

MINUTES FOR OGDEN VALLEY COUNCIL MEETING

Tuesday, April 7, 2026, 6:00 p.m.
Huntsville Town Hall, Council Chambers
7474 East 200 South, Huntsville, Utah

Name	Title	Status
Janet Wampler	Mayor	Present
Tia Shaw	Council Member	Present
Peggy Dooling-Baker	Council Member	Present
Kay Hoogland	Council Member	Present
Chad Booth	Council Member	Present
Don Hickman	Council Member	Present
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Corbin Gordon	City Attorney	Present via Zoom

1. Call to Order by Mayor Wampler at 6pm
 - a. Roll Call – all present
 - b. Pledge of Allegiance led by Mayor Wampler
 - c. Moment of Silence for approximately one minute

2. Public Comment (at the discretion of the Mayor). All public comment shall: 1) only be made by those after the person states his or her name and address for the record; 2) may last no longer than 2 minute unless otherwise allowed by the Mayor; 3) must be germane to the authority of the City Council and be directly related to city programs, projects, services or events; and 4) may not address an item already on the agenda.

Bill White indicated he is OK with the changes in his parcels from FV3 to AV3. He still will have other zoned parcels.

Troy Bruner expressed his concern regarding a 75-foot offset for manure. The planning commission should change it. He has been living on this property for years and expects to retain his rights.

Greg Friedman asked about RE15/20 changes. They have not been available to the public since the last planning commission meeting.

3. Consent Agenda
 - a. Approval of Minutes: March 23, 2026 (work session), March 23, 2026 (Special City Council meeting)
 - b. Approval of Business Licenses

There was no discussion of the minutes. **Council member Hickman moved to approve the March 23rd work session and March 23rd Special session minutes. Council member Dooling-Baker seconded the motion. All Council members voted aye (5-0).**

There was a question about the indoor climbing license. It is an existing building. It is an indoor facility. The plan is to open around the end of May/1st of June.

Council member Booth moved to approve the business licenses. Council member Shaw seconded the motion. All Council members voted aye (5-0).

City Attorney Gordon indicated the Mayor should sign the business licenses.

4. Ordinance 2026-11: Planning Commission. Discuss and possibly deny, continue, or adopt Ordinance 2026-11 regarding the Planning Commission.

City Attorney Gordon indicated that he looked at the existing code and amended what was adopted. It explains how the planning commission should function. He left in the references to alternate planning commission member but changed the reference to 'may'. He indicated a cross reference to the city municipal code.

Council member Hoogland indicated this has ethics-related provisions. The City Attorney says this is a general reference and should stay in. There should be a cross reference to the municipal code numbers for ethics.

Council member Hickman moved to adopt Ordinance 2026-11 Planning Commission with additional the cross reference to the municipal code provision. Council member Shaw seconded the motion. All Council members voted aye (5-0).

Council Member Shaw	Aye
Council Member Dooling-Baker	Aye
Council Member Hoogland	Aye
Council Member Booth	Aye
Council Member Hickman	Aye

5. Ordinance 2026-09: Enforcement Code. Discuss and possibly deny, continue, or adopt Ordinance 2026-09 regarding an Enforcement Code.

City Attorney Gordon indicated that he amended and restated this ordinance and added the references to the existing code. If there are specific enforcement provisions in the code they are controlling.

Council member Dooling-Baker moved to adopt Ordinance 2026-09 Enforcement Code. Council member Hickman seconded the motion. All Council members voted aye (5-0).

Council Member Shaw	Aye
Council Member Dooling-Baker	Aye
Council Member Hoogland	Aye
Council Member Booth	Aye
Council Member Hickman	Aye

6. Resolution 2026-17: Adopting the Enforcement Code. Discuss and possibly deny, continue, or adopt Resolution 2026-17 adopting a Code Enforcement code.

This item on the agenda was skipped to bring back after research. City Attorney indicated that it is the fee schedule. Council member Hickman indicated Beacon Code Consultants will be creating a fee schedule. We currently have the Weber County fee schedule.

It will not be discussed tonight since it is not labeled correctly.

7. Ordinance 2026-20: Parking Code. Discuss and possibly deny, continue, or adopt Ordinance 2026-20 regarding the Parking Code.

City Attorney Gordon indicated that it is amended and restated with the added the Weber County provisions that we wanted to adopt, including for parking around Pineview.

Council member Shaw moved to adopt Ordinance 2026-20 Parking Code. Council member Hickman seconded the motion. All Council members voted aye (5-0).

Council Member Shaw	Aye
Council Member Dooling-Baker	Aye
Council Member Hoogland	Aye
Council Member Booth	Aye
Council Member Hickman	Aye

8. Hear Recommendation from Appointment Committee for In-House Inspection and Permit Contract. Discuss and possibly deny, continue, or adopt the Recommendation from Appointment Committee.

The source selection committee recommends selecting Beacon Code Consultants as the In-House Inspection and Permit vendor. In discussion with the vendor, there is interest in adding other services to this contract, such as code enforcement and zoning administration. It is the recommendation of the committee to move forward with a contract.

Council member Shaw asked that business licenses be added to the potential services provided. Council member Hickman indicated that we would consider and prioritize platform selection that includes those services.

Council member Hickman indicated the references have been checked. Beacon offered 15 municipalities of similar size to OVC as references. The next step in the procurement process is to provide a notice of intent.

Council member Booth moved to adopt the recommendation of the Committee for In-House Inspection and Permit Services. Council member Shaw seconded the motion. All Council members voted aye (5-0).

9. Ordinance 2026-12: General Plan. Discuss and possibly deny, continue, or adopt General Plan.

Council member Hickman indicated the Council members should start the discussion since it was discussed in the working session on April 6th. The Council members will give their comments to the City Planner, and will not have the document on SharePoint for all Council members to access. Council member Hoogland indicated that two members could collaborate on one document.

Council member Hickman summarized the discussion from the work session.

Mayor Wampler should discuss the General Plan at every meeting opportunity.

Council member Dooling-Baker discussed that TDR should be a reference in the General Plan and give us time to develop an ordinance to manage TDRs as a tool. Council member Hoogland indicated she would like to hear from the AG community if they can get value from TDRs. Mayor Wampler stated that putting TDRs in a General Plan is very different than creating an ordinance to manage them. She indicated TDRs were added to the general Plan in 2019 as part of a larger state MIHP requirement. The philosophy at the time to maintain their land by selling development rights and moving them to one of the village areas.

Council member Dooling-Baker indicated that TDRs should be included in the General Plan and work for a good TDR program off to the side with the whole community.

Council member Hickman wants the City Council to have a common understanding on TDRs. Mayor Wampler indicated there were no ordinances about TDRs. The zones designated as receiving zones were form-based and DDR.

Council member Hoogland indicated the TDRs should remain in the General Plan as conceived in the 2016/2019 updates to the plan. We should solve the problem as conceived.

Mayor Wampler indicated the TDR program was not specific to preserving agricultural lands. It is intended to preserve open spaces, ridge lines, etc.

Council member Hickman cannot support a General Plan that does not support the farmers getting value out of their land. The tool must exist in the General Plan.

Council member Hoogland requested that the Council members reflect and provide feedback to the city Planner to finalize the thoughts to the General Plan. She suggested having the experts assisting with the grant to provide input into the TDR discussion.

Mayor Wampler indicated a House Bill that passed that mandates detached ADUs be allowed.

There was a discussion on how we get the comments to the City Planner for discussion next week.

Council member Shaw moved to table the Ordinance 2026-12 General Plan discussion. Council member Dooling-Baker seconded the motion. All Council members voted aye (5-0).

Council Member Shaw	Aye
Council Member Dooling-Baker	Aye
Council Member Hoogland	Aye
Council Member Booth	Aye
Council Member Hickman	Aye

10. Ordinance 2026-13: Zoning Map. Discuss and possibly deny, continue, or adopt the Zoning Map.

There was a letter sent to the City that there may be a potential conflict for Council member Booth. Council member Booth chose to recuse himself from the zoning map discussion. Council member Booth left the room during the discussion on this topic.

Council member Hickman summarized the discussion on the zoning map from the working session on April 6th. We agreed to provide comments to the City Planner this week for discussion next week. The Council members were not in agreement on what should be in the zoning plan.

Mayor Wampler indicated that land use items should be on every agenda until it is adopted. She asked if there should be discussion on the zoning map in this meeting. She also asked if there is interest in reaching out to individual property owners that are impacted by rezoning to get their opinions.

Council member Hoogland indicated she would like to read the comments again about rezoning. She also we should reach out to property owners to get their thoughts about whether they would like their property to be rezoned. She is interested in a conservative approach to rezoning to avoid unintended consequences.

Council member Hickman indicated that he has been reaching out to property owners in his district to discuss how rezoning impacts them. He is not willing to vote on the zoning map until he has had these conversations.

Mayor Wampler clarified that for a parcel zoned as a gravel zone and not using it as a gravel pit, it would not be a nonconforming use. It would not be able to be used as a gravel zone.

Council member Dooling-Baker indicated residents are still trying to get the information. She would like more time to talk with people and consider before voting.

Council member Shaw indicated there is a list of impacted properties.

Council member Hoogland would like to attend meetings for other districts to gather more information for voting.

Mayor Wampler indicated there were comments from Ron Gleason on how to reconcile with the rezoned tabled applications at the county when the City went live. She also asked if we are interested in having people approach us to suggest rezones.

Mayor Wampler wants bring up one additional point about villages in the General Plan. We have lost villages within our City boundary with this rezoning. The villages are only on one side of the valley. Would we be interested in moving a village to the other side of the valley. This would require a zone that allows villages.

Council member Hickman moved to table the Ordinance 2026-13 Zoning Map discussion. Council member Shaw seconded the motion. All Council members voted aye (4-0, 1 recused).

Council Member Shaw	Aye
Council Member Dooling-Baker	Aye
Council Member Hoogland	Aye
Council Member Booth	Recused
Council Member Hickman	Aye

Council member Hickman moved to table the Ordinance 2026-14, Ordinance 2026-15, Ordinance 2026-16, and Ordinance 2026-17 discussion. Council member Shaw seconded the motion. All Council members voted aye (5-0).

Council Member Shaw	Aye
Council Member Dooling-Baker	Aye
Council Member Hoogland	Aye
Council Member Booth	Aye
Council Member Hickman	Aye

- 11. Ordinance 2026-14: Definitions. Discuss and possibly deny, continue, or adopt Definitions.
Tabled.
- 12. Ordinance 2026-16: Zone AV3. Discuss and possibly deny, continue, or adopt Zone AV3.
Tabled.
- 13. Ordinance 2026-15: Zone FV3. Discuss and possibly deny, continue, or adopt Zone FV3.
Tabled.
- 14. Ordinance 2026-17: Zone RE15/20. (Approximately 10 minutes). Discuss and possibly deny, continue, or adopt Zone RE15/20.
Tabled.
- 15. Closed Meeting (As needed, for any purpose as allowed in UCA 52-4-25.)

City Attorney has a report back on items from last week. Council member Hoogland indicated this meeting is to discuss potential litigation.

16. Adjourn – **Council member Hickman moved to adjourn the meeting. Council member Dooling-Baker seconded the motion. All Council members voted aye (5-0).** Meeting adjourned at 8:29pm.

The April 7th, 2026 City Council meeting minutes were Approved by the Ogden Valley City Council on the 21st day of April, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins