

OGDEN VALLEY CITY COUNCIL
MINUTES FOR OGDEN VALLEY COUNCIL WORK SESSION MEETING
 April 13, 2026 Time: 3:15 PM, or as soon thereafter as can 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
Brian Carver	City Planner	Present

1. **Call to Order** by Mayor Wampler at 4:05pm
 - a. **Roll Call** – all members present
 - b. **Pledge of Allegiance** was led by Mayor Wampler
 - c. **Moment of Silence** was for approximately one minute

2. Planning Update:

City Planner Carver provided a list of items moved to review in a public hearing by the Planning Commission. He also provided a list of items that remain to be discussed (Commercial, Manufacturing, STRs). They are also still discussing the Master Overlay Zone.

All residential zones should be through the public hearing process by April 28th. The best case is for the Planning Commission to approve the recommendations and provide the completed items to the City Council by April 29th.

Mike Collins asked the City Council to provide a date when the building permit process is set up so the residents and builders know when to apply.

3. Brief Update on Finance Budget

Mayor Wampler indicated a Finance / Budget presentation and process to move forward is scheduled for the next City Council meeting by Sherrie Broadbent.

The sales tax collected by the City is lower than estimated due to the warm winter and lack of skiing. The City will also need to go through the Truth In Taxation (TnT) mandated process.

4. Discussion on MOU with Eden Valley Trails

Council member Hickman indicated the City Council has received the MOU with Eden Valley Trails. He introduced Allen Wheelwright to further discuss the MOU and Eden Valley Trails.

Mr. Wheelwright stated they mainly take care of the Pineview Loop Pathway. They are looking for contractors to make upgrades. The cost of upgrades can be \$100 to \$100K. He also indicated they need to treat the asphalt to maintain it. The cost to mow/sweep the trails is \$2500.

5. Discuss the Planning Commission's Recommended Land Use Items. Discussion of the following Ordinances (no action):

a. Ordinance 2026-12: General Plan.

There was a City Council discussion of TDRs (Transfer Development Rights) in the General Plan. Opinions ranged from taking TDRs off the General Plan completely to preserving them for farmers to take advantage of.

Most Council members agreed that TDRs have not been used correctly. Members discussed creating an ordinance to govern the use of TDRs. TDRs would need to be included in the General Plan to be able to have an ordinance but prominence in the plan can be reduced. Council member Hoogland indicated that TDRs came up as a topic in the first AG committee. Their use could be important to farmers.

Mayor Wampler suggested review of the growth trend/ carrying capacity information to determine what minimum is required in the General Plan. She recommended not going beyond that requirement and removing population numbers and bonus density.

Council member Hoogland indicated this General Plan should not be designated as an interim General Plan.

The Council members decided they need more time to review. Any additional comments are due to City Planner Carver by Wednesday this week. His revised draft is due back to the City Council by Friday.

b. Ordinance 2026-13: Zoning Map.

The City Council had a discussion about the form-based zone. There was discussion of the impact and what to do with the existing form-based zone parcels. Council members agreed there is a need for a zone for 'villages'.

Council member Hoogland read from the City Planner staff summary that moving form-based zoning to its previous zone could be considered down-zoning by property owners. It can be considered taking away rights and could put the City at risk.

Mayor Wampler suggested putting the form-based zone back to its original to provide time to look for other rezoning options that are in line with the 'village' intent. She recommended the City Council look

at other cities for village zone examples. Council member Hoogland expressed concerns over what is done with vested rights until a new zone could be put in place.

Council member Hickman asked the City Planner how long it would take to come up with a replacement zone for form-based. City Planner Carver indicated his team could look at other communities to develop a draft. The draft would need to come to the City Council through the Planning Commission.

City Planner Carver indicated that the Master Development Overlay is a tool that was created to illustrate the development agreements in place.

Council member Hickman moved to table the remaining ordinance discussion items (c through f) and Council Comments due to lack of time in the meeting. Council member Shaw seconded the motion. All members voted aye (5-0).

c. Ordinance 2026-14: Definitions.
Tabled.

d. Ordinance 2026-15: Zone FV3.
Tabled.

e. Ordinance 2026-16: Zone AV3.
Tabled.

f. Ordinance 2026-17: Zone RE15/20.
Tabled.

6. Council Comments
Tabled.

7. Closed Meeting (As needed for any purpose as allowed in UCA 52-4-25.)

No closed meeting was requested.

8. Adjournment - Council member Hickman moved to adjourn the meeting. Council member Shaw seconded the motion. All members voted aye (5-0).

The April 13th, 2026 Work Session meeting minutes were Approved by the Ogden Valley City Council on the 21st day of April, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins