

# MINUTES FOR OGDEN VALLEY SPECIAL COUNCIL MEETING

Monday, April 13, 2026  
TIME: 3:00 pm or as soon thereafter as may be heard.  
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

1. Call to Order by Mayor Wampler at 3:35pm
  - a. Roll Call - all Council members are 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.

**Carson Young** indicated there was not a 'heads up' on the moratorium and that developers cannot build in subdivisions. He has been sending emails and got a response from Council member Hickman.

**Scott Hurd** stated that the criteria was met to build his house. He sold his prior house and cannot build the new house. H will not have a place to live.

**Matt Bosen** indicated he has several lots in the Harborview subdivision and in the Villages of Wolf Creek. These are recorded subdivisions and recorded plats. The moratorium has messed up the scheduling and cash flow. He has significant funds invested and does not know what to tell his employees or the owners.

**Mike Collins** indicated he started the process in February and his permit was denied. He is working with the City Attorney.

**Kathy Zindel** indicated there is a pocket turning lane slated in her neighborhood. Adding the turn lane will remove parking from the park.

**Shane Dunleavy** indicated that the form-based zone proposed for removal by the Planning Commission is a valuable land use tool. It contains most of the design standards so it is 95% done. The City needs to have a tool like that.

**Kirk Langford** stated that the form-based zone and TDRs were used incorrectly. Form-based was used to insert the roads, and then the planning commission voted against the projects. Farmers did not transfer TDRs to help themselves. The City needs sustainable growth, local stores and a formula to build wealth. New units (Eden Crossing, Cobabe Ranch, Ridge condos) cannot be built without storm drain plans.

Mayor Wampler collected the contact information from several builders to continue the dialog after the meeting.

3. Ordinance 2026-10: Fee Schedule Code. Discuss and possibly deny, continue, or adopt Ordinance 2026-10 for the Fee Schedule Code.

The City Attorney's statement regarding the Fee Schedule Code was read by Mayor Wampler.

Ordinance 2026-10 was passed in the March 30<sup>th</sup> meeting. It has been amended to include other items.

**Council member Hoogland moved to adopt Ordinance 2026-10 Fee Schedule Code with the new amendments. Council member Hickman seconded the motion. All votes aye (5-0).**

<b>Council Member Shaw</b>	<b>aye</b>
<b>Council Member Dooling-Baker</b>	<b>aye</b>
<b>Council Member Hoogland</b>	<b>aye</b>
<b>Council Member Booth</b>	<b>aye</b>
<b>Council Member Hickman</b>	<b>aye</b>

4. Resolution 2026-18: Resolution on Fee Schedule. (Approximately 10 minutes). Discuss and possibly deny, continue, or adopt Resolution 2026-18 adopting a Fee Schedule.

The City Attorney's statement regarding the Resolution on Fee Schedule was read by Mayor Wampler.

Resolution 2026-18 was tabled in the March 30<sup>th</sup> meeting for Council members to review. The resolution allows the City to adopt its own fee schedule.

**Council member Hickman moved to adopt Resolution 2026-18 Resolution on Fee Schedule. Council member Shaw seconded the motion. All votes aye (5-0).**

5. Ordinance 2026-19: ORDINANCE NO. 2026-19: AN ORDINANCE ADOPTING ROADS, STORM DRAIN, AND TRAILS IMPACT FEE FACILITIES PLANS; ADOPTING ROADS, STORM DRAIN, AND TRAILS IMPACT FEE ANALYSES AND SUMMARIES THEREOF; ENACTING IMPACT FEES FOR SUCH PUBLIC

FACILITIES; PROVIDING FOR CREDITS, REFUNDS, ACCOUNTING, APPEALS, ADMINISTRATION, COLLECTION, AND USE OF SUCH FEES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (Approximately 10 minutes). Discuss and possibly deny, continue, or adopt Ordinance 2026-19 adopting new Impact Fees. (*Previously Noticed*)

The City Attorney's statement regarding the Ordinance 2026-19 was read by Mayor Wampler.

Ordinance 2026-19 adopts the plans and analysis discussed in the April 13 hearing. Adopting this ordinance starts the 90-day period for when impact fees can be collected.

**Council member Hoogland moved to adopt Ordinance 2026-19 An Ordinance Adopting Roads, Storm Drain, And Trails Impact Fee Facilities Plans; Adopting Roads, Storm Drain, And Trails Impact Fee Analyses And Summaries Thereof; Enacting Impact Fees For Such Public Facilities; Providing For Credits, Refunds, Accounting, Appeals, Administration, Collection, And Use Of Such Fees; Providing For Severability; And Establishing An Effective Date. Council member Hickman seconded the motion. All votes aye (5-0).**

<b>Council Member Shaw</b>	<b>aye</b>
<b>Council Member Dooling-Baker</b>	<b>aye</b>
<b>Council Member Hoogland</b>	<b>aye</b>
<b>Council Member Booth</b>	<b>aye</b>
<b>Council Member Hickman</b>	<b>aye</b>

6. Closed Meeting (As needed)

A closed meeting for any purpose as allowed in UCA 52-4-25.

No closed meeting was requested.

7. Adjourn **Council member Hoogland moved to adjourn the meeting. Council member Booth seconded the motion. All votes aye (5-0).** The meeting was adjourned at 3:59pm.

The April 13th, 2026 Special 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