

PUBLIC NOTICE

The Escalante City Planning Commission has scheduled a public meeting for Tuesday, April 9, 2024 at 6:00 p.m. in the Escalante City Offices, 56 North 100 West, Escalante, UT 84726. During the meeting, the Planning Commission will accept public comment regarding the following Zone Change proposal:

OWNER(S) OF REAL PROPERTY AFFECTED

See EXHIBIT 1 "Highway 12 Commercial Property Owners"

ZONING OF REAL PROPERTY AFFECTED

<u>CURRENT ZONING</u>	<u>PROPOSED NEW ZONING</u>
C-R, R-M-7, and/or RR-1-20	C-R

PURPOSE OF THE AMENDMENT

The purpose of this zoning map amendment is to recognize and resolve problem areas along Highway 12 within the incorporated areas of Escalante City where multiple zoning districts exist within the same parcel(s). With these parcels identified, the intent of this zoning map amendment is to clear up the confusion that exists between both property owners and the City when interpreting the zoning map and to mitigate potential conflicts in the future regarding these particular parcels of land along Highway 12.

Information on the proposed regulations, prohibitions, permitted uses and conditional uses that these properties will be subject to if the zoning map amendment is adopted may be found in the Escalante City Zoning Ordinance.

The owner of real property affected by the proposed zoning map amendments may, no later than 10 days after the day of the first public hearing, file a written objection to the inclusion of the owner's property in the proposed zoning map amendment.

A property owner affected by the proposed zoning map amendments may file a protest:

- a) at the Escalante City Offices, 56 North 100 West, Escalante, UT 84726;
- b) by mail to Escalante City, PO Box 189, Escalante, UT 84726; or
- c) by email to ssteed@escalantecity.com.

The Planning Commission and or City staff shall ensure that each written objection filed with the City will be provided to the City Council.

**EXHIBIT 1.
Highway 12 Commercial Property Owners**

PROPERTY OF REAL PROPERTY AFFECTED

See EXHIBIT 1 Highway 12 Commercial Property Owners

LISTING OF REAL PROPERTY AFFECTED

PROPOSED ZONING	CURRENT ZONING
C-2	C-2, R-2, and R-2.5

PURPOSE OF THE AMENDMENT

The purpose of this zoning amendment is to create a new zoning district, C-2, within the incorporated area of Escalante, Utah, which maintains zoning district C-2 within the same parcel(s). With these parcels identified, the intent of this zoning amendment is to allow for the creation of a new zoning district, C-2, which is designed to maintain the zoning map and the City of Escalante's zoning map and to maintain consistency with the zoning map and the City of Escalante's zoning map.

Participation in the proposed amendment is conditional on the City of Escalante's approval of the proposed amendment. The City of Escalante's approval is subject to the City of Escalante's approval of the proposed amendment.

The proposed zoning amendment is subject to the City of Escalante's approval of the proposed amendment. The City of Escalante's approval is subject to the City of Escalante's approval of the proposed amendment.

- 1) The City of Escalante's approval of the proposed amendment is subject to the City of Escalante's approval of the proposed amendment.
- 2) The City of Escalante's approval of the proposed amendment is subject to the City of Escalante's approval of the proposed amendment.
- 3) The City of Escalante's approval of the proposed amendment is subject to the City of Escalante's approval of the proposed amendment.

The Planning Commission is subject to the City of Escalante's approval of the proposed amendment. The City of Escalante's approval is subject to the City of Escalante's approval of the proposed amendment.

04-0022-0269 / E-269
PINE TREE LLC
PO BOX 658
ESCALANTE UT 84726-0000

04-0022-0272 / E-272
ALVEY RAY L
C/O SYLVIA ALVEY
3602 S 3850 W
WEST HAVEN UT 84401-0000

04-0022-0273 / E-273
RR ESCALANTE LLC
116 WEST 300 NORTH
LOGAN UT 84321-0000

04-0022-0276 / E-276
SOLIS ERRIN
1143 EAST ST JAMES AVENUE
ORANGE CA 92865-0000

04-0022-0277 / E-277
SERIES 1 CREATED UNDER SEYMOUR IN
PROPERTIES LLC
PO BOX 306
ESCALANTE UT 84726-0000

04-0022-0309 / E-309
GRAND STAIRCASE-ESCALANTE PARTNE
PO BOX 53
KANAB UT 84741-0000

04-0022-0310 / E-310
GARFIELD COUNTY
ESCALANTE ROAD SHED
PO BOX 77
PANGUITCH UT 84759-0000

04-0022-0320 / E-320
MARTIN BRUCE M
MARTIN DEBORAH R
12838 S HICKORY RIDGE LN
DRAPER UT 84020-8874

04-0022-0325 / E-325
JET UT HOLDINGS LLC
1346 SOUTH PEARL STREET
SEATTLE WA 98108-0000

04-0022-0389 / E-124-X
CHURCH OF JESUS CHRIST OF LATTER-C
ESCALANTE STAKE CENTER
TAX ADMINISTRATION 22ND FLOOD
50 EAST NORTH TEMPLE STREET
SALT LAKE CITY UT 84150-0000

04-0022-0391 / E-131-A
MICHEL'S JOSH
PO BOX 740
ESCALANTE UT 84726-0000

04-0022-0448 / E-2-A
MERCER VICKIE
PO BOX 147
ESCALANTE UT 84726-0000

04-0022-0461 / E-229-X
GARFIELD COUNTY SCHOOL DISTRICT
ESCALANTE ELEMENTARY
PO BOX 398
PANGUITCH UT 84759-0000

04-0022-0502 / E-265-X
ESCALANTE TOWN CORPORATION
PARK WEST SIDE OF TOWN
PO BOX 189
ESCALANTE UT 84726-0000

04-0022-0503 / E-266-X
GARKANE ENERGY COOPERATIVE INC
ESCALANTE YARD AND SUBSTATION
PO BOX 465
LOA UT 84747-0000

04-0022-0504 / E-271-1
DUNCAN JANEEN
WHITEFIELD RAYLENE
PO BOX 38
LOA UT 84747-0000

04-0022-0532 / E-320-1
SHAKESPEAR ED
PO BOX 281
ESCALANTE UT 84726-0000

04-0022-0533 / E-320-1-1
CORPORATION OF THE PRESIDING BISH
CHURCH OF JESUS CHRIST OF LATTER C
ESCALANTE SEMINARY BUILDING
50 EAST NORTH TEMPLE STREET
SALT LAKE CITY UT 84150-0000

04-0022-0534 / E-320-1-2
GARFIELD COUNTY SCHOOL DISTRICT
WEST OF ESCALANTE HIGH SCHOOL
PO BOX 398
PANGUITCH UT 84759-0000

04-0022-0536 / E-320-3
COTTAM HOLDINGS LLC
PO BOX 136
ESCALANTE UT 84726-0000

04-0022-0537 / E-320-4
COTTAM HOLDINGS LLC
PO BOX 136
ESCALANTE UT 84726-0000

04-0022-0538 / E-320-5
COTTAM HOLDINGS LLC
PO BOX 136
ESCALANTE UT 84726-0000

04-0022-0543 / E-325-1
THORNE LARRY
& ET'AL
31839 LOBO CANYON ROAD
AGOURA CA 91301-0000

04-0022-0544 / E-325-2
THORNE LARRY
& ET'AL % BERTRAM HENICK
31839 LOBO CANYON RD.
AGOURA CA 91301-0000

04-0022-0633 / E-297
GARFIELD COUNTY SCHOOL DI
ESCALANTE HIGH SCHOOL
PANGUITCH UT 84759-0000

04-0022-0657 / E-320-1-3-3
MUNSON REED LEO TRUSTEE
MUNSON KAREN SUE MCEWEN TRUSTEE
ESCALANTE HOME CENTER
PO BOX 560
ESCALANTE UT 84726-0000

04-0022-0660 / E-134-1
SAUNTO MARK M TRUSTEE
WREN VICKI TRUSTEE
PO BOX 572
ESCALANTE UT 84726-0000

04-0022-0661 / E-297-1
TOWN OF ESCALANTE
CEMETERY
PO BOX 189
ESCALANTE UT 84726-0000

04-0022-0663 / E-320-1-6
MUNICIPAL BUILDING AUTHORITY
OF ESCALANTE CITY
NEW CLINIC
PO BOX 189
ESCALANTE UT 84726-0000

04-0022-0669 / E-379
MARTIN VADA W TRUSTEE
438 N PALISADE DR
OREM UT 84097-0000

04-0022-0670 / E-380
GARFIELD COUNTY SCHOOL DISTRICT
SOUTH OF ESCALANTE CITY CEMETERY
PO BOX 398
PANGUITCH UT 84759-0000

BUREAU OF LAND MANAGEMENT
ESCALANTE INTERAGENCY VISITOR
CENTER
PO BOX 2504
DENVER, CO 80225

BUREAU OF LAND MANAGEMENT
NORTH OF ESCALANTE INTERAGENCY
VISITOR CENTER
PO BOX 2504
DENVER, CO 80225