

CITY OF ESCALANTE, UTAH

GENERAL PLAN

Draft March 2024

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CHAPTER 1. PURPOSE AND SCOPE

1.1 Introduction

This General Plan provides the overall philosophy for the land use patterns in Escalante. The plan is the underlying policy document for all land use ordinances adopted within the City. The zoning ordinances and other associated documents are used to implement the goals and policies as stated in this plan. The General Plan reflects the Escalante Vision Statement adopted by the City Council in June 2014:

“The City of Escalante is a vibrant community consisting of families with pioneer values such as integrity, accountability, tenacity, innovation and service. Our community is dedicated to creating the look and feel of our pioneer heritage and agricultural roots. We are committed to securing a livable and sustainable environment with civility and fairness to all for future generations.”

The General Plan reflects the present needs and future goals of the people of Escalante City. It provides flexibility to meet future community needs. At the same time, it protects the customs and culture of the city: rural lifestyle, family values, and a clean and crime free environment.

The General Plan provides an official statement of Escalante City Planning Commission and City Council concerning major policies and desirable future physical development. It also addresses community services and economic growth.

The General Plan is a requirement of Utah State law and was developed through an analysis of data collected during the planning process, community input, on-site visits, and changes since the General Plan was last adopted.

It addresses land use, transportation and traffic circulation, public services and facilities, economic resources, and growth. The plan outlines the policies the council and commission will utilize in making decisions about Escalante.

Periodically review the general plan to ensure that it reflects community desire and sentiment.

CHAPTER 2. LAND USE

2.1 Land in Escalante City

Land use in Escalante City is primarily single-family residential. Other uses include: commercial, public facilities, churches, schools, parks and recreation. Agriculture is a major land use within and surrounding Escalante. The zoning ordinance is based on these land uses. General Plan goals and policies provide the basis for land use decisions. The zoning ordinance outlines the requirements and standards for property development. The combination of different types of land uses adds to the cohesiveness and quality of life in the community.

2.2 Residential Land Use

Escalante residential density is relatively low because of the original pattern of large blocks and lots. Historically, each block had four lots. A large portion of each residential lot was set aside for a garden and raising family livestock.

Since that time, many of these lots have been subdivided into smaller lots. There is only one block in Escalante with the original 4 lot pattern, though a number of the ¼ block lots remain. Subdividing into smaller lots has allowed for more residents to live in the core of the community, near services. Smaller lots in the center of the community, with larger lots on the edge, help maintain a rural feel for the city. Smaller lots also contribute to the affordability of housing.

Single family is the most prevalent residential use. Multi-family is also allowed in specified areas of Escalante.

It is advantageous to allow for a variety of housing types, including multi-family and long-term rental units to accommodate those individuals who cannot afford to own a single-family home. It also benefits the community to offer opportunities for affordable home construction for Escalante citizens.

2.3 Commercial Land Use

Commercial land use in Escalante is located mostly along Main Street (State Highway 12), with a small amount distributed within a block or so of Main Street. Having a variety of commercial uses helps the local economy and contributes to the quality of life for residents and visitors.

With the expanded commercial activities, local customers will be attracted to use such facilities instead of traveling to the larger communities out of the area.

Escalante's most pressing transportation need is to make sure that any development along Highway 12 becomes a positive aspect of attracting commercial and industrial needs to the area instead of becoming an undesirable unworkable network of conflicting patterns.

2.4 Public Facilities Land Use

Public facilities include uses by federal, state, or local government. This includes parks, public buildings and facilities, museums and visitors' centers, schools, the cemetery, and similar public uses.

2.5 Quasi-Public Land Use

Quasi-public uses include churches, civic service clubs, non-profits organizations, and similar uses. There are three churches in Escalante.

2.6 Agricultural Land Use

Agricultural land in Escalante is located throughout the community. The major uses are alfalfa and livestock production.

Gardens and raising of livestock for personal consumption on residential lots throughout the community are part of allowed residential uses and contribute to community character.

2.7 Industrial Land Use

Though industrial land uses do not currently exist within city boundaries, there is a potential they could be developed and/or annexed in the future. These land uses are associated with jobs that provide a living wage and benefit the community.

2.8 Vacant/Underdeveloped Land

Vacant land provides for growth within the city boundaries. These lands often have ready access to adjacent community infrastructure.

2.9 Drainage

The ability to handle stormwater drainage is important in Escalante. With erodible soils and varying slopes throughout the community, it is vital for each property owner to be aware of and ensure that changes on their property do not adversely impact neighboring and other down slope properties. On-site infiltration is the best solution, it avoids creating gullies and other erosion features which carry water and soil off the property. Of great concern are localized downpours which exceed infiltration capacity. Ensuring that there is vegetation to stabilize soils and keeping impervious surfaces to a minimum are two of the best ways to reduce or eliminate impacts from such events.

Land Use Policies

1. An objective is to utilize areas within the city limits where infrastructure is more readily available.
2. New development costs should be absorbed by the developer so as not to be a burden on the existing population.
3. New subdivisions should be constructed out of any 100-year flood zone.
4. New subdivisions shall not alter flood patterns so as to cause problems for their neighbors.
5. New subdivisions should be required to install all improvements in accordance with the subdivision ordinance.

Housing Policies

1. Allow for more multiple family and rental units to help with housing affordability.
2. Consider smaller lots, and construction methods that help provide for more affordable housing.
3. Accessory Dwelling Units (ADUs) are allowed in residential areas, but are not allowed as short-term rentals, which aids in providing long-term housing for residents.
4. Escalante will encourage fair housing practices with the city.
 - a. Escalante has adopted a Fair Housing Ordinance.
5. A shortage of long-term rental units makes it extremely difficult for young people and low and moderate income people to secure housing. Escalante will encourage the construction of rental units including single family, duplexes and, where appropriate, multiple family.
6. A shortage of affordable building lots and existing homes for sale makes it extremely difficult for young people and low and moderate income people to obtain or build single family residences. Escalante will periodically review and adjust as appropriate zoning boundaries and minimum area requirements to help provide affordable home construction opportunities to all citizens.

Commercial Land Use Policies

1. Develop design standards for commercial uses in Escalante to create visually attractive buildings and signage that match the desert/rural feel of the community and its natural surroundings.
2. Escalante will encourage commercial activities that support the overall vision of the community. Providing employment for community residents should be considered when reviewing commercial proposals.
3. Compatible commercial establishments should be developed in the existing commercial areas of the city before more areas are approved for commercial purposes.
4. Design elements and landscape buffering should be incorporated into commercial development to help minimize potential conflicts between commercial and residential land uses.

Industrial Land Use Policies

1. Industrial development should be centralized in appropriate areas of Escalante, except for those located at raw materials sources.
2. Escalante supports industrial development considering factors of: noise, dust, odors, glare, vibration, etc. The above mentioned must be kept within acceptable standards to decrease harm to workers and to neighboring land uses.
3. Escalante supports the timber industry with the goal of achieving the highest long-term sustained production levels.

Environmental Policies

1. Escalante will discourage building in areas of identified 100-year flood plains.
2. Escalante will protect the beauty and environment of the community through the zoning ordinance, mobile home ordinance, etc.

Drainage Policies

1. Encourage property owners to maintain properties with drainage in mind.
2. The city shall be aware and act to alleviate any drainage problems on city properties and in rights-of-way.

CHAPTER 3. TRANSPORTATION & TRAFFIC CIRCULATION

3.1 System

The road network in Escalante is designed to move vehicular traffic and pedestrians within the community and to State Highway 12 – allowing residents access to jobs, services, and recreation areas within and outside of the community.

Highway 12 is the only state highway into Escalante and is Escalante’s Main Street. Highway 12 starts at the Bryce Canyon junction of Highway 89 between Panguitch and Hatch, Utah and runs through Garfield County and connects with State Highway 24 at Torrey, Utah.

3.2 Streets and Roads

Streets and roads are part of community land use. They provide connectivity throughout the community and access to the highway leading to and from Escalante.

Local streets have rights-of-way of approximately 99’ each with approximately 24’ of unstripped pavement. They do not include curbs, gutters, or sidewalks. The unpaved shoulders provide infiltration for stormwater runoff.

Main Street, as a state highway, is an arterial. It has approximately 70’ of pavement which includes one travel lane in each direction, a center left turn lane, a bike lane in each direction and paved shoulders for parallel parking, as well as curb and gutter for stormwater. Main Street has sidewalks between approximately 500 West and 300 East. Some of the sidewalk segments are setback from the curb and other segments start at the back of the curb.

The grid pattern of the road system provides good access to all areas of the city.

3.3 Airport

Escalante City owns a fixed base operator airport just east of the city limits. There is a fixed base operator residence at the airport. The airport provides access for small aircraft and brings benefits to the city.

3.4 Active Transportation

Active Transportation is designed to accommodate bicycles and walking as forms of transportation in the community. The grid street pattern in Escalante lends itself to good connectivity, which encourages walking and cycling to get from place to place.

With rising transportation costs more people are opting to use bicycles and walk. Rechargeable electric bikes allow more people in older age groups to use bicycles as a mode of transportation.

Active transportation requires policies and city codes to provide for the safe movement of

cyclists and pedestrians. Low traffic streets provide a safe environment for cyclists and pedestrians. In heavy traffic areas, designated lanes or separation from traffic, combined with signals or other features that allow for safe crossings of these roads encourage greater use.

Studies have shown that businesses which provide bicycle parking often see increased revenue and at the least, no loss of revenue.

3.5 Off-Highway Vehicles

Off-Highway Vehicle (OHVs) use is common in Escalante. Street-Legal OHVs are allowed on city roads.

Transportation & Traffic Circulation Policies

1. The effect that new developments will have on current and future transportation systems will be considered when development is approved.
2. Roadway systems provide connectivity for a community and a grid pattern can be the most efficient pattern. However, physical constraints need to be taken into consideration. The city will review proposed roads to ensure connectivity with the community.
3. All new roads will meet city standards before the developers are released of their obligation to the city.
4. Escalante supports and recommends that Garfield & Kane County continue to make improvements to the Boulder-Bullfrog Road & Hole in the Rock Road.

CHAPTER 4. PUBLIC SERVICES & FACILITIES

4.1 Introduction

Escalante City provides a range of public services and facilities and is the water and sewer provider for the community. These essential services provide a good quality of life for city residents.

4.2 General Government

Escalante's local government consists of a mayor, five city council members, city recorder, city treasurer, librarian, and public works employees. The mayor and members of the city council are elected in a nonpartisan election to serve four-year terms. Planning activities are conducted by the Planning Commission, who are appointed by the Mayor and City Council. Attorney and engineering services are provided on a contracted basis.

4.3 Police Protection

Escalante City has a contract with the Garfield County Sheriff's Department to provide protection and law enforcement.

4.4 Library Services & Innovation Center

Escalante City has a small Library located at 145 W 100 North. The city library is supplemented by a bookmobile, which provides some books not available at the city library and which comes to Escalante once every two weeks.

Escalante's Innovation Center includes four (4) private offices with computers and a conference room which can be rented by the day, week, or month. It is located at 67 N 100 West and provides a place for small businesses to get a start and for remote workers in the community.

The city is committed to provide and improve library resources and services as the need arises.

4.5 Cemetery

Escalante owns a 40-acre cemetery on the eastern edge of the city. Approximately 20 acres is fenced, and lots are made available to city residents and residents of the surrounding area.

Cemetery space is more than adequate at present and far into the future.

4.6 Parks and Recreation

The city has a one-acre park on the southwest corner of 100 North and Center Street. It includes a covered pavilion, restroom facilities, a Veteran's Memorial, playground equipment, and splash pad.

The city owns a rodeo arena and horse stables for public use. It has been suggested that a trailhead be located at Mohr Christensen Park.

Escalante is in an unusually scenic area with many developed recreational areas near to the community. These areas are managed by the U.S. Forest Service, Utah State Parks, and Bureau of Land Management. Many of these are only short distances from the city and are used regularly by local residents.

4.7 Fire Protection

Escalante has a volunteer fire department. There are numerous hydrants throughout the city. The Escalante Volunteer Fire Department is trained and very dedicated.

Fire protection is a concern to the city. As new development takes place, fire hydrants are mandatory and installed by the developers.

4.8 Education

Garfield County School District provides public education throughout the county. Escalante has an elementary school and a junior high/high school.

The nearest college to Escalante is Southern Utah University in Cedar City, Utah, approximately 130 miles away.

4.9 Solid Waste Management

Solid waste is collected by Garfield County. Most solid waste is deposited into dumpsters at the city arena. There is also a landfill available for tree limbs, animals, and etc., located just outside the City.

City growth may necessitate an improvement in the services currently offered by the city. Regular residential garbage pickup would provide for better management of the waste and convenience for residents.

4.10 Wastewater

Escalante has a sewer system with the capacity of serving 900 housing units. Sewer hookup fees are required. Additionally, the owner is required to hook up the line to the sewer main. The city currently provides service to 436 housing units. There is capacity to service an additional 464 housing units or the equivalent. All new development is required to connect to the wastewater collection system.

Planning for the expansion of the treatment facility located NE of the city should be considered periodically as growth and development occur in the city.

4.11 Water System

Escalante's water system is approved by the Utah State Department of Health. Escalante has a storage capacity of 1,000,000 gallons within two equally sized tanks. There is a water hookup fee and a water impact fee.

The Utah State Department of Health requires public water systems to provide a production capacity of 1,600 gallons per day for each connection.

In 2020 the city completed a Water Conservation Plan, which has recommendations for the system.

4.12 Health Care

Escalante is visited by medical professionals regularly at the Ivan Kazan Memorial Clinic, 570 East Moqui Lane. A physical therapist comes regularly and a mobile mammography unit comes twice a year to the Ivan Kazan Memorial Clinic. Garfield Memorial Hospital is located in Panguitch, 70 miles away.

Escalante depends on the Panguitch Hospital and Valley View Hospital in Cedar city, 130 miles away, for any needed hospitalization.

4.13 Federal Government

The Post Office is located at 230 W Main Street. It has hours Monday through Saturday and 24-hour post office box access.

There is an Interagency Visitor Center located at 755 W Main Street. It has offices and personnel of the United States Forest Service, Bureau of Land Management, and National Parks Service. It provides information about Dixie National Forest, Glen Canyon National Recreation Area, and Grand Staircase-Escalante National Monument.

Public Services & Facilities Policies

1. It is recommended that the racetrack area be developed for equestrian use, including tourists and others who visit the area.
2. Encouragement should be given to developing recreational activities and programs throughout Escalante Valley both for local citizens and visitors.
3. Ensure that the water system is kept up to date and provides good water to the community.
4. Ensure that fire protection equipment is kept up to date and that volunteers are trained to carry out their duties in as safe a manner as possible.
5. Escalante will expand and upgrade the municipal sewer system, if needed.
6. The city will maintain cooperating agreements with Federal and State agencies. The city will encourage them to keep the city informed of land management project proposals pertaining to the area and to allow adequate comment period regarding those projects.

CHAPTER 5. MAJOR ECONOMIC RESOURCES

5.1 Tourism

The tourism industry in Garfield County and Escalante City is one of the major revenue producers. Escalante is a full-service city with facilities for residents and tourists alike. The community has two National Parks nearby, one National Monument, one National Recreation Area, two National Forests, three State parks, and pristine mountain and desert areas that are unmatched in scenic beauty. The following table indicates the number of visitors each major attraction received annually.

In the years before Covid-19 restrictions, 9.5 million people visited the recreation areas within Garfield County. In 2020, there were 6.2 million visitors. In 2021, the numbers rose again, with several national sites and all state parks in Garfield County exceeding previous levels. The total amount spent directly by these tourists in Garfield County in 2019 was estimated at \$84.1 million. Spending dropped to \$54.1 million in 2020 and rebounded to \$85.7 million in 2021. In addition to this, it is estimated that a total of 1,217 jobs were the direct and induced result of the tourist activity. These account for 44% of jobs in Garfield County.

Transient room tax and restaurant tax collections in 2021 were \$2.6 million for Garfield County, down only 4% from the baseline in 2019. Visitors generated 55% of the Local Sales Tax Revenue.

Garfield County Tourist Visitation Counts to National Parks and Recreation Areas & State Parks

Attraction	2017	2018	2019	2020	2021	2022
Bryce Canyon NP	2,571,684	2,679,478	2,591,550	1,464,655	2,104,600	2,354,660
Capitol Reef NP	1,150,165	1,227,627	1,209,376	981,038	1,405,353	1,227,608
Glen Canyon NRA	4,574,940	4,219,441	4,330,563	2,553,392	3,144,318	2,842,776
Grand Staircase-Escalante NM*	982,993	1,157,916	1,118,102	959,234	1,371,036	1,029,000
Anasazi Indian Village SP	19,565	20,062	19,477	14,236	21,639	17,301
Escalante Petrified Forest SP	57,117	64,693	66,730	57,669	86,047	73,969
Kodachrome Basin SP	116,992	125,867	135,238	119,532	199,555	160,956

*These are visitor contacts at recreation sites and visitor centers.

5.2 Livestock and Agriculture

Farming and livestock have had a major economical influence in Escalante since it was settled. Since there is no data kept on individual cities, Garfield County data will be used to show trends and conditions.

According to the United States Department of Agriculture 2017 Census of Agriculture, Garfield County had 286 farms. Inventory of listed livestock: 14,764 cattle and calves and 652 sheep. The census also showed 12,783 acres of hay. These farms' products had a combined market value of \$21,786,000. The next Census of Agriculture is set to be released in February 2024.

The livestock and agriculture industries seem to have stabilized over the years, however, if further environmental constraints are enacted, cattle inventories would decrease as a result of less accessible grazing lands.

5.3 Industrial

Escalante City desires to attract industry so it can stabilize the local economy by providing jobs to the unemployed and underemployed as well as to slow down the out-migration of youth from the community.

Major Economic Resources Policies

1. Encourage development of activities in the commercial area to attract visitors passing through the area.
2. Increased commercial activities to benefit local residents and reduce travel to larger communities for goods and services.
3. Local officials will explore all avenues to help bring good employment opportunities to Escalante.
4. Consider ways to attract industry to Escalante to help with employment and provide alternatives for young people who often leave the area.

CHAPTER 6. GROWTH MANAGEMENT

6.1 Growth Management Introduction

Escalante welcomes growth that will contribute positively to the community. There is adequate community services to support a larger population. A larger population would invite a greater variety of commercial, medical, and other services which would contribute to the quality of life for all residents and visitors.

6.2 Growth Management policies

- (1) Escalante encourages moderate growth. Growth will be managed in such a manner that the infrastructure is not overtaxed and becomes antiquated.
- (2) Escalante will consider annexation when considering extension of water service and other improvements.
- (3) When proceeding to annex the city will do so by entertaining petitions for annexation in accordance with the Policy Declaration. Escalante should require a fair and equitable plan for improvements and municipal services in all areas to be annexed. It is the intent of Escalante City to ensure that all annexed areas bear the proportionate share of costs related to improvements and municipal services into those areas.
- (4) Escalante has adopted a Zoning Ordinance, and development standards as a means of implementing the General Plan and administering related ordinances.
- (5) Escalante maintains a current Capital Improvements Plan to program future investment needs. A capital improvements program is a process of budgeting for large-scale public facilities which are expected to have a relatively long life. Examples include parks, hospitals, road equipment, etc.
- (6) Escalante has impact fees which help to ensure available resources for public services as the population grows. New development will pay the cost of expanding and/or extending public services. This ensures that existing residents are not required to carry the burden of the unplanned additional costs.

CHAPTER 7. IMPLEMENTATION

This plan, based on community input and the work of Planning and Zoning members and the City Council, serves as a guide and reminder of the goals of the community and the policies to carry them out. Implementation will be flexible enough to give consideration to the diversity of interests and changing conditions in Escalante. The general plan should be reviewed periodically to adjust to these changes and meet the requirements of state law.

It is expected that the city will continue to grow at a moderate rate. As growth continues, Escalante will continue its excellent service to local residents. Services most likely to be affected by growth are the sewer and water systems, road maintenance, parks and recreation, and police and fire protection.

The city's zoning, nuisance, sign and impact fee ordinances are the tools which make this plan a meaningful document for now and years to come. Residential and commercial development should not be allowed if water and sewer are not available in the area. If they are available, Escalante requires developers to install connections to the systems at their own expense prior to occupancy.

The city directs growth by using development agreements, a capital improvements program, building codes, grading and drainage standards and roadway design guidelines.

Escalante's Capital Improvement Plan identifies major capital improvement costs for future development. The plan is incorporated into the annual city budget.

Escalante will work with Garfield County and other communities to develop cohesive and workable ways of providing services which can be accomplished on a regional basis. This interlocal cooperation helps maximize services and reduce costs to taxpayers.

APPENDICES

APPENDIX A. HISTORICAL SETTING

1866 - The first known white men to enter Escalante Valley was a detachment of 62 officers and men of the Iron County Militia and the Utah Territorial Militia who were ordered into service August 15, 1866, by Brigadier General Erastus Snow an apostle in the Church of Jesus Christ of Latter-day Saints (Mormon) and commander of the southern Utah military district. Their orders, issued at St. George, were to explore for Indian trails from the Buckskin Mountains (Kaibab Plateau) to the mouth of the Green River. Finding potatoes growing wild when they entered what is now known as Escalante Valley, they dubbed the area Potato Valley.

1872 - In June of 1872 John Wesley Powell sent his brother-in-law, Almon Harris Thompson, from Kanab to the Dirty Devil River to retrieve a boat that had been cached at the confluence of the Dirty Devil and the Colorado the year before. When they entered Escalante Valley and found a river, they thought they were on the Dirty Devil. However, climbing high upon the Escalante Fold, they discovered the river they were on was not the Dirty Devil, but was an “unknown, unnamed” river. Since it was nearly one hundred years since two Spanish priests, Atanasio Dominguez and Silvestre Velez de Escalante [1776] made their famous, circuitous journey through what later became Utah Territory, Thompson decided to name the River and the Valley Escalante in honor of Father Escalante. (There is, however, no evidence that the Escalante party ever was in present-day Escalante Valley). The Escalante River is the last river in the continental United States to be discovered and named.

1875 - In July 1875 Almon H. Thompson once again came into Escalante Valley with his survey crew, this time to survey and explore the Kaiparowits Plateau. At the same time, some Mormons from Panguitch were in the valley digging irrigation canals to get water onto farmland with intentions of establishing a town the following year. On August 5, 1875, four Mormons rode into Thompson’s camp, a mile north of town on Pine Creek, and told him they were thinking of establishing a settlement here. Thompson told them he had already named the river and the valley Escalante and “advised them to call the place Escalante.”

Settlement of most places in Utah was the direct result of a call from the Prophet of the LDS Church for a group to settle in a particular area. However, there was nothing in church policy that forbid anyone, once they had colonized a new location, from looking elsewhere for a place of abode if they felt they could better their situation, and Escalante is an example of a settlement being established not because of a direct call from Church Headquarters but because individuals had scouted out the country and felt they could better their situation once they made a move.

By 1875 there had been talk in communities such as Panguitch and Beaver and perhaps other surrounding towns about a place called “Potato Valley.” Panguitch had a short growing season which made it almost impossible for fruit trees to produce, and many were looking for a

somewhat milder climate. Livestock men were also looking for a place that had a winter and summer range in close enough proximity that cattle could be moved short distances and forage year-round. Escalante Valley, or, as it was known then, Potato Valley, was just such a place.

In the spring of 1875, some men from Panguitch came into Escalante Valley and began digging canals to get water out of the Escalante River onto prospective farmland. They worked through the summer and fall, and it was while they were digging the canal that they came into contact with Almon H. Thompson who “advised them to call the place Escalante.”

1876 - In March 1876, Josiah Barker brought his family from Panguitch to Escalante Valley. His son Peter was driving the lead wagon, and riding with Peter were his sister, Mary Alice, and her girlfriend, Kate Jacobs. When they got to where the valley opened up Peter stopped and lifted sixteen-year-old Mary Alice down from the wagon, and she became the first white woman to set foot in the valley. Kate was only a breath behind, and Mary Alice’s mother was in the next wagon. Mary Alice later became a midwife and delivered more than 600 babies during her thirty-five years of practice.

Within the month other families came, and Escalante soon became an established town. At first it was proposed that the city be built on the north side of the river, with the south side being left for farms. However, in April the decision was made to move the site of the town to the south side of the creek onto higher ground which would leave the land on the north side for farming. It is disputed whether it was Alma Barney or Josiah Barker who made the suggestion that the town be moved to the south side of the river, but, whatever the case, a meeting was called, and the move was talked over. It was decided that moving the town to the south would be the better decision.

Josiah Barker had some experience with surveying and while sitting on what later became known as “Meeting House Hill,” he used a level-like instrument and located the North Star. Sightings were then taken, and the town was laid out. The streets were six rods (99 feet) wide and each block was twenty-eight rods (462 feet) square, or five acres. Each block was then cut into four equal lots of one and one-fourth acres. This gave ample space for a house, garden spot, orchard and some corrals and outbuildings. Lot assignments were made by the head of each household drawing a piece of paper from a hat with the lot assignment written on it. There was no squabbling over who drew which lot and everyone seemed satisfied with the draw.

The population of Escalante has varied over the years. At its peak, in the 1940's, the population was high as 1,200, but after World War II the population began to decline. Today the population hovers around 800.

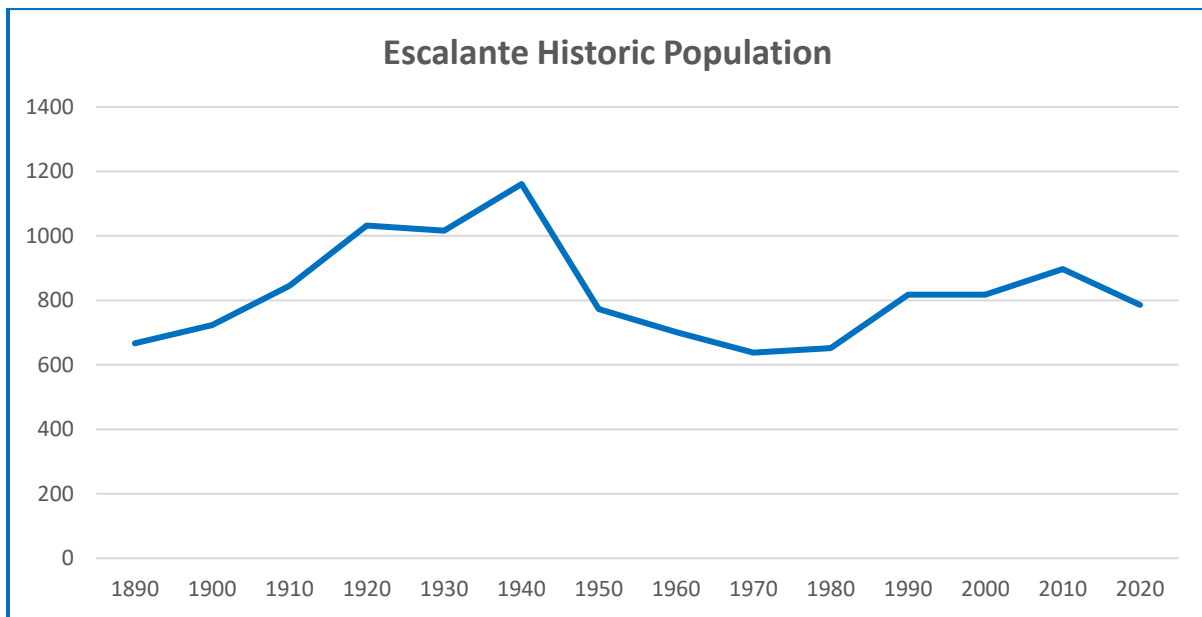
APPENDIX B. POPULATION

B.1 Introduction

Population projections are a major consideration for most planning decisions. They are important to consider when making decisions about expanding community facilities and services. They are based on past trends, economic drivers, and other considerations. As those things change, projections can change become less accurate.

B.2 Population Trends

Escalante has experienced population fluctuations that have occurred in many American rural/agrarian/natural resource communities over the past century. This phenomenon, coupled with the instability of economics in lumber and mining, has been challenging for Escalante and Garfield County. Much of the change can be attributed to federal policies and designations, changes in governmental employment, economy shifts, and an increase of out-migration.



1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
667	723	846	1032	1016	1161	773	702	638	652	818	818	897	786
	8.4%	17.0%	22.0%	-1.6%	14.3%	-33.4%	-9.2%	-9.1%	2.2%	25.5%	0.0%	9.7%	-12.4%

The area around Escalante also has many residents who utilize the city for shopping, healthcare,

and other needs. It is estimated that an additional 270 people live in the surrounding area.

B.3 Ethnic, Household, Income, & Education Characteristics

White is the predominant race, at 95.5 percent in Escalante, 1.8% is American Indian, and 1.0 percent is Asian according to the 2020 Census. The average household size in Escalante is 2.3, compared to the County average of 2.56. The household median income is \$45,724¹ in Garfield County compared to \$39,808 for Escalante. Approximately 98.8 percent of Escalante's population who are 25 years old and over have graduated from high school. This figure is higher than the Garfield County figure of 95.2 percent.

B.4 Age Composition

By understanding the composition of the future population by age and need, the city can better plan for those needs. The median age for Escalante was 31.4 years in 1990, in 2020 it had increased to 47.1 years. These figures indicate a need for future planning of senior recreation facilities and increased medical services for the increased senior population. This also indicates a need for employment opportunities, affordable and move-up housing availability and recreation facilities, to entice younger families to stay in or move to Escalante.

B.5 Part-time Residents

Part-time residents have become more common in Escalante over the years. A number of these are retirees and a growing number are people who are able to work remotely. These residents can create a need for commercial and other services that are larger or have greater capacity. Because they often own a second home here, they also put more demand on community services and facilities.

B.6 Growth Projections

Dramatic changes in population can put a strain on the community's ability to respond. Out-migration continues to be a great concern to city officials. Out-migration can only be curtailed by creating employment opportunities.

The future growth of Escalante was estimated using data from Kem C. Gardner Policy Institute at the University of Utah's population projections for Garfield County, completed in 2022. These projections show a slight decline in the county population in the near future, but an overall increase going into the future.

¹ American Community Survey, 2021

Escalante projections are based on the historic percentage that Escalante has been of Garfield County. This used Decennial Census data, which is more accurate in actual population counts, rather than off-year estimates, and applying these percentages to the county projections. Another projection was made based on Escalante growth between 2000 and 2020, which is 1.77%. This rate was applied, beginning with the 2020 census data for Escalante.

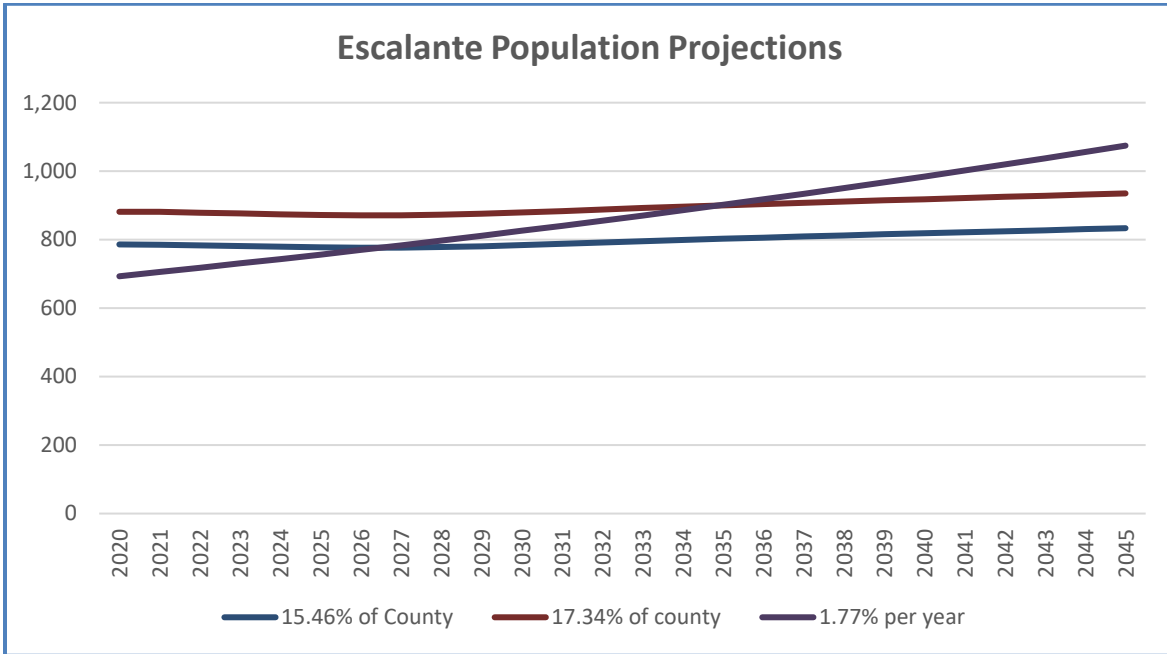


Table B.2 - Projected Garfield County Growth by Category, 2020-2045

Year	Population				Escalante Projections		
	Population	Absolute Change	Annual Growth Rate	Median Age	15.46%*	17.34%**	1.77%*** per year
2020	5,084	n/a	n/a	40.6	786	882	693
2021	5,079	-5	-0.1%	40.7	785	881	705
2022	5,068	-11	-0.2%	41.0	784	879	718
2023	5,053	-15	-0.3%	41.3	781	876	730
2024	5,039	-14	-0.3%	41.6	779	874	743
2025	5,028	-11	-0.2%	41.7	777	872	757
2026	5,022	-6	-0.1%	41.7	776	871	770
2027	5,024	2	0.0%	41.7	777	871	784
2028	5,033	9	0.2%	41.8	778	873	797
2029	5,049	16	0.3%	42.0	781	876	812
2030	5,071	22	0.4%	42.0	784	879	826
2031	5,095	24	0.5%	42.2	788	884	841
2032	5,120	25	0.5%	42.4	792	888	855
2033	5,144	24	0.5%	42.5	795	892	871
2034	5,168	24	0.5%	42.6	799	896	886
2035	5,191	23	0.4%	42.8	803	900	902
2036	5,213	22	0.4%	42.9	806	904	918
2037	5,234	21	0.4%	42.9	809	908	934
2038	5,255	21	0.4%	42.9	812	911	950
2039	5,275	20	0.4%	42.9	816	915	967
2040	5,294	19	0.4%	42.9	818	918	984
2041	5,314	20	0.4%	42.8	822	922	1002
2042	5,334	20	0.4%	42.5	825	925	1019
2043	5,353	19	0.4%	42.1	828	928	1037
2044	5,372	19	0.4%	41.9	831	932	1056
2045	5,391	19	0.4%	41.9	833	935	1075

*Based on 2020 Census count

** Based on 2010 Census count

*** Based on average population change 1890 to 2020 - not tied to projections

APPENDIX C. ENVIRONMENTAL PROFILE

C.1 Climate

Elevations in Garfield County range from less than 5,000 feet to over 10,000 feet. This wide range of elevation has a marked influence on the climate of the region. The elevation for Escalante is 5,810 feet. Annual precipitation, in the county, shows a direct relationship to change the elevation, and ranges from less than 10 inches at the lower levels to more than 20 inches a year in the higher mountains. This limited precipitation comes in two distinct seasons (see table below). Winds from the Pacific Ocean bring early spring storms and summer thunderstorms come from the Gulf of Mexico.

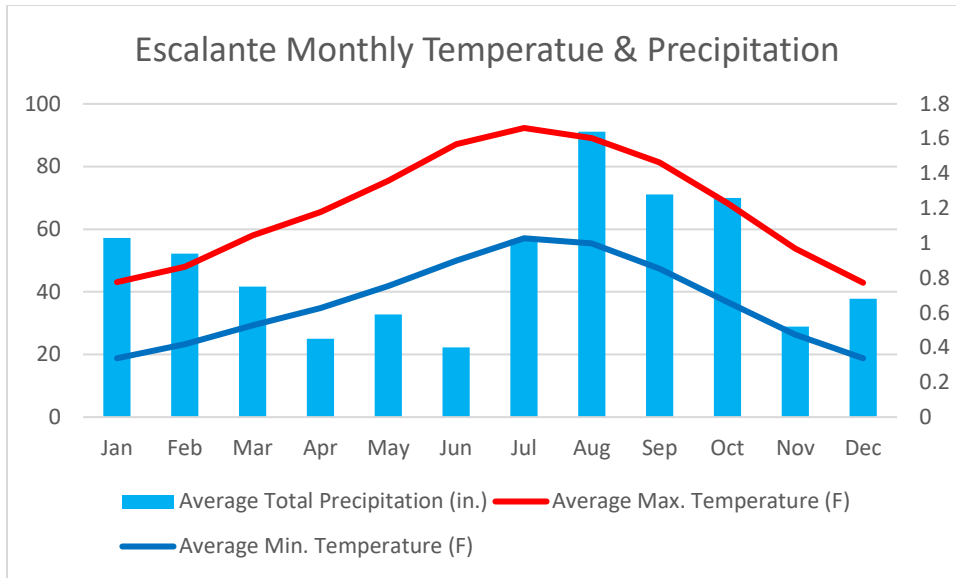
Table C1

Escalante and Other Garfield County Cities and Major Areas*

Precipitation, Elevations, and Temperatures

City/ County Area	Elevation	Frost Free Dates	Temperature			Annual Average Precipitation
			Apr-Sep	Oct-Mar	Annual	
Escalante	5,820	Apr 25 – Oct 14	79	50	65	10.96
		May 16 – Oct 3	45	23	34	
Panguitch	6,624	Jun 17 – Aug 22	75	48	62	9.78
		Jun 21 – Sep 5	37	15	26	
Bryce Valley	6,309	Apr 30 – Oct 5	76	50	63	12.07
		Jun 2 – Sep 23	42	22	32	

*Utah Climate Center, USU



C.2 Flood Plain

Like most communities, naturally formed drainage and flood plains exist in Escalante and as such should be identified so that residential and commercial developments can avoid these areas. The Department of Housing and Urban Development Federal Insurance Administration has identified certain areas of the City as flood prone. These areas are basically along the Escalante River on the north end of the city and Alvey Wash on the south end of the city. In order to get federal funding assistance for housing, one must purchase flood insurance to live or build within the 100-year flood zone.