

**ESCALANTE CITY COUNCIL MEETING  
MAY 7, 2024  
REGULAR MEETING/ELECTRONIC MEETING – 6:00 P.M.  
ESCALANTE CITY COUNCIL CHAMBERS - 56 NORTH 100 WEST**

Mayor Melani Torgersen called the meeting to order at 6:00 p.m. in the Escalante City Council Chambers.

Present at said meeting were Mayor Torgersen, Council members Blaine Porter, Marlene Stowe, Sally Orme, Chad Lyman, City Attorney Barry Huntington and City Recorder Stephanie Steed. Council member Lenza Wilson was excused.

Also present were Fred Spencer, DeEtte Spencer, Bill Weppner, Brennan Rees, Victory Crawford and Terence Tontlewicz.

Mayor Torgersen led the Pledge of Allegiance.

**ADOPTION OF THE AGENDA**

Council member Lyman moved to adopt the agenda as written. Council member Porter seconded the motion. Motion carried with Council members Stowe, Lyman, Orme and Porter voting aye.

**APPROVAL OF THE MINUTES OF APRIL 16, 2024 MEETING**

Council member Orme moved to approve the minutes of the April 16, 2024 meeting as written. Council member Porter seconded the motion. Motion carried with Council members Orme, Lyman, Stowe and Porter voting aye.

**PUBLIC COMMENTS**

**BRENNAN REES**

Mr. Rees said he is from Ensign Engineering and introduced himself and the company to the Council. Mr. Rees said he lives in Loa and works for Ensign Engineering in the Richfield office. Mr. Rees explained the Engineer firm seeks to introduce themselves and offer services to local municipalities.

**PLANNING AND ZONING ITEMS**

**PLANNING AND ZONING UPDATES**

Council member Stowe said there are no updates at this time.

**SCHEDULED ITEMS**

**BILL WEPPNER, ESCALANTE FIRE DEPARTMENT – REPAIR DIESEL EXHAUST SYSTEM ON LADDER 1**

Mr. Weppner explained during one of their recent incidents they recognized there was a problem with ladder one. Mr. Weppner said the diesel exhaust fluid system is not working so they need to order and install a new one. Mr. Weppner said the parts with shipping will be \$1531.48. Mr. Weppner asked the Council for approval to order the parts. Council member Porter asked if there is a warranty on the truck. Mr. Weppner said not on the diesel exhaust system. Council

member Orme asked if the Fire Department has a plan so this will not happen again. Mr. Weppner said the Fire Department needs to run the truck more often. **Council member Porter moved to purchase the parts to repair the Diesel Exhaust System on Ladder 1. Council member Lyman seconded the motion. Motion carried with Council members Lyman, Stowe, Porter and Orme voting aye.** Mayor Torgersen asked Mr. Weppner when he does the Fire Department report to report on any equipment issues so we can let the other communities and dispatch know so they are aware.

#### **ADOPT 2024-2025 TENTATIVE BUDGET**

City Recorder Steed provided Mayor and Council wage data from other communities, suggesting doubling the Mayor and Council wages to catch up with inflation. Council member Lyman discussed road improvements and finding money to widen Center Street. **Council member Lyman moved to adopt the 2024-2025 Tentative Budget as presented. Council member Stowe seconded the motion. Motion carried with Council members Orme, Porter, Lyman and Stowe voting aye.**

#### **DEPARTMENT REPORTS**

##### **ADMINISTRATIVE**

City Recorder Steed said the budget and financial reports are available for review.

City Recorder Steed said the FFA is reviewing the Airport Masterplan. City Recorder Steed said the contractor for the Airport Pavement Rehabilitation will be here the first part of June.

##### **PUBLIC WORKS DEPARTMENT**

The Public Works Department was not present at said meeting.

##### **FIRE DEPARTMENT**

##### **BILL WEPPNER**

Mr. Weppner said since the last Council meeting the Fire Department has had three call outs, two of which we were turned around. Mr. Weppner said on April 23, 2024 the Fire Department was paged out to Henrieville for a fire. Mr. Weppner said they had nine volunteers respond to the fire.

##### **COUNCIL REPORTS**

##### **MAYOR MELANI TORGERSEN**

Mayor Torgersen had nothing to report at this time.

##### **COUNCIL MEMBER CHAD LYMAN**

Council member Lyman had nothing to report at this time.

##### **COUNCIL MEMBER LENZA WILSON**

Council member Wilson was not present at said meeting.

##### **COUNCIL MEMBER BLAINE PORTER**

Council member Porter said he is getting a contractor to fix the water break on Main Street. Council member Porter said he is trying to find someone with a boring machine to bore under the road, so we do not have to dig it up. This item was discussed at length.

Council member Porter said while Garkane Energy was digging they found a sewer line nobody knew about.

**COUNCIL MEMBER MARLENE STOWE**

Council member Stowe reported on the Utah League of Cities and Towns Conference she and City Recorder Steed attended.

**COUNCIL MEMBER SALLY ORME**

Council member Orme said the Elementary School kids are willing to help with the cleanup day on May 17, 2024, from 11:00 a.m. to 12:00 p.m. Council member Lyman suggested delaying the town cleanup day until closer to the 24<sup>th</sup> of July, but the kids could still pick up garbage between the elementary and high school on May 17, 2024.

Mayor Torgersen said there will be a sanitation survey towards the end of May.

**UNPAID BILLS**

**Council member Orme moved to pay the unpaid bills. Council member Lyman seconded the motion. Motion carried with Council members Stowe, Orme, Lyman, and Porter voting aye.**

**EXECUTIVE SESSION**

There was no executive session needed at this time.

**Council member Stowe moved to adjourn the meeting at 6:27 p.m.**

**Council member Lyman seconded the motion. Motion carried with all in favor.**

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Stephanie Steed, MMC  
City Recorder

Date minutes approved:



## ESCALANTE CITY

56 NORTH 100 WEST • P.O. BOX 189 • ESCALANTE, UT 84726  
Phone: (435) 826-4644 • FAX: (435) 826-4642

### APPLICATION FOR WATER CONNECTION TO THE CITY OF ESCALANTE

I hereby apply to the City of Escalante for permission to connect my premises located at  
575 West 450 South with the City's water system, and agree as follows:

1. The City shall make the requested connection from its main to and including the water meter at my property line.
2. I agree to pay the City a \$1,500.00 connection charge, and any other fees as may be fixed by the City for inspection, investigation, impact fees or other costs caused by said connection. This charge is for a meter installed along an existing main line.
3. The location of the meter will be decided solely by the City.
4. Plumbing on my premises may be inspected by the City and if not approved I will cause it to be rectified at my own expense, to meet the plumbing codes of this City or any other agency having jurisdiction.
5. I will be bound by the rules, regulations, resolutions and ordinances now or hereafter enacted by said City.
6. The purpose of the water connection is RESIDENTIAL SINGLE FAMILY HOME  
NEW CONSTRUCTION
7. The Connection so made by the City, including the meter, shall remain the property of the City, and the City shall have free access thereto at all reasonable times, through my property if necessary.
8. The City shall approve applications for new water connections only when such a request is accompanied by an approved municipal project approval form for which city water is required. The project must be started within a year of approval or the water connection will go back to the city. Any and all fees paid are non-refundable.

Dated this 16 day of April 20 24.

Applicant Signature

JOSHUA PELTON  
Print Name



# ESCALANTE CITY

56 NORTH 100 WEST • P.O. BOX 189 • ESCALANTE, UT 84726

Phone: (435) 826-4644 • FAX: (435) 826-4642

## MUNICIPAL PROJECT APPROVAL FORM

\$50 FILING FEE TO BE PAID AT TIME OF SUBMITTING THIS FORM

\$1,500 NEW WATER CONNECTION FEE

\$4,700 WATER IMPACT FEE IN CITY LIMITS

\$5,700 WATER IMPACT FEE OUTSIDE OF CITY LIMITS

\$500 NEW SEWER CONNECTION FEE

\$1,000 SEWER IMPACT FEE

ALL FEES ARE DUE UPON APPROVAL

(An additional \$1,500 deposit with a minimum of \$1,000 will be assessed for going through an asphalt chip sealed street.)

APPLICANT(S) Joshua Pelton

PHONE (801) 860-1422

PROPERTY OWNER(S) Joshua and Summer Pelton

PROJECT LOCATION 575 West 450 South, Escalante UT 84726

MAILING ADDRESS 1041 East London Lane Road, Holladay, UT 84030

PROPOSED PROJECT New single-story residential home construction in Moqui Gardens subdivision. 0.46 acre lot is vacant and has never been built upon. There are existing homes on both sides, as well as behind property. Water / sewer / power need to be connected to city and are all available at the north end of the lot. Asphalt street will need to be gone through for sewer. 2500 sq ft building envelope (1900 sq ft living area + 300 sq ft single car garage + 300 sq ft covered patio all under same roof). Landscaping intention is to leave as much of the property undisturbed as possible.

SITE PLAN (Attach a sketch showing property lines, location of City services and building, and approximate measurements)  
ARCHITECTURAL DESIGN (Attach a design with the floor plan and elevation which need not be to scale)  
ZONING DISTRICT RR 1-10

I hereby certify that the information provided on this application is complete and correct. I will comply with all relevant Ordinances of Escalante City in executing this project. All Project must be started within a year of approval, or this application will be void and any and all fees are NON-REFUNDABLE.

Signature of Applicant(s) [Signature]

Date 4/16/24

### CITY USE ONLY BELOW

- Project does not require culinary water.
- Property owner has sufficient culinary water on-site for this project.
- New culinary water service is available and approved for this project.

City Council, Water

Date

City Council, Streets

Date

- Project does not require a sewer connection.
- Property owner has sufficient sewer capacity on site for this project.
- New sewer service is available and approved for this project.
- A septic permit from Southwest Utah Health Department is required.

City Council, Sewer

Date

- Adequate water and access for firefighting is provided at this site.
- Firefighting capacity does not exist at this point:

Applicant(s) Signature

Date

Fire Department Chief

Date

- Project includes no changes to land use or building dimension or use.
- Conditional Use Permit required.
- Project has been reviewed by the Planning Commission and approved.

Planning Commission, Chair Tim Ulmer

Date 5/7/2024

Project Approved By Escalante City

Recorder Stephanie Stael

Date 5/7/2024



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## **PROJECT CHECKLIST**

Please check Yes or No

### **COMPATIBILITY**

Is the project commercial?

Yes  
 No

Is the project residential?

Yes  
 No

Does the project comply with height restrictions?

Yes  
 No

What is the height of the project? ~ 20'

Does the project comply with limits on lot coverage?

Yes  
 No

### **FIRE**

Will the local water pressure remain above the minimum required for fire flow?

Yes  
 No

If the project is in an area served by a single road, then will the road be adequate to allow evacuation during an emergency with traffic added by the project?

Yes  
 No      N/A

Is there a Fire Hydrant within 500 feet?

Yes  
 No

LOCATED AT APPROX. 610 W 450 S

### **NOISE**

Has this project been designated to prevent an undue amount of noise at nearby homes, schools, and other sensitive sites?

Yes  
 No

**PROJECT CHECKLIST**

Please check Yes or No

**PUBLIC WATER AND SEWER**

Does this project require a sewer connection?

 Yes No

Does this project require a water connection?

 Yes No**ELECTRICAL**

Does this project require electrical power?

 Yes No**PROPERTY OWNERSHIP**

Do the plans show that the project will not intrude onto property owned by others or easement?

 Yes No

Do the plans show that the project will have proper drainage?

 Yes No

Will there be porta potties on site?

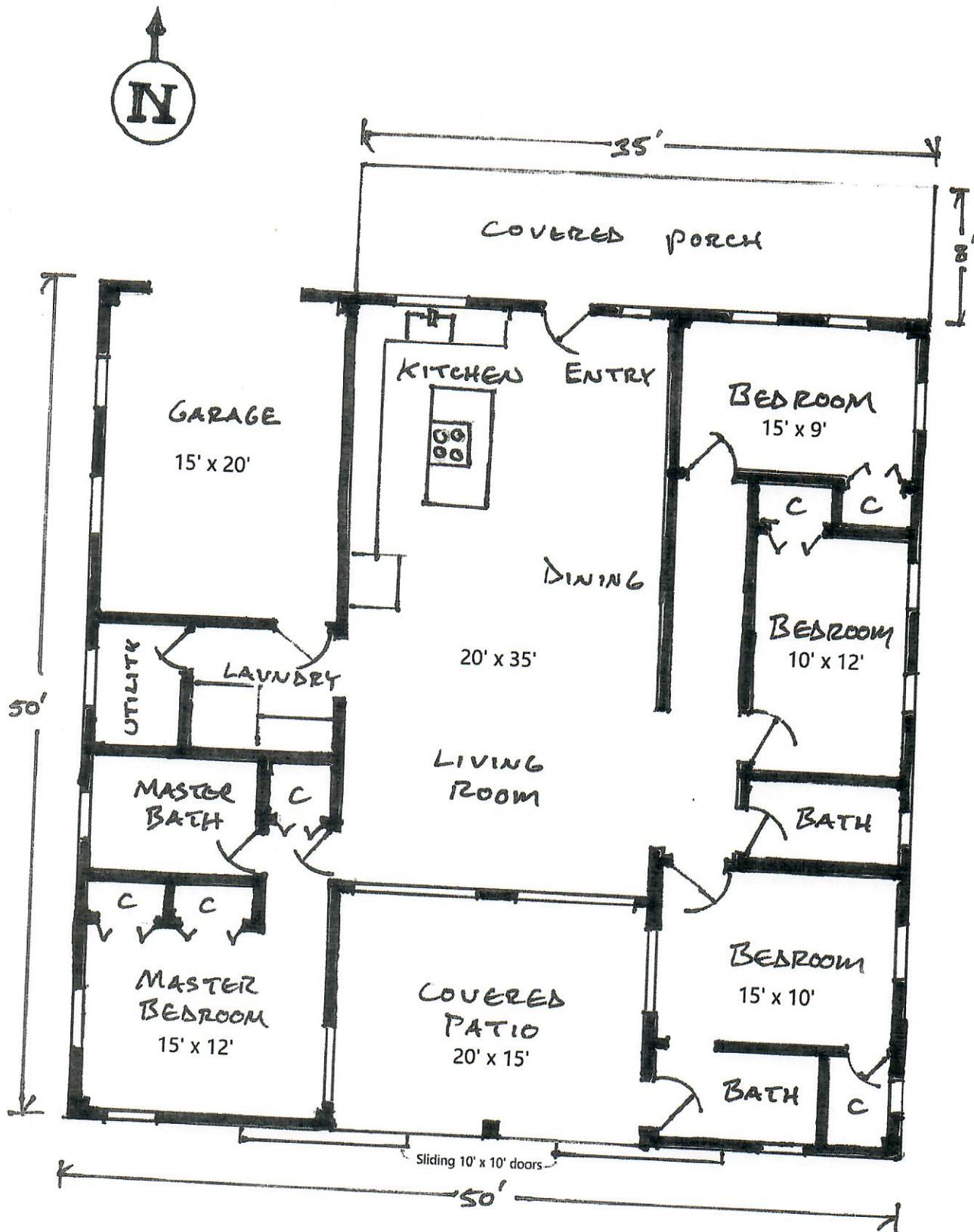
 Yes No

Will there be a dumpster on site?

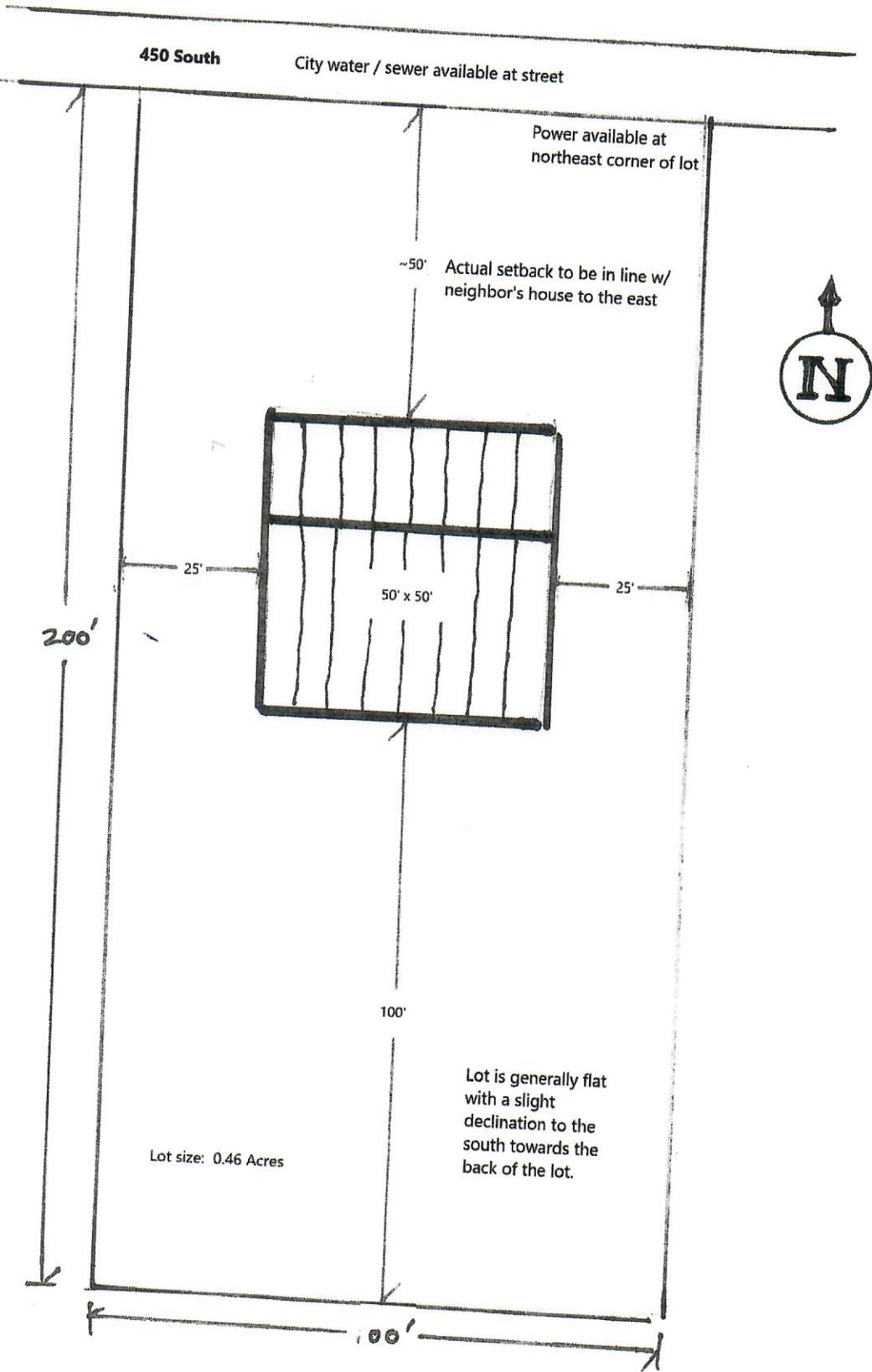
 Yes No**PROPERTY VALUE**

Is the project free of uses likely to have an adverse effect on the value of nearby homes?

 Yes NoWhat is the approximate value of the project? \$ *\$ 300,000*Signature of Applicant(s) Date *4/16/24*



Pelton Residence: Floor Plan  
575 West 450 South, Escalante, UT 84726



Pelton Residence: Site Plan  
575 West 450 South, Escalante UT 84726

Additional Site Plan image: aerial view with neighboring houses



# FULL SERVICE RESTAURANT LIQUOR LICENSE

## Local Consent

**PURPOSE:** Local business licensing authority provides written consent to the Alcoholic Beverage Services Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant.

**AUTHORITY:** Utah Code 32B-1-202; 32B-5-201, 203, 205 and 206

ESCALANTE

Local business license authority

City

Town

County

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): DESTINATION CAFE

Entity Name (or owner's name if sole proprietor): CHI TOWN ENTERPRISES

Location Address: 485 WEST MAIN ST ESCALANTE UT 84726

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is also acceptable.  
The local consent must be submitted to the DABS by the applicant as part of a complete application.

P.O. BOX 18 ESCALANTE, UT 84726



Phone: (435) 826-4644 F:435-826-4642

## CITY COUNCIL MEETING AGENDA ITEM REQUEST

1. The undersigned, request(s) the opportunity to present the following matter in city council meeting (please be as clear and specific as possible)

EMT Donation for travel & Training

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2. The undersigned requests 2 minutes for presentation.  
Dated this 13<sup>th</sup> day of May, 2024.

Printed Name Cindi Steed Daytime Phone 435-691-3107  
Signature C. Steed Evening Phone       

Please note: Items on the agenda for city council meeting are set at the discretion of the mayor. If the mayor approves the above request, you will be on the next agenda. If the request is not approved, you will NOT receive any further notification.

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The remaining portion of this form is for office use only

### DECISION ON REQUEST FOR APPEARANCE

The above item is APPROVED for hearing before the city council. The city recorder is instructed to place the item on the next available council agenda for \_\_\_\_\_ minutes.

The above item is NOT APPROVED for hearing before the city council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

MAYOR

P.O. BOX 18 ESCALANTE, UT 84726



Phone: (435) 826-4644 F:435-826-4642

## CITY COUNCIL MEETING AGENDA ITEM REQUEST

1. The undersigned, request(s) the opportunity to present the following matter in city council meeting (please be as clear and specific as possible)

Red Riot Cheer is requesting the city donate gym time for the youth competitive cheer program so that fundraising funds can cover costs for girls. Coaches are 100% volunteer and not profiting monetarily.

2. The undersigned requests 10 minutes for presentation.  
Dated this 13 day of May, 20 24.

Printed Name Simone Griffin Daytime Phone 435-459-1035  
Signature Sim Griffin Evening Phone \_\_\_\_\_

Please note: Items on the agenda for city council meeting are set at the discretion of the mayor. If the mayor approves the above request, you will be on the next agenda. If the request is not approved, you will NOT receive any further notification.

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### DECISION ON REQUEST FOR APPEARANCE

The above item is APPROVED for hearing before the city council. The city recorder is instructed to place the item on the next available council agenda for \_\_\_\_\_ minutes.

The above item is NOT APPROVED for hearing before the city council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Mike Bragg  
MAYOR

## Quote

**Prepared by:**  
Brad Eye  
Email: [oversons.brad@gmail.com](mailto:oversons.brad@gmail.com)  
Phone: (435)896-3239



**Cedar Store**  
2240 W. Hwy. 56  
Cedar City, UT 84721  
(435)586-4469

**Prepared for:** Escalante City



### Configured Sales Price

943.65

5

### Trade Value

### Total Before Tax

### Sales Tax

**Total Delivered Price**



**Buyer Signature:**

**Date:**

**\*\*\*All quotes expire 30 days from date on quote\*\*\***