

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

June 11, 2026, 1:00 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, left at 3:05pm
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 at 1:00pm by Mayor Wampler

- a. Roll Call – all present
- b. Pledge of Allegiance led by Mayor Wampler
- c. Moment of Silence for approximately one minute

2. Update on FY27 Budget & Truth-in-Taxation

There handouts are on the table in the meeting room, in the office and on-line for the Tax Increase Impact Schedule, needed for Truth-in-taxation.

The City is still pursuing two paths for the budget until a path is determined. The filing for the court was completed and served. The public hearing is scheduled for June 16th.

3. Discussion of Planning Commission's Recommended Land Use Items

Council member Dooling-Baker asked for the CV-2 zone to be reopened and discussed further.

- a. Chapter 104-11 Commercial Valley Resort Recreation Zone (CVR-1).

The Council members walked through the use table extensively. For the uses in the table, most are permitted. The public utility stations should be conditional use since it requires additional attention. The council members also went through the uses that were removed and added several of these uses back in.

There were discussions about percent of building structure, building size and height.

Shane Dunleavy indicated that percent building structure is generally negotiated in the development agreement.

The Council members agreed to keep the language for 7500 sq ft plus 2000 sq ft extra. Council member Hickman indicated the change should be the same as Weber County.

The building height was changed to 35ft. Mayor Wampler recommended stepped height from front to back.

- b. Chapter 104-19 Residential Manufactured Housing Zone (RMH-1-6).

Previously passed.

- c. Chapter 104-04 Gravel Zone (G)

Not discussed.

- d. Chapter 108-19 Accessory Dwelling Units

Not discussed.

- e. Chapter 108-17 Ogden Valley Pathways

Not discussed.

- f. Chapter 108-11 Short Term Rentals

Council member Hoogland provided a summary of the legal analysis and review that was completed. The documents are in a subfolder, for review by council members.

- g. Chapter 108-02 Architectural Landscape and Screening Design Standards

Not discussed.

- h. Chapter 108-18 Drinking Water Source Protection

Not discussed.

- i. Chapter 108-21 Agritourism

Not discussed.

6. Council Comments

Council member Booth indicated there is a Grand Opening tomorrow for Thrashin'. He would like to Council members to attend.

Council member Hickman indicated the fee schedule will be ready on Monday.

Mayor Wampler indicated the open burn is closed now. The Fire Marshall has issued Level 1 fire restrictions, that will probably be followed by Level 2 shortly. She indicated she wants to send appreciation for the fire department assistance at an accident recently with young people. They did an extraordinary job.

There are more activities in the area starting up: the Winter Grow trail has reopened, the Summer Concert series and Farmers' Market will start, and there will be movies in Huntsville Park. She indicated the City needs to look at use of social media to get more of this information out.

Mayor Wampler indicated the due date for newsletter articles is Monday or Tuesday.

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

A closed meeting was called to discuss potential litigation. Closed meeting started at 3:20pm.

8. Adjournment

Council member Hoogland moved to adjourn the meeting. Council member Booth seconded the motion. All Council members voted aye (5-0). The meeting adjourned at 3:52pm.

The June 11, 2026 City Council work meeting minutes were Approved by the Ogden Valley City Council on the 23rd day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins