

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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE: By Invitation
3. ADOPTION OF THE AGENDA
4. APPROVAL OF MINUTES
4.1 Minutes of September 15, 2026 regular meeting.
5. PUBLIC COMMENT
Time has been set aside for the public to express their ideas, concerns, and comments on items NOT on the agenda (two minutes maximum).
6. PLANNING AND ZONING ITEMS
6.1 Planning and Zoning Updates
6.2 Ordinance 2026-10 Planning and Zoning Ordinance Chapter 10.22.030
Accessory Dwelling Unit (ADU) Development Standards.
7. SCHEDULED ITEMS
7.1 Purchase Public Works Truck
8. DEPARTMENT REPORTS
8.1 ADMINISTRATIVE
8.2 PUBLIC WORKS DEPARTMENT
8.3 FIRE DEPARTMENT
9. COUNCIL REPORTS
9.1 MAYOR MELANI TORGENSEN
Employees, Cemetery & Fire Department
9.2 COUNCIL MEMBER CHAD LYMAN
Water
9.3 COUNCIL MEMBER TARA WOOLSEY
Airport
9.4 COUNCIL MEMBER RYAN COTTAM
Streets & Storm Water Drainage
9.5 COUNCIL MEMBER MARLENE STOWE
Building, Parks & Recreation, Main Street & Clinic
9.6 COUNCIL MEMBER SALLY ORME
Sanitation & Landfill
10. UNPAID BILLS
11. TENTATIVE CLOSED MEETING
12. ADJOURNMENT

If necessary a closed meeting may be held in accordance with the Utah Code 52-4-205. In compliance with the Americans with Disability Act, individuals needing special accommodations during this meeting should notify Stephanie Steed, City Recorder at (435) 826-4644 at least 48 hours prior to the meeting.

Join Zoom Meeting

<https://us04web.zoom.us/j/9529882858?pwd=TG1EeWRobU54SS9xWStoRXRIUHVidz09>

Meeting ID: 952 988 2858

Passcode: 512701

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on the Utah's Public Notice Website, <https://www.utah.gov/pmnl>, Escalante City Website, <https://www.escalanteutah.gov> and in two public places within the Escalante City limits on this 1st day of October, 2026. These public places being 1) Escalante Post Office 2) Escalante City Office.

/s/ Stephanie Steed
Stephanie Steed, MMC, UCC
City Recorder

**ESCALANTE CITY COUNCIL MEETING
SEPTEMBER 15, 2026
REGULAR MEETING/ELECTRONIC MEETING – 6:00 P.M.
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, Ryan Cottam, Tara Woolsey, Marlene Stowe and City Recorder Stephanie Steed.
Council member Chad Lyman was excused.
City Attorney Barry Huntington joined electronically.

Also present were Bill Weppner, Margie Weppner, Hariett Priska, Jennifer Thomas, Justine McDonald, Jax Nelson, Dash Derring, Davie Gonzalez, Brage Shakespear, Knixtin Ness, Evelin Orme, Jade McDonald, Aunona Gates, Quintin Ness, Royce Orme, Julie Burger, Torrian Nelson and Stephanie Derring.

Mayor Torgersen 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, Orme and Cottam voting aye.

APPROVAL OF THE MINUTES OF SEPTEMBER 1, 2026 MEETING

Council member Orme moved to approve the minutes of the September 1, 2026 meeting as written. Council member Stowe seconded the motion. Motion carried with Council members Woolsey, Orme, Stowe and Cottam voting aye.

PUBLIC COMMENTS

There were no public comments at this time.

PLANNING AND ZONING ITEMS

PLANNING AND ZONING UPDATES

There were no Planning and Zoning updates at this time.

SCHEDULED ITEMS

HARRIET PRISKA - CONSTITUTION WEEK PROCLAMATION

Ms. Priska expressed gratitude to the Council for their service, noting that she has been a resident of the community for 35 years and appreciates their ongoing support. Ms. Priska read the proclamation and mentioned the nation-wide ringing of the bells scheduled for September 17 at 2:00 p.m. Council member Woolsey moved to adopt the Constitution Week Proclamation. Council member Cottam seconded the motion. Motion carried with Council members Stowe, Cottam, Orme and Woolsey voting aye.

CASSIE MACK - SCARECROW CONTEST

Mayor Torgersen explained Ms. Mack asked to be removed from the agenda.

ESCALANTE 6TH GRADE CLASS - DONATION FOR WASHINGTON DC TRIP

Members of the Escalante 6th grade class requested a donation of \$200 per student to support their trip to Washington, D.C., where they plan to study American history, government and visit museums and historical sites. The students noted that they have been actively fundraising for the trip through the car show, volleyball games, and concession sales. Mayor Torgersen voiced support for the request and asked that the students give a presentation to the City Council sharing what they learned upon returning. **Council member Stowe moved to donate \$200.00 per student if they will come back and report to the City and put flags up at the Cemetery on Veterans Day. Council member Woolsey seconded the motion.**

Justine McDonald asked the City to give a \$300.00 donation per student due to costs of the trip increasing from last year. **Council member Woolsey countered the motion to donate \$300.00 per student. Council member Cottam seconded the Motion. Motion carried with Council members Woolsey, Cottam and Stowe voting aye. Council member Orme abstained.**

ASPHALT BID FOR SHADE STRUCTURE

City Recorder Steed presented the asphalt bids for the shade structure at the pickleball courts. The Council reviewed the bids. **Council member Cottam moved to award the bid to Lazer Construction for the asphalt. Council member Orme seconded the motion. Motion carried with Council members Cottam, Stowe, Orme and Woolsey voting aye.**

POLICIES AND PROCEDURES -URS TIER 2 UPDATE

City Recorder Steed said after the Utah Retirement System (URS) audit it was determined that the URS Tier 2 eligibility needed to be updated. **Council member Orme moved to adopt the Policies and Procedures URS Tier 2 update. Council member Stowe seconded the motion. Motion carried with Council members Stowe, Woolsey, Orme and Cottam voting aye.**

ESTIMATE FOR LANDFILL FENCE

Council member Orme explained the Landfill fence estimate. This item was discussed at length. **Council member Orme moved to approve the landfill fence expenditures up to \$2500.00 Council member Cottam seconded the motion. Motion carried with Council members Stowe, Cottam, Orme and Woolsey voting aye.**

DEPARTMENT REPORTS**ADMINISTRATIVE**

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

City Recorder Steed reported the Utah Retirement System (URS) Audit was completed last week and everything went well.

City Recorder Steed reported the Annual Audit is complete with no findings.

City Recorder Steed reported that she and City Engineer Richard White submitted a grant application to the Utah Board of Water to secure funding for a well water treatment plant.

PUBLIC WORKS DEPARTMENT

The Public Works Department was not present at said meeting.

FIRE DEPARTMENT

BILL WEPPNER

Mr. Weppner reported that since the previous meeting, the department had one call-out for a motor vehicle accident, which was cancelled en route .

Mr. Weppner clarified the fire department's primary responsibilities, which include member and community safety, fire prevention and suppression, and rescue operations, but not determining causality in accidents or incidents.

COUNCIL REPORTS

MAYOR MELANI TORGENSEN

Mayor Torgersen reported on the successful 9/11 clean-up day, expressing gratitude to all attendees for a fun evening. Mayor Torgersen said moving forward, an annual 9/11 event will feature community service followed by a hamburger social at the park.

COUNCIL MEMBER CHAD LYMAN

Council member Lyman was not present at said meeting.

COUNCIL MEMBER TARA WOOLSEY

Council member Woolsey had nothing to report at this time.

COUNCIL MEMBER RYAN COTTAM

Council member Cottam had nothing to report at this time.

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

CLOSED MEETING

There was no Closed Meeting at this time.

Mayor Torgersen adjourned the meeting at 6:26 p.m.

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

for storage is permitted.

- K. External ADUs shall not exceed the greater of fifty percent (50%) of the size of the principle dwelling or one thousand (1,000) square feet excluding the basement.
- L. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements for the primary residence in the zone 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.

AFTER 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)~~ eleven thousand (11,000) 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 for storage is permitted.
- K. External ADUs shall not exceed ~~the greater of~~ fifty percent (50%) of the size of the principle dwelling ~~or one thousand (1,000) square feet~~ excluding the basement.
- L. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements for the primary residence in the zone, complies with all applicable building, health, and fire codes, and

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