

MINUTES FOR OGDEN VALLEY COUNCIL MEETING

Tuesday, May 19, 2026, Time: 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
Brian Carver	City Planner	Present via Zoom
Corbin Gordon	City Attorney	Present via Zoom
Sherrie Broadbent	Finance Director	Present via Zoom

1. Call to Order by Mayor Wampler at 6:00pm
 - a. Roll Call – all Council members 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.

Ron Gleason asked about when commercial buildings will come in compliance for outdoor lighting.

Matt Bosen indicated that 31 people are affected directly by the moratorium. He stated that the City Council does not need to have all members agree to lift the moratorium.

Blake Freestone stated that his house was started in January, and that now the cost is 15% higher.

John Lewis said thank you, that this is a job no one gets credit for. He provided suggestions for SLOZ, such as having a 30% threshold for building. He indicated that there are ways to build after 25% and this should be left to the engineers. He indicated that half of the lots in The Retreat are over 25%.

Leslie Loeffel indicated it is crucial and harder to keep the standards we have for outdoor lighting and make it stronger. She encourages the City Council to adopt lights out at 10pm. She also indicated the current proposed standard for Kelvin is 3000. The prior standard for Kelvin was 2700 which was warmer and does not affect the birds. Lastly, she indicated the dates for compliance are confusing.

Zach Thomas indicated he is involved in maintaining the accreditation of the North Fork Park for Dark Sky. He believes that Dark Sky benefits agritourism, hotels, and restaurants. He favors a strong ordinance and stated that 85% of people will not see the milky way in future generations.

David Suehsdorf indicated OVC is a gateway community, not that different from Jackson Hole. They have achieved Dark Sky compliance, are first in their county, first in City, and First in Airport. OVC should go that way. He indicated that internally illuminated signs are devastating to dark sky. Gooseneck lights pointed downward directed are much better. He indicated that enforcement will be needed, as well as education. The Dark Sky group has a watershed of articles.

Greg Friedman indicated he appreciates the time spent on the budget, and that all options should be put on the table. The budget currently presented has stark consequences without property taxes. He stated that Weber County did not enforce STRs, as another avenue for funds. He says he does not have all the answers, but the Council should be open to alternatives.

Carson Young asked why there are 18 agenda items in front of the ordinance to lift the moratorium. Mayor Wampler responded that the land use ordinances needed to be passed before the moratorium could be lifted. That is why it is after those ordinances.

Jim Brown indicated there are public welfare issues that need to be addressed with enforcement and hearings i.e., junk in yards and noxious weeds. Volunteers need to be recruited to provide for these needs.

3. Consent Agenda
 - a. Minutes for 4.20.26, 4.21.26, 4.27.26, 4.30.26, 5.1.26
 - b. Approval of Payments
 - c. Approval of New Business Licenses – there were no new business licenses to approve

Council member Hoogland moved to approve the consent agenda. Council member Shaw seconded the motion. All Council members voted aye (5-0).

4. Review of Tentative Budget: Sherrie Broadbent, Finance Director/K&C CPAs).

Sherrie Broadbent reviewed the financial report with revenues received and expenditures that were paid. Outstanding obligations for police, animal control and roads. We will need to repay the bond. Mayor Wampler indicated the Finance report will be on the agenda each month.

The new draft budget does not include an increase in property tax in this upcoming fiscal year. The budget includes implementing the TUF (Transportation Utility Fee). There will be work sessions to discuss the details. There were several other items that were removed or reduced.

Sherrie Broadbent has created a draft Budget Book to share with the public to provide more information. The City Council members need to update it by May 26th. There is a state requirement to hold a public hearing about the budget. The final version needs to be ready to adopt by the end of June.

5. Ordinance 2026-41: Planning Commission Powers, Rules, and Procedures. Discuss and possibly deny, continue, or adopt Ordinance 2026-41: Planning Commission Powers, Rules, and Procedures.

This was changed from a Resolution to an Ordinance.

City Attorney Gordon indicated it was discussed in the work session and wanted to know if there are outstanding questions to answer. No questions were asked.

Council member Hoogland moved to adopt Ordinance 2026-41: Planning Commission Powers, Rules, and Procedures. Council member Shaw seconded the motion.

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

All members voted aye (5-0).

6. Resolution 2026-25: Development Mitigation Contribution and Impact Fee Lock Agreement. Discuss and possibly deny, continue, or adopt Resolution 2026-25: Development Mitigation Contribution and Impact Fee Lock Agreement

This resolution was discussed in prior work sessions.

Council member Hoogland moved to adopt Resolution 2026-25: Development Mitigation Contribution and Impact Fee Lock Agreement. Council member Hickman seconded the motion. Four Council members voted aye (4-1). Council member Dooling-Baker voted nay.

7. Ordinance 2026-XX: Enbridge Franchise Agreement. Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Enbridge Franchise Agreement.

The final version was sent at 3:00pm yesterday for review from Bill Morris that will include the final feedback from the Enbridge Council. The Council would like a summary of the ordinance.

Council member Hoogland moved to table Ordinance 2026-XX: Enbridge Franchise Agreement. Council member Booth seconded the motion. All Council members voted aye (5-0).

8. Resolution 2026-20: Internal Administrative Process for Claims. Discuss and possibly deny, continue, or adopt Resolution 2026-20: Internal Administrative Process for Claims.

The final version includes consensus on spending limit of \$1000 without Council approval and other changes requested.

Council member Hickman moved to adopt Resolution 2026-20: Internal Administrative Process for Claims with changes. Council member Hoogland seconded the motion. All Council members voted aye (5-0).

9. Ordinance 2026-XX: Building/Development/Excavation Permit Fee Revisions. Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Building/Development/Excavation Permit Fee Revisions.,

This item was tabled; not ready for discussion at later date.

10. Ordinance 2026-23: Zone HR (formerly FR3) Zone. Discuss and possibly deny, continue, or adopt Ordinance 2026-23: Zone HR (formerly FR3) Zone.

Council member Hoogland sent markups and changes from the last version were reviewed. There was clarification of group dwelling. The intent was to blend the FR1 and FR3 zones and be adjacent to resorts.

Some items that were removed were added back in, such as group homes, lockouts, B&B Inn. Some items were moved back to conditional use, such as timeshares, lodging house, and recreational lodge. Other items were changed to permitted use, such as grazing on greater than 3 acres, group dwellings, parks & recreation and food production.

Council member Booth moved to adopt Ordinance 2026-23: Zone HR (formerly FR3) Zone including the changes to make condohotels, timeshares, lodging house, and recreation lodge as conditional use, and changing group dwelling to permitted use. Council member Hoogland seconded the motion.

Council member Shaw	Aye
Council member Dooling-Baker	Aye
Council member Hoogland	Aye

Council member Booth	Aye
Council member Hickman	Aye

All Council members voted aye (5-0).

11. Ordinance 2026-33: Title 106 (Subdivisions). Discuss and possibly deny, continue, or adopt Ordinance 2026-33: Title 106 Subdivisions.

There was a discussion that this ordinance was not needed to lift the moratorium on building single family homes or parcels already recorded, so the discussion and adoption was skipped. Discussion was formally tabled later in the meeting.

12. Ordinance 2026-34: Standards (Title 108). Discuss and possibly deny, continue, or adopt the following subsections of Ordinance 2026-34: Standards (Title 108). The City Council may deny, continue or adopt each individual subsection: 108-3 Cluster Subdivisions.

City Planner Carver indicated the building height across zones is consistent across residential zones at maximum 35 feet.

For Pathways he restructured the sentence but did not change the substance. Pathways can be 5 ft on each side with a sidewalk. Or, it can be 10 ft asphalt path allowed on one side with 4 ft concrete sidewalk on the other side. The choice of pathway is a developer decision or part of the development agreement.

Council member Hickman moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-3 Cluster Subdivisions. Council member Shaw seconded the motion.

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

All Council members voted aye (5-0).

– 108-4 Conditional Uses

There was a prior discussion in a work session on this subsection with some changes. City Planner Carver indicated that changes had been incorporated.

Council member Hickman moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-4 Conditional Uses. Council member Hoogland seconded the motion.

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

All Council members voted aye (5-0).

– 108-6: Time shares

There was a prior discussion in a work session. It was considered ready for a vote.

Council member Hickman moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-6 Time shares. Council member Hoogland seconded the motion.

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

All Council members voted aye (5-0).

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

There was a prior discussion in a work session. City Planner Carver made the changes requested, including changing ADU parking to 1 unit, and changing bachelor/bachelorette to studio. Seasonal parking on streets and no parking for snow removal were added. There was discussion about the long list of very specific uses in the Valley with decision to leave it in for now.

Council member Hoogland moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-8: Parking and Loading Space; Vehicle, Traffic and Access Regulations. Council member Booth seconded the motion.

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

All Council members voted aye (5-0).

– 108-9: Motor Vehicle Access

There was discussion about whether charging stations were added in, and whether this section had gone through a legal review. City Planner Carver indicated the answer was NO. This ordinance was written for commercial use.

Council member Hoogland moved to table Ordinance 2026-34: Standards (Title 108) subsection: 108-9: Motor Vehicle Access. Council member Hickman seconded the motion.

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

All Council members voted aye (5-0).

– 108-10: Public Buildings and Public Utility Substations

This subsection needs to have updates from Weber County to City. No other changes were identified.

Council member Booth moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-10: Public Buildings and Public Utility Substation with the updates to City. Council member Shaw seconded the motion.

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

All Council members voted aye (5-0).

– 108-12: Noncomplying Structures; Nonconforming Uses; Nonconforming Lots

City Planner Carver discussed the residence with the bible camp, whether multiple caretaker residences should be allowed. City Planner Carver indicated the primary use was for campground. The property would need to be subdivided to build another caretaker residence.

There was a question about cross references. City Planner Carver indicated they all check out.

Council member Shaw moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-12: Noncomplying Structures; Nonconforming Uses; Nonconforming Lots. Council member Hickman seconded the motion.

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

All Council members voted aye (5-0).

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

The Council discussed reciprocal business licenses for food trucks and the required to report sales at point of sale. The noise and signs ordinances should be referenced.

There was discussion of changing hours of operation to 7am, with an exception for day care at 6am.

Council member Hoogland moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-13: Home Occupation; Short Term Vendors Temporary Outdoor Sales; Farmer's Markets with the additions to the Short Term vendors discussed. Council member Hickman seconded the motion.

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

All Council members voted aye (5-0).

– 108-15: Single Family Dwellings SFD

City Planner Carver indicated that he had removed materials per state law.

Council member Hoogland moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-15: Single Family Dwellings SFD with the removals. Council member Booth seconded the motion.

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

All Council members voted aye (5-0).

– 108-16 Outdoor lighting

There were discussions within the Council that this ordinance needs more work prior to adoption. Council member Hoogland stated that the City needs the experts and review of best practices with a community-based study. She recommended adopting the language in the Weber County ordinance to provide more time for review for education and support.

The Council members looked at a comparison of improvements. There was discussion of direct illumination and light trespass definitions.

Council member Dooling-Baker suggested adding the night time curfew to the ordinance for adoption, outside light shielding and other ideas agreed upon and move forward. She indicated the City should establish a Dark Sky Committee to assist with collecting best practices.

Council member Hickman indicated in speaking with someone from the Dark Sky group that the Weber County ordinance is OK.

Mayor Wampler heard that the Council can move forward with Weber County and make improvements later.

Council member Hickman moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-16 Outdoor lighting using the language from the Weber County ordinance, changing Weber County to OVC, and establish OVC Dark Sky Committee at next meeting. Council member Shaw seconded the motion.

Council member Shaw	Aye
Council member Dooling-Baker	Nay
Council member Hoogland	Aye
Council member Booth	Aye
Council member Hickman	Aye

Four Council members voted aye (4-1). Council member Dooling-Baker indicated that the Council should take the opportunity to make changes and then do the study.

– 108-20 Forest Campgrounds

Mayor Wampler indicated the board of adjustments should be aligned with the municipal code with a different title. The change should include language from the Fire Chief.

Council member Shaw moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-20 Forest Campgrounds with the language changes. Council member Hickman seconded the motion.

Council member Shaw	Aye
Council member Dooling-Baker	Aye
Council member Hoogland	Aye

Council member Booth	Aye
Council member Hickman	Aye

All Council members voted aye (5-0).

– 108-22 Natural Hazards

City Planner Carver indicated the changes had been made to the ordinance from the prior discussion.

Council member Hickman moved to adopt Ordinance 2026-34: Standards (Title 108) subsection: 108-22 Natural Hazards with the prior changes. Council member Hoogland seconded the motion.

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

All Council members voted aye (5-0).

13. Ordinance 2026-30: Shoreline Zone. Discuss and possibly deny, continue, or adopt Ordinance 2026-30: Shoreline Zone.

The Council discussed changes to several provisions in the Shoreline Zone. They agreed to change cemeteries and private parks to conditional use.

Hydroelectric dam was changed to no from conditional use. Retreats should be allowed. Huntsville had an issue. It was not in Weber County, so it should not be included.

The references to items like family food production should be referenced to the AV3 language.

The watershed language should be removed since not know the origin. There are other places where watershed is important. The watershed information will be saved for review later.

Council member Hoogland moved to adopt Ordinance 2026-30: Shoreline Zone as edited in the meeting. Council member Dooling-Baker seconded the motion.

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

All Council members voted aye (5-0).

14. Ordinance 2026-31: Open Space Zone. Discuss and possibly deny, continue, or adopt Ordinance 2026-31: Open Space Zone.

The Council discussed changes to the ordinance for removing conservation easements and adding water storage reservoirs as permitted with a conditional use permit. Ms. Menzies recommended adding them to all zones.

Council member Hickman moved to adopt Ordinance 2026-31: Open Space Zone with the edits discussed in the meeting. Council member Hoogland seconded the motion.

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

All Council members voted aye (5-0).

15. Ordinance 2026-3 2: Manufacturing Valley Zone. Discuss and possibly deny, continue, or adopt Ordinance 2026-32: Manufacturing Valley Zone.

Discussion on this ordinance was tabled.

16. Ordinance 2026-29: Commercial Valley Zone. Discuss and possibly deny, continue, or adopt Ordinance 2026-29: Commercial Valley Zone.

Discussion on this ordinance was tabled.

17. Ordinance 2026-XX: Sensitive Lands Overlay Zone SLOZ. Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Sensitive Lands Overlay Zone SLOZ.

City Planner Carver described the changes from the last review of the ordinance, including a hillside development standard from the Weber County code, setbacks, and changes to buildable slope requirements. He indicated the ordinance is more restrictive than the Weber County ordinance. He also indicated that the ordinance had not been reviewed by a geotech consultant.

Mayor Wampler indicated that in her previous experience as long as studies are done, and they it safe, it is OK. She is not OK to be an accepting zone for TDRs. There was nothing in this ordinance about TDRs.

Council member Hickman had asked our City Attorney what is our legal risk if adopted as is. His response was we would be accepting legal risk.

Council member Hoogland indicated the Weber County ordinance is good enough and does not take property rights away. She also indicated that changes to this ordinance should be reviewed by engineering staff and geotech.

Council member Hickman indicated we should not adopt without geotech advising on it. We should adopt Weber County language now to get through the moratorium.

City Attorney Gordon added a section on ridgelines adopted from Wasatch County code. Other changes to the ordinance include extra requirements about water, rivers and streams, except for agriculture.

The final decision was to incorporate the original Weber County language in the ordinance.

Council member Hickman moved to adopt Ordinance 2026-XX: Sensitive Lands Overlay Zone SLOZ with the original Weber County language, swapping out hillside development language with Weber County's version, removing the changes made to water and removing ridgeline. Council member Hoogland seconded the motion.

Council member Shaw	Aye
Council member Dooling-Baker	Nay
Council member Hoogland	Aye
Council member Booth	Aye
Council member Hickman	Aye

Four Council members voted aye (4-1). Council member Dooling-Baker voted nay.

18. Ordinance 2026-XX: Commercial Valley Resort Recreation Zone CVR-1. Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Commercial Valley Resort Recreation Zone CVR-1.

Discussion on this ordinance was tabled.

19. Ordinance 2026-XX: Forest Zones F-5, F-40. Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Forest Zones F-5, F-40.

Council member Hickman indicated the ordinance should change agriculture uses should reference AV3 language rather than including in the ordinance including the grandfather clause.

Several uses should be changed to conditional use, such as forest industries, conference and education centers, and recreation lodge. Recreational vehicle parking should be permitted use. Not allow skeet and trap as a commercial use. There were comments from public and transition team about shielding and blending.

The noise and dust provisions will reference the separate ordinances.

Council member Shaw moved to adopt Ordinance 2026-XX: Forest Zones F-5, F-40 with the changes discussed in this meeting. Council member Hickman seconded the motion.

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

All Council members voted aye (5-0).

20. Ordinance 2026-XX: Residential Manufactured Housing Zone RMH-1-6. Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Residential Manufactured Housing Zone RMH-1-6.

Discussion on this ordinance was tabled.

21. Ordinance 2026-XX: Lifting Moratorium of Residential Zones. Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Lifting Moratorium of Residential Zones.

A new version of Ordinance 2026-XX: Lifting Moratorium of Residential Zones was received at 5:31pm. The discussion was to accept this new version as amended with Ordinance number 2026-42 as the ordinance number. The document was reviewed and edited to include the zones to be lifted and allow expanding the footprint of existing buildings.

Council member Booth moved to adopt Ordinance 2026-42: Lifting Moratorium of Residential Zones as amended. Council member Shaw seconded the motion.

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

All Council members voted aye (5-0).

22. Closed Meeting (As needed)
A closed meeting for any purpose as allowed in UCA 52-4-25.

No closed meeting was required.

23. Adjourn

Council member Hickman moved to adjourn the meeting. Council member Hoogland seconded the motion. All members voted aye. The meeting was adjourned at 9:40pm.

The May 19th, 2026 City Council meeting minutes were Approved by the Ogden Valley City Council on the 16th day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins