

**ESCALANTE CITY COUNCIL MEETING
AUGUST 4, 2026
REGULAR MEETING/ELECTRONIC MEETING – 6:00 P.M.
ESCALANTE CITY COUNCIL CHAMBERS - 65 NORTH CENTER STREET**

Mayor Pro Tempore Chad Lyman called the meeting to order at 6:00 p.m. in the Escalante City Council Chambers.

Present at said meeting were Mayor Pro Tempore Lyman, Council members Sally Orme, Tara Woolsey, Marlene Stowe, City Attorney Barry Huntington and City Recorder Stephanie Steed. Mayor Melani Torgersen and Council member Ryan Cottam were excused.

Also present were Jennifer Thomas, Mike Porter, Riggins Porter, Charmayne Porter, Bob Hartman, Julie Brugger and Chad Cottam.

Derek Houston-Brown joined electronically.

Mayor Pro Tempore Lyman led the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE MINUTES OF JULY 21, 2026 MEETING

Council member Orme moved to approve the minutes of the July 21, 2026 meeting as written. Council member Woolsey seconded the motion. Motion carried with Council members Woolsey, Orme and Stowe voting aye.

PUBLIC COMMENTS

There were no public comments at this time.

PLANNING AND ZONING ITEMS

PLANNING AND ZONING UPDATES

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

Council member Woolsey explained this project. Council member Woolsey said this project meets all requirements and Planning and Zoning has recommended it for approval.

Council member Stowe moved to approve the Electric Vehicle Charging Station.

Council member Orme seconded the motion. Motion carried with Council members Woolsey, Stowe and Orme voting aye.

SCHEDULED ITEMS**RIGGIN AND CHARMAYNE PORTER - SPONSORSHIP FOR THE COLOR COUNTRY RODEO CLUB**

Charmayne Porter said they are here representing the Color Country Rodeo Club and asking for a donation from the City. Ms. Porter explained the sponsorship levels ranging from \$50.00 to \$100.00. Mayor Pro Tempore said last year the City donated \$100.00 per Escalante Student. **Council member Woolsey moved to donate \$200.00 to the Color Country Rodeo Club. Council member Stowe seconded the motion. Motion carried with Council members Stowe, Orme and Woolsey voting aye.**

LANDFILL FENCE PROJECT

Council member Orme explained the landfill fence project, emphasizing the need to move forward with requirements and obtain pricing for materials. **Council member Orme moved to get pricing for a three strand barbed wire fence. Council member Woolsey seconded the motion. Motion carried with Council member Orme, Stowe and Woolsey voting aye.**

DEPARTMENT REPORTS**ADMINISTRATIVE**

City Recorder Steed said the budget and financial reports are available for review.

City Recorder Steed said the Garfield County Hospital fundraiser dinner is on August 13 and asked the Council to let her know if they would like to attend.

PUBLIC WORKS DEPARTMENT

Chad Cottam reported that water remains a primary focus. Mr. Cottam explained that water issues have been stabilized, with the system now providing about 150 gallons per minute since Nate Langston from Rural Water helped address problems with the chlorinator and will return to assist in rebuilding a couple of valves.

Mr. Cottam said due to the recent hot weather, water usage has increased, but the well is currently keeping up with the demand.

Mr. Cottam explained the ongoing SCADA system setup delays, which are waiting for approval to proceed with the cellular device implementation using Starlink. Mr. Cottam explained some training sessions had to be rescheduled due to recent water problems, and they are working to clean up unnecessary SCADA alerts.

FIRE DEPARTMENT

The Fire Department was not present at said meeting.

COUNCIL REPORTS**MAYOR MELANI TORGERSEN**

Mayor Torgersen was not present at said meeting.

COUNCIL MEMBER CHAD LYMAN

Council member Lyman said an engineer from Ensign is scheduled to visit in two weeks to inspect the water meter area and assist in finding funding for master meters. Council member

Lyman said he may put the engineer on a future agenda to deliver a report to the council.

COUNCIL MEMBER TARA WOOLSEY

Council member Woolsey had nothing to report at this time.

COUNCIL MEMBER RYAN COTTAM

Council member Cottam was not present at said meeting.

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 Woolsey seconded the motion. Motion carried with Council members Stowe, Orme and Woolsey voting aye.

CLOSED MEETING

There was no closed meeting at this time.

Mayor Pro Tempore adjourned the meeting at 6:15 p.m.

Stephanie Steed, MMC, UCC
City Recorder

Date minutes approved:

**ESCALANTE CITY
ORDINANCE 2026-09**

**AN ORDINANCE AMENDING ESCALANTE ORDINANCE 08.04.040 WATER
METER CONNECTIONS AND PROVIDING REPEALER WITHIN THE CITY OF
ESCALANTE, STATE OF UTAH.**

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 adopt the following Ordinance; and

WHEREAS, The City Council and Mayor wish to adopt 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 “8.04.040 Connections” of the Escalante Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8.04.040 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 connections 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 connections 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.

AFTER AMENDMENT

8.04.040 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 excluding the Commercial/Residential (C/R) Zone.
- 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 connections 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 connections 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.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

PASSED AND ADOPTED BY THE ESCALANTE CITY COUNCIL

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

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

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) McLare + Natalie Cook

PHONE [REDACTED]

PROPERTY OWNER(S) " "

PROJECT LOCATION [REDACTED]

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) McLare Cook 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? 19'

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)

[Signature]

Date

6-27-26

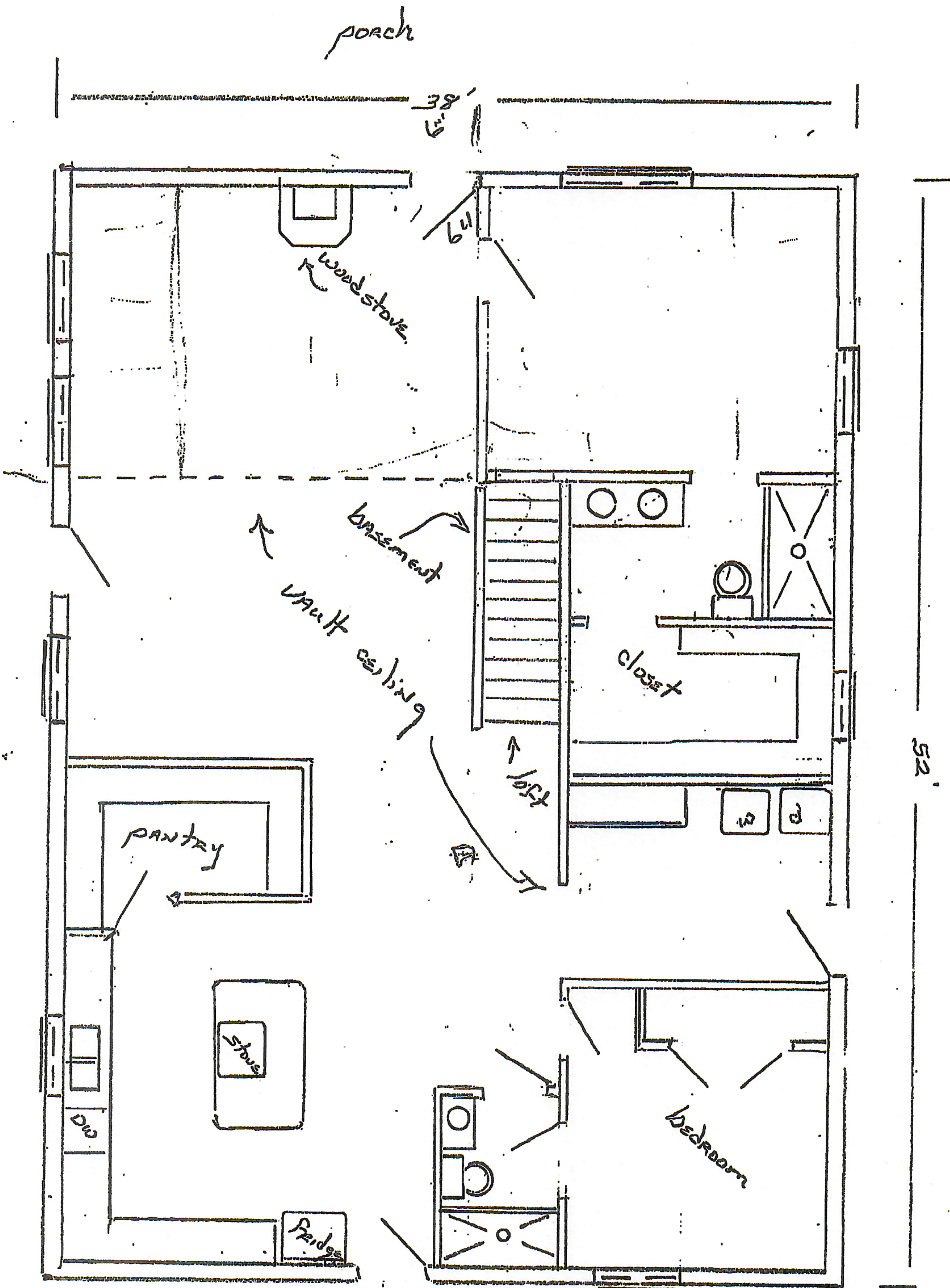
Melrose & Melrose Cook
June, 16, 2026

52' x 38' - 1976-5-

28' wide x 26' deep
garage
Full basement

total height of house 19

scale $\frac{1}{8}" = 1 \text{ Foot}$
each sq. - 2 feet





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APPLICATION FOR WATER CONNECTION TO THE CITY OF ESCALANTE

I hereby apply to the City of Escalante for permission to connect my premises located at
390 E 200 S with the City's water system, and agree as follows:

1. The City shall make the requested connection from its main to and including the water meter at my property line.
2. I agree to pay the City a \$1,500.00 connection charge, and any other fees as may be fixed by the City for inspection, investigation, impact fees or other costs caused by said connection. This charge is for a meter installed along an existing main line.
3. The location of the meter will be decided solely by the City.
4. Plumbing on my premises may be inspected by the City and if not approved I will cause it to be rectified at my own expense, to meet the plumbing codes of this City or any other agency having jurisdiction.
5. I will be bound by the rules, regulations, resolutions and ordinances now or hereafter enacted by said City.
6. The purpose of the water connection is domestic use
7. The Connection so made by the City, including the meter, shall remain the property of the City, and the City shall have free access thereto at all reasonable times, through my property if necessary.
8. The City shall approve applications for new water connections only when such a request is accompanied by an approved municipal project approval form for which city water is required. The project must be started within a year of approval or the water connection will go back to the city. Any and all fees paid are non-refundable.

Dated this 17 day of August 2020.

M Cook
Applicant Signature

McKade Cook
Print Name