

**ESCALANTE CITY PLANNING AND ZONING
AUGUST 11, 2026
REGULAR MEETING/ELECTRONIC MEETING - 6:00 P.M.
ESCALANTE CITY COUNCIL CHAMBERS - 65 NORTH CENTER**

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

Present at said 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 was Reed Munson.

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 28, 2026 MEETING

Commissioner Taylor moved to approve the minutes of the July 28, 2026 meeting as written. Commissioner Shakespear seconded the motion. Motion carried with Commissioners Gurr, Pickering, Shakespear and Taylor voting aye.

SCHEDULED ITEMS

MCKADE & NATALIE COOK - NEW HOME - 200 S 390 E - RR-1-20

The Commission reviewed this project. Commissioner Taylor asked about the location of the road and the orientation of the home's front. Reed Munson representing Mr. and Mrs. Cook clarified the location of the road and the orientation of the northern boundary, subsequently modifying the application to cover both the road and the northern portion of the land.

Commissioner Taylor moved to recommend the Municipal Project Approval Form for Mr. and Mrs. Cook in accordance with chapter 10.40.020 (B), 10.40.040 and 10.40.050 of the Planning and Zoning Ordinances to the City Council for approval. Commissioner Pickering seconded the motion. Motion carried with Commissioners Taylor, Shakespear, Gurr and Pickering voting aye.

Commissioner Gurr moved to adjourn the meeting at 6:08 p.m.

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

Stephanie Steed, MMC, UCC
City Recorder

Date minutes approved:

Subdivision Application



Name of Proposed Subdivision: Witzdam Properties

County Tax Parcel Number: 96 570 W 325 N

Current Zoning of Property: RR - 1 - 20

THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: 9/3/2026

Receipt #: 97491

Amount Paid: \$50.00

----- CONTACT INFORMATION -----

Applicant Information Name: <u>Witzdam Holding Co LLC</u> Phone: <u>-</u> Email: <u>steve.witzdam@gmail.com</u>	Property Owner #1 Information Name: <u>Steve & Page Witzdam</u> Phone: <u>-</u> Email: <u>Steve.witzdam@gmail.com</u>
Property Owner #2 Information (If Applicable) Name: _____ Phone: _____ Email: _____	Property Owner #3 Information (If Applicable) Name: _____ Phone: _____ Email: _____
Applicant's Engineer's Information Name: _____ Phone: _____ Email: _____	Applicant's Surveyor's Information Name: <u>Red Sands Geomatics</u> Phone: <u>1-800-855-8888</u> Email: <u>Mike@redsandsgeomatics.com</u>

If the property to be subdivided has more than three owners, attach supplemental information for remaining owners.

----- DOCUMENT CHECKLIST -----

- 1 _____ An approved land use application that describes how the property will be used after it is subdivided. This land use application must include an approved conditional use permit, an approved variance, or citations to specific municipal ordinances that permit the intended use.
- a _____ If the intended use is permitted by right under City ordinances, the land use application must include citations to the specific ordinance(s) that the applicant believes authorizes the intended use.

Prepared By:
Security Title Company of Garfield County
15 N. Main Street
Panguitch, UT 84759

When Recorded, Mail Deed and Tax Notice To:
Witzdam Holdings
PO Box 26
Escalante, UT 84726

QUITCLAIM DEED

File No.: 25-31999
APN: 04-0022-0311

R Slice, LLC, a Utah Limited Liability Company,

Grantor(s), of Escalante, Garfield County, State of Utah, hereby quitclaim(s) to

Witzdam Holdings, LLC,

Grantee(s), of Escalante, Garfield County, State of Utah, for the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Garfield County, Utah, to wit:

The North 116.65 feet of Parcel 96, Plat C, ESCALANTE TOWN SURVEY

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

WITNESS the hand(s) of said Grantor(s), this 31 da' of March, A.D., 2026

R Slice, LLC, a Utah Limited Liability Company

BY: Carol Page Witzdam
Carol Page Witzdam
Member

STATE OF UTAH

COUNTY OF

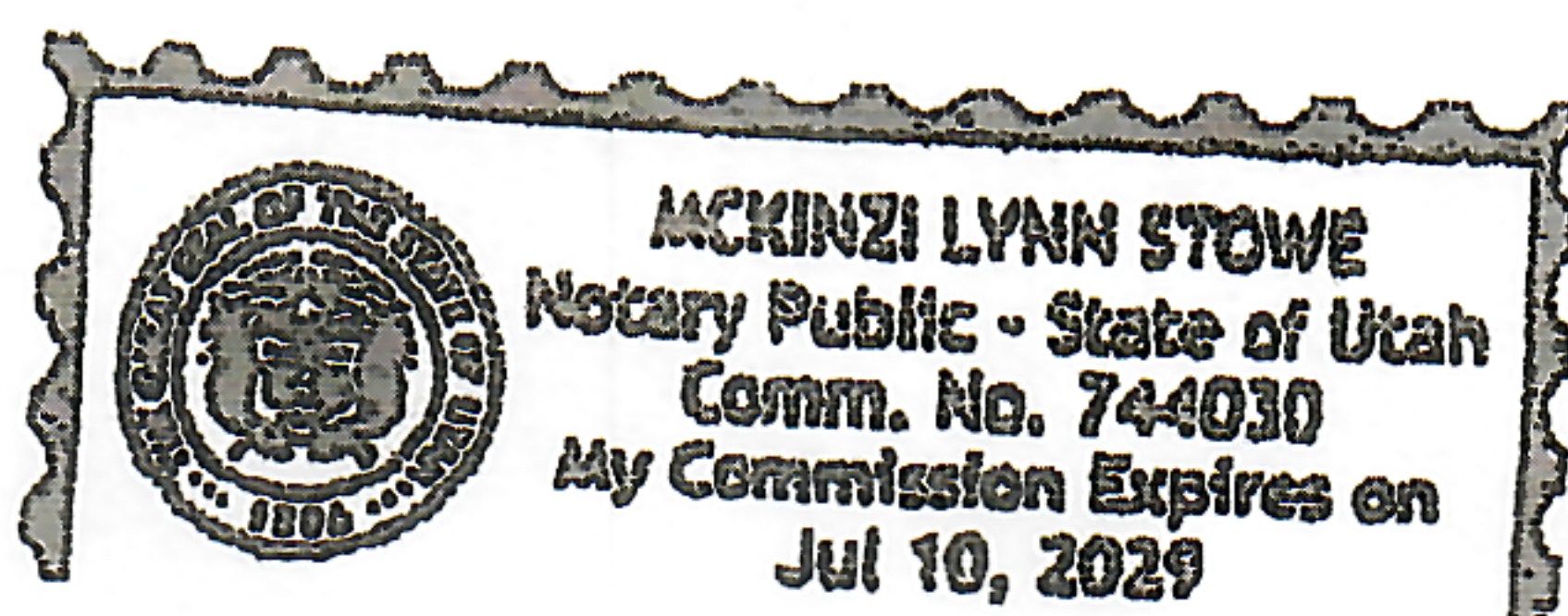
I, McKinzi Lynn Stowe, a Notary Public for the County of Garfield and State of Utah, do hereby certify that Carol Page Witzdam, Member for R Slice, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31 of March, 2026.

McKinzi Lynn Stowe
Notary Public

My Commission Expires:

(SEAL)



PROPERTY OWNER'S CONSENT & DEDICATION – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Witzdam Properties

County Tax Parcel Number of Property to Be Subdivided: 96

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the final subdivision application. We hereby consent to this final subdivision application and, contingent on City approval of the final application, we irrevocably dedicate all portions of the property to the public that are so indicated in this application (including streets, City uses, utilities, parks, easements, or other spaces). We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:

Steve Witzdam
Property Owner #1

9/2/2026
Date

Witzdam Holding Co LLC
Property Owner #2 (if applicable)

9/2/2026
Date

Property Owner #3 (if applicable)

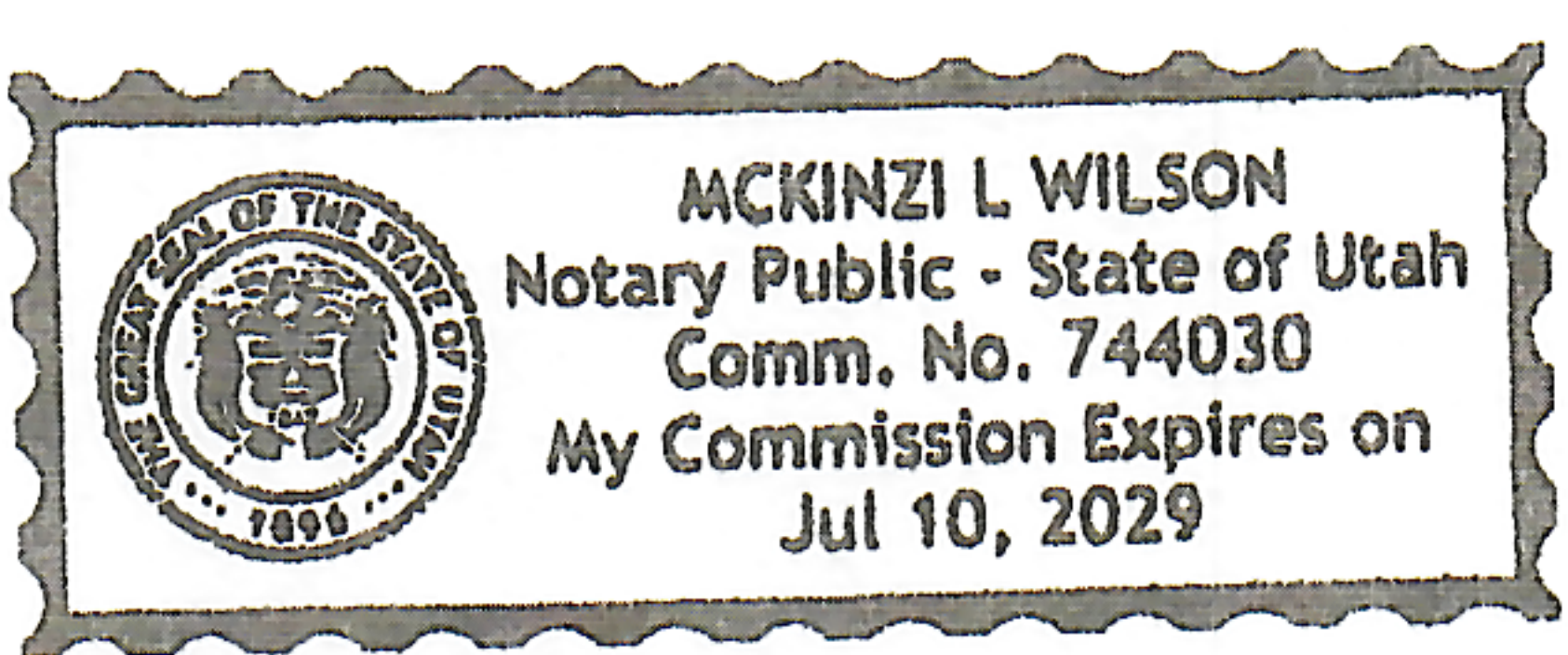
Date

Subscribed and sworn to before me:

McKinzi L. Wilson
Notary Public

9-2-2026
Date

Notary Seal:



APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Witzdam Properties

County Tax Parcel Number of Property to Be Subdivided: 96

I, Steve Witzdam (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Escalante City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Escalante City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with municipal ordinances and approved standards and specifications. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Escalante City Consolidated Fee Schedule. I further acknowledge that the City is not responsible to pay for the guarantee or completion of any improvements proposed by my application or required by City ordinances or the Land Use Authority.

Signed:

Steve Witzdam
Applicant/Agent

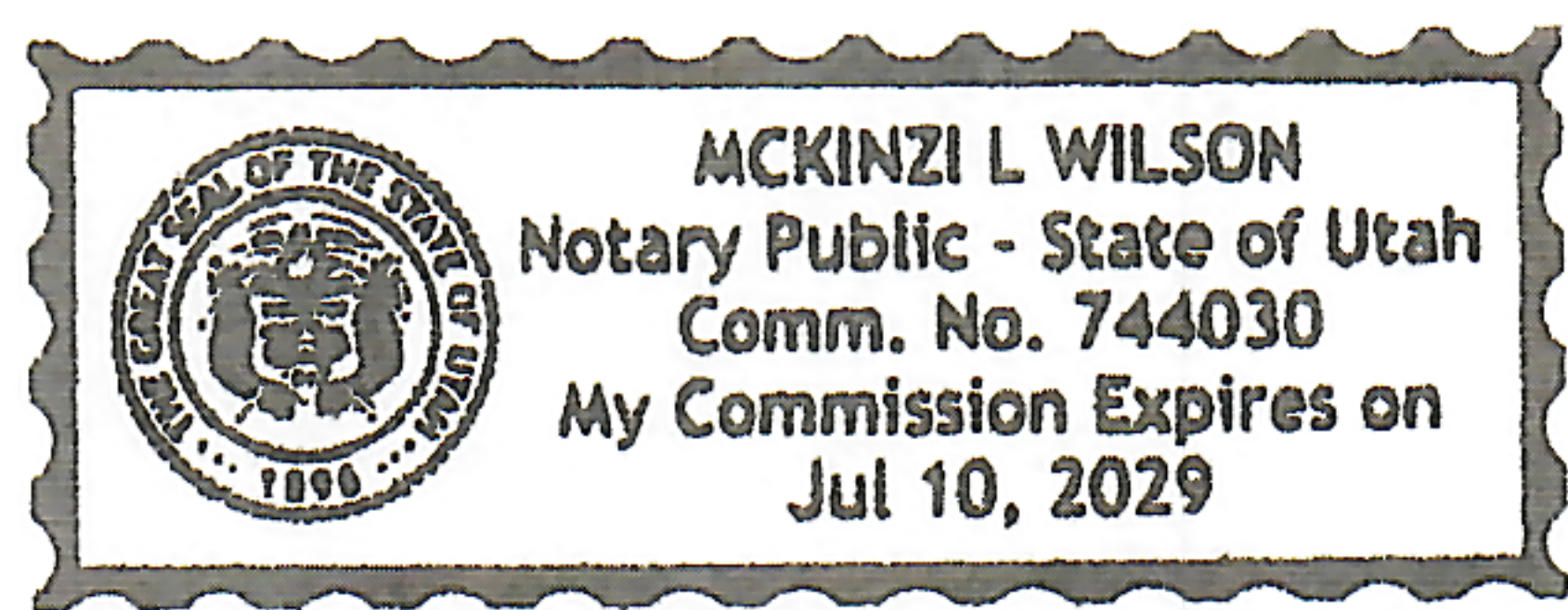
9/2/2026
Date

Subscribed and sworn to before me:

McKinzi L. Wilson
Notary Public

9-2-2026
Date

Notary Seal:



September 1, 2026

Proposed R Slice Subdivision

Subdivision Application as required by 10.54.100-1

PROPOSED LAND USE

The proposed use of this property is to create a minor subdivision of three residential lots for single family dwellings. The property is currently zoned RR-1-20 allowing for 0.5 acre minimum lots as permitted by 10.40.020. The construction of residences is not included in this application. Municipal project applications will be submitted individually by lot as required in 10.02.060 of the zoning ordinance.

UTILITIES

Existing water, power, and fiber optic lines are routed along 325 North and will only require boring under the street for connections. There is an existing 8" water main running along the south side of the street and existing fire hydrants are marked on the plat map of the proposed project. Proposed utility service extensions are marked on the project map as well.

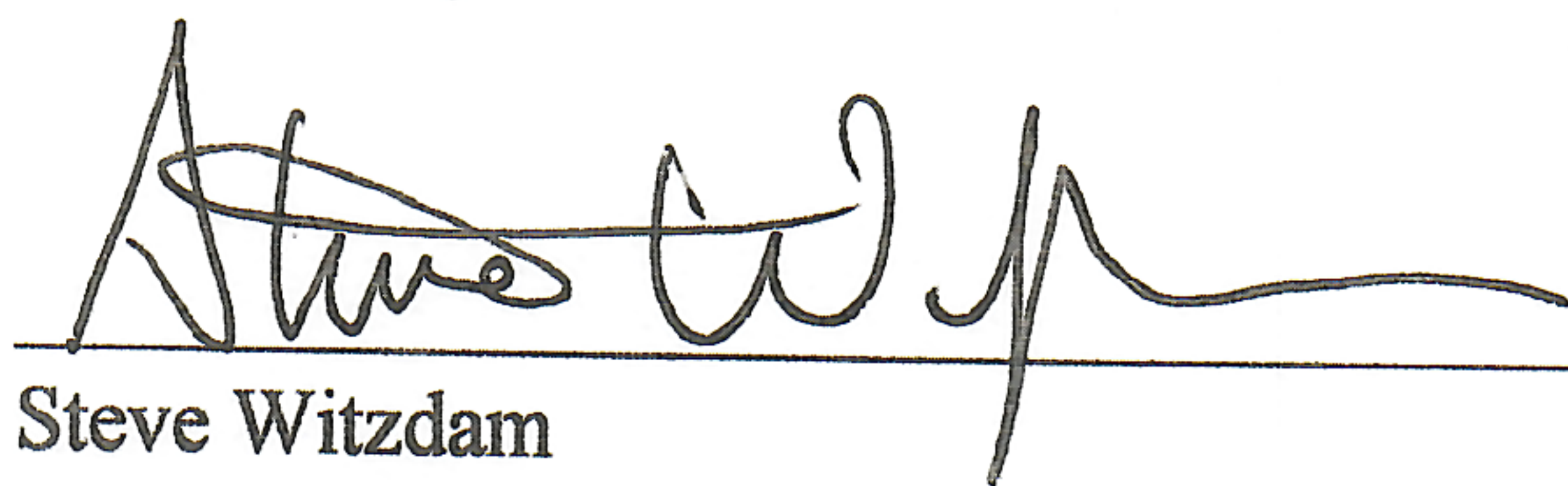
DRAINAGE

The City Engineer requires that any structures built on the properties be provided with French Drains to dispose of roof runoff. Landscaping for future residence construction will include contouring to mitigate runoff to other lots.

DUST CONTROL

Water will be sprayed as needed to prevent dust generation during any phase of construction on the properties.

Submitted by



Steve Witzdam

9/2/2026

Date



ESCALANTE CITY
56 NORTH 100 WEST • P.O. BOX 189 • ESCALANTE, UT 84726
Phone: (435) 826-4644 • FAX: (435) 826-4642

ZONING CLEARANCE LETTER REQUEST FORM

Applicant Information

Zoning Clearance Letter Address To:

570 W 325 N

Address of Subject Property:

570 W 325 N

Specify the type of structure or land use requested:

subdivide Commercial

Name of Applicant:

Steve Witzdam

Mailing Address:

PO Box 26

Phone Number:

Email Address:

SteveWitzdam@gmail.com

Applicant's Interest in Property (Owner's consent required):

☒ Owner

☐ Architect*

☐ Contractor*

☐ Other* (please describe) _____

Name of Property Owner (if different from applicant):

Witzdam Holding Co

Phone Number:

Mailing Address:

PO Box 26

Email Address:

SteveWitzdam@gmail.com

Office Use

Case Number:

Received By:

Stephanie Steed

Date Received:

9/3/2026

Disclaimer: Please be aware that staff may request additional details to ensure sufficient information is available for staff analysis. All materials required for staff analysis, including professional architectural or engineering drawings, will be copied and made accessible to the public for review by any interested parties.

Acknowledgement of Responsibility

1. I hereby certify that I am submitting an application for the action described by the City and accept responsibility for meeting all City requirements related to this request. This application will be processed under the name listed below.
2. By signing this application, I confirm that I have read and understood the provided instructions for processing the application. I attest that the submitted documents and information are accurate to the best of my knowledge. I understand that these documents are public records and may be made accessible to the public.



ESCALANTE CITY
56 NORTH 100 WEST • P.O. BOX 189 • ESCALANTE, UT 84726
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3. I acknowledge that my application will not proceed until it is deemed complete by the assigned planner from the City staff. A complete application includes all required submissions and adherence to applicable requirements for the specific request. The Planning and Zoning Commission will provide a written list of any deficiencies that must be addressed to complete the application, and I understand it is my responsibility to provide the missing or corrected information. I will remain informed about submission deadlines and the progress of my application.
4. I understand that a staff report will be made available to me for review prior to any public hearings or meetings. This report will be accessible at the City Hall once finalized.

Name of Applicant:

Steve Witzdorn

Phone Number:

Mailing Address:

PO Box 26 Escalante UT

Application Type:

minor subdivision

Email Address:

SteveWitzdorn@gmail.com

Signature:

[Signature]

Date:

9/3/20

Legal Property Owner Consent

If the applicant is not the legal owner of the property, consent from the property owner must be submitted. For properties with a single fee title owner, consent can be provided by completing the information below or submitting an affidavit.

Affirmation of Sufficient Interest: I affirm that I am the fee title owner of the property described below or that I have obtained written authorization from the owner to proceed with the requested action.

Legal Description of Subject Property

N 11685 Feet of Parcel 96 / ~~Plate~~ Plat C Escalante

Name of Owner:

Steve Witzdorn

Signature:

[Signature]

Mailing Address:

PO Box 26 Escalante UT

Date:

9/3/20

Email Address:

SteveWitzdorn@gmail.com

1. If a corporation holds the fee title to the property, a copy of the Board of Directors' resolution authorizing the action must be attached.
2. If the fee title is held by a joint venture or partnership, a copy of the agreement authorizing the action on behalf of the joint venture or partnership must be included.
3. If the applicant is a Homeowner's Association, the representative or president must attach a notarized letter confirming that property owners have been notified about the proposed application. A vote should be conducted prior to submission, and the results must be provided to the City along with a statement confirming the vote complies with the requirements outlined in the Covenants, Conditions, and Restrictions.

Disclaimer: Please note that knowingly making a false written statement to a government entity is a criminal offense under Utah Code Chapter 76-8, Part 5. The City will pursue prosecution for any knowingly false representations regarding the applicant's interest in the property related to this application.

Legal Description(s):

Record:

The North 116.65 feet of Parcel 96, Plat C, Escalante Town Survey, as recorded in the office of the Garfield County Recorder, Utah.

Parcel 1:

The West 209.29 feet of the North 116.65 feet of Parcel 96, Plat C, Escalante Town Survey, as recorded in the office of the Garfield County Recorder, Utah, containing 0.56 acres, more or less.

Parcel 2:

The West 209.29 feet of the East 582.72 feet of the North 116.65 feet, as recorded in the office of the Garfield County Recorder, Utah, containing 0.56 acres, more or less.

Parcel 3:

The East 373.43 feet of the North 116.65 feet of Parcel 96, Plat C, Escalante Town Survey, as recorded in the office of the Garfield County Recorder, Utah, containing 1.00 acres, more or less.

