

OGDEN VALLEY CITY COUNCIL
MINUTES FOR SPECIAL JOINT OGDEN VALLEY COUNCIL & PLANNING COMMISSION
MEETING

March 17, 2026, 2:30 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 O'Brien	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
Corbin Gordon	City Attorney	Present
Lisa Arbogast	Chair Planning Commission	Present
Angela Dean	Vice Chair Planning Commission	Absent
Teri Zenger	Planning Commission	Present
Erin Shaffer	Planning Commission	Present
Tyson Lloyd	Planning Commission	Present
Fred Blickle	Planning Commission	Present
Jim Morgan	Planning Commission	Present

1. Call to Order by Mayor Wampler
 - a. Pledge of Allegiance led by Mayor Wampler
 - b. Moment of Silence for approximately one minute
2. Relationship, Coordination, & Procedures Between These Two Separate Public Bodies

Mayor Wampler stated that she started attending the Planning Commission meetings 2 weeks ago. She stated that she noticed some things that might pose problems in adopting the ordinances and lifting the moratorium.

She indicated that the people selected for the Planning Commission are phenomenal. Much thought went into the selection of the planning commission members. She also indicated that engaging expert City Planner Carver for the ordinance revisions and expert

City Attorney Gordon for legal council were important to getting the new ordinances in place.

The gap that Mayor Wampler observed is that the historical and current context of land use, specifically for Ogden Valley, is needed and was missing. The Planning Commission could make judgements on ordinances based on potentially incorrect information if the historical context is not considered. Questions framed for land use, but not specifically for Ogden Valley, could be answered incorrectly. Mayor Wampler spoke with City Attorney Gordon about this gap and he recommended that Mayor Wampler attend the Planning Commission meetings to provide that context since she had been a member of the Ogden Valley Planning Commission for four years, and had been its chair.

Mayor Wampler's attendance at the Planning Commission meetings was not well received. On Monday she was asked by the Planning Commission Chair not to attend. She indicated that she will no longer attend the Planning Commission meetings. To address the historical context gap, Mayor Wampler is recommending the Planning Commission consider other options (1) have no additional expert for historical context, (2) add a different expert to provide historical context. She also indicated that she is open to other options. She would like to hear from the Planning Commission members individually, and then also from the City Council members on a path forward.

Chair Arbogast indicated an option would be to leverage Vice Chair Dean's experience with the transition team for the historical context. The Planning Commission leadership currently meets on Wednesdays to create the next agendas. She indicated that Mayor Wampler has been helpful and is welcome to attend those meetings.

Commission member Blicke indicated he approves of the Mayor being at the Planning Commission meetings, and that her experience and guidance are valuable.

Commission member Shaffer stated that she has no issue with the Mayor attending the meetings and appreciates her expertise and history of the zones.

Commission member Zenger asked what is missing. She indicated that the Planning Commission members are reading the entire land use code and reviewing comments from the transition team. She asked about the legality of the Mayor sitting in the audience and suggested it is providing an incorrect perception.

Mayor Wampler indicated a better solution would be to have the experts (historical context, land use, attorney) sit up front at a table off to the side.

She also stated that over time all of the Planning Commission members will become experts. As the Planning Commission gets advice, it is only as good as the context of the

questions to the experts. As an example of this context, it was stated there is a gravel pit in the City. When asked, the City Attorney indicated that parcel would be non-conforming which is incorrect since it is not an operating gravel pit.

Commission member Morgan indicated that he was on the Planning Commission for about six months and that there is a huge amount of information that is needed to make these decisions. He indicated that a resource with this knowledge would be helpful.

Commission member Lloyd stated that the Commission members do not know what they do not know. Having historical context is helpful, citing the gravel pit example.

Commission member Zenger indicated that if something is missed, it can be brought back and amended. Mayor Wampler asked if there might be blowback for changes. Commission member Zenger also asked who could provide the Planning Commission with the historical context. Mayor Wampler indicated the prior Ogden Valley Planning Commission Chairs or residents that regularly attended those meetings could provide that expertise.

Mayor Wampler asked the Planning Commission members to vote on the use of a historical expert or no expert at their meetings.

Commission member Blicke	Use expert
Commission member Shaffer	Use expert
Commission member Zenger	Use expert
Commission member Morgan	Use expert
Commission member Lloyd	Use expert
Vice Chair Dean	absent

The Planning Commission members voted unanimously to use an expert (5-0, 1 absent) to use a historical context expert.

Mayor Wampler then asked each of the City Council members for their comments.

Council member Booth indicated this is an incredible topic that requires more than 30 minutes for discussion. The Planning Commission and City Council should not rush selection of an expert.

Council member Dooling-Baker indicated that having the Mayor at the meetings was a concern due to her 'position power'. It would inhibit free discussion. The other experts can ensure that the Planning Commission proceeds correctly.

Council member Shaw indicated having an expert will ensure that time is not wasted with bringing something to the City Council that is not ready.

Council member Hoogland indicated that Ogden Valley City has lots of land use content to review. Historical experience and knowledge is critical and is lacking. Vice Chair Dean was the coordinator for the transition team but this does not equate to the needed historical knowledge. Commissioner Morgan noted the complexity of the information needed. City Planner Carver and City Attorney Gordon have planning and legal expertise, but that is not the same as the historical context. She said it will be difficult to find someone with the historical expertise who has the time and willingness to attend all Commission meetings. She indicated time is of the essence to get this completed.

Council member Hickman reminded that the City Council and Planning Commission are all in this effort together. It is not us against you. He also reminded that the Mayor did not vote on the commissioners when the Planning Commission was formed.

Council member Booth suggested that Craig Call might be the expert that is needed. Mayor Wampler indicated that he does not have Ogden Valley expertise. Council member Booth also indicated that he and Council member Dooling-Baker were not asked about the Mayor attending the Planning Commission meetings ahead of time.

City Attorney Gordon indicated that he would follow what the Planning Commission decides. He recommended that everyone talk to one another to get what is needed.

Council member Shaw asked if there are legal questions. City Attorney Gordon indicated that the Planning Commission can always call on the Mayor to get questions answered.

Mayor Wampler indicated that the path forward will be to identify a historical expert volunteer. Chair Arbogast asked about who will decide the volunteer. Mayor Wampler indicated that by statute the Mayor decides.

3. Closed Meeting (As needed)

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

No closed meeting was requested.

4. Adjournment **Council member Hickman motioned to adjourn the meeting. Council member Shaw seconded the motion. All meeting participants voted aye.**

The March 17, 2026 City Council / Planning Commission Joint meeting minutes were Approved by the Ogden Valley City Council on the 30th day of March, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins