

MINUTES FOR OGDEN VALLEY COUNCIL MEETING

Tuesday, June 16, 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
Don Hickman	Council Member	Present
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Brian Carver	City Planner	Present
Sherrie Broadbent	Finance Director	Present via Zoom
Jeanette	Finance Advisor	Present via Zoom

1. Call to Order by Mayor Wampler at 6:25pm after the budget hearings
 1. Roll Call – all 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; and 4) may not address an item already on the agenda.

Kathy Zindel expressed her concerns over the Weber County grant project to put in turn lanes on 4100 N. She indicated there are 3 stop signs, and she does not see congestion warranting the turn lanes. If the turn lanes are installed, Liberty Park will lose parking spaces.

3. Consent Agenda
 1. Minutes
 2. Approval of Payments

No action was taken on the approval of payments.

Council member Hoogland moved to approve the minutes. Council member Hickman seconded the motion. All members voted aye (5-0).

3. Ordinance 2026-XX: Fiscal Year 2027 Budget (Public Hearing Part 1): Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Fiscal Year 2027 Budget.

One area in this budget still to be updated is the Stormwater study and master plan. This was an area not included in the feasibility study costs but is legally required as part of the City start up. This plan will be ready to be discussed at a hearing on July 7th.

No action will be taken until next week.

4. Ordinance 2026-XX: Truth-in-Taxation Interim Budget for Fiscal Year 2027 (Public Hearing Part 2): Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Truth-in-Taxation Interim Budget for Fiscal Year 2027

Council member Dooling-Baker indicated she thinks the salaries are high for some positions in the budget. Sherrie Broadbent stated she looked at different cities for wages. The wages also include items like the retirement system. She will provide a breakdown for the next meeting.

5. Resolution 2026-XX: Authorizing the Issuance of Tax and Revenue Anticipation Notes of the City. Discuss and possibly deny, continue, or adopt Resolution 2026-XX: Authorizing the Issuance of Tax and Revenue Anticipation Notes of the City.

Jeanette Harris, from Zion's, indicated this would pay back the \$200K bill that is due and authorize the City to do the tax note for FY28. She indicated that the current note is due June 30th with grace period for pay off of July 2nd. The new note will start on July 1st.

Council member Dooling-Baker asked about the designated officer being the Mayor. She wants to confirm this with the City Attorney.

Council member Hickman moved to authorize the Issuance of the Tax and Revenue Anticipation Notes of the City. Council member Booth seconded the motion. The council members voted 4-1 in favor of the resolution. Council member Dooling-Baker opposed the resolution without an explanation from the City Attorney.

6. Ordinance 2026-43: Public Works Standard Specifications and Drawings. Discuss and possibly deny, continue, or adopt Ordinance 2026-43: Public Works Standard Specifications and Drawings.

The City has not previously adopted Public Works standards. The ordinance is to adopt the APWA as the standards for the City. There are 3 different editions of the standards. The City

ordinance adopts the most recent version of these standards, including Title 9 from Weber County.

Council member Hoogland moved to adopt Ordinance 2026-43: Public Works Standard Specifications and Drawings. 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

Council members voted 5-0 to adopt Ordinance 2026-43 Public Works Standard Specifications and Drawings.

7. Ordinance 2026-34: Chapter 108-2 Architectural Landscape and Screening Design Standards. Discuss and possibly deny, continue, or adopt Ordinance 2026-34: Chapter 108-2 Architectural Landscape and Screening Design Standards.

Tabled for the next meeting.

7. Ordinance 2026-34: Chapter 108-18 Drinking Water Source Protection. Discuss and possibly deny, continue, or adopt Ordinance 2026-34: Chapter 108-18 Drinking Water Source Protection.

Council member Hickman moved to adopt Ordinance 2026-34: Chapter 108-18 Drinking Water Source Protection. 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

Council members voted 5-0 to adopt Ordinance 2026-34: Chapter 108-18 Drinking Water Source Protection.

8. 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.

Mayor Wampler indicated the challenge in regulating ADUs is the new state statute that will take effect in October 2026.

A big question discussed was whether and how to tie ADUs to TDRs (Transfer Development Rights). The state statute does not have anything regarding TDRs. When the statute is silent,

the rights generally go to the owner. Mayor Wampler expressed a desire to incorporate TDRs, to align with the General Plan.

The decision was made to table the ADU discussion until further information can be obtained.

Council member Hoogland moved to table Ordinance 2026-34: Chapter 108-19 Accessory Dwelling Units. Council member Booth seconded the motion.

Council member Shaw	aye
Council member Dooling-Baker	nay
Council member Hoogland	aye
Council member Booth	aye
Council member Hickman	aye

Council members voted 4-1 to table Ordinance 2026-34: Chapter 108-19 Accessory Dwelling Units.

9. 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.

Council member Hickman moved to adopt Ordinance 2026-34: Chapter 108-17 Ogden Valley Pathways. 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

Council members voted 5-0 to adopt Ordinance 2026-34: Chapter 108-17 Ogden Valley Pathways.

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

Tabled for the next meeting.

11. Ordinance 2026-34: Chapter 108-21 Agritourism. Discuss and possibly deny, continue, or adopt Ordinance 2026-34: Chapter 108-21 Agritourism.

There was discussion about TDRs and STRs not being the same as farm-stay. For farm-stay the minimum parcel size is 6-acres and the owner must participate in at least 6 of the 8 activities required. 6-acres was selected since this is the threshold for subdivision.

A new sentence was requested to acknowledge the AG committee and allow them to be consulted about conditional use.

Table 108-21-22 needs to have A for allowed, changed to P for permitted to be consistent with the other ordinances.

Council member Hickman moved to adopt Ordinance 2026-34: Chapter 108-21 Agritourism with the changes requested. Council member Booth seconded the motion.

Council member Shaw	aye
Council member Dooling-Baker	aye
Council member Hoogland	aye
Council member Booth	aye
Council member Hickman	aye

Council members voted 5-0 to adopt Ordinance 2026-34: Chapter 108-21 Agritourism.

12. 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).

There was a discussion about looking at this zone as a 'village' zone and taking out the heavier sales and service activities as permitted uses. Council member Dooling-Baker indicated that she wants to keep services from being on the highway since it does not contribute to a walkable storefront village.

There was also a discussion about CV-2 not being the correct zone to include indoor storage and to shift the permitted use to N.

Council member Hoogland moved to adopt Ordinance 2026-29: CV-2 zone with the changes discussed in the meeting. Council member Shaw seconded the motion.

Council member Shaw	aye
Council member Dooling-Baker	nay
Council member Hoogland	aye
Council member Booth	nay
Council member Hickman	aye

Council members voted 3-2 to adopt Ordinance 2026-29: CV-2 zone. Council members Dooling-Baker and Booth voted nay. Council member Dooling-Baker indicated she appreciates the changes for storage but would like to have other services with the conditional use limitation to not be front-facing on highway arterials.

Kerry Wansgard indicated he has outdoor storage facilities, but they are not front-facing. He recommended the City put together a definition for front-facing. He also suggested the City look at storage as a sales tax opportunity.

13. Ordinance 2026-37: Commercial Valley Resort Recreation Zone CVR-1. Discuss and possibly deny, continue, or adopt Ordinance 2026-37: Commercial Valley Resort Recreation Zone CVR-1.

The CVR-1 zone was discussed in earlier meetings, with the outstanding issue remaining about bonus density. The Planning Commission had changed the density from 7500sq ft plus 2000sq ft to just 7500sq ft. Mayor Wampler relayed the answers to legal questions City Council had asked the day prior. Council member Booth expressed concern about the 26-acre parcel by Port Ramp regarding the density, as an example. The discussion suggested areas like these could be considered for a village zone at a later point in time.

Council member Hoogland moved to adopt Ordinance 2026-37: CVR-1 zone as reviewed in the meeting. Council member Hoogland seconded the motion.

Council member Shaw	aye
Council member Dooling-Baker	nay
Council member Hoogland	aye
Council member Booth	nay
Council member Hickman	aye

Council members voted 3-2 to adopt Ordinance 2026-37: CVR-1 zone. Council members Dooling-Baker and Booth voted nay.

14. Ordinance 2026-47: Gravel Zone (G). Discuss and possibly deny, continue, or adopt Ordinance 2026-47: Gravel Zone (G).

Council member Hickman moved to adopt Ordinance 2026-47: Gravel Zone. 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

Council members voted 5-0 to adopt Ordinance 2026-47: Gravel Zone.

15. Ordinance 2026-XX: Removal of Moratorium. Discuss and possibly deny, continue, or adopt Ordinance 2026-XX: Removal of Moratorium.

Tabled for the next meeting.

16. Closed Meeting (As needed)

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

17. Adjourn

Council member Shaw moved to adjourn the City Council meeting. Council member Hickman seconded the motion. All council members voted aye. The meeting was adjourned at 9:13pm.

The June 16th City Council meeting minutes were Approved by the Ogden Valley City Council on the 21 Day of July, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins