vote to deny recommendation to the City Council due to the nature of the road either being a dedicated public road for maintenance or private road with uncertainties of maintenance for the owners within the PUD.

This is a summary to the best knowledge of staff from the meeting. On June 11, 2026, the Planning Commission will approval official meeting minutes of the Public Hearing and Scheduled Delegation.

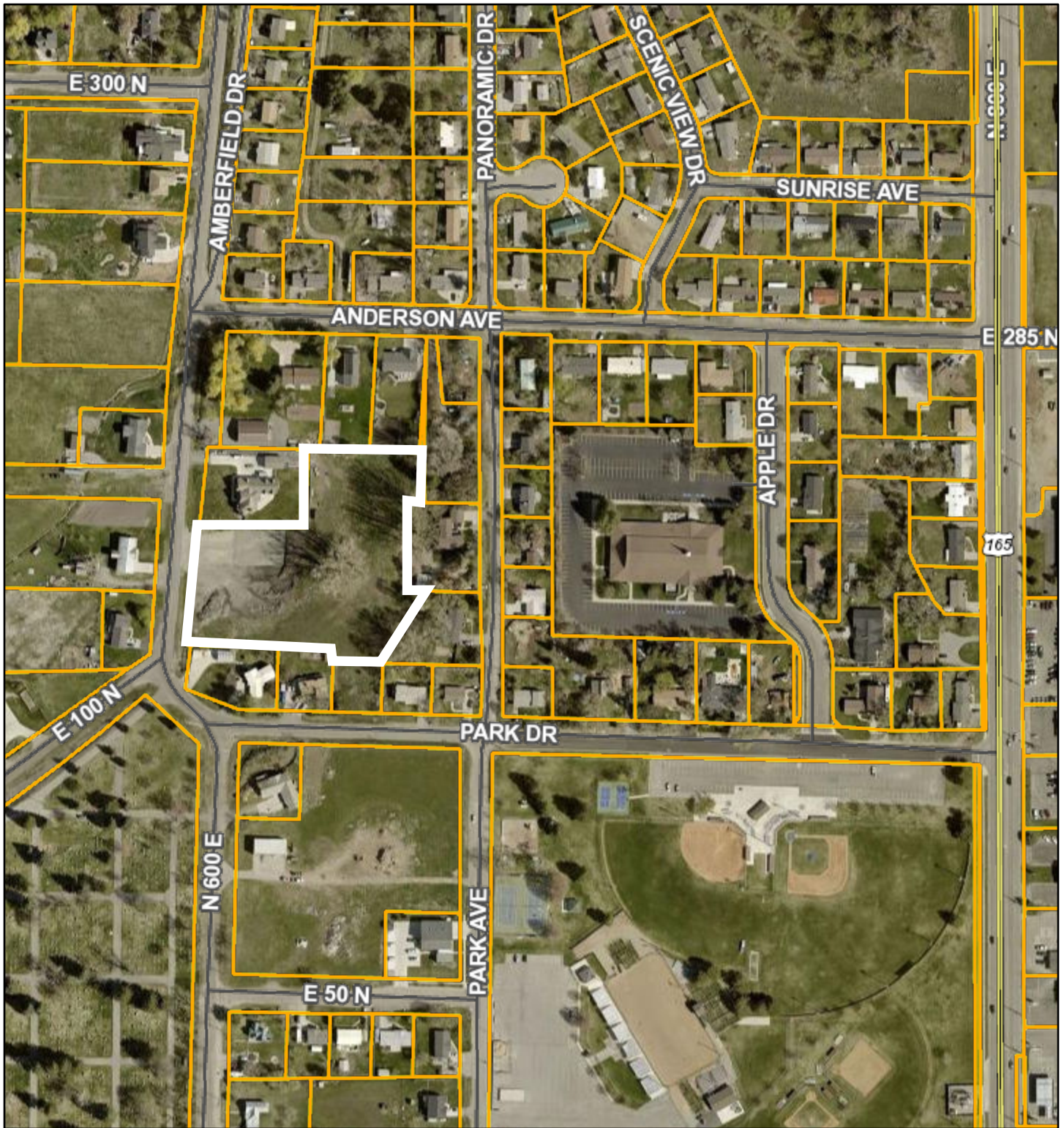
City Council Meeting:

- Meeting Date: May 21, 2026
- Council Role: Concept Plan Approval

Attachments:








1. Staff Evaluation

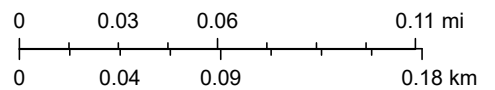
Vicinity Map



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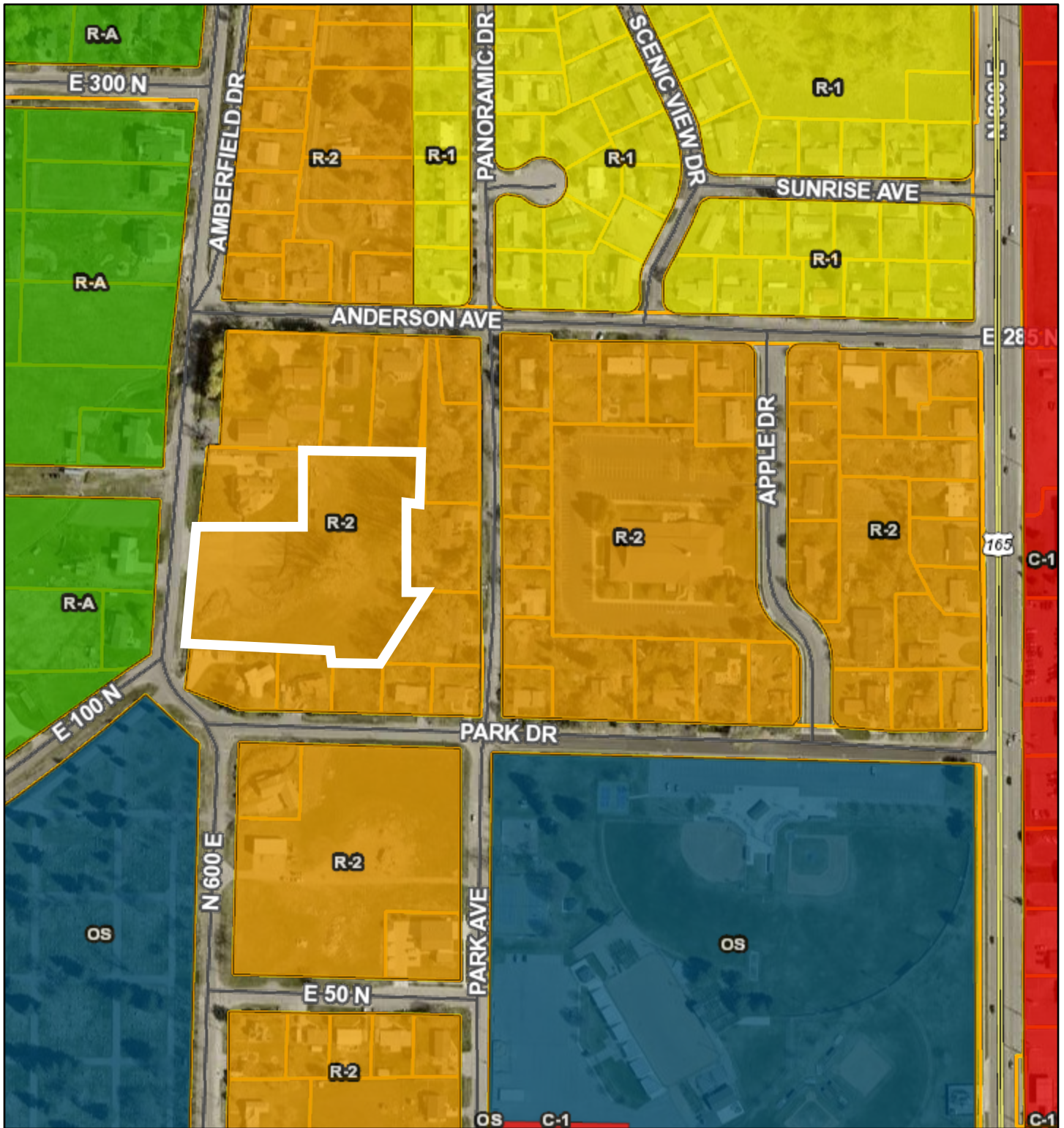
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- | | | |
|--|---|----------------------|
| Class B Surface Type | — | Private |
|  |  | Municipal Boundaries |
|  |  | County Boundary |
|  |  | Cache Parcels |
|  | | |









Vantor

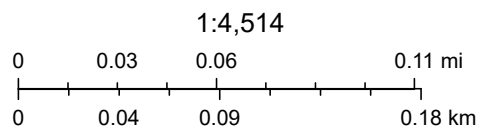
Zoning Map



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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

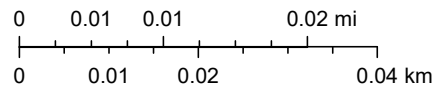
Aerial View



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



Microsoft, Vantor

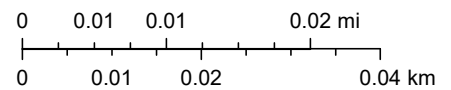
Existing Slopes



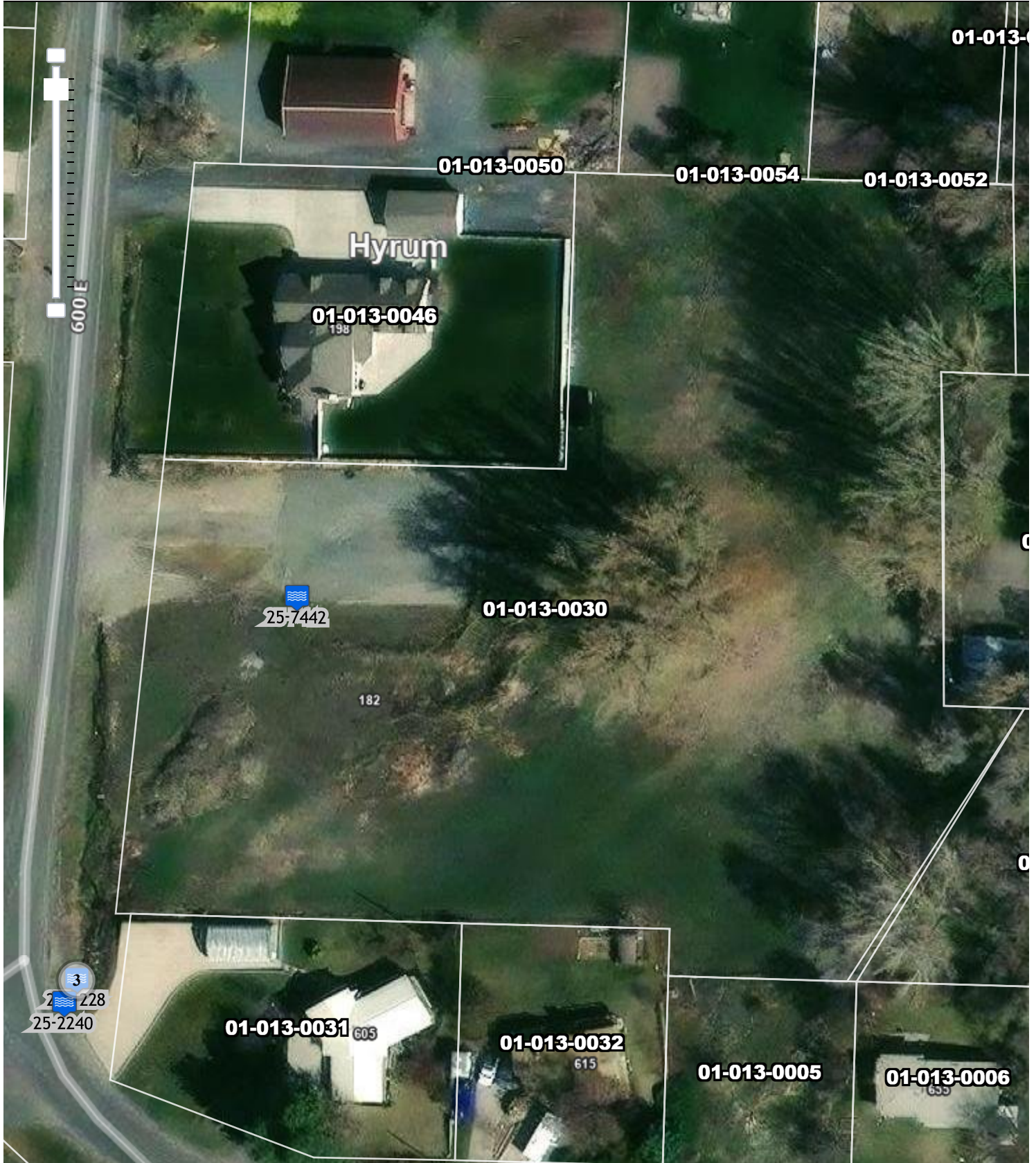
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- | | |
|----------------------|----------------------|
| Class B Surface Type | Municipal Boundaries |
| Asphalt | County Boundary |
| Gravel | > 30% |
| Dirt | < 20% to 30% |
| Future | Cache Parcels |
| Private | |



Microsoft, Vantor



Water Right Details for 25-7442

Utah Division of Water Rights

3/30/2026 1:48 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-7442

Application/Claim: A49714

Certificate:

Owners:

Name: R. Alex Morris
Address: 195 Park Ave.
Hyrum UT 84319

Interest:

Remarks:

General:

Type of Right: Application To Appropriate Source of Info.: Water User's Claim Status: Water User's Claim
Quantity of Water: 0.03 CFS
Source: Unnamed Spring Area
County: Cache
Common Description:
Proposed Det. Book: 25- Map: 8b LB Pub. Date:
Land Owned by Appl.: Yes County Tax Id#:

Dates:

Filing:

Filed: 07/14/1977

Priority: 07/14/1977

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action: Approved

Action Date: 12/15/1977

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date: 07/31/1982 Extension Filed Date:

Election or Proof: Election

Election/Proof Date: 06/25/1982

Cert./WUC Date: 02/23/1987

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:

Stream Alteration Required:

(1) S 1500 ft. W 1520 ft. from NE corner, Sec 4 T 10N R 1E SLBM

Diverting Works:

Source:

Elevation:

UTM: 430184.71, 4609870.034 (NAD83)

Water Uses:

Water Uses - Group Number: 22865

Water Use Types:

Irrigation-Beneficial Use Amount: 1 acres

Group Total: 3.8

Period of Use: 04/01 to 10/31

Stock Water-Beneficial Use Amount:		Group Total: 6				Period of Use: 01/01 to 12/31											
Fish Culture: Fish Culture						Period of Use: 01/01 to 12/31											
Acre Feet Contributed by this Right for this Use: Unevaluated																	
Place of Use (which includes all or part of the following legal subdivisions):																	
	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 4 T 10N R 1E SLBM					X	X	X	X									3.8
Group Acreage Total :																3.8	

Place of Use Stock:																	
	North West				North East				South West				South East				
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 4 T 10N R 1E SLBM					X	X	X	X									

Use Totals:	
Irrigation sole-supply total: 1 acres	for a group total of: 3.8 acres
Stock Water sole-supply total: Unevaluated ELUs	for a group total of: 6 ELUs
Other sole-supply total: Unevaluated acft	

Reservoirs:																	
Reservoir/Storage Name: Unnamed									Dam Number:								
Capacity: 0.34 acre-feet									Area Inundated: 0 acres								
Dam Height: 6 feet									From: 01/01 to 12/31 inclusive								
	North West Quarter				North East Quarter				South West Quarter				South East Quarter				
Area	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	

Water Right Details for 25-437

Utah Division of Water Rights

6/3/2026 3:02 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-437

Application/Claim:

Certificate:

Owners:

Name: Mike Imbler
Address: 310 East 4500 South, Suite 600
Salt Lake City UT 84107

Interest:

Remarks: 5.61 acres (suppl) & 42 Elu`s

Name: Bruce Petersen
Address: 710 East 200 South
Salt Lake City UT 84102

Interest:

Remarks:

General:

Type of Right: Diligence Claim

Source of Info.: Proposed Determination

Status:

Quantity of Water: 1 CFS

Source: W. F. Petersen Spring Stream

County: Cache

Common Description: Hyrum

Proposed Det. Book: 25-8B

Map: 8b LB

Pub. Date: 06/01/1955

Land Owned by Appl.:

County Tax Id#:

Dates:

Filing:

Filed:

Priority: / /1893

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Cert./WUC Date: 03/19/1952

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:
 Stream Alteration Required:
 (1) S 1710 ft. E 1010 ft. from N4 corner, Sec 4 T 10N R 1E SLBM
 Diverting Works: Source:
 Elevation: UTM: 430148.678, 4609808.973 (NAD83)

Water Uses:

Water Uses - Group Number: 18318

Water Rights Appurtenant to the following use(s):
 25-437(DIL), 25-1719(DEC), 25-1720(DEC), 25-1721(DEC), 25-1722(DEC),
 25-1723(DEC), 25-1725(DIL), 25-1726(DIL), 25-1942(DEC), 25-1943(DEC),
 25-1944(DEC), 25-2037(DEC), 25-2038(DEC), 25-2039(DEC), 25-2040(DEC),

Water Use Types:

Irrigation-Beneficial Use Amount: Unevaluated Group Total: 6.61 Period of Use: 04/01 to 09/30

Place of Use (which includes all or part of the following legal subdivisions):

	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 4 T 10N R 1E SLBM					6.61												6.61
Group Acreage Total :																6.61	

Water Uses - Group Number: 20321

Water Use Types:

Stock Water-Beneficial Use Amount: Group Total: 50 Period of Use: 01/01 to 12/31

Use Totals:

Irrigation sole-supply total: Unevaluated acres for a group total of: 6.61 acres
 Stock Water sole-supply total: Unevaluated ELUs for a group total of: 50 ELUs

Water Right Details for 25-1228

Utah Division of Water Rights

6/3/2026 3:02 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-1228

Application/Claim:

Certificate:

Owners:

Name: Eugene D. and Juliet J. Andersen
Address: Hyrum UT 84319

Interest: 100%

Remarks:

General:

Type of Right: Diligence Claim

Source of Info.: Proposed Determination

Status:

Quantity of Water: 0.011 CFS

Source: W. F. Petersen Spring Stream

County: Cache

Common Description:

Proposed Det. Book: 25-8B

Map:

Pub. Date: 06/01/1955

Land Owned by Appl.:

County Tax Id#:

Dates:

Filing:

Filed:

Priority: / /1893

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Cert./WUC Date:

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:

Stream Alteration Required:

(1) S 1710 ft. E 1010 ft. from N4 corner, Sec 4 T 10N R 1E SLBM

Diverting Works:

Source:

Elevation:

UTM: 430148.678, 4609808.973 (NAD83)

Water Uses:

Water Uses - Group Number: 17809

Water Use Types:

Stock Water-Beneficial Use Amount: 10 ELUs Group Total: 10

Period of Use: 01/01 to 12/31

Use Totals:

Stock Water sole-supply total: 10 ELUs

for a group total of: 10 ELUs

Water Right Details for 25-1555

Utah Division of Water Rights

6/3/2026 3:00 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-1555

Application/Claim:

Certificate:

Owners:

Name: Joseph & Eulalia Olsen
Address: Hyrum UT 84319

Interest: 100%

Remarks:

General:

Type of Right: Diligence Claim

Source of Info.: Proposed Determination

Status:

Quantity of Water: 0.011 CFS

Source: W. F. Petersen Spring Stream

County: Cache

Common Description: E. Hyrum

Proposed Det. Book: 25-8B

Map: 8b

Pub. Date: 06/01/1955

Land Owned by Appl.:

County Tax Id#:

Dates:

Filing:

Filed:

Priority: / /1893

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Cert./WUC Date:

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:

Stream Alteration Required:

(1) S 1710 ft. E 1010 ft. from N4 corner, Sec 4 T 10N R 1E SLBM

Diverting Works:

Source:

Elevation:

UTM: 430148.678, 4609808.973 (NAD83)

Water Uses:

Water Uses - Group Number: 18127

Water Use Types:

Stock Water-Beneficial Use Amount: 15 ELUs Group Total: 15

Period of Use: 01/01 to 12/31

Use Totals:

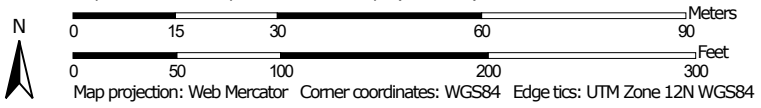
Stock Water sole-supply total: 15 ELUs

for a group total of: 15 ELUs

Soil Map—Cache Valley Area, Parts of Cache and Box Elder Counties, Utah




Map Scale: 1:1,110 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cache Valley Area, Parts of Cache and Box Elder Counties, Utah
 Survey Area Data: Version 18, Aug 26, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 22, 2022—Jul 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Pv	PROVO GRAVELLY LOAM	0.2	5.3%
RhA	RICKS GRAVELLY LOAM, 0 TO 3 PERCENT SLOPES	0.2	5.7%
SwD	STERLING GRAVELLY LOAM, 10 TO 20 PERCENT SLOPES	3.4	89.0%
Totals for Area of Interest		3.8	100.0%



CACHE • LANDMARK
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NEW SUBMITTAL

Schmidt Planned Unit Development Comment Response:

- A. A good mix of building materials, colors and architectural features to create an attractive, well-planned development.

Provided house elevations for lot 3, now providing other possible house elevations for other lots, home owner will ultimately decide house design.

- B. Sufficient public open spaces and amenities that will provide a safe, comfortable, and pleasant environment.

We have now provided 1.18 acres of common space for the neighborhood to enjoy, based on the city council discussion, they believe we can lower the amount of amenities/open space due to our lower density.

- C. Appropriate building types in terms of density, site relationship, and spacing.

Single Family Houses are appropriate in terms of density, site relationship, and spacing

- D. Well-planned site signage.

We will provide no parking signs/stop sign as needed

- E. Well-planned exterior lighting.

If street light is required, we will provide a street light at the intersection of public and private street. There will be no lighting except for lights on the houses along the private street

- F. Preservation of natural features including trees, drainage areas, and views.

We are planning on preserving the existing tree on site if possible, we are ensuring that the existing spring water still gets into the existing ditch along the road. We are also preserving the views of the upper lots by keeping the newer houses lower.

- G. Good vehicular and pedestrian movement.

New Private Drive is only serving 4 houses, therefore it provides good vehicular and pedestrian movement.

H. Integrated Parking

Parking for each house will be on their own driveway. Parking will not be allowed on the private street.

I. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site.

Now provided

J. Placement of fencing/walls and solid waste enclosures.

At this time we are not planning on any fencing/walls. Each homeowner in the future will have the option to put up their own fencing. Trash will be collected through the use of garbage cans that will need to be brought to the public street for collection.

**VERNONHILLS HOMEOWNERS ASSOCIATION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

(Private Road)

Date: [Insert Date]

Declarant: [Your Name(s) or Developer]

Property: Vernonhills Subdivision, 182 N 600 E, Hyrum, UT 84319, Cache County, Utah

Legal Description: [Insert full legal description from plat]

WHEREAS, the Declarant is developing a five (5) lot residential subdivision known as Vernonhills; and

WHEREAS, the subdivision includes a private road that will not be maintained by any governmental entity; and

WHEREAS, the Owners desire to create and maintain a clean, attractive, uniform, and private neighborhood through consistent standards;

NOW, THEREFORE, the following covenants, conditions, and restrictions shall run with the land and bind all Owners, their heirs, successors, and assigns.

Article 1: Definitions

- **Association:** Vernonhills Homeowners Association (Utah nonprofit corporation).
- **Common Area:** The entire private road and related improvements, including any designated greenspace.
- **Greenspace:** Any common landscaped areas, entry features, buffers, or open spaces owned or maintained by the Association as shown on the recorded plat or as later designated by the Board.
- **Lot:** Any of the five platted residential lots.
- **Private Road:** The road serving all five lots as shown on the recorded plat.
- **Owner:** Record title holder of a Lot.

Article 2: Property Rights & Easements

- Each Owner has a perpetual non-exclusive easement for ingress and egress over the Private Road.
- The Private Road is not public and shall never be dedicated to or maintained by Hyrum City or Cache County.

Article 3: Membership & Voting

- Every Owner is a mandatory member of the Association.

- One vote per Lot.

Article 4: Maintenance of Private Road

- The Association (or all Owners collectively) is solely responsible for construction, repair, maintenance, snow removal, grading, drainage, and all costs of the Private Road.
- Hyrum City and Cache County have no responsibility whatsoever for the road.
- The road must remain in safe, year-round condition suitable for emergency vehicles and passenger cars.
- Costs shared equally among the five Lots via annual assessments (or pro-rata by road frontage if later agreed).

Article 5: Maintenance of Greenspace

- The Association is responsible for the ongoing maintenance, repair, and upkeep of all Greenspace within the subdivision.
- This includes mowing, irrigation, weed control, planting, trimming, fertilization, and replacement of grass, shrubs, trees, or other landscaping as needed to maintain a neat and attractive appearance consistent with the neighborhood standards.
- All Greenspace shall be maintained in a clean, well-kept condition at all times.
- Costs for Greenspace maintenance shall be funded through annual and/or special assessments levied equally among the five Lots (or by another formula approved by a majority of Owners).
- Individual Owners shall not alter, plant, remove, or maintain Association Greenspace without prior written approval from the Architectural Review Committee (ARC).

Article 6: Fencing

Fencing is **not required** on any Lot. No Owner shall be obligated to install or maintain a fence on their Lot.

If any Owner elects to install fencing (perimeter, dividing, or backyard), the following standards shall apply:

- All fencing must be **solid white PVC (vinyl) vertical tongue-and-groove privacy fencing**, or very similar in style, color, height, and appearance to the existing PVC fencing already installed in the Vernonthills neighborhood.
- Height Requirements:
 - Minimum height: 6 feet.
 - Maximum height: The maximum height allowed by current Hyrum City ordinances.
- The “finished/good side” of all fences must face outward (toward the road or neighboring properties).
- All fences must be maintained in excellent condition at all times (no fading, broken panels, leaning, missing parts, etc.).

- No chain-link, wood, wire, picket, metal, or other materials are permitted without prior written approval of the Architectural Review Committee (ARC).
- Any replacement or repair of existing fencing must also comply with these standards.

Article 7: Assessments

- Annual assessments cover road maintenance, greenspace maintenance, snow removal, insurance, reserves, and common expenses.
- Initial amount: \$[Amount] per Lot, adjustable annually by the Board.
- Special assessments for major repairs require majority Owner approval.
- Unpaid assessments create a lien on the Lot.
 - **Section 7.3 – Estimated Annual Operating Expenses**
- The following table provides the **initial estimated annual maintenance costs** for the Common Areas. These estimates are for budgeting and assessment purposes only and may be adjusted by the Board of Directors as needed based on actual costs

Category	Annual Cost Estimate	Notes
Private Road Maintenance	\$1,600 – \$2,200	Crack sealing, seal coating, patching, sweeping, and minor repairs for the 230 ft x 26 ft road plus hammerhead
Snow Removal	\$2,800 – \$4,000	Plowing and sanding of road and hammerhead (average to heavy Cache Valley winter)
Greenspace Maintenance	\$1,800 – \$2,500	Mowing, trimming, weed control, and general upkeep of approximately 1 acre
Insurance & Reserves	\$800 – \$1,200	Liability insurance and contribution to major repair reserve fund
Miscellaneous / Admin	\$300 – \$600	Accounting, meetings, minor supplies
Total Estimated Annual Expenses	\$7,300 – \$10,500	Total for the entire Association
Per Lot Annual Assessment	\$1,460 – \$2,100	Divided equally among the five (5) Lots

Article 8: Architectural Control & General Appearance Standards

- All exterior changes, including fencing and any work on or near Greenspace, require prior written ARC approval (2–3 member committee).
- Approved exterior colors: Neutral earth tones, grays, beiges, soft whites.
- Yards must be kept neat (grass or xeriscape, mowed every 2 weeks in growing season, weeds ≤ 6 inches).

- No visible clutter, junk, or long-term parking of RVs/boats/trailers on the road or visible from the road.
- Trash cans stored out of sight except on collection day.

Article 9: Enforcement

- Violations: Written notice → 30 days to cure → fines (\$50–\$200 per day) → lien on the Lot.
- The Association or any Owner may enforce these covenants. Prevailing party recovers attorney fees.

Article 10: General Provisions

- Duration: Perpetual.
- Amendment: Requires approval of at least 4 of 5 Lots (80%).
- Governing Law: State of Utah.
- Severability: Remains in effect if any part is invalidated.

IN WITNESS WHEREOF, the Declarant executes this Declaration.

[Signature blocks for all initial Owners + Notary]

Exhibits:

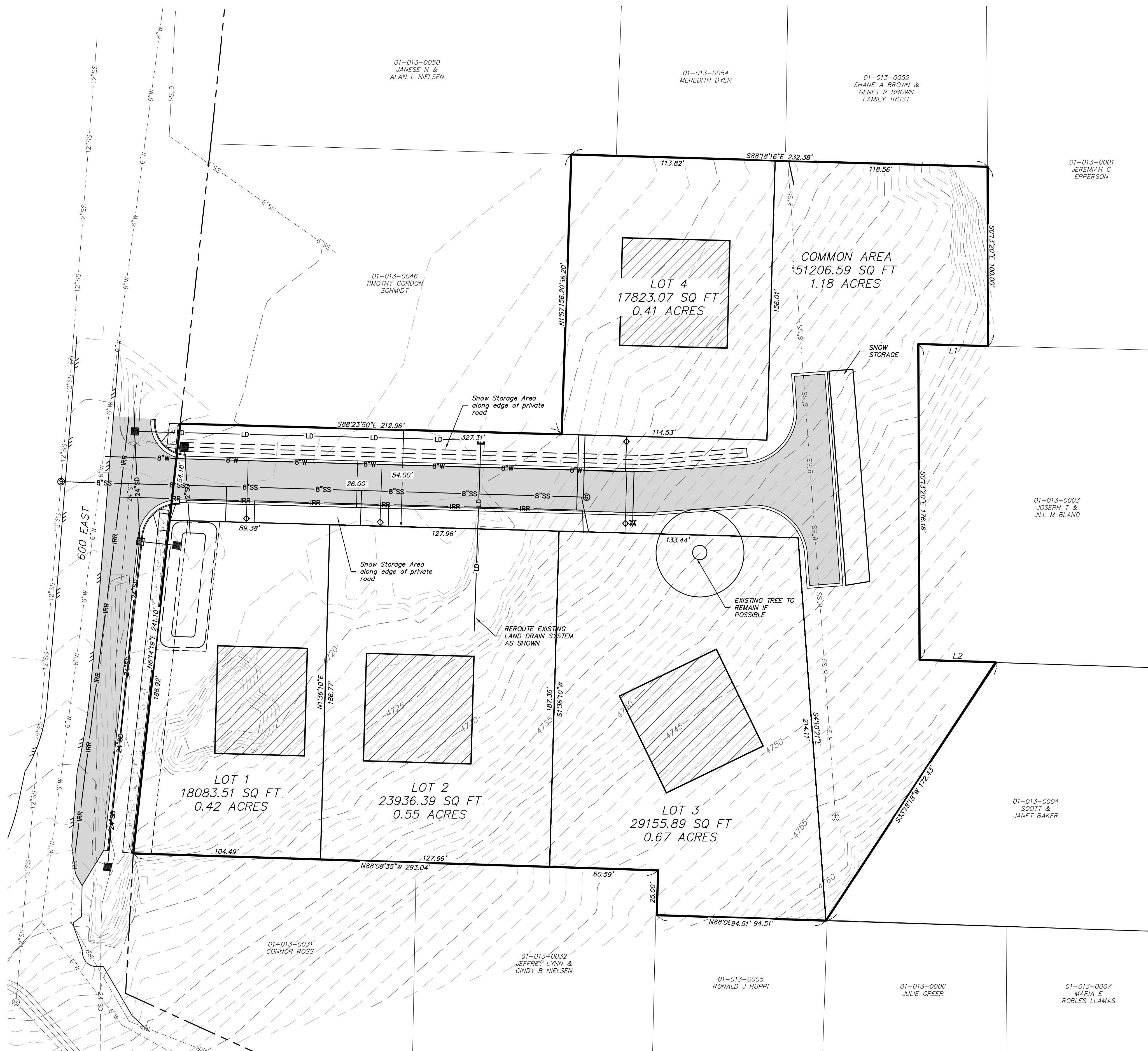
- **A:** Recorded Plat showing Private Road and Greenspace
- **B:** Approved Fence Details (white PVC tongue-and-groove privacy style, photos/specs)



NEW SUBMITTAL



5/29/2026 4:05 PM Z:\2025 PROJECTS\25096SCH TRAVIS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\CIVIL\25096SCH CONCEPT 6 (CURRENT).DWG



CONTACT INFORMATION:

OWNER/REPRESENTATIVE
 TIMOTHY SCHMIDT
 198 N 600 E
 HYRUM, UT 84319

ENGINEER
 CODY ZOHNER, PE
 95 GOLF COURSE RD. #101
 LOGAN, UT 84321
 (435) 713-0099
 czohner@cachelandmark.com

DESIGN STATS

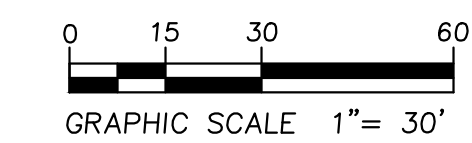
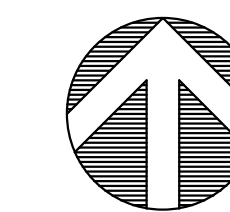
PARCEL # 01-013-0030
 ZONE: R2
 PROPOSED OVERLAY: PUD
LAND USE
 TOTAL AREA: 3.21 AC±
SETBACKS
 FRONT - 25'
 REGULAR SIDEYARD - 10' & 8'
 CORNER SIDEYARD - 25'
 REAR - 30'
 COMMON AREA TO BE MAINTAINED AND OWNED BY HOA.
 COMMON AREA TO ALSO BE DEDICATED AS A P.U.E.
 TOTAL COMMON AREA: 1.18 ACRES OR 36.8%

PROPOSED UTILITY SYSTEMS

PROPOSED CULINARY WATER: TO CONNECT TO HYRUM'S WATER SYSTEM. DEVELOPER TO PROVIDE WATER RIGHTS.
PROPOSED SEWER SYSTEM: TO CONNECT TO HYRUM'S SEWER SYSTEM.
PROPOSED IRRIGATION SYSTEM: TO CONNECT TO HYRUM'S PRESSURIZED IRRIGATION SYSTEM.

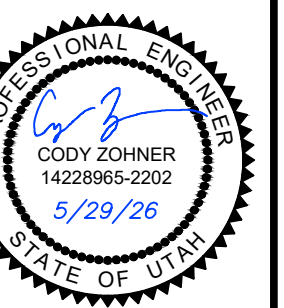
LEGEND

- BOUNDARY
- EASEMENT (ACCESS/P.U.E./DRAINAGE)
- RIGHT OF WAY
- PARCEL LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- APPROXIMATE LOCATION OF RESIDENCES



LINE TABLE		
LINE	LENGTH	BEARING
L1	39.02'	N88°18'25"W
L2	42.48'	S88°08'35"E
L3	25.00'	N1°51'25"E

NEW SUBMITTAL



PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT PLAN

SHEET DESCRIPTION:

SCHMIDT PLANNED
UNIT DEVELOPMENT

PROJECT TITLE:



Cache • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 29 MAY 2026

SCALE: 1" = 30'

DRAFTING BY: C.ZOHNER

CHECKED BY: C.ZOHNER

APPROVED BY: C.ZOHNER

PROJECT NUMBER: 25096SCH

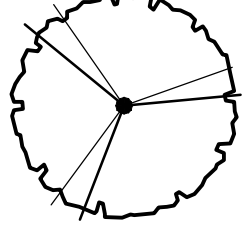

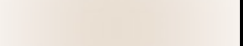
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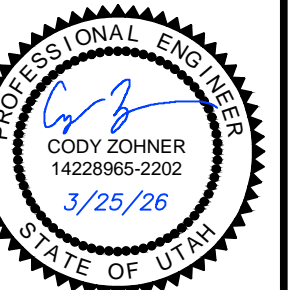
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6/1/2026 3:03 PM Z:\2025 PROJECTS\25096SCH TRAMS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\LANDSCAPE\25096SCH LANDSCAPE PLAN.DWG



LEGEND

-  KENTUCKY COFFEE TREE
-  GRASS
-  GRAVEL DETENTION AREA



PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT LANDSCAPE PLAN

SCHMIDT SUBDIVISION

PROJECT TITLE:



Cache • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 1 JUNE 2026

SCALE: 1" = 30'

DRAFTING BY: J. BALLINGHAM

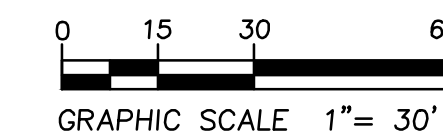
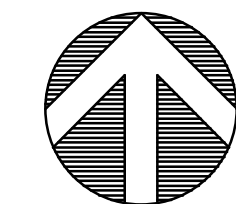
CHECKED BY: C. ZOHNER

APPROVED BY: C. ZOHNER

PROJECT NUMBER: 25096SCH

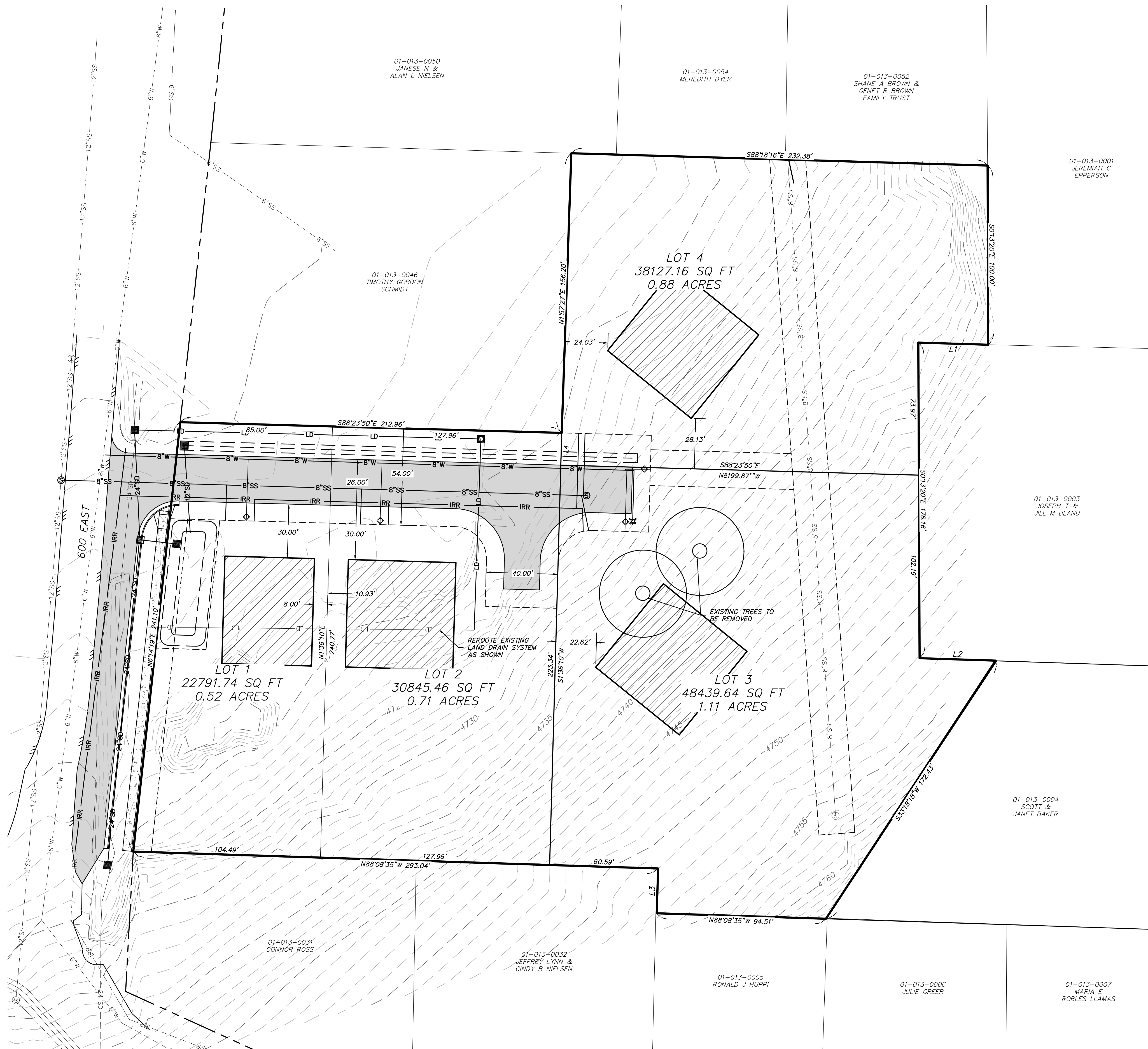
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2 / 2



NEW SUBMITTAL

4/1/2026 3:14 PM 2:12025 PROJECTS\25096SCH\TRANS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\CIVIL\25096SCH CONCEPT 4 (CURRENT).DWG



CONTACT INFORMATION:

OWNER/REPRESENTATIVE
TIMOTHY SCHMIDT
198 N 600 E
HYRUM, UT 84319

ENGINEER
CODY ZOHNER, PE
95 GOLF COURSE RD. #101
LOGAN, UT 84321
(435) 713-0099
czoehner@cachelandmark.com

DESIGN STATS

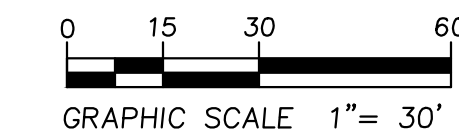
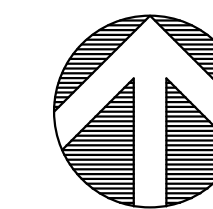
PARCEL # 01-013-0030
ZONE: R2
PROPOSED OVERLAY: PUD
LAND USE
TOTAL AREA: 3.21 AC±
SETBACKS
FRONT - 25'
REGULAR SIDEYARD - 10' & 8'
CORNER SIDEYARD - 25'
REAR - 30'

PROPOSED UTILITY SYSTEMS

PROPOSED CULINARY WATER: TO CONNECT TO HYRUM'S WATER SYSTEM. DEVELOPER TO PROVIDE WATER RIGHTS.
PROPOSED SEWER SYSTEM: TO CONNECT TO HYRUM'S SEWER SYSTEM.
PROPOSED IRRIGATION SYSTEM: TO CONNECT TO HYRUM'S PRESSURIZED IRRIGATION SYSTEM.

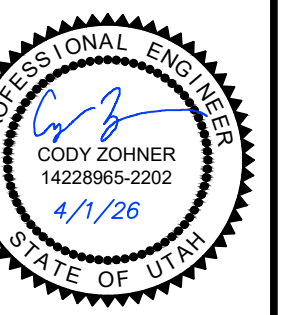
LEGEND

- BOUNDARY
- EASEMENT (ACCESS/P.U.E./DRAINAGE)
- RIGHT OF WAY
- PARCEL LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- APPROXIMATE LOCATION OF RESIDENCES



LINE TABLE		
LINE	LENGTH	BEARING
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L3	25.00'	N1°51'25"E
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OLD SUBMITTAL



PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT PLAN

SHEET DESCRIPTION:

SCHMIDT PLANNED
UNIT DEVELOPMENT

PROJECT TITLE:



Cache • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
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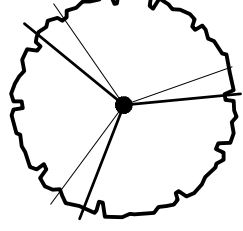

DATE: 1 APRIL 2026
SCALE: 1" = 30'
DRAFTING BY: C.ZOEHNER
CHECKED BY: C.ZOEHNER
APPROVED BY: C.ZOEHNER
PROJECT NUMBER: 25096SCH
SHEET:


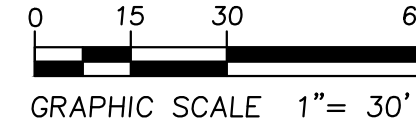
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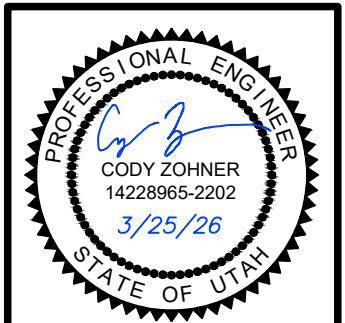
LEGEND

 KENTUCKY COFFEE TREE
 GRASS

GRAPHIC SCALE 1" = 30'

OLD SUBMITTAL



PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT LANDSCAPE PLAN

SCHMIDT SUBDIVISION



Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 25 MARCH 2026
 SCALE: 1" = 30'
 DRAFTING BY: J. BALLINGHAM
 CHECKED BY: C. ZOHNER
 APPROVED BY: C. ZOHNER
 PROJECT NUMBER: 25096SCH
 SHEET: