

OGDEN VALLEY CITY COUNCIL
MINUTES OF OGDEN VALLEY COUNCIL WORK SESSION MEETING
May 11, 2026, 2:00 p.m.
Huntsville Town Hall, Council Chambers, 7474 East 200 South, Huntsville, Utah

1. Call to Order by Mayor Wampler at 2:00pm

- a. Roll Call – Council member Hickman arrived late
- b. Pledge of Allegiance led by Mayor Wampler
- c. Moment of Silence for approximately one minute

2. Planning Update:

Council member Booth indicated the team is close to having the courtesy review process ready. It should be in place later today.

The next hearing is on May 12th that will cover gravel, ADUs, agritourism, STRs

Aimee from JUB should have all the final documents from the May 12th hearing ready for the City Council by tomorrow.

3. Finance Budget Update

Mayor Wampler indicated copies of the schedule are available. She indicated she pursuing getting the tax entity status and is trying to get it on the ballot. This is an election year, so that ay be a challenge. She listed all the statutes that tie our hands and has been sharing these with the authorities. She also stated that statutes do not permit the City to unincorporate.

Council member Hoogland indicated there are upcoming articles in the newspaper regarding the potential property tax. Council member Shaw indicated the public needs to educated about the increase. Council member Booth indicated he would like to see a visual of the unincorporated tax.

4. Discussion on Roll Back of Moratorium

Mayor Wampler wants to make sure the City Council makes the best decisions for the City with eyes wide open – what it means, what we give up, what we gain.

Council member Hoogland indicated the compelling statements of the builders highlight the ripple effect on the economy. She is willing to roll back the moratorium early at the cost of not collecting impact fees.

Council member Shaw asked about the impact fees that Weber County has collected and not sent to OVC. Can the City receive part of those fees?

Council member Hickman indicated the City needs to roll back the moratorium and leave the impact fees on the table. Those fees are not going to solve the City's problems.

Mayor Wampler stated the impact fees are tied to a build.

Council member Dooling-Baker indicated there are 30-60 permits on the table. If possible, the City needs to leverage the impact fees since they go to the project that needs to be done.

Council member Booth indicated the moratorium needs to be lifted as soon as possible.

Mayor Wampler indicated the City Council goes not need to wait for all the ordinances to be adopted. It can be lifted without ADUs, STRs, agritourism. Council member Hickman indicated that City Planner Carver and City Attorney Gordon need to determine how to lift the moratorium without those ordinances.

5. Discussion on Rolls & Responsibilities.

Mayor Wampler indicated the roles and responsibilities are tied to the budget. How does the City Council want to proceed?

Council member Hoogland encouraged the City Council members to put together org charts and look at what other cities are doing. Council member Dooling-Baker and Council Booth indicated this topic should wait until after the moratorium. Council member Hickman asked that the topic be put on the calender.

6. Discussion of Resolution 2026-25: Development Mitigation Contribution and Impact Fee Lock Agreement.

Mayor Wampler reminded the City Council that this topic was tabled on the last agenda. The agreement states that Evo will pay impact fees at the Weber County rate. It is a win/win since EVO gets a lower rate and OVC receives funds.

There was a discussion about sunset on the agreement or maximum number of permits allowed for the agreement.

Council member Hoogland indicated that if both parties do not like something, it is probably a good agreement.

7. Discussion of Claims Report

This topic was skipped on the agenda.

8. Discussion of Building/Development/Excavation Permit Fee Revisions

Council member Hickman indicated they would have something next week.

9. Discussion of Planning Commission's Recommended Land Use Items (90 minutes)

a. Ordinance 2026-23: Zone HR (formerly FR3)

Zone HR combines FR1 and FR3. FR1 is for single family homes and FR3 is for multi-family. Both zones are medium density. Eagle Crest is the largest non-developed area in the zone. Family food production was in and then removed. Lockouts were removed. The Council indicated that if there is agriculture or family food production it should reference AV3. Council member Hickman asked why B & B was not included in this zone.

b. Ordinance 2026-33: Subdivisions (Chapter 106)

c. Ordinance 2026-34: Standards (Chapter 108)

- i. 108-3 Cluster Subdivisions
- ii. 108-4 Conditional Uses
- iii. 108-6: Time shares
- iv. 108-8: Parking and Loading Space; Vehicle, Traffic and Access Regulations
- v. 108-9: Motor Vehicle Access
- vi. 108-10: Public Buildings and Public Utility Substations
- vii. 108-13: Home Occupation; Short Term Vendors; Temporary Outdoor Sales; Farmer's Markets
- viii. 108-15: Single Family Dwellings SFD
- ix. 108-16 Outdoor lighting

d. Ordinance 2026-30: S-1 Shoreline Zone.

Council member Booth asked why cemeteries and private parks were taken out. There was a discussion

Council member Booth asked why cemeteries and private parks were taken out. There was a discussion that private parks may have been excluded based on commercial use, but this zone has them as noncommercial use.

Council member Hickman indicated the water protection came from Les Vierra. He thought it might be better in the sensitive overlay zone. The focus on water should come later.

e. Ordinance 2026-31: O-1 Open Space Zone.

For easements the Trust sets the rules and the permissions.

f. Ordinance 2026-32: MV-1 Manufacturing Valley.

There was discussion that the building size was 10,000 sq ft, or up to 80%. The discussion was to potentially change it to 20,000 sq ft.

g. Ordinance 2026-29: CV-2 Commercial Valley.

10. Council Comments

Mayor Wampler reminded everyone about the marathon over the weekend. IT Director Zindel indicated there is a Play Day event scheduled – signs are up.

Council member Dooling-Baker reminded everyone the city name survey has one week left for responses.

Council member Hoogland indicated the City has been approached by Utah State to do a survey. She indicated it was be off the table for now.

11. Closed Meeting (As needed for any purpose as allowed in UCA 52-4-25).

No closed meeting was requested.

12. Adjournment

Council member Hickman moved to adjourn the meeting. Council member Shaw seconded the motion. All members voted aye (5-0).

The May 11, 2026 City Council minutes were Approved by the Ogden Valley City Council on the 2nd day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins