

OGDEN VALLEY CITY  
 MINUTES FOR IMPACT FEE PUBLIC HEARING  
 Event Start Date & Time: April 13, 2026, 2:00 PM

Huntsville Town Hall, Council Chambers, 7474 East 200 South, Huntsville, Utah.  
 Ogden Valley City Council Public Hearing on Impact Fees and Impact Fee Enactment

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 via Zoom
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Nate Smith	City Engineer	Present Via Zoom
Matt Crump	Deputy City Engineer	Present via Zoom

1. Impact Fee Facilities Plans (IFFP):

Don Hickman introduced Nate Smith and Matt Crump, both from JUB.

Nate Smith, the City Engineer, and Matt Crump, the Deputy City Engineer, provided details of the Impact Fee Facilities Plans. They indicated the plans were developed using the Weber County plans as a starting point and included all existing projects documented in those plans. Any references in the plans to areas outside of Ogden Valley City were removed. No new projects were included. The costs and population numbers were updated.

Note the details for the Impact Fee Facilities Plans (IFFP) were posted with the notice of the hearing.

-Trails IFFP

Deputy City Engineer Crump indicated the total (10-year investment) cost of the trails projects is \$2.6M. This funding is for existing and future trails that were previously identified.

-Transportation (Roads) IFFP

Deputy City Engineer Crump indicated that many of the Transportation projects are putting in turn lanes on existing roads. The total cost for the Transportation projects is \$20.6M.

-Storm Drain IFFP

City Engineer Smith showed the map of the Storm Drain projects. He indicated the total cost for the projects is \$8.4M. Some of these projects are outside the 10-year window.

2. Impact Fee Analyses and Summaries (IFA)

Don Hickman introduced Aaron Sanborn from Zion's Bank Public Financing.

Aaron Sanborn provided details of the Impact Fee Analyses and Summaries (IFA). He indicated that the analysis completed ensures that new development does not pay more than their fair share of the fees. He stated the analysis calculated the maximum impact fees. He stated the City Council can charge impact fee amounts up to the maximum, but not more.

Note the details for the Impact Fee Analyses and Summaries (IFA) were posted with the notice of the hearing.

-Trails IFA

Mr. Sanborn provided the analysis based on the type of trail (gravel/dirt or asphalt/paved) and for the trailheads. The impact fee eligible costs and costs per capita are different based on the type of trail or trailhead.

-Transportation (Roads) IFA

Mr. Sanborn indicated the fees for Transportation look at daily trip growth and new construction projects. He stated that trips starting and ending within the city are included. He also indicated that there is credit issued for existing benefit for projects. He used the ITE Trip Manual as a reference for trip calculations.

-Storm Drain IFA

Mr. Sanborn indicated the fees for Transportation look at daily trip growth and new construction projects. He stated that trips starting and ending within the city are included. He also indicated that there is credit issued for existing benefit for projects. He used the ITE Trip Manual as a reference for trip calculations.

### 3. Ogden Valley City Impact Fee Enactment Ordinance

City Attorney Gordon indicated that the proposed ordinance is required to enact impact fees for public infrastructure. The intent is to not place a burden on existing projects. There is a 90-day waiting period after enactment before fees can be collected.

### 4. Public Participation

**Council member Hickman moved to open the public hearing. Council member Shaw seconded the motion. All council members voted aye (5-0).**

**Kirk Langford** indicated the Stormwater Drain project map would be more useful if it included the property names. City Engineer Smith indicated the names can be pulled from the Weber County plans.

Mr. Langford also indicated that the Eden Acres Stormwater project is missing. This is a significant project that is 80% complete and was the largest stormwater project in the valley. He asked that the Eden Acres Stormwater project be included in the plans. The City Engineer indicated he will look into it.

Mr. Langford indicated that the current capacity is not sufficient. Currently water is diverting into trenches and canals and going into resident's basements. The project also needs to address the capacity needed for the Cobabe Ranch and Eden Crossing developments.

**Troy Brunker** asked what is the cost of the trails. He also spoke about the inadequacy of the storm drains from Eden Acres. It currently runs into his property.

**Shane Dunleavy**, VP of Eden Valley Trails indicated the linear foot costs seem high for the trails. He stated that the overall fee is \$4K higher than what Weber County charges.

Mr. Dunleavy also stated the Cobabe Ranch development is 31 homes and there are detention ponds planned for Eden Crossing.

**Ron Gleason** stated that the IFFP population numbers were from the incorporation feasibility study. 930 less are used by UDOT.

**Council member Shaw moved to close the public hearing. Council member Hickman seconded the motion. Four council members voted aye (4-1). Council member Hoogland voted nay.**

Council members had subsequent discussion after the public hearing. There were questions about the population numbers and service area.

Council member Hickman acknowledged that the studies did not include everything. He also indicated the Eden Acres Stormwater project was not included in the projects provided by Weber County. He stated that full impact fee analysis will be conducted in Fall 2026.

City Engineer Smith indicated the impact fees are for future growth. If issues exist currently, it would be financed through a different source of funds.

Council members agreed that this needs to be passed now to get started. Mayor Wampler stated this analysis is based on the information provided by Weber County. The ordinance needs to be in place to start the 90-day window when impact fees can be assessed.

**5. Adjourn City Council member Hoogland moved to adjourn the Impact Fee Public Hearing. City Council member Hickman seconded the motion. All Council members voted aye (5-0). The meeting was adjourned at 3:21pm.**

The April 13, 2026 City Council Hearing meeting minutes were Approved by the Ogden Valley City Council on the 21st day of April, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins