

MINUTES FOR OGDEN VALLEY COUNCIL MEETING

Tuesday, June 2, 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 via Zoom
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 at 6:00pm by Mayor Wampler
 1. Roll Call – all council members present
 2. Pledge of Allegiance led by Mayor Wampler
 3. 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.

Scott Kjar offers to hire an attorney and put an ordinance together for storage to take one thing off the table of the City Council.

Kerrie Stearman indicated there is horrendous road noise on Powder Mountain Road. It is difficult to get out of the way of the trucks coming down the road.

Jeff Espel proposed property management for large short term rental homes. He indicated a huge pool of properties will support local businesses. He stated that parking and noise must be regulated. He also indicated that this is not taking away from long-term rentals. It is better to rent long-term than have properties not to be used.

He indicated an occupancy limit of 10 does not work, based on the size of some of these homes, and that they will fight it.

3. Consent Agenda

1. Minutes
2. Approval of Payments .
3. Approval of New Business Licenses

No discussion.

Council member Shaw moved to approve the consent agenda. Council member Hoogland seconded the motion. All council members voted aye.

4. Presentation by WSU: Results of City Name Survey

The results of the City Name Survey were presented by Mia Foster. She discussed the process and tools that were used for the survey. The final results were that 50% preferred Eden, 40% preferred Eden Valley and 10% preferred Pineview. Mia provided a summary to the City Council members, attached with the minutes.

The final decision on the City name will be voted by the City Council.

5. Finance/Budget and Truth in Taxation Update

The City is keeping all options open for the budget. Council member Hoogland found a legal argument for the City to be a taxing authority. The tax commission has no authority to allow the City to be a taxing entity. It will be pursued in court in a couple of weeks. The City is pursuing two paths and is meeting every deadline for Truth-in-Taxation should it be able to become a taxing entity.

6. Resolution 2026-XX: Intern Program. Discuss and possibly deny, continue, or adopt Resolution 2026-XX: Intern Program

Council member Hoogland indicated that there are lots of activities where student interns can help the City. This resolution is for a pilot intern program to get volunteer interns, independent contractors as interns, and Weber State students as interns.

Council member Hoogland and her husband have donated funds to the proposed intern program to help provide a stipend or wage for interns.

Council member Hickman moved to adopt the Resolution 2026-XX Intern Program. Council member Shaw seconded the motion. The motion passed 4-0, with Council member Hoogland recused from the vote.

7. Resolution 2026-XX: Interlocal Agreement Enabling Weber County Sheriff to process Civil Citations. Discuss and possibly deny, continue, or adopt Resolution 2026-XX:

Lt. Creager provided information about the process his Office can provide. This Interlocal Agreement enables the Sheriff's Office to process civil citations. This agreement is the same as the agreement the Sheriff's Office has with Huntsville. This will provide additional revenue for the City, but the Mayor states it is about compliance not about revenue.

Council member Dooling-Baker moved to approve Resolution 2026-XX Interlocal Agreement Enabling Weber County Sheriff to process Civil Citations. Council member Hoogland seconded the motion. All Council members voted aye (5-0).

8. Resolution 2026-XX: Code Enforcement SOP. Discuss and possibly deny, continue, or adopt Resolution 2026-XX: Code Enforcement SOP.

The City has contracted with Beacon Code to hire Officer RaeAnn Bott. The SOP describes the priorities for code enforcement and the procedures. The priorities for enforcement are: Health & Safety, STRs, and Title 5 Noise / Nuisance ordinance.

RaeAnn Bott attended the Council meeting and was introduced to the Council members and attendees. The budget will restrict / limit the hours for code enforcement.

Council member Hoogland moved to adopt Resolution 2026-XX Code Enforcement SOP. Council member Hickman 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.

The Building/Development/Excavation Permit Fee Revisions make sense with the exception of conditional use permit fees. These fees are high, going from \$650 to \$4250. The Planning Department indicated this is the estimate of the actual cost. City Planner Carver suggested they recommend instead a task order process for conditional use permits based on the average estimated hours on the separate tasks performed by the billable rate of the planning staff. This will make sure the cost of the permit is covered by the payment. For overpayments, the difference would be refunded. It is not a flat rate that was originally published.

There was also discussion of a cap to the fees. Mayor Wampler indicated the fee schedule needs to be nailed down. The fees look ok, except for conditional use, appeals, and zoning map. Council member Hickman indicated the Planning staff will bring back a final version of the fee schedule for adoption.

10. Ordinance 2026-34: Chapter 108-7 Supplementary and Qualifying Regulations. Discuss and possibly deny, continue, or adopt Ordinance 2026-34: Chapter 108-7 Supplementary and Qualifying Regulations.

There was discussion about what setbacks are needed, and code needed for what is in public view, and other necessary code for health, safety, fire and public nuisance. Council member Hickman asked City Planner Carver to clean up the document. There was old code, such as PRUD, Board of Health and references to SLOZ to be deleted. The language from the water conservancy will be added in the future.

Council member Hoogland moved to adopt Ordinance 2026-34: Chapter 108-7 Supplementary and Qualifying Regulations with the changes discussed in the 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 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. Discuss and possibly deny, continue, or adopt Ordinance 2026-33.

City Planner Carver incorporated the changes from the last review of this Title. He reviewed the updates to the document with the City Council. Council member Hickman indicated the code should not have construction code or public street standards but reference the Publics Works Standards. The density calculations are the net developmental language and will be reviewed by the City Engineer. Several comments and additions by Planning staff were included.

Council member Hickman moved to adopt Ordinance 2026-33: Title 106 (Subdivisions) as amended. 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 members voted aye (5-0).

12. Ordinance 2026-34: Chapter 108-19 Accessory Dwelling Units. Discuss and possibly deny, continue, or adopt Ordinance 2026-34: Chapter 108-19 Accessory Dwelling Units.

Not discussed.

13. Ordinance 2026-34: Chapter 108-17 Ogden Valley Pathways. Discuss and possibly deny, continue, or adopt Ordinance 2026-34: Chapter 108-17 Ogden Valley Pathways.

Not discussed.

14. Ordinance 2026-34: Chapter 108-11 Short Term Rentals. Discuss and possibly deny, continue, or adopt Ordinance 2026-34: Chapter 108-11 Short Term Rentals.

Not discussed.

15. Ordinance 2026-29: Commercial Valley Zone (CV-2). Discuss and possibly deny, continue, or adopt the following subsections of Ordinance 2026-29: Commercial Valley Zone (CV-2).

Not discussed.

16. 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.

Not discussed.

17. 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.

Not discussed.

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

The City Council reviewed the long list of uses in this ordinance. For many of the uses, they change the use to permitted, and included some uses deleted by the Planning Commission.

Council member Hickman moved to adopt Ordinance 2026-32: Manufacturing Valley Zone with the amendments from 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 members voted aye (5-0).

19. Ordinance 2026-XX: Gravel Zone (G). Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Gravel Zone (G).

Not discussed.

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

Not discussed.

21. Closed Meeting (As needed)

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

No closed meeting was requested.

22. Adjourn

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

The June 2, 2026 City Council meeting minutes were Approved by the Ogden Valley City Council on the 23rd day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins