

MINUTES FOR OGDEN VALLEY COUNCIL MEETING

Tuesday, April 21, 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	Joined late at 6:13pm; left early at 6:50pm
Kay Hoogland	Council Member	Present
Chad Booth	Council Member	Joined late at 6:58pm
Don Hickman	Council Member	Present
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Brian Carver	City Planner	Present
Corbin Gordon	City Attorney	Present
Sherrie Broadbent	Financial Advisor	Present

1. Call to Order led by Mayor Wampler
 - a. Roll Call – Council members Booth and Dooling-Baker are absent (joined late)
 - 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.

Mike Collins indicated he would like to submit building permits so that he is ready to start when the moratorium is lifted.

3. Consent Agenda
 - a. Adoption of Minutes

Council member Hickman moved to adopt the minutes from the following meetings: 3/30 WS, 3/30 Special Mtg, 4/6 WS, 4/7 CCM, 4/13 CCM, 4/13 Spec Mtg, 4/13 WS. Council member Shaw seconded the motion. All Council members voted aye (3-0).

b. Approval of Payments: Ratification of the invoice register dated 4/21/2026.
There is a new payment process with Caselle. A list of invoices will be provided for approval. The dept heads need to approve the invoices in their areas. The Mayor will review and approve.

Council member Hoogland moved to approve the invoices. Council member Hickman seconded the motion. All Council members voted aye (3-0-2). Two Council members were absent.

- c. Approval of New Business Licenses

There was an email from Weber County on who is checking the business licenses. There was a decision to investigate this further and table the approval.

Council member Shaw moved to table the approval the business licenses. Council member Hickman seconded the motion. All Council members voted aye (4-0-1). One Council member was absent.

d. Contracts: Beacon Code Enforcement

This agenda item was not ready for discussion.

4. Finance Presentation (Sherrie Broadbent, Finance Director/K & C CPAs)

Sherrie Broadbent provided a PowerPoint presentation with an overview of the budget and details of each of the areas of the budget. One highlight is the shortfall the City encountered with the estimated sales tax revenue of \$258K. The forecast budget is \$260K short.

Mayor Wampler indicated the preliminary tentative budget will be reviewed in the May 5th City Council and will need to be approved.

5. Ordinance 2026-21: Flood Plain. Discuss and possibly deny, continue, or adopt
The Flood Plain discussion was tabled.

6. Resolution 2026-22: Adopting Electronic Signature. Discuss and possibly deny, continue, or adopt

This item was discussed in the work session. The City Council agreed on the need for electronic signature.

Council member Hickman moved to approve Resolution 2026-22: Adopting Electronic Signature. Council member Shaw seconded the motion. All Council members voted aye (4-0-1). One Council member was absent.

7. Resolution 2026-21: Adopting MOU with Eden Valley Trails. Discuss and possibly deny, continue, or adopt

The City Council discussed that Eden Valley Trails will complete the work on the trails. If they require funds, the request will be made to the City Council for the funding.

Council member Hickman moved to approve Resolution 2026-21: Adopting MOU with Eden Valley Trails. Council member Hoogland seconded the motion. All Council members voted aye (4-0-1). One Council member was absent.

8. Ordinance 2026-12: General Plan. Discuss and possibly deny, continue, or adopt General Plan.

City Planner Carver sent the revised General Plan, based on the discussion from the work session on April 20th. He reviewed the edits that were made to the plan in the meeting.

There was a question about amendments to population or strategy on whether changes would require a mailing and hearing. City Attorney Gordon checked the statute and indicated that large amendments would require a hearing.

Mayor Wampler noted there is only one village area that can be moved (it is in Liberty). Council member Hoogland suggested analysis for alternate locations. The village areas were referenced on the 2016 zoning map as illustrative. There was interest in adding the potential village centers to the map.

Council member Hoogland moved to approve Ordinance 2026-12: General Plan as modified with language read into the record below. Council member Hickman seconded the motion. All Council members voted aye (4-0).

Read into the record:

- 1. On the coverage page, note the prior history of adoption and amendment by Weber County, and Update by Ogden Valley City by Ordinance dated XXXXX**
- 2. Additional references, to The 2023 Bowens Collins study [repeat the title and sponsors] when the 2019 Hydrology Study is referenced. Also, change the Hydrology Study to the full title of the published study. {later note: the study is mentioned into two places.]**
- 3. The map Commercial Locations and Village areas shall be qualified by noting this “This map was part of the initial 2016 GP, and is provided for illustration only, and shall not control with respect to future village number or locations.**
- 4. Additional textual corrections for typos and other textual errors.**

9. Ordinance 2026-13: Zoning Map. Discuss and possibly deny, continue, or adopt the Zoning Map.

Council member Booth is recused from this discussion and vote.

There were extensive discussions of the zoning map in the April 20th work session. Much of the discussion for this meeting was a recap of that discussion. Significant new discussion and decisions are noted here.

For the gravel zone, one parcel will be changed to AV3, and the parcel belonging to the Stoker family will remain as a gravel zone.

For the form-based zone, all parcels will be rezoned as discussed earlier:

Zane trust – CV2

Dog & Bone – AV3

Nordic (Clyde Capital) – FV3

Eden Crossing – CV2

Davidson parcel – AV3

All FB Zones will be rezoned, and FB zone can be removed.

Council member Hickman moved to approve Ordinance 2026-13: Zoning Map as modified as discussed. Council member Shaw seconded the motion. All Council members voted aye (3-0-1). One Council member was recused.

10. Ordinance 2026-14: Definitions. Discuss and possibly deny, continue, or adopt Definitions.

Council member Hickman asked that the definitions from the AG committee be added to Ordinance 2026-14: Definitions. There was little other discussion.

Council member Hickman moved to approve Ordinance 2026-14: Definitions as modified as discussed. Council member Hoogland seconded the motion. All Council members voted aye (4-0).

11. Ordinance 2026-16: Zone AV3. Discuss and possibly deny, continue, or adopt Zone AV3.

Council member Hickman and Ty Lopshire sent updates after the work session meeting for review by the City Council. Council member Hickman reviewed the updates that were made. There were some topics not included in the current AV3 draft, such as agritourism and STRs. Mayor Wampler indicated there were passionate opinions on both side of the STR discussion in the transition team. Council member Hickman indicated there will eventually need to be a discussion on those topics. Council member Booth suggested moving forward without making drastic changes.

Council member Hickman moved to approve Ordinance 2026-16: Zone AV3 with the revisions that were sent to Council members. Council member Hoogland seconded the motion. All Council members voted aye (4-0).

12. Ordinance 2026-15: Zone FV3. Discuss and possibly deny, continue, or adopt Zone FV3.

The FV3 zone was not discussed earlier in a work session. The City Council agreed the agricultural language from AV3 should be added to FV3. Bed & breakfast should be allowed. The Signs language should be removed from FV3 and referenced in the Sign ordinance instead.

The decision was made to table FV3 and continue discussion in the next work session.

Council member Hickman moved to table Ordinance 2026-15: Zone FV3 for discussion at the next work session. Council member Hoogland seconded the motion. All Council members voted aye (4-0).

13. Ordinance 2026-17: Zone RE15/20. Discuss and possibly deny, continue, or adopt Zone RE15/20.

Council member Hoogland had received emails indicating preference for STRs to not be allowed in Zone RE15/20. One problem with STRs is the lack of enforcement.

There is also a state statute that will be in place as of Oct 2026 with changes to STRs so any changes may be moot.

Council member Hoogland moved to approve Ordinance 2026-17: Zone RE15/20 with the changes discussed in the council meeting. Council member Hickman seconded the motion. All Council members voted aye (4-0).

14. Ordinance 2026-XX: Zone HR (formerly FR3) Zone. Discuss and possibly deny, continue, or adopt Zone HR (formerly FR3).

Not discussed.

15. Ordinance 2026-XX: In General (Chapter 104-1). Discuss and possibly deny, continue, or adopt In General (Chapter 104-1).

Not discussed.

16. Ordinance 2026-XX: Signs (Chapter 110). Discuss and possibly deny, continue, or adopt Signs Ordinance.

Not discussed.

17. Ordinance 2026-XX: Design Review (Chapter 108-1). Discuss and possibly deny, continue, or adopt Design Review (Chapter 108-1).

Not discussed.

18. Ordinance 2026-XX: Administration (Chapter 102). Discuss and possibly deny, continue, or adopt Administration (Chapter 102).

Not discussed.

19. Ordinance 2026-25: Creation, Implementation, Amendment and Effect (Chapter 101-1). Discuss and possibly deny, continue, or adopt Creation, Implementation, Amendment and Effect (Chapter 101-1).

There was discussion about superseding the Weber County code. Where conflicting, the more restrictive ordinance would apply. For sections covered in the municipal code, they should be removed from the Chapter 101-1 code and referred to the code.

Council member Hickman moved to approve Ordinance 2026-25: Creation, Implementation, Amendment and Effect (Chapter 101-1) with the changes discussed in the council meeting. Council member Hoogland seconded the motion. All Council members voted aye (4-0).

20. Closed Meeting (As needed)
A closed meeting for any purpose as allowed in UCA 52-4-25.

No closed meeting was requested.

21. Adjourn

Council member Hoogland moved adjourn the meeting. Council member Shaw seconded the motion. All Council members voted aye (4-0). The meeting was adjourned at 9:10pm.

The April 21, 2026 City Council meeting minutes were approved on the 19th day of May, 2026.

Signature: *Sharon Robbins*

Print: Sharon Robbins