

**OGDEN VALLEY CITY COUNCIL
MINUTES OF SPECIAL CITY COUNCIL MEETING**

May 22, 2026, 9:00 a.m.

Huntsville Town Hall, Council Chambers, 7474 East 200 South, Huntsville, Utah

Name	Title	Status
Janet Wampler	Mayor	Present
Tia Shaw	Council Member	Present, arrived late 10:11am
Peggy Dooling-Baker	Council Member	Present
Kay Hoogland	Council Member	Present, arrived late 9:07am
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

1. Call to Order by Mayor Wampler at 9:01am

- a. Roll Call – Council member Hoogland and Shaw missing
- 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.

Scott Kjar owns PineView Storage behind the Legion Hall. He indicated that 70% of the storage in his facilities is for Eden residents and is looking to expand. He would advocate the storage is kept as a permitted use.

3. Consent Agenda

- a. Minutes: 5.4, 5.5, 5.8
- b. Approval of Payments
- c. Approval of New Business Licenses

Some of the invoices in Caselle still need to be approved.

Council member Hickman moved to approve the minutes. Council member Hoogland seconded the motion. All members voted aye (4-0).

4. Discussion on City Organizational Structure

Council member Hoogland is looking for an outside facilitator to assist with the discussion on the City Organizational Structure. She requested if members know of a facilitator to let her know.

She also indicated there is an opportunity to hire an intern, funded through private donations. She asks if this is acceptable to the Council. This would be considered a pilot program.

Council member Hickman indicated he already has a student that will work on GIS this summer.

Mayor Wampler indicated that donations for interns are not anonymous, and to be tracked in a specific line item in the budget. Council member Dooling-Baker indicated the donors should be donating to an intern fund, not for a specific intern. Council member Booth indicated he does not want internships to provide undue influence on the City, and that a clear process be set up.

5. Resolution 2026-30: Authorizing Dark Sky Committee. Discuss and possibly deny, continue, or adopt Resolution 2026-30: Dark Sky Committee.

There were questions about why people were named to the committee in the resolution. And, that this resolution is not consistent with the other committees.

Council member Hoogland indicated that the original committee resolution was more flexible and less formal. This committee can be established with a motion, and a resolution is not needed.

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Mayor Wampler stated the names section be struck and that the resolution should be passed authorizing the committee in this meeting.

Council member Dooling-Baker indicated this committee will need a Council member Co-chair. Council member Hoogland volunteered to Co-chair the Dark Sky Committee. Council member Booth asked to be involved.

The decision was to pass a motion to create the Dark Sky Committee based on the prior Resolution. A new resolution is not needed.

Council member Hoogland moved to authorize the Dark Sky Committee with sponsors from the City Council or Mayor and from the Committee as stated in the previous Committee resolution. Council member Dooling-Baker seconded the motion.

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

All Council members voted aye (4-0).

6. Resolution 2026-29: Appoint Temporary Land Use Authority. Discuss and possibly deny, continue, or adopt Resolution 2026-29: Temporary Land Use Authority.

This resolution is 2026-30 is this resolution number.

The resolution appoints JUB as the temporary land use authority. The City Attorney advised that naming the organization gives flexibility when the person is not available to use someone else in the firm.

The City Council members discussed hiring a person vs a firm. Council member Booth asked if this would add to the tasks for JUB. City Planner Carver indicated it is not adding tasks.

Council member Hickman asked if the Mayor can simply appoint the position with advice and consent of the Council. The position is already stated in the municipal code.

Mayor Wampler called City Attorney Gordon on the phone to bring his perspective to the conversation. She asked why a resolution is needed or can the Mayor appoint the position with advice and consent of the Council. City Attorney Gordon indicated the position can be adopted by motion. The resolution is a more formal way to put it on the record.

Mayor Wampler talked through the advice and consent procedure. It requires the Mayor to bring a selection of names to the City Council provides their advice on the selection to the Mayor. Council member Hoogland indicated the process we have used in the past was not under the advice and consent procedure since it was completed in the transition period.

Council member Hickman indicated the Council has not been going back to the municipal code, and should be doing this to see what it says in the code.

Council member Hoogland moved to adopt Resolution 2026-30 Appoint Temporary Land Use Authority. Council member Hickman seconded the motion. Three council

members voted aye (3-1). Council member Dooling-Baker voted nay since she thinks we need the consistency of a person. Council member Shaw is absent.

Council member Booth indicated that the Council should have a consistent process about resolutions – why was is needed?

Mayor Wampler indicated that since we are a new city and all Council members are new, we are paying the attorney for advice. She is following the advice of the attorney. If the Attorney is too formal and we do not like the style, we can get a different attorney.

7. Ordinance 2026-40: Enbridge Franchise Agreement. Discuss and possibly deny, continue, or adopt Ordinance 2026-40: Enbridge Franchise Agreement.

Council member Hickman moved to adopt Ordinance 2026-40 Enbridge Franchise Agreement. Council member Hoogland seconded the motion.

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

Four council members voted aye (4-0).

8. Ordinance 2026-43: Parking Citations. Discuss and possibly deny, continue, or adopt Ordinance 2026-43: Parking Citations.

We were approached by the Sheriff that we do not have a criminal version of the ordinance. Bill Morris drafted this ordinance. It is quite detailed and should be called Transportation since it deals with more than parking citations.

Council member Dooling-Baker asked who is the Public Works Director for this ordinance. Council member Hickman he is asking in that role.

Mayor Wampler indicated she was informed this should be passed by the Memorial Day weekend. She stated unless there are specific issues that we move forward.

Council member Hickman moved to adopt Ordinance 2026-43 Transportation Code. 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).

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

Council member Hickman indicated he made comments about the density calculation and wetlands. He asked if Legal had reviewed the wetlands section.

City Planner Carver indicated that net developable acreage is defined as total acreage with right-of-way removed. It is used to calculate the lot size. This is specific to how to carve up lots for a subdivision.

There was a discussion within the council about density calculations and what experts were used to advise the Planning Commission. JUB reviewed the language and indicated it is more restrictive than the Weber County ordinance.

The Council discussed that TDRs is a separate issue, and not part of this ordinance.

Mayor Wampler indicated that lowering the density in the proposed ordinance should be considered a downzoning since the property owners are losing rights.

There was discussion about reviewing best practices and getting a more standardized approach since this would be hard to administer.

Council member Hoogland moved to table the Ordinance 2026-33: Title 106 (Subdivisions). 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).

10. Ordinance 2026-34: Standards (Title 108). Discuss and possibly deny, continue, or adopt the following subsection of Ordinance 2026-34: Standards (Title 108).

a. 108-9: Motor Vehicle Access

Mayor Wampler stated that electric charging stations need to be added to this ordinance. Council member Hoogland stated adding these requires research.

Council member Hoogland moved to table the Ordinance 2026-34: subsection 108-9: Motor Vehicle Access for the Planner to redraft the ordinance with electric charging stations and other improvements. 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).

11. Ordinance 2026-32: Manufacturing Valley Zone (MV-1). Discuss and possibly deny, continue, or adopt Ordinance 2026-32: Manufacturing Valley Zone.

The building height was discussed with the Council members. City Planner Carver indicated the front of the building is lower height. There was also a discussion about percentage of the lot allowed for the building. The decision was a height of 35 ft in front, and 40 ft in back. The percentage of 60% will be allowed for buildings.

Outdoor storage is permitted if it is fully screened from view. There was discussion about what would be allowed to be stored.

Council member Hoogland asked to table to allow members to review the list of permitted uses and come back with recommendations.

Council member Hoogland moved to table the Ordinance 2026-32: Manufacturing Valley Zone to send back to planning to review later. Council member Hickman seconded the motion.

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

Four council members voted aye (4-1).

12. Ordinance 2026-29: Commercial Valley Zone (CV-2). Discuss and possibly deny, continue, or adopt Ordinance 2026-29: Commercial Valley Zone.

Mayor Wampler indicated there has been a progression of the commercial zones. CVR-1 was replaced with Form-based.

Council member Hoogland indicated this zone was to provide cute shops, grand sidewalks, not simply commercial. City Planner Carver stated the Planning Commission intended this to create a smaller, neighborhood scale.

There was a discussion of the permitted uses for this zone. City Planner indicated it was originally a large chart that was condensed. The Planning Commission removed sales of vehicles but included the service of vehicles. There was discussion of allowing boutique sales of vehicles. Sales and service should be separated.

Council member Hoogland led the Council through the list of permitted uses and made updates to the list. The remainder of the lists needs to be reviewed.

Council member Hickman moved to table the Ordinance 2026-29: Commercial Valley Zone (CV-2) . 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).

13. Ordinance 2026-37: Commercial Valley Resort Recreation Zone (CVR-1). Discuss and possibly deny, continue, or adopt Ordinance 2026-37: Commercial Valley Resort Recreation Zone.

Tabled.

14. Ordinance 2026-39: Residential Manufactured Housing Zone (RMH-1-6). Discuss and possibly deny, continue, or adopt Ordinance 2026-39: Residential Manufactured Housing Zones.

City Planner Carver indicated the intent of the ordinance is to provide a subdivision of manufactured mobile homes. This allows for affordable housing.

Council member Hoogland moved to adopt the Ordinance 2026-39: Residential Manufactured Housing Zone (RMH-1-6). 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).

15. Council Comments

Council member Shaw indicated the campground was cleaned. She has a Town Hall coming up on June 10th.

Council member Booth indicated a new business owner would like to do a formal business opening with the City.

Council member Hickman indicated there is an article in the paper about Dyers Woad. You can still call Weber County to enforce gross violations.

Mayor Wampler indicated it is easy to report Dyers Woad to Weber County by dropping a pin on their website. She indicated a main agenda topic will be about tax entity status. There is a viable path to pursue a tax entity status. Truth in Taxation will be continued in parallel.

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

Closed meeting was not requested.

17. Adjournment

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

The May 22th, 2026 Special 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