

OGDEN VALLEY CITY COUNCIL
MINUTES OF OGDEN VALLEY COUNCIL WORK SESSION MEETING
May 18, 2026, 2:00 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
Brian Carver	City Planner	Present via Zoom, joined meeting late
Corbin Gordon	City Attorney	Present via Zoom

- 1. Call to Order** at 2:00pm by Mayor Wampler
 - a. Roll Call – all members present
 - b. Pledge of Allegiance led by Mayor Wampler
 - c. Moment of Silence for approximately one minute

2. Planning Update:

The last Planning Commission hearing was on May 12th. Postcards and notices are out for the May 28th hearing.

The Standards Title went through on Friday. Everything needed to lift the moratorium for Single Family permits has been passed by the Planning Commission.

Mayor Wampler indicated that the Council needs the language to lift the moratorium. Council member Hickman stated the moratorium could be lifted based on what is passed by the City Council in the May 19th meeting.

3. Finance Budget Update

Mayor Wampler stated that the current tax entity situation is that OVC will not be a tax entity until January 2027. Weber County will pass a resolution to share the municipal services fund. Weber County has approved for the OVC Finance team to work with team.

Council member Booth stressed that the Council should communicate with residents. Council member Hoogland indicated she is writing an article to circulate and be posted on the website. Council member Shaw indicated the residents should be told the path forward.

Council member Hickman stated the Council should go back through the budget (soup to nuts) and look at all sources of revenue. Mayor Wampler indicated the column G on the budget was for the scenario where property taxes could not be raised. Sherrie Broadbent has this information. They have already met with the TUF team to start research on the requirements, costs and how to meet the requirements.

X. Discussion of Consent Items

- a. Minutes: 4/20, 4/21, 4/27, 4/30, 5/1
- b. Approval of Payments
- c. Business Licenses

The minutes look good. Approval of payments and Business Licenses are off the agenda.

4. Discussion of Resolution 2026-XX: Lifting Moratorium on Residential Zones

City Attorney Gordon indicated he needs the list of zones for the lift of the moratorium. All zones lifted should be explicitly stated.

Mayor Wampler indicated this resolution needs to be changed to an Ordinance.

5. Discussion of Resolution 2026-XX: Planning Commission Powers, Rules, and Procedures.

There was discussion of transitioning the role of the Planning Commission once the land use codes are complete. A planning commission administrator would be appointed to bring agenda items to the Planning Commission. There are budgetary constraints to consider and coordination needed between the City Council, City Attorney and City Planner.

City Attorney Gordon indicated the Planning Commission will need training on their purpose that some applications will come to them directly and that new legislation/ordinances or refinements would need to be coordinated with the City Council.

There was discussion about the Planning Commission Administrator role and who can fill that role, whether JUB can fill it or fill through an RFP.

Mayor Wampler indicated this resolution needs to be changed to an Ordinance.

6. Discussion of Resolution 2026-20: Internal Administrative Process for Claims

This resolution describes how claims are processed. The claims contact will be the Recorder. Claims will be routed to the Mayor, Attorney, City Council. There needs to be some level of authority for processing claims. The level discussed was for the Mayor to have a \$1000 approval limit.

7. Discussion of Building/Development/Excavation Permit Fee Revisions

This topic is not ready for discussion. It was tabled.

8. Discussion of Planning Commission's Recommended Land Use Items (90 minutes)

City Planner Carver indicated the Nonconforming Lots standard and Manufactured Housing zone are ready for review. He also indicated the F5/F40 and SLOZ be reviewed tomorrow (May 19th). He indicated the City Council members should all review the Standards Chapter.

Council member Hickman indicated he has lots of comments about the SLOZ zone. He wants for engineering and geotechnical consultants to review. His questions are round 15-25% slope, and ridgeline. He also indicated it will not be easy to get through the F5/F40 zone tomorrow.

There are questions about food trucks and how to get the sales tax at point of sale.

Council member Hoogland indicated there should be a fallback plan if the City Council cannot get through everything needed.

a. Ordinance 2026-23: Zone HR (formerly FR3)

Council member Hoogland provided a draft of revised language for the City Council. There was discussion about direct illumination, holiday lighting, and hours of illumination. She indicated she will make edits to the ordinance based on the discussion.

b. Ordinance 2026-33: Subdivisions (Chapter 106)

City Planner Carver indicated the subdivisions Chapter needs to be finalized to lift the moratorium to create new subdivisions or to change a property line.

Council member Hickman indicated he has questions about density, wetlands/streams, and flag lots. Mayor Wampler asked that Council members write down all their questions.

She asked City Planner Carver for a list of what is needed to lift the moratorium.

c. Ordinance 2026-34: Standards (Chapter 108)

i. 108-3 Cluster Subdivisions

Not discussed.

ii. 108-4 Conditional Uses

Not discussed

iii. 108-6: Time shares

Not discussed.

iv. 108-8: Parking and Loading Space; Vehicle, Traffic and Access Regulations

Not discussed.

v. 108-9: Motor Vehicle Access

Not discussed.

vi. 108-10: Public Buildings and Public Utility Substations

Not discussed.

vii. 108-12: Noncomplying Structures; Nonconforming Uses; Nonconforming Lots

City Planner Carver indicated this standard is ready for review. Not discussed.

viii. 108-13: Home Occupation; Short Term Vendors; Temporary Outdoor Sales; Farmer's Markets

Not discussed.

ix. 108-15: Single Family Dwellings SFD

Not discussed.

x. 108-16 Outdoor lighting

Not discussed.

xi. 108-20 Forest Campgrounds

Not discussed.

xii. 108-22 Natural Hazards

Not discussed.

d. Ordinance 2026-30: S-1 Shoreline Zone.

Not discussed.

e. Ordinance 2026-31: O-1 Open Space Zone.

Not discussed.

f. Ordinance 2026-32: MV-1 Manufacturing Valley.

The outstanding questions are about the size of the building. The Weber County code has 10,000 sq ft limit. The Council discussed having a 60% size limit for building size. They indicated that City Planner needed to answer questions regarding building size, outdoor storage and landscaping.

g. Ordinance 2026-29: CV-2 Commercial Valley.

Not discussed, since not needed to lift the moratorium.

9. Council Comments

Council member Hoogland indicated the Enbridge contract has been forwarded to the City Council. It was prepared by Bill Morris, an attorney that completed several similar contract agreements.

Council member Dooling-Baker indicated the Name the City survey will close at 5pm tonight.

Mayor Wampler asked that OV News articles be sent to Council member Hoogland by tonight. She also indicated the OVC office will be closed on May 25th and there will be no work session due to the holiday.

Mayor Wampler asked City Council members to look around and contact residents with Dyer's Woad on their property.

Mayor Wampler indicated there is chatter about disincorporation. According to state law 102-7-1 a municipality cannot be disincorporated until two years after incorporation.

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

No closed meeting was requested.

11. Adjournment

Council member Dooling-Baker moved to adjourn the meeting. Council member Hoogland seconded the motion. All Council members voted aye (5-0). The meeting adjourned at 4:37pm.

The May 18, 2026 City Council minutes were Approved by the Ogden Valley City Council on the 2nd day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins