

**ESCALANTE CITY PLANNING AND ZONING
SEPTEMBER 22, 2026
REGULAR MEETING/ELECTRONIC MEETING - 6:00 P.M.
PUBLIC HEARING/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 Terry Olsen, Kristal Gurr, Savannah Pickering, Hayden Taylor, Tara Woolsey and City Recorder Stephanie Steed. Commissioner Ed Shakespear arrived at 6:13 p.m.

Also present were Steve Witzdam and Larry Barnes.

ADOPTION OF THE AGENDA

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

APPROVAL OF MINUTES

MINUTES OF THE SEPTEMBER 8, 2026 MEETING

Commissioner Olsen moved to approve the minutes of the September 8, 2026 meeting as written. Commissioner Taylor seconded the motion. Motion carried with Commissioners Pickering, Taylor, Olsen and Gurr voting aye.

OPEN PUBLIC HEARING

Commissioner Taylor moved to open the Public Hearing at 6:02 p.m. Commissioner Pickering seconded the motion. Motion carried with Commissioners Olsen, Pickering, Gurr and Taylor voting aye.

**ORDINANCE 2026-10 PLANNING AND ZONING ORDINANCE CHAPTER 10.22.030
ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS.**

Chair Shakespear explained Ordinance 2026-10 and asked if there were any questions or comments from the public.

LAWRENCE BARNES

Mr. Barnes asked if changing the lot size to 11,000 square feet is because there are still some of the smaller lots that are not quite the original half acre. Mr. Barnes asked if that was the reason for the change. City Recorder Steed explained that the reason the City is changing the lot size is because of State requirements. Mr. Barnes asked if the basement is the primary home or the accessory dwelling home. City Recorder Steed explained that it is the ADU.

CLOSE PUBLIC HEARING

Commissioner Taylor moved to close the Public Hearing at 6:05 p.m. Commissioner Gurr seconded the motion. Motion carried with Commissioners Taylor, Olsen, Pickering and

Gurr voting aye.

**DECISION ON ORDINANCE 2026-10 PLANNING AND ZONING ORDINANCE
CHAPTER 10.22.030 ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT
STANDARDS.**

Commissioner Talor moved to recommend Ordinance 2026-10 to the City Council for approval. Commissioner Pickering seconded the motion. Motion carried with Commissioners Pickering, Olsen, Taylor and Gurr voting aye.

SCHEDULED ITEMS

CHRISTINE LOWE, PATRICIA LOWE & GABRIELLE FARRIS - LOT LINE

ADJUSTMENT - 55 S CENTER - C/R & R-M-7

City Recorder Steed explained with the lot line adjustment one parcel would be designated as 0.75 acres in the R-M-7 Zone and another as 0.32 acres in the Commercial Residential Zone.

Commissioner Woolsey asked if the 0.32 acre would have the required 75 foot frontage.

Commissioner Taylor said the frontage on the .032 acre is only 69.11 feet so it does not meet the required frontage for the new parcel. This item was discussed at length. **Commissioner Taylor moved to deny the request and advise the applicant that they may submit an application to the appeals authority if desired. Commissioner Gurr seconded the motion. Motion carried with Commissioners Pickering, Taylor, Olsen and Gurr voting aye.**

Commissioner Shakespear arrived at this time.

R SLICE SUBDIVISION (STEVE AND PAGE WITZDAM) - 570 W 325 N - RR-1-20

City Recorder Steed reported that Mr. Witzdam submitted the items requested at the previous meeting, including setbacks, 100-year flood watermarks, electronic copies, and verification that no delinquent taxes are owed on the parcel. City Recorder Steed verified receipt of the electronic files. Mr. Witzdam stated that he conducted extensive research regarding the 100-year flood watermarks for the area consulting with County officials and City Engineer Richard White but found no applicable findings. The Commissioners went over the checklist. City Recorder Steed noted that, upon approval, Mr. Witzdam must guarantee that all required utility lines, sewer connections, and meter infrastructure are fully installed for every lot in the approved subdivision. **Commissioner Taylor moved to approve the R Slice Subdivision. Commissioner Gurr seconded the motion. Motion carried with Commissioners Gurr, Taylor, Shakespear, Olsen and Pickering voting aye.**

Commissioner Gurr moved to adjourn the meeting at 6:20 p.m.

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

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

Date minutes approved: 10/27/2026