

**ESCALANTE CITY PLANNING AND ZONING
SEPTEMBER 8, 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, Terry Olsen, Kristal Gurr, Hayden Taylor, Savannah Pickering, Tara Woolsey and City Recorder Stephanie Steed.

Also present were Steve Witzdam and Lenza Wilson.

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, Olsen and Pickering voting aye.

APPROVAL OF MINUTES

MINUTES OF THE AUGUST 11, 2026 MEETING

Commissioner Taylor moved to approve the minutes of the August 11, 2026 meeting as written. Commissioner Shakespear seconded the motion. Motion carried with commissioners Gurr, Pickering, Shakespear, Taylor and Olsen voting aye.

SCHEDULED ITEMS

STEVE AND PAGE WITZDAM - MINOR SUBDIVISION - 570 W 325 N - RR-1-20

The Planning Commission reviewed the land use application and went over the checklist to verify essential details, including the subdivision name, preparation date, boundary and acreage measurements, and the locations of existing wells, sewer lines, and water mains. Following an extended discussion, Mr. Witzdam was instructed to provide a grading and drainage plan that addresses stormwater drainage for the subdivision and includes the 100-year flood high watermark, add building setbacks, electronic copies of all submitted documents including the plot map and a tax clearance certificate showing that all taxes and penalties have been paid on the property. City Recorder Steed told Mr. Witzdam if he can submit all the required items by next Thursday at 1:00 p.m. she will put him on the September 22 agenda. Commissioner Taylor moved to postpone this application until the required materials discussed above can be provided. Commissioner Gurr seconded the motion. Motion carried with Commissioners Olsen, Taylor, Shakespear, Gurr and Pickering voting aye.

Commissioner Olsen moved to adjourn the meeting at 6:17 p.m.
Commissioner Pickering seconded the motion. Motion carried all in favor.

Stephanie Steed, MMC, UCC
City Recorder

Date minutes approved:

**ESCALANTE CITY
ORDINANCE 2026-10**

**AN ORDINANCE AMENDING ESCALANTE ORDINANCE 10.22.030
DEVELOPMENT STANDARDS 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 amend the following Ordinance; and

WHEREAS, The City Council and Mayor wish to amend 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 “10.22.030 Development Standards” of the Escalante Zoning Code is hereby *amended* as follows:

BEFORE AMENDMENT

10.22.030 Development Standards

- A. ADUs shall not be allowed as short-term rentals.
- B. Only one ADU may be created per lot or property in single-family zones.
- C. Installing separate utility meters for the ADU is prohibited.
- D. ADUs shall not contain more than three (3) bedrooms. ADUs shall be occupied by no more than three (3) related or unrelated adults and their children.
- E. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be fourteen thousand five hundred (14,500) square feet.
- F. External ADUs shall meet the same setbacks as required for a primary residence in the zone and at least ten (10) feet from the existing primary residence.
- G. Any external ADU located in a required side yard must comply with the setbacks for the principal residence and shall have adequate facilities for all discharge from roof and other drainage.
- H. Any external ADU shall be architecturally compatible with the principal dwelling in order to maintain the appearance of the property as a single-family residence. A material and color board shall be required to ensure compatibility.
- I. Any external ADU shall be a permanent structure. Mobile homes, travel trailers, boats, Shipping Containers, yurts or similar portable structures shall not be permitted as detached ADUs or primary structures for this section. The City Planning and Zoning and Council shall make the determination of whether or not a structure is permanent.
- J. The maximum height for external ADUs is limited to one story above ground and to twenty feet (20') or the height of the principal structure, whichever is less. A basement

the applicant has completed and followed the City's Municipal Project Approval Form process prior to conversion. ~~and meets the applicable building code.~~

- M. Any Internal accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials and color of the primary building.
- N. Pets per City Ordinance per property.

SECTION 2: REPEALER CLAUSE Any previously enacted ordinances or parts thereof which are inconsistent with this ordinance are hereby repealed, but only to the extent that they are inconsistent with this ordinance. The repealer shall not, however, be construed to revive any ordinance heretofore repealed.

SECTION 3: SEVERABILITY CLAUSE If any provision of this ordinance is declared invalid or inoperative by a court of competent jurisdiction, the remainder shall not be affected thereby and effect shall be given to the intent manifested by the portion held invalid or inoperative.

SECTION 4: EFFECTIVE DATE he City Council of Escalante City, State of Utah, has determined that the public health, safety and welfare requires that this Ordinance take effect immediately. Therefore, this Ordinance shall become effective immediately upon passage and publication as required by law.

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) CHRISTINE M. LOWE & Patricia S. Lowe & Gabrielle Farris PHONE 435-826-3134

PROPERTY OWNER(S) PATRICIA S. LOWE & CHRISTINE M. LOWE, VERNON JIMMIE LOWE, Gabrielle Farris

PROJECT LOCATION 55 S. MAIN STREET, ESCALANTE, UT 84726

MAILING ADDRESS P.O. 11 MAIN STREET, ESCALANTE, UT 84726

PROPOSED PROJECT- Lot line Adjustment / Simple Boundary Adjustment -
Record of Survey sent from Red Sands Geomatics Land Surveying. -

(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 _____

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) Christine M. Lowe Patricia S. Lowe Gabrielle Farris Date 9-8-20
8/3/20 8/10/20

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

N/A

What is the height of the project? _____

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



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

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

NIA

Do the plans show that the project will have proper drainage?

☐ Yes

☐ No

NIA

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? \$ 2,450.⁰⁰

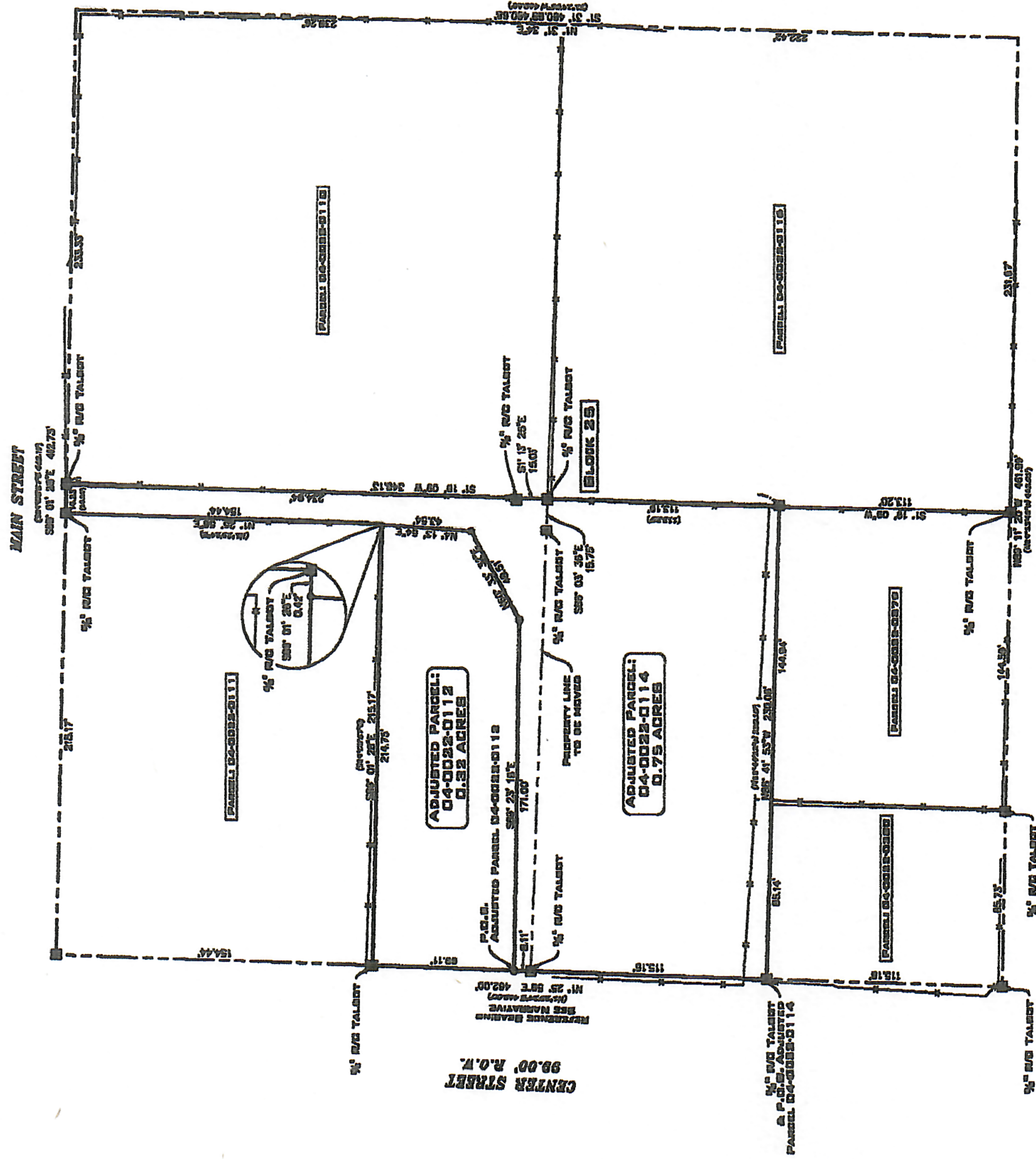
Signature of Applicant(s)

Date

Christine M. Rowe Patricia S. Rowe Adrian M. Jan 7-8-20
8/3/26 8/6/26

**PARCEL LINE ADJUSTMENT/SIMPLE BOUNDARY ADJUSTMENT
CHRISTINE M LOWE, VERNON JACK & PATRICIA S LOWE & GABRIELLE FARRIS**

WITHIN LOTS 1 & 2, BLOCK 25, ESCALANTE TOWN PLAT "A"
SECTION 17, TOWNSHIP 35 SOUTH, RANGE 3 WEST, SALT LAKE BASIN AND MERIDIAN
PARCEL(S): 04-0032-0114 & 04-0032-0112 GARFIELD COUNTY, UTAH



SET OF BEARS & TWO PLASTER CAT MARBLE
 BEAR MARBLE DEPENDANT 1 SASHED
 (WALSH MATHEO)
 POLIND MATHEO CLOSER AS DESCRIBED
 NOTHING SET
 MOUNTAIN AS DESCRIBED
 PROPERTY LINE
 FENCE LINE
 ADJACENT PROPERTY LINE
 ADJACENT PROPERTY LINE
 BLACK LINE
 SASHED AS DESCRIBED
 BEAR AND TWO MARBLE AS SHOWN
 BEAR AND TWO MARBLE AS SHOWN
 BEAR AND TWO MARBLE AS SHOWN

LEGEND

LEGAL DESCRIPTION:

PRICE DESCRIPTION:
THE SOUTH 1/3 OF LOT 2, BLOCK 25, PLAY A, ESCALANTE
TOWN SQUARE.

ADJUSTED DESCRIPTION:

UNIT, 3 WEST BRAT LAKE BASIN, AND MICHIGAN, NEAR PARTICULARLY LAKE BASS. CONSIDERING FROM THE SURFICIAL CORNERS OF BLACK SANDS OF THE ESCALANTE TOWN PLAT, THENCE, ALONG THE WESTERN LINE OF SAID BLK 51ST EAST 2324.45 FEET, TO THE CORNERS NORTH 1ST 25TH EAST 2324.45 FEET, TO THE POINT OF BEGINNING; THENCE, NORTH 01ST 25TH EAST 69.11 FEET THENCE, DEPARTING SAID BLACK LINE SOUTH 86TH 01ST 25TH EAST 214.75 FEET THENCE, SOUTH 04TH 15TH EAST 424.84 FEET THENCE, SOUTH 04TH 15TH EAST 111.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES (MORE OR LESS).

PARMEL 004-00003-0114

PRICE DESCRIPTION:
NORTH HALF OF LOT #3, BLOCK 25, PLAT "A" ESCALANTE
TOWN SURVEY CONTAINED 0.6035 OF AN ACRE.
TOGETHER WITH ONE HALF SHARE OF THE CAPITAL STOCK OF
NEW ESCALANTE IRRIGATION COMPANY.

ADJUSTED DESCRIPTION:
THAT PORTION OF LOTS 3 & 4, BLOCK 28 OF THE
THUNDERBOLT TOWN PLAT "C", WITHIN SECTION 17, TOWNSHIP
38 SOUTH, RANGE 3 WEST, 4TH LARK S&B AND MERIDIAN,
WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTHWEST CORNER OF BLOCK
28 OF SAID THUNDERBOLT TOWN PLAT; THENCE, ALONG THE
WESTERLY LINE OF SAID BLOCK 28, 150 FEET; THENCE, ALONG THE
NORTHERLY LINE OF SAID BLOCK 28, 150 FEET TO THE POINT
OF BEGINNING; THENCE NORTH 01° 25' 38" EAST 133.37
FEET; THENCE, DEPARTING SAID WESTERLY BLOCK LINE SOUTH
89° 23' 18" EAST 171.01 FEET; THENCE, NORTH 61° 55' 38"
EAST 48.51 FEET; THENCE, NORTH 06° 15' 58" EAST
43.54 FEET; THENCE, SOUTH 89° 21' 30" EAST 6.48 FEET
TO THE POINT OF BEGINNING; THENCE, ALONG SAID
NORTHERLY LINE OF BLOCK 28, 150 FEET; THENCE, ALONG SAID
NORTHERLY LINE SOUTH 09° 01' 28" EAST 14.23 FEET;
THENCE, DEPARTING SAID WESTERLY LINE AND ALONG THE
NORTH-15' LINE OF LOTS 1-4 OF SAID BLOCK 28, SOUTH
01° 15' 09" WEST 342.18 FEET; THENCE, DEPARTING SAID
NORTH-15' LINE, NORTH 38° 15' 09" EAST 15.00 FEET TO THE
NORTH-15' LINE OF BLOCK 31S AND ALONG SAID LINE TO THE POINT
OF BEGINNING, CONTAINING 0.75 ACRES (MORE OR LESS).

SURVEYOR'S CERTIFICATE

I, MICHAEL J. STEWART, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 12400, HOLD THIS LICENSE IN COMPLIANCE WITH TITLE 15, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE GRANTED THIS SURVEY TO THE PUBLIC. MY EXPIRATION DATE IS 12-31-2015. I HAVE NOT BEEN DISCIPLINED OR VERIFIED ALL REQUIREMENTS AND HAVE BEEN REINSTATEMENT OR REEVALUATED ON THIS SURVEYOR'S SURVEY.

SURVEYOR'S CERTIFICATE

FOR REVIEW ONLY

MICHAEL J. STEWART
UP L.E. 12400000

BLUVEY NARRATIVE

[illegible][illegible]

- CLINTLAW DICD, 202B, BOOK 266, PAGE 4B
- WARRANTY DICD, 202B, BOOK 266, PAGE 5B3
- CAGALANTE CITY PLAT A, BOOK 266, PAGE 27
- RECORDS OF SURVEY, LANNY TALBOT LAND SURVEYING, 2010
- FILE NO# 003
- TOWN OF CAGALANTE TOWN SURVEY, PLAT "A", 1974, ENTRY

LAND USE AUTHORITY

THE MEMBERS ADVISORY BOARD HAS RECOMMENDED THAT THE UNIVERSITY OF MISSISSIPPI, IN ACCORDANCE WITH § 47-2-7(2)(B), BE PERMITTED TO PARTICIPATE IN A LIMITED EMPLOYMENT PROGRAM OF THE STATE OF MISSISSIPPI, WHICH EMPLOYMENT PROGRAM WOULD PROVIDE EMPLOYMENT OPPORTUNITIES TO INDIVIDUALS WITH PHYSICAL HANDICAPS.

IT IS THE POLICY OF THE UNIVERSITY OF MISSISSIPPI TO EMPLOY INDIVIDUALS WITH PHYSICAL HANDICAPS, ON AN EQUAL BASIS WITH OTHER EMPLOYEES.

ALL EMPLOYEES OF THE UNIVERSITY OF MISSISSIPPI ARE REQUIRED TO PARTICIPATE IN A LIMITED EMPLOYMENT PROGRAM OF THE STATE OF MISSISSIPPI, WHICH EMPLOYMENT PROGRAM WOULD PROVIDE EMPLOYMENT OPPORTUNITIES TO INDIVIDUALS WITH PHYSICAL HANDICAPS.

[illegible]

RECEIVED BY AIR MAIL MAY 27 1964

SIGNATURES _____
NAMES _____
EMPLOYED REPRESENTATIVE LAB USE AUTHORITY OF ESCALANTE CITY

Warning!

RECORDED AND MEASURED DISTANCES ARE PRESENTED ON THIS SURVEY. INCONSISTENT WITH THE TOLERANCES PERMITTED IN THE 1986 ALTA/NSPS STANDARDS, ANY MEASURED DISTANCE WITHIN 0.07 FEET (22 MM) OF THE CORRESPONDING RECORD DISTANCE SHOULD BE TREATED AS IDENTICAL, AND THE RECORD DISTANCE SHOULD BE USED IN THE FOLLOWING SURVEY.

PHOTOCOPY

PARSEL 04-00015-0112
CARTELE FASSEL
3836 HUNTLEIGH DR
BALDWIN, ND 57804

PARSEL 04-00015-0114
CHRISTINE M LOWE, VERNON JACK & PATRICIA S LOWE
411 SHARISH VINE LANE
LAS VEGAS, NV 89110

DRAWN BY: RL/MJD
SURVEY DATE: 6/5/2006

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: _____

Receipt #: _____

Amount Paid: _____

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

Applicant Information Name: <u>Witzdam Holding Co LLC</u> Phone: _____ Email: _____	Property Owner #1 Information Name: <u>Steve & Page Witzdam</u> Phone: _____ Email: _____
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>435 9570</u> Email: _____

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.

September 1, 2026

Witzdam Holding Co LLC
~~Proposed R-Slice Subdivision~~

Subdivision Application as required by 10.54.100-1

Parcel # 96 3570W 325N

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.

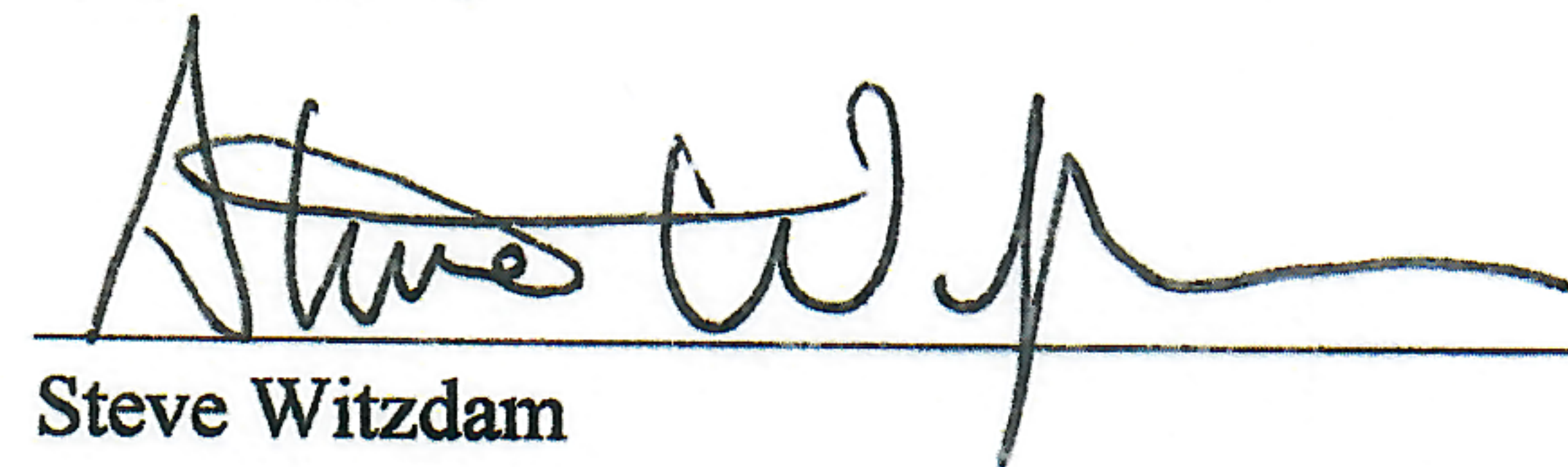
DRAINAGE

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

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

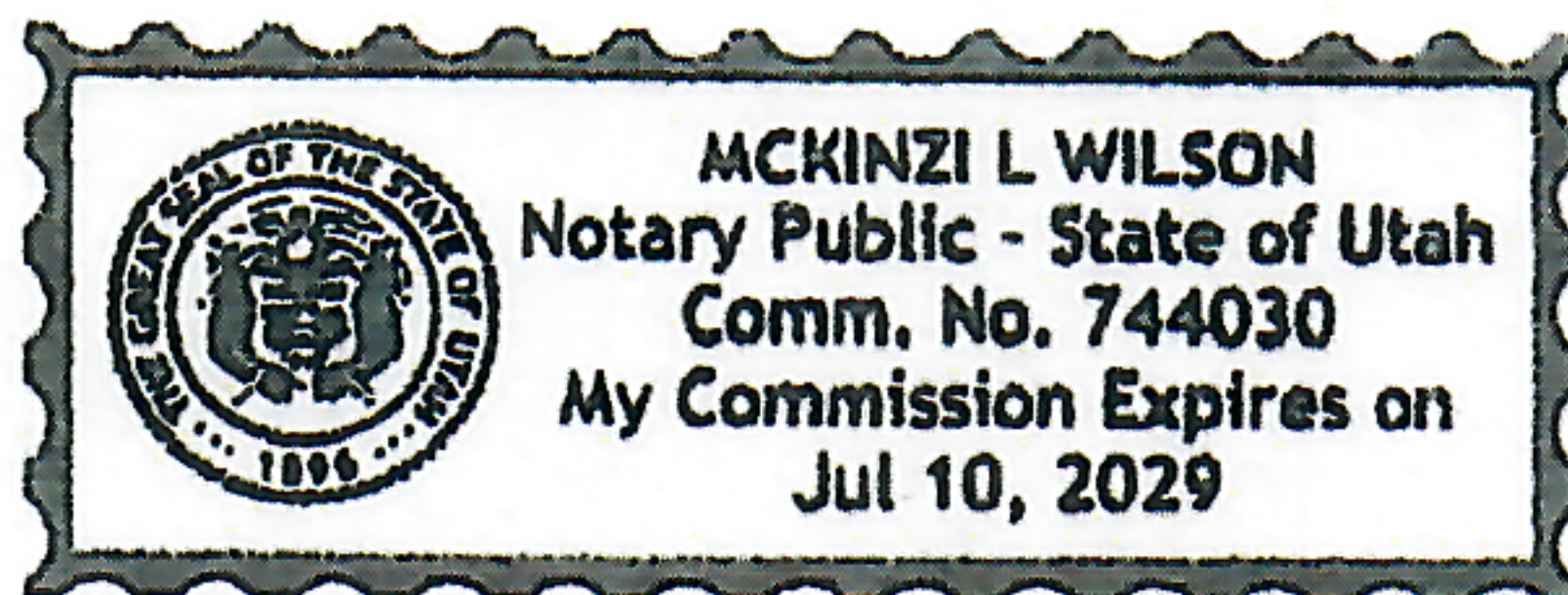
9/2/2026
Date

Subscribed and sworn to before me:

Mckinzi L. Wilson
Notary Public

9-2-2026
Date

Notary Seal:



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:

[Signature]
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)

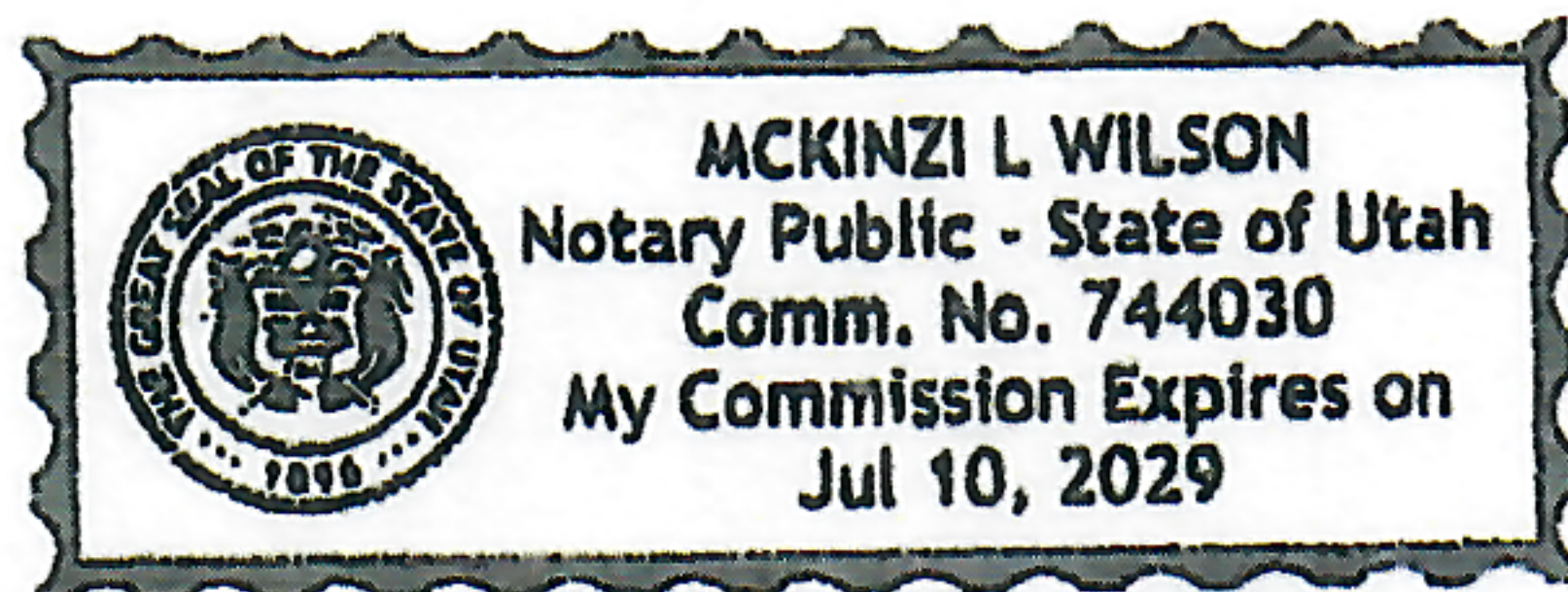
Date

Subscribed and sworn to before me:

Mckinzi L. Wilson
Notary Public

9-2-2026
Date

Notary Seal:



September 10, 2026

GARFIELD COUNTY CORPORATION
Tax Roll Master Record

9:55:59AM

Parcel: 04-0022-0311	Serial #:E-311	Entry: 291204
Name: WITZDAM HOLDINGS LLC		
c/o Name:	Property Address	
Address 1: PO BOX 26		
Address 2:	ESCALANTE 84726-0000	
City State Zip: ESCALANTE UT 84726-0000	Acres: 2.12	
Mortgage Co		
Status: Active	Year: 2026	District: 004 ESCALANTE DISTRICT 0.008256

Owners	Interest	Entry	Date of Filing	Comment
WITZDAM HOLDINGS LLC		291204	04/07/2026	(0597/0900)

Property Information	2026 Values & Taxes				2025 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS04 LAND OTHER SECONDARY	2.12	68,380	68,380	564.55	70,600	70,600	594.31
Totals:	2.12	68,380	68,380	564.55	70,600	70,600	594.31

**** ATTENTION !! **** Tax Rates for 2026 have been set and approved. All levied taxes and values shown on this printout for the year 2026 should be correct.	2026 Taxes:	564.55	2025 Taxes:	594.31
	Special Fees:	0.00	Review Date 04/13/2026	
	Penalty:	0.00		
	Abatements: (	0.00)		
	Payments: (	0.00)		
	Amount Due:	564.55	NO BACK TAXES!	

NO BACK TAXES

GARFIELD COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

THE N 116.65 FT OF PARCEL 96 PLAT C ESCALANTE TOWN SURVEY CONT 2.12 AC M/L

History

SECOND ADDRESS 331 NORTH 500 WEST, ESCALANTE 84726

*Refunds are not included in any total

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 day 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

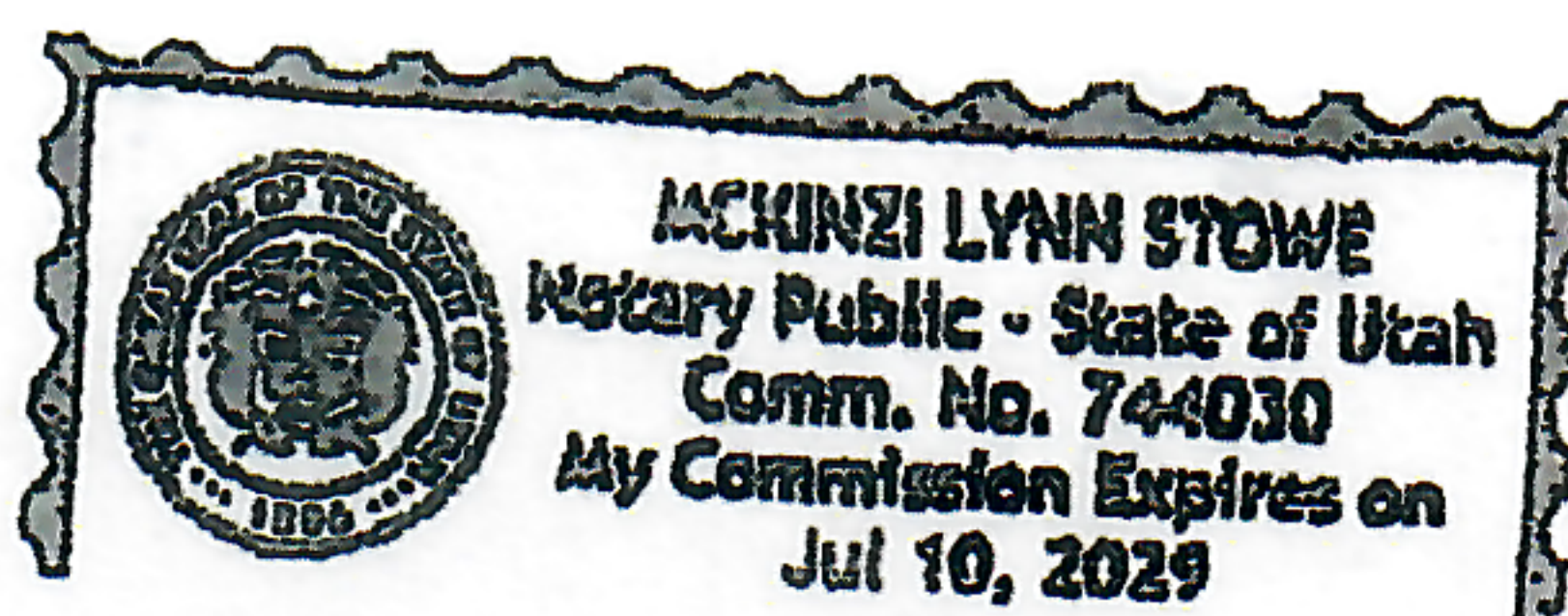
I, McKinzi Lynn Stowe, a Notary Public for the County of Garfield and State of Utah, do hereby
certify that Carol Page Witzdam, Member for R Slice, LLC, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

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

McKinzi Lynn Stowe
Notary Public

My Commission Expires:

(SEAL)



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.



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:

570W 325N

Address of Subject Property:

570W 325N

Specify the type of structure or land use requested:

subdivide Commercial

Name of Applicant:

Steve Witzdum

Mailing Address:

PO Box 26

Phone Number:

313-2026

Email Address:

steve.witzdum@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):

Witzdum Holding Co

Phone Number:

313-2026

Mailing Address:

PO Box 26

Email Address:

steve.witzdum@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
Phone: (435) 826-4644 • FAX: (435) 826-4642

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:

Phone Number:

Mailing Address:

Application Type:

Email Address:

Signature:

Date:

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

Name of Owner:

Signature:

Mailing Address:

Date:

Email Address:

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.

MINOR SUBDIVISION OF PARCEL 04-0022-031 1
PORTION OF PARCEL 96 OF AMENDED PLAT "C" TOWN OF ESCALANTE
NW¼, SE¼, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 3 EAST, SALT LAKE BASIN AND MERIDIAN
ESCALANTE, GARFIELD COUNTY, UTAH



PARCEL 96 WAS GRANTED ALL OF PARCEL 987, AMENDED PLAT "C", ESCALANTE TOWN SURVEY". SUBSEQUENTLY SAVAGE FILED AN AMENDED SURVEY IN 2002 SHOWING THE RESULTS OF THE JUDGEMENT WHICH APPEARS TO BE THAT PARCEL 96 BETS ITS RECORD DIMENSIONS AND PARCEL 97 BETS ALL THE SHORTAGE. IN MY OPINION, SAVAGE EMPLOYED IN HIS SURVEY BY NOT PROPORTIONING THE SHORTAGE ACROSS THE TWO PLOTS LINE HAS NOT SAID HE WAS GOING TO DO. SECONDLY, I QUESTION IF THE JUDGEMENT SHOULD BE REVERSED OR UNDOGGED MEANT THAT PARCEL 96 WAS TO BE AVOIDED. THIRDLY, THE ORIGINAL PLAY SHEWS ONE IF PROBATION WAS INTENDED TO BE USED TO KEEP WITH THE INTENT OF THE PLAY AND THE RELATIONSHIP WITH PARCEL 977 IF THE COURT ORDER HAD NOT HAPPENED, I WOULD BE PROPORTIONING THE SHORTAGE BETWEEN PARCEL 96 AND 97 BASED ON THE RIGHT OF WAY OF 350 NORTH AND THE SOUTH 1/16 SECTION LINE. HOWEVER, NOTE 5 OF SAVAGES AMENDED SURVEY READS: "THIS SURVEY WAS AMENDED TO SHOW THE PROPERTY LINES FOR LOT 96 AS DEMONED IN 98BDC0028". THEREFORE, I COLLECTE TITLE, CASE NO. 98BDC0028".

THE COURT ORDER SHOWS THIS SURVEY AS THE INTERPRETATION OF THE COURT ORDER. THE COURT ORDER IS NOT SPECIFIC TO THE DIMENSIONS AS FOLLOWS: 1) OBJECT 1 CHAIN 166.00 FEET FROM THE EAST 1/16 LINE FOR THE PLAT OF WAY OF 500 WEAT AS SHOWN ON AMENDED PLAT C TO EXHAUST. THE WEST ASHOWN OF PARCEL 96 AND THEN TRIM THE LINE AT 4 CHAINS 126.6 FEET NORTHERLY FROM THE SOUTH 1/16

LINE. THE SOUTH LINE IS ESTABLISHED ON THE SOUTH 1/16 SECTION LINE. 12 CHAINS (792 FEET) FROM THE NORTH 1/16 SECTION LINE, THE 500 WEST RIGHT OF WAY. I THEN RUN THE NORTH LINE PARALLEL WITH THE SOUTH LINE. 12 CHAINS (792 FEET) FROM THE 500 WEST RIGHT OF WAY LINE. THE WEST LINE IS THEN RUN BETWEEN THE NORTH AND SOUTH LINES WITH A DISTANCE OF 4 CHAINS (264 FEET). I FIND THAT CORRESPONDING SET BY SAVAGE DO NOT MATCH MY PLAT AND MY PLAT DOES NOT MATCH THE SECTION BREAKDOWN. THEREFORE, I HAVE DECIDED TO RESET THE CORNERS AS SHOWN.

CONCERNING THE CENTER-SOUTH 1/16 CORNER, WHICH MATCHES THE 500 WEST RIGHT OF WAY LINE, I DO NOT MATCH WITH OCCUPATION LINES. DEEDS TO THE MONUMENTS SET WITH OCCUPATION LINES, DEEDS TO THE MONUMENTS SET TO THE SOUTH, HOWEVER, IF I USE THE FENCE CORNER, SEVERAL FEET TO THE EAST, IT SETS THE OCCUPATION LINES, DEEDS, AND ROW MONUMENTS FIT MUCH BETTER. LES BARKER, THE GARFIELD COUNTY SURVEYOR ALSO AGREES THE BLM MONUMENT'S LOCATION IS DIFFERENT FROM WHAT WAS HISTORICALLY USED. ON THIS BASIS, I HAVE DECIDED TO RESET THE MONUMENT DOES NOT AFFECT THE POSITIONING OF THE MONUMENT DOES THEREFORE, I SHOW IT IN ITS CURRENT MONUMENTED POSITION BUT WANT TO GIVE NOTICE OF THE POTENTIAL ISSUES I FOUND.

Records:

THE NORTH 16.65 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 16.65 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
1/4 S.5 E.27. 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 1 16.65 FEET OF PARCEL 98B
PLAT C, EDELMANT TOWN SUBDIVISION, AS RECORDED IN THE OFFICE OF
GARFIELD COUNTY RECORDS, UTAH, CONTAINING 1.00 ACRES, MORE OR
LESS.

APPROVAL

ON THIS DAY UP 20
THE ECLIPSE CITY LAND USE AUTHORITY, DOBBS
HERDY CERTIFY THAT THE SHOWN SURVEY HAS
BEEN APPROVED BY SAID AUTHORITY, WITH ALL
COMMITMENTS AND OBLIGATIONS PERTAINING
THERE TO.

LAND USE AUTHORITY
ESCALANTE CITY, UT

RECORD AND MEASURED DISTANCES ARE PRESENTED ON THIS SURVEY. CONSISTENT WITH THE TOLERANCES REFERENCED IN THE 2026 ALTIMETERS STANDARD, MEASURED DISTANCE WITHIN 0.07 FEET PLUS 50 PPM OF THE CORRESPONDING RECORD DISTANCE SHOULD BE TREATED AS IDENTICAL, AND THE RECORD DISTANCE SHOULD BE USED IN FUTURE RETACEMENTS.

OWNERSHIP: R PRICE, LLC
570 W 325 N
ESCALANTE UT, 84726

DRAWN BY: RL/MJS
SURVEY DATE: 5/20/2026

RED SANDS
— **GEOMATICS** —
LAND SURVEYING, LIDAR, & GIS
PERSONALIZED PROFESSIONAL SOLUTIONS
KAMAR & STANISH FIRM, A CECAR CITY & BLANDING
505 E. 200 S KAMAR, UTAH 84303
SURVEYORS CERTIFICATE
801.468.8888
www.redsandsurvey.com

PERSONALIZED PROFESSIONAL SOLUTIONS
KANAB & SPANISH FORK & CEDAR CITY & BLANDING
263 E 200 S KANAB, UTAH RECDANO@GECMATIC6.COM
SURVEYOR'S CERTIFICATE

I, MICHAEL J. STUMWAT, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 12480028, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 2, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-73-504, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS RECORD OF SURVEY.

FOR REVIEW ONLY

MICHAEL J. STEWART
UT L.S. 13480028

SURVEY NARRATIVE

[illegible]

9/16/2026

City of Escalante

Subject: Absence of Official 100-Year Flood High Water Mark Data for Escalante, UT 84726

To Whom It May Concern,

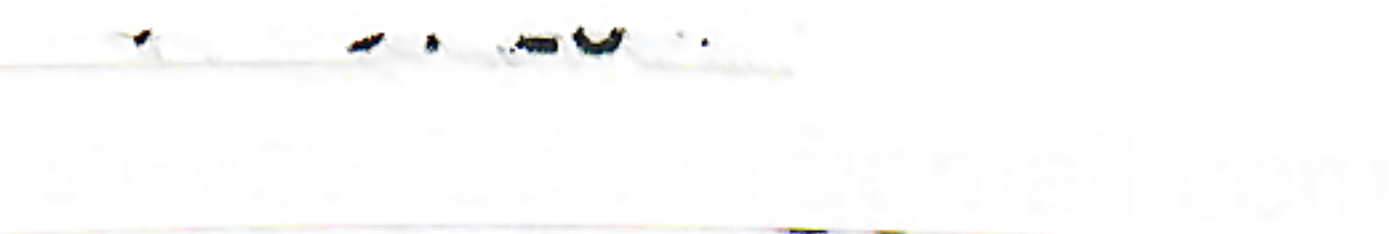
This letter serves to confirm that there is currently no documented or official 100-year flood high water mark information available for the municipality of Escalante, Utah (ZIP code 84726).

A review of relevant flood hazard data indicates that comprehensive base flood elevations (BFEs) or specific 100-year flood level marks have not been formally established or recorded for this specific area by official mapping agencies. To gain further clarification I spoke with the City Engineer, Richard White. As a result, specific elevation numbers or historic high-water indicators for a 100-year flood event cannot be provided for properties within this jurisdiction.

Sincerely,

A handwritten signature in black ink, appearing to read 'SWitzdam', followed by a long horizontal line extending to the right.

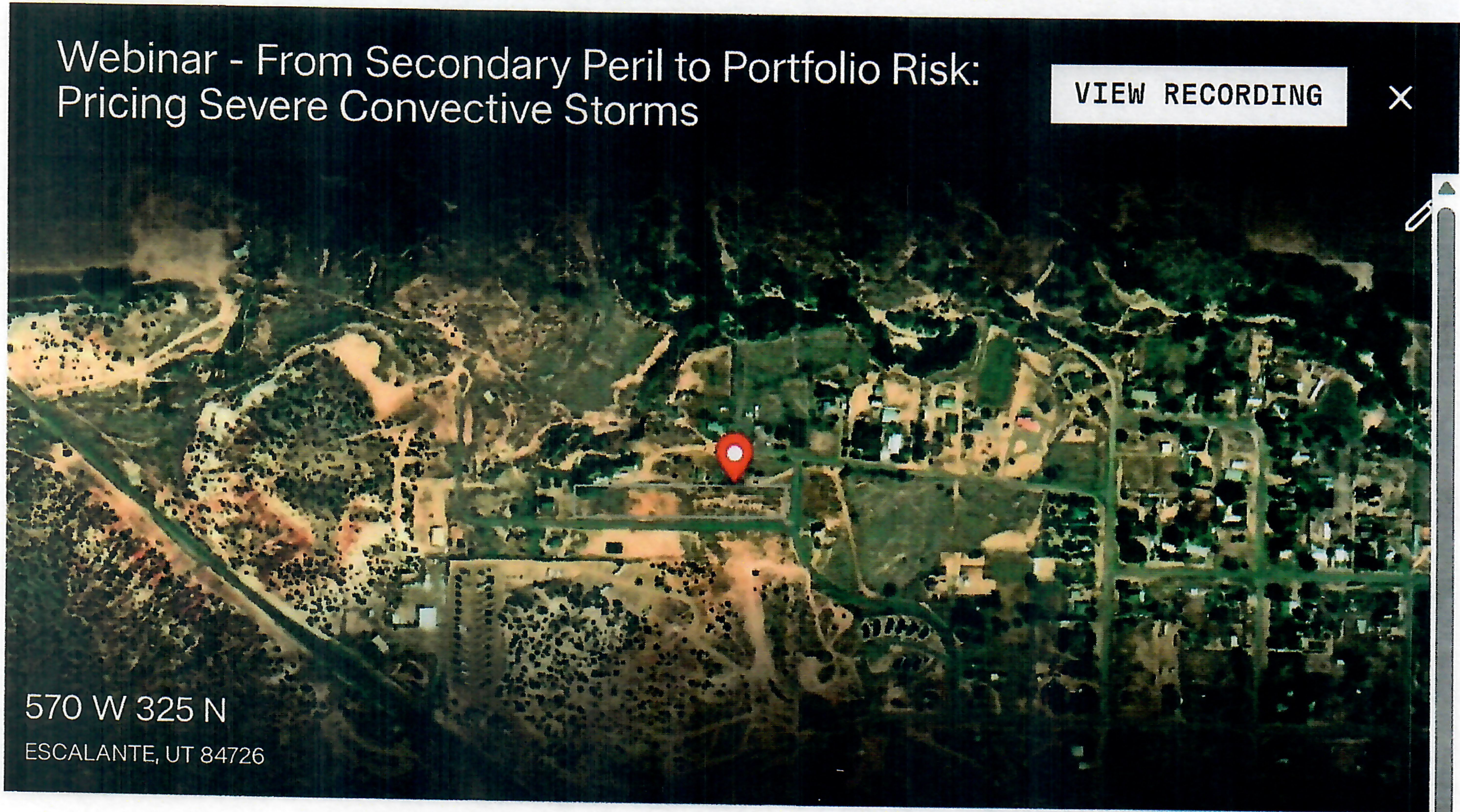
Steve Witzdam

A faint, illegible stamp or text located below the signature.

Webinar - From Secondary Peril to Portfolio Risk:
Pricing Severe Convective Storms

VIEW RECORDING

X



570 W 325 N
ESCALANTE, UT 84726

1/10 Flood Factor 5/10 Fire Factor 1/10 Wind Factor 1/10 Air Factor

4/10 Heat Factor

Key Insights for This Property

-  This county has experienced wildfires in the past.
-  Good news! Over 30 years, this property has minimal risk from flood, wind and air.
-  Fire risk for this property will change into the future.
-  Transparent, unbiased, and peer-reviewed
First Street is a leading provider of climate risk data

Program, at (800) 638-6620, or (800) 42



APPROXIMATE SCALE

600

0

CORPORATE LIMITS



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF

ESCALANTE,

UTAH

GARFIELD COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER

490067 0001 B

EFFECTIVE DATE:

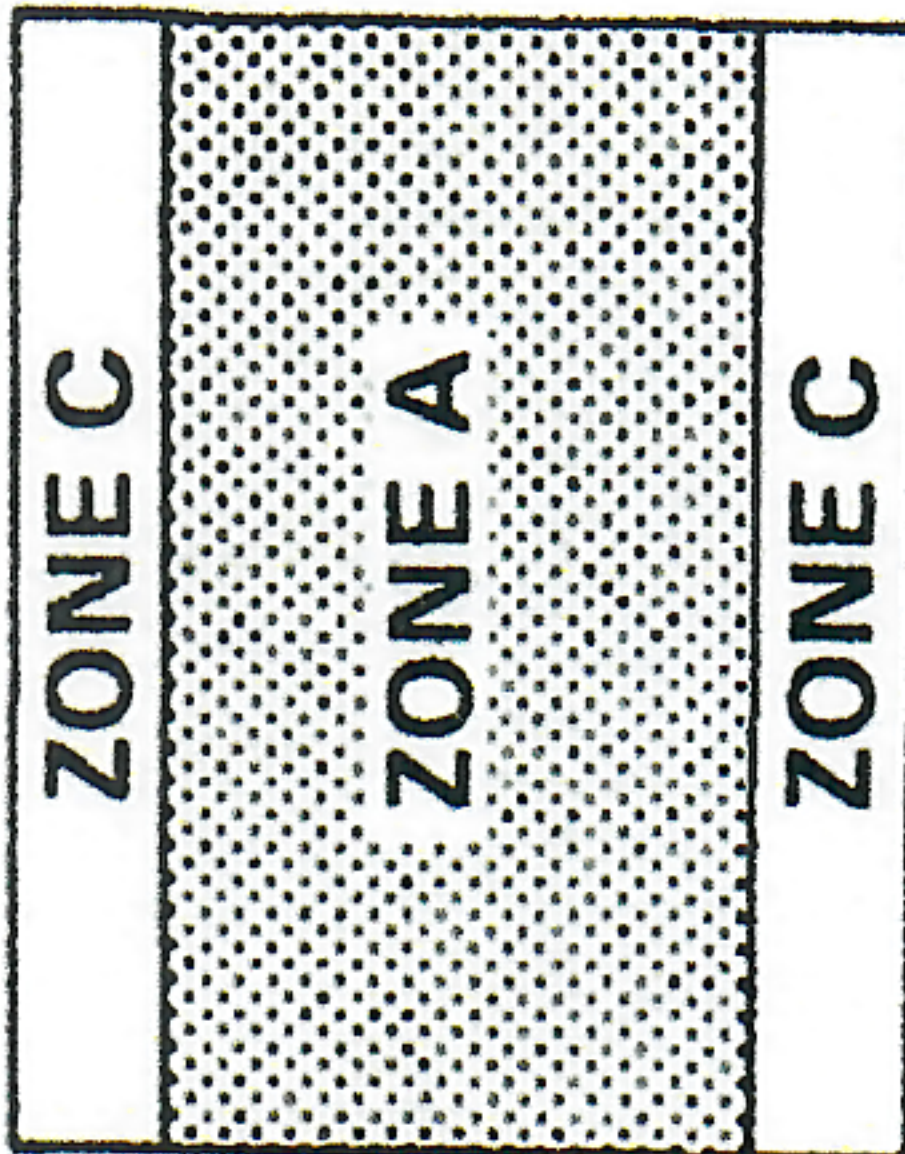
AUGUST 28, 1979



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

SPECIAL FLOOD
HAZARD AREA



Base Flood Elevation Line
With Elevation In Feet**

513

Base Flood Elevation in Feet
Where Uniform Within Zone**

(EL 987)

Elevation Reference Mark

RM7 X

River Mile

• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



APPROXIMATE SCALE
0 600

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
ESCALANTE,
UTAH
GARFIELD COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
490067 0001 B

EFFECTIVE DATE:
AUGUST 28, 1979



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



FEMA Flood Map Service Center: Search By Address

Navigation

Search

- MSC Home (/portal/)
- MSC Search by Address (/portal/search)
- MSC Search All Products (/portal/advanceSearch)
- ▼ MSC Products and Tools (/portal/resources/productsandtools)
 - Hazus (/portal/resources/hazus)
 - LOMC Batch Files (/portal/resources/lomc)
 - Product Availability (/portal/productAvailability)
- MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)
- MSC Email Subscriptions (/portal/subscriptionHome)
- Contact MSC Help (/portal/resources/contact)

Enter an address, place, or coordinates: ?

570W 325N Escalante UT 84726

Search

Whether you are in a high risk zone or not, you may need [flood insurance \(https://www.fema.gov/national-flood-insurance-program\)](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take \(https://www.fema.gov/what-mitigation\)](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for ESCALANTE, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=490067&communityName=ESCA>)

The flood map for the selected area is number **4900670001B**, effective on **8/28/1979**

MAP IMAGE



(<https://msc.fema.gov/portal/viewProduct?productID=4900670001B>)



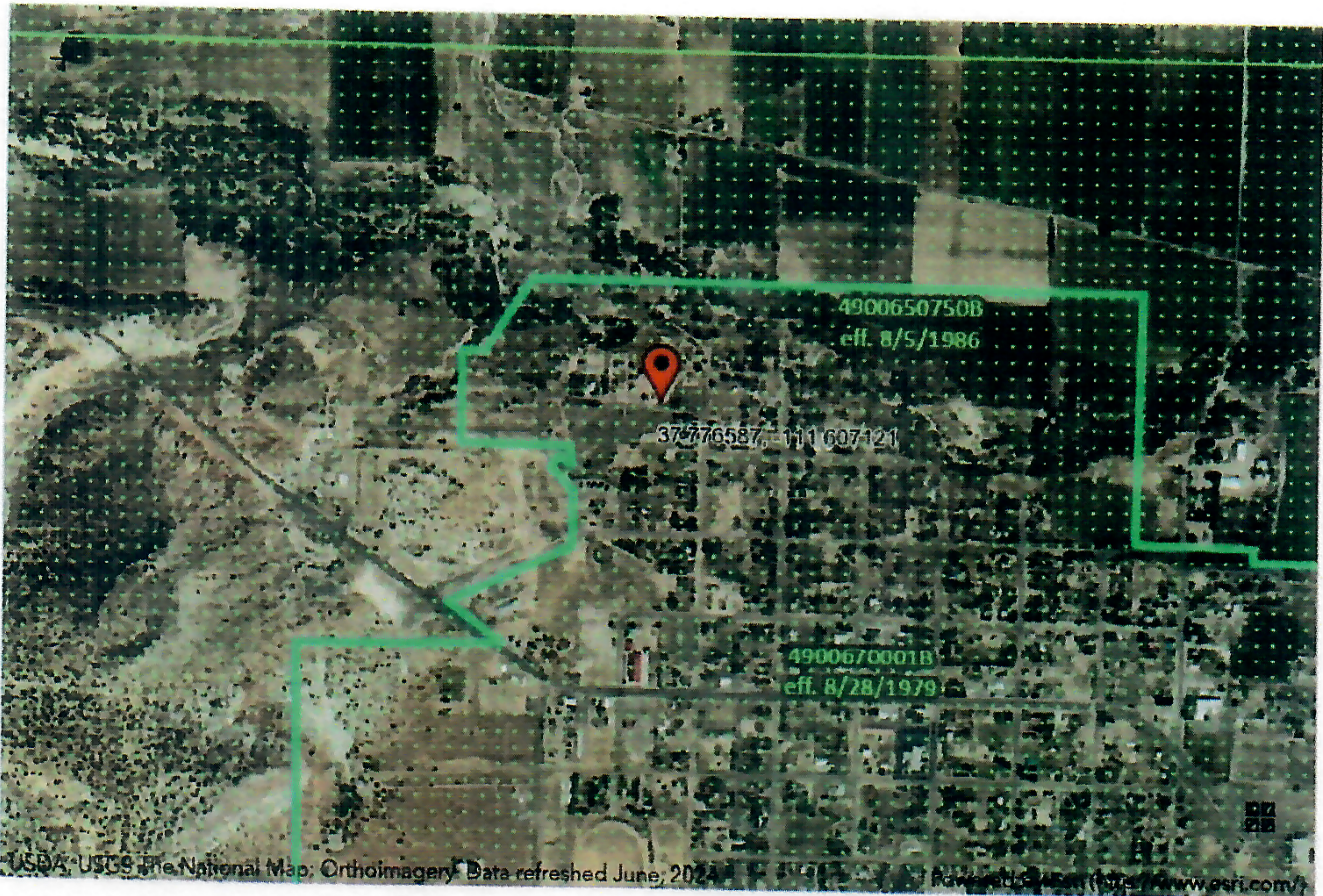
([https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=4900670001B)

[productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=4900670001B](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=4900670001B))

Changes to this FIRM ?

- Revisions (0)
- Amendments (0)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.



PIN



Approximate location based on user input
and does not represent an authoritative
property location

MAP PANELS



Selected FloodMap Boundary



Digital Data Available



No Digital Data Available



Unmapped

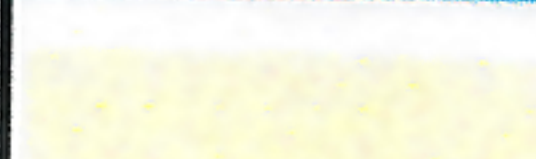
OTHER AREAS



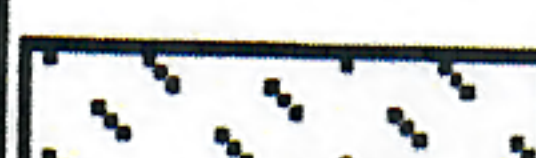
Area of Minimal Flood Hazard Zone X



Effective LOMRs



Area of Undetermined Flood Hazard Zone D



Otherwise Protected Area



Coastal Barrier Resource System Area

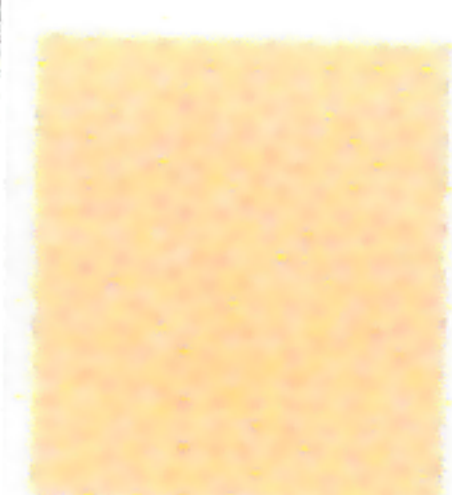
SPECIAL FLOOD
HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth



Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF
FLOOD HAZARD

0.2% Annual Chance Flood Hazard. Areas
of 1% annual chance flood with average
depth less than one foot or with drainage
areas of less than one square mile Zone X



Future Conditions 1% Annual
Chance Flood Hazard Zone X



Area with Reduced Flood Risk due to
Levee. See Notes. Zone X



Area with Flood Risk due to Levee Zone D

OTHER
FEATURES

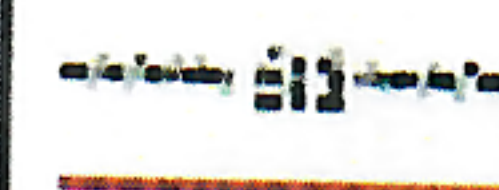
20.2

Cross Sections with 1% Annual Chance
Water Surface Elevation



17.5

Coastal Transect



Base Flood Elevation Line (BFE)



Limit of Study



Jurisdiction Boundary



Coastal Transect Baseline



Profile Baseline



Hydrographic Feature

GENERAL
STRUCTURES

Channel, Culvert, or Storm Sewer



Levee, Dike, or Floodwall