

**ESCALANTE CITY PLANNING AND ZONING
JUNE 23, 2026
REGULAR MEETING/ELECTRONIC MEETING - 6:00 P.M.
PUBLIC HEARING/ELECTRONIC MEETING – 6:00 P.M.
ESCALANTE CITY COUNCIL CHAMBERS - 65 NORTH CENTER**

Chair Paula Shakespear called the regular meeting to order at 6:00 p.m. in the Escalante City Council Chambers.

Present at said regular meeting were Chair Shakespear, Commissioners Terry Olsen, Kristal Gurr, Hayden Taylor, Tara Woolsey and City Recorder Stephanie Steed. Commissioner Ed Shakespear was excused.

Also present was Paige Collett.

ADOPTION OF THE AGENDA

Commissioner Olsen moved to adopt the agenda as written. Commissioner Taylor seconded the motion. Motion carried with Commissioners Gurr, Taylor and Olsen voting aye.

APPROVAL OF MINUTES

MINUTES OF THE APRIL 14, 2026 MEETING

Commissioner Taylor moved to approve the minutes of the April 14, 2026 meeting as written. Commissioner Gurr seconded the motion. Motion carried with Commissioners Taylor, Olsen and Gurr voting aye.

OPEN PUBLIC HEARING

Commissioner Olsen moved to open the Public Hearing at 6:01 p.m. Commissioner Gurr seconded the motion. Motion carried with Commissioners Olsen, Gurr and Taylor voting aye.

**ORDINANCE 2026-05 AMENDING PLANNING AND ZONING ORDINANCE
CHAPTER 10.36.070, 10.38.070, 10.40.070, 10.42.070, 10.44.070, 10.50.070 ADDING
LANDINGS AND WALKOUT PORCHES IN REAR CAN BE LOCATED WITHIN THE
REAR SETBACK, 10.50.020 TAKING OUT MULTI FAMILY DENSITY AND 10.50.055
ADDING DENSITY REQUIREMENTS FOR SHORT TERM RENTALS.**

Chair Shakespear explained Ordinance 2026-05 and asked if there were any questions or comments from the public.

There were no questions or comments from the public.

**ORDINANCE 2026-06 AMENDING PLANNING AND ZONING ORDINANCE
CHAPTER 10.50 ADDING 10.50.045 ACCESS REQUIREMENTS AND 10.50.055**

SETBACKS FOR COMMERCIAL USE WITH NO ACCESS OFF HIGHWAY 12.

Chair Shakespear explained Ordinance 2026-06 and asked if there were any questions or comments from the public.

There were no questions or comments from the public.

ORDINANCE 2026-07 AMENDING PLANNING AND ZONING ORDINANCE CHAPTER 10.54.030 AND 10.02.050 STREET DEFINITION.

Chair Shakespear explained Ordinance 2026-07 and asked if there were any questions or comments from the public.

There were no questions or comments from the public.

ORDINANCE 2026-08 PLANNING AND ZONING ORDINANCE CHAPTER 10.22.030 ADU DEVELOPMENT STANDARDS.

Chair Shakespear explained Ordinance 2026-08 and asked if there were any questions or comments from the public.

There were no questions or comments from the public.

CLOSE PUBLIC HEARING

Commissioner Gurr moved to close the Public Hearing at 6:03p.m. Commissioner Taylor seconded the motion. Motion carried with Commissioners Taylor, Olsen and Gurr voting aye.

ORDINANCE 2026-05 AMENDING PLANNING AND ZONING ORDINANCE CHAPTER 10.36.070, 10.38.070, 10.40.070, 10.42.070, 10.44.070, 10.50.070 ADDING LANDINGS AND WALKOUT PORCHES IN REAR CAN BE LOCATED WITHIN THE REAR SETBACK, 10.50.020 TAKING OUT MULTI FAMILY DENSITY AND 10.50.055 ADDING DENSITY REQUIREMENTS FOR SHORT TERM RENTALS.

Commissioner Taylor moved to recommend Ordinance 2026-05 to the City Council for approval. Commissioner Gurr second the motion. Motion carried with Commissioner Gurr, Olsen and Taylor voting aye.

DECISION ON ORDINANCE 2026-06 AMENDING PLANNING AND ZONING ORDINANCE CHAPTER 10.50 ADDING 10.50.045 ACCESS REQUIREMENTS AND 10.50.055 SETBACKS FOR COMMERCIAL USE WITH NO ACCESS OFF HIGHWAY 12.

Commissioner Taylor moved to recommend Ordinance 2026-06 to the City Council for approval. Commissioner Olsen seconded the motion. Motion carried with Commissioners Taylor, Gurr and Olsen voting aye.

**DECISION ON ORDINANCE 2026-07 AMENDING PLANNING AND ZONING
ORDINANCE CHAPTER 10.54.030 AND 10.02.050 STREET DEFINITION.**

Commissioner Olsen moved to recommend Ordinance 2026-07 to the City Council for approval. Commissioner Gurr seconded the motion. Motion carried with Commissioners Gurr, Olsen and Taylor Voting aye.

**DECISION ON ORDINANCE 2026-08 PLANNING AND ZONING ORDINANCE
CHAPTER 10.22.030 ADU DEVELOPMENT STANDARDS.**

Commissioner Taylor moved to recommend Ordinance 2026-08 to the City Council for approval. Commissioner Gurr seconded the motion. Motion carried with Commissioners Olsen, Taylor and Gurr voting aye.

SCHEDULED ITEMS

STEVE WITZDAM - MINOR SUBDIVISION - 570 W 325 N - RR-1-20

The commission reviewed this minor subdivision application and identified several incomplete requirements, including missing drainage plans, certifications, and an improvement plan. The Commissioners determined that while the application qualifies for a minor subdivision (under 3 parcels), the applicant needs to complete items 3, 4, 5, 6, and 7 of the checklist, as new state law requirements now apply even to minor subdivisions. The Commission decided to treat this as a pre-application meeting and will contact the applicant to complete the missing requirements before scheduling a formal review. **Commissioner Taylor moved to have City Recorder Steed contact Mr. Witzdam to complete the application and resubmit it. Commissioner Gurr seconded the motion. Motion carried with Commissioners Gurr, Taylor and Olsen voting aye.**

ELECT CHAIR PRO-TEMP

Commissioner Gurr nominated Hayden Taylor to be the Chair Pro-temp. Commissioner Olsen moved to elect Hayden Taylor as the Planning and Zoning Chair Pro-Temp. Commissioner Gurr seconded the motion. Motion carried with Commissioners Taylor, Olsen and Gurr voting aye.

Commissioner Taylor moved to adjourn the meeting at 6:18 p.m.

Commissioner Gurr seconded the motion. Motion carried all in favor.

/s/ Stephanie Steed
Stephanie Steed, MMC, UCC
City Recorder

Date minutes approved: 07/14/2026