

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

April 20, 2026, 2:00 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	Absent
Kay Hoogland	Council Member	Present
Chad Booth	Council Member	Absent
Don Hickman	Council Member	Present
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Brian Carver	City Planner	Present
Corbin Gordon	City Attorney	Present

1. Call to Order by Mayor Wampler at 2:01pm

a. Roll Call by Mayor Wampler. Council members Dooling-Baker and Booth are absent.

b. Pledge of Allegiance led by Mayor Wampler.

c. Moment of Silence for approximately one minute.

2. Planning Update:

City Planner Carver provided an update on the moratorium. There is a hearing on 4/28 to adopt additional ordinances, and also a hearing scheduled for May 5th. The intent is to have all ordinances needed to remove the moratorium moved forward at that time. There is a hearing tentatively scheduled for May 12th to review the commercial ordinances.

There is a problem with the mailers not delivering to P.O. Boxes. The citizen needs to update Weber County with a street address for delivery.

There were questions on when can impact fees be assessed. City Planner Carver indicated these fees are paid when the building permit is completed. If the fees are not in place, the City cannot go back and claim them in the future.

There was a discussion about other permits for prep work or grading that are available for builders to start on the projects.

City Attorney Gordon indicated there is a drafted resolution that will allow builders to start a courtesy process without being vested. This may save builders some time once the moratorium is removed.

3. Finance Budget Update:

The Finance expert will be in the meeting tomorrow (April 21) for this discussion.

4. Law Enforcement Quarterly Recap by Lt. Creager

Lieutenant Creager provided a PowerPoint presentation quarterly update. The presentation is available with the minutes.

5. Discussion of Consent Items (10 minutes)

- a. Minutes:** 3/30 WS, 3/30 Special Mtg, 4/6 WS, 4/7 CCM, 4/13 CCM, 4/13 Spec Mtg, 4/13 WS
- b. Approval of Payments:** Ratification of the invoice register dated 4/21/2026.
- c. Contracts:** Beacon Code Enforcement
- d. Business Licenses**

There were no questions about the payments or minutes. Council member Hickman indicated the Notice of Intent went out for the Beacon Code contract. The public has 5 days to protest the contract.

6. Discussion of Flood Plain Ordinance

Council member Hickman indicated the City failed carrying forward the Weber County code for flood plains in January. We can adopt Weber County code as is. It is removed from the agenda until May 5 once JUB will provide recommended edits.

7. Discussion of Resolution Adopting Electronic Signature

Council member Hoogland indicated there are geographic issues in getting signature on contracts, etc. Electronic signatures are accepted by state law. Scanning signatures has multiple pages for signatures that were done separately. City Attorney Gordon will prepare a resolution to allow electronic signatures.

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

- a. Ordinance 2026-12: General Plan**

Council member Hickman indicated the City Council needs decisions / approvals on the General Plan and Zoning Map at a minimum. **Ty Lopshire** is in the audience as the Chair of the Agricultural Committee subcommittee for zone and land use codes.

City Planner Carver indicated the references to Weber County have been removed or will be removed. The Council members walked through the General Plan on the areas to be reviewed, adjusted and/or removed based on the comments provided by the Council members. **Ty Lopshire** provided comments about the agricultural content.

There was discussion about what is needed in the General Plan for TDRs. The thought was to keep the TDRs simple and referenced as a tool. It will be covered with an ordinance in the future.

There were some charts and tables the City Council asked to remove since the data was not reliable or not necessary and only include what is required. A statement will be added to state about recency of the City, that some tables and graphics will be updated as information becomes available.

City Council member Hoogland asked that the History of the Document to remain intact with the addition of the updates from this review. Other sections to remove are Parks and Recreation, and Resource Management.

City Planner Carver indicated he would remove the unnecessary content and finalize the document for the City Council meeting on April 21st.

b. Ordinance 2026-13: Zoning Map

Ty Lopshire is chairing the Agriculture Committee subcommittee on codes. He has reviewed AV3 and FV3 and can provide input for those zones.

Council member Hickman spoke about the 2 parcels with gravel zone. Certified letters were sent to both addresses. Froerer said fine to switch to AV3 zone. Stoker's do not want to rezone to AV3.

Val Stoker indicated the parcel is used as a transfer station – bringing in big trucks, unload and transfer to smaller trucks. It is used for temporary storage for stockpiling materials for projects in the valley. It has been used for mining and gravel in the past. They are looking at opportunities to use the parcel for parking for middle inlet and other opportunities to help the City. Best use now is the current use. It appears it matches a manufacturing zone. The City Planner and the landowner will talk to get a recommendation on potential zone.

For the parcel change from FV3 to AV3 recommended by the Planning Commission, the City should reach out to landowners. Council member Hickman indicated many of the landowners are not in favor of this change. Council member Hickman indicated that it may be better to have individual landowners apply for rezone rather than have a blanket rezone as part of the zoning map effort. Mayor Wampler recommended rezones to be property owner driven.

For form-based zone, the zone was revert back to prior zone before form-based. Council member Hickman the Council members indicated they received input provided by landowners with the zone and got feedback from them.

There are 5 properties impacted:

Nordic – is ok with going to FV3 zone; rights already vested and not jeopardized.

Dog & Bone – is ok with going to AV3 since TDRs are complete.

Zane Froerer – is ok with going to CV2, and may like CVR1, as long as open door.

Eden Crossing – has a development agreement in place; would prefer CV2 zone.

Last parcel not reachable by phone.

Everyone with an existing zone indicated they are OK with that can be adopted rather than a new zone. It was acknowledged there still needs to be a zone for villages. The Council members are prepared to vote on FB zone going away, and property owners have an existing zone.

The City Council discussed when to vote on the Zoning Map. The question is whether to wait on voting until all of the zones have been reviewed. The moratorium cannot be removed until the zoning map is adopted.

c. Ordinance 2026-14: Definitions

d. Ordinance 2026-15: Zone FV3

e. Ordinance 2026-16: Zone AV3

Council member Hickman and Ty Lopshire edited the AV3 zone document and provided an updated document.

Ty Lopshire indicated the side setbacks were edited to be the same as any accessory building, to reduce offset of dwelling to 30 ft, to add feeding area language, and to remove STRs.

The definition provided for family food production should include 2 animal units. The animal unit table was included to show the value of an animal unit. Horses, donkeys and llamas should be removed from the food production. The table was added by the Planning Commission. Ty Lopshire indicated it is not accurate and was meant for forage.

AV3, FV3 and HR should be consistent on animal units and family food production. Council member Hickman and Ty Lopshire will ensure that animals are managed humanely language is added.

4H and Future Farmers of America language should be added.

Corbin sent a grandfather clause to add to AV3 to protect current farmers, that if in compliance in the past it can be continued. It does not protect if non-compliant.

The City Planner will have a cleaned up copy of AV3 and FV3 with the agreed upon language. The AG Committee language needs to be incorporated into FV3 and HR by reference.

f. Ordinance 2026-17: Zone RE15/20

g. Ordinance 2026-XX: Zone HR (formerly FR3) Zone

h. Ordinance 2026-XX: In General (Chapter 104-1)

i. Ordinance 2026-XX: Signs (Chapter 110)

j. Ordinance 2026-XX: Design Review (Chapter 108-1)

k. Ordinance 2026-XX: Administration (Chapter 102)

l. Ordinance 2026-XX: Creation, Implementation, Amendment and Effect (Chapter 101-1)

The other ordinances were not discussed.

9. Council Comments

No council comments.

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

No closed meeting was requested.

11. Adjournment

Council member Shaw moved to adjourn the work session. Council member Hoogland seconded the motion. All Council members voted aye (3-0). The meeting adjourned at 5:27pm.

The April 20, 2026 City Council work session minutes were approved on the 19th day of May, 2026.

Signature: *Sharon Robbins*

Print: Sharon Robbins