

# MINUTES OF OGDEN VALLEY COUNCIL MEETING

January 3, 2026, beginning at 5:30 p.m.  
Huntsville Town Hall, 7474 E 200 S, Huntsville, UT

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
Corbin Gordon	City Attorney	Present
Sharon Robbins	Recorder	Present
Kay Larrison	Treasurer	Present
Kathy Zindel	IT Director	Present

## Agenda

1. Meeting called to order by Mayor Janet Wampler at 5:30pm. There is a full quorum present.

- a. Pledge of Allegiance was led by Janet Wampler, Mayor
- b. Moment of Silence was observed for approximately one minute.

## 2. Consent Agenda

No Items

## 3. Public Comments

**Christine Brown** – She expressed a concern that our kids will not be able to afford to buy land and live in the valley. She indicated that there is a 3-acre minimum lot size in her area. She suggested that the City establish a 3-acre minimum lot size when farmers sell their land.

**Jim Brown** – He indicated that Weber County charges a fee of \$75 for short term rentals (STR) and does no enforcement of STRs. He indicated there are over 1000 STRs in our area, and that we do not know the number that are illegal and pay no fee. He recommended raising the fee rate for short term rentals and provided the example of the fee levied in Garden City of \$965. He also suggested looking for volunteers to become enforcement officers and to appoint an administrative law judge for the City to enforce a \$1000 per unit license fee and a \$500 per day violation for illegal units.

**Andrew Newton** – He expressed best wishes for the new City.

**Steve Emory** – He indicated that the new City should work with Weber County on enforcement of Nuisance, STR and other codes. Weber County has done counseling, but no enforcement. The City should begin enforcing the General Plan and codes.

**Mark Ferrin** – He expressed his thanks for everything the Mayor and Council Members have done.

**Dan Davenport** – He expressed thanks for all the hard work to create the City. He also indicated that STRs look like a good potential revenue source and that the Council looks at other potential revenue sources.

**Tina Allred** – She congratulated everyone for bringing the City to where it is. She says she is aware of numerous unlicensed STRs, due to her business. She suggests a period of amnesty to give these STRs an opportunity to become licensed.

**4. Ordinance 2026-01:** Consideration of Ordinance Approving Incorporation and Ratifying Acts of Officers Elect. Corbin Gordon listed the Ordinances and Officers to be approved and ratified. He also described amendments to the Ordinance to finalize the document.

As part of the discussion, Council Member Hoogland wanted to give credit to the Team for getting from campaign to City in 6 weeks. Council Member Shaw wanted to acknowledge the twelve candidates were tremendous help in starting the City before the election selected the final six elected officials. Mayor Wampler also wanted to acknowledge and thank the Huntsville team for their incredible support and assistance, and Weber County staff for stepping up and working on behalf of the City through long days and weekends. She also indicated that Weber County offered incredible financing options that will allow the City to become solvent more quickly. Council Member Dooling-Baker also wanted to acknowledge the support of Kathy Zindel, Sharon Robbins and Kay Larrison in getting the City started.

**Council Member Hickman motioned to approve Ordinance 2026-01 including the amendments. Council member Dooling-Baker seconded the motion. Mayor Wampler called for a Roll Call vote. Votes are reflected below. Motion passed 5-0.**

**CM Shaw – Aye**

**CM Dooling-Baker – Aye**

**CM Hoogland – Aye**

**CM Booth – Aye**

**CM Hickman - Aye**

**5. Ordinance 2026-02:** Consideration of Temporary Land Use Ordinance or Moratorium (Utah Code § 10-9a-504) (Approximately 10 minutes). Discuss and possibly deny, continue, or adopt Ordinance 2026-02 approving a Moratorium on all new applications for subdivisions and annexations. Corbin Gordon read the details of the scope of the moratorium.

As part of the discussion, Mayor Wampler wanted to be clear that smaller projects inside the home can continue. If a citizen wants to build on a vacant lot, it will need to wait until after the moratorium. The moratorium will allow the City the time needed to address zoning and adopt Land Use codes. Mayor Wampler also indicated that the City will work quickly to stop the moratorium as soon as possible. Council Member Hoogland indicated the moratorium was not considered lightly and looked at how to balance between the need to adopt code with the current building needs. She also indicated the process to go through the codes was started with the Transition team so it should happen quickly.

**Council Member Dooling-Baker motioned to approve Ordinance 2026-02. Council member Booth seconded the motion. Mayor Wampler called for a Roll Call vote. Votes are reflected below. Motion passed 5-0.**

**CM Shaw – Aye**

**CM Dooling-Baker – Aye**

**CM Hoogland – Aye**  
**CM Booth – Aye**  
**CM Hickman - Aye**

6. **Resolution 2026-01:** Establishment of Regular Meeting Schedule and Location (Utah Code § 52-4-202) (Approximately 5 minutes). Discuss and possibly deny, continue, or adopt Resolution 2026-01 establishing a Regular Meeting Schedule and Location. Corbin Gordon read the details of the resolution and corrected the meeting dates to the first and third Tuesdays of each month.

There was no discussion of this resolution.

**Council Member Hickman motioned to approve Resolution 2026-01 amended with the corrections. Council member Hoogland seconded the motion. All votes ayes. Motion passed 5-0.**

7. **Resolution 2026-02:** Establishment of Temporary office hours (Approximately 5 minutes). Discuss and possibly deny, continue, or adopt Resolution 2026-02 establishing temporary office hours for the City offices. Corbin Gordon read the details of the resolution.

Mayor Wampler provided corrected office hours to Monday and Wednesday 9-1pm, and Thursday from 1-5pm. Council member Dooling-Baker clarified that temporary office hours are until we deem a change is needed.

**Council Member Booth motioned to approve Resolution 2026-02 amended with the corrections. Council member Shaw seconded the motion. All votes ayes. Motion passed 5-0.**

8. **Resolution 2026-03:** Appoint a Mayor Pro Tem (Approximately 5 minutes). Discuss and possibly deny, continue, or adopt Resolution 2026-03 appointing a Mayor Pro Tem. Corbin Gordon read the details of the resolution.

Mayor Wampler indicated the Council decided to establish a one-year term for the Mayor Pro Tem. Council Member Hoogland expressed that Pro Tem is Latin for Pro Tempore, or temporary. Don Hickman, the elected Mayor Pro Tem will lead the meetings when the Mayor is not available but will retain his/her Council Member vote.

**Council Member Hoogland motioned to approve Resolution 2026-03. Council member Shaw seconded the motion. All votes ayes. Motion passed 5-0.**

9. **Resolution 2026-05:** Establishment of Municipal Bank Account & Authorized Signatories (Utah Code § 10-6-141) (Approximately 5 minutes). Discuss and possibly deny, continue, or adopt Resolution 2026-05 establishing a Municipal Bank Account & Authorized Signatories. Corbin Gordon read the details of the resolution to establish the back and signatories as: Janet Wampler, Don Hickman, Sharon Robbins, and Kay Larrison.

Council member Hickman indicated the choice of these banks was that they are local, with branches in Eden.

**Council Member Shaw motioned to approve Resolution 2026-05. Council member Booth seconded the motion. All votes ayes. Motion passed 5-0.**

10. **Resolution 2026-06:** Adoption of City Seal (Utah Code § 10-3-103) (Approximately 5 minutes). Discuss and possibly deny, continue, or adopt Resolution 2026-06 ratifying the adoption of the Ogden Valley City Seal.

Mayor Wampler indicated that the seal can be changed at any time, such as when a permanent city name is selected. Council Member Hoogland indicated the design of the current seal is the OV tree that has been used in the past, surrounded in a circle by Ogden Valley City.

**Council Member Booth motioned to approve Resolution 2026-06. Council member Hickman seconded the motion. All votes ayes. Motion passed 5-0.**

11. **Ordinance 2026-03:** Discussion Only. Discussion of the Imposition of an Energy Use Tax. Public comment as allowed by the Mayor. (Approximately 20 minutes). Corbin Gordon read the details of the ordinance to adopt an Energy Use Tax of 6%.

Council Discussion –

Mayor Wampler highly recommended that citizens interested in the Energy Use Tax topic attend the in-depth discussion on Monday, January 5<sup>th</sup> with the City's Financial Advisor. Council Member Hoogland indicated that the contracts and other costs to establish a City were considered as part of what is required for a frugal start up. Zions Municipal Advisors has been retained to help develop a budget and to assist with procurement of gap financing for the City through loans or Tax Anticipation Notes (TANs). TANs allow the City to borrow money based on projected revenues. Zions indicated the City needs to show a stream of revenue or lenders will not view the City as credit worthy. Council Member Hoogland also indicated the City must consider additional taxes to be considered qualified for the financing. This is the reason for consideration of the Energy Use Tax. Council Member Hoogland did research to determine if other cities have this energy use tax. She said that KEM Gardner indicated that nearly all cities with over 5,000 residents provide this tax as a revenue source. Mayor Wampler said that Zions, our advisor, recommended we implement the 6% maximum of this tax, and that 120 out of 150 municipalities with more than 5,000 residents have implemented this tax. Mayor Wampler expressed that not having enough revenue was known during the campaign. The new information is that the City will not be able to get a loan without additional taxes. She also mentioned looking for more creative ways to gain revenue down the road. Council Member Dooling-Baker wanted everyone to be aware this tax only is for electricity and for natural gas, not for propane.

Public Discussion –

**Kevin Thomas** – He asked what portion of the residents will be taxed with this Energy Use Tax, versus other residents that rely on propane?

**Jim Brown** – He asked how much revenue is expected from this tax? Do we have a number? (No).

**Andrew Newton** – He indicated the statute is written to include only natural gas and electricity.

**Ron Gleason** – He provided some analysis and numbers that residents will see a smaller percentage increase in their energy bills than businesses. Businesses will need to pass the costs of this tax to their customers, causing a ripple effect. He suggests the City look for alternatives and not take this lightly.

**Tina Allred** – She reminded the Council that Weber County was unwilling to give us a sales tax number. She asked if we had received this information, would we have been aware of this situation earlier? She would prefer to write a check to the City for the annual amount of the tax increase, so that we can make our own rules.

**Rubin Lane (via Zoom)** – He indicated a tax on natural gas and electricity is unfair to those residents, since residents on propane and solar are not taxed. He asked why not add this as a property tax to make it fair.

**Mayor Wampler** – She expressed that she appreciates the public comment. And wants everyone to understand this Energy Use tax is constricted by state statute to include only electricity and natural gas.

12. **Ordinance 2026-04:** Discussion Only. Discussion of the imposition of a Transient Room Tax. Public comment as allowed by the Mayor. (Approximately 20 minutes). Corbin Gordon read the details of the ordinance to adopt a Transient Room Tax of 1%.

Council Discussion –

Mayor Wampler indicated the 1% Transient Room Tax would apply to STRs, Hotels, and BnBs. It has been called a Tourist Tax. She indicated the maximum tax allowed by state statute is 1% of the total bill. The total amount received by the City would be small, around \$25,000. Council Member Hickman indicated another possible tax the City can look at is business license fees.

Public Discussion –

**Ann Ladd** – Since by law the percentage is 1%, the City should give the message to the legislators to increase that amount. It is very small.

**Ron Gleason** – He indicated that Weber County allows for a 4.5% room tax. They should be asked to share the revenue with the City. He indicated that HB0456-2025 was a bill passed last year that the City should look at.

**Tina Allred** – She indicated that BnBs often operate under the radar. The BnBs that operate within our City that may not currently be licensed and should be identified.

**Alan Elliott** – He indicated that hotels pay the Transient Room Tax and that homes that are rented should also pay the Transient Room Tax. He indicated that enforcement is a big issue. One way to track rentals is to look at the BnB sites (i.e., AirBnB, VRBO) to identify those businesses that are not licensed.

13. **Closed Meeting** (As needed)

A closed meeting for any purpose as allowed in UCA 52-4-25. Mayor Wampler indicated a closed meeting was not needed for the City Council meeting.

14. **Adjournment**

**Council Member Hickman motioned to adjourn the meeting. Council member Shaw seconded the motion. All votes ayes. Motion passed 5-0.**

The January 3, 2026 City Council minutes were Approved by the Ogden Valley City Council on the 3rd day of February, 2026.

**Signature:** *Sharon Robbins*

**Printed Name:** Sharon Robbins

**Title:** Recorder