

**ESCALANTE CITY PLANNING AND ZONING
SEPTEMBER 23, 2025
REGULAR MEETING/ELECTRONIC MEETING - 6:00 P.M.
ESCALANTE CITY COUNCIL CHAMBERS - 56 N. 100 W.**

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

Present at said meeting were Chair Woolsey, Commissioners Marlene Stowe, Hayden Taylor, Kristal Gurr, Paula Shakespear and City Treasurer Nancy Porter. Commissioners Terry Olsen, Ed Shakespear and City Recorder Stephanie Steed were excused.

Also present were Lee Minchey, Ryan Andersen and Steve Witzdam.

ADOPTION OF THE AGENDA

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

APPROVAL OF MINUTES

MINUTES OF THE APRIL 22, 2025 MEETING

Commissioner Taylor moved to approve the minutes of the April 22, 2025 meeting as written. Commissioner Gurr seconded the motion. Motion carried with Commissioners Taylor, Shakespear and Gurr voting aye.

SCHEDULED ITEMS

WITZDAM MULTI-HOUSING PROJECT

Mr. Witzdam came before the council to ask about doing a 3 way split on the property at 570 W. 325 N. Mr. Witzdam asked about running a sewer line north on 500 W. along the right of way. Chair Woolsey said Mr. Witzdam would need to go to the City Council for these items to be discussed. Mr. Witzdam was told to contact City Recorder Steed at the office the next day and talk to her about his options.

JC WHITE PARCEL AT 615 WEST MAIN

Ryan Anderson was here to ask the Board what he can do on this property and brought in some photos of what he would like to do as far as building some tiny houses and some other possibilities. Chair Woolsey told him he would need to go online and research the Cities ordinances for both residential and commercial rentals letting him know that they would have to be rented out as vacation rentals with no stay being over 30 days. Mr. Andersen asked about the Of-Land property and stated that is what he is looking at doing. This item was discussed at length. Mr. Andersen was told to read all the requirements and that he would not be able to do that type of project under what he was presenting it as. Mr. Andersen was told to contact the city council with specific questions he had on this. Commissioner Taylor also told him the lot size requirements and the set-backs that are needed. Mr Andersen asked if they ever grant

variances on the size requirements and Chair Woolsey told him that he would have to take that up with the board of adjustments if and when he had his plans ready to submit.

LEE MINCHEY LOT LINE ADJUSTMENT

Mr. Minchey came before the board to have his property line adjusted and he had a new survey of the property done to show what he is proposing. Mr. Minchey was asked to show the access to the property so that it would not be land locked and he showed the commission what he wanted to do. Mr. Minchey was told that he would have to provide the date the other property sold showing it had been more than 5 years since his last adjustment. **Commissioner Taylor made a motion to approve this item if Mr. Minchey can show proof of the last split being more than 5 years ago. Commissioner Gurr seconded the motion. Motion carried with Shakespear, Taylor and Gurr voting aye.**

Commissioner Taylor moved to adjourn the meeting at 6:34 p.m. Commissioner Shakespear seconded the motion. Motion carried with all in favor.

Nancy Porter, City Treasurer

Date minutes approved: 01/13/2026