

**ESCALANTE CITY COUNCIL MEETING
JULY 7, 2026
REGULAR 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, Marlene Stowe, Chad Lyman, Ryan Cottam, City Attorney Barry Huntington and City Recorder Stephanie Steed. Council member Tara Woolsey was excused.

Also present were Bill Weppner, Margie Weppner, Julie Brugger, Chad Cottam and Jennifer Thomas.

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

APPROVAL OF THE MINUTES OF JUNE 16, 2026 MEETING

Council member Stowe moved to approve the minutes of the June 16, 2026 meeting as written. Council member Lyman seconded the motion. Motion carried with Council members Orme, Lyman, Stowe and Cottam voting aye.

PUBLIC COMMENTS

BILL WEPPNER

Mr. Weppner said he would like to commend the city workers for their efficiency in handling a recent water main break. Mr. Weppner said the community is lucky to have competent city workers.

PLANNING AND ZONING ITEMS

PLANNING AND ZONING UPDATES

City Recorder Steed said the Planning and Zoning Commission held a public hearing regarding the following Ordinances, during which there were no comments or questions from the public.

**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.**

City Recorder Steed explained Utah State Code 17-79-617 prohibits cities from restricting rear

setbacks on landings that are uncovered above ground and 32 square feet or less. City Recorder Steed said Ordinance 2026-05 addresses this new rule in all zones, takes out the density of multi-family dwellings in the Commercial/Residential Zones and adds the density requirements for short term rentals in the Commercial/Residential Zones. City Recorder Steed said the Planning and Zoning Commission has recommended Ordinance 2026-05 to the Council for approval. This item was discussed at length. **Council member Stowe moved to approve Ordinance 2026-05. Council member Lyman seconded the motion. Motion carried with Council members Lyman, Stowe, Cottam and Orme voting aye.**

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.

City Recorder Steed explained Ordinance 2026-06. City Recorder Steed said the Planning and Zoning Commission has recommended Ordinance 2026-06 to the Council for approval. **Council member Orme moved to approve Ordinance 2026-06. Council member Cottam seconded the motion. Motion carried with Council member Orme, Stowe, Cottam and Lyman voting aye.**

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

City Recorder Steed explained Ordinance 2026-07. City Recorder Steed said the Planning and Zoning Commission has recommended Ordinance 2026-07 to the Council for approval. Council member Lyman inquired if a sixty-eight-foot road with a right-of-way is sufficient, noting that most streets in town are 99 feet wide. This item was discussed at length. **Council member Cottam moved to approve Ordinance 2026-07. Council member Lyman seconded the motion. Motion carried with Council members Lyman, Cottam, Stowe and Orme voting aye.**

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

City Recorder Steed explained Ordinance 2026-08. City Recorder Steed said the Planning and Zoning Commission has recommended Ordinance 2026-08 to the Council for approval. **Council member Stowe moved to approve Ordinance 2026-08. Council member Lyman seconded the motion. Motion carried with Council members Stowe, Lyman, Orme and Cottam voting aye.**

SCHEDULED ITEMS

LOREN PENA - WEED CONTROL

Ms. Pena thanked the Council for the opportunity to address them. Ms. Pena said she owns the property at 225 South 100 West, which was previously the home of Nicole and Jacob Croft. Ms. Pena explained her neighbor to the east is Tammy Alvey, located at 61 West 200 South. Ms. Pena said she is bringing this matter to the council because Ms. Alvey has a very tall cypress tree that is completely dry, situated on her property right against Ms. Pena's fence. Ms. Pena said she would estimate the tree to be 50 to 60 feet tall, making it one of the tallest structures in town and a significant hazard for a lightning strike and subsequent fire. Ms. Pena explained last fall, she found two addresses for Ms. Alvey and sent a letter to each, requesting a chat about the tree, but both letters were returned as undeliverable with no forwarding address. Ms. Pena said she also

tried two phone numbers; one was disconnected and the other was a wrong number. Ms. Pena said she is now left with a tall, dry tree and a constant concern about fire from lightning, so she is asking if the town has any alternative ways to contact Ms. Alvey to discuss this matter. Mayor Torgersen said she went and looked at the tree and agreed it is a concern. City Attorney Huntington stated that if an expert confirms the tree is a safety or fire hazard, the City could send a letter and proceed onto the property to take care of it. Ms. Pena noted her primary intent was to see if Ms. Alvey would split the cost of bringing the tree down. Mr. Huntington explained that if the City handles it, it must follow a specific legal process, whereas doing it privately is a neighborly matter. Mayor Torgersen expressed nervousness about the tree's height, doubting it could be easily laid over. Mayor Torgersen inquired how that process works, and City Attorney Huntington explained that the City would place a lien on the property to recoup the cost if the owner cannot be found. City Attorney Huntington noted that the City first needs an authorized expert's backing to move the tree. Bill Weppner suggested speaking with Chief Porter and assessing the tree with Brent Pickering. **Council member Orme moved to have an expert opinion on the risk factor of the tree and move forward. Council member Stowe seconded the motion. Motion carried with Council members Lyman, Stowe, Cottam and Orme voting aye.**

LYNN YUNGHANS - SNOWBALL FIGHT EVENT AUGUST 8, 2026

Ms. Yunghans was not present.

Council member Lyman moved to postpone this item until the next meeting. Council member Cottam seconded the motion. Motion carried with Council member Orme, Stowe, Cottam and Lyman voting aye.

BILL WEPPNER - FLOATING WATER PICKUP FOR FIRE DEPARTMENT

Mr. Weppner said the fire department would like to purchase a floating water pickup device for \$1,002.00. **Council member Stowe moved to purchase the floating water pickup device for the Fire Department. Council member Orme seconded the motion. Motion carried with Council members Lyman, Cottam, Stowe and Orme voting aye.**

APPOINT PLANNING AND ZONING MEMBER

City Recorder Steed said Savannah Pickering has put her name in to be considered for the position of Planning and Zoning Member, which will fill the vacancy left by Tara Woolsey for a term of one and a half years. **Council member Lyman moved to appoint Savannah Pickering as a Planning and Zoning member to fill the vacant position. Council member Cottam seconded the motion. Motion carried with Council members Stowe, Lyman, Orme and Cottam voting aye.**

DEPARTMENT REPORTS

ADMINISTRATIVE

The Administrative department had nothing to report at this time.

PUBLIC WORKS DEPARTMENT

Chad Cottam reported on water conservation efforts. Mr. Cottam said they are trying to conserve water without letting vegetation die. Mr. Cottam reported the well has been successfully keeping up with the water demand. Mr. Cottam explained that after learning about a power outage in Sevier County, where a well could not be run until a sufficiently large generator was located, the

Public Works Department is working to obtain a quote for a generator to power the City well, as there is currently no backup method to operate it if a local outage occurs. Mayor Torgersen asked Mr. Cottam to check with the County to see if they have one available, and Mr. Cottam noted that the well will need to be wired before a generator can be used.

Mr. Cottam reported the road chipping is completed on the north side of town, and they are exercising valves, which helped resolve a recent water break.

Mr. Cottam reported SC Broadband was here helping repair the sewer line following the discovery that fiber had punctured the lines during sewer line cleaning, and the operations went smoothly.

Mr. Cottam said mowing preparations for the 4th and 24th of July are currently underway and looking good.

FIRE DEPARTMENT

BILL WEPPNER

Mr. Weppner reported last Wednesday they had a propane training and the EMS also held a mass casualty training, which the Fire Department unfortunately missed due to a scheduling conflict.

Mr. Weppner reported that water is the biggest issue they face, but thanks to Council member Cottam, they can tap into the school well if needed. Mr. Weppner said Council member Cottam has also offered to fill trucks at the school well for the 24th of July Parade to spray water. Mr. Weppner said additionally, Ofland has offered access to their well on the west side of town, and he and Brent Pickiering will inspect it to determine what is needed. Mr. Weppner explained with the equipment currently being purchased, they will be able to draft water out of the Brown Brothers pit or from tankers. Mr. Weppner said the fire department was concerned three months ago but with the water being offered they are feeling much better now.

Mr. Weppner reported three of the four EMTs in Boulder have quit, impacting the Fire Department and the County Ambulance (506).

COUNCIL REPORTS

MAYOR MELANI TORGERSEN

Mayor Torgersen reported that the 4th of July celebration was small but successful, noting that the community potluck was well attended and it was a great weekend overall.

COUNCIL MEMBER CHAD LYMAN

Council member Lyman expressed his gratitude to the Public Works Department.

COUNCIL MEMBER TARA WOOLSEY

Council member Woolsey was not present at said meeting.

COUNCIL MEMBER RYAN COTTAM

Council member Cottam reported that the street chip seal work has been completed, and he expressed appreciation to the county for their assistance. Council member Cottam requested that Little Moqui Lane and the Old Airport road be added to the list for future chip seal.

Council member Cottam explained efforts are underway to finish the sidewalk along Main Street near the high school and the cemetery.

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

Mayor Torgersen adjourned the meeting at 6:51 p.m.

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

Date minutes approved:

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)

I WOULD LIKE TO THROW AN EVENT AT THE
CITY PARK ON AUG. 6TH. A SNOWBALL
FLIGHT FOR KIDS. I RUN & OWN THE ICE ESCALANTE
SHAVED ICE TRAILER WITH MY PARTNER.
THANKS!

2. The undersigned requests 5 minutes for presentation.
Dated this 29 day of JUNE, 20 26.

Printed Name LYNN YUNG HANS Daytime Phone

Signature [Signature] 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.

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 _____

[Signature]
MAYOR

ESCALANTE CITY
Business Licensing
Transaction Register - 12/08/2015 to 07/21/2026

Business Name	License No.	Activity	Description	Reference	Date	Quantity	Amount
RED ROCK RANCH	866				10/26/2016	0	\$45.00
RED ROCK RANCH	866		Payment	36581	11/01/2016	0	(\$45.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		12/20/2016	0	\$45.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		02/21/2017	45	\$25.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		06/20/2017	70	\$35.00
RED ROCK RANCH	866		used credit from water bill per customer		11/13/2017	0	(\$150.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		12/06/2017	0	\$45.00
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		11/27/2018	0	\$45.00
RED ROCK RANCH	866		Payment	48854	01/11/2019	0	(\$45.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		11/20/2019	0	\$45.00
RED ROCK RANCH	866		Payment	54669	01/21/2020	0	(\$45.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		12/07/2020	0	\$45.00
RED ROCK RANCH	866		Paid online credited to Water Bill		01/11/2021	0	(\$45.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		12/01/2021	0	\$45.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		02/07/2022	45	\$25.00
RED ROCK RANCH	866		No penalty paid xpress bill pay on 01/18/2022		03/10/2022	0	(\$95.00)
RED ROCK RANCH	866	Periodic Penalty	Penalty		03/10/2022	70	\$25.00
							(\$70.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		12/05/2022	0	\$45.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		01/23/2023	45	\$25.00
RED ROCK RANCH	866		Payment	74216	03/06/2023	0	(\$70.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		12/01/2023	0	\$45.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		01/22/2024	45	\$25.00
RED ROCK RANCH	866		Paid through express bill pay		01/31/2024	0	(\$70.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		12/04/2024	0	\$45.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		01/21/2025	45	\$25.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		02/19/2025	70	\$25.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		03/10/2025	95	\$45.00
RED ROCK RANCH	866		BUSINESS LICENSE: #866 246105480	90276	06/26/2025	0	(\$140.00)
RED ROCK RANCH	866	Periodic Billing	\$45 License Fee		11/10/2025	0	\$45.00
RED ROCK RANCH	866	Periodic Penalty	Penalty		02/04/2026	45	\$100.00
							\$145.00



Stephanie Steed <ssteed@escalanteutah.gov>

Business license

1 message

Stephanie Steed <ssteed@escalanteutah.gov>

To: "brucemmartin61@gmail.com" <brucemmartin61@gmail.com>

Thu, Jun 18, 2026 at 2:40 PM

Bruce,

Please see attached the application and checklist for the vacation rental. I have also included the business license application, resources, and the vacation rental ordinance.

Please feel free to contact me with any questions.

Best regards,
Stephanie Steed



Stephanie Steed, MMC, UCC

City Recorder

Escalante, UT

ssteed@escalanteutah.gov

<https://escalanteutah.gov>

Escalante City Offices

56 North 100 West

P.O. Box 189

Escalante, Utah 84726

(435) 826-4644

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4 attachments

 Business License resources .pdf
19K

 Business License Application 2025.pdf
383K

 vacation rental form.pdf
192K

 VACATION RENTAL INSPECTION CHECKLIST.pdf
171K

On Mon, Jul 20, 2026 at 10:45 AM Bruce Martin <brucemmartin61@gmail.com> wrote:
Ok. Again, I am very sorry to continue to not meet your expectations.

I quickly filled out this paper work. Can you please quickly review and let me know what else we are missing so that I can make very quick adjustments?



Stephanie Steed <ssteed@escalanteutah.gov>

Re: Business license
message

Stephanie Steed <ssteed@escalanteutah.gov>
To: Bruce Martin <brucemmartin61@gmail.com>
Cc: "mtorgersen@escalanteutah.gov" <mtorgersen@escalanteutah.gov>, "barry.huntington@garfield.utah.gov" <barry.huntington@garfield.utah.gov>

Mon, Jul 20, 2026 at 10:0

Hi Bruce,

At this time, we cannot remove you from the agenda. However, if you would like to join the meeting via Zoom, you can ask the council if they will grant you an additional 48 hours to submit your paperwork.

Best regards,

Stephanie Steed

On Mon, Jul 20, 2026 at 9:56 AM Bruce Martin <brucemmartin61@gmail.com> wrote:
Stephanie-

I have been out of town, and not gotten to it yet. Can you please take me off the agenda, and I will commit to filling out the paperwork in the next 48 hours? Is that possible?

On Mon, Jul 20, 2026 at 9:55 AM Stephanie Steed <ssteed@escalanteutah.gov> wrote:
Dear Bruce,

Please see the attached agenda for Tuesday's City Council meeting.

You have been placed on the agenda to revoke your business license because we have not received your new application.

Best regards,

Stephanie Steed
City Recorder
Escalante City Offices



Stephanie Steed <ssteed@escalanteutah.gov>

Re: Business license

Message

Stephanie Steed <ssteed@escalanteutah.gov>

to: Bruce Martin <brucemmartin61@gmail.com>

cc: "mtorgersen@escalanteutah.gov" <mtorgersen@escalanteutah.gov>, "barry.huntington@garfield.utah.gov"

Tue, Jul 21, 2026 at 8:14

Hi Bruce,

It would be helpful if you could join us via Zoom.

Please use the following link to connect to the meeting:

Join Zoom Meeting

<https://us04web.zoom.us/j/9529882858?pwd=TG1EeWRobU54SS9xWStoRXRIUHVidz09>

Meeting ID: 952 988 2858

Passcode: 512701

Thank you and have a great day,

Stephanie Steed

On Mon, Jul 20, 2026 at 6:37 PM Bruce Martin <brucemmartin61@gmail.com> wrote:
OK. Working on it. do you want me to call in to the meeting tomorrow?

On Mon, Jul 20, 2026 at 3:41 PM Stephanie Steed <ssteed@escalanteutah.gov> wrote:
Hi Bruce,

Yes, please call Jared Woolsey, the Garfield County Building Inspector, directly at 435-676-1111 to set up your appointment.

For the proof of ownership, you can submit your county tax notice.

Regarding the sales tax certificate, the state should issue a temporary certificate once you complete the application.

Best regards,

Stephanie Steed

On Mon, Jul 20, 2026 at 1:50 PM Bruce Martin <brucemmartin61@gmail.com> wrote:
Yes, I will do that. I need to say that it is going to take me a little while to get all of this items. A couple of questions:

- Garfield Co. Building Inspector - Do I call him directly to set up an appointment?
- Proof of Ownership - What exactly is that? Something from the county property records?
- Sales Tax Certificate - I have the application to the State, But that is all they gave me. Where do I go for that? Is there a form that the state issues? Do you know the form number?

On Mon, Jul 20, 2026 at 1:12 PM Stephanie Steed <ssteed@escalanteutah.gov> wrote:
Hi Bruce,

Thank you for completing and submitting the documents. Please note that at this stage, we are unable to remove you from the agenda.

To proceed with your vacation rental application, please provide copies of items D, E, F, G, H, J, and L (including the signature of the emergency contact person), and ensure all of page 2 is completed. Additionally, we require a copy of the detailed fire escape plan and the location of the fire extinguishers.

Bradley C Spencer

Escalante Utah
84726.

To the City of Escalante Utah. 84726.

You may find this bill of lading laughable. But I assure you that it is no joke. After more than Twenty three years of asking Escalante city to do there part over concern of water damage to my property. The problem has only gotten worse. Therefore I am asking not for help. But rather I am asking for compensation for material, equipment, and time I have spent trying to protect my property.

1- towable trencher.	\$3.000.00
2- Paying a contractor for work.	\$800.00
3- dirt	\$ 500.00
4- R-R Ties	\$ 200.00
5- My labor	\$ 500.00

Due Date: 6/5/2025.

Total: \$5.000.00

Thank you. Bradley C Spencer



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)

1. a \$5,000 bill I sent the city a year ago
2. drainage from private property to city property
800 West 500 South
800 West 450 South
~~800 West 500 South~~

2. The undersigned requests 3 minutes for presentation.

Dated this 7 day of 14, 20 26.

Printed Name Bradley Caspacer Daytime Phone [REDACTED]

Signature [Signature] Evening Phone [REDACTED]

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The remaining part of the agenda is for your use only

Can I do work

RANCE

☐ The above item is instructed to place the To stop erosion on council. The city recorder is for minutes.

☐ The above item is on site of y council.

Dated this day Way at 445
West 500 South

Can I open
the ditch
from 800 W
450 South
+ 800 South 500 W

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)

Sponsorship for moqui motor madness carshow.

Donation as well to help fund extra
expenditures such as marketing.

2. The undersigned requests 5 minutes for presentation.

Dated this 21 day of July, 20 2020

Printed Name Dani Meisenbach Daytime Phone

Signature [Signature] Evening Phone

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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____.

MAYOR

04.040 Connections

- A. Separate Connections Required: It shall be unlawful for two (2) or more families or service users to be supplied from the same service pipe, connection, water outlet or discharge.
- B. One Water Meter Per Parcel: It shall be unlawful to have more than one water meter per parcel within any residential zones.
- C. Mandatory Sewer Connections:
 - 1. Required: It is unlawful for the owner or other person having charge of or occupying the property upon which a building shall have been or is being constructed for residential, commercial or industrial use and any part of which building is within three hundred feet (300') of any street, alley or right of way in which a public sewer is in existence and used in the city, to construct or permit to be constructed or to use or permit to be used, any privy vault, septic tank or cesspool connected with such building. Each such owner or other person shall, within ninety (90) days after having been given notice by the city that an accepted public sewer is ready to receive connection therewith and that buildings be connected with said sewer apply for and complete connection to the municipal sewer system. It is thereafter unlawful for such owner or other person to have the plumbing in such building remain unconnected to the public sewer, or to maintain or use or cause or permit to exist any privy vault, septic tank or cesspool to which said building is connected or which is available to receive connections therewith. The city shall cause appropriate notice to be served upon the owner, agent or other person having charge of or occupying all property coming within the scope of this section, that said public sewer is ready to receive connection therewith and that all plumbing must be connected with such sewer.
 - 2. Future Construction: All construction of any structure in the city with potential sewer use shall be at such elevation so as to enable connection onto existing or future sewer lines.
 - 3. Special Improvement Districts: Nothing in this chapter shall be interpreted to avoid the necessity of paying any lawfully imposed special improvement assessment or the necessity of creating special improvement districts for extension of the sewer system in cases permitted or provided by law.

STORY

Adopted by Ord. 1985 Code §14-138, § 14-212 on 1/1/1985

Amended by Ord. 2004 Code on 1/1/2004

Amended by Ord. [2026-04](#) on 6/16/2026



Escalante City

Garfield County, Utah

Fee Schedule

Compiled: Tuesday, July 21, 2026

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Administrative Fees

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Water Service Fees

Delinquency

Meter Turn Off Fees

Landfill Fees

Administrative
Administrative Fees
Dumpster Violations
Nuisance Fire Alarm

Administrative Fees

NSF Check and EFT

- \$25.00 or based on issuing bank fee plus \$10.00 (whichever is greater) Returned Check
- \$25.00 Returned EFT

Copies

- \$0.15 per Black and white Copy
- \$1.00 Per Color Copy

Faxes

- \$1.00 for first page
- \$0.50 per each additional page

GRAMMA Request determined on an individual basis per UCA 63-2-203.

HISTORY

Amended by Res. [Admin Fees 2022-01](#) on 2/15/2022

Dumpster Violations

Dumpster Violation 4-08-040

- A. Class B misdemeanor punishable by a civil penalty not less than \$300.00 and no more than \$500.00.
- B. In addition, the Court may require the violator to pick up the debris or perform other community service commensurate with the offense committed.

Nuisance Fire Alarm

Penalties: 4-04-070 C

- A. First nuisance alarm: No Fee
- B. Second alarm: \$250.00
- C. Third alarm: \$500.00
- D. Fourth and subsequent alarms: \$1,000.00

Failure to pay penalties within 60 days of the incident shall be punishable by an infraction and subject to penalty as provided in ECC 1.16.010

Animal Control
Impound Fee

5.04.120

Impound Fee

\$25.00 per day

Connection And Impact Fees

Sewer

Water

Sewer

Connection Fee 8.04.050 C4

- \$1,000.00

Impact Fee 8.04.050 C2

- \$5000.00

An additional \$1,500 with a minimum of \$1000.00 will be assessed for going through an asphalt chip sealed street.

Water

Connection Fee 8.04.50 C3

- 3/4" service (meter installation) \$500.00.
- For service over 3/4" service - as determined by the city council.
- New meter connection fee
 - \$1,500.00

Impact Fee 8.04.050 C1

- \$4,700.00 - City Limits
- \$5,700.00 - Outside of City Limits

To move a water meter from one location to another on the same property. 8.04.050 3G

- \$1,000.00

Tampering with meter 8.04.070 N

- \$500.00

Licensing Fees[Business Licenses](#)[Beer License](#)[Dog Licenses](#)[Live Entertainment](#)[Sexually Oriented Business And Employees](#)**Business Licenses****Business License 3.04.040**

Imposed: There is hereby imposed and levied an annual business license fee on the types of businesses and in the amounts described in the business license fee schedule, as follows:

Category	Base	Police	Fire	Total
General Business	\$25.00	\$10.00	\$10.00	\$45.00
Home Occupation A (inspections required if open to the public)	\$20.00	\$5.00	\$5.00	\$30.00
Home Occupation B (no inspection required)	\$20.00			\$20.00
Temporary (fruit stand, fireworks, craft fair, etc.)	\$20.00			\$20.00

Due And Payable: The annual business license fee shall be due and payable to the city on or before January 1 of each year for license renewals. If the license renewal fee is not paid on or before January 31 of the year in which the renewal license is due, there shall be a business license enforcement fee imposed of one hundred dollars (\$100.00). Previously unlicensed businesses shall be issued a license for the unexpired portion of the calendar year in which issued unless prorated to include the following year.

Beer License**Beer License 3.08.050**

In addition to any other business license fee which any person or place of business may be required to pay, there is hereby imposed on the business location every person engaged in the sale or dispensing of beer the following annual license fees:

Class A beer license	\$120.00
Class B beer license	\$120.00
Class C beer license	\$120.00
Seasonal beer license	\$25.00

Dog Licenses

Dog License 5.04.050 D

License Required: It is unlawful for any person to keep, harbor or maintain any dog six (6) or more months old unless such dog has been registered and licensed in the manner herein provided.

- Each spayed female \$10.00
- Each neutered male \$10.00
- Each unspayed female \$25.00
- Each unneutered male \$25.00
- Kennel License Fee: \$100.00 per year.
- Duplicate Tag \$2.00

Live Entertainment

Live Entertainment 3.36.070

Professional dancers, non-musical entertainers or live musical entertainment on the premises of a restaurant, tavern or private club.

- \$100.00 per year

Sexually Oriented Business And Employees

Sexually Oriented Business And Employees 3.32.120

Initial application

- \$300.00

Yearly business regulatory license fees:

Adult businesses and seminude dancing bars

- \$300.00.

Outcall service businesses,

- \$500.00

Nude and seminude dancing agencies and nude entertainment businesses

- \$300.00

Applicant required to submit a separate disclosure application

- \$100.00 each

Yearly sexually oriented business employee license fees:

Any employee providing outcall services away from the premises of an outcall services business, as an escort, model, dancer or similar employee

- \$250.00

Adult business employees, outcall business employees requiring a license but not performing services as a model, dancer or similar activities or escort outside the licensed premises; nude entertainment business employees requiring a license but not individually providing nude or seminude entertainment services to patrons; seminude dancing bar employees requiring a license but who are not performers; and employees of nude and seminude dancing agencies requiring licenses, but who are not performers

- \$50.00

Employees of nude entertainment businesses personally providing nude or seminude entertainment to patrons

- \$250.00

Dancers, models and similar persons furnished by nude and seminude dancing bars

- \$150.00

Any individual applying for more than one license at the same time shall pay the higher of all applicable fees and an additional fifty dollars (\$50.00) for each additional license requested.

HISTORY

Adopted by Ord. 2000-18 on 12/5/2000

Land Use

Application Fees

Accessory Dwelling Unit Fees

Subdivision Fees

Municipal

Application Fees

Appeal Authority

- \$250.00
- Milage (Standard Mileage Rate)

Building, occupancy, conditional use permits and Planned Development applications

- \$50.00

business license applications

- \$20.00

Vacation Rental Applications

- \$100.00

Rezoning Application

- \$200.00 for each petition
- Mailing fees

Rezoning Application initiated by the City

- No Fee

Annexation Fee

- \$500.00
- \$ 100.00 for each separate property

Annexation initiated by the City

- No Fee

Right of Way Application

- \$20.00

Accessory Dwelling Unit

- \$100.00

RV Extended Stay Permit

- \$10.00

HISTORY

Amended by Res. [Admin Fees 2022-01](#) on 2/15/2022

Amended by Ord. [land Fees 2025-01](#) on 7/15/2025

Accessory Dwelling Unit Fees

Accessory Dwelling Unit authorization fee

- \$100.00

Accessory Dwelling Unit reauthorization fee

- \$100.00

Subdivision Fees

Subdivision Fees 10.54.170

Any and all persons filing plats with the city clerk, shall pay an office checking fee according to the following schedule:

- A. \$50.00 as a minimum checking fee for subdivisions which contain three (3) lots or less.
- B. For subdivisions of four (4) lots or more, an additional charge of \$50.00 shall be made for each lot over three (3).
- C. Preliminary Plat Review nine hundred dollars \$900.00.
- D. Determination of Impact on Culinary Water System three hundred dollars \$300.00.
- E. Determination of Impact on Sewer System (if applicable) three hundred dollars \$300.00
- F. Additional fees may be required, depending on the physical or legal complication of the proposed subdivision.

[Utility Service Fees](#)
[Sewer Service Fees](#)
[Water Service Fees](#)
[Delinquency](#)
[Meter Turn Off Fees](#)

Sewer Service Fees

Sewer Rates 8.04.050 7

- Active
 - \$30.00 per month
- Inactive
 - 75% of base fee

Equivalent Residential Unit: An equivalent residential unit is a unit of measurement estimated to equate to an average residential household's use. It is estimated that the average residential household will add approximately ten thousand (10,000) gallons of flow to the wastewater treatment facility monthly. It is impossible to gauge the flow of wastewater from each contributor and it is difficult to measure the flow based on culinary water usage since there are many and varied uses in the city which do not reach the wastewater treatment facility. Therefore, the city has estimated the residential equivalent based on state department of environmental quality estimated quantity of domestic wastewater (Utah state administrative rules for large underground wastewater disposal systems R317-5, effective date November 15, 1991; tables 5-2).

Equivalent residential units are defined as follows:

Classification Of User	Classification Of User
Single-family dwelling	1 per household
Trailer parks - permanent residents	1 per trailer
Recreational vehicle parks: Independent spaces (temporary or transient with sewer connection) Dependent spaces w/service bldg.with showers	.125 per space .40 per space
Small/miscellaneous business (flow estimated <10,000 gal/mo)	1 per business
Elementary school (cafeteria, gymnasium and shower)	.05 per person
Secondary school (cafeteria, gymnasium and shower)	.0625 per person
Gas stations and convenience store (estimated 50 vehicles/pump/day)	.125 per vehicle served
Launderette (self-serve) (estimated 30 loads/washer/day)	.125 per load of laundry
Restaurants	.0875 per seat
Motels	.155 per person/day
Churches	1 per estimated 10,000 gal/mo

Water Service Fees

Water Service Fees 08.04.050 5

Active Water Connection

User Fees:

User Fees Inside City Limits:

- \$35.60 per month for zero gallons used.

Usage Rates:

- 0 \$0.00000000
- 10 \$1.00000000
- 25 \$3.00000000
- 50 \$6.00000000
- 999,999,999 \$9.00000000

User Fee Outside City Limits

- \$42.46 per month for zero gallons used.

Usage Rates:

- 0 \$0.00000000
- 10 \$1.00000000
- 25 \$3.00000000
- 50 \$6.00000000
- 999,999,999 \$9.00000000

Inactive Water Rates

User Fees:

- Inside City Limits:
 - \$35.60 per month
- Outside City Limits
 - \$42.46 per month

Activate or inactivate any connection 8.04.050 5a

- \$25.00

- \$5.00 for any owner over 62 years of age.

Delinquency

Late Fee 8.04.060 B

- \$15.00 late fee will be assessed on all accounts 30 days past due for each month past due until account is current.

If a user's culinary water service is discontinued for failure to make payment, before the water service shall again be provided, all delinquent charges must be paid to the City Treasurer. In the event water service is turned off for nonpayment of charges, the user shall pay, in addition to all delinquent charges, such extra charges for turning the water on or off as the city council may have established by resolution. Until such a resolution has been adopted, there shall be added an extra charge of twenty five dollars (\$25.00) for turning the service off and twenty five dollars (\$25.00) for turning the service back on.

Meter Turn Off Fees

Meter Turn Off Fees 8.04.060, 8.04.050

Turn off Fee \$25.00

Turn on Fee \$25.00

Owner over sixty two (62) \$5.00

Landfill Fees

Items that may contain refrigerant (freon)

- \$25.00 per unit

Tires

- \$2.00 each