

**ESCALANTE CITY COUNCIL MEETING
JULY 21, 2026
REGULAR MEETING/ELECTRONIC MEETING – 6:00 P.M.
WORK MEETING IMMEDIATELY FOLLOWING THE REGULAR MEETING
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, Tara Woolsey, Marlene Stowe, Chad Lyman, Ryan Cottam, City Attorney Barry Huntington and City Recorder Stephanie Steed.

Also present were Mindy Huntington, Bill Weppner, Margie Weppner, Gene Quilter, Brent Pickering and Jennifer Thomas.

Bruce Martin joined electronically.

Mayor Torgersen led the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE MINUTES OF JULY 7, 2026 MEETING

Council member Orme moved to approve the minutes of the July 7, 2026 meeting as written. Council member Lyman seconded the motion. Motion carried with Council members Woolsey, Orme, Lyman, Stowe and Cottam voting aye.

PUBLIC COMMENTS

There were no public comments at this time.

PLANNING AND ZONING ITEMS

PLANNING AND ZONING UPDATES

City Recorder Steed reported on the Planning and Zoning work meeting last week where they discussed the roads and short-term rental density definitions.

SCHEDULED ITEMS

LYNN YUNGHANS - SNOWBALL FIGHT EVENT AUGUST 8, 2026

Council member Lyman moved to table this item. Council member Cottam seconded the motion. Motion carried with Council members Lyman, Stowe, Cottam, Orme and Woolsey voting aye.

REVOKE RED ROCK RANCH BUSINESS LICENSE - 450 E 300 S

City Attorney Huntington stated that this business has been charged with operating without a business license. City Attorney Huntington said due to this violation, he recommended revoking their conditional use permit and ordering them to cease advertising. Bruce Martin asked if the council wanted him to shut down operations, and City Attorney Huntington confirmed that he must, as he does not hold a license. Mr. Martin explained that he had paid the county and was informed the funds would be forwarded to the city. City Attorney Huntington instructed Mr. Martin to remove the business from the website or face additional charges. Mr. Martin expressed that he has operated his business for 15 years, has been a community member for 25 years, pays his taxes, and provides a positive impact, making a shutdown feel unduly harsh over a \$45.00 fee. Mr. Martin added that they have not been uncooperative and that he will do whatever is necessary if forced to close. Mayor Torgersen clarified that these mandates come from State Laws and the City Ordinances, not from City Recorder Steed. Mayor Torgersen noted that while it involves substantial paperwork it is his responsibility to ensure compliance. City Attorney Huntington said he has been quite lenient by not issuing additional charges, despite the business continuing to advertise without an active license. Mayor Torgersen added that the conditional use permit has expired and the business must meet the new requirements to achieve full compliance. This item was discussed at length. **Council member Woolsey moved to revoke the Red Rock Ranch business license and conditional use permit. Council member Stowe seconded the motion. Motion carried with Council members Orme, Stowe, Cottam, Woolsey and Lyman voting aye.**

BRADLEY SPENCER - UNPAID BILL

Mayor Torgersen explained Mr. Spencer had requested to withdraw this item, but it remained on the agenda as it had already been posted. Mayor Torgersen explained that Mr. Spencer submitted a bill to the City for drainage cleanup and requested a council review. Mayor Torgersen said she would like to respond by sending Mr. Spencer a letter. **Council member Lyman moved to send a letter informing Mr. Spencer that the city will not pay the bill. Council member Cottam seconded the motion. Motion carried with Council members Woolsey, Lyman, Cottam, Stowe and Orme voting aye.**

BRADLEY SPENCER - DRAINAGE FROM PRIVATE PROPERTY TO CITY PROPERTY 800 W TO 500 S, 800 W TO 450 S AND 745 W TO 500 S

Mayor Torgersen said Mr. Spencer requested this item be removed from the agenda. Council member Lyman said it looks like Mr. Spencer wishes to redirect water from private property onto city property, and suggests that Council member Cottam look into the matter. **Council member Lyman moved to deny Mr. Spencer's request. Council member Woolsey seconded the motion. Motion carried with Council members Cottam, Stowe, Lyman, Orme and Woolsey voting aye.**

LIONS CLUB - MOQUI MOTOR MADNESS CARSHOW SPONSORSHIP AND DONATION

Gene Quilter expressed appreciation for the parade float donation. Mr. Quilter said the Lions Club is asking for a donation for the car show. Mr. Quilter explained the donation will go towards advertising, brochures and miscellaneous radio promotions for the event on August 15, 2026. **Council member Stowe moved to donate \$700.00 to the Lions Club for the Moqui Motor Madness Carshow. Council member Lyman seconded the motion. Motion carried with Council members Stowe, Lyman, Woolsey, Orme and Cottam voting aye.**

DEPARTMENT REPORTS**ADMINISTRATIVE**

City Recorder Steed said the budget and financial reports are available for review. City Recorder Steed said the annual audit is scheduled for September 2, 2026.

PUBLIC WORKS DEPARTMENT

Brent Pickering reported that the water flow from the mountain has decreased and requested that residents conserve water by refraining from outdoor watering between 10:00 a.m. and 6:00 p.m.

FIRE DEPARTMENT**BILL WEPPNER**

Mr. Weppner said since the last meeting, they responded to a single call-out, which was determined to be a faulty carbon monoxide detector at one of the RV parks.

Mr. Weppner explained the plumbing parts were acquired and installed at the school well, providing them with a water source to fill a fire engine directly from the track area. Mr. Weppner said he truly appreciates Council member Cottam for all his help and especially for coming out to assist them in installing the parts.

Mr. Weppner said Chief Don Porter was recently informed that the United States Fire Administration will reimburse the city for suppressing the Posey Lake Fire from two years ago. Mr. Weppner said the payment, totaling just under \$1,100.00 will arrive after a two-year delay. Mr. Weppner said they are requesting these funds be allocated directly back into the fire department's budget.

COUNCIL REPORTS**MAYOR MELANI TORGENSEN**

Mayor Torgersen said the 24th of July celebration is this weekend, adding that the event is always enjoyable and attracts a large crowd.

COUNCIL MEMBER CHAD LYMAN

Council member Lyman had nothing to report at this time.

COUNCIL MEMBER TARA WOOLSEY

Council member Woolsey explained routine maintenance was completed last Thursday at the Airport, which included the replacement of two antennas.

COUNCIL MEMBER RYAN COTTAM

Council Member Cottam inquired about fireworks for the upcoming weekend. Mr. Weppner clarified that none would be held, explaining that the conditions were too hot and dry to take any risks.

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

CLOSED MEETING

There was no closed meeting at this time.

Mayor Torgersen adjourned the meeting at 6:27 p.m.

Mayor Torgersen called the work meeting to order at 6:37 p.m. in the Escalante City Council Chambers.

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

There was no one else present.

The work meeting was to review Ordinances, Policies and the fee schedule.

The work meeting adjourned at 7:31 p.m.

Stephanie Steed, MMC, UCC
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

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

☐ \$1,000 NEW SEWER CONNECTION FEE

☐ \$500 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.)

Lloyd McCarthy

APPLICANT(S) Dewberry Engineers for Applicants

D 984.232.6798 C 919.539.4338

PHONE

PROPERTY OWNER(S) Entrada Escalante Properties LLC

PROJECT LOCATION 480 W Main Street, Escalante, UTAH 84726

MAILING ADDRESS 2610 Wycliff Road, Suite 410, Raleigh, NC 27607

PROPOSED PROJECT: Proposed Electric Vehicle Charging Station to include the following: (1) Utility Sectionalized Switch; (1) Pad mounted Utility Transformer, (10 277/480, 1600A Switchboard, (3) Power Cabinets, (6) Level 3DCFC Dispensers, (1) Public Restroom (Designed by others), (1) Poured concrete retaining wall.

(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 CR-Commerical Residential

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 projects 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) Lloyd McCarthy, Dewberry Engineers for Applicants

6/29/2026

Date

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

Date

Project Approved By Escalante City

Mayor

Date



ESCALANTE CITY

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

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

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? 10' (Single Story Restroom)

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? \$ 180,000.00

Lloyd McCarthy

Signature of Applicant(s)

6/29/2026

Date

June 29, 2026

MUNICIPAL PROJECT APPLICATION FOR PROPOSED ELECTRIC VEHICLE CHARGING STATION ("EVCS")
ESCALANTE CITY, UT

480 W MAIN St, Escalante, UT, /PID: 04-0022-0447
Entrada Escalante Properties LLC, Property Owner/Applicant
Rivian, EVCS Developer/ Applicant
Dewberry Engineers, Inc, Applicants' Agent

NARRATIVE

RIVIAN and Entrada Escalante Properties LLC respectfully request from Escalante City, Municipal Project Approval for a proposed Electric Vehicle Charging Station in the city's jurisdiction at 480 W MAIN St, Escalante, UT /PID: 04-0022-0447.

In support of the application, Applicants respectfully provide and states the following:

1. Applicants

RIVIAN will be the EVCS Developer and will be responsible for the management and operation of the charging station. Entrada Escalante Properties LLC is the property owner. Dewberry Engineers and other contractors of the Applicants will be responsible for the design, permitting and construction of the proposed facility. A copy of the property owner's letter of authorization is attached as **Exhibit A**.

2. Site Description--Location, Existing Use and Zoning District

The site is located approximately 300 feet Northwest of the Intersection of W Hwy 12 and N 400 W Street, in the city's C-R Commercial Residential District.-

3. Proposed Scope of Work—Electric Vehicle Charging Facility

Applicants proposed electrical vehicle charging station will be comprised of the following:

- a. (1) Utility Primary Sectionalized Switch
- b. (1) Pad Mounted Utility Transformer (Sized by Utility)
- c. (1) 1600A, 177/480V Service Switchboard,
- d. (3) Power Cabinets
- e. (6) Level 3 DCFC Dispensers
- f. (1) Restroom
- g. (1) Poured Concrete Retaining Wall.

Details of the proposed EVCS are described in copies of the site development plans submitted with the application.

4. Public Health and Safety

The proposed EVCS will not materially endanger public health, safety, and welfare. No hazardous or odious materials will be stored or used at the site. Applicants' equipment will generate no noise nuisance to the area. Neither will the EVCS have any adverse effect on the value of any nearby homes. And the Applicant's professionals will design and construct the site to comply with the relevant standards consistent with the building and electrical codes.

5. Hours of Operation and Site Maintenance

RIVIAN will operate the site twenty-four (24) hours daily, seven (7) days weekly. A contracted service agency will be in charge of keeping the facility clean.

6. Estimated Project Value

The estimated value of the project is One Hundred and Eighty Thousand Dollars (\$180,000.00)

7. Application Contacts

Correspondences on the application can be sent to the following:

Dewberry Engineers Atten: Lloyd McCarthy 2610 Wycliff Road, Suite 410 Raleigh, NC 27607-3073 Phone: 919.539.4338 Email: lmccarthy@Dewberry.com	RIVIAN Derek Houston-Brown, Deployment Manager) 909.764.7364 E: dhoustonbrown@rivian.com
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8. Applicant's Certification

Applicants acknowledge by the signature below that all representations made by the Applicants during the application process, whether written or verbal, shall be considered as a part of the application. Therefore such representations may be relied upon in good faith by the city and its staff.

Respectfully submitted,



Lloyd McCarthy, BCP, MA
Dewberry Engineers For the Applicants

Exhibit Follow this Page

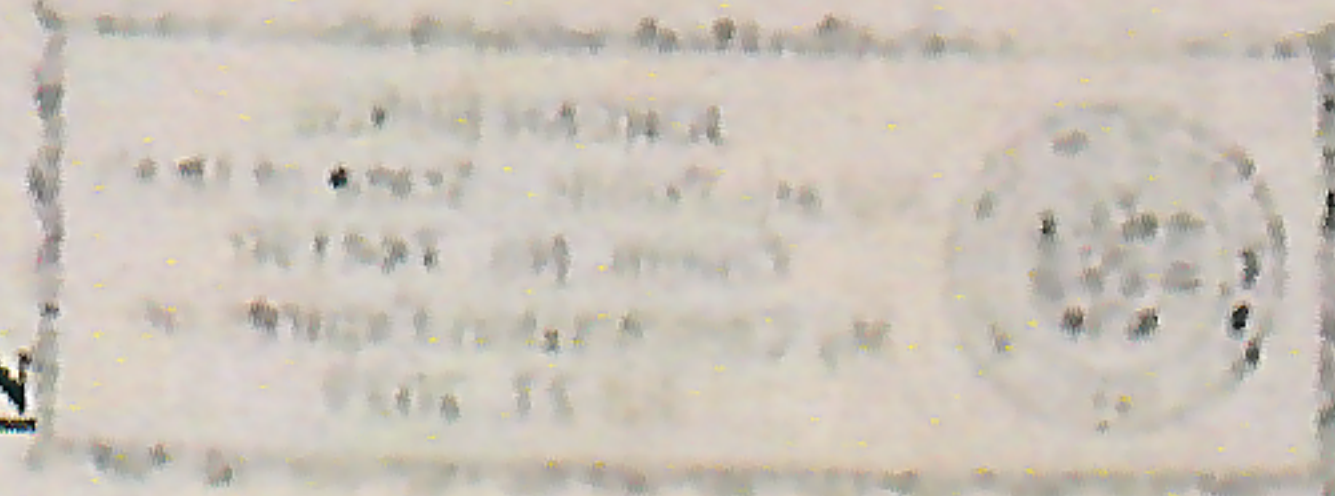
EXHIBIT A

Letter of Authorization

May 27, 2025

City of Escalante
Atten: Stephanie Steed, Recorder
56 North 100 West
P.O. Box 189
Escalante, Utah 84726

LETTER OF AUTHORIZATION



APPLICATION FOR SITE PLAN/ZONING/USE/BUILDING/ELECTRICAL PERMIT

The undersigned, _____, owner of the below described Property ("Owner"), does hereby appoint **Rivian and/or Dewberry Engineers Inc. (Dewberry)** and their employees, agents and contractors, as Owner's agent for the purpose of filing and completing any approval or application necessary to ensure its ability to use and/or construct improvements to the Property leased or licensed to it for the purpose of installing an electric car charging facility and for constructing or installing charging stations and related equipment on the Property as Rivian Inc. may require for its electric car charging system. I understand that the application may be denied, modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Owner hereby authorizes the employees of the city and the county to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application. **Rivian and/or Dewberry** will be responsible for all costs, fees and expenses incurred in securing any approval.

Property Located at: 55 N 400 W, ESCALANTE, UT 84726 / PID: 04-0022-0447 ("Property")

Owner's Name (print): ENTRADA ESCALANTE PROPERTIES
LLC

Owner's Address: 55 N 400 W, ESCALANTE, UT 84726

Owner's Phone number/email address: 435-616-7335 mark.austin.22@gmail.com

Signature (and title, if applicable) of Property Owner:

By: MARK M. AUSTIN

Title: OWNER

Date Executed: 6-22-2026

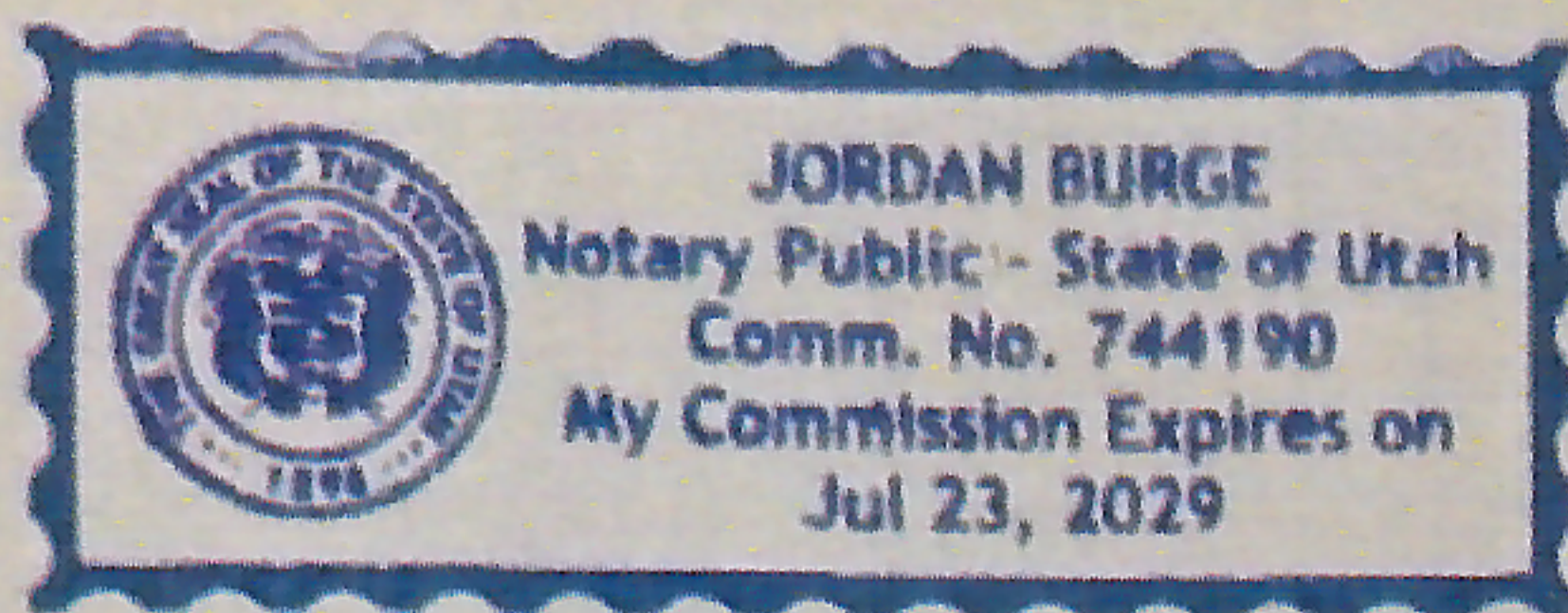
ACKNOWLEDGEMENT

STATE OF Utah)

City/County of Salt Lake) : ss.

On the 22nd day of June, 20 26, before me, the undersigned Notary Public, personally appeared Mark Meinert Austin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Jh

Notary Public

Commission Expires: 07-23-2029

2

Site Name: Rivian Escalante, UT



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)

Biggin & Charmayne Porter would like to present
for Sponsorship for the Color Country Rodeo
Club.

2. The undersigned requests 5 minutes for presentation.

Dated this 30 day of July, 20 24.

Printed Name Lori Porter Daytime Phone 435-467-1581

Signature [Signature] Evening Phone 435-467-1581

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