

OGDEN VALLEY CITY

ORDINANCE 2026-02

AN ORDINANCE PURSUANT TO SECTION 10-9a-504 OF THE UTAH CODE ADOPTING A TEMPORARY LAND USE ORDINANCE IN ALL ZONES WITHIN THE CORPORATE LIMITS OF OGDEN VALLEY CITY, WEBER COUNTY, UTAH.

WHEREAS, Section 10-9a-504 of the Utah Code Annotated, 1953, as amended, allows a municipality to enact an ordinance, establishing a temporary land use regulation for any part or all of the area within a municipality if the municipal legislative body makes a finding of compelling, countervailing public interest; and

WHEREAS, Ogden Valley City incorporated on January 2, 2026; and

WHEREAS, as a new municipality the City Council has not had an opportunity to adopt a General Plan or a land use code which has placed significant pressures on the ability of the City to adequately protect the health, safety and welfare of its citizens and to implement the General Plan; and

WHEREAS, the City Council finds that the City's ordinances, policies and procedures, which include, but are not necessarily limited to, the City's General Plan, zoning ordinance, subdivision ordinance, construction standards, street and traffic plan, water ordinances and policies, trails plan, storm water plan, and other similar documents and policies, need to be adopted in order to address the burgeoning growth that is now occurring and is expected to continue to occur; and

WHEREAS, the City Council finds that accepting development applications for subdivisions, and other large-scale residential developments in all locations within the City during the time that the City is in the process of adopting the General Plan and adopting such ordinances, policies and procedures will frustrate the comprehensive, long-range planning objectives that should characterize this process, and also may result in unfairly benefiting certain landowners while burdening others; and

WHEREAS, the City Council finds that there is a compelling, countervailing public interest in temporarily prohibiting subdivision and other large-scale residential development applications in all areas of the City while the General Plan and Land Use code are adopted; and

WHEREAS, the City Council finds that there is a compelling, countervailing public interest in temporarily prohibiting annexation applications while the General Plan and Land Use code are adopted; and

WHEREAS, this moratorium is not applicable to applications for building permits on homes in previously approved subdivisions, or to building permits on existing homes that do not alter the existing footprint of the home (i.e. internal renovations, etc.); and

WHEREAS, this moratorium does apply to any building permits that would add to the footprint of an existing home or building, or add a new outbuilding, as these permits involve set-backs that have yet to be established through the land-use code.

NOW THEREFORE, pursuant to Section 10-9a-504, *et seq.* of the Utah Code Annotated 1953, as amended, and for the reasons stated above, the City Council of Ogden Valley City, Weber County, Utah, hereby adopts, passes and publishes the following:

BE IT ORDAINED, by the City Council of Ogden Valley City, Weber County, State of Utah:

From the date of the adoption of this ordinance until the City Council has adopted an ordinance repealing it or in six months from the date of adoption, whichever comes first, no new applications for residential or commercial subdivisions shall be accepted. Ogden Valley also gives notice that it does not intend to accept for further consideration any petition for annexation filed during the period this temporary zoning ordinance is in effect.

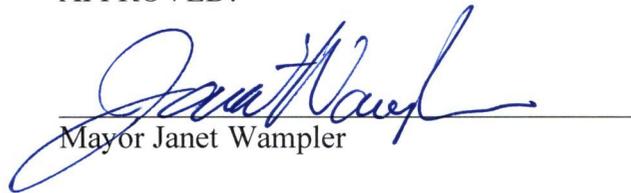
This ordinance does not affect any development application determined by the County to be vested on or before the date of this ordinance. Further, this ordinance does not affect applications for building permits within developments approved by Weber County prior to the date of this ordinance or within developments covered by applications described in the previous sentence. This moratorium does apply to building permits that would increase the size of the footprint of an existing building or home, or that proposes to add a new outbuilding to an existing lot, as these applications alter set-backs on the lot and will not be considered until the land-use code is adopted. This moratorium also applies to conditional use permit applications.

This ordinance shall be effective immediately upon passage. A copy of this ordinance shall be posted at each of three (3) public places within the corporate limits of Ogden Valley and a summary published in accordance with state Code.

PASSED AND ADOPTED by the City Council of Ogden Valley City, Weber County, Utah, this 3, day of January, 2026.

| | AYE | NAY |
|------------------------------------|----------|-------|
| Councilmember Don Hickman | <u>X</u> | _____ |
| Councilmember Kay Hoogland | <u>X</u> | _____ |
| Councilmember Tia Shaw | <u>X</u> | _____ |
| Councilmember Peggy Dooling- Baker | <u>X</u> | _____ |
| Councilmember Chad Booth | <u>X</u> | _____ |

APPROVED:



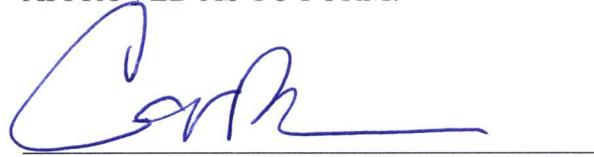
Mayor Janet Wampler

ATTEST:



Sharon Robbins, City Recorder

APPROVED AS TO FORM:



City Attorney

City Seal

