

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andrew Williams

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS
REGULAR MEETING AT 7:30 PM ON TUESDAY, MARCH 5, 2019
AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – Mark Preece; Pledge of Allegiance – James Bruhn

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Consider Resolution 449-19, A Resolution Supporting a Five-Year Continuation of the Legacy Parkway Truck Ban and Requesting the State Engage with the Davis County COG Regarding the Planning and Funding for the Necessary Transportation Improvements Necessitated by the Additional Truck Traffic Generated by the Proposed Inland Port.
4. Presentation on 2020 Census – Robert Taylor, U.S. Census Bureau.
5. Consider Amended Plat for Highgate Estates Subdivision.
6. Consider Ordinance 414-19, An Ordinance Adopting Changes to Zoning and Setback Requirements for Residential Patio Covers, Decks and Accessory Structures.
7. Consider Tentative Approval for Fiscal Year 2018/2019 Budget Amendments.
8. Consider Purchase Approvals for Security Lighting at the Park, Public Works Vehicle for the Parks Dept., Golf Service Vehicle, and Golf Café Improvements.
9. Public Works/Engineering Report.
10. Administrative Report.
11. Mayor/Council Reports.
12. Consider Approval of Minutes from the February 19, 2019 City Council Meeting.
13. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
14. Adjourn.

Those needing special accommodations can contact Cathy Brightwell at 801-292-4486 24-hrs prior to the meeting.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on February 28, 2019.

WEST BOUNTIFUL CITY

RESOLUTION #449-19

A RESOLUTION SUPPORTING A FIVE YEAR CONTINUATION OF THE LEGACY PARKWAY TRUCK BAN AND REQUESTING THE STATE ENGAGE WITH THE DAVIS COUNTY COG REGARDING THE PLANNING AND FUNDING FOR THE NECESSARY TRANSPORTATION IMPROVEMENTS NECESSITATED BY THE ADDITIONAL TRUCK TRAFFIC GENERATED BY THE PROPOSED INLAND PORT

WHEREAS, the Legacy Parkway was found by the State Legislature to be located uniquely adjacent to the Legacy Nature Preserve and therefore it was justified in banning large trucks from using the Parkway; and

WHEREAS, the removal of the truck ban on the Legacy Parkway slated for January 2020 will violate the context sensitive solution through which the Legacy Parkway was constructed by negatively affecting the natural environment of the Legacy Nature Preserve and those residential neighborhoods and schools that have developed along the Parkway; and

WHEREAS, the removal of the truck ban on the Legacy Parkway will also provide another conduit for truck traffic from the proposed Inland Port through Davis County to points north and east, further negatively affecting the natural environment and residential neighborhoods; and

WHEREAS, geographically, Davis County is narrowly constrained by the Wasatch Mountains and the Great Salt Lake forcing all major north and south transportation routes (I-15, Highway 89, Legacy Parkway, future West Davis Highway) to be closely situated further compounding the negative effects of the additional truck traffic generated by the Inland Port; and

WHEREAS, it is important for the Davis County Council of Governments to have input on the routing plans of north bound truck traffic generated by the proposed Inland Port to address the cumulative impacts on Davis County residents and the natural environment; and

WHEREAS, the State needs to implement funding mechanisms to insure a portion of the economic benefit of the proposed Inland Port is apportioned to those transportation routes planned to route truck traffic from the Port to cover the costs of mitigating the negative impacts on the County's residents and the natural environment.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful that it:

1. Supports the continuation of the existing Legacy Parkway truck ban for another five years to allow the State to find mitigation measures for the adjacent natural environment and residential neighborhoods.
2. Requests the State consult with the Davis County Council of Governments in planning for the additional truck traffic generated by the proposed Inland Port and work together to develop funding mechanisms to ensure a portion of the economic benefit generated by the proposed Inland Port is apportioned to the affected major transportation routes in Davis County.

EFFECTIVE DATE. This resolution shall take effect immediately upon passing.

Passed and approved by the City Council of West Bountiful City this 5th day of March 2019.

Kenneth Romney, Mayor

<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember Williams	_____	_____
Councilmember Preece	_____	_____

ATTEST:

Cathy Brightwell, City Recorder

2020 Census

**Count everyone once, only once,
and in the right place**

**2020 Census Partnership Specialist
Robert Taylor
801-725-7643
robert.h.taylor@2020census.gov**

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

United States
**Census
2020**

Census Determines

- **Apportionment of the 435 Seats in the U.S. House of Representatives**
 - Utah went from 3 to 4 from 2010 Census Data
- Community Planning: New Roads, Schools, and Emergency Services
- Business Planning: Retail, Technical, Manufacturing, and Other Places of Employment
- **Apportionment of Federal Dollars to States and Local Communities for next 10 years**
 - **Utah: \$1,088 Per Person Annually for 16 Federal Programs**
 - **\$11k Per Person Over 10 Years**
 - Does not include other grant money to Utah in excess of \$400m

Census Timeline

- April 2019 through January 2020 Promote Participation in the Census Locally
- August 2019 through October 2019 Address Canvassing in high growth areas
 - **Jobs! Jobs! Jobs!** www.USAJOBS.com
- Self Response begins on **March 23, 2020**. (3 Self Response Options)
 1. Online (First Time)
 2. By Mail
 3. By Phone
- **April 1, 2020 Census Day**
- May 2020 through July 2020 NRFU (Non Response Follow Up – Knocking Doors)
- August 2020 through December 2020 Quality Review
- December 31, 2020 Deliver Counts to President

2020 Census Goals

- Maximize Self Response
 - Increased Accuracy and Lower Cost
- Reach Hard to Count Populations. Some Examples:
 - Young Children (Estimate 5% were missed in 2010)
 - Non Citizens
 - Limited English Language at Home
 - College Students
 - Military
 - Transitory Locations/People
 - Below Poverty Level
 - Minorities
- **Local Outreach through Complete Count Committee (CCC)**
 - Trusted Voices to Publicize Importance

Complete Count Committee

- Local governments work together with partners in their communities to form CCCs to promote the 2020 Census to their constituents.
- Community-based organizations may also establish CCCs that reach out to their constituents.
- Committee members may be experts in the following areas:
 - Government
 - Media
 - Workforce development
 - Business
 - * Education
 - * Community Organizations
 - * Faith-Based Community
 - * Other, based on needs

Invitation to Create a Complete Count Committee (CCC)

- Appoint Chair
- Determine Makeup of Committee
 - Government, Education, Business, Faith-Based, Community, Media etc.
- Set Training Date for Committee
 - Training provided by Census Partnership Specialist
- Create Your Own Plan Regarding Outreach and Education
- Resource Examples:
 - Census Partnership Specialist – Advisor
 - Other CCC’s
 - Statistics in Schools
 - <https://www.census.gov/schools/>
 - ROAM (Response Outreach Area Mapper) for detailed look at 2010 response rate
 - <https://www.census.gov/roam>

Goals of CCC (Complete Count Committee)

- Educate Community Regarding
 - Importance of Census to the Local Community
 - Confidentiality of Census
- Inform the Community Regarding
 - Timeline
 - Job Promotion
- Involve the Community in Activities to Build Awareness
- Increase the Self Response Rate to Insure Everyone is Counted



MEMORANDUM

TO: Mayor & City Council

DATE: February 28, 2019

FROM: Ben White

RE: Highgate Estates Subdivision Amended Plat

This memo introduces a request by developers to amend the recently recorded subdivision plat for Highgate Estates. The request stems from the developers desire to divide two 2-acre lots into four 1-acre lots. The city council may wish to have an existing Holly Refinery easement over the property better resolved prior to approving this request.

Background

UCA 10-9a-609 states that a land use authority *may* approve a plat amendment if there is good cause.

The Highgate Estates Subdivision plat was recorded in January 2019. As recorded, the plat contains 23 residential lots and one commercial lot. Two of the residential lots are each 2-acres. The subdivision owners desire to subdivide the two 2-acre lots into four 1-acre lots. It is staff's opinion that all 25 residential lots and the commercial lot meets the minimum zoning requirements.

The proposed amended plat includes 25 residential lots and one commercial lot. As the division of the 2-acre lots into four lots constitutes a subdivision, the planning commission was required to make a recommendation on the request. Planning Commission reviewed the amended plat on February 26, 2019 and recommended approval with a correction to Note 7 regarding the location of wells on the property. That correction has been made to the final plat.

Holly Refinery Easement

Besides dividing the two 2-acres lots, the other notable change to the plat is the Holly Refinery Drain Line Easement that extends through Lots 7 and 9 has been removed. The developer had informed the City that an agreement to vacate the easement has been executed and it is waiting recordation with the County Recorder. *However*, a recent letter-agreement (attached) between the developer and the refinery shows that the refinery's easements across the subdivision may still be in question, as it defines a Trial Period within which the refinery can decide on the easements.

The city council may deny, table, or approve this request, or could approve it contingent upon the refinery's easements being properly recorded or vacated so as to not interfere with future property owners.



HOLLYFRONTIER

January 29, 2019

Wilding Engineering Inc.
c/o Blackgate Investments, LLC
14721 South Heritage Crest Way
Bluffdale, Utah 84065
Attn: David P. Wilding

Re: HighGate Estates Subdivision, West Bountiful City, Utah

Dear Mr. Wilding:

We understand that Blackgate Investments, LLC, a Utah limited liability company ("**Blackgate**") is developing a 23-lot residential subdivision located between 1100 West and 1450 West, West Bountiful City, commonly known as the "**HighGate Estates Subdivision**" (current Davis County Parcel No. 060340159). A copy of the final plat of the HighGate Estates Subdivision partially approved by the City Council of West Bountiful City is attached hereto as Exhibit A. In connection with the development of the HighGate Estates Subdivision, Blackgate requested that HollyFrontier Woods Cross Refining LLC, a Delaware limited liability company ("**HollyFrontier**") agree to terminate the use of, and the easements regarding, HollyFrontier's existing wastewater drain line (the "**Existing Line**") running across the HighGate Estates Subdivision. The approximate location of the Existing Line begins on the eastern side and curves upward to the northern side of the HighGate Estates Subdivision and continues through the 1450 West street right of way as shown on Exhibit A attached hereto. The purpose of this letter agreement (this "**Letter Agreement**") is to set forth the terms and conditions for the termination of the easements regarding the Existing Line. HollyFrontier and Blackgate acknowledge and agree that upon mutual execution hereof they will be contractually bound by the terms and conditions described in this Letter Agreement.

1. **Blackgate Acknowledgments.** Blackgate acknowledges and agrees with the following: (a) HollyFrontier owns and operates the Existing Line as a single user private underground pipeline that provides drainage of pretreated wastewater from the HollyFrontier refinery to the treatment plant operated by the South Davis Sewer District; (b) HollyFrontier is the holder of valid and enforceable easements on, over, across, under and through the HighGate Estates Subdivision for operating, maintaining, repairing and replacing the Existing Line together with access for such purposes, including the Right of Way Agreement recorded with the Davis County Recorder's Office on March 2, 1933, as Entry No. 53891, in Book J, at Page 467; and the Right of Way Contract recorded with the Davis County Recorder's Office on January 29, 1952, as Entry No. 121497 in Book 34, at Page 200 (the "**Existing Easements**"); and (c) the Existing Line is critical infrastructure for the operation of the HollyFrontier refinery. Prior to the expiration of the Trial Period and except as specifically set forth herein, Blackgate and its employees, members, managers, contractors, agents, successors or assigns will not undertake

any modifications, encroachments, actions or work that may interfere with the operations and/or the property rights of HollyFrontier. Prior to the expiration of the Trial Period, Blackgate will obtain the prior written approval of HollyFrontier and HollyFrontier will work with Blackgate regarding (i) any changes to the final plat of the HighGate Estates Subdivision that could have an adverse effect on HollyFrontier's operations, and/or (ii) any entry upon HollyFrontier's property or working around HollyFrontier's pipeline outside of the HighGate Estates Subdivision. Until such time as the Existing Line is removed from service, Blackgate shall protect and cause its contractors to protect the Existing Line from damage, interference or disruption at all times while working in, on or around the Existing Easements. Blackgate shall notify HollyFrontier immediately upon discovery of any damage, interference or disruption to the Existing Line.

2. **Connection to Public Line.** Subject to the terms and conditions of this Letter Agreement, HollyFrontier agrees to terminate the use of the Existing Line and connect to the public wastewater drain line (the "**Public Line**") in 1100 West Street. HollyFrontier agrees to use commercially reasonable efforts to connect to the Public Line within forty-five days of approval of plans by West Bountiful City. Blackgate will pay all costs and expenses for HollyFrontier to connect its wastewater system to the Public Line. This includes all costs and expenses to design, engineer and construct the connection in accordance with plans and specifications approved by HollyFrontier, West Bountiful City and the South Davis Sewer District as well as any and all connection, capacity, impact or similar fees or charges imposed by West Bountiful City and the South Davis Sewer District.
3. **Trial Period.** HollyFrontier will have a 30-day trial period (the "**Trial Period**") after connection to the Public Line for HollyFrontier to determine in its sole reasonable discretion the suitability of the Public Line. During the Trial Period, the Existing Line will remain in place and ready for reconnection and use in the event HollyFrontier or the South Davis Sewer District determines the Public Line is unsuitable. During the Trial Period, HollyFrontier agrees to work with Blackgate to allow heavy equipment to cross over the Existing Line at specified locations and in a manner that avoids damaging the Existing Line.
4. **Relocated Easement.** If HollyFrontier has not determined during the Trial Period that the Public Line is unsuitable, at the expiration of the Trial Period, (a) the Existing Easements will terminate, and (b) Blackgate will concurrently grant to HollyFrontier, by metes and bounds description, a 16.5-foot wide easement (the "**Relocated Easement**") for a future underground wastewater drain line across the Blackgate property along the south side of the Mill Creek Canal from Blackgate's eastern boundary to the point the existing easement crosses the Mill Creek Canal. The approximate location of the Relocated Easement is shown on Exhibit B attached hereto and legally described on Exhibit C attached hereto. The agreed upon form of the Partial Release and Termination of Easement to terminate the Existing Easements is attached hereto as Exhibit D. The agreed upon form of the Grant of Easement to grant the Replacement Easement to HollyFrontier is attached hereto as Exhibit E. Blackgate will be responsible for obtaining from Davis County an easement, in substantially the same form as the Grant of Easement, for the portion of the Relocated Easement located on Davis County's property. Blackgate will, at its sole cost and expense, request Wilding Engineering to issue to

HollyFrontier an opinion letter (the “**Wilding Opinion Letter**”) confirming the feasibility of the Relocated Easement for installation of a future underground gravity fed wastewater line providing drainage from HollyFrontier’s refinery without extraordinary cost or expense (e.g. no lift station, pumps or pressurized lines). Blackgate acknowledges and agrees that issuance of the Wilding Opinion Letter in a form acceptable to HollyFrontier shall be a condition precedent to termination of the Existing Easements and removal of the Existing Line. Blackgate will also record against all residential lots in the HighGate Estates Subdivision encumbered by the Relocated Easement, certain covenants running with the land that prohibit buildings and other structures within the Relocated Easement. The covenants will prohibit fences within the Relocated Easement. The covenants will also provide that lot owners will be responsible at their expense for repairing and replacing any fencing and landscaping within the Relocated Easement damaged or removed in connection with HollyFrontier’s installation, maintenance and repair of the future wastewater line. Blackgate may include the foregoing covenants in the Declaration of Covenants, Conditions and Restrictions for the HighGate Estates Subdivision recorded with the Davis County Recorder’s Office.

5. **Payments.** The term “**Bid Amount**” means the total bid price for: (a) all anticipated costs and expenses to be incurred by HollyFrontier in connection with the uncovering, dislodging, handling, removing, transporting and disposing of the portion of the Existing Line from the eastern perimeter of Blackgate’s property to the point before the line crosses the Mill Creek Canal as generally shown on Exhibit A hereto, and (b) all anticipated costs and expenses for connecting to the Public Line pursuant to Section 2. HollyFrontier shall obtain contractor proposals and/or bids necessary to complete the Work (defined below) before the expiration of the Trial Period. HollyFrontier shall obtain Blackgate’s prior approval before accepting any contractor proposal, bid, or contract regarding the Work provided that Blackgate shall not unreasonably withhold, condition or delay any such approval. If HollyFrontier has not determined during the Trial Period that the Public Line is unsuitable, Blackgate will promptly advance the Bid Amount to HollyFrontier. In the event HollyFrontier’s Direct Costs (defined below) are greater than the Bid Amount, Blackgate will deliver payment to HollyFrontier, in an amount that is the difference between the Direct Costs minus the Bid Amount, within twenty (20) days of receipt of invoice from HollyFrontier. HollyFrontier shall share all invoices regarding the Direct Costs with Blackgate. In the event HollyFrontier’s actual Direct Costs are less than the Bid Amount, HollyFrontier will deliver payment to Blackgate for the difference within thirty (30) days after completion of the Work. The term “**Direct Costs**” means the actual direct costs and expenses charged by HollyFrontier’s contractors necessary to complete the Work. Direct Costs do not include administrative fees, charges, or markups by HollyFrontier and Blackgate will only be responsible to pay the face value of such invoices provided such invoices are accurate, reasonable, and otherwise in compliance with this Letter Agreement. Direct Costs do not include indirect or unanticipated costs regarding the presence or cleanup of hazardous materials, contaminated soil, or other contamination provided that Direct Costs shall include costs of clean-up of hazardous materials and contaminated soils incidental to the removal of the Existing Line.
6. **Removal of Existing Line.** If HollyFrontier has not determined during the Trial Period that the Public Line is unsuitable, HollyFrontier shall uncover, dislodge, handle, remove, transport,

and dispose of the portion of the Existing Line from the HighGate Estates Subdivision and continuing through the Mill Creek Canal, and that portion of the Existing Line through the 1450 West street right of way as generally shown on Exhibit B (collectively, the “**Work**”). The Work does include the disposal of hazardous materials within and incidental to removal of the Existing Line, but does not include costs or expenses regarding the presence or cleanup of hazardous materials outside of the Existing Line, contaminated soil, or other contamination. If HollyFrontier has not determined during the Trial Period that the Public Line is unsuitable, HollyFrontier shall use commercially reasonable efforts to cause the contractors to commence and complete the Work within forty-five (45) days of the expiration of the Trial Period.

7. **Compliance with Laws.** Blackgate shall comply with and will cause its officers, directors, employees, contractors and agents to comply with all applicable rules, laws, statutes and regulations of all applicable governmental authorities and will be responsible for obtaining all necessary permits or governmental approvals required in connection with Blackgate’s development of the HighGate Estates Subdivision and its responsibilities under this Letter Agreement. HollyFrontier shall only use contractors properly licensed and certified according to Utah law and shall use commercially reasonable efforts to cause such contractors comply with all federal, state, and local laws and regulations. HollyFrontier shall promptly pay all of its contractors and shall ensure that no liens or encumbrances (other than the Relocated Easement) are placed on the HighGate Estates Subdivision. In the event that HollyFrontier receives notice of a lien, HollyFrontier shall take commercially reasonable steps to remove such lien within 30 days after receipt of such notice.
8. **Indemnification.** Blackgate hereby waives any and all claims against and covenants not to sue HollyFrontier, its affiliates, and their respective managers, members, directors, officers, employees, representatives and agents, based on death, bodily injury or property damage arising from or related to Blackgate’s obligations under this Letter Agreement, except for claims arising from the gross negligence or willful misconduct of Holly Frontier. Blackgate shall indemnify, hold harmless, and defend HollyFrontier, its affiliates, and their respective managers, members, directors, officers, employees, representatives and agents, from and against any and all claims, causes of action, damages, fines, judgments, penalties, costs, liabilities, losses or expenses (including, without limitation, attorneys’ fees and reasonable investigative and discovery costs) on account of or in connection with, or directly or indirectly arising from: (a) development and improvement of the HighGate Estates Subdivision; (b) the negligence of Blackgate; and (c) Blackgate’s breach of the terms and conditions of this Letter Agreement. Notwithstanding anything to the contrary, the parties agree that neither party will be liable for any special, consequential, incidental, or indirect damages. This Section will survive the expiration of earlier termination of this Letter Agreement.
9. **Default; Remedies.**
 - a. HollyFrontier shall only be in default under this Letter Agreement if, after written notice from Blackgate, HollyFrontier fails to perform any of HollyFrontier’s obligations under this Letter Agreement within thirty (30) calendar days of receipt of such notice (or such longer period as is reasonably required in the exercise of due

diligence provided HollyFrontier commences such cure within the initial thirty (30) calendar day period). In the event of a default by HollyFrontier not cured within the applicable cure period, Blackgate may bring an appropriate action for specific performance of this Letter Agreement. No action for damages shall be brought by Blackgate against HollyFrontier either separately or in conjunction with its action for specific performance.

- b. Blackgate shall be in default under this Letter Agreement if, after written notice from HollyFrontier, Blackgate fails to perform any of Blackgate's obligations under this Letter Agreement within thirty (30) calendar days of receipt of such notice. In the event of a default by Blackgate not cured within the applicable cure period, HollyFrontier may bring an appropriate action for specific performance of this Letter Agreement. No action for damages shall be brought by HollyFrontier against Blackgate either separately or in conjunction with its action for specific performance.

10. **Notices.** All notices hereunder must be in writing and will be delivered by (a) U.S. Mail with all necessary postage and charges prepaid, (b) personal delivery, or (c) reputable overnight express courier, in any event will be addressed as follows:

If to HollyFrontier: HollyFrontier Woods Cross Refining LLC
1070 West 500 South
West Bountiful, UT 84087-1442
Attn: Scott White, VP & Refinery Manager
Telephone: 801-299-6605
Email: Scott.White@HollyFrontier.com

With a copy to: Parsons Behle & Latimer
201 South Main, Suite 1800
Salt Lake City, UT 84101
Attn: Kerry L. Owens, Esq.
Telephone: 801-536-6754
Email: kowens@parsonsbehle.com

If to Blackgate: Blackgate Investments, LLC
66 East 1200 South
Bountiful, UT 84010
Attn: Todd Willey
Telephone: 801-548-2817
Email: toddwilley15@gmail.com

With a copy to: Franchise & Business Law Group, LLC
57 West 200 South, Suite 350
Salt Lake City, Utah 84101
Attn: Nate Whitaker, Esq.
Telephone: (801) 575-5000

Email: nwhitaker@fblglaw.com

Any such notice will be effective upon delivery, if delivered by personal delivery or overnight courier, and seventy-two (72) hours after dispatch, if sent by U.S. postal service in accordance with the above.

11. **Assignment.** Blackgate will not assign this Letter Agreement or any right or obligation in this Letter Agreement without first obtaining the written consent of HollyFrontier.
12. **Further Assurances.** Each party hereto agrees to execute and deliver such additional documents and instruments and to perform such additional acts as may be necessary or appropriate to effectuate, carry out and perform all of the terms, provisions and conditions of this Letter Agreement.
13. **Time of the Essence.** Time will be of the essence of this Letter Agreement and each and every term and condition hereof.
14. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Letter Agreement which is due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefore; adverse market conditions; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars; terrorist attacks; civil commotions; fires; or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder, shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage. Any party seeking relief under the provisions of this Section shall notify the other party pursuant to the notice provisions hereof of a force majeure event within ten (10) days following occurrence of the claimed force majeure event.
15. **Governing Law.** This Letter Agreement will be governed by the laws of the State of Utah.
16. **Successors and Assigns.** This Letter Agreement will be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, assigns, and tenants. Unless expressly provided herein, no third party, other than such heirs, legal representatives, successors, assigns, and tenants will be entitled to enforce any or all of the provisions of this Letter Agreement or will have any rights hereunder whatsoever.
17. **Costs and Attorneys' Fees.** If either party brings or commences any legal action or proceeding to enforce any of the terms of this Letter Agreement (or for damages by reason of an alleged breach of this Letter Agreement), the prevailing party, if any, in such action will be entitled to recover from the non-prevailing party all reasonable attorneys' fees that may have been incurred, including any and all costs and expenses incurred in enforcing, perfecting and executing such judgment, and including all costs of appeal.

18. **Entire Agreement.** This Letter Agreement constitutes the entire agreement between the parties. This Letter Agreement will not be modified or amended except in a writing signed by both parties or their lawful successors in interest.
19. **Authority.** Blackgate represents and warrants to HollyFrontier that: (a) Blackgate is a Utah limited liability company duly organized and existing in good standing under the laws of the State of Utah and is qualified to do business in the State of Utah; (b) Blackgate has complete and full authority to execute this Letter Agreement and to perform its obligations under this Letter Agreement; and (c) the individual(s) executing this Letter Agreement on behalf of Blackgate have the legal power, right and authority to bind Blackgate to the terms hereof. HollyFrontier represents and warrants to Blackgate that: (x) HollyFrontier is a Delaware limited liability company duly organized and existing in good standing under the laws of the State of Delaware and is qualified to do business in the State of Utah; (y) HollyFrontier has complete and full authority to execute this Letter Agreement and to perform its obligations under this Letter Agreement; and (z) the individual(s) executing this Letter Agreement on behalf of HollyFrontier have the legal power, right and authority to bind HollyFrontier to the terms hereof.
20. **Counterparts.** This Letter Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Letter Agreement and all of which, when taken together, will be deemed to constitute one and the same instrument. The parties will accept an electronic copy of this Letter Agreement executed by a party.

Sincerely,

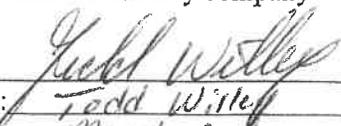
Scott White
Refinery Manager

cc: Matthew Marchant, Assistant General Counsel

ACCEPTED AND AGREED this 29 day of January, 2019 ("Effective Date").

BLACKGATE:

Blackgate Investments, LLC
a Utah limited liability company

By: 
Name: Todd Wilding
Title: Member

HOLLYFRONTIER:

HollyFrontier Woods Cross Refining, LLC
a Delaware limited liability company

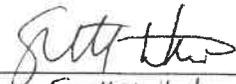
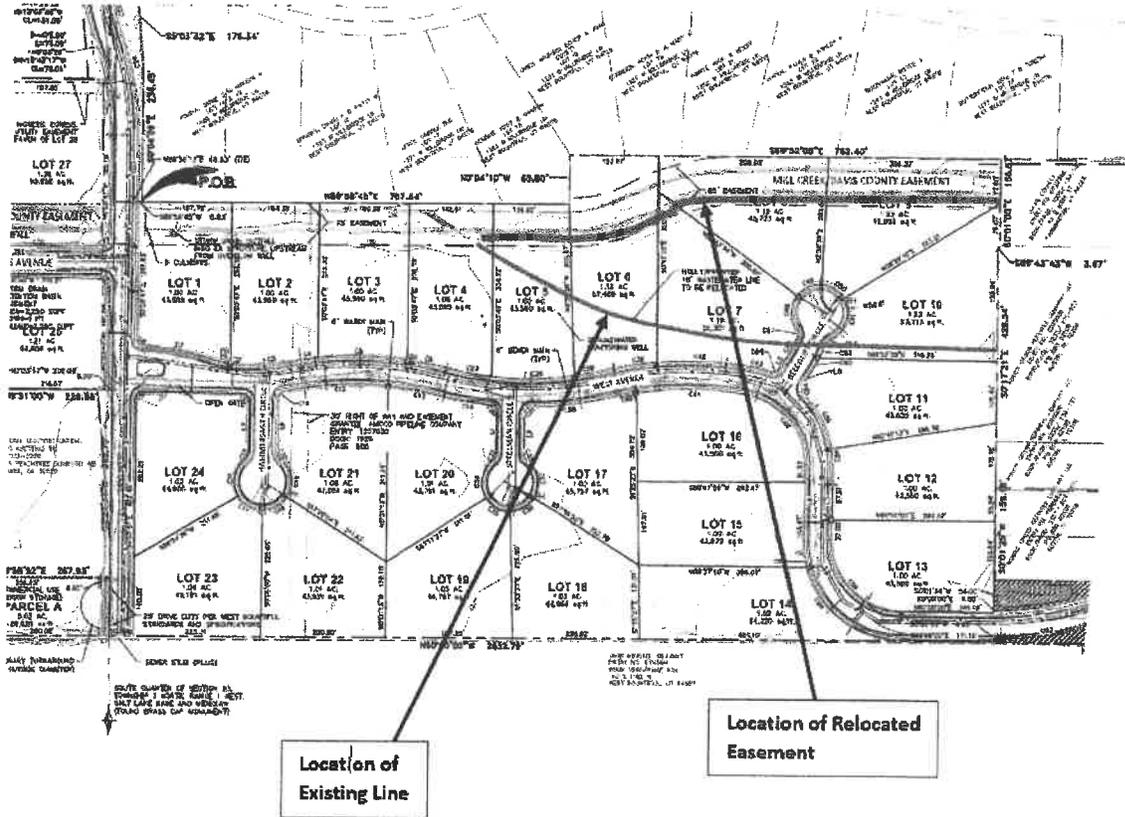
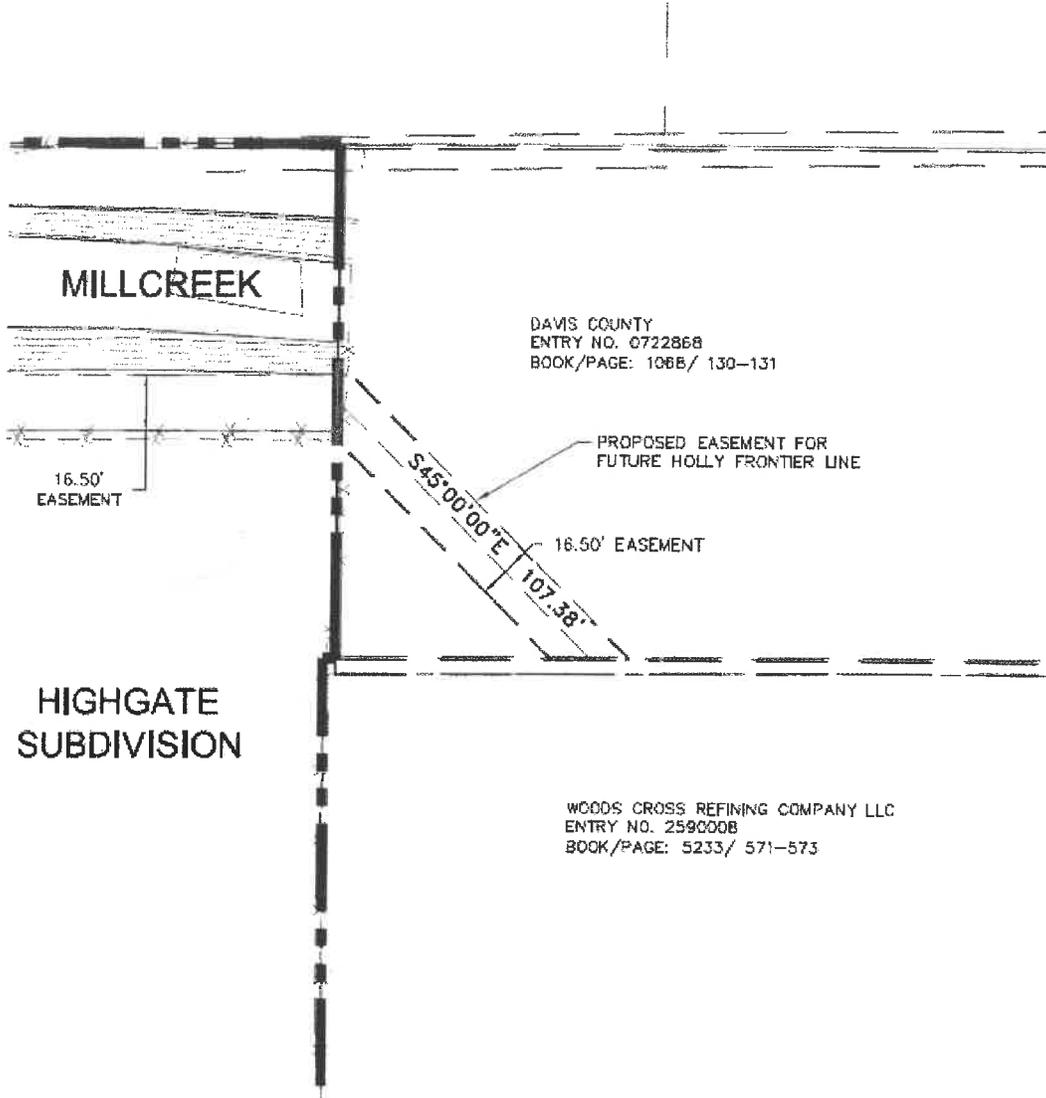
By: 
Name: Scott White
Title: VP & Refinery Manager

EXHIBIT B
 (Diagram of Existing Wastewater Pipe and Relocated Easement)



HOLLY WASTE WATER EASEMENT



PROJECT NAME
HOLLY WASTE WATER EASEMENT

DATE
 1/09/2019

SCALE
 NTS

DRAWN
 DCC

CHECKED
 DPW

PROJECT #
 17055

SHEET
 1 OF 1

FILE NAME:
 G:\DATA\17055 Highgate Estates\dwg\17055 RDS-Easement Exhibit across Davis County.dwg

EXHIBIT C

(Legal Description of Replacement Easement)

Portion crossing Blackgate property:

BEGINNING AT A POINT ON THE SOUTH LINE OF A STORM DRAIN AND RIGHT OF WAY EASEMENT, WITH ENTRY NO. 2102111 IN BOOK 3862 AT PAGE 862, SAID POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1169.04 FEET AND NORTH 89°56'13" EAST 521.24 FEET AND SOUTH 00°03'47" EAST 89.49 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°03'47" WEST 16.50 FEET; THENCE NORTH 89°58'47" EAST 285.39 FEET; THENCE 146.42 FEET ALONG THE ARC OF A 293.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 75°41'17" EAST 144.91 FEET); THENCE 161.44 FEET ALONG THE ARC OF A 321.91 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 75°45'50" EAST 159.76); THENCE SOUTH 89°52'08" EAST 467.03 FEET TO THE EAST LINE OF SAID STORM DRAIN AND RIGHT OF WAY EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 00°01'00" EAST 16.50 FEET; 2) NORTH 89°52'08" WEST 467.07 FEET; 3) 153.17 FEET ALONG THE ARC OF A 305.41 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 75°45'50" WEST 151.57 FEET); 4) 154.65 FEET ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 75°41'17" WEST 153.05 FEET); 5) SOUTH 89°58'47" WEST 285.38 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,495 SF, MORE OR LESS

Portion crossing Davis County property:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 00°03'47" EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 23.

AN EASEMENT BEING 1 ROD IN WIDTH (16.5'), 8.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST LINE OF THE HIGHGATE ESTATES SUBDIVISION, SAID POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1176.48 FEET AND NORTH 89°56'13" EAST 4568.99 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 45°00'00" EAST 107.38 FEET TO THE NORTH LINE OF THE WOODS CROSS REFINING COMPANY LLC, RECORDED IN ENTRY NO. 2590008, BOOK 5233 AT PAGES 571-573 OF THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDERS OFFICE.

THE SIDES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO MATCH SAID HIGHGATE ESTATES SUBDIVISION AND SAID WOODS CROSS REFINING COMPANY PROPERTY BOUNDARIES AS DESCRIBED ABOVE.

EXHIBIT D
(Form of Partial Release and Termination of Easement)

See Attached

WHEN RECORDED RETURN TO:

Parsons Behle & Latimer
201 South Main Street, Suite 1800
Salt Lake City, Utah 84111
Attention: Kerry L. Owens

Space above for County Recorder's Use

PARTIAL RELEASE AND TERMINATION OF EASEMENT

THIS PARTIAL RELEASE AND TERMINATION OF EASEMENT ("**Partial Release**") is made effective as of the ____ day of _____, 2019 ("**Effective Date**"), by HollyFrontier Woods Cross Refining LLC, a Delaware limited liability company ("**HollyFrontier**"), with respect to:

A. HollyFrontier is the successor in interest to the easements and rights of way for an underground drainage pipe line (collectively, the "**Pipeline Easements**") pursuant to that certain (i) Right of Way Contract in favor of Phillips Petroleum Company, recorded with the Davis County Recorder's Office on January 29, 1952, as Entry No. 121497, and (ii) Right of Way Agreement in favor of Wasatch Oil Refining Company, recorded with the Davis County Recorder's Office on March 2, 1933, as Entry No. 53891.

B. HollyFrontier has agreed that certain portions of the Pipeline Easements should be released and terminated with respect to but only with respect to the real property located in Davis County, Utah, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "**Released Property**").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HollyFrontier hereby declares, covenants and agrees that any and all easements and rights created by the Pipeline Easements are hereby vacated, released, terminated and extinguished as to, but only as to, the Released Property. Nothing contained in this Partial Release in any way affects, alters, or diminishes HollyFrontier's right, title and interest under the Pipeline Easements on any other lands described in the Pipeline Easements.

HollyFrontier has executed this Partial Release to be effective as of the Effective Date.

HollyFrontier Woods Cross Refining LLC, a
Delaware limited liability company

By: _____
Print Name: _____
Its: _____

STATE OF _____)

: ss.

COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, 2019, by _____, as _____ of HollyFrontier Woods Cross Refining LLC, a Delaware limited liability company.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

**EXHIBIT A
TO
PARTIAL RELEASE AND TERMINATION OF EASEMENT**

(Legal Description of Released Property)

The real property referenced in the foregoing instrument as the Released Property is located in Davis County, Utah and is more particularly described as:

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Proposed Highgate Estates Subdivision being part of the South half of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian. Beginning at a point being South 00°03'47" East along the quarter section line 1183.17 feet and North 89°56'13" East 42.00 feet from the center of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running thence along the Southerly line and extension thereof, of Millcreek Meadows Subdivision, on file with the Office of the Davis County Recorder, the following three (3) courses: 1) North 89°58'45" East 764.67 feet, 2) North 00°04'10" West 85.80 feet, 3) South 89°52'08" East 762.40 feet, thence South 00°01'00" East 151.93 feet to the North line of the Woods Cross Refining Company LLC property as described in Entry No. 2590008, in Book 5233, Pages 571-573, thence South 89°58'13" West, along said Woods Cross Refining Company LLC property, 3.69 feet, more or less, to an existing chain link fence, thence South 00°17'21" East, more or less along said fence and along the Westerly line of the property described in Entry No. 606272, 431.29 feet, thence along said Entry No. 606272, South 00°01'25" West, along said fence, 165.95 feet to a fence corner, thence North 89°48'22" East, along an existing fence, 797.65 feet to the West right-of-way line of 1100 West, thence South 00°17'38" East along said West right-of-way line a distance of 105.93 feet, thence West 2632.79 feet, thence North 00°00'48" West 103.53 feet, thence North 89°58'52" East 267.93 feet to said quarter section line, thence North 00°03'47" West along said quarter section line 332.70 feet, thence North 89°31'00" West 226.66 feet to the East line of an easement recorded on April 8, 1955 as Entry No. 145065, in Book 81, at Page 634, on record with the Office of the Davis County Recorder, thence along said easement the following three (3) courses: 1) North 00°01'00" East 4.26 feet to the point of a 103.00 foot radius curve to the left, 2) along the arc of said curve a distance of 57.19 feet (through a central angle of 31°48'38" chord bears North 15°53'41" West 56.45 feet), 3) North 31° 48'00" West 226.41 feet, thence East 341.13 feet, thence 18.86 feet along the arc of a 12.00 foot radius curve to the left (chord bears North 44°58'07" East 16.98 feet), thence North 00°03'47" West 185.19 feet, thence 66.46 feet along the arc of a 475.00 foot radius curve to the left (chord bears North 04°04'16" West 66.40 feet), thence North 08°04'45" West

227.95 feet, thence North 89°02'45" East 49.10 feet to the point of a 275.00 foot radius curve to the right, thence along the arc of said curve a distance of 14.59 feet (through a central angle of 3°02'23" chord bears North 86°27'39" East 14.59 feet), thence 20.12 feet along the arc of a 12.00 foot radius curve to the left (chord bears South 39°57'03" West 17.84 feet), thence

South 08°04'45" East 208.77 feet, thence 73.45 feet along the arc of a 525.00 foot radius curve to the right (chord bears South 04°04'16" East 73.39 feet, thence South 00°03'47" East 118.39 feet to the point of beginning.

The interest conveyed hereby is subject to an Environmental Covenant, dated October 31, 2011, recorded in the Official Records of the Davis County Recorder on February 15, 2012 as Entry No. 2643879, in Book 5459, Page 713. The Environmental Covenant contains the following activity and use limitations: "The property will not be used in any manner that would interfere with or adversely affect the implementation, integrity, or protectiveness of the response actions performed or to be performed at the site."

Tax ID No. 06-033-0074, 06-033-0073, and 06-034-0159

EXHIBIT E
(Form of Grant of Easement)

See Attached

WHEN RECORDED RETURN TO:

Parsons Behle & Latimer
201 South Main Street, Suite 1800
Salt Lake City, Utah 84111
Attention: Kerry L. Owens

Space above for County Recorder's Use

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is executed this ____ day of _____, 2019, by Blackgate Investments, LLC, a Utah limited liability company (together with its successors and assigns, "**Grantor**"), with an address at 66 East 1200 South, Bountiful, UT 84010 Attn: Todd Willey, in favor of HollyFrontier Woods Cross Refining LLC, a Delaware limited liability company (together with its successors and assigns, "**Grantee**"), with an address at 1070 West 500 South, West Bountiful, UT 84087-1442, Attn: Scott White, VP & Refinery Manager, with reference to the following:

FOR GOOD AND VALUABLE CONSIDERATION, Grantor hereby grants and conveys to Grantee a perpetual easement and right of way (the "**Easement**") for constructing, operating, maintaining, repairing, replacing, inspecting, improving and upgrading an underground drainage pipe together with all related facilities and appurtenances in, on, under, across and over the portion of Grantor's real property in Davis County, State of Utah (the "**Easement Parcel**"), more particularly described on Exhibit A attached hereto and made a part hereof.

Grantor also grants to Grantee rights of ingress and egress on, over, across, under, over and through Grantor's adjacent real property for access reasonably necessary or convenient for the use and enjoyment of the Easement, and all rights and privileges incident thereto.

This instrument contains the entire agreement between the parties with respect to the matters set forth herein. This instrument may be modified or amended only with the written agreement of Grantor and Grantee, their successors and assigns. Nothing contained in this instrument will be deemed to be a gift or dedication of any portion to or for the general public or for any public purposes whatsoever. This instrument shall be governed by and construed in accordance with and interpreted under the laws of the State of Utah, without giving effect to principles governing conflict of laws.

The execution, delivery, and performance of this instrument has been duly authorized by all necessary action of Grantor, and when duly executed and delivered, will be a legal, valid and binding obligation of Grantor, enforceable in accordance with its terms

Blackgate Investments, LLC
a Utah limited liability company

By: _____
Print Name: _____
Title: _____

DAVIS COUNTY CONSENT AND ACKNOWLEDGMENT

Reference is made to that certain (a) Right of Way and Easement for a Storm Drain recorded with the Davis County Recorder's Office on September 1, 2005, as Entry No. 2102111, by Security Investments Ltd., as grantor, in favor of Davis County a body politic of the State of Utah, as grantee (the "County"), and (b) Right of Way and Easement for a Storm Drain recorded with the Davis County Recorder's Office on August 29, 2007, as Entry No. 2301948, by Security Investments Ltd., as grantor, in favor of the County, as grantee.

The County hereby consents to the foregoing Grant of Easement, dated _____, 2019, by Blackgate Investments, LLC, in favor of HollyFrontier Woods Cross Refining LLC.

The County further acknowledges and agrees that the Easement Parcel is located within the right of way for the County's storm and flood water disposal system, and that use of the Easement Parcel by HollyFrontier Woods Cross Refining LLC for an underground drainage pipe is not detrimental to the County's storm drain and flood water disposal system.

Dated this ____ day of _____, 2019.

DAVIS COUNTY, a political subdivision of the State of Utah

By: _____
Print Name: _____
Title: _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____, the _____ of Davis County a body politic of the State of Utah.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

**EXHIBIT A
TO
GRANT OF EASEMENT**

(Legal Description of Easement Parcel)

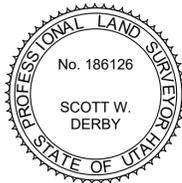
The real property referenced in the Easement as the Easement Parcel is located in Davis County, Utah and more particularly described as:

BEGINNING AT A POINT ON THE SOUTH LINE OF A STORM DRAIN AND RIGHT OF WAY EASEMENT, WITH ENTRY NO. 2102111 IN BOOK 3862 AT PAGE 862, SAID POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1169.04 FEET AND NORTH 89°56'13" EAST 521.24 FEET AND SOUTH 00°03'47" EAST 89.49 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°03'47" WEST 16.50 FEET; THENCE NORTH 89°58'47" EAST 285.39 FEET; THENCE 146.42 FEET ALONG THE ARC OF A 293.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 75°41'17" EAST 144.91 FEET); THENCE 161.44 FEET ALONG THE ARC OF A 321.91 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 75°45'50" EAST 159.76); THENCE SOUTH 89°52'08" EAST 467.03 FEET TO THE EAST LINE OF SAID STORM DRAIN AND RIGHT OF WAY EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 00°01'00" EAST 16.50 FEET; 2) NORTH 89°52'08" WEST 467.07 FEET; 3) 153.17 FEET ALONG THE ARC OF A 305.41 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 75°45'50" WEST 151.57 FEET); 4) 154.65 FEET ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 75°41'17" WEST 153.05 FEET); 5) SOUTH 89°58'47" WEST 285.38 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,495 SF, MORE OR LESS

SURVEYOR'S CERTIFICATE:

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT, HEREAFTER TO BE KNOWN AS:



HIGHGATE ESTATES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____ SIGNATURE _____

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1183.17 FEET AND NORTH 89°56'13" EAST 42.00 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE SOUTHERLY LINE AND EXTENSION THEREOF, OF MILLCREEK MEADOWS SUBDIVISION, ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°58'45" EAST 764.67 FEET, 2) NORTH 00°04'10" WEST 85.80 FEET, 3) SOUTH 89°52'08" EAST 762.40 FEET; THENCE SOUTH 00°01'00" EAST 151.93 FEET TO THE NORTH LINE OF THE WOODS CROSS REFINING COMPANY LLC PROPERTY AS DESCRIBED IN ENTRY NO. 2590008, BOOK 5233, PAGES 571-573; THENCE SOUTH 89°58'13" WEST, ALONG SAID WOODS CROSS REFINING COMPANY LLC PROPERTY, 3.69 FEET, MORE OR LESS, TO AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 00°17'21" EAST, MORE OR LESS ALONG SAID FENCE AND ALONG THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN ENTRY NO. 606272, 431.29 FEET; THENCE ALONG SAID ENTRY NO. 606272, SOUTH 00°11'25" WEST, ALONG SAID FENCE, 165.95 FEET TO A FENCE CORNER; THENCE NORTH 89°48'22" EAST ALONG AN EXISTING FENCE, 797.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1100 WEST; THENCE SOUTH 00°17'38" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 105.93 FEET; THENCE WEST 2632.79 FEET; THENCE NORTH 00°00'48" WEST 103.53 FEET; THENCE NORTH 89°58'52" EAST 267.93 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 00°03'47" WEST ALONG SAID QUARTER SECTION LINE 332.70 FEET; THENCE NORTH 89°31'00" WEST 226.66 FEET TO THE EAST LINE OF AN EASEMENT RECORDED ON APRIL 8, 1955 AS ENTRY NO. 145065, IN BOOK 81, AT PAGE 634, ON RECORD WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID EASEMENT THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°01'00" EAST 4.26 FEET TO THE POINT OF A 103.00 FOOT RADIUS CURVE TO THE LEFT; 2) ALONG SAID CURVE A DISTANCE OF 57.19 FEET (THROUGH A CENTRAL ANGLE OF 31°48'38" CHORD BEARS NORTH 15°53'41" WEST 56.45 FEET); 3) NORTH 31°48'00" WEST 226.41 FEET; THENCE EAST 341.13 FEET; THENCE 18.86 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 44°58'07" EAST 16.98 FEET); THENCE NORTH 00°03'47" WEST 185.19 FEET; THENCE 66.46 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 04°04'16" WEST 66.40 FEET); THENCE NORTH 08°04'45" WEST 227.95 FEET; THENCE NORTH 89°02'45" EAST 49.10 FEET TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.59 FEET (THROUGH A CENTRAL ANGLE OF 3°02'23" CHORD BEARS NORTH 86°27'39" EAST 14.59 FEET); THENCE 20.12 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 39°57'03" WEST 17.84 FEET); THENCE SOUTH 08°04'45" EAST 208.77 FEET; THENCE 73.45 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°04'16" EAST 73.39 FEET; THENCE SOUTH 00°03'47" EAST 118.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 33.808 ACRES, MORE OR LESS
23 LOTS, PLUS LOT A

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°03'47" EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 23.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

HIGHGATE ESTATES SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR PUBLIC USE. THIS DEDICATION SHALL WARRANT, DEFEND AND SAVE THE CITY HARMLESS AGAINST EASEMENTS OR OTHER ENCUMBRANCES ON ANY AREA DEDICATED FOR PUBLIC USE OR INTENDED IN WITNESS FOR PUBLIC USE WHICH, WILL INTERFERE WITH THE INTENDED USE, MAINTENANCE AND OPERATION OF SAID AREAS. IN WITNESS WHEREOF WE HAVE HITHERTO SIGNED THIS PLAT, THIS _____ DAY OF _____, 20____, AD.

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____ A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER

OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND

VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

HIGHGATE ESTATES SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

**FINAL PLAT
AMENDED 2/20/19**

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	69.95	500.00	008°00'58"	N04° 04' 16"W	69.90
C3	96.71	500.00	011°04'57"	N84° 31' 18"W	96.56
C4	182.75	500.00	020°56'29"	S89° 27' 04"E	181.73
C5	266.04	635.00	024°00'16"	N87° 55' 11"W	264.10
C6	300.00	635.00	027°04'08"	S89° 27' 07"E	297.22
C7	248.75	635.00	022°26'42"	S88° 14' 10"W	247.17
C8	210.33	150.00	080°20'24"	N40° 22' 17"W	193.52
C13	98.51	250.00	022°34'40"	N21° 17' 41"E	97.88
C14	149.79	150.00	057°12'55"	N28° 48' 32"W	143.64
C15	60.54	150.00	023°07'29"	N68° 58' 44"W	60.13
C16	173.95	635.00	015°41'43"	S84° 51' 41"W	173.40
C17	126.05	635.00	011°22'25"	N81° 36' 15"W	125.84
C18	52.06	500.00	005°57'55"	S83° 03' 39"W	52.03
C19	130.69	500.00	014°58'34"	N86° 28' 07"W	130.32
C20	48.01	175.00	015°43'07"	S08° 03' 38"E	47.86
C21	226.26	175.00	074°04'49"	S52° 57' 36"E	210.83
C22	195.91	125.00	089°47'55"	S45° 06' 02"E	176.47
C23	235.09	150.00	089°47'55"	S45° 06' 02"E	211.76
C24	153.90	550.00	016°01'55"	N81° 59' 03"E	153.39
C25	348.36	700.00	028°30'48"	S88° 13' 29"W	344.77
C26	122.63	550.00	012°46'30"	S83° 54' 22"E	122.38
C27	274.27	175.00	089°47'55"	S45° 06' 02"E	247.05
C29	175.27	125.00	080°20'24"	N40° 22' 17"W	161.26
C30	192.81	610.00	018°06'35"	N89° 35' 46"W	192.00
C31	46.15	610.00	004°20'07"	S79° 10' 53"W	46.14
C32	238.96	610.00	022°26'42"	S88° 14' 10"W	237.44
C33	142.71	660.00	012°23'22"	N83° 12' 30"E	142.44
C34	18.73	12.00	089°25'24"	S44° 41' 29"W	16.88
C35	15.19	17.00	051°10'51"	S25° 36' 38"E	14.69
C36	246.41	50.00	282°21'41"	N89° 58' 47"E	62.69
C37	73.28	50.00	083°58'11"	S09° 10' 32"W	66.89
C38	51.27	50.00	058°44'54"	S62° 11' 00"E	49.05
C39	49.20	50.00	056°22'26"	N60° 15' 20"E	47.23
C40	72.67	50.00	083°16'11"	N09° 33' 58"W	66.44
C41	15.19	17.00	051°10'51"	N25° 34' 13"E	14.69
C42	17.65	12.00	084°15'28"	N42° 08' 57"W	16.10
C43	96.31	660.00	008°21'38"	S80° 05' 52"E	96.22
C44	255.56	610.00	024°00'16"	N87° 55' 11"W	253.70
C45	90.68	610.00	008°31'03"	N80° 10' 34"W	90.60
C46	164.88	610.00	015°29'13"	S87° 49' 17"W	164.38

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C47	20.79	525.00	002°16'09"	N81° 12' 45"E	20.79
C48	17.25	12.00	082°22'02"	S41° 09' 49"W	15.80
C49	15.19	17.00	051°10'51"	S25° 36' 38"E	14.69
C50	246.41	50.00	282°21'41"	N89° 58' 47"E	62.69
C51	72.05	50.00	082°33'57"	S09° 52' 39"W	65.98
C52	51.05	50.00	058°29'41"	S60° 39' 10"E	48.86
C53	49.85	50.00	057°07'28"	N61° 32' 16"E	47.81
C55	15.19	17.00	051°10'51"	N25° 34' 13"E	14.69
C56	18.62	12.00	088°53'48"	N44° 28' 07"W	16.81
C57	19.09	12.00	091°08'46"	S45° 30' 36"W	17.14
C68	27.88	175.00	009°07'44"	N04° 45' 56"W	27.85
C69	112.02	175.00	036°40'28"	N27° 40' 03"W	110.11
C70	139.90	175.00	045°48'12"	N23° 06' 11"W	136.20
C71	16.46	12.00	078°35'17"	S06° 42' 38"E	15.20
C72	27.29	275.00	005°41'12"	S23° 56' 10"W	27.28
C73	27.86	275.00	005°48'14"	S29° 40' 53"W	27.85
C74	55.15	275.00	011°29'26"	N26° 50' 18"E	55.06
C75	13.60	17.00	045°51'09"	S44° 01' 09"W	13.24
C76	49.27	49.00	056°27'21"	N64° 22' 37"E	47.10
C77	62.12	50.00	071°10'46"	N00° 41' 05"E	58.20
C78	85.92	50.00	098°27'24"	S17° 43' 01"W	75.73
C79	48.88	50.00	056°00'41"	S59° 30' 59"E	46.95
C80	73.46	50.00	084°10'36"	N09° 06' 45"W	67.03
C81	17.23	17.00	058°03'20"	N05° 52' 38"W	16.50
C82	37.04	225.00	009°25'58"	N27° 52' 01"E	37.00
C83	16.46	12.00	078°35'17"	N71° 52' 39"E	15.20
C84	35.78	175.00	011°42'46"	N74° 41' 06"W	35.71
C85	258.55	660.00	022°26'42"	S88° 14' 10"W	256.90
C86	288.19	610.00	027°04'08"	S89° 27' 07"E	285.52
C87	276.51	660.00	024°00'16"	N87° 55' 11"W	274.49
C88	166.06	660.00	014°24'58"	N87° 44' 58"W	165.62
C89	92.49	660.00	008°01'44"	S81° 01' 41"W	92.41
C90	55.62	610.00	005°13'29"	S79° 37' 34"W	55.60
C91	148.34	610.00	013°55'58"	S89° 12' 17"W	147.97
C92	84.23	610.00	007°54'41"	N79° 52' 23"W	84.16
C93	68.00	660.00	005°54'13"	N78° 52' 09"W	67.97
C94	160.72	660.00	013°57'08"	N88° 47' 49"W	160.32
C95	47.79	660.00	004°08'56"	S82° 09' 09"W	47.78
C96	71.86	475.00	008°40'06"	N84° 24' 44"E	71.80
C97	71.39	200.00	020°27'11"	S81° 01' 38"E	71.02

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C98	35.68	200.00	010°13'14"	N86° 08' 36"W	35.63
C99	35.72	200.00	010°13'57"	N75° 55' 01"W	35.67
C100	120.94	400.00	017°19'24"	N79° 27' 44"W	120.48
C101	18.44	12.00	088°03'39"	S44° 05' 36"E	16.68
C109	18.84	12.00	089°56'13"	N45° 01' 53"W	16.96

Line Table		
Line #	Length	Direction
L1	179.79	N89°42'23"E
L2	23.06	N89°56'13"E
L3	165.18	S90°00'00"E
L4	33.01	N89°42'23"E
L6	224.82	S8°04'45"E

ENTRANCE SIGN EASEMENT:

ENTRANCE SIGN EASEMENT IS IN FAVOR OF THE HOMEOWNERS ASSOCIATION (HOA) AND WILL BE MAINTAINED BY THE HOA WHILE STILL BEING A PART OF LOT 13.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°03'47" EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 23.

BEGINNING AT A POINT ON THE SOUTH LINE OF HIGHGATE ESTATES SUBDIVISION, SAID POINT BEING SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 1951.20 FEET TO THE SOUTH LINE OF SAID HIGH GATE ESTATES AND EAST, ALONG SAID SOUTH LINE, 1302.43 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 32.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHGATE AVENUE; THENCE 105.17 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 72°47'00" EAST 103.59 FEET); THENCE SOUTH 2.00 FEET TO THE SOUTH LINE OF SAID HIGHGATE ESTATES; THENCE WEST, ALONG SAID SOUTH LINE, 98.95 FEET.

CONTAINS 1,171 SF, OR 0.027 ACRES, MORE OR LESS

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____ A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER

OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

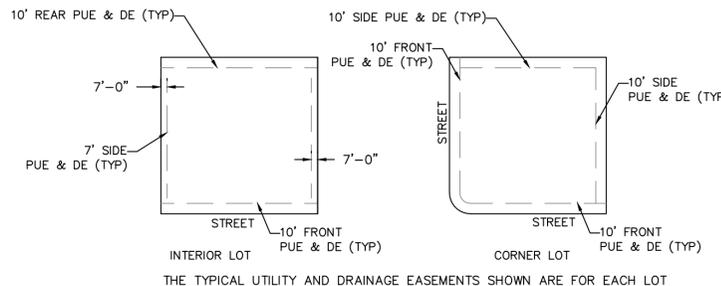
SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

TABLE OF EASEMENTS

- (A) STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2102111, IN BOOK 3862, PAGE 862
- (B) GRANT OF EASEMENT FOR WATER LINE ENTRY NO. 1535451, IN BOOK 2539, PAGE 17
- (D) STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2301948, IN BOOK 4356, PAGE 1138
- (E) STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2102111, IN BOOK 3862, PAGE 862
- (F) PIPELINE EASEMENT AGREEMENT ENTRY NO. 749828, BOOK 1108, PAGE 460
- (G) 30.00' PIPELINE EASEMENT AND RIGHT OF WAY ENTRY NO. 1207020, BOOK 1929, PAGE 906
- (H) 16.5' DRAIN LINE EASEMENT ENTRY NO. 52891, IN BOOK J, PAGE 467
- (I) ENTRY NO. 121497, IN BOOK 34, PAGE 200 PIPELINE EASEMENT

TYPICAL PUBLIC UTILITY & DRAINAGE EASEMENTS (PUE & DE)



NOTES:

- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE REAR AND SIDE YARD DRAINS.
- HOME OWNERS ASSOCIATION (HOA) IS RESPONSIBLE FOR RIGHT OF WAY LANDSCAPING MAINTENANCE IDENTIFIED IN THE PROJECT COVENANT, CODES AND RESTRICTIONS (CCR)
- ALL FINISH FLOOR ELEVATIONS ON BUILDINGS CONSTRUCTED SHALL BE AT LEAST 12" ABOVE THE ADJACENT CURB EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER AND CITY COUNCIL (SEE WEST BOUNTIFUL MUNICIPAL CODE 15.08.020(E).)
- REFER TO THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT FOR GROUNDWATER AND FOUNDATION DESIGN INFORMATION.
- LOT A APPROVED FOR COMMERCIAL USES ALLOWED IN THAT ZONE.
- LOT 22 CANNOT ACCESS 1450 WEST STREET AND HAS A 30' SETBACK FROM 1450 WEST STREET ROW. (PER WEST BOUNTIFUL CITY MUNICIPAL CODE 16.12.060(E))
- THE OWNERS OF LOTS 1-22, AND LOT A, ARE SUBJECT TO AN ENVIRONMENTAL COVENANT (ENTRY NO. 2643879) WHICH ALLOWS FOR THE RIGHT OF ACCESS TO THE MONITORING AND EXTRACTION WELLS. THE WELLS ARE LOCATED ON THE FOLLOWING LOTS: 1, 3, AND 13. SEE THE RECORDED DOCUMENT FOR SPECIFICS.
- WILDING ENGINEERING REBAR AND CAP WILL BE SET AT THE REAR LOT CORNERS AND AT THE CORNERS OF THE OVERALL BOUNDARY. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
- OWNER OF LOT A IS RESPONSIBLE FOR THE REMOVAL OF THE TEMPORARY CUL DE SAC AND CONSTRUCTION OF CURB AND SIDEWALK WHEN 1450 WEST EXTENDS SOUTH.



PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE WEST BOUNTIFUL CITY PLANNING COMMISSION

CHAIRMAN, CITY PLANNING COMMISSION _____

CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE WEST BOUNTIFUL CITY CITY ENGINEER.

WEST BOUNTIFUL CITY ENGINEER _____

CITY ATTORNEY

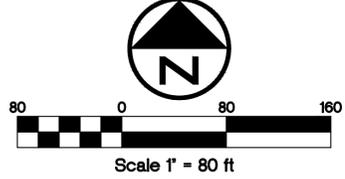
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ AD, 20____ BY THE WEST BOUNTIFUL CITY ATTORNEY.

HIGHGATE ESTATES SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

FINAL PLAT
AMENDED 2/20/19

- LEGEND**
- SECTION LINE
 - FOUND SECTION CORNER
 - SET 5/8 REBAR AND CAP (BOUNDARY LINE) (WILDLING ENGINEERING)
 - PROPOSED CENTERLINE STREET MONUMENT TO BE SET
 - ADJACENT PROPERTY / ROW LINE
 - POB POINT OF BEGINNING
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - XXXX W. PROPOSED LOT ADDRESS
 - PROPOSED EASEMENT
 - PROPOSED BUILDABLE AREA



DETECTION POND ON LOT 23 EASEMENT, TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA), IN FAVOR OF WEST BOUNTIFUL CITY:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF WELLINGTON AVE, SAID POINT BEING SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 1311.77 FEET AND SOUTH 89°56'13" WEST 197.65 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°29'00" WEST 201.14 FEET TO THE SOUTH LINE OF LOT 23, HIGH GATE ESTATES; THENCE RUNNING ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 89°31'00" WEST 17.09 FEET; 2) NORTH 00°01'00" EAST 4.26 FEET; 3) 57.19 FEET ALONG THE ARC OF A 103.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 15°53'41" WEST 56.45 FEET); 4) NORTH 31°48'00" WEST 167.58 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE EAST, ALONG SAID RIGHT OF WAY LINE, 122.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,368 SF OR 0.330 ACRES, MORE OR LESS

A 20.00 FOOT EASEMENT FOR AN INDUSTRIAL DRAIN IN FAVOR OF HOLLY FRONTIER, BEING 10 FEET ON EITHER SIDE OF THE EXISTING LINE, THE ENTIRETY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF 1450 WEST STREET, SAID POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1183.17 FEET AND NORTH 89°56'13" EAST 42.00 FEET AND NORTH 00°04'09" WEST 195.74 FEET AND SOUTH 89°55'51" WEST 5.71 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 66°53'15" WEST 58.45 FEET TO THE WESTERLY LINE OF 1450 WEST STREET; THENCE NORTH 08°04'45" WEST, ALONG SAID WESTERLY LINE, 23.38 FEET; THENCE SOUTH 66°53'15" EAST 58.45 FEET TO THE EASTERLY LINE OF SAID 1450 WEST STREET; THENCE SOUTH 08°04'45" EAST, ALONG SAID RIGHT OF WAY LINE, 23.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,169 SF OR 0.027 ACRES, MORE OR LESS

ONION PATCH SECURITIES LLC
06-033-0046

UNITED STATES OF AMERICA
DRAINAGE EASEMENT & RIGHT OF WAY
ENTRY NO. 145065, BOOK 81, PAGE 634

GENERAL ELECTRIC CAPITAL
AUTO AUCTIONS INC
06-033-0009
6205 PEACHTREE DUNWOOD RD
ATLANTA, GA 30328

DAVIS COUNTY RECORDER

RECORDED NO. _____
State of Utah, County of Davis, _____
Recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Davis County Recorder

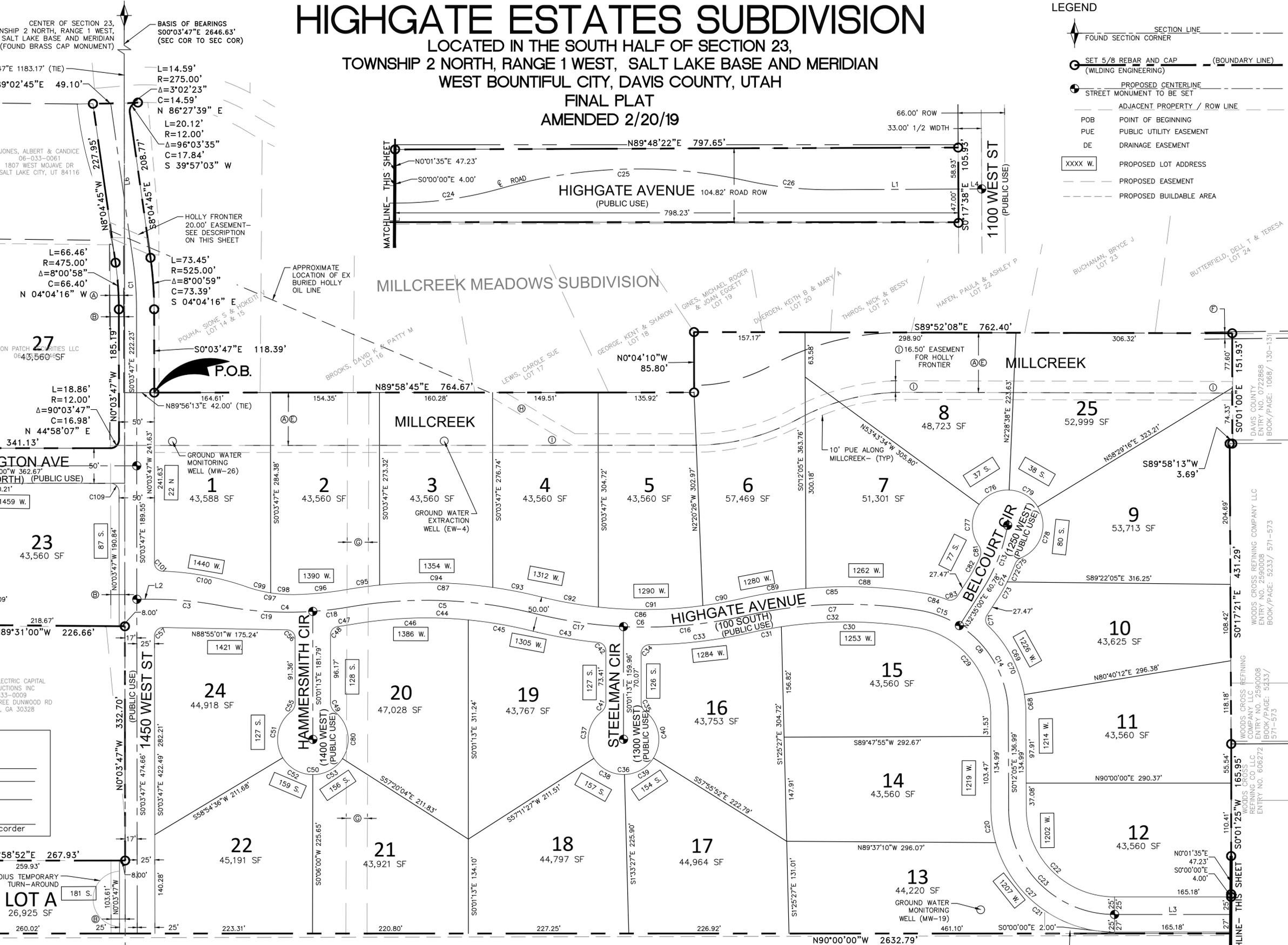
PREPARED BY: **WILDING ENGINEERING**
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.559.8112
WWW.WILDINGENGINEERING.COM

THE MAJORIE HANSEN KINGSBURY TRUST
ENTRY NO. 2227993
BOOK: 4179, PAGE: 1361

SOUTH QUARTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

JACK MICHAEL WILLIAMS
ENTRY NO. 974594
BOOK 1500/PAGE 634

ENTRANCE SIGN EASEMENT- SEE SHEET 1 OF 1





MEMORANDUM

TO: Mayor and City Council

DATE: February 28, 2019

FROM: Ben White

RE: Decks, Covered Patios and Accessory Structures
Proposed Changes to Municipal Code Sections 17.16, 17.20 and 17.24

BACKGROUND

The Planning Commission's recommendations to change zoning requirements for decks, covered patios and accessory structures was reviewed by the City Council during its February 12th meeting. Based on input from the City Council, alternate language regarding accessory building height requirements for the R-1-10 and R-1-22 zones has also been included in a proposed ordinance for consideration at the March 5th meeting. Legal Counsel has also made some changes including adding definitions for patios and decks. These additional changes have been highlighted below.

PROPOSED CHANGES (R-1-10, R-1-22, A-1)

17.xx.050.4.(D) and (E) - Decks and Covered Patios

- For the purposes of this section, Patio means a pad or structure no more than 24 inches above the lowest adjacent finished ground level that provides outdoor floor space and does not require a railing under applicable building codes
- For the purposes of this section, Deck means a structure higher than 24 inches above the lowest adjacent finished ground level that provides outdoor floor space and requires a railing under applicable building codes.
- Decks and covered patios may encroach five feet into the rear setback.
- Patio covers encroaching into the setback can be a maximum of eighteen (18) feet above the ground
- Covered patios encroaching into the rear setback is limited to 200 square feet.
- No wall, railing, or fence may be constructed around a covered patio encroaching into the rear setback

17.xx.050 (B) - Distance

- The allowed minimum distance between main and accessory structures is reduced to eight (8) feet.

17.xx.050 (D) - Private Streets

- The subdivision code does not permit the creation of private streets so the possibility of fronting on one is removed.

17.xx.050 (E) - Yards for One Building.

- The current language is verbose to the point of being confusing. The change simplifies the text.

17.xx.050 (F) - Area for Structures

- The 35% area limitation for structures in the rear yard is being expanded to include street side yard area behind the rear of a main structure.

17.20.055 - Private Streets

- The entire paragraph is being deleted. Title 16 Subdivisions does not allow for the creation of a private street.

16.24.060 - Height Regulations

- All three residential zones have the same 35' height restriction for main structures.
- The A-1 zone allows accessory structures to a height of 35'. There is also a provision that for every one-foot of additional setback, the structure can be one foot taller up to a 40' maximum.
- The R-1-10 and the R-1-22 zones currently have the same height requirements for accessory structures which is anything above 20' requires a conditional use permit.
- A sliding scale for allowable accessory building heights was discussed at the previous city council meeting for the R-1-10 and R-1-22 zones and a proposal has been included:
 - For R-1-10, the height may be increased to a maximum height of 25' if, for every foot above 20', the accessory structure is setback an additional 2'.
 - For the R-1-22, the height may be increased to a maximum of 30' if, for every foot above 20', the accessory structure is setback an additional 1'.
- The lighting and window requirements for accessory structures is a compromise to minimize potential impacts to neighboring properties while allowing a property owner to construct a taller building.
- Health, safety and welfare is the only criteria currently available to determine the mitigating effects of detrimental uses. This has created hard feelings between neighbors in certain circumstances when conditional use permits have granted accessory structure heights in excess of 20'.

WEST BOUNTIFUL CITY

ORDINANCE #414-19

AN ORDINANCE AMENDING WBMC TITLE 17 TO ADDRESS YARD REGULATIONS INCLUDING SETBACKS, DECKS, PATIO COVERS AND ACCESSORY STRUCTURES IN RESIDENTIAL ZONES

WHEREAS, Utah Code Annotated §10-9a-101 et seq., also known as the “Municipal Land Use, Development, and Management Act,” grants authority to the West Bountiful City Council to make changes to its Zoning Ordinances; and

WHEREAS, the West Bountiful City Council desires to allow property owners more property use flexibility, while balancing the desires of neighbors to continue to enjoy their properties; and

WHEREAS, the West Bountiful Planning Commission held a properly noticed public hearing on February 12, 2019, to consider appropriate modifications; and,

WHEREAS, the West Bountiful Planning Commission has recommended adoption of proposed amendments to the yard regulations in the A-1, R-1-22, and R-1-10 residential districts.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF WEST BOUNTIFUL THAT WBMC SECTIONS 17.24, 17.20, AND 17.16, BE MODIFIED AS SHOWN IN ATTACHED EXHIBIT A.

This ordinance will become effective upon signing and posting.

Adopted this 5th day of March 2019.

By:

Ken Romney, Mayor

Voting by the City Council:	Aye	Nay
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember Preece	_____	_____
Councilmember Williams	_____	_____

Attest:

Cathy Brightwell, City Recorder

**Yard Regulations
For Residential Zones**

**EXHIBIT A to Ordinance 414-19
February 28, 2019 – Redline**

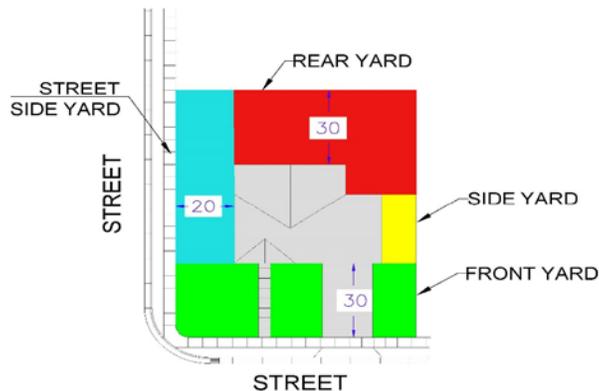
17.xx.050 Yard Regulations (Applies to R1-10, R1-22, and A-1)

A. Minimum Setbacks. (See diagram below)

1. Front yard. The minimum front yard setback for all structures is thirty (30) feet, except as otherwise allowed in this Code.
2. Side yard. The minimum side yard setback for all structures is ten (10) feet for any one side. Main structures shall have a combined total side setback of twenty-four (24) feet for both sides.
3. Street side yard.
 - a. On a corner lot, the minimum street side yard setback for a main structure is twenty (20) feet.
 - b. ~~Except as otherwise provided in this title subsection A.3.c of this section, no~~ No accessory structure may be constructed within the street side yard of a corner lot unless ~~the structure meets the minimum street side yard setback for main structures and complies with other requirements of this Code.~~
 - c. ~~Notwithstanding subsection H of this section, an a~~ Accessory structures on a corner lot may be erected within the street side yard of a corner lot no closer than three (3) feet or more from the street side lot line ~~if~~ the accessory structure:
 - (1) Is situated behind the rear line of the main structure and no closer than three (3) feet from the street side lot line;
 - (2) Is two hundred (200) square feet or less;
 - (3) Has a maximum height of nine (9) feet measured from the lowest finished ground level to the highest part of the roof; and
 - (4) ~~Complies with other requirements of this Code.~~
4. Rear yard.
 - a. The minimum rear yard setback for all main structures is thirty (30) feet.
 - b. The minimum rear yard setback for accessory structures, measured from the rear lot line or side lot line, is six (6) feet, or three (3) feet if the structure is built to fire code standards.
 - c. For purposes of subsections A.4.d and A.4.e of this section:
 - (1) “Patio” means a pad or structure no more than twenty-four (24) inches above the lowest adjacent finished ground level at the rear line of a dwelling that provides outdoor floor space at the rear of the dwelling and does not require a railing under applicable building codes.
 - ~~(2)~~ (2) “Deck” means a structure higher than twenty-four inches above the lowest adjacent finished ground level at the rear line of a dwelling that provides outdoor floor space at the rear of the dwelling and requires a railing under applicable building codes.
 - d. ~~A deck may encroach into a~~ the rear yard setback as long as it ~~only with a conditional use permit~~ meets the following ~~criteria~~ requirements:
 - (1) ~~The entire~~ No portion of the deck is at least less than twenty-five (2025) feet from the rear property line;
 - (2) The deck is no closer to a side lot line than the minimum required side yard or street side yard setback for the main structure;
 - (3) The deck does not encroach more than 200 square feet into the setback area;
 - (4) The floor of the deck is no higher than the highest finished floor of the main structure;
 - (5) The portion of the deck that extends into the rear yard setback is not covered; and
 - ~~(6)~~ The railing is no more than forty-eight (48) inches high and is less than twenty-five percent (25%) transparent; and
 - ~~(7)~~ (6) The deck satisfies other conditions required by the planning commission.

e. A patio roof may encroach into the rear yard setback ~~meeting~~ as long as it meets the following ~~criteria~~ requirements:

- (1) ~~The patio floor surface must be equal to or below~~ no higher than the lowest finished floor elevation;
- (2) ~~The entire~~ No portion of the roof is ~~at least~~ less than twenty-five (25) feet from the rear property line;
- (3) ~~The roof is no closer to a side lot line than the minimum required side yard or street~~ side yard setback for the main structure;
- (4) ~~The roof does not encroach more than 200 square feet into the setback area;~~
- (5) ~~The highest point of the roof is no higher than the adjacent roof of the house~~ dwelling or eighteen (18) feet above the patio, whichever is lower;
- (6) ~~There is no~~ No wall, fence, or railing is required or constructed along any part of the patio; and;
- (7) ~~The patio and roof meet all building code requirements.~~



- B. ~~Distance between main structures and accessory buildings. The minimum distance between all main structures and accessory structures shall be eighteen (18) feet, unless otherwise approved by the planning commission as a conditional use. A conditional use cannot reduce the minimum required front, side, street side, or rear yard setbacks.~~
- C. ~~No building on recorded easements. No main structures and/or permanent accessory buildings structure shall not be built on or over any recorded easement such as a public utility easement.~~
- D. ~~Lot standards and street frontage. Except as otherwise provided in this title, every lot hereafter created or modified shall have such area, width and depth as is required by this title for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right of way approved by the planning commission, before a building permit may be issued.~~
- E. ~~Yard space for one building only. No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this title shall be considered as providing a yard or open space for any other building. Nor shall any No yard or other required open space on a property shall an adjoining lot be considered as providing a yard or open space on a lot wherefor a building is established on an adjacent property.~~
- F. ~~Area of structure and accessory building. No accessory structure or accessory building or group of structures or accessory buildings in any residential district shall cover more than thirty-five percent (35%) of the rear yard or, on a corner lot, the combined rear yard and street side yard behind the main structure.~~

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- G. Sales or lease of space. No space needed to meet the width, yard, area, coverage, parking or other requirements of this title for a lot or building may be sold or leased away from such lot or building.
- H. Other building and structure restrictions. No structure, including any structure exempt from a building permit, shall be allowed in any part of a required front, side, or street side yard setback, except that landscape enhancements, such as trellises and arbors, shall be allowed subject to other applicable regulations. Any such landscape enhancement in the front, side, or street side yard shall be limited to a gross area of ten (10) square feet or less, a width no greater than sixty (60) inches, and a height no greater than ninety-six (96) inches and shall be subject to applicable site triangle area restrictions.

17.20.055 Lots And Dwellings Fronting On Private Streets; Special Provisions

~~Lots with frontage only on private streets shall require planning commission approval and shall be subject to all applicable requirements of this title.~~

HEIGHT/SETBACK REGULATIONS FOR ACCESSORY STRUCTURES BY ZONE:

17.24.060 Height Regulations (R-1-10)

- A. Maximum Height of Structures.
 - 1. ~~Main Structures. No main structure shall be erected to a height greater than thirty-five (35) feet as measured from the lowest finished ground level to the highest part of the roof.~~
 - 2. ~~Accessory buildings Structures. Any accessory structure must comply with the following requirements in addition to any other applicable requirements of this Code: shall not be erected to a height greater than one story or twenty (20) feet, whichever is lower, or be higher than the principal building unless otherwise approved as a conditional use by the planning commission.~~
 - a. ~~The accessory structure may not be taller than the main structure.~~
 - b. ~~The maximum height is twenty-five (205) feet, except as otherwise provided in this section.~~
 - c. ~~The height may be increased to a maximum height of twenty-five (25) feet if, for every foot in height in excess of twenty (20) feet, the accessory structure is set back an additional two (2) feet of setback beyond the minimum setbacks required by this chapter is provided on all sides of the structure in the rear yard, side yards and, as applicable, street side yard.~~
 - d. ~~Windows facing neighboring properties within fifteen (15) feet twenty (20) feet of a property line with headers above ten (10) feet must be non-opening and have translucent glass that does not permit objects on the outside to be seen clearly from within the accessory structure.~~
 - a.e. ~~All exterior lighting mounted above ten (10) feet must include cut-off devices which that limit confine the light to the owner's property on which the accessory structure is situated.~~
- B. Additional height allowed. Public buildings and quasi-public buildings may be erected to a height greater than thirty-five (35) feet when approved as a conditional use by the planning commission.
- C. Exceptions to height limitations. Penthouse or roof structures for the housing of elevators, stairways, tanks ventilating fans or similar equipment required to operate and maintain the building; and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purposes of providing additional floor space and such increased height is subject to all other ordinances and regulations of the city.

17.20.060 Height Regulations (R-1-22)

- A. Maximum Height of Structures.

1. Main Structures. No main structure shall be erected to a height greater than thirty-five (35) feet as measured from the lowest finished ground level to the highest part of the roof.
- ~~1.~~
2. Accessory buildingsStructures. Any accessory structure must comply with the following requirements in addition to any other applicable requirements of this Code: ~~shall not be erected to a height greater than one story or twenty (20) feet, whichever is lower, or be higher than the principal building unless otherwise approved as a conditional use by the planning commission.~~
 - a. The accessory structure may not be taller than the main structure.
 - b. The maximum height is twenty-five (205) feet, except as otherwise provided in this section.
 - c. The height may be increased to a maximum height of thirty (30) feet if, for every foot of height in excess of twenty (20) feet, the accessory structure is set back an additional one (1) foot beyond the minimum setbacks required by this chapter in the rear yard, side yards and, as applicable, street side yardan additional one foot of setback beyond the minimums required in this chapter is provided on all sides of the structure.
 - d. Windows facing neighboring propertieswithin twenty (20) feetfifteen (15) feet of a property line and with headers above ten (10) feet must be non-opening and have translucent glass that does not permit objects on the outside to be seen clearly from within the accessory structure.
 - ~~a.e.~~ All exterior lighting mounted above ten (10) feet must include cut-off devices which limitconfine the light to the owner's property on which the accessory structure is situated.
- B. Additional height allowed. Public buildings and quasi-public buildings may be erected to a height greater than thirty-five (35) feet when approved as a conditional use by the planning commission.
- C. Exceptions to height limitations. Penthouse or roof structures for the housing of elevators, stairways, tanks ventilating fans or similar equipment required to operate and maintain the building; and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purposes of providing additional floor space and such increased height is subject to all other ordinances and regulations of the city.

17.16.060 Height Regulations (A-1)

- A. Maximum height of structures. No structure shall be erected to a height greater than thirty-five (35) feet as measured from the lowest finished ground level to the highest part of the roof, except as otherwise provided in this section.
- B. Additional height allowed. Public buildings and quasi-public buildings may be erected to a height greater than thirty-five (35) feet when approved as a conditional use by the planning commission.
- C. Exceptions to height limitations.
 1. The height of a main structure in this district may be increased to a maximum of forty (40) feet if, for every foot of height in excess of thirty-five (35) feet, the structure is set back an additional one (1) foot of setback beyond the minimums required in-by this chapter is provided on the front and each side of the structurein the rear yard, side yards and, as applicable, street side yard.
 2. The height of an accessory structure in this district may be increased to a maximum of forty (40) feet subject to the same requirements listed in subsection C.1. of this section.
 3. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and such increased height is subject to all other ordinances and regulations of the city.

Yard Regulations For Residential Zones

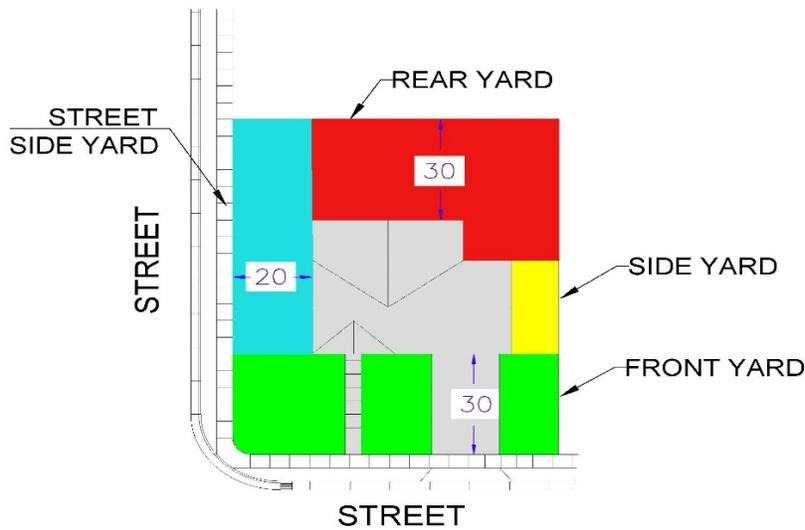
EXHIBIT A to Ordinance 414-19 February 28, 2019 – Redline

17.xx.050 Yard Regulations (Applies to R1-10, R1-22, and A-1)

A. Minimum Setbacks. (See diagram below)

1. Front yard. The minimum front yard setback for all structures is thirty (30) feet, except as otherwise allowed in this Code.
2. Side yard. The minimum side yard setback for all structures is ten (10) feet for any one side. Main structures shall have a combined total side setback of twenty-four (24) feet for both sides.
3. Street side yard.
 - a. On a corner lot, the minimum street side yard setback is twenty (20) feet.
 - b. No accessory structure may be constructed within the street side yard of a corner lot unless.
 - c. the accessory structure:
 - (1) Is situated behind the rear line of the main structure and no closer than three (3) feet from the street side lot line;
 - (2) Is two hundred (200) square feet or less;
 - (3) Has a maximum height of nine (9) feet measured from the lowest finished ground level to the highest part of the roof; and
 - (4) Complies with other requirements of this Code.
4. Rear yard.
 - a. The minimum rear yard setback for all main structures is thirty (30) feet.
 - b. The minimum rear yard setback for accessory structures, measured from the rear lot line or side lot line, is six (6) feet, or three (3) feet if the structure is built to fire code standards.
 - c. For purposes of subsections A.4.d and A.4.e of this section:
 - (1) “Patio” means a pad or structure no more than twenty-four (24) inches above the lowest adjacent finished ground level that provides outdoor floor space and does not require a railing under applicable building codes.
 - (2) “Deck” means a structure higher than twenty-four inches above the lowest adjacent finished ground level that provides outdoor floor space and requires a railing under applicable building codes.
 - d. A deck may encroach into the rear yard setback as long as it meets the following requirements:
 - (1) No portion of the deck is less than twenty-five (25) feet from the rear property line;
 - (2) The deck is no closer to a side lot line than the minimum required side yard or street side yard setback for the main structure;
 - (3) The deck does not encroach more than 200 square feet into the setback area;
 - (4) The floor of the deck is no higher than the highest finished floor of the main structure;
 - (5) The portion of the deck that extends into the rear yard setback is not covered; and
 - (6) The railing is no more than forty-eight (48) inches high and is less than twenty-five percent (25%) transparent.
 - e. A patio roof may encroach into the rear yard setback as long as it meets the following requirements:
 - (1) The patio floor surface is no higher than the lowest finished floor elevation;
 - (2) No portion of the roof is less than twenty-five (25) feet from the rear property line;
 - (3) The roof is no closer to a side lot line than the minimum required side yard or street side yard setback for the main structure;
 - (4) The roof does not encroach more than 200 square feet into the setback area;

- (5) The highest point of the roof is no higher than the adjacent roof of the dwelling or eighteen (18) feet above the patio, whichever is lower;
- (6) No wall, fence, or railing is required or constructed along any part of the patio; and
- (7) The patio and roof meet all building code requirements.



- B. Distance between main structures and accessory buildings. The minimum distance between all main structures and accessory structures shall be eight (8) feet.
- C. No building on recorded easements. No main structure or permanent accessory structure shall be built on or over any recorded easement such as a public utility easement.
- D. Lot standards and street frontage. Except as otherwise provided in this title, every lot hereafter created or modified shall have such area, width and depth as is required by this title for the district in which such lot is located and shall have frontage upon a public street before a building permit may be issued.
- E. Yard space for one building only. No yard or open space on a property shall be considered as providing a yard or open space for a building on an adjacent property.
- F. Area of structure and accessory building. No accessory structure or group of structures in any residential district shall cover more than thirty-five percent (35%) of the rear yard or, on a corner lot, the combined rear yard and street side yard behind the main structure.
- G. Sales or lease of space. No space needed to meet the width, yard, area, coverage, parking or other requirements of this title for a lot or building may be sold or leased away from such lot or building.
- H. Other building and structure restrictions. No structure, including any structure exempt from a building permit, shall be allowed in any part of a required front, side, or street side yard setback, except that landscape enhancements, such as trellises and arbors, shall be allowed subject to other applicable regulations. Any such landscape enhancement in the front, side, or street side yard shall be limited to a gross area of ten (10) square feet or less, a width no greater than sixty (60) inches, and a height no greater than ninety-six (96) inches and shall be subject to applicable site triangle area restrictions.

HEIGHT/SETBACK REGULATIONS FOR ACCESSORY STRUCTURES BY ZONE:

17.24.060 Height Regulations (R-1-10)

- A. Maximum Height of Structures.
 - 1. Main Structures. No main structure shall be erected to a height greater than thirty-five (35) feet as measured from the lowest finished ground level to the highest part of the roof.
 - 2. Accessory Structures. Any accessory structure must comply with the following requirements in addition to any other applicable requirements of this Code:
 - a. The accessory structure may not be taller than the main structure.
 - b. The maximum height is twenty (20) feet, except as otherwise provided in this section.
 - c. The height may be increased to a maximum height of twenty-five (25) feet if, for every foot in height in excess of twenty (20) feet, the accessory structure is set back an additional two (2) feet beyond the minimum setbacks required by this chapter in the rear yard, side yards and, as applicable, street side yard.
 - d. Windows within fifteen (15) feet of a property line with headers above ten (10) feet must be non-opening and have translucent glass that does not permit objects on the outside to be seen clearly from within the accessory structure.
 - e. All exterior lighting mounted above ten (10) feet must include cut-off devices that confine the light to the property on which the accessory structure is situated.
- B. Additional height allowed. Public buildings and quasi-public buildings may be erected to a height greater than thirty-five (35) feet when approved as a conditional use by the planning commission.
- C. Exceptions to height limitations. Penthouse or roof structures for the housing of elevators, stairways, tanks ventilating fans or similar equipment required to operate and maintain the building; and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purposes of providing additional floor space and such increased height is subject to all other ordinances and regulations of the city.

17.20.060 Height Regulations (R-1-22)

- A. Maximum Height of Structures.
 - 1. Main Structures. No main structure shall be erected to a height greater than thirty-five (35) feet as measured from the lowest finished ground level to the highest part of the roof.
 - 2. Accessory Structures. Any accessory structure must comply with the following requirements in addition to any other applicable requirements of this Code:
 - a. The accessory structure may not be taller than the main structure.
 - b. The maximum height is twenty (20) feet, except as otherwise provided in this section.
 - c. The height may be increased to a maximum height of thirty (30) feet if, for every foot of height in excess of twenty (20) feet, the accessory structure is set back an additional one (1) foot beyond the minimum setbacks required by this chapter in the rear yard, side yards and, as applicable, street side yard.
 - d. Windows within twenty (20) feet of a property line and with headers above ten (10) feet must be non-opening and have translucent glass that does not permit objects on the outside to be seen clearly from within the accessory structure.
 - e. All exterior lighting mounted above ten (10) feet must include cut-off devices which confine the light to the property on which the accessory structure is situated.
- B. Additional height allowed. Public buildings and quasi-public buildings may be erected to a height greater than thirty-five (35) feet when approved as a conditional use by the planning commission.

- C. Exceptions to height limitations. Penthouse or roof structures for the housing of elevators, stairways, tanks ventilating fans or similar equipment required to operate and maintain the building; and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purposes of providing additional floor space and such increased height is subject to all other ordinances and regulations of the city.

17.16.060 Height Regulations (A-1)

- A. Maximum height of structures. No structure shall be erected to a height greater than thirty-five (35) feet as measured from the lowest finished ground level to the highest part of the roof, except as otherwise provided in this section.
- B. Additional height allowed. Public buildings and quasi-public buildings may be erected to a height greater than thirty-five (35) feet when approved as a conditional use by the planning commission.
- C. Exceptions to height limitations.
 - 1. The height of a main structure in this district may be increased to a maximum of forty (40) feet if, for every foot of height in excess of thirty-five (35) feet, the structure is set back an additional one (1) foot beyond the minimums required by this chapter in the rear yard, side yards and, as applicable, street side yard.
 - 2. The height of an accessory structure in this district may be increased to a maximum of forty (40) feet subject to the same requirements listed in subsection C.1. of this section.
 - 3. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and such increased height is subject to all other ordinances and regulations of the city.



MEMORANDUM

TO: Mayor & Council

DATE: February 28, 2019

FROM: Duane Huffman

RE: **Proposed Budget 1st Amendments for Fiscal Year 2018-2019**

There are several items to consider for amendments to the current year's budget. Attached with this memo is the budget and proposed changes in table form, and the following are brief descriptions of each proposed change:

GENERAL FUND REVENUE

- A. Net increase of \$257,400. Highlights include:
- B. 10-31-111 – Prior Year Property Taxes – Increase of \$75,000.
- C. 10-31-146 – Telecom Tax – Decrease of \$10,000.
- D. Building Permits and Subdivision Fees: Increase of \$105,000.
- E. 10-33-320 – State Grants – Increase of \$20,000 for DUI shifts and police software.
- F. 10-36-600 – Interest – Increase of \$45,000.
- G. 10-36-640 – Sale of Assists – Increase of \$27,200 for sale of expected sale of police vehicles.

GENERAL FUND EXPENDITURE

- H. Net increase of \$70,900.
- I. 10-43-330 – Admin Training – Increase of \$1,000.
- J. 10-50-313 – Building Inspections – Increase of \$10,000.
- K. 10-50-620 – Animal Control – Increase of \$1,400.
- L. 10-53-311 – Professional Planning – Increase of \$3,000 for review of group homes code.
- M. 10-54-740 – Police Capital Equipment – Increase of \$25,700 for new vehicle plan.
- N. 10-54-741 – Police Capital Computers – Increase of \$10,000 for new dispatch software.
- O. 10-60-412 – Street Signs – Increase of \$6,000 for flashing speed signs.
- P. 10-60-620 – Snow Removal – Increase of \$5,000 for additional salt/blades.
- Q. 10-70-612 – Parks 4TH of July – Increase of \$8,000 for parade and park festivities in July 2018 and for new tents.

Golf Fund

- R. Revenue decrease of \$41,000 – Primarily the deferral of the sale of new service truck.
- S. Expenditure: \$8,000 – Reel grinder.
- T. Expenditure: \$4,000 – Café improvements.

The process for the consideration and adoption of these changes is identical to that of a standard budget adoption. The steps are as follows:

1. Tentatively adopt changes;
2. Set Public Hearing (proposed: March 19, 2019);
3. Provide notice of public hearing and make tentative changes available for public inspection;
4. Hold Public Hearing;
5. Make modifications to changes as desired after receiving public input and vote on final adoption of amendment.

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
GENERAL FUND - REVENUES							
TAXES							
10-31-110	CURRENT YEAR PROPERTY TAXES	1,864,779	1,402,954	1,707,755	1,483,100	1,483,100	
10-31-111	PRIOR YEAR - DELINQUENT COLLEC	25,992	24,914	247,105	15,000	90,000	
10-31-112	VEHICLE FEES	44,319	45,481	41,269	45,000	45,000	
10-31-130	SALES AND USE TAXES	1,853,383	2,058,619	2,048,865	2,044,800	2,044,800	
10-31-142	MUNICIPAL ENERGY SALES TAX	344,010	233,650	224,272	230,000	230,000	
10-31-144	FRANCHISE TAXES - NATURAL GAS	95,248	91,608	96,430	95,000	95,000	
10-31-146	MUNICIPAL TELECOM SALES TAX	89,904	102,086	89,515	100,000	90,000	
10-31-150	ROOM TAX	20,950	23,616	20,971	20,000	20,000	
10-31-155	HWY/TRANSPORTATION TAX	11,161	146,075	150,836	151,000	151,000	
	TOTAL TAXES	4,349,746	4,129,003	4,627,019	4,183,900	4,248,900	
LICENSES & PERMITS							
10-32-210	BUILDING PERMITS	81,837	47,601	92,868	40,000	70,000	
10-32-211	PLAN CHECK FEES	43,542	24,495	47,178	20,000	35,000	
10-32-212	ELECTRICAL FEES	405	621	360	500	500	
10-32-216	MECHANICAL FEES	225	225	360	200	200	
10-32-220	BUSINESS LICENSE	27,158	23,676	21,187	23,000	20,000	
10-32-295	OTHER PERMITS - EXCAVATION	1,488	66,235	62,850	3,000	3,000	
	TOTAL LICENSES & PERMITS	154,655	162,853	224,803	86,700	128,700	
INTERGOVERNMENTAL							
10-33-310	CLASS 'C' ROAD FUNDS	174,748	237,907	220,708	230,000	230,000	
10-33-320	GRANTS - STATE	13,201	18,906	67,412	2,800	20,500	DUI/Software grants
10-33-340	GRANTS - FEDERAL	23,648	0	420	0	0	
10-33-345	GRANTS - COUNTY / OTHER	0	30,000	0	0	0	
10-33-380	STATE LIQUOR FUND ALLOTMENT	8,012	9,215	6,649	7,000	7,500	
	TOTAL INTERGOVERNMENTAL	219,609	296,028	295,189	239,800	258,000	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
CHARGES FOR SERVICES							
10-34-420	LAND USE AND SUBDIVISION FEES	1,210	364,896	73,164	20,000	80,000	
10-34-440	PARK RESERVATION FEES	5,290	7,525	7,035	5,000	5,000	
10-34-450	HISTORY BOOK SALES	0	0	0	0	0	
10-34-460	SALE-COPIES, MAPS & OTHER	1	0	20	0	0	
10-34-465	POLICE REPORTS & OTHER REIMBRS	3,037	3,187	3,850	1,500	1,500	
TOTAL CHARGES FOR SERVICES		9,538	375,608	84,070	26,500	86,500	
FINES & FORFEITURES							
10-35-510	FINES & FORFEITURES	50,299	53,794	61,197	55,000	55,000	
TOTAL FINES & FORFEITURES		50,299	53,794	61,197	55,000	55,000	
MISCELLANEOUS							
10-36-600	INTEREST EARNED - GENERAL	34,878	11,886	44,520	5,000	50,000	
10-36-611	INTEREST EARNED - OTHER/TRUST	27	13,677	0	0	0	
10-36-630	YOUTH COUNCIL FUNDRAISER	509	0	20	0	0	
10-36-640	SALE OF FIXED ASSETS	0	13,643	74,550	105,500	132,700	Additional Pol. Vehilces
10-36-650	FACILITY/LAND RENTAL	1,089	50	17,200	21,600	21,600	
10-36-685	ADVERTISING REVENUES	0	0	0	0	0	
10-36-690	MISC. REVENUE	13,510	27,981	20,378	10,000	10,000	
TOTAL MISCELLANEOUS		50,013	67,237	156,669	142,100	214,300	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18		18/19	18/19	Notes
		Actual	Actual	Actual		Original	P A1	
CONTRIBUTIONS & TRANSFERS								
10-38-800	TXFR'S FROM WATER FUND	0	0	0		0	0	
10-38-805	TXFR'S FROM CAPITAL PROJECTS	5,823	0	0		0	0	
10-38-810	JULY 4TH DONATIONS/FEES	0	6,000	6,000		6,000	6,000	
10-38-820	K-9 DONATIONS	0	0	0		0	0	
10-38-860	CONTRIBUTIONS - PRIVATE	0	0	157,380		0	0	
10-38-870	TXFR'S FROM RAP TAX FUND	4,500	4,500	4,500		4,500	4,500	
10-38-894	TXFR'S FROM CAP PROJECTS	0	0	0		0	0	
10-38-895	TXFR'S FROM STREET IMPACT FEES	0	0	5,000		0	0	
10-38-896	TXFR'S FROM CAPITAL STREETS	0	0	0		0	0	
10-38-897	TXFR'S FROM POLICE IMPACT FEES	2,015	3,020	0		3,000	3,000	
10-38-898	TRANSFERS FROM PARK IMPACT FEE	0	0	0		0	0	
10-38-899	CONTRIBUTIONS - FUND SURPLUS	0	0	0		0	0	
10-38-901	CONTRIBUTIONS - BOND PROCEEDS	0	0	0		0	0	
TOTAL CONTRIBUTIONS & TRANSFERS		12,338	13,520	172,880		13,500	13,500	
GENERAL FUND - I	TOTAL REVENUES	4,846,198	5,098,043	5,621,827		4,747,500	5,004,900	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
GENERAL FUND - EXPENDITURES							
LEGISLATIVE							
10-41-110	SALARIES & WAGES	40,245	40,145	39,120	48,300	48,300	
10-41-115	SALARIES & WAGES - CC MTGS	0	0	0	5,700	5,700	
10-41-131	GROUP HEALTH INSURANCE			0	0	0	
10-41-132	WORKERS COMP INSURANCE	41	41	47	600	600	
10-41-133	FICA TAXES	3,197	3,201	3,131	4,100	4,100	
10-41-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	10	0	0	200	200	
10-41-230	TRAVEL	1,550	1,700	2,393	2,300	2,300	
10-41-330	SEMINARS & CONVENTIONS	3,257	2,927	1,568	3,000	3,000	
10-41-610	MISCELLANEOUS SUPPLIES	1,999	1,697	1,722	2,500	2,500	
	TOTAL LEGISLATIVE	50,299	49,711	47,980	66,700	66,700	
COURT							
10-42-110	SALARIES & WAGES	0	0	0	0	0	
10-42-113	OVERTIME-BAILIFF	0	0	0	0	0	
10-42-125	LONG TERM DISABILITY	0	0	0	0	0	
10-42-131	GROUP HEALTH INSURANCE	0	0	0	0	0	
10-42-132	WORKERS COMP INSURANCE	6	0	0	0	0	
10-42-133	FICA TAXES	0	1	0	0	0	
10-42-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	0	0	0	0	0	
10-42-241	POSTAGE	0	0	0	0	0	
10-42-310	PROFESSIONAL SERVICES	0	0	0	0	0	
10-42-311	LEGAL FEES	27,900	31,800	31,150	31,800	31,800	
10-42-330	SEMINARS & CONVENTIONS	0	0	0	0	0	
10-42-440	BANK CHARGES	0	0	0	0	0	
10-42-460	STATE SURCHARGES	0	0	0	0	0	
10-42-621	WITNESS FEES	350	285	63	500	500	
	TOTAL COURT	28,256	32,086	31,213	32,300	32,300	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
ADMINISTRATIVE							
10-43-110	SALARIES & WAGES	131,033	137,938	145,129	161,400	161,400	
10-43-114	SALARIES & WAGES - TEMP/P-TIME	13,943	13,413	12,650	13,000	13,000	
10-43-125	LONG TERM DISABILITY	783	813	820	1,000	1,000	
10-43-130	RETIREMENT	25,015	25,707	27,251	28,300	28,300	
10-43-131	GROUP HEALTH INSURANCE	27,366	29,549	28,785	29,400	29,400	
10-43-132	WORKERS COMP INSURANCE	1,377	1,442	1,284	1,200	1,200	
10-43-133	FICA TAXES	12,041	10,752	11,681	13,500	13,500	
10-43-134	ALLOWANCES - VEHICLE	2,400	2,400	2,400	2,400	2,400	
10-43-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	4,719	5,443	4,818	5,200	5,200	
10-43-230	TRAVEL	0	0	0	0	0	
10-43-240	OFFICE SUPPLIES & EXPENSE	4,143	3,936	3,496	5,000	5,000	
10-43-241	POSTAGE	1,359	1,248	1,546	2,000	2,000	
10-43-250	EQUIPMENT SUPPLIES & MAINT	7,597	2,755	3,585	6,000	6,000	
10-43-311	CONSULTING SVCS - COMPUTER	9,456	9,456	9,616	12,500	12,500	
10-43-312	CONSULTING SVCS - GENERAL	0	0	7,200	0	0	
10-43-330	EDUCATION AND TRAINING	3,047	3,379	5,004	3,000	4,000	Leadership Train.
10-43-440	BANK CHARGES	13,732	13,244	14,199	12,000	12,000	
10-43-610	MISCELLANEOUS SUPPLIES	0	0	0	0	0	
10-43-620	MISCELLANEOUS SERVICES	0	10,996	4,598	2,200	2,200	
10-43-621	ADVERTISING	2,091	2,417	2,225	3,000	3,000	
10-43-740	CAPITAL OUTLAY - EQUIPMENT	0	13,858	0	0	0	
10-43-741	CAPITAL OUTLAY - SOFTWARE	0	0	0	0	0	
TOTAL ADMINISTRATIVE		260,102	288,746	286,285	301,100	302,100	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18		18/19	18/19	Notes
		Actual	Actual	Actual		Original	P A1	
ENGINEERING								
10-46-110	SALARIES & WAGES	47,378	48,325	49,321		50,900	50,900	
10-46-125	LONG TERM DISABILITY	280	285	278		300	300	
10-46-130	RETIREMENT	8,750	8,779	8,960		9,200	9,200	
10-46-131	GROUP HEALTH INSURANCE	9,304	10,142	9,083		9,300	9,300	
10-46-132	WORKERS COMP INSURANCE	819	822	659		600	600	
10-46-133	FICA TAXES	3,662	3,841	3,916		4,100	4,100	
10-46-134	ALLOWANCES - VEHICLE	2,400	2,400	2,400		2,400	2,400	
10-46-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	160	15	0		200	200	
10-46-330	SEMINARS AND CONVENTIONS	667	847	637		1,000	1,000	
10-46-610	MISCELLANEOUS SUPPLIES	1,088	2,291	1,648		1,000	1,000	
10-46-620	MISCELLANEOUS SERVICES	0	9,351	2,652		2,700	2,700	
10-46-740	CAPITAL OUTLAY - EQUIPMENT	8,045	195	0		0	0	
	TOTAL ENGINEERING	82,553	87,293	79,554		81,700	81,700	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
NON-DEPARTMENTAL							
10-50-110	SALARIES & WAGES-EXITING EMPLOY	5,311	0	0	0	0	
10-50-130	RETIREMENT	0	554	0	0	0	
10-50-132	WORKERS COMP INSURANCE	0	32	0	0	0	
10-50-133	FICA TAXES	0	224	0	0	0	
10-50-282	TELEPHONE-CELL	6,582	4,573	5,341	5,000	5,000	
10-50-309	NETWORK SERVICES	21,952	19,399	20,027	25,900	25,900	
10-50-310	AUDITING FEES	10,000	10,000	9,400	9,400	9,400	
10-50-311	ATTORNEY FEES	46,992	112,214	44,358	47,000	47,000	
10-50-312	AUTOMOBILE INSURANCE	8,406	7,197	4,527	8,500	8,500	
10-50-313	BUILDING INSPECTIONS	38,014	32,089	29,586	25,000	35,000	
10-50-509	PROPERTY INSURANCE	20,166	9,031	11,059	11,000	11,000	
10-50-510	LIABILITY INSURANCE	24,411	29,134	20,931	23,000	23,000	
10-50-511	INSURANCE BONDING	2,604	2,604	1,807	2,500	2,500	
10-50-608	EMERGENCY PREPAREDNESS CMTTE	3,062	3,558	2,201	3,000	3,000	
10-50-610	EMERGENCY SUPPLIES	0	0	125	2,000	2,000	
10-50-611	ELECTION EXPENSES	5,363	10	2,985	0	0	
10-50-612	WEST BOUNTIFUL ARTS COUNCIL	3,485	4,113	4,121	5,000	5,000	
10-50-613	ECONOMIC DEVELOPMENT	0	0	0	0	0	
10-50-614	CITY NEWSLETTER EXPENSES	5,774	5,696	5,921	6,000	6,000	
10-50-616	YOUTH COUNCIL EXPENSES	4,384	4,508	7,348	6,000	6,000	
10-50-617	YOUTH COURT EXPENSES	0	0	0	0	0	
10-50-618	HISTORICAL COMM PROJECTS	605	644	250	2,500	2,500	
10-50-619	COMMUNITY ACTION PROGRAMS	0	0	0	0	0	
10-50-620	ANIMAL CONTROL	4,507	14,838	12,067	13,100	14,500	
10-50-622	DAVIS ART CENTER DONATION	500	500	500	500	500	
10-50-623	TAX REFUND	0	0	78,307	73,000	73,800	
10-50-631	EMPLOYEE INCENTIVE	1,218	1,202	1,231	1,000	1,000	
10-50-740	CAPITAL OUTLAY - EQUIPMENT	0	0	6,670	0	0	
10-50-741	CAPITAL OUTLAY - SOFTWARE	0	0	5,825	0	0	
TOTAL NON-DEPARTMENTAL		213,336	262,120	274,589	269,400	281,600	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
GENERAL GOVERNMENT BUILDINGS							
10-51-260	BLDGS & GROUNDS - SUPPLIES/MNT	23,430	46,582	34,968	29,200	29,200	
10-51-261	PAINT & REPAIRS	14,542	300	30,004	34,500	34,500	
10-51-270	UTILITIES	22,206	22,904	24,416	22,300	22,300	
10-51-280	TELEPHONE / INTERNET	7,267	7,507	7,202	7,300	7,300	
10-51-610	MISCELLANEOUS SUPPLIES	0	0	0	0	0	
10-51-620	MISCELLANEOUS SERVICES	1,303	1,080	1,593	2,200	2,200	
10-51-730	CAPITAL OUTLAY - IMPROVEMENTS	0	0	0	0	0	
TOTAL GENERAL GOVERNMENT BUILDINGS		68,748	78,373	98,183	95,500	95,500	
PLANNING & ZONING							
10-53-110	SALARIES & WAGES	23,859	24,161	24,567	25,500	25,500	
10-53-125	LONG TERM DISABILITY	129	131	128	100	100	
10-53-130	RETIREMENT	3,663	3,654	3,730	3,900	3,900	
10-53-131	GROUP HEALTH INSURANCE	3,647	3,962	3,531	3,700	3,700	
10-53-132	WORKERS COMP INSURANCE	29	29	44	100	100	
10-53-133	FICA TAXES	1,768	1,779	1,826	1,900	1,900	
10-53-311	PROFESSIONAL PLANNERS	0	3,800	4,000	0	3,000	Group Homes Review
10-53-330	EDUCATION & TRAINING	0	10	10	200	200	
10-53-610	MISCELLANEOUS EXPENSES	29	606	52	1,000	1,000	
10-53-620	COMMISSION FEES	5,356	5,836	5,254	5,800	5,800	
TOTAL PLANNING & ZONING		38,480	43,968	43,142	42,200	45,200	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
POLICE							
10-54-110	SALARIES & WAGES	455,811	479,495	531,518	592,200	592,200	
10-54-111	OVERTIME SALARIES & WAGES	27,189	24,318	25,636	23,000	23,000	
10-54-112	ALCOHOL ENFORCEMENT OVERTIME	5,211	11,156	13,987	1,000	1,000	
10-54-114	SPEED ENFORCEMENT OVERTIME	0	0	0			
10-54-115	SALARIES & WAGES - CROSS GUARD	10,000	9,896	9,904	16,200	16,200	
10-54-116	LIQUOR ENFORCEMENT SHIFTS	576	604	116	10,000	10,000	
10-54-125	LONG TERM DISABILITY	2,978	3,021	3,312	3,700	3,700	
10-54-130	RETIREMENT	139,375	150,126	153,775	163,800	163,800	
10-54-131	GROUP HEALTH INSURANCE	107,500	109,247	120,125	116,400	116,400	
10-54-132	WORKERS COMP INSURANCE	10,721	8,345	7,155	7,000	7,000	
10-54-133	FICA TAXES	37,343	38,504	44,293	49,100	49,100	
10-54-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	633	679	632	700	700	
10-54-240	OFFICE SUPPLIES & EXPENSE	3,429	2,593	1,925	4,200	4,200	
10-54-241	PRINTING	581	880	265	900	900	
10-54-250	VEHICLE SUPPLIES & MAINT	10,417	17,834	17,639	19,800	19,800	
10-54-253	POLICE VEHICLE LEASE/PURCHASE	50,643	44,279	65,906	50,700	50,700	
10-54-254	CONTRACT MECHANIC	0	0	0	0	0	
10-54-255	FUEL	12,376	18,066	21,462	26,400	26,400	
10-54-282	TELEPHONE - CELLULAR	10,287	10,494	10,876	10,900	10,900	
10-54-310	NARCOTICS ENFORCEMENT	3,949	4,729	4,729	4,700	4,700	
10-54-311	PROFESSIONAL SERVICES	19,994	17,951	23,354	20,800	20,800	
10-54-320	UCAN RADIO NETWORK FEES	7,283	6,897	0	0	0	
10-54-321	DISPATCH FEES	21,852	21,852	22,639	22,700	22,700	
10-54-330	EDUCATION AND TRAINING	9,235	5,808	8,398	18,600	18,600	
10-54-340	LIQUOR DISTRIBUTION GRANT EXP	4,820	23,824	3,095			
10-54-450	SPECIAL DEPARTMENT SUPPLIES	9,907	3,581	9,014	11,700	11,700	
10-54-455	ALLOWANCES-UNIFORM	16,801	14,556	11,947	14,500	14,500	
10-54-460	FIREARMS & FIREARM TRAINING	10,619	10,373	3,670	7,800	7,800	
10-54-610	MISCELLANEOUS SUPPLIES	0	0	9,986	0	0	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
10-54-620	MISCELLANEOUS SERVICES	0	855	0	0	0	
10-54-622	MISCELLANEOUS - K-9	0	0	0	0	0	
10-54-625	FEDERAL / STATE GRANT EXPENSES	2,637	9,553	0	0	0	
10-54-635	COMMUNITY POLICING	3,678	1,724	2,357	8,700	8,700	
10-54-638	EXITING EMPLOYEE	0	0	0	0	0	
10-54-740	CAPITAL OUTLAY - EQUIPMENT	0	102,775	34,704	50,000	75,700	New Vehicle/Equip
10-54-741	CAPITAL OUTLAY - COMPUTERS	0	0	0	10,000	20,000	Dispatch Software
TOTAL POLICE		995,845	1,154,015	1,162,421	1,265,500	1,301,200	
FIRE							
10-55-621	FIRE FIGHTING SERVICES	490,766	580,364	577,378	630,000	630,000	
TOTAL FIRE		490,766	580,364	577,378	630,000	630,000	
STREETS							
10-60-110	SALARIES & WAGES	71,162	78,291	84,899	94,200	94,200	
10-60-111	OVERTIME SALARIES & WAGES	1,604	1,465	930	4,000	4,000	
10-60-114	SALARIES & WAGES - TEMP/P-TIME	0	0	0			
10-60-125	LONG TERM DISABILITY	424	467	483	600	600	
10-60-130	RETIREMENT	13,964	13,843	14,947	16,800	16,800	
10-60-131	GROUP HEALTH INSURANCE	20,954	21,609	22,353	23,300	23,300	
10-60-132	WORKERS COMP INSURANCE	2,338	1,687	1,624	1,500	1,500	
10-60-133	FICA TAXES	5,396	5,887	6,300	7,500	7,500	
10-60-250	VEHICLE SUPPLIES & MAINTENANCE	5,401	6,214	5,726	10,000	10,000	
10-60-252	EQUIPMENT MAINTENANCE & REPRS	3,799	400	1,437	3,500	3,500	
10-60-254	CONTRACT MECHANIC	0	0	0	0	0	
10-60-255	FUEL	5,745	6,723	5,297	7,600	7,600	
10-60-270	STREET LIGHTS	38,540	49,430	43,076	50,400	50,400	
10-60-330	EDUCATION AND TRAINING	1,680	1,416	250	2,000	2,000	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
10-60-410	SPECIAL DEPARTMENT SUPPLIES	1,948	1,675	1,945	4,000	4,000	
10-60-412	STREET SIGNS & POSTS	3,429	4,483	3,586	7,700	13,700	Flashing Sign
10-60-414	STREET SWEEPING	5,589	600	4,950	4,000	4,000	
10-60-455	UNIFORM	734	977	661	1,000	1,000	
10-60-620	SNOW REMOVAL	21,172	20,416	16,542	20,000	25,000	
10-60-630	TREE REMOVAL	438	212	71	1,000	1,000	
10-60-720	CAPITAL OUTLAY - GRANTS	0	0	0	0	0	
10-60-730	CAPITAL OUTLAY - IMPROVEMENTS	57,659	0	0	0	0	
10-60-740	CAPITAL OUTLAY - EQUIPMENT	0	149,325	142,892	95,000	95,000	
	TOTAL STREETS	261,976	365,120	357,969	354,100	365,100	
CLASS C STREETS							
10-61-270	CLASS C STREET LIGHTS	0	0	0	0	0	
10-61-410	ROAD REPAIRS	40,829	10,521	31,224	50,000	50,000	
10-61-413	STREET STRIPING	11,474	3,465	14,431	18,000	18,000	
10-61-625	SIDEWALK REPLACEMENT	13,490	18,768	11,366	20,000	20,000	
10-61-730	OVERLAY CITY STREETS	0	0	0	0	0	
10-61-731	CRACK SEALANT	10,975	39,825	14,885	20,000	20,000	
10-61-735	SLURRY SEAL	5,347	173,481	0	100,000	100,000	
10-61-740	CAPITAL OUTLAY	0	0	72,713	0	0	
	TOTAL CLASS C STREETS	82,115	246,060	144,618	208,000	208,000	
HWY/TRANSPORTATION TAX							
10-62-414	STREET SWEEPING	0	6,750	0	10,000	10,000	
10-62-431	CRACK SEALANT	0	0	0	20,000	20,000	
10-62-730	OVERLAY CITY STREETS	0	0	210,518	0	0	
10-62-740	CAPITAL OUTLAY - EQUIPMENT	0	35,963	0	0	0	
10-62-742	CAPITAL OUTLAY - STREET IMPROV	0	15,494	15,897	0	0	
	TOTAL HWY/TRANSPORTATION TAX	0	58,207	226,415	30,000	30,000	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
PARKS							
10-70-110	SALARIES & WAGES	56,419	86,486	91,004	98,700	98,700	
10-70-111	OVERTIME SALARIES & WAGES	1,395	2,081	2,342	4,500	4,500	
10-70-114	SALARIES & WAGES - TEMP/P-TIME	16,852	21,360	16,884	27,000	27,000	
10-70-125	LONG TERM DISABILITY	338	522	524	600	600	
10-70-130	RETIREMENT	11,630	15,571	16,366	17,700	17,700	
10-70-131	GROUP HEALTH INSURANCE	17,227	24,509	23,922	26,700	26,700	
10-70-132	WORKERS COMP INSURANCE	1,817	2,239	1,871	1,900	1,900	
10-70-133	FICA TAXES	5,506	8,019	8,090	10,000	10,000	
10-70-245	TOILET RENTAL	536	397	230	800	800	
10-70-250	EQUIPMENT SUPPLIES & MAINT	3,978	3,805	3,561	3,700	3,700	
10-70-252	VEHICLE REPAIRS & MAINTENANCE	369	1,305	2,988	4,000	4,000	
10-70-254	CONTRACT MECHANIC	0	0	0	0	0	
10-70-255	FUEL	3,818	4,540	5,979	7,500	7,500	
10-70-260	BLDGS & GROUNDS - SUPPLIES/MNT	16,849	14,517	20,686	17,000	17,000	
10-70-265	TRAIL MAINTENANCE	3,693	2,250	3,858	4,000	4,000	
10-70-270	UTILITIES	2,801	3,973	5,835	7,900	7,900	
10-70-310	PROFESSIONAL & TECHNICAL SVC'S	0	5,512	5,652	3,500	3,500	
10-70-330	EDUCATION AND TRAINING	595	469	1,156	2,500	2,500	
10-70-455	UNIFORM	769	1,269	1,247	1,700	1,700	
10-70-610	MISCELLANEOUS SUPPLIES	62	650	164	1,000	1,000	
10-70-612	4TH OF JULY CELEBRATION EXPENSE	13,293	13,073	18,185	13,000	21,000	
10-70-613	PARKS SUPPLIES	8,427	11,907	11,459	9,700	9,700	
10-70-614	PARK IMPROVEMENTS	0	0	0	0	0	
10-70-615	HOLIDAY DECORATION & SUPPLIES	2,507	2,507	2,382	2,600	2,600	
10-70-620	LAWN MAINTENANCE	1,100	787	407	1,100	1,100	
10-70-730	CAPITAL OUTLAY - IMPROVEMENTS	17,880	0	0	0	0	
10-70-740	CAPITAL OUTLAY - EQUIPMENT	12,288	17,562	0	40,000	40,000	
10-70-750	CAPITAL OUTLAY - IMPACT FEES	0	0	0	0	0	
TOTAL PARKS		200,149	245,310	244,791	307,100	315,100	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
DEBT SERVICE							
10-85-815	PRINC.-SALES TX BOND-CITY HALL	118,000	120,000	123,000	126,000	126,000	
10-85-825	INT.-SALES TX BOND-CITY HALL	34,613	31,812	28,963	26,100	26,100	
10-85-826	CAPITAL LEASE PRINCIPAL		4,068	0	4,100	4,100	
10-85-827	CAPITAL LEASE INTEREST		1,002	0	1,000	1,000	
10-85-835	AGENT-SALES TX BOND-CITY HALL	1,100	3,100	1,100	3,600	3,600	
10-85-836	DEFEASED BOND	0	0	0	0	0	
	TOTAL DEBT SERVICE	153,713	159,982	153,063	160,800	160,800	
TRANSFERS							
10-90-800	TRANSFERS TO CIP FUNDS	0	200,000	603,700	411,500	411,500	
10-90-810	TRANSFERS TO CAPITAL STREETS	212,500	0	425,000	212,500	212,500	
10-90-820	TRANSFERS TO STORM UTILITY	55,000	285,000	0	0	0	
10-90-850	TRANSFERS TO GOLF FUND	393,411	0	35,000	50,000	50,000	
10-90-860	TRANSFERS TO RAP	0	0	161,100	0	0	
10-90-899	APPROP INCREASE - FUND BALANCE	0	0	0	22,600	209,100	
10-90-914	S/TAX PYMTS TO BTFL - COMMONS	120,514	127,106	130,888	135,400	135,400	
10-90-915	S/TAX PYMTS TO BTFL - GATEWAY	52,976	64,612	64,374	71,100	71,100	
10-90-916	S/TAX PYMTS TO DVPR: COMMONS	208,093	1,107,000	0	0	0	
	TOTAL TRANSFERS	1,042,494	1,783,718	1,420,062	903,100	1,089,600	
GENERAL FUND - I	TOTAL EXPENDITURES	3,968,832	5,435,073	5,147,663	4,747,500	5,004,900	
GENERAL FUND OVERVIEW							
	REVENUES	4,846,198	5,098,043	5,621,827	4,747,500	5,004,900	
	EXPENDITURES	3,968,832	5,435,073	5,147,663	4,747,500	5,004,900	
	REVENUES OVER EXPENDITURES	877,366	(337,030)	474,164	0	0	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
GOLF FUND - REVENUES							
OPERATING REVENUES							
54-30-010	ROUNDS - Greens Fees	418,634	357,606	347,763	400,000	365,000	
54-30-011	ROUNDS - Tournaments	0	0	34,514	0	35,000	
54-30-020	PUNCH PASSES -- ALL	47,933	50,669	63,971	55,000	55,000	
54-30-040	RENTALS - CARTS/CLUBS	190,692	187,308	204,426	193,000	193,000	
54-30-050	RANGE - ALL	95,499	99,463	98,168	105,000	105,000	
54-30-070	PRO SHOP MERCHANDISE SALES	103,598	112,629	121,535	115,000	115,000	
54-30-088	FACILITY LEASE	4,323	5,462	5,621	5,000	4,000	
TOTAL OPERATING REVENUES		860,679	813,137	875,997	873,000	872,000	
OTHER GOLF REVENUES							
54-36-600	INTEREST EARNED	42	18	39	100	100	
54-36-640	SALE OF FIXED ASSETS	0	0	10,370	40,000	0	Maintenance Truck
54-36-685	ADVERTISING REVENUES	900	0	0	500	500	
54-36-690	MISCELLANEOUS REVENUE	2,803	6,983	35,323	1,000	1,000	
54-36-695	MISCELLANEOUS - TOURNAMENT REV	2,500	0	0	2,500	2,500	
54-38-870	TRANSFERS IN - GENERAL FUND	0	0	35,000	50,000	50,000	
54-38-880	TRANSFERS IN - CAP IMPROV FUND	0	0	0	0	0	
54-38-890	TRANSFERS IN - RAP TAX FUND	45,000	100,300	139,000	14,500	14,500	
TOTAL OPERATING REVENUES		51,245	107,301	219,733	108,600	68,600	
GOLF FUND	TOTAL REVENUES	911,924	920,438	1,095,730	981,600	940,600	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18		18/19	18/19	Notes
		Actual	Actual	Actual		Original	P A1	
GOLF FUND - EXPENDITURES								
GOLF PROFESSIONAL & CLUBHOUSE								
54-81-110	SALARIES & WAGES	111,626	115,034	115,140		111,700	111,700	
54-81-114	SALARIES & WAGES - TEMP/P-TIME	35,616	34,315	65,828		74,000	74,000	
54-81-125	LONG TERM DISABILITY	596	608	599		700	700	
54-81-130	RETIREMENT	2,227	18,066	18,662		19,600	19,600	
54-81-131	GROUP HEALTH INSURANCE	29,312	41,360	39,843		37,900	37,900	
54-81-132	WORKERS COMP INSURANCE	(675)	1,360	1,915		1,200	1,200	
54-81-133	FICA TAXES	10,418	10,097	12,999		14,200	14,200	
54-81-134	EMPLOYEE BENEFITS - UNEMPLOY	0	485	0		500	500	
54-81-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	110	324	110		300	300	
54-81-230	TRAVEL	0	0	0		0	0	
54-81-240	OFFICE SUPPLIES & EXPENSE	1,667	1,225	715		2,500	2,500	
54-81-255	FUEL	7,919	6,322	0		0	0	
54-81-256	EQUIP MNT/REPAIR - GOLF CARTS	6,559	1,130	2,628		6,000	6,000	
54-81-260	BLDGS & GROUNDS - SUPPLIES/MNT	5,990	4,877	2,859		5,000	5,000	
54-81-270	UTILITIES	11,694	12,350	13,492		13,000	13,000	
54-81-280	TELEPHONE	2,646	2,689	1,260		3,000	3,000	
54-81-310	PROFESSIONAL SERVICES	961	0	0		0	0	
54-81-330	EDUCATION AND TRAINING	0	550	200		500	500	
54-81-440	BANK CHARGES - VISA	17,829	17,325	17,837		18,000	18,000	
54-81-610	MISCELLANEOUS SUPPLIES	1,886	1,418	602		2,600	2,600	
54-81-633	JUNIOR GOLF PROGRAM	2,362	950	0		2,500	2,500	
54-81-635	MISCELLANEOUS SERVICES	2,455	4,024	2,413		1,500	1,500	
54-81-636	EQUIPMENT EXPENSE	0	0	0		0	0	
54-81-638	ADVERTISING	1,309	6,084	4,726		7,000	7,000	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
54-81-645	TOURNAMENT - EXPENSES	450	312	0	800	800	
54-81-720	CAPITAL OUTLAY - BUILDINGS	0	1,109	0	0	0	
54-81-745	RENTAL CLUBS & BAGS	1,158	0	240	2,300	2,300	
TOTAL GOLF PROFESSIONAL & CLUBHOUSE		254,115	282,014	302,068	324,800	324,800	
COURSE MAINTENANCE							
54-82-110	SALARIES & WAGES	101,555	101,568	104,104	107,900	107,900	
54-82-111	OVERTIME SALARIES & WAGES	0	155	418	0	0	
54-82-114	SALARIES & WAGES - TEMP/P-TIME	69,068	58,460	70,201	86,000	86,000	
54-82-125	LONG TERM DISABILITY	527	577	576	600	600	
54-82-130	RETIREMENT	16,026	17,073	17,871	18,900	18,900	
54-82-131	GROUP HEALTH INSURANCE	13,389	10,305	19,121	29,300	29,300	
54-82-132	WORKERS COMP INSURANCE	1,891	1,656	2,358	1,200	1,200	
54-82-133	FICA TAXES	13,007	12,800	13,085	14,800	14,800	
54-82-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	235	605	650	700	700	
54-82-240	OFFICE SUPPLIES & EXPENSE	141	0	249	300	300	
54-82-245	EQUIP MNT/RPR - TOILET RENTAL	944	742	675	800	800	
54-82-248	SUPPLIES - IRRIGATION	8,987	7,200	9,888	8,900	8,900	
54-82-250	EQUIPMENT SUPPLIES & MAINT	2,585	10,365	11,088	12,000	12,000	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18		18/19	18/19	Notes
		Actual	Actual	Actual		Original	P A1	
54-82-253	EQUIPMENT LEASE	521	424	565		1,200	1,200	
54-82-255	FUEL	10,963	10,374	17,842		20,000	20,000	
54-82-258	EQUIP MNT/RPR - MOWER SHARPEN	5,574	4,640	3,816		4,900	12,000	Grinder
54-82-260	BLDGS & GROUNDS - SUPPLIES/MNT	6,460	3,183	2,157		2,000	2,000	
54-82-262	BLDGS & GROUNDS - GROUND SUPP	4,218	3,116	3,628		3,500	3,500	
54-82-270	UTILITIES - ALL	27,839	32,142	37,204		35,000	35,000	
54-82-280	TELEPHONE	0	105	0		0	0	
54-82-322	SERVICES - TREE TRIMMING	3,600	730	0		1,000	1,000	
54-82-330	EDUCATION AND TRAINING	100	595	1,305		2,200	2,200	
54-82-472	UNIFORMS - PROTECTIVE OSHA	167	281	149		900	900	
54-82-482	SPEC DEPT SUPP - SHOP/SM TOOLS	1,686	2,181	589		800	800	
54-82-620	MISCELLANEOUS SERVICES	3,767	2,695	4,499		2,800	2,800	
54-82-660	SUPPLIES - FERTILIZERS	11,939	18,002	19,296		18,600	18,600	
54-82-667	SUPPLIES - SAND (ALL)	11,458	9,329	10,697		15,800	15,800	
54-82-668	SUPPLIES - SEED	3,324	864	5,443		3,800	3,800	
54-82-669	SUPPLIES - CART PATH	3,205	0	17,105		8,000	8,000	
54-82-670	SUPPLIES - GARDEN & FLOWERS	0	303	847		1,600	1,600	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18		18/19	18/19	Notes
		Actual	Actual	Actual		Original	P A1	
54-82-677	SUPPLIES - CHEMICALS (ALL)	9,154	7,983	10,954		9,500	9,500	
54-82-720	CAPITAL OUTLAY - BUILDINGS	840	0	0		0	0	
54-82-730	CAPITAL OUTLAY-Grnds Improvmt	480	0	0		0	0	
54-82-732	CAPITAL OUTLAY - Addl Sprinklr	0	0	109,071		0	0	
54-82-735	CAPITAL OUTLAY - IMPROVEMENTS	0	18,473	752		0	0	
54-82-738	CAPITAL OUTLAY - DRAINAGE SYS	0	0	0		0	0	
54-82-740	CAPITAL OUTLAY - EQUIPMENT	9,512	1,200	89,106		99,600	99,600	
	TOTAL COURSE MAINTENANCE	343,162	338,126	585,308		512,600	519,700	
DRIVING RANGE								
54-83-114	SALARIES & WAGES - TEMP/P-TIME	30,711	28,404	0		0	0	
54-83-132	WORKERS COMP INSURANCE	326	295	0		0	0	
54-83-133	FICA TAXES	2,349	2,173	0		0	0	
54-83-250	EQUIPMENT SUPPLIES & MAINT	473	980	1,202		1,500	1,500	
54-83-269	BLDGS & GROUNDS - TEE AREA MNT	0	0	0		0	0	
54-83-610	MISCELLANEOUS SUPPLIES	403	1,061	0		0	0	
54-83-679	SUPPLIES - RANGE GOLF BALLS	2,772	0	0		3,300	3,300	
54-83-730	CAPITAL OUTLAY - IMPROVEMENTS	0	6,494	0		6,500	6,500	
54-83-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0		0	0	
	TOTAL DRIVING RANGE	37,034	39,407	1,202		11,300	11,300	

WEST BOUNTIFUL CITY - FY 2018/2019 1st AMENDMENT

		15/16	16/17	17/18	18/19	18/19	Notes
		Actual	Actual	Actual	Original	P A1	
BUILDING & CAFÉ							
54-84-250	EQUIPMENT SUPPLIES & MAINT	784	1,321	1,404	1,300	1,300	
54-84-260	BLDGS & GROUNDS - SUPPLIES/MNT	6,741	5,855	4,479	3,500	3,500	
54-84-400	MERCHANDISE PURCHASES- DIRECT	74,184	78,283	114,686	75,000	75,000	
54-84-740	CAPITAL OUTLAY	5,669	0	11,896	0	4,000	
TOTAL BUILDING & CAFÉ		87,378	85,459	132,465	79,800	83,800	
DEBT SERVICE							
54-85-811	PRINCIPAL - G.O. BOND '03	0	0		0	0	
54-85-816	LEASE PAYMENT - GOLF CARTS	(50)	14,523	7,219	41,800	41,800	
54-85-821	INTEREST - G.O. BOND '03	0	0	0	0	0	
54-85-831	AGENT FEES - '03 BOND	0	0	0	0	0	
54-85-899	INTEREST EXPENSE	6,044	19,147	31,446	7,500	7,500	
TOTAL DEBT SERVICE		5,994	33,670	38,665	49,300	49,300	
GOLF FUND		TOTAL EXPENDITURES*			977,800	988,900	
		727,683	778,676	1,059,708			
*At Year's End, Most Projects are Capitalized and Do NOT Show as Expenditures							
GOLF FUND OVERVIEW							
	REVENUES	911,924	920,438	1,095,730	981,600	940,600	
	EXPENDITURES	727,683	778,676	1,059,708	977,800	988,900	
	REVENUES OVER EXPENDITURES	184,241	141,762	36,022	3,800	(48,300)	



MEMORANDUM

TO: Mayor and City Council

DATE: February 28, 2019

FROM: Duane Huffman

RE: **Purchase Approvals**

The city's procurement code requires that certain purchases of \$10,000 or more first be approved by the city council. Approval is requested for the following:

1. Security Lighting at the City Park

As previously discussed, city staff has designed and requested quotes to install 3 new security lights near the new playground and basketball court at the city park. The city received three quotes, with the lowest being \$12,700.00 from Salmon Electric (quote attached) – the other quotes were \$18,570 and \$20,103. Funding for this project is available in this year's RAP budget under 26-40-730: Improvements-Main Park

2. Public Works Vehicle - Parks

The FY 18/19 budget includes \$40,000 in the General Fund – Parks Department for the purchase of a new service truck. This is scheduled to replace the current 2013 truck.

Staff proposes the purchase of a 2019 Chevrolet Silverado 2500HD and service body for a total of \$37,700.00 (see attached quotes). This equipment is on the state contract. The budget also includes an estimate of \$20,000 in revenues for the sale of the 2013 vehicle, and this may be pushed into the FY 20 budget year.

3. Golf Service Truck

The FY 18/19 budget includes \$40,000 in the Golf Fund for the purchase of a new service truck. This is scheduled to replace the current 2000 vehicle.

Staff proposes the purchase of a 2019 Chevrolet Silverado 2500HD for \$31,287(see attached quote). This equipment is on the state contract. The budget also included revenues of up to \$40,000 for the sale of the truck after about 1 year of use, and this will be pushed back into the FY 20 budget year.

4. Golf Café Improvements

Staff proposes the following three improvements to increase the operational capacity of the café at Lakeside Golf Course:

- A. Removal of Old Furnace and Re-plumbing of Gas Lines: \$1,000. This is intended to free up much needed space within the café storage area, as well as improve the efficiency of the current furnace.
- B. Purchase of New Freezer, Microwave, and Cook Top: \$2,000. This is intended to allow current and future concessionaires to purchase product in larger quantities.
- C. Café Fence: \$900.00 (materials). This is intended to create a buffer between the exterior to the café service door and the public as they approach the pro-shop. The current concessionaire will provide the labor to install the fence at no cost to the city.



West Bountiful City 2019-12

550 N. 800 W.
West Bountiful, UT 84087

Submitted by:

Sean Salmon

Salmon Electrical Contractors

1778 West 1180 South
Woods Cross, UT 84087

Office: 801-292-3444

Mobile: 801-910-7207

Fax: 801-292-4273

sean@salmonelectric.com

www.salmonelectric.com

Sean Salmon
Salmon Electrical Contractors
1778 West 1180 South
Woods Cross, UT 84087
Office 801-292-3444
Mobile 801-910-7207
Fax 801-292-4273
sean@salmonelectric.com
www.salmonelectric.com

Estimate



Project: 1025-1449
West Bountiful City 2019-12
550 N. 800 W.
West Bountiful, UT 84087

Customer
West Bountiful City
Ben White
550 N. 800 W.
West Bountiful , UT 84087
Office 801-292-4486
Fax 801-292-6355
bwhite@wbcity.org
westbountiful.gov

Notes:

Location:
550 West 1810 North
West Bountiful, Utah 84087

Description	Cost
-------------	------

Item 1. \$12,700.00

- A. Remove the existing power pedestal that is currently located west of the basketball courts at the park.
- B. Provide and install a new Meter Main Disconnect with additional power distribution for future electrical needs. These items will be installed on 2 side by side 3" rigid posts as per RMP standards. All installations will comply with current NEC requirements.
- C. Provide and install a new 20A weather resistant GFCI outlet beneath the new Meter Disconnect Box.
- D. Provide and install a lockable enclosure adjacent to the Meter base. Provide a time clock and photo cell in series to control the new pole lights. Also provide a manual bypass switch for manual control and maintenance purposes.
- E. Provide and install 3 new pole lights near the basketball courts and play area as designed by West Bountiful City. These poles and light heads are as per spec provided by WB city.

This price includes all excavation, backfill, compaction, conduit, install of concrete pole bases, cable, miscellaneous material and labor.

Exclusions:

- 1. Pot-holing and exposing of existing irrigation lines.
- 2. Repair of any irrigation lines that may be damaged during the installation.

Note: Light Specification.
Hollophane. American Revolution Series 247L LED 38 Input Watts.

The customer hereby authorizes the contractor to perform the work as specified.

Approved By: _____ Date: 5/2/14 _____ Date: _____

Contractor  Customer _____



Young Automotive Group

Trevor Nakae | 971-235-6829 | tnakae@youngauto.net

West Bountiful State Contract #AV2522

[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Public Works



order lead time 12-14 weeks

Contract Price \$29,586 Chassis only

Service Body \$



Young Automotive Group

Trevor Nakae | 971-235-6829 | tnakae@youngauto.net

[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	\$40,400.00
Total Options	\$1,925.00
Vehicle Subtotal	\$42,325.00
Destination Charge	\$1,395.00
Grand Total	\$43,720.00

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Data Version: 7706. Data Updated: Feb 19, 2019 9:58:00 PM PST.



Young Automotive Group

Trevor Nakae | 971-235-6829 | tnakae@youngauto.net

[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Weight Ratings

WEIGHT RATINGS

Front Gross Axle Weight Rating:	5600 lbs
Rear Gross Axle Weight Rating:	6200 lbs
Gross Vehicle Weight Rating:	9500.00 lbs

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Trevor Nakae | 971-235-6829 | tnakae@youngauto.net

[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
CK25953	2019 Chevrolet Silverado 2500HD 4WD Double Cab 158.1" Work Truck	\$40,400.00

COLORS

CODE	DESCRIPTION	MSRP
GAZ	Summit White	\$0.00

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
—	Capped Fuel Fill (Included and only available with (ZW9) pickup box delete or (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	0.00 lbs	0.00 lbs	Inc.
JL1	Trailer brake controller, integrated (Standard on Double Cab models. Standard on Regular Cab models with a pickup box. Included with (PCN) Silverado HD Custom on Crew Cab models. With (E63) pickup box, requires available (Z82) trailering equipment. Available to order as a free flow option on Crew Cab or Regular Cab models with (ZW9) pickup box delete or (9J4) rear bumper delete.)	3.00 lbs	2.00 lbs	\$275.00
KW5	Alternator, 220 amps (Included with (VYU) Snow Plow Prep Package when ordered with gas or diesel engines.)	2.00 lbs	1.00 lbs	Inc.
NQF	Transfer case, electronic shift with rotary dial controls (Requires 4WD models.)	0.00 lbs	0.00 lbs	\$200.00
NZZ	Underbody Shield, frame-mounted shields includes front underbody shield starting behind front bumper and running to first cross-member, protecting front underbody, oil pan, differential case and transfer case (Included with (VYU) Snow Plow Prep Package.)	10.00 lbs	2.00 lbs	Inc.

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
9J4	Bumper, rear, delete (Included and only available with (ZW9) pickup box delete on Double Cab or Regular Cab models. Included on Crew Cab models with (ZW9) pickup box delete.) *CREDIT*	15.00 lbs	-61.00 lbs	Inc.
AKO	Glass, deep-tinted (Included with (PCN) Silverado HD Custom or (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab).)	0.00 lbs	0.00 lbs	Inc.
DPN	Mirrors, outside heated power-adjustable vertical trailing, upper glass, manual-folding and extending, Black; Includes integrated turn signal indicators consisting of 51 square inch flat mirror surface positioned over a 24.5 square inch convex mirror surface with a common head and lower convex spotter glass (convex glass is not heated and not power adjustable) and addition of auxiliary cargo lamp for backing up (helps to see trailer when backing up with a trailer) and amber auxiliary clearance lamp (Included and only available on Double Cab or Regular Cab models with (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab) or (PCN) Silverado HD Custom. Includes (DD8) auto-dimming inside rearview mirror. Available as a free flow option on Crew Cab models with (PCR) WT Fleet Convenience Package (Crew Cab) or (PCN) Silverado HD Custom. Required when (ANQ) Alaskan Snow Plow Package and (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab) or (PCR) WT Fleet Convenience Package (Crew Cab) are ordered together.)	11.00 lbs	3.00 lbs	Inc.
NZ4	Wheels, 17" x 7.5" (43.2 cm x 19.1 cm) full-size, steel spare. (Requires 17" wheels and tires.)	0.00 lbs	0.00 lbs	\$0.00
TRW	Provision for cab roof-mounted lamp/beacon provides an instrument panel-mounted switch and electrical wiring tucked beneath the headliner for a body upfitter to connect a body-mounted warning or emergency lamp (Included with (VYU) Snow Plow Prep Package.)	1.00 lbs	0.00 lbs	Inc.
VK3	License plate kit, front	1.00 lbs	0.00 lbs	\$0.00

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
9L7	Upfitter switches, (4) Provides 4-30 amp circuits to facilitate installation of aftermarket electrical accessories (Included with (ANQ) Alaskan Snow Plow Special Edition.)	0.00 lbs	0.00 lbs	\$125.00
AQQ	Remote Keyless Entry (Included and only available with (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab), (PCR) WT Fleet Convenience Package (Crew Cab) or (PCN) Silverado HD Custom. Includes (A91) remote locking tailgate.)	0.00 lbs	0.00 lbs	Inc.
B30	Floor covering, color-keyed carpeting with rubberized vinyl floor mats (includes rear floor mats on Crew Cab and Double Cab models) (Required with (PCO) Essentials Package, LPO or (PDO) Protection Package, LPO.)	10.00 lbs	9.00 lbs	\$100.00
DD8	Mirror, inside rearview auto-dimming (Included and only available with (DPN) outside heated power-adjustable vertical trailing mirrors.)	1.00 lbs	0.00 lbs	Inc.
KI4	Power outlet, 110-volt AC (Included with (PCN) Silverado HD Custom or (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab).)	3.00 lbs	2.00 lbs	Inc.

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
C99	Airbag deactivation switch, frontal passenger-side (Included and only available with (ZW9) pickup box delete on Double Cab or Regular Cab models. Not available on Crew Cab models.)	0.00 lbs	0.00 lbs	Inc.
SFW	Back-up alarm calibration This calibration will allow installation of an aftermarket back up alarm. (Not available with SEO (8S3) back-up alarm or (UY2) trailer wiring provisions. Included with (ZW9) pickup box delete.)	0.00 lbs	0.00 lbs	Inc.

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
PCM	WT Fleet Convenience Package (Double Cab and Regular Cab only) includes (AKO) tinted windows, (KI4) 110V outlet, (AQQ) Remote Keyless Entry and (A91) remote locking tailgate. Double Cab and Regular Cab includes (DPN) outside heated power-adjustable vertical trairling mirrors. Crew Cab includes (DL8) outside, heated power-adjustable mirrors. (If (ZW9) pickup box delete is ordered (A91) remote locking tailgate will not be included.)	0.00 lbs	0.00 lbs	\$670.00
VYU	Snow Plow Prep Package includes power feed for backup and roof emergency light, (KW5) 220-amp alternator with gas or diesel engine, forward lamp wiring harness, (TRW) provision for cab roof mounted lamp/beacon, (NZZ) underbody shields and Heavy-Duty front-springs (Only available on 4WD models. Included with (ANQ) Alaskan Snow Plow Special Edition. Upgradeable to (KHB) dual, 150 amps and 220 amps each alternators with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	6.00 lbs	1.00 lbs	\$385.00

ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
RIA	LPO, All-weather floor liner (Requires (B30) color-keyed carpeting. Included with (PCO) Essentials Package, LPO or (PDO) Protection Package, LPO. Not available with (VAV) all-weather floor mats, LPO or (BG9) graphite-colored rubberized-vinyl floor covering.)	8.00 lbs	6.00 lbs	\$210.00
RVS	LPO, Assist steps - 4" Black - round (Not available with (PCO) Essentials Package, LPO or any other assist steps.)	20.00 lbs	15.00 lbs	\$630.00

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
1WT	Work Truck Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	\$0.00

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Young Automotive Group

Trevor Nakae | 971-235-6829 | tnakae@youngauto.net

[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

SEAT TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
AE7	Seats, front 40/20/40 split-bench, 3-passenger, driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (STD) (Upgradeable to (AZ3) front 40/20/40 split-bench seat.)	0.00 lbs	0.00 lbs	\$0.00

EMISSIONS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
FE9	Emissions, Federal requirements	0.00 lbs	0.00 lbs	\$0.00

PAINT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
GAZ	Summit White	0.00 lbs	0.00 lbs	\$0.00

AXLE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
GT5	Rear axle, 4.10 ratio (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG/LPG capable engine.)	0.00 lbs	0.00 lbs	\$0.00

SEAT TRIM

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
H2Q	Dark Ash with Jet Black Interior Accents, Vinyl seat trim	0.00 lbs	0.00 lbs	\$0.00

RADIO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
IOB	Audio system, Chevrolet Infotainment System with 7" diagonal color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones. (STD)	1.00 lbs	1.00 lbs	\$0.00

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Young Automotive Group

Trevor Nakae | 971-235-6829 | tnakae@youngauto.net

[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

ENGINE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
L96	Engine, Vortec 6.0L Variable Valve Timing V8 SFI, E85-compatible, FlexFuel capable of running on unleaded or up to 85% ethanol (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm) (STD)	0.00 lbs	0.00 lbs	\$0.00

TRANSMISSION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
MYD	Transmission, 6-speed automatic, heavy-duty, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG/LPG capable engine.)	0.00 lbs	0.00 lbs	\$0.00

WHEELS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
PYN	Wheels, 17" (43.2 cm) steel includes 17" x 7.5" (43.2 cm x 19.1 cm) steel spare wheel. (STD)	0.00 lbs	0.00 lbs	\$0.00

TIRES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
QXT	Tires, LT265/70R17E all-terrain, blackwall	14.00 lbs	14.00 lbs	\$200.00

BODY CODE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
ZW9	Pickup box, delete includes capped fuel fill, (SFW) Back-up alarm calibration, (9J4) rear bumper delete, spare tire delete and spare tire carrier delete. If equipped, deletes capless fuel fill, (Z82) trailering equipment, (A91) remote locking tailgate, (A60) locking tailgate, (PPA) EZ-Lift and Lower tailgate, (SAF) tire carrier lock and (JL1) trailer brake controller. (Requires a long box model. Not available with (PCO) Essentials Package, LPO or (PDO) Protection Package, LPO.) *CREDIT*	-17.00 lbs	-379.00 lbs	(\$1,250.00)

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

SPARE TIRE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
ZXT	Tire, spare LT265/70R17E all-terrain, blackwall (Included and only available with (QXT) LT265/70R17E all-terrain, blackwall tires with (E63) pickup box. Available to order when (ZW9) pick-up box delete is ordered and requires (QXT) LT265/70R17E all-terrain, blackwall tires.)	0.00 lbs	8.00 lbs	\$380.00

PAINT SCHEME

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
ZY1	Paint, solid	0.00 lbs	0.00 lbs	\$0.00
	Options Total	89.00 lbs	-376.00 lbs	\$1,925.00

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4285 West 1385 South
 Salt Lake City, Utah 84104
 Phone : 1.801.521.0360
 Fax : 1.801.532.7407
 www.semiservice.com

QUOTATION
 SAW11685

CUSTOMER: YOUNG CHEVROLET
CONTACT: Trevor Nakae
ADDRESS: 645 North Main
 Layton UT 84041
MOBILE:
WORK: 801-547-0600
FAX: 801-593-9852
EMAIL: tnakae@youngauto.net

QUOTE NUMBER: SAW11685
QUOTE DATE: 2/20/2019
QUOTE VALID UNTIL: 4/6/2019
SALESPERSON: Sam Johnson
MOBILE: 801-381-7957
WORK: 385-234-6249
FAX: 385-234-6261
EMAIL: sjohnson@semiservice.com

YEAR: 2019	MAKE: CHEVROLET	MODEL: 2500 SILVERADO	SINGLE/DUAL: SRW
CAB TO AXLE: 56.0	CAB TO TANDEM:	CAB TYPE: EXTENDED	VIN:

QTY	DESCRIPTION	PRICE EACH	AMOUNT
1	SERVICE BODY	\$8,060.36	\$8,060.36
1	<p>Knapheide 8' Standard Service Body, Single Rear Wheel 56" Cab To Axle Part # TESKN696F40-2</p> <p>BODY SHELL: Rugged 14 gauge two-sided A-40 galvaneal steel. FLOOR: Exclusive "Return Flangs" floor design provides support for side compartments, adds floor strength. LIGHT GUARDS: Interior light guards provide protection for recessed lighting and wiring package. Light Holes in body. DOOR HINGES: Continuous stainless steel hinge for unmatched security and corrosion resistance. SHELVES: 250 lb. capacity adjustable divider shelves made of rugged spangled galvanized steel. Divider slots on 4" centers. DOORS: Double-shell, 20 gauge, two sided A-40 galvaneal steel compartment doors with internal, enforcements for durability and long life. FLIP TOP LID: 16 GA. two-sided Galvaneal steel with 16 GA. inner shell lid reinforcement for durability and long life. All stainless STEEL continuous hinge with 3/16" pin, and (2) gas springs per lid are standard equipment on all flip top lids. TAILGATE: Slam lock tailgate with one hand center release for convenience. Durable double panel construction has flat interior surface for work bench use. DOOR SEALS: Thick automotive bulb-type neoprene door seals protect compartments from the weather. PAINT: Complete immersion in Knapheide's electro-deposition prime paint system for superior corrosion resistance white. WARRANTY: 6-year limited warranty (see Knapheide warranty for details).</p> <p>OVERALL LENGTH: 97.25" OVERALL WIDTH: 78" FLOOR WIDTH: 49" SIDE COMPARTMENT HEIGHT: 41 1/4" SIDE COMPARTMENT DEPTH: 14.5" FLOOR HEIGHT: 26" BODY WEIGHT (APPROX): 1215 lbs.</p> <p>PAINT: Factory painted Knapheide white.</p>		
1	Knapheide Recess Bumper, Paint White, 78" UB GG Part # TESKN26054122		



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QUOTATION
 SAW11685

QTY	DESCRIPTION	PRICE EACH	AMOUNT
1	Knapheide GM mounting kit for 56" CA. Part# TESKN20051510 Includes mounting kit, supplemental kit and harness adaptor.		
1	Knapheide Fuel Fill Cut Out, For Aluminum Cup, Chevy, GMC, Dodge, STD Front Tank. Part # TESKN77004851		
1	Knapheide Fuel Fill Cup Kit, Aluminum, GM, 21 Degree Part # TESKN26202622		
1	Single wheel mud flap with mounting brackets. For single wheel service body. Part # MUD 12X20HD		
1	Lubricate and adjusts doors on service body.		
1	Curt Hitch Class V Receiver, 12,000 LB Capacity, Chevrolet/GMC/Ram, 2011-C Bed Delete Part # TOWCU-14061		
1	7 Way flat light receptacle (REAR) Part # TOWPO-11-893		
1	Rhino Line Service body bed inside on 4 walls. (Black).		
1	***STATE CONTRACT MA2802*** ***QUOTED FOR A BED DELETE TRUCK***		
		Quote Total:	\$8,060.36
		Sales Tax:	\$0.00
		Total Due:	\$8,060.36

Signature Required to Process Order

PO Number

Date

QTY	SUGGESTED ITEMS	PRICE EACH	AMOUNT
1	Reflex™ LED mini bars provide a compact yet powerful warning solution that features 12-24 VDC operation, uses high intensity LED's and reflective technology to maximize light output and allows the user to select from a choice of 18 user selectable flash patterns. Part# ECC-5585CA ***MOUNTED OGDEN CITY STYLE***	\$488.09	\$488.09

- ◆ Labor and installation is included in all pricing unless specified.
- ◆ Quoted price does not include any applicable F.E.T., sales taxes, and delivery charges.
- ◆ Quote price does not include any unforeseen obstructions or modifications.
- ◆ Quotation valid until above stated expiration date.
- ◆ Terms are due upon receipt unless prior credit arrangements are made at the time of order.
- ◆ FOB Salt Lake City, Utah 84104
- ◆ 50% down payment required with special order items, NON REFUNDABLE.
- ◆ We only Accept Cash, Check, Visa and MasterCard.

WEST BOUNTIFUL CITY



Young Automotive Group

Trevor Nakae | 971-235-6829 | tnakae@youngauto.net

West Bountiful

State Contract AV2522

[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Golf



Order time 8-10 Weeks

Contract Price \$31,287.00

PO# _____

Approved by: _____

Date: _____



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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	\$40,400.00
Total Options	\$3,895.00
Vehicle Subtotal	\$44,295.00
Destination Charge	\$1,395.00
Grand Total	\$45,690.00

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Weight Ratings

WEIGHT RATINGS

Front Gross Axle Weight Rating:	5600 lbs
Rear Gross Axle Weight Rating:	6200 lbs
Gross Vehicle Weight Rating:	9500.00 lbs

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
CK25953	2019 Chevrolet Silverado 2500HD 4WD Double Cab 158.1" Work Truck	\$40,400.00

COLORS

CODE	DESCRIPTION	MSRP
GAZ	Summit White	\$0.00

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
1WT	Work Truck Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	\$0.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
9L7	Upfitter switches, (4) Provides 4-30 amp circuits to facilitate installation of aftermarket electrical accessories (Included with (ANQ) Alaskan Snow Plow Special Edition.)	0.00 lbs	0.00 lbs	\$125.00
AQQ	Remote Keyless Entry (Included and only available with (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab), (PCR) WT Fleet Convenience Package (Crew Cab) or (PCN) Silverado HD Custom. Includes (A91) remote locking tailgate.)	0.00 lbs	0.00 lbs	Inc.
B30	Floor covering, color-keyed carpeting with rubberized vinyl floor mats (includes rear floor mats on Crew Cab and Double Cab models) (Required with (PCO) Essentials Package, LPO or (PDO) Protection Package, LPO.)	10.00 lbs	9.00 lbs	\$100.00
DD8	Mirror, inside rearview auto-dimming (Included and only available with (DPN) outside heated power-adjustable vertical trailing mirrors.)	1.00 lbs	0.00 lbs	Inc.
KI4	Power outlet, 110-volt AC (Included with (PCN) Silverado HD Custom or (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab).)	3.00 lbs	2.00 lbs	Inc.

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
A91	Remote Locking Tailgate (Included and only available with (AQQ) Remote Keyless Entry.)	0.00 lbs	0.00 lbs	Inc.
AKO	Glass, deep-tinted (Included with (PCN) Silverado HD Custom or (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab).)	0.00 lbs	0.00 lbs	Inc.
CGN	Bed Liner, Spray-on Pickup box bed liner with bowtie logo. Liner is permanently bonded to the truck bed providing a water tight seal. The textured, non-skid surface is black in color and robotically applied. Spray-on liner covers entire bed interior surface below side rails, including tailgate, front box top rail, gauge hole plugs and lower tie down loops. (Included with (PCN) Silverado HD Custom or (ANQ) Alaskan Snow Plow Special Edition. Not available with (ZW9) pickup box delete or (VZX) bed liner, LPO. Not available with any ship thru code.)	3.00 lbs	35.00 lbs	\$545.00
DPN	Mirrors, outside heated power-adjustable vertical trailing, upper glass, manual-folding and extending, Black; Includes integrated turn signal indicators consisting of 51 square inch flat mirror surface positioned over a 24.5 square inch convex mirror surface with a common head and lower convex spotter glass (convex glass is not heated and not power adjustable) and addition of auxiliary cargo lamp for backing up (helps to see trailer when backing up with a trailer) and amber auxiliary clearance lamp (Included and only available on Double Cab or Regular Cab models with (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab) or (PCN) Silverado HD Custom. Includes (DD8) auto-dimming inside rearview mirror. Available as a free flow option on Crew Cab models with (PCR) WT Fleet Convenience Package (Crew Cab) or (PCN) Silverado HD Custom. Required when (ANQ) Alaskan Snow Plow Package and (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab) or (PCR) WT Fleet Convenience Package (Crew Cab) are ordered together.)	11.00 lbs	3.00 lbs	Inc.
NZ4	Wheels, 17" x 7.5" (43.2 cm x 19.1 cm) full-size, steel spare. (Requires 17" wheels and tires.)	0.00 lbs	0.00 lbs	\$0.00
TRW	Provision for cab roof-mounted lamp/beacon provides an instrument panel-mounted switch and electrical wiring tucked beneath the headliner for a body upfitter to connect a body-mounted warning or emergency lamp (Included with (VYU) Snow Plow Prep Package.)	1.00 lbs	0.00 lbs	Inc.
VK3	License plate kit, front	1.00 lbs	0.00 lbs	\$0.00

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
JL1	Trailer brake controller, integrated (Standard on Double Cab models. Standard on Regular Cab models with a pickup box. Included with (PCN) Silverado HD Custom on Crew Cab models. With (E63) pickup box, requires available (Z82) trailering equipment. Available to order as a free flow option on Crew Cab or Regular Cab models with (ZW9) pickup box delete or (9J4) rear bumper delete.)	3.00 lbs	2.00 lbs	\$0.00
KW5	Alternator, 220 amps (Included with (VYU) Snow Plow Prep Package when ordered with gas or diesel engines.)	2.00 lbs	1.00 lbs	Inc.
NQF	Transfer case, electronic shift with rotary dial controls (Requires 4WD models.)	0.00 lbs	0.00 lbs	\$200.00
NZZ	Underbody Shield, frame-mounted shields includes front underbody shield starting behind front bumper and running to first cross-member, protecting front underbody, oil pan, differential case and transfer case (Included with (VYU) Snow Plow Prep Package.)	10.00 lbs	2.00 lbs	Inc.

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
PCM	WT Fleet Convenience Package (Double Cab and Regular Cab only) includes (AKO) tinted windows, (KI4) 110V outlet, (AQQ) Remote Keyless Entry and (A91) remote locking tailgate. Double Cab and Regular Cab includes (DPN) outside heated power-adjustable vertical trailering mirrors. Crew Cab includes (DL8) outside, heated power-adjustable mirrors. (If (ZW9) pickup box delete is ordered (A91) remote locking tailgate will not be included.)	0.00 lbs	0.00 lbs	\$1,000.00
VYU	Snow Plow Prep Package includes power feed for backup and roof emergency light, (KW5) 220-amp alternator with gas or diesel engine, forward lamp wiring harness, (TRW) provision for cab roof mounted lamp/beacon, (NZZ) underbody shields and Heavy-Duty front-springs (Only available on 4WD models. Included with (ANQ) Alaskan Snow Plow Special Edition. Upgradeable to (KHB) dual, 150 amps and 220 amps each alternators with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	6.00 lbs	1.00 lbs	\$385.00

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ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
RIA	LPO, All-weather floor liner (Requires (B30) color-keyed carpeting. Included with (PCO) Essentials Package, LPO or (PDO) Protection Package, LPO. Not available with (VAV) all-weather floor mats, LPO or (BG9) graphite-colored rubberized-vinyl floor covering.)	8.00 lbs	6.00 lbs	\$210.00
RVS	LPO, Assist steps - 4" Black - round (Not available with (PCO) Essentials Package, LPO or any other assist steps.)	20.00 lbs	15.00 lbs	\$630.00

SEAT TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
AE7	Seats, front 40/20/40 split-bench, 3-passenger, driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (STD) (Upgradeable to (AZ3) front 40/20/40 split-bench seat.)	0.00 lbs	0.00 lbs	\$0.00

BODY CODE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
E63	Pickup box (STD)	0.00 lbs	0.00 lbs	\$0.00

EMISSIONS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
FE9	Emissions, Federal requirements	0.00 lbs	0.00 lbs	\$0.00

PAINT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
GAZ	Summit White	0.00 lbs	0.00 lbs	\$0.00

AXLE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
GT5	Rear axle, 4.10 ratio (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG/LPG capable engine.)	0.00 lbs	0.00 lbs	\$0.00

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SEAT TRIM

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
H2Q	Dark Ash with Jet Black Interior Accents, Vinyl seat trim	0.00 lbs	0.00 lbs	\$0.00

RADIO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
IOB	Audio system, Chevrolet Infotainment System with 7" diagonal color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones. (STD)	1.00 lbs	1.00 lbs	\$0.00

ENGINE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
L96	Engine, Vortec 6.0L Variable Valve Timing V8 SFI, E85-compatible, FlexFuel capable of running on unleaded or up to 85% ethanol (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm) (STD)	0.00 lbs	0.00 lbs	\$0.00

TRANSMISSION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
MYD	Transmission, 6-speed automatic, heavy-duty, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG/LPG capable engine.)	0.00 lbs	0.00 lbs	\$0.00

WHEELS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
PYQ	Wheels, 17" (43.2 cm) machined aluminum includes 17" x 7.5" (43.2 cm x 19.1 cm) steel spare wheel.	-16.00 lbs	-16.00 lbs	\$500.00

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TIRES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
QXT	Tires, LT265/70R17E all-terrain, blackwall	14.00 lbs	14.00 lbs	\$200.00

PAINT SCHEME

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
ZY1	Paint, solid	0.00 lbs	0.00 lbs	\$0.00
	Options Total	78.00 lbs	75.00 lbs	\$3,895.00

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Data Version: 7706. Data Updated: Feb 19, 2019 9:58:00 PM PST.



Young Automotive Group

Trevor Nakae | 971-235-6829 | tnakae@youngauto.net

[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Standard Equipment

Mechanical

Engine, Vortec 6.0L Variable Valve Timing V8 SFI, E85-compatible, FlexFuel capable of running on unleaded or up to 85% ethanol (360 hp [268.4 kW] @ 5400 rpm, 380 lb-ft of torque [515.0 N-m] @ 4200 rpm) (Does not include E85 capability with (ZW9) pickup box delete.) (STD)

Transmission, 6-speed automatic, heavy-duty, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG/LPG capable engine.)

Pickup box (STD)

GVWR, 9500 lbs. (4309 kg) (Requires CK25903 model, (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG/LPG capable engine. Not available with CK25943.)

Rear axle, 4.10 ratio (Requires (L96) Vortec 6.0L V8 SFI engine or (LC8) 6.0L V8 SFI Gaseous CNG/LPG capable engine.)

Air cleaner, high-capacity

Transfer case, with floor-mounted shifter (Included with 4WD models only.)

Differential, heavy-duty locking rear

Four wheel drive

Cooling, external engine oil cooler

Cooling, auxiliary external transmission oil cooler

Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power

Alternator, 150 amps

Trailer brake controller, integrated

Frame, fully-boxed, hydroformed front section

Recovery hooks, front, frame-mounted, black

Trailer equipment Trailing hitch platform 2.5" with a 2.0" insert for HD, 7-wire harness with independent fused trailing circuits mated to a 7-way sealed connector to hook up parking lamps, backup lamps, right and left turn signals, an electric brake lead, battery and a ground, The trailer connector also includes the 4-way for use on trailers without brakes - park, brake/turn lamps (Standard on Double Cab or Regular Cab models with a pickup box Included with (PCN) Silverado HD Custom on Crew Cab models. Not available with (ZW9) pickup box delete or (9J4) rear bumper delete.)

Suspension Package, Standard includes 51mm twin tube shock absorbers and 33mm front stabilizer bar

Steering, Recirculating Ball with smart flow power steering system

Brakes, 4-wheel antilock, 4-wheel disc with DuraLife brake rotors

Capless Fuel Fill (Gas engine only. Not available with (ZW9) pickup box delete.)

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Mechanical

Exhaust, aluminized stainless-steel muffler and tailpipe

Exterior

Wheels, 17" (43.2 cm) steel includes 17" x 7.5" (43.2 cm x 19.1 cm) steel spare wheel. Spare not included with (ZW9) pickup box delete unless a spare tire is ordered (STD)

Tires, LT245/75R17E all-season, blackwall (STD)

Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Not included when (ZW9) pickup box delete or (9J4) rear bumper delete is ordered.)

Bumper, front chrome

CornerStep, rear bumper (Requires (E63) pickup box.)

Bumper, rear chrome with bumper CornerSteps (Requires (E63) pickup box.)

Grille, chrome with chrome mesh inserts

Grille surround, chrome

Headlamps, halogen projector-beam

Lamps, cargo area, cab mounted with switch on center switch bank

Mirrors, outside high-visibility vertical trailing, Black with manual folding and extension and lower convex spotter glass (Standard on Double Cab or Regular Cab models. Included on Crew Cab models with (ANQ) Alaskan Snow Plow Special Edition. Not available with (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab).)

Glass, solar absorbing, tinted

Door handles, Black

Tailgate and bed rail protection caps, top

Tailgate, locking, utilizes same key as ignition and door (Not available with (AQQ) Remote Keyless Entry.)

Tailgate, EZ-Lift and Lower (Standard and only available on Double Cab models. Deleted when (ZW9) pickup box delete is ordered.)

Entertainment

Audio system, Chevrolet Infotainment System with 7" diagonal color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones. (STD)

SiriusXM Radio, delete

6-speaker audio system

Bluetooth for phone, personal cell phone connectivity to vehicle audio system

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Interior

Seats, front 40/20/40 split-bench, 3-passenger, driver and front passenger recline with outboard head restraints and center fold-down armrest with storage. Vinyl has fixed lumbar and cloth has manually adjustable driver lumbar. (STD) (Upgradeable to (AZ3) front 40/20/40 split-bench seat.)

Seat trim, Vinyl

Seat, rear full-width folding bench, 3-passenger (includes child seat top tether anchor) (Requires Double Cab models.)

Floor covering, Graphite-colored rubberized-vinyl

Steering column, manual Tilt-Wheel

Steering wheel

Instrumentation, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure

Driver Information Center, 3.5-inch diagonal monochromatic display provides warning messages and basic vehicle information

Windows, power with driver express up and down and express down on all other windows (Standard on Crew Cab and Double Cab models. On Regular Cab model, included and only available with (PCM) WT Fleet Convenience Package (Double Cab and Regular Cab.)

Door locks, power

Cruise control, steering wheel-mounted

Air conditioning, single-zone

Assist handle, front passenger and driver on A-pillars

Safety-Mechanical

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist

Safety-Interior

Daytime Running Lamps with automatic exterior lamp control

Airbags, Double Cab: Single-stage frontal airbag for driver; Dual-stage front airbag for front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (With (ZW9) pickup box delete on Double Cab and Regular Cab you will get the following: Single-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes airbag deactivation switch for front outboard passenger airbag. Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information. Regular Cab model does not have rear outboard seating positions.)

OnStar, delete also deletes driver information center compass.

Rear Vision Camera (Removed when (ZW9) pickup box delete is ordered.)

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[Fleet] 2019 Chevrolet Silverado 2500HD (CK25953) 4WD Double Cab 158.1" (4)

Safety-Interior

Teen Driver configurable feature that lets you activate customizable vehicle settings associated with a key fob, to encourage safe driving behavior. It can limit certain vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on your teen's driving habits and helps you to continue to coach your new driver

Tire Pressure Monitoring System with Tire Fill Alert (does not apply to spare tire)

WARRANTY

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

Maintenance Note: 1 Year/1 Visit

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1 **West Bountiful City**
2 **Planning Commission Meeting**

February 26, 2019

3 **PENDING- Not Yet Approved**

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website,
5 on the West Bountiful City website, and at city hall on February 22, 2019 per state statutory requirement.

6

7 Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 26, 2019
8 at West Bountiful City Hall, Davis County, Utah.

9 **Those in Attendance:**

10 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, Corey
11 Sweat, Dee Vest (alternate)

12 **STAFF PRESENT:** Cathy Brightwell (Recorder) and Debbie McKean (Secretary)

13 **EXCUSED:** Council member Enquist, Ben White (City Engineer)

14 **VISITORS:** Gary Jacketta, Todd Willey, Jay Gough

15

16 The Planning Commission Meeting was called to order at 7:33 pm by Chairman Hopkinson. Alan Malan
17 offered a prayer.

18 **1. Accept Agenda**

19 Chairman Hopkinson reviewed the agenda. Corey Sweat moved to accept the agenda as presented
20 and Mike Cottle seconded the motion. Voting was unanimous in favor among all members present.

21 **2. Consider Amended Plat for Highgate Estates Subdivision.**

22 The Highgate Estates Subdivision plat was recorded earlier this month. As recorded, the plat
23 contains 23 residential lots and one commercial lot. Two of the residential lots are 2-acres each. The
24 subdivision owners desire to subdivide the two 2-acre lots into four 1-acre lots.

25 The proposed amended plat includes 25 residential lots and one commercial lot. Where the
26 division of the 2-acre lots into four lots constitutes a subdivision, the Planning Commission must make
27 a recommendation to the City Council before they can consider the request. Besides dividing the two
28 2-acres lots, the only other notable change to the plat is the Holly Drain Line Easement that extended
29 through Lots 7 and 9 has been removed. The Owner has informed the City that an agreement to
30 vacate the easement has been executed and it is waiting recordation with the County Recorder.

31 Commissioner Malan questioned Note 7 on the plat that identifies wells on lots 1, 3, 5, and 14.
32 The developer confirmed that wells are located on lots 1, 3, and 13.

33 **ACTION TAKEN:**

34 **Corey Sweat moved to approve the amended plat for Highgate Estates Subdivision with**
35 **the correction to Note 7 that wells are located on lots 1, 3, and 13. Alan Malan seconded**
36 **the motion and voting was unanimous in favor.**

37

38 **3. Discuss Process for General Plan Update**

39 Commissioner packets included a memorandum dated February 22, 2019 from Ben White and Cathy
40 Brightwell regarding the 2019 General Plan Update, a copy of Utah Municipal Code for General Plan
41 Preparation, a copy of ULCT Staff Analysis of Senate Bill 34, and copies of Section II – Land Use and
42 Section VI – Housing.

43 Cathy Brightwell explained that West Bountiful City’s last full General Plan update concluded in
44 2007. While state law does not require that the full plan be updated after any set number of years, it
45 is recommended that it be updated every 8-10 years. Additionally, in 2018, the legislature required
46 that a city adopt the following elements to its General Plan by the end of 2019:

- 47 (a) a land use element as provided in Subsection [10-9a-403\(2\)\(a\)\(i\)](#)
48 (b) a transportation and traffic circulation element as provided in Subsection [10-9a-403\(2\)\(a\)\(ii\)](#);
49 (c) for a municipality, other than a town, after considering the factors included in Subsection
50 [10-9a-403\(2\)\(b\)\(ii\)](#), a plan to provide a realistic opportunity to meet the need for additional
51 moderate income housing within the next five years.

52 Chairman Hopkinson stated that the last time this document was reviewed there was lots of
53 discussion with hired consultants and many citizen committee representatives and it was a tough,
54 lengthy process. It’s not clear that we need to be that extensive this time.

55 Ms. Brightwell agreed that the process can be complicated, take a lot of time and be costly but
56 staff feels that the update can be handled in a simpler less complicated manner. Staff is currently
57 reviewing the document to see if there are areas that should be updated to match the current
58 environment or can be removed to simplify the document. Other than adding the required
59 information required by the recent legislation, they are looking to remove fluff and clean it up to be a
60 more usable/workable document. Chairman Hopkinson asked staff to consult the Commission before
61 excluding information from the last general plan document.

62 Although the city has experienced some major changes since 2007 as listed below, the values
63 expressed in the visioning statements probably still reflect the views of the community.

- 64 • Development resulting in 20% population growth (4,675 to 5,650), with more to come;
65 • Completion of Legacy Parkway;
66 • Completion of the Frontrunner Rail System;
67 • Major expansion of HollyFrontier Refinery;
68 • Significant upgrades to the city’s water, road, and parks infrastructure.

69 Chairman Hopkinson feels we are in compliance and meet the standards of the requirements for
70 low income housing due to multiple families in single dwelling homes and rentals. He does not believe
71 that more apartments are the answer to lower income housing, but that more affordable homes are
72 the answer. There was discussion about how the trailer park on 500 South is considered low income
73 housing.

74 Chairman Hopkinson explained that the Blended Use and Overlay Zones were used in the last Plan
75 to satisfy the high-density requirement. It was felt by many that high density would have the least
76 impact if it were on the outer edges of the City. There would also be less impact for ingress/egress to
77 our City.

78 Corey Sweat would like to tighten up the language dealing with density and multi-family housing
79 since the west side of our city is yet to be developed.

80 Mr. Malan inquired about the Agriculture Protection Area and asked if we should include our A-1
81 Zone as part of the protected area. Some discussion took place and it was suggested that we keep this
82 in mind while reviewing the document.

83 Dee Vest suggested that we look at unincorporated county property that may be annexed into our
84 City limits. Chairman Hopkinson stated that City Staff has been working with property owners in these
85 areas to invite/entice them into our Community when neighboring properties have been annexed.

86 Cathy Brightwell briefly reviewed the Moderate-Income Housing report they submit bi-annually, and
87 the level of detail requested regarding population, income, owner-occupied vs. rental properties,
88 vacancies, mortgages, etc. Chairman Hopkinson commented that these figures are skewed and may not
89 show a real picture.

90 As far as process, Chairman Hopkinson would like each Commissioner to review the Blended Use
91 Zone and Overlay before they delve into the whole documents. He noted that this is a complicated
92 area for many reasons, and it will take some serious study before making changes. Cathy will prepare
93 copies of this part of the code for the next Planning Commission meeting. Chairman Hopkinson
94 desires to review the Zoning section of the General Plan first and then review the Housing Section.

95

96 **4. Staff Report**

97

98 Cathy Brightwell:

- 99 • Ms. Brightwell provided an update on the Legacy Parkway truck ban. A new bill was introduced
100 by Rep. Ballard and heard in committee on Monday. There was a large turn-out and a lot of very
101 good arguments made but like the earlier Senate bill, it was not voted out of committee,
102 (although with a vote of 5-6, it was a lot closer than the Senate bill). City Council planned to
103 consider a supporting Resolution at its meeting next week, but it seems to be a dead point.

104 Chairman Hopkinson stated he has heard they may have a lawsuit on their hands.

- 105 • Cathy summarized the discussion from the city council's deliberation on yard regulations and
106 the appreciation they had for the time and hard work put in by the planning commission. She
107 noted they liked their suggestions and changes but may consider extending the distance using a
108 step back process when determining heights/setbacks for accessory structures. The issue will be
109 back on city council agenda next week.

110

111

112

113 5. Consider Approval of Minutes from February 12, 2019 meeting.

114 ACTION TAKEN:

115 *Laura Charchenko moved to approve of the minutes of the February 12, 2019 meeting as*
116 *corrected. Alan Malan seconded the motion and voting was unanimous in favor.*

117

118

119 6. Adjournment

120 ACTION TAKEN:

121 *Alan Malan moved to adjourn the regular session of the Planning Commission meeting at*
122 *8:40 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.*

123

124

125

126 *The foregoing was approved by the West Bountiful City Planning Commission on March 12, 2019 by*
127 *unanimous vote of all members present.*

128

129 _____

130 *Cathy Brightwell – City Recorder*

131

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Tuesday, February 19, 2019** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece, and Andy Williams

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Police Chief Todd Hixson, Ben White (City Engineer), Steve Maughan (Public Works Director), Cathy Brightwell (City Recorder), Dallas Green (Director of Golf)

VISITORS: Alan Malan, Gary Jacketta, Denis Hopkinson, Steve Rush

Mayor Romney called the regular meeting to order at 7:31 pm. James Ahlstrom provided an invocation; Mark Preece led the Pledge of Allegiance.

1. Approve Agenda

MOTION: *Andy Williams made a Motion to approve the agenda. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment - Two minutes per person, or five minutes if speaking on behalf of a group.

There were no comments from the public.

Mayor Romney commented that he has heard from several citizens regarding the expiration of the truck ban on Legacy Parkway currently scheduled for the end of this year. Sen. Weiler introduced a bill to extend the ban for two and one-half years, but the bill did not make it out of committee. Another bill has been introduced by Rep. Melissa Ballard calling for a five-year extension of the ban to study the issues. Several other cities have passed resolutions in support of these bills and the Council of Governments (COG) will discuss the issue at their meeting on February 20. Due to the proximity of Legacy Parkway to our city, several residents have also asked the city to pass a supportive resolution, and other groups like the Davis Chamber are supporting it. Mayor Romney said he has asked staff to prepare a Resolution for consideration at the next city council meeting.

3. Consider Ordinance 413-19, An Ordinance Granting an Electrical Utility Franchise and General Utility Easement to Rocky Mountain Power.

44 Duane Huffman explained that West Bountiful City’s last franchise agreement with Rocky
45 Mountain Power (RMP) ran from 2008 to 2018, and staff from both entities have diligently and
46 patiently worked over many months to update the agreement. He stated that the city has a very good
47 working relationship with RMP, and that changes city staff recommended had more to do with setting
48 a precedent for other utilities than specific problems with RMP.

49 One of the most significant changes in the agreement is in Section 13.1 “Duty to Relocate.”
50 City staff believe that this new wording, which staff will work to include in future agreements with
51 entities like CenturyLink, will help improve the city’s ability to complete road/water projects in a
52 timely manner. Mr. Huffman thanked RMP for their cooperation and hard work in finalizing this
53 agreement.

54 Mr. Steve Rush from RMP agreed that the process took longer than they expected but the end
55 product is better than the original. He thanked Mr. Huffman for his cooperation.

56

57 **MOTION:** *James Ahlstrom made a Motion to Approve Ordinance 413-19 Granting an*
58 *Electrical Utility Franchise and General Utility Easement to Rocky Mountain*
59 *Power. James Bruhn seconded the Motion which PASSED.*

60

61 The vote was recorded as follows:

62 James Ahlstrom – Aye	Mark Preece – Aye
63 James Bruhn – Aye	Andy Williams - Aye
64 Kelly Enquist – Aye	

65

66 **4. Discuss Planning Commission’s Recommended Changes to Zoning and Setback**
67 **Requirements for Residential Patio Covers, Decks and Accessory Structures.**

68 Ben White explained that after several months of research and debate, the planning
69 commission reached consensus and held a public hearing on recommended changes to zoning and
70 setback requirements for residential patio covers, decks, and accessory structures. As stated in a letter
71 from the planning commission to the city council, “on a point by point basis, the opinions of the
72 commissioners were far from unanimous but represent a collective compromise by all commissioners
73 to maintain the delicate balance zoning provides while considering public input and best practices for
74 the city.”

75 Tonight’s review of the proposal is for discussion purposes only so staff can get a better
76 understanding of city council’s positions and legal counsel can complete a final review.

77 Mr. White walked the council through the proposed changes.

- 78 • The planning commission found that there is a similarity between decks, which are
79 currently allowed to encroach into the rear setback, and covered patios, which are not.
80 However, they are not comfortable with a ten-foot encroachment so changed it to five
81 feet for both decks and covered patios.
- 82 • The distance between accessory and main structures is proposed to change from ten feet
83 to eight feet.
- 84 • Language regarding private streets is deleted as private streets are prohibited in Title 16
85 – Subdivisions.
- 86 • Clarification that the street side yard can be included in determining the percent of
87 allowable area in a rear yard.

- 88 • Specific heights are recommended in each of the residential zones.
89 • Window and lighting requirements for accessory structures is a compromise to minimize
90 potential impacts to neighboring properties while allowing a property owner to construct
91 a taller building. Planning Commission asked council and legal counsel to consider a
92 better term than ‘neighboring properties’ in their deliberations.

93 The specific regulations proposed above eliminate the option for conditional use but instead
94 provide hard and fast regulations that must be followed.

95 There was discussion on several of the proposals and Ben explained the thinking behind the
96 proposals. Overall the council was supportive of the recommendations but asked staff to put together
97 a draft that included a step-back option for accessory structures that results in higher buildings being
98 farther from property lines especially on corner lots.

99 Planning Commission chairman, Denis Hopkinson, commented that they had a lot of
100 discussion about accessory buildings based on recent complaints and putting in hard numbers instead
101 of allowing the conditional use process was a struggle but there was consensus that it would be better
102 for the majority of the city.

103 Mayor Romney thanked planning commission for their hard work and was happy to see the
104 conditional use option going away.
105

106 **5. Presentation and Discussion on Fiscal Year 2019/2020 Budget.**

107
108 Duane Huffman provided a first look at next year’s budget.
109

110 **Big picture (preliminary)**

- 111 • General Fund: FY-19 is currently projected to end with \$800K surplus; FY-20 is projected to
112 have operating surplus of \$275K – not including capital expenditures or transfers
113 • Public Works Yard Fund: – FY-19 ending balance \$1.2M
114 • RAP/Parks: FY-20 available: \$500K + \$130K (after new restroom at park)
115 • Water Fund: FY-20 available: \$5M
116 • Streets Fund: FY-20 available: \$750K-\$1M
117 • Storm Water Fund: \$100K (mostly from impact fees and some from monthly residential fee).
118 This fund continues to be underfunded. When there are storm water needs as part of a capital
119 project, money comes from General Fund
120 • Golf Fund: FY-20 cash: \$200K which relatively high compared to fund’s history; initial
121 operating budget is projected to be in red about \$50K
122 • Debt: City Hall = \$971K, Water = \$3M
123

124 **Large Issues**

- 125 • Public Works facility – cost study underway with overall ideas of how to use the space, cost,
126 etc. City won’t have information to decide next steps until May.
127 • Streets/Water projects:
128 ○ 800 West (completely replace road - to include water, streets, storm water, sidewalk -
129 break into 3 phases: #1-400 N to 1000 N, #2-1000 N to Pages Ln, #3-400 N to 500 S)
130 ○ Porter Lane (800 W to 600 W) will be street only.
131 ○ Porter Lane (west end) can use Dominion money to help.
132 • Well – finalizing site

- 133 • Golf clubhouse – potential to ask the architects hired for public works master plan to provide
134 ideas for clubhouse, e.g., expansion vs. rebuild, feasibility, etc.
135 • Additional police officers
136

137 **Medium Issues**

- 138 • Equipment: mini excavator/police and public works vehicles
139 • School bowery-replace roof?, pickleball-in front of new school?, Charnell park upgrades?
140 • City hall phone system – outdated, need new equipment and lines.
141 • Golf tee boxes/material storage
142 • Development inspections – looking for options on the best way to inspect new development.
143

144 Mr. Huffman encouraged feedback and asked if there are any other issues to be included. Council
145 member Bruhn said he would like to see the Onion Parkway trail completed to 800 W; it currently
146 ends at approximately 690 West. He said he has talked with property owners and they are willing to
147 give the city an easement and would want a privacy fence along the trail.
148

149 **Budget Prep timeline:**

- 150 • March – FY-19 review and propose amendments
151 • April 2 - Work session on FY-20 budget (*will move to sometime after spring break*)
152 • April 16 – Work session on FY-20 budget
153 • May 7 – Present/adopt Tentative Budget
154 • June 4 – Public Hearing
155 • June 4 or June 18 – Adopt final budget.
156

157 **6. Consider Purchase Approval – Police Vehicles.**
158

159 Chief Hixson explained that last September the council authorized the purchase of one Ford
160 Explorer Police Interceptor and the equipment needed to make it patrol ready, as originally budgeted.
161 However, when the department tried to place the order, they were told Ford could not accept orders
162 until 2019.

163 After re-evaluating the department’s needs and resources, they are instead requesting the
164 purchase of two new vehicles to replace the 2013 and 2014 Ford Explorers. These vehicles are
165 scheduled to be replaced during the FY19/20 budget year and will be used by the chief and assistant
166 chief, so they do not require the same level of equipment. The net cost to the city will remain below
167 the originally budgeted \$50,000 as the 2013 and 2014 Ford Explorers and 2010 Dodge Charger will
168 be disposed of. Chief Hixson added that this proposal provides the fleet we need now and starts us
169 down the path we want for our future fleet.
170

171 **MOTION:** *James Ahlstrom made a Motion to Approve the Purchase of a 2019/2020 Ford*
172 *Explorer and a 2019/2020 Ford F150 with necessary equipment, as proposed.*
173 *Mark Preece seconded the Motion which PASSED by unanimous vote of all*
174 *members present*
175

176 **7. Police Report (Chief Hixson)**

- 177 • Held interviews for the open officer position today. There were four qualified candidates
178 interviewed; two stood out.

- 179 • EmPAC quarterly meeting was held tonight. Next one will be May 21.
180 • DARE graduation last month was a great event. Kudos to Officer VanWagoner.
181

182 **8. Public Works/Engineering Report**
183

184 Ben White –

- 185 • Highgate Estates wants to amend their recently recorded plat. They want to separate the
186 two lots they combined back into separate 1-acre lots. Because the plat has already been
187 recorded, this request must first go back to planning commission for a recommendation.
188

189 Steve Maughan –

- 190 • Mountain View Estates is still working on utilities – pressure testing water lines, taking
191 bacteria samples, and installing rear yard drains. They are working with Weber Basin and
192 Davis County to find the best way to get secondary water around the canal. They found a
193 new 12-ft gas easement where a rear yard drain was planned that had not appeared on the
194 plat, and because the gas lines were laid on the edge of the easement the easement may
195 need to be expanded.
196 • Highgate re-chlorinated and flushed water lines after mud got in the line and new samples
197 will be taken.
198 • There was an early morning fire at the Ryver property on Porter Lane and an hour later we
199 had a water leak a block away in Birnam Woods. We found that the valve bolts had rotted
200 which should not have happened to twenty-year-old bolts.
201

202 **9. Administrative Report (Duane Huffman) –**

- 203 • Several staff members will tour the North Ogden Public Works facility tomorrow. Up to
204 two city council members are welcome to join.
205 • Council member Preece and Duane attended a meeting with Union Pacific regarding trains
206 blocking intersections. Council member Preece will provide a report.
207

208 **10. Mayor/Council Reports**
209

210 Mayor Romney – provided a brief summary of the pending moderate-income housing
211 legislation and efforts to get support of a compromise bill.
212

213 Kelly Enquist – He heard from members of the Centerville City Council thanking West
214 Bountiful for allowing Duane to help them through the selection process for a new city manager.
215 They were very appreciative and said he did a great job.
216

217 Andy Williams – YCC meeting did not have a quorum or advisor at the beginning of the last
218 meeting so they decided to cancel the business meeting and fill Easter eggs. They ended up having
219 twelve members by the time they got busy on the eggs so were able to get about 2000 eggs filled.
220 Teresa Romney has resigned as advisor so we are looking for someone to help Paul.
221

222 James Bruhn – Wasatch Integrated implemented a \$2/can rate increase that will impact us as a
223 city. Mr. Huffman noted that we may be able to absorb the increase at least for a test year. Wasatch
224 also approved a \$20m bond for a recycling facility.
225

226 Mark Preece – The open house at the south sewer recycling plant went well but he had to miss
227 it so if anyone wants to get a private tour with Director Dal Wayment they can join him. Mayor
228 Romney and Council member Williams indicated interest.

229 Train crossings meeting – it appeared that Union Pacific cared very little about the problem of
230 trains blocking main thoroughfare intersections. Brigham City had camera documentation to help
231 make their case which was helpful. The problem is not easy to fix as we have three rail companies
232 serving our area. There is talk about legislation implementing time limits, but Union Pacific didn't
233 seem to take it very seriously although they were not eager to make the legislator attending the
234 meeting mad. The new inland port is of great interest to Union Pacific.

235
236 James Ahlstrom – No report.

237
238 **11. Consider Approval of Minutes from the February 5, and February 12, 2019 City Council**
239 **Meetings.**

240 **MOTION:** *James Ahlstrom made a Motion to approve the City Council meeting minutes*
241 *as presented for February 5 and February 12, 2019. Andy Williams seconded*
242 *the Motion which PASSED by unanimous vote of all members present.*

243
244 **12. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code**
245 **Annotated 52-4-205(1)(a).**

246
247 There was no Executive Session.

248
249 **13. Adjourn Meeting.**

250 **MOTION:** *James Ahlstrom made a Motion to adjourn this meeting of the West Bountiful*
251 *City Council at 9:33pm. Andy Williams seconded the Motion which PASSED*
252 *by unanimous vote of all members present.*

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257
258 *The foregoing was approved by the West Bountiful City Council on March 5, 2019 by unanimous vote*
259 *of all members present.*

260
261
262
263
264 _____
Cathy Brightwell (City Recorder)