



Washington City Land Use Authority
Regular Meeting Agenda
October 2, 2024

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, October 2, 2024** at 6:00 P.M or immediately following the Planning Commission Meeting. The Land Use Authority meeting will be held in the Council Chambers of Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- a. Approval of the Land Use Authority Minutes from September 18, 2024.

3. LAND USE AUTHORITY PRO-TEM APPROVAL

- a. Consideration to approve the Land Use Authority Chair Pro-Tem.

4. DECLARATION OF ABSTENTIONS & CONFLICTS

5. MINOR SUBDIVISION

- a. Consideration to approve a Plat for Kirkland Minor Subdivision located at 210 N 100 E. Applicant: American Consulting and Engineering.

6. ADJOURNMENT

POSTED this 27th Day of September, 2024
Bonnie Baker, Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

AGENDA ITEM:	6a
HEARING DATE:	October 02, 2024
ACTION REQUESTED:	Final Plat approval for the Kirkland Minor subdivision, located at 210 North 100 East
APPLICANT:	Hylan & Nina Kirkland
OWNER:	Hylan & Nina Kirkland
ENGINEER:	American Land Consulting
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval

Background

The applicant is requesting approval for the Kirkland Minor subdivision located at 210 North 100 East. The applicant is asking to split the current .30 acres into two parcels for single family development.

The current zoning at this particular location is R-1-6. The surrounding zoning is also R-1-6 to the north, east, south and west.

Staff has reviewed the requested proposal, and the proposed Kirkland Minor subdivision conforms to the standards as set forth in the zoning regulations and subdivision ordinances of the city.

Recommendation

Staff recommends that the Land Use Authority approve the Kirkland Minor subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.

2. That the minor subdivision conforms to the Zoning and the Subdivision Ordinances as outlined.

Conditions

1. All improvements shall be completed or bonded prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.

Narrative

The purpose of this survey is to monument the boundary corners and perform a lot split on the subject parcel (W-128-A-1). The basis of bearing for this survey is South 88°41'27" East along the centerline of 200 North Street between the two found monuments as shown.



**PROJECT FLOW CARD: FP-24-0029 - Minor Subdivision - Kirkland Minor
210 N 100 East**

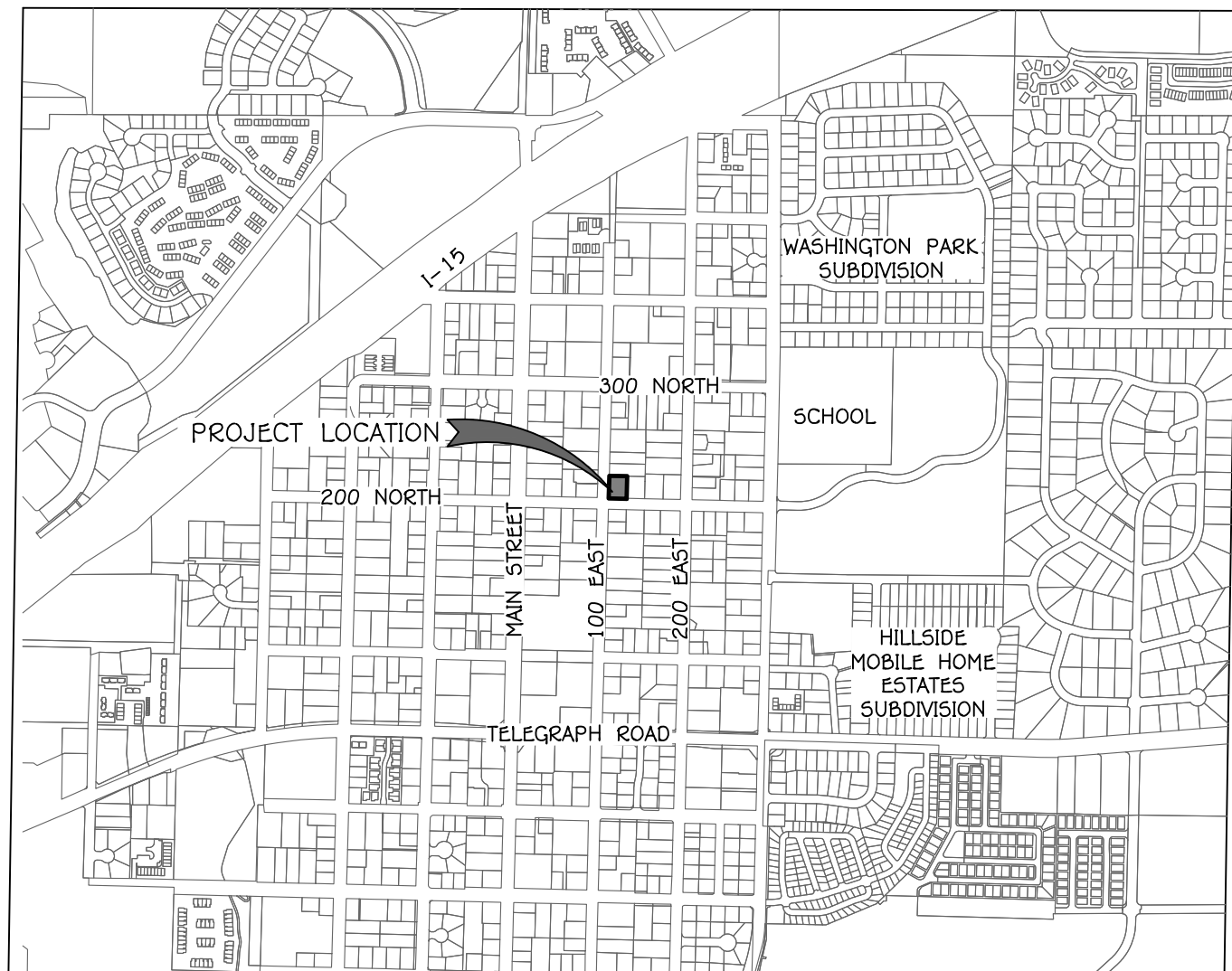
Planning	Reviewed. No comments	
Hillside	N/A	
Public Works	Reviewed. No comments.	
Engineer	Reviewed. No comments.	
Fire Dept.	N/A	
Parks/Trails	Reviewed. No comments.	
Building dept	Approved no comments	
Washington Power	Approved no comments	
G.I.S.	Approved no comments	

KIRKLAND MINOR SUBDIVISION

SECTION 14 TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

GENERAL NOTES

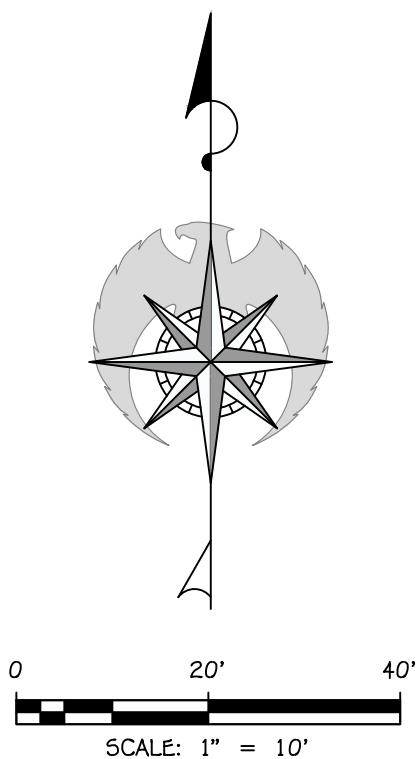
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- ALL DISTANCE SHOWN ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY
- ALL WALLS (PRIVACY AND RETAINING) ARE THE RESPONSIBILITY OF THE PROPERTY OWNER
- NO DRIVEWAYS ARE ALLOWED WITHIN 25' OF THE CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE"
- WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY THE CITY OF WASHINGTON TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED PLOT.
- LOT OWNERS SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL



LEGEND:

- PROPERTY LINE
- ADJOINING LOT LINE
- CL ROAD
- EASEMENT LINE

EXISTING SURVEY CONTROL MONUMENT AS NOTED



SURVEYOR'S CERTIFICATE

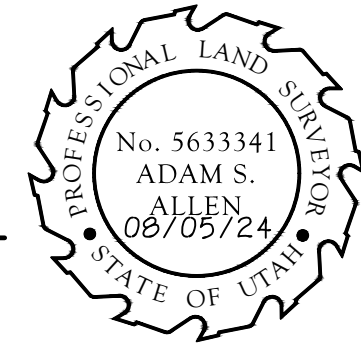
I, **ADAM S. ALLEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **5633341**, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, PUBLIC EASEMENTS, AND COMMON AREAS HEREAFTER TO BE KNOWN AS:

KIRKLAND MINOR SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

08/05/2024

DATE:



ADAM ALLEN, PLS #5633341

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS & PUBLIC EASEMENTS. TO BE HEREAFTER KNOWN AS:

KIRKLAND MINOR SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC, PUBLIC UTILITY EASEMENTS, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

HYLAN F. KIRKLAND

(INDIVIDUAL)

BY:_____

ITS:_____

NINA I. KIRKLAND

(INDIVIDUAL)

BY:_____

ITS:_____

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 38, OF THE WASHINGTON TOWN RE-SURVEY, AS PLATTED ON THE OFFICIAL MAP OF SAID RE-SURVEY ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING; THENCE NORTH 01°39'24" EAST 130.10 FEET ALONG SAID WEST LINE OF LOT 2; THENCE SOUTH 08°43'35" EAST 103.10 FEET TO A POINT ON THE WEST LINE OF THE PARCEL DESCRIBED IN DOCUMENT NO. 20180037057, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 01°32'37" WEST ALONG SAID PARCELS WEST LINE 130.16 FEET; THENCE NORTH 08°41'27" WEST ALONG SAID 103.35 FEET SOUTH LINE OF LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 13,433 SQUARE FEET OR 0.31 ACRES.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, 20__, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME VOLUNTARILY FOR ITS STATED PURPOSE.

FULL NAME SIGNATURE: _____ COMMISSION NO.: _____
FULL NAME PRINT: _____ EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6))

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, 20__, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME VOLUNTARILY FOR ITS STATED PURPOSE.

FULL NAME SIGNATURE: _____ COMMISSION NO.: _____
FULL NAME PRINT: _____ EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6))



JOB # 24-026 KIRKLAND DATE: 09/06/2024
FILE: KIRKLAND FP.DWG SCALE: 1:10

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS ____ DAY OF _____, 20__.

CITY ENGINEER
WASHINGTON CITY, UTAH

APPROVAL OF PUBLIC WORKS

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 20__.

PUBLIC WORKS
WASHINGTON CITY, UTAH

BY THE CITY OF WASHINGTON, UTAH:

WE THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, 20__, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO

CITY RECORDER
WASHINGTON CITY, UTAH

MAYOR
WASHINGTON CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM,
THIS ____ DAY OF _____, 20__.

CITY ATTORNEY
WASHINGTON CITY, UTAH

TREASURER APPROVAL:

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

TREASURER
WASHINGTON COUNTY, UTAH

RECORDED NO.

FEE:

COUNTY RECORDER
WASHINGTON COUNTY, UTAH