

**ESCALANTE CITY PLANNING AND ZONING
JULY 28, 2026
REGULAR MEETING/ELECTRONIC MEETING - 6:00 P.M.
WORK MEETING IMMEDIATELY FOLLOWING THE REGULAR MEETING
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 Ed Shakespear, Kristal Gurr, Hayden Taylor, Savannah Pickering, Tara Woolsey and City Recorder Stephanie Steed. Commissioner Terry Olsen was excused.

Also present were Bob Hartman, Terry Brennan and Lenza Wilson

Lloyd McCarthy, Justin Boston and Jake Yutzy Joined electronically.

ADOPTION OF THE AGENDA

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

APPROVAL OF MINUTES

MINUTES OF THE JULY 14, 2026 MEETING

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

SCHEDULED ITEMS

LLOYD MCCARTHY - ELECTRIC VEHICLE CHARGING STATION - 480 W MAIN (C/R)

Justin Boston from Dewberry Engineering presented the project, detailing plans for a level 3 electric vehicle charging station with 6 single-port chargers, utility equipment, and a proposed restroom. The Commission reviewed this project and it meets all requirements. Commissioner Taylor moved to recommend the Municipal Project Approval Form for Mr. McCarthy in accordance with chapter 10.50.020 (J), (M), 10.50.040 and 10.50.050 of the Planning and Zoning Ordinances to the City Council for approval. Commissioner Shakespear seconded the motion. Motion carried with Commissioners Taylor, Shakespear, Gurr and Pickering voting aye.

Commissioner Gurr moved to adjourn the meeting at 6:10 p.m.

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

Chair Shakespear called the work meeting to order at 6:11 p.m. in the Escalante City Council Chambers.

Present at said work meeting were Chair Shakespear, Commissioners Shakespear, Pickering, Gurr, Taylor,

Woolsey and City Recorder Steed. Commissioner Olsen was excused.

Also present was Lenza Wilson.

The work meeting was with Lenza Wilson representing Steve Witzdam on a Minor Subdivision and to Review Ordinances.

The work meeting adjourned at 7:07 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.)

APPLICANT(S) McLAUGHLIN + NATALIE COOK

PHONE 435-469-0523 (801-885-0111)

PROPERTY OWNER(S) " "

PROJECT LOCATION 200 S. 390 EAST

MAILING ADDRESS P.O. BOX 622

PROPOSED PROJECT NEW HOME

WATER + SEWER CONNECTION

(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 RR-1-20

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) McLoughlin Natalie Cook

Date 6-27-26

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



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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? 18'

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? \$ 400K

Signature of Applicant(s)

Date

6-27-26

McKade & McAtavie Cook
June, 16, 2026

52' x 38' - 1976 sq. ft.

28' wide x 26' deep
garage
full basement

total height of home 19'

scale 1/8" = 1 foot
each square = 2 feet

