

ESCALANTE CITY COUNCIL MEETING
FEBRUARY 17, 2026
REGULAR MEETING/ELECTRONIC MEETING – 6:00 P.M.
WORK MEETING/ELECTRONIC MEETING - 6:00 P.M.
ESCALANTE CITY COUNCIL CHAMBERS - 65 NORTH CENTER STREET

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 Sally Orme, Lenza Wilson, Marlene Stowe, Chad Lyman, Ryan Cottam, City Attorney Barry Huntington and City Recorder Stephanie Steed.

Also present were Bill Weppner, Margie Weppner, Tara Woolsey, Krystal Gurr, Terry Olsen, Paula Shakespear, Lisa Young, Nancy Porter, Jenny Evans, Victory Crawford and Richard Crawford,

Roger Carter and Megan Haws joined electronically.

Mayor Torgersen led the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE MINUTES OF FEBRUARY 3, 2026 MEETING

Council member Orme moved to approve the minutes of the February 3, 2026 meeting as written. Council member Stowe seconded the motion. Motion carried with Council members Wilson, Orme, Lyman, Stowe and Cottam voting aye.

PUBLIC COMMENTS

BILL WEPPNER

Mr. Weppner said he is an Escalante City water customer and commented on the importance of water infrastructure. Mr. Weppner explained the School Board was willing to draw up an interlocal agreement with the City to use their well but was rejected by the city council in 2006. Mr. Weppner said he feels the city needs to revisit this and take advantage of it.

PLANNING AND ZONING ITEMS

PLANNING AND ZONING UPDATES

There were no Planning and Zoning updates at this time.

SCHEDULED ITEMS

ROASTED ROOT CAFE - LOCAL AUTHORITY CONSENT -FULL SERVICE RESTAURANT - 475 W MAIN

City Recorder Steed explained this is a local authority consent for the Roasted Root Cafe, which is needed so they can apply for their liquor license with the State. **Council member Wilson moved to approve the Local Authority Consent for Roasted Root Cafe. Council member**

Stowe seconded the motion. Motion carried with Council members Lyman, Stowe, Cottam, Orme and Wilson voting aye.

ESCALANTE CANYON INN - BUSINESS LICENSE - 475 W MAIN

City Recorder Steed explained this is the former Circle D motel, now operating under new ownership as the Escalante Canyon Inn. City Recorder Steed said the Escalante Canyon Inn has everything required for a business license as a motel. Council member Wilson moved to approve the Business License for Escalante Canyon Inn. Council member Lyman seconded the motion. Motion carried with Council member Orme, Stowe, Cottam, Wilson and Lyman voting aye.

BIDS FOR AIRPORT HANGER

Council member Wilson explained the city received one bid from Jenny Evans for \$200.00 a month to lease the Airport Hangar. Council member Wilson moved to accept the bid for the Airport Hangar from Jenny Evans who will share the space with McKade Cook for \$200.00 per month. Council member Cottam seconded the motion. Motion carried with Council members Wilson, Lyman, Cottam, Stowe and Orme voting aye.

DEPARTMENT REPORTS

ADMINISTRATIVE

City Recorder Steed said the Public Hearing on the Business License Ordinance is scheduled for March 3, 2026.

PUBLIC WORKS DEPARTMENT

The Public Works Department had nothing to report at this time.

FIRE DEPARTMENT

BILL WEPPNER

Mr. Weppner reported on recent call-outs, the reimbursement process for the Posy Lake fire, and voiced concerns regarding maintenance of the Hole in the Rock Road. Attorney Huntington indicated that efforts are ongoing for the lawsuit related to Hole in the Rock Road repairs. Mayor Torgersen stated that her research into the Posy Lake fire reimbursement indicates that the State or Josh Soper should be contacted.

COUNCIL REPORTS

MAYOR MELANI TORGERSEN

Mayor Torgersen had nothing to report at this time.

COUNCIL MEMBER CHAD LYMAN

Council member Lyman reported the SCADA company is currently working on the water system.

COUNCIL MEMBER LENZA WILSON

Council Member Wilson commented that the back rollup door at the Airport Hanger is in poor condition and requires repair or removal. Council member Wilson suggested that if the door is needed, the Council should consider replacing it; otherwise, it should be eliminated.

Council member Wilson explained that Sphere one is still trying to locate parts for the fuel

system at the airport.

COUNCIL MEMBER RYAN COTTAM

Council member Cottam said Council member Lyman has been updating him on the chip seal project. Mayor Torgersen said we need to coordinate with the county regarding the high-priority road section in front of the Crosiers' property. Public Works employee Terry Olsen said he is in contact with Jay Brooks from the County, and they are waiting to finalize the scheduling.

Council member Wilson said he will blade the water tank road.

COUNCIL MEMBER MARLENE STOWE

Council member Stowe had nothing to report at this time.

COUNCIL MEMBER SALLY ORME

Council member Orme had nothing to report at this time.

UNPAID BILLS

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

CLOSED MEETING

There was no closed meeting needed at this time.

Mayor Torgersen adjourned the meeting at 6:13 p.m.

Mayor Torgersen opened the work meeting at 6:15 p.m. in the Escalante City Council Chambers.

Present at said meeting were Mayor Torgersen, Council members Orme, Wilson, Stowe, Lyman, Cottam, City Attorney Huntington and City Recorder Steed.

Also present were City Treasurer Nancy Porter, Planning and Zoning Chair Tara Woolsey, Planning and Zoning Commissioners Paula Shakespear, Krystal Gurr, Terry Olsen and Escalante Cemetery District member Lisa Young,

Roger Carter and Escalante Cemetery District member Megan Haws joined electronically.

The work meeting was a training session with Roger Carter from Five County Association on Utah Open and Public Meetings Act (OPMA) and Ethics.

Mayor Torgersen adjourned the work meeting/training at 6:45 p.m.

Stephanie Steed, MMC, UCC
City Recorder

Date minutes approved:

**ESCALANTE CITY
ORDINANCE 2026-01**

**A ORDINANCE AMENDING ESCALANTE CITY BUSINESS LICENSE CODE
3.04.030 B, C AND D, APPLICATION FOR LICENSE**

WHEREAS, the City Council, as the governing body of the City of Escalante, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Escalante to amend the following Ordinance; and

WHEREAS, The City Council and Mayor wish to amend such an Ordinance.

NOW THEREFORE, be it ordained by the Council of the Escalante City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “3.04.030 Application For License” of the Escalante Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.04.030 Application For License

- A.
- A. Applications for a business license shall include the following information:
1. general applicant information;
 2. general business information, including applicable sales and use tax, transient room tax, and/or restaurant tax numbers issued from the Utah State Tax Commission; and
 3. payment of the business license application fee as outlined in the Escalante, Utah Fee Resolution.
- B. Upon staff approval, the City Clerk shall add the business license application to the agenda for the next regularly scheduled City Council meeting.
- C. The City Council shall consider each application individually. If the City Council rejects any application, it must state its reason for doing so with particularity in a letter to the applicant. If the City Council accepts any application, the City Clerk may issue a business license to the applicant upon receipt of the business license fee.
- D. The approval of a business license application by the City Council shall be the final authorization for said entity to conduct business. No business license shall be approved by the City Council until all other applicable City department and external approvals (local or State health departments, State or Federal agencies, other permits or licenses, etc.) have been granted.

AFTER AMENDMENT

3.04.030 Application For License

- A.
- A. Applications for a business license shall include the following information:
1. general applicant information;
 2. general business information, including applicable sales and use tax, transient room tax, and/or restaurant tax numbers issued from the Utah State Tax Commission; and
 3. payment of the business license application fee as outlined in the Escalante, Utah Fee Resolution.
- B. ~~Upon staff approval, the City Clerk shall add the business license application to the agenda for the next regularly scheduled City Council meeting.~~
- C. The City Council or Business License Official shall consider each application individually. If the City Council or Business License Official rejects any application, it must state its reason for doing so with particularity in a letter to the applicant. If the City Council or Business License Official accepts any application, the City Recorder ~~Clerk~~ may issue a business license to the applicant upon receipt of the business license fee.
- D. The approval of a business license application by the City Council or Business License Official shall be the final authorization for said entity to conduct business. No business license shall be approved by the City Council or Business License Official until all other applicable City department and external approvals (local or State health departments, State or Federal agencies, other permits or licenses, etc.) have been granted.

SECTION 2: AMENDMENT “Business License” of the Escalante
Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

Business License

- A. All license certificates shall be issued under the seal of the city and shall contain the following information:
1. The name of the person to whom such certificate has been issued;
 2. The name of the business, if applicable;
 3. The type of business activity;
 4. location of business

5. City assigned business license number;
 6. The term of the license with commencement and expiration dates.
- B. Every business license shall be displayed in a conspicuous place of the building, room or office of the place where the business is carried on.
 - C. No license granted or issued under any of the provisions of any ordinance of the City shall be in any manner assignable or transferable or authorize any person other than the person therein mentioned or named to do business.
 - D. A business license may be revoked or denied by the City Council for:
 1. The failure of the licensee or applicant to comply with the requirements of this or any other City Ordinance, or with the requirements of any State law;
 2. Unlawful activities conducted or permitted on the premises where the business is conducted;
 3. Failure to provide proof to the Clerk's Office that the associated business is current on all applicable Utah State tax filing and payment confirmations;
 4. any other violation of this Ordinance, other applicable City Ordinance or State or Federal law.
 - E. A separate license must be obtained for each separate place of business in the City.
 - F. Wherever any person is engaged in two or more businesses within the same location in the City, such person shall not be required to obtain a separate license for conducting each of such businesses, but shall be issued one license which shall specify on its face all of such businesses.
 - G. Where two or more persons conduct separate businesses at the same location, each shall obtain a license for their respective business.
 - H. Business licenses shall be valid only for the year they are issued in and shall expire on December 31st of each year. Business licenses shall be renewed annually in accordance with this Ordinance.
 - I. The City may issue temporary business licenses may be issued by the City Clerk upon staff approval and payment of the temporary business license application fee as outlined in the Escalante, Utah Fee Resolution.
 1. City Council approval shall not be required for temporary business license applications.
 2. Persons operating temporary businesses must have a temporary license at the location of their business.

AFTER AMENDMENT

Business License

- A. All license certificates shall be issued under the seal of the city and shall contain the following information:
 1. The name of the person to whom such certificate has been issued;
 2. The name of the business, if applicable;
 3. The type of business activity;

4. location of business
 5. City assigned business license number;
 6. The term of the license with commencement and expiration dates.
- B. Every business license shall be displayed in a conspicuous place of the building, room or office of the place where the business is carried on.
- C. No license granted or issued under any of the provisions of any ordinance of the City shall be in any manner assignable or transferable or authorize any person other than the person therein mentioned or named to do business.
- D. A business license may be revoked or denied by the City Council for:
1. The failure of the licensee or applicant to comply with the requirements of this or any other City Ordinance, or with the requirements of any State law;
 2. Unlawful activities conducted or permitted on the premises where the business is conducted;
 3. Failure to provide proof to the City Records-Clerk's Office that the associated business is current on all applicable Utah State tax filing and payment confirmations;
 4. any other violation of this Ordinance, other applicable City Ordinance or State or Federal law.
- E. A separate license must be obtained for each separate place of business in the City.
- F. Wherever any person is engaged in two or more businesses within the same location in the City, such person shall not be required to obtain a separate license for conducting each of such businesses, but shall be issued one license which shall specify on its face all of such businesses.
- G. Where two or more persons conduct separate businesses at the same location, each shall obtain a license for their respective business.
- H. Business licenses shall be valid only for the year they are issued in and shall expire on December 31st of each year. Business licenses shall be renewed annually in accordance with this Ordinance.
- I. The City may issue temporary business licenses may be issued by the City ~~Clerk~~ Recorder upon staff approval and payment of the temporary business license application fee as outlined in the Escalante, Utah Fee Resolution.
1. City Council approval shall not be required for temporary business license applications.
 2. Persons operating temporary businesses must have a temporary license at the location of their business.

SECTION 3: AMENDMENT “3.04.120 Renewal Of License Certificate” of the Escalante Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.04.120 Renewal Of License Certificate

- A. Renewals for a business license shall include the following information:
1. The licensee shall provide proof to the Clerk's Office that the associated business is current on all applicable Utah State tax filing and payment confirmations; and
 2. The licensee shall pay the nonrefundable processing fee upon submittal of the business license renewal application to the City Clerk's Office as outlined in the Escalante, Utah Fee Resolution.
 3. The City Clerk's Office shall ensure applicable Utah State tax filing and payment confirmations are completely current, and the business license renewal application fee is paid prior to issuance of the new business license.

AFTER AMENDMENT

3.04.120 Renewal Of License Certificate

- A. Renewals for a business license shall include the following information:
1. The licensee shall provide proof to the ~~Clerk's~~ City Records Office that the associated business is current on all applicable Utah State tax filing and payment confirmations; and
 2. The licensee shall pay the nonrefundable processing fee upon submittal of the business license renewal application to the City ~~Clerk's~~ Records Office as outlined in the Escalante, Utah Fee Resolution.
 3. The City Records ~~Clerk's~~ Office shall ensure applicable Utah State tax filing and payment confirmations are completely current, and the business license renewal application fee is paid prior to issuance of the new business license.

SECTION 4: REPEALER CLAUSE Any previously enacted ordinances or parts thereof which are inconsistent with this ordinance are hereby repealed, but only to the extent that they are inconsistent with this ordinance. The repealer shall not, however, be construed to revive any ordinance heretofore repealed.

SECTION 5: SEVERABILITY CLAUSE If any provision of this ordinance is declared invalid or inoperative by a court of competent jurisdiction, the remainder shall not be affected thereby and effect shall be given to the intent manifested by the portion held invalid or inoperative.

SECTION 6: EFFECTIVE DATE The City Council of Escalante City, State of Utah, has determined that the public health, safety and welfare requires that this Ordinance take effect immediately. Therefore, this Ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED BY THE ESCALANTE CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Stowe	_____	_____	_____	_____
Councilmember Lyman	_____	_____	_____	_____
Councilmember Cottam	_____	_____	_____	_____
Councilmember Orme	_____	_____	_____	_____
Councilmember Wilson	_____	_____	_____	_____

Presiding Officer

Attest

Melani Torgersen, Mayor, Escalante City

Stephanie Steed, MMC, UCC, City Recorder, Escalante City



ESCALANTE CITY

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

pd

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) TERRY BRENNAN PHONE (352) 566-4375

PROPERTY OWNER(S) MARK AUSTIN

PROJECT LOCATION 480 W MAIN ST Escalante, UT 84726

MAILING ADDRESS PO BOX 814

PROPOSED PROJECT ADAPT CURRENT BUILDING LAYOUT WITH NECESSARY EQUIPMENT FOR A SMALL RESTAURANT. ADDING A ELECTRICAL SUB PANEL, RANGE, HOOD SYSTEM, FIRE SUPPRESSION, MAKE UP AIR

(Describe all changes to present use of land and building). Only specific requests will be approved. Upon approval Contact Garfield County for Building Permit 1-800-636-8826 Ext. 111.

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 BUSINESS

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) *Terry Brennan* Date Feb 18, 2021

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 *Ann Wray* Date 2/24/2021

Project Approved By Escalante City

Mayor _____ Date _____



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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? N/A

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

Is there a Fire Hydrant within 500 feet?

Yes

No

NOISE

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

Yes

No



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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

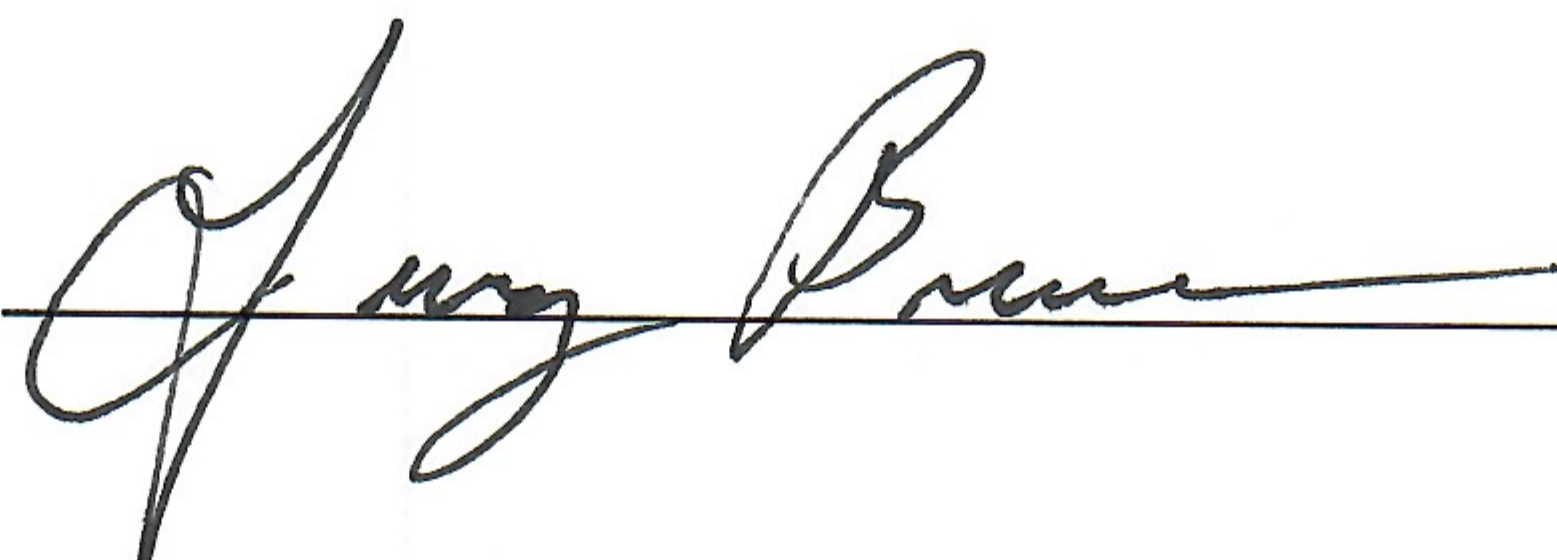
Is the project free of uses likely to have an adverse effect on the value of nearby homes?

Yes

No

What is the approximate value of the project? \$ 5,000

Signature of Applicant(s)

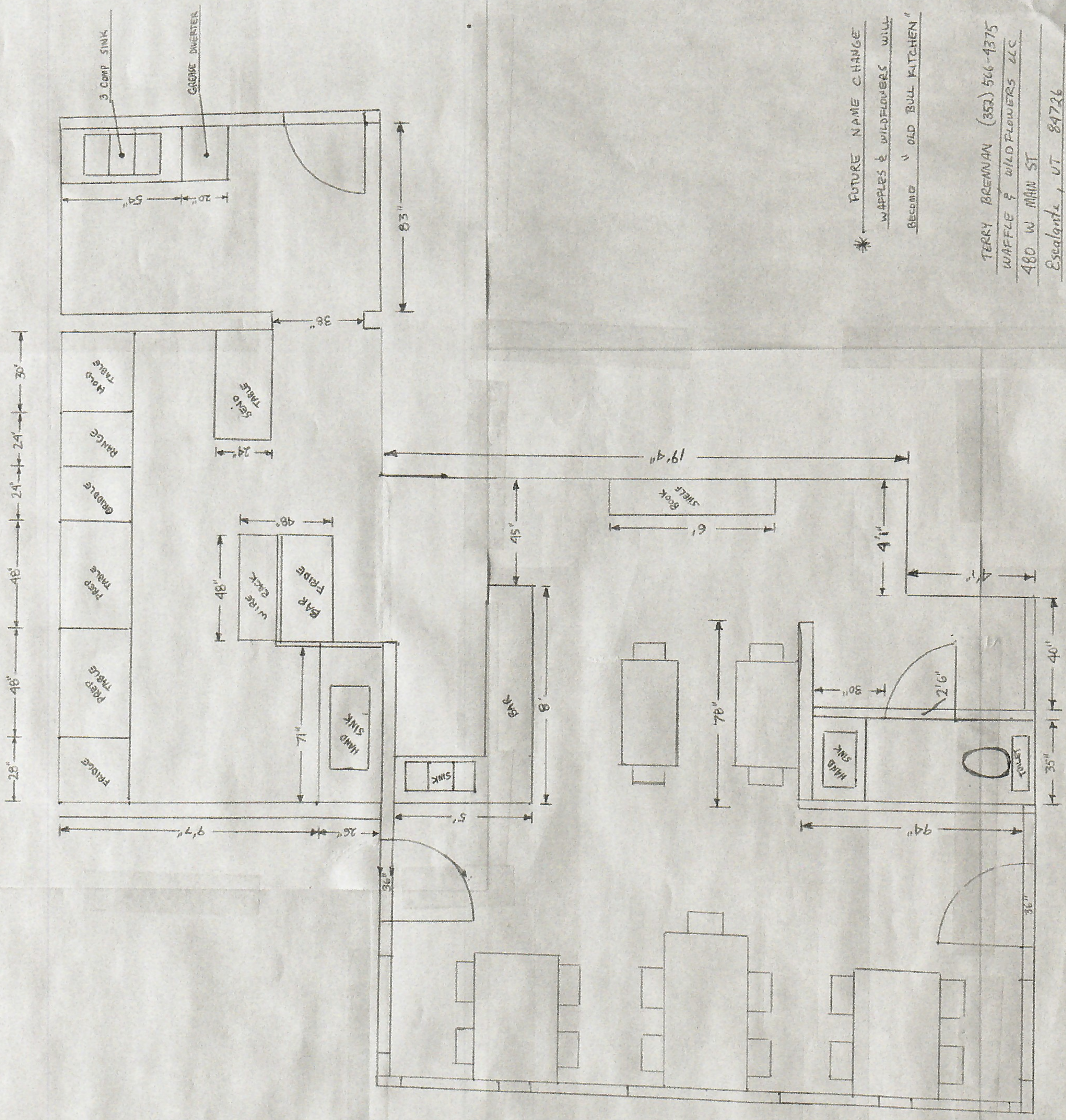


Date

Feb 18 2026

FORMER ENTRADA LOBBY. NO BUILDING OR WALL CHANGES

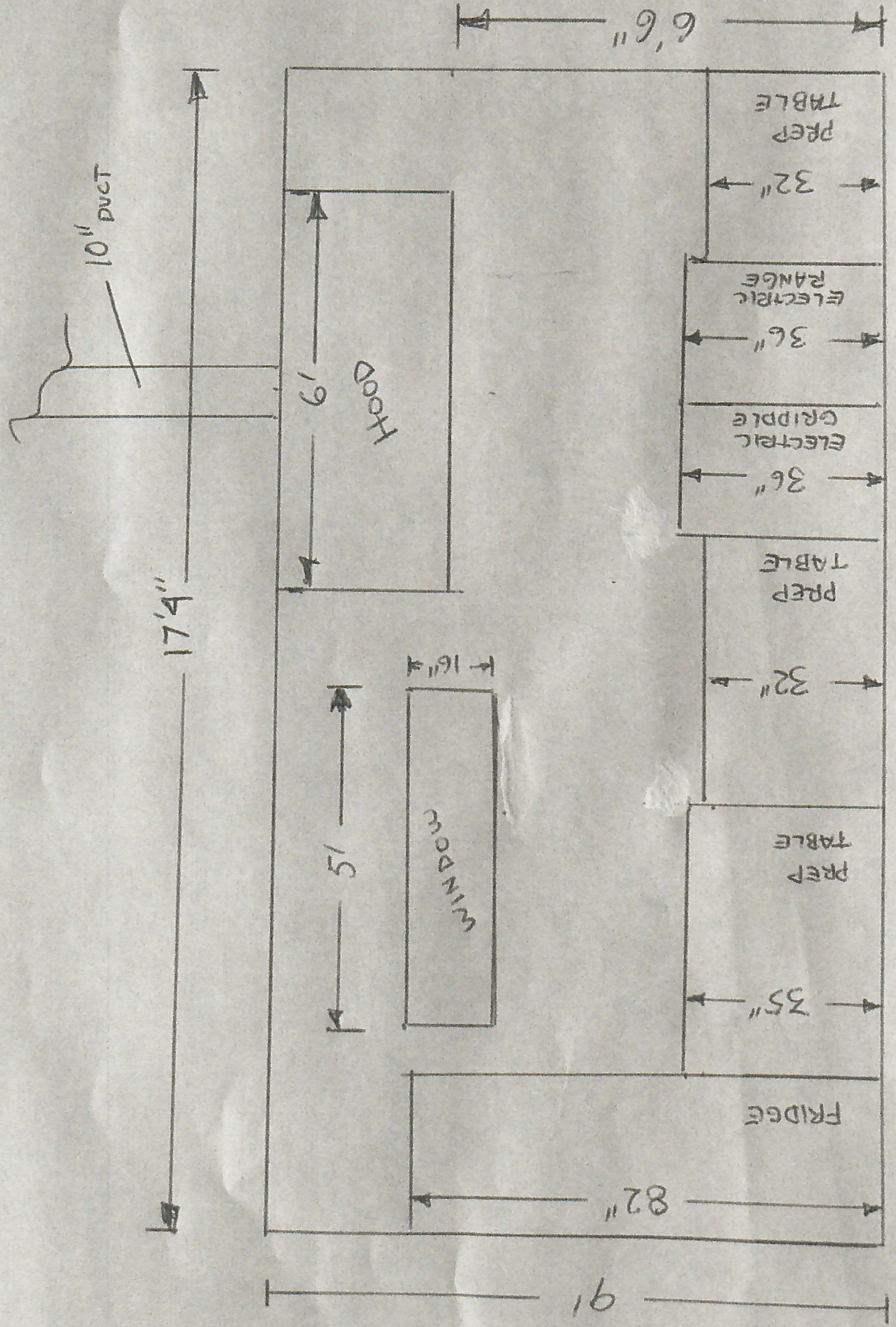
FLOOR PLAN



* FUTURE NAME CHANGE
 WAFFLES & WILDFLOWERS WILL
 BECOME "OLD BULL KITCHEN"
 TERRY BRENNAN (352) 566-4375
 WAFFLE & WILDFLOWERS LLC
 480 W MAIN ST
 Escalante, UT 84726

ALL WALLS, DOORWAYS, SINKS ALREADY EXIST

KITCHEN WALL



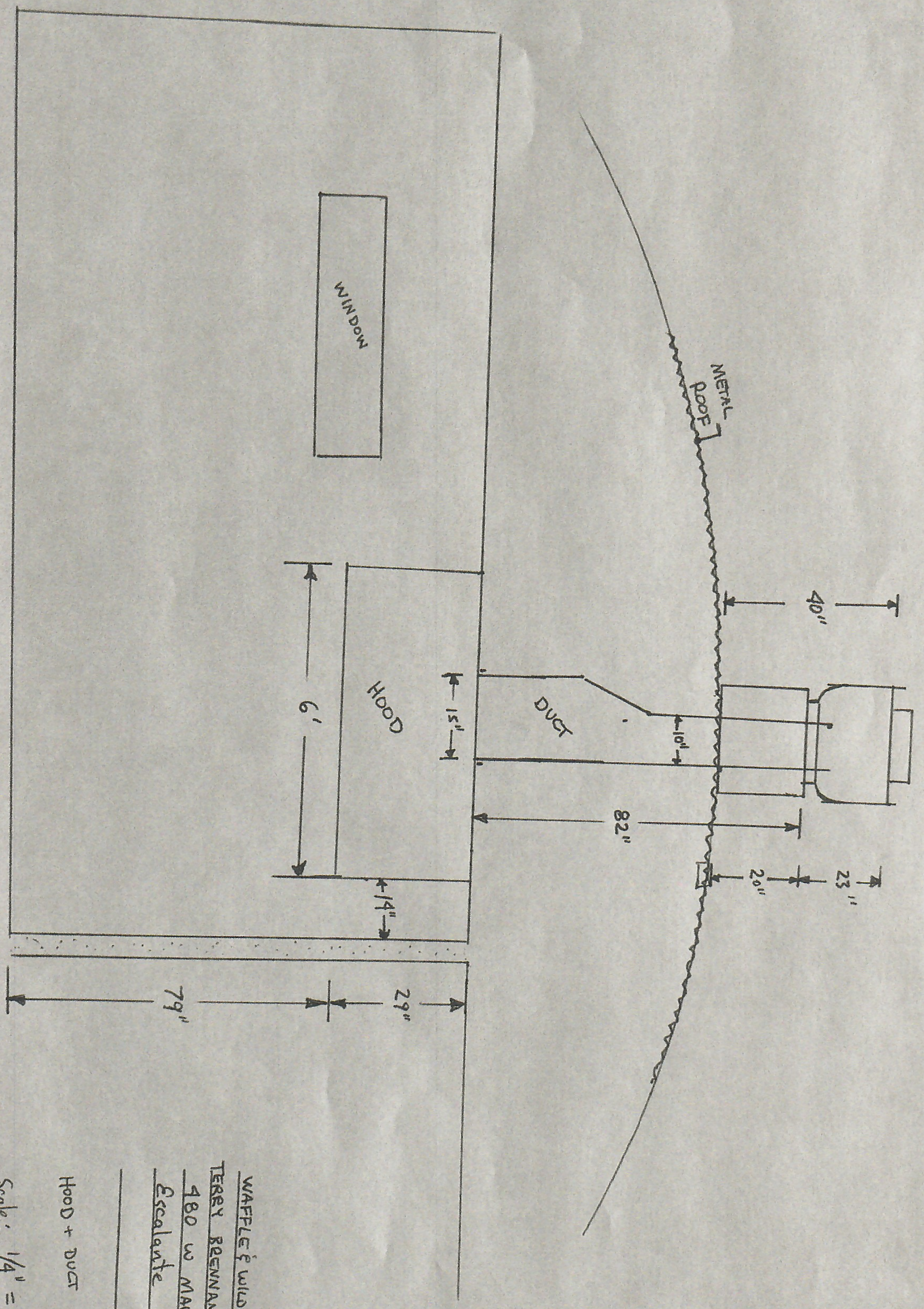
(FUTURE NAME CHANGE)

* WAFFLES & WILDFLOWER

will become OLD BULL
KITCHEN

TERRY BRENNAN (302) 566-4325
WAFFLES & WILDFLOWER LLC
480 W MAIN ST
Escalante, UT 84726

UP BLAST FAN FOR HOOD COMES THROUGH ROOF



WAFFLE & WILDFLOWER LLC
 TERRY BRENNAN (352) 566-4375
 480 W MAIN ST
 Escalante, UT 84726
 HOOD + DUCT FRONT VIEW
 Scale: 1/4" = 1'



Stephanie Steed <ssteed@escalanteutah.gov>

Remodel at Entrada Esacalante Lodge

1 message

Mark Austin <markaustin222@gmail.com>

Wed, Feb 18, 2026 at 1:42 PM

To: ssteed@escalanteutah.gov

Cc: info@entradalodge.com

Dear Escalante city council.

I approve of the remodel at the Entrada Escalante Lodge for purpose of kitchen and dining area.

Mark Austin
P.O. Box 1346
Boulder, Utah 84716
C 435-616-7325



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Municipal Approval Application Form for Business License

Page 1



FEE \$20.00

Name of Owner(s) Irit Reed

Name of Applicant(s) Irit Reed

Business Name Yogi & Kogi LLC, DBA Slickrock Gallery

Type of Business Art Gallery

Description of Business Small gallery for display and sale of original painting and prints

Business Address 280 E Main Street, Escalante, UT 84726

	Street	City	State	Zip Code
Mailing Address	<u>P O Box 638</u>	<u>Escalante</u>	<u>UT</u>	<u>84726</u>

(If different from business)	Street	City	State	Zip Code

Phone 510-816-9416

Email Address iritreed@gmail.com

State Tax ID 14664344-0151 14664338-0160

Employer Identification Number (EIN) 41-4434480

Class of License

General Business (\$45.00)

Home Occupation B (\$20.00)

Beer (\$120.00)

Liquor (\$120.00)

Professional License or Contractor Information: (if applicable)

State License Number _____ Expiration Date _____

County Registered In _____

Signature Irit Reed

Date 2/25/2020

Title Manager

Attach a copy of your License



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Application for Business License

Page 2

1. Has the building(s) in which your business is located received a final inspection for all issued building permits?

Yes

Building was completed prior to December 3, 1998

No, there are outstanding building permits for projects in progress
Projected completion date _____

Other

2. If your business is open to the public, does your business have an approved public water supply?

Yes, water supplied by Escalante City

Yes, water supplied by an approved well designated as a public water supply

Business does not require water

No, business is not open to the general public

Other

3. If your business is open to the public, does your business have an approved septic system, or on City Sewer?

Yes, business has an approved septic system

Yes, business has City Sewer

Business does not require sewer

No, business was in operation under its current use prior to the state's requirement for an approved septic system

No, business is not open to the public

Other _____

4. Has your business been inspected by the Escalante City Fire Department within the past twelve months?

Yes, there were not noted violations

Yes, there were noted violations which have been corrected

Yes, there were noted violations which have not been corrected

Projected completion date _____

No



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Application for Business License

Page 3

5. Does your business require a license, permit or other authorization issued by the State of Utah?

Yes (Attach a copy of your current documents)

No

6. Does your business require a license, permit or other authorization issued by the United States Government?

Yes (Attach a copy of your current documents)

No

7. Does your business require periodic inspections by a State of Utah agency?

Yes (List the agencies and attach a copy of the latest report by each agency)

Agency _____

Agency _____

No

8. Does your business require periodic inspections by a United States agency?

Yes (List the agencies and attach a copy of the latest report by each agency)

Agency _____

Agency _____

No

9. Attach a copy of your state sales tax number

10. Is your business on property owned by you?

Yes *CA*

No (Attach a letter from property owner) *Susanne Staller*

Property Owner(s) *Wit Ned Triangle House LLC*

Signature *[Signature]* Date *2/25/2026*

The above information is true and correct.

Applicant Signature *[Signature]* Date *2/25/2026*

Escalante City Business License Official _____ Date _____

City Council, Water _____ Date _____

City Council, Streets _____ Date _____

City Council, Sewer _____ Date _____

Fire Department, Chief _____ Date _____

Business Approved Business Denied Mayor _____ Date _____

Triangle House, LLC
PO Box 573
Escalante, UT 84726, 2890 S.Center Street, Escalante, UT, 84726
805-440-1548
susanne_stadler@yahoo.com
02/22/2026

Subject: Confirmation of tenancy agreement

This letter confirms that Yoji&Koji LLC will be renting the commercial space on the property located on 280 E.Main Street, Escalante UT, 84726 starting March 1. 2026 from Triangle House LLC for the purpose of an art gallery.

Sincerely,

Susanne Stadler, Manager

Date



2/22/26

Confirmation



Feb 23, 2026, 11:41:59 (Mountain Time) TAP Business Registration

Thank you for using TAP. Your submission has been submitted for processing.

Next Steps

1. Print this screen for your records.
2. Record confirmation code **vnqy7h**. To access your submission, you must have your confirmation code and email (clintrd@gmail.com).

Note: You may only view your submission for 7 days.

3. If you are required to send in a payment, use the Make E-Check Payment OR Make Credit Card Payment link located on the TAP homepage. This will ensure that processing of your registration is not delayed.

Your Utah Account ID Number and Business License will be sent to the email address you provided (clintrd@gmail.com).

Your PIN(s) will be mailed to the postal address you provided in this registration. Once you receive your PIN(s), you can register for Taxpayer Access Point (TAP). TAP registration will allow you online access to your tax account(s). You can also file and make payments electronically.

4. If you need help with this request, please use one of the contacts below and give this number to the representative: **1-086-131-008**.

- TAP Help: TAPSupport@utah.gov or 801-297-3996
- Registration Help: Taxmaster@utah.gov or 801-297-2200 (800-662-4335)



UTAH DEPARTMENT OF COMMERCE

Division of Corporations and Commercial Code

SPENCER J. COX
Governor

MARGARET W. BUSSE
Executive Director

G. SCOTT WHITTAKER
Division Director

DEIDRE M. HENDERSON
Lieutenant Governor

02/21/2026

Filing Type	Assumed Name (DBA) - Certificate of Assumed and of True Name		
Filing/EffectiveDate	2/21/2026 5:07:41 PM effective, 2/21/2026 5:07:41 PM		
Entity Name	Slickrock Gallery		
Entity Number	14664344-0151	Entity Status	Active Current

The Assumed Name (DBA) Certificate of Assumed and of True Name for Slickrock Gallery was/were filed with the Utah Division of Corporations and Commercial Code on 02/21/2026, effective 02/21/2026.

Reference Information:

Work Order Item #	Tracking/Filing #	Submitter Name	Submitter Number
W202602211471470 - 937473	260221829965B	Irit Reed	358538



UTAH DEPARTMENT OF COMMERCE

Division of Corporations and Commercial Code

SPENCER J. COX
Governor

MARGARET W. BUSSE
Executive Director

G. SCOTT WHITTAKER
Division Director

DEIDRE M. HENDERSON
Lieutenant Governor

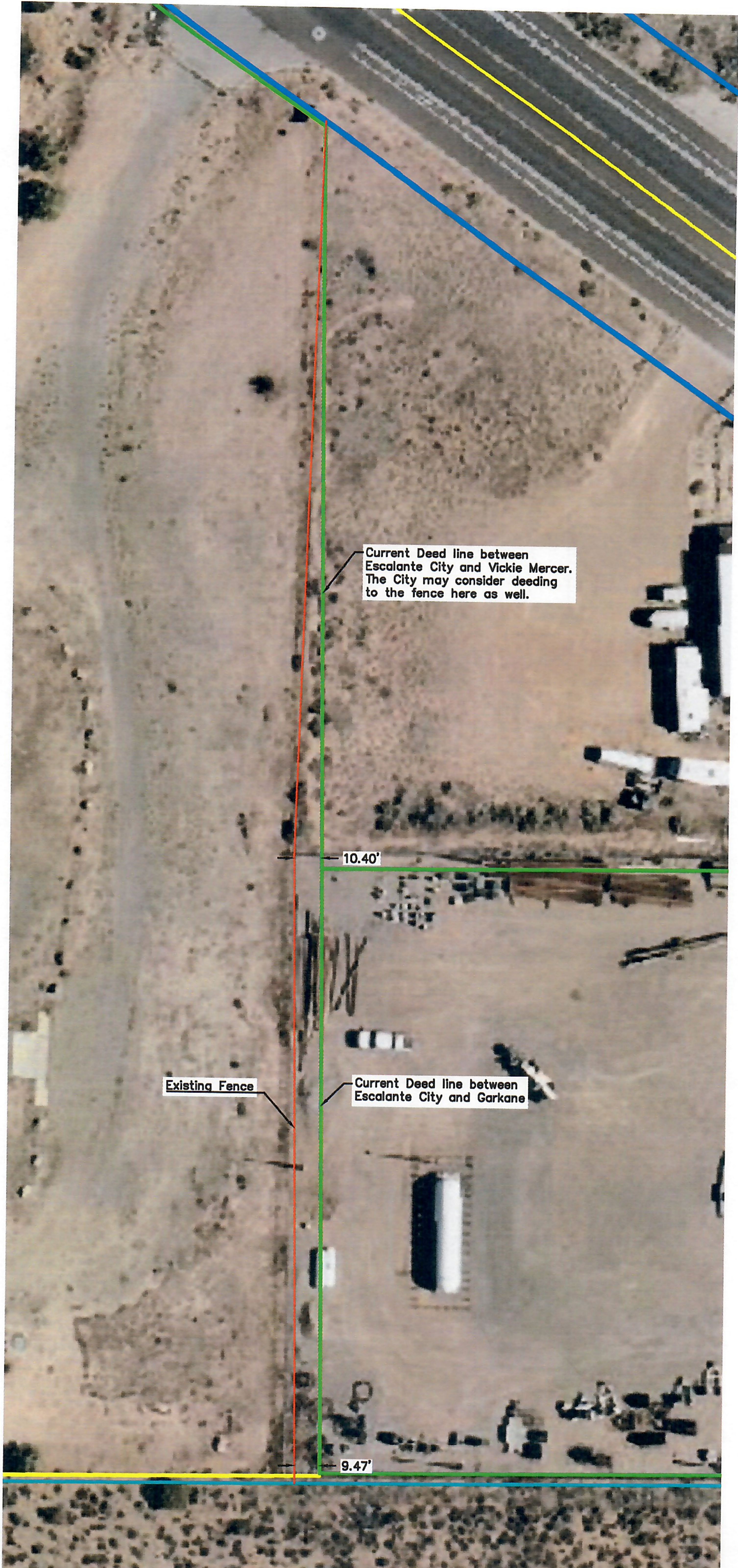
02/21/2026

Filing Type	Domestic Limited Liability Company - Certificate of Organization		
Filing/EffectiveDate	2/21/2026 4:32:44 PM effective, 2/21/2026 4:32:44 PM		
Entity Name	Yoji & Koji LLC		
Entity Number	14664338-0160	Entity Status	Active Current

The Domestic Limited Liability Company Certificate of Organization for Yoji & Koji LLC was/were filed with the Utah Division of Corporations and Commercial Code on 02/21/2026, effective 02/21/2026.

Reference Information:

Work Order Item #	Tracking/Filing #	Submitter Name	Submitter Number
W202602211471412 - 937444	260221829937B	Irit Reed	358538



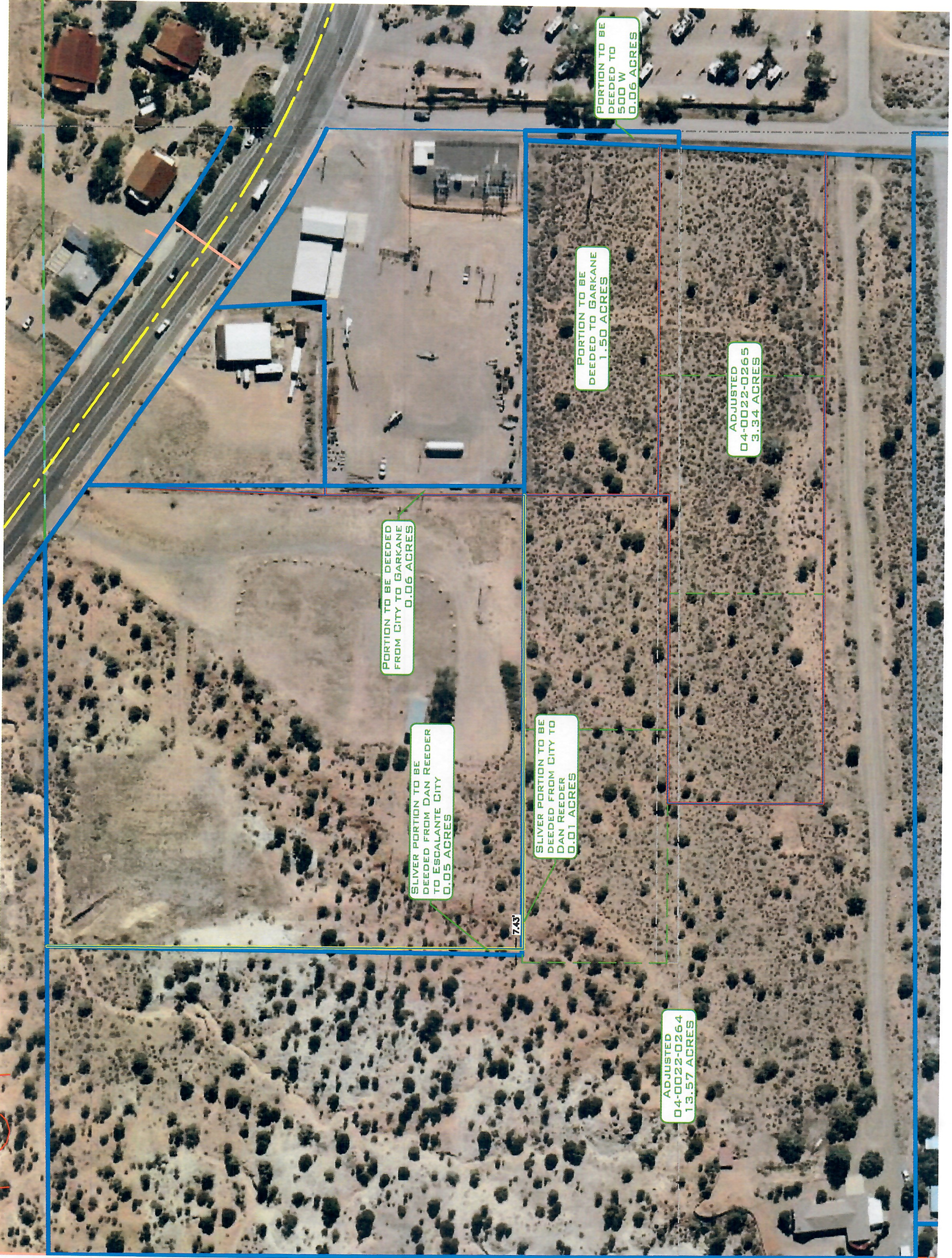
Current Deed line between Escalante City and Vickie Mercer. The City may consider deeding to the fence here as well.

10.40'

Existing Fence

Current Deed line between Escalante City and Garkane

9.47'



PORTION TO BE DEEDED TO 500 W 0.06 ACRES

PORTION TO BE DEEDED TO GARKANE 1.50 ACRES

ADJUSTED 04-0022-0265 3.34 ACRES

PORTION TO BE DEEDED FROM CITY TO GARKANE 0.06 ACRES

SLIVER PORTION TO BE DEEDED FROM DAN REEDER TO ESCALANTE CITY 0.05 ACRES

SLIVER PORTION TO BE DEEDED FROM CITY TO DAN REEDER 0.01 ACRES

7.43

ADJUSTED 04-0022-0264 13.57 ACRES

7.04.060 City Right-Of-Ways

Permitted Uses

Prohibited Uses

Enforcement And Penalties

HISTORY

Adopted by Ord. [2024-13](#) on 6/18/2024

Permitted Uses

The City of Escalante authorizes the use of city right-of-way to:

- A. Park licensed operable vehicles.
- B. Park licensed operable trailers and campers for short periods of time not to exceed thirty (30) days.

HISTORY

Adopted by Ord. [2024-13](#) on 6/18/2024

Prohibited Uses

It shall be unlawful to:

- A. Perform the following activities upon any public road, street, street right-of-way or alley for more than seventy-two (72) hours after receiving notice from the city:
 1. Park or place personal property which includes, but is not limited to:
 - a. Unlicensed vehicles and trailers
 - b. Livestock feed
 - c. Firewood
 - d. Limbs, construction waste, garbage, debris or other declaration of nuisances per Ordinance 4.12.02

HISTORY

Adopted by Ord. [2024-13](#) on 6/18/2024

Enforcement And Penalties

- A. In the event of a snowstorm, which requires snowplows to clear the public streets, the city withholds the right to remove any property in violation of Section 2 immediately and without notice.
- B. For all other types of emergencies, the city shall dispense with the seventy-two (72) hour notice requirement and provide the best notice practicable to require owners or renters to remove such personal property.
- C. Violations of this ordinance may result in an infraction with a fine of \$150.00 per incident, or other penalties as determined by the city. The city reserves the right to take any necessary

Fraud Risk Assessment

Continued

*Total Points Earned: ____/395 *Risk Level: Very Low Low Moderate High Very High
 > 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?		200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?		5
b. Procurement?		5
c. Ethical behavior?		5
d. Reporting fraud and abuse?		5
e. Travel?		5
f. Credit/Purchasing cards (where applicable)?		5
g. Personal use of entity assets?		5
h. IT and computer security?		5
i. Cash receipting and deposits?		5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?		20
a. Do any members of the management team have at least a bachelor's degree in accounting?		10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?		20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?		20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?		20
7. Does the entity have or promote a fraud hotline?		20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?		20

*Entity Name: _____

*Completed for Fiscal Year Ending: _____ *Completion Date: _____

*CAO Name: _____ *CFO Name: _____

*CAO Signature: _____ *CFO Signature: _____

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?				
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?				
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".				
4. Are all the people who have access to blank checks different from those who are authorized signers?				
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?				
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?				
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".				
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".				
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".				
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?				
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".				
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".				

* MC = Mitigating Control