



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

Staff Evaluation First Review

Application: Timothy Schmidt, Schmidt Planned Unit Development – 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: May 6, 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: May 14, 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:
 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:

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.
 - 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.
 - 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.
 - d. Well-planned exterior lighting;
Staff comment: The applicant did not provide reference to exterior lighting with the application.
 - 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.
 - 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.
 - g. Integrated parking;
Staff comment: There is no integrated parking for the PUD.
 - 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.
 - 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.
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 are 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.

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.

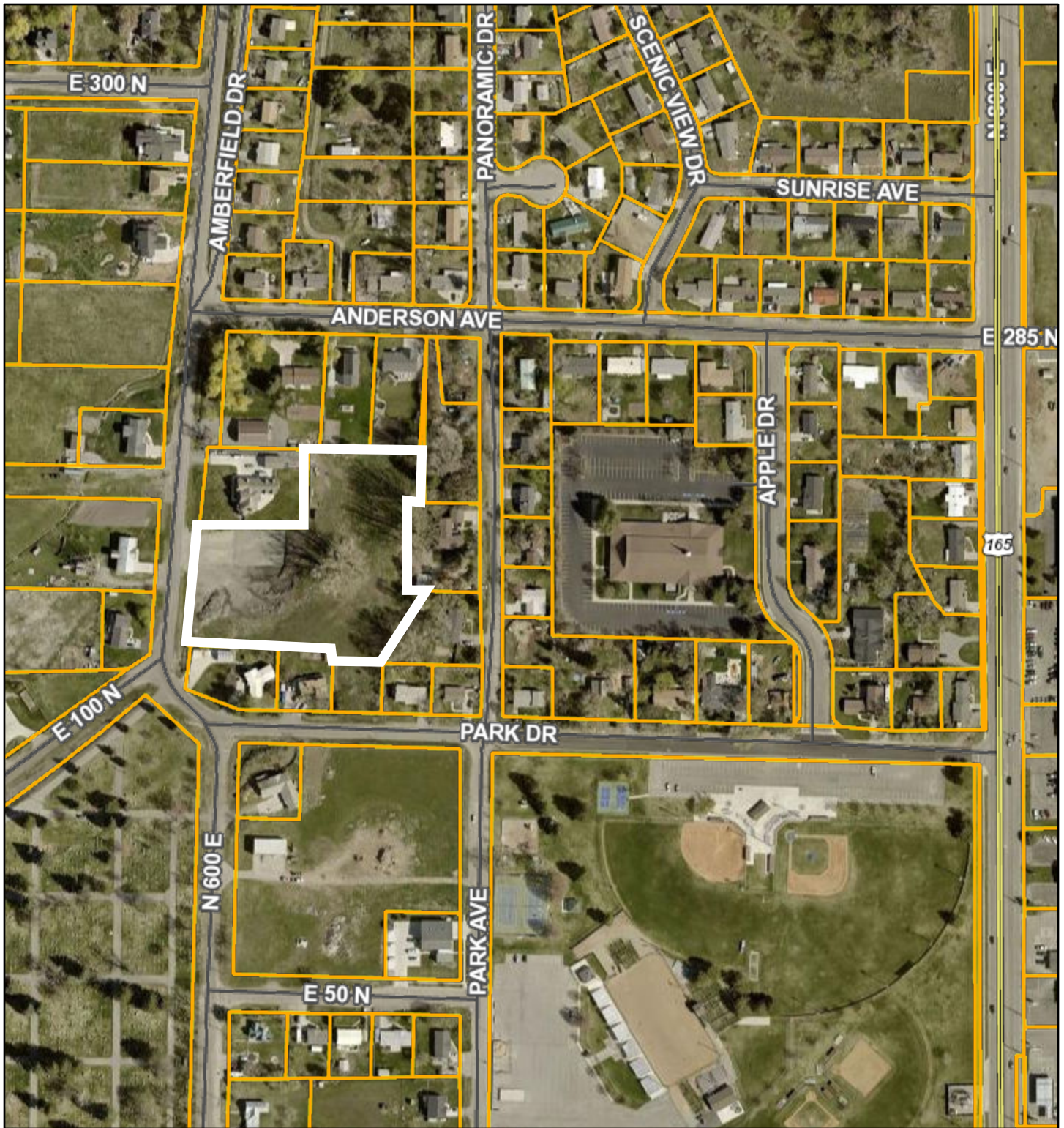
Finding of Facts:

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. Vicinity Map
2. Zoning Map
3. Aerial View
4. Slope Map
5. Utah Division of Water Right Detail – Water Right 25-7442 with Map
6. Applicant Submitted Documents

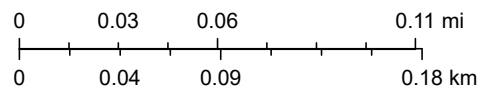
Vicinity Map



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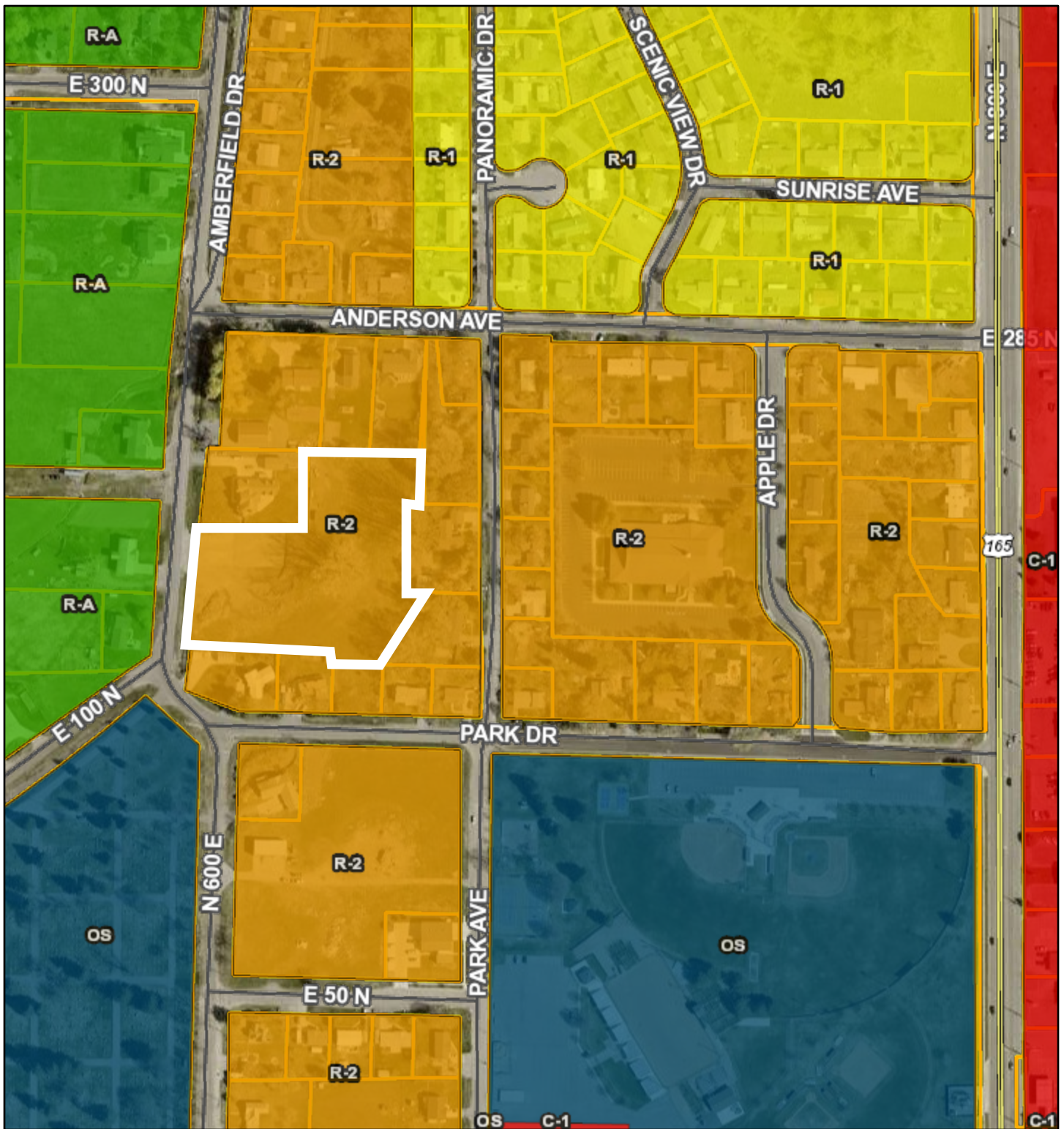
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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Asphalt |
| | — | Gravel |
| | — | Dirt |
| | — | Future |
| | | Municipal Boundaries |
| | | County Boundary |
| | | Cache Parcels |



Vantor







Zoning Map

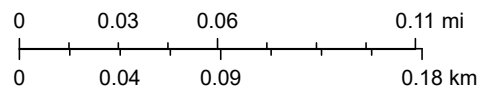


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Hyrum Zoning

-  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

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

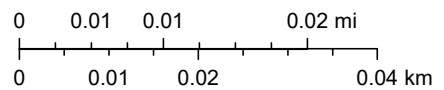
Aerial View



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



Microsoft, Vantor

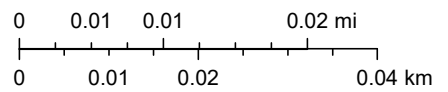
Existing Slopes



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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

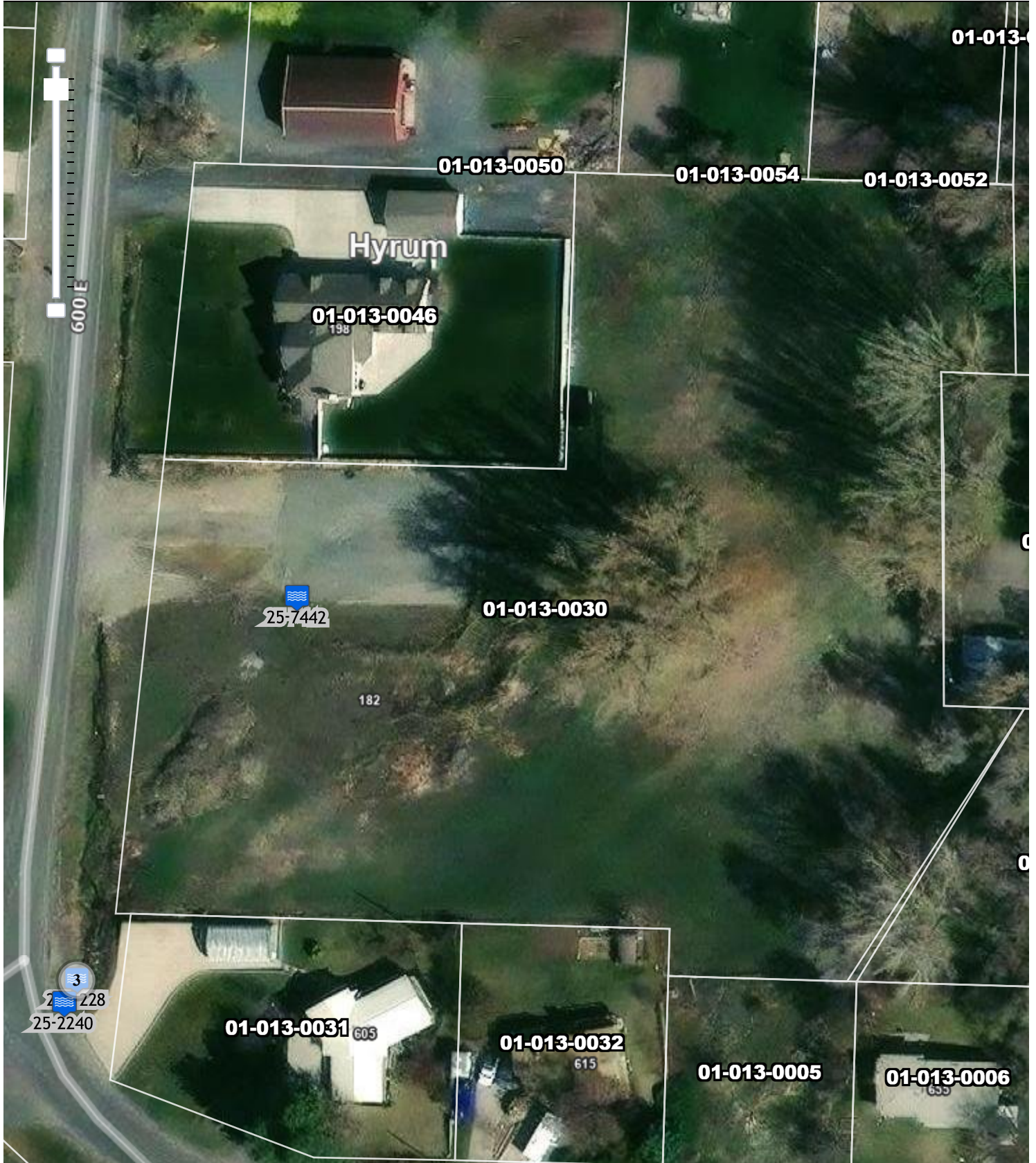
Period of Use: 04/01 to 10/31

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	

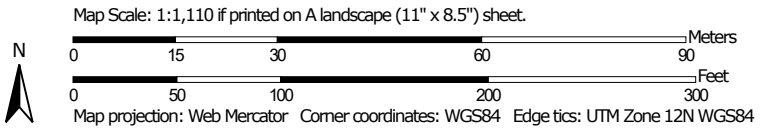
Reservoirs:																	
Reservoir/Storage Name: Unnamed									Dam Number:								
Capacity: 0.34 acre-feet									Area Inundated: 0 acres								
Dam Height: 6 feet									From: 01/01 to 12/31 inclusive								
Area	North West Quarter				North East Quarter				South West Quarter				South East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



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




Soil Map may not be valid at this scale.



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

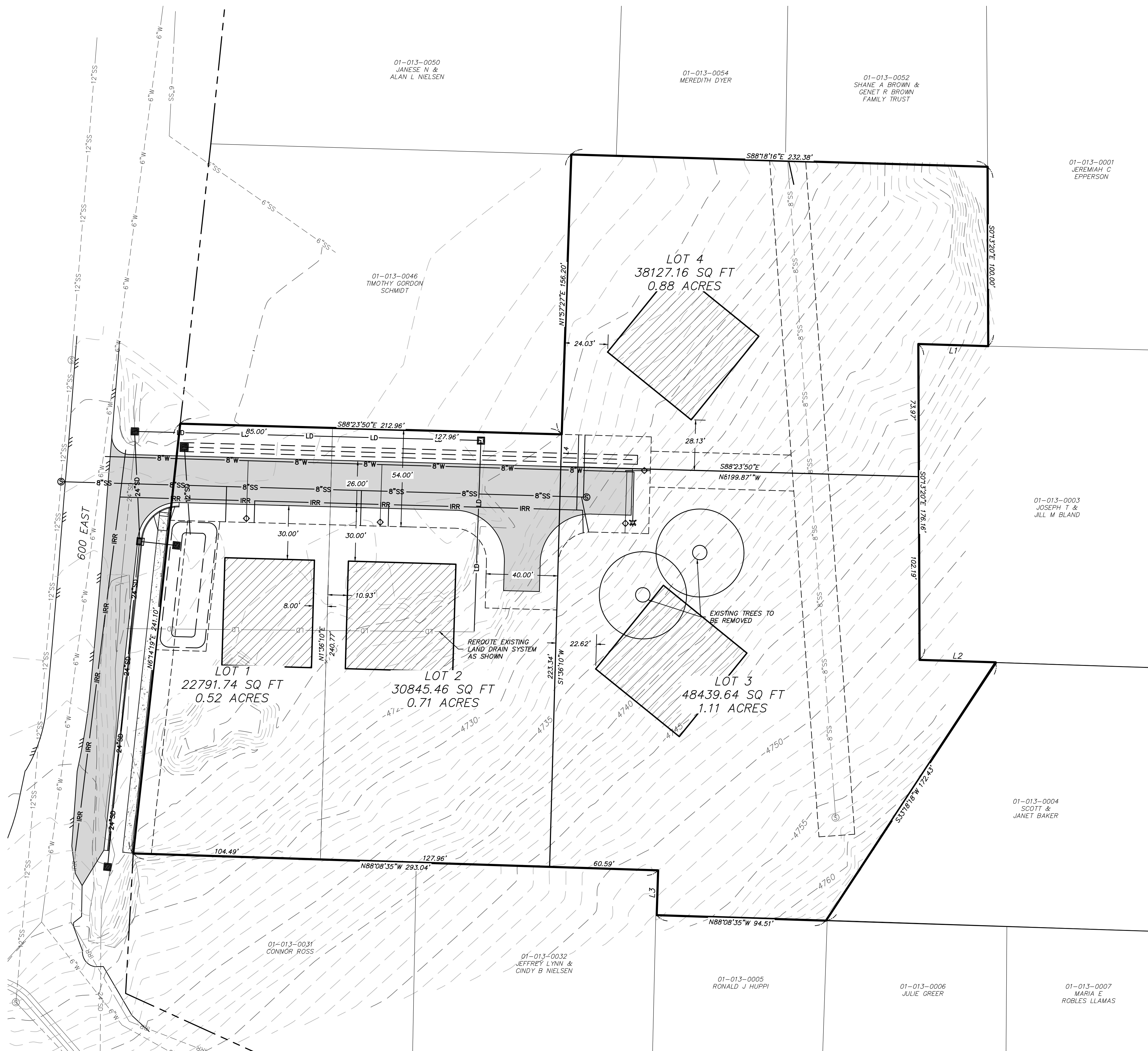
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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%



4/1/2026 3:14 PM 2:12025 PROJECTS\25096SCH TRAVIS 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

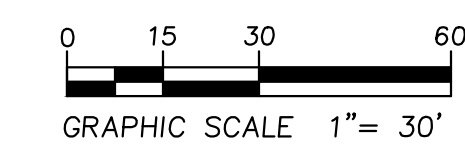
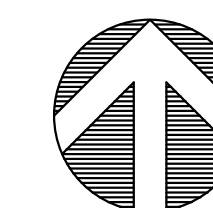
PARCEL # 01-013-0030
ZONE: R2
PROPOSED OVERLAY: PUD
LAND USE
TOTAL AREA: 3.21 AC±
SETBACKS
FRONT - 25'
REGULAR SIDEYARD - 10' & 8'
CORNER SIDEYARD - 25'
REAR - 30'

PROPOSED UTILITY SYSTEMS

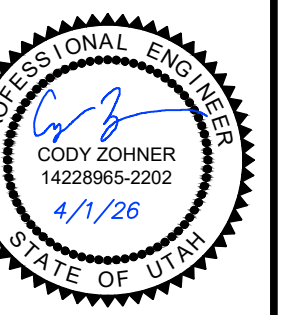
PROPOSED CULINARY WATER: TO CONNECT TO HYRUM'S WATER SYSTEM. DEVELOPER TO PROVIDE WATER RIGHTS.
PROPOSED SEWER SYSTEM: TO CONNECT TO HYRUM'S SEWER SYSTEM.
PROPOSED IRRIGATION SYSTEM: TO CONNECT TO HYRUM'S PRESSURIZED IRRIGATION SYSTEM.

LEGEND

- BOUNDARY
- - - EASEMENT (ACCESS/P.U.E./DRAINAGE)
- RIGHT OF WAY
- PARCEL LINE
- - - 24"SD EXISTING STORM DRAIN LINE
- 24"SD PROPOSED STORM DRAIN LINE
- - - SS EXISTING SANITARY SEWER LINE
- 8"SS PROPOSED SANITARY SEWER LINE
- - - 6"W EXISTING WATER LINE
- 8"W PROPOSED WATER LINE
- - - IRR EXISTING IRRIGATION LINE
- IRR PROPOSED IRRIGATION LINE
- LD EXISTING LAND DRAIN LINE
- LD 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
L4	18.00'	S1°36'10"W



PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT PLAN

SHEET DESCRIPTION:

SCHMIDT PLANNED
UNIT DEVELOPMENT

PROJECT TITLE:



Cache • Landmark
Engineers
Surveyors
Planners

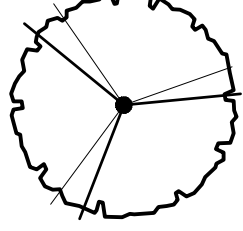

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

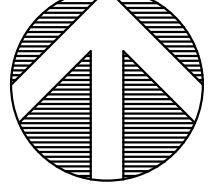
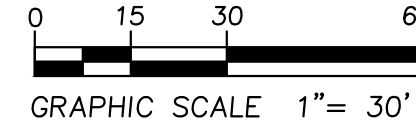
DATE: 1 APRIL 2026
SCALE: 1" = 30'
DRAFTING BY: C.ZOHNER
CHECKED BY: C.ZOHNER
APPROVED BY: C.ZOHNER
PROJECT NUMBER: 25096SCH
SHEET:

3/25/2026 9:25 AM Z:\2025 PROJECTS\25096SCH TRAVIS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\LANDSCAPE\25096SCH LANDSCAPE PLAN.DWG

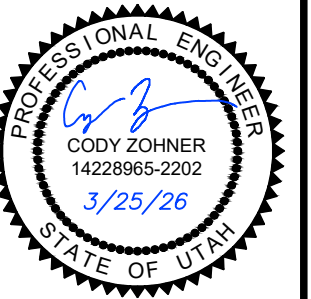


LEGEND

 KENTUCKY COFFEE TREE
 GRASS

GRAPHIC SCALE 1" = 30'



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: