

OGDEN VALLEY CITY COUNCIL
MINUTES FOR SPECIAL CITY COUNCIL WORK SESSION MEETING
May 29, 2026, 11:00 a.m.

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 via Zoom, arrived 11:20am
Sherrie Broadbent	Finance Director	Present
Nate Smith	City Engineer	Present via Zoom
Matt Crump	Deputy City Engineer	Present via Zoom
Aaron Sanborn	Zion's Advisor	Present via Zoom
Corbin Gordon	City Attorney	Present via Zoom

- 1. Call to Order** by Mayor Wampler at 11:02am
 - a. Roll Call – Council member Booth absent
 - b. Pledge of Allegiance led by Mayor Wampler
 - c. Moment of Silence for approximately one minute

2. Discussion of FY27 Budget & Financial Standing

Mayor Wampler indicated there may be a path to becoming a tax entity. The Truth in Taxation (TnT) and budget process will continue in parallel until the path is known.

Sherrie Broadbent indicated the budget is finalized for Zion's. They are doing a cash flow analysis and will provide feedback. She reviewed the budget sheet with the City Council and the different columns based on approach.

Mayor Wampler asked the Council members to review the budget for corrections and suggestions. She indicated additional funds are needed or the balance should be reduced. For example, she indicated the Education, Travel budget line can be adjusted. Also, the law enforcement line can come down since population numbers have been changed.

The council discussed other possibilities for reducing budget, such as limiting the road maintenance budget to only snow plowing, providing service ourselves.

Shane Dunleavy indicated there are studies that have been done where the City can see what budget actions were pursued. It would take staff time to review the studies.

Mayr Wampler asked the Council members about what they think of the Suggestions column. Members agreed to keeping and updating it. The Mayor indicated there will need to be a hearing on the budget in 3 weeks.

The budget information will be on the website for residents to review.

3. Discussion of TUF Scope of Work. Presentation by JUB & Zions.

Matt Crump gave an overview of the Transportation Utility Fee (TUF). It is a fee based on usage with the average trips generated by parcel. The fee would be a utility bill administered by OVC. The City would need to set up administrative processes to handle distribution, collection, etc.

The process to set up the TUF is:

Step 1 – Identify the current revenue sources; Zion's would evaluate the sources (i.e., B & C Road Funds, TAN)

Step 2 – Identify the required funding; the City would use the recommended budget instead of conducting a survey

Note: the maximum TUF is the difference between the needs and the estimated cost.

Step 3 – Assign average daily units to parcels. Commercial property units would be more nuanced.

Once the fee is in place, the City would send the bill monthly, like an other utility bill to the parcel address. There was discussion about whether the bill could be sent quarterly or could be incentivized (i.e., discount if pay the year up front).

4. Discussion of Donation to Fund an Intern

Council member Hoogland indicated there are some donations available to provide a stipend for a volunteer or independent contractor. She and her husband are willing to donate and she can rollover funds from her campaign.

Council member Shaw indicated that sometimes the internship is part of an education program and is not paid. It is part of the curriculum.

There were discussions about oversight and structure for the internship. Council member Hoogland asked for Council members to provide suggestions for action for the Council meeting next week.

5. Discussion of Parking Ticket MOU

The parking tickets issued that would go to Washington Terrace are criminal citations. If the process is set up to pass through the Sheriff's department, they would be civil citations.

For criminal citations there is a greater burden of proof. It requires proving who drove the car. For civil citations, it only requires the owner of the car.

Weber County takes 10% as a processing fee, and 20% if the citation goes to collection for civil citations. The process is already set up for other municipalities.

The Council members indicated they think using the civil citation is a positive step forward. Council member Dooling-Baker indicated she will try to get the paperwork ready by the Council meeting next week.

6. Planning Update

City Planner Carver is confident he has the list of the land use codes that need to be adopted. An additional chapter 108-7 was found, is ready for review and will be ready for action at the Council meeting next week. 108-7 does not have any residential impact.

7. Discussion of Planning Commission's Recommended Land Use Items

a. Chapter 108-7 Supplementary and Qualifying Regulations

The Council members decided to skip this chapter, and to review it in the next work session to provide more time for review and comment.

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

City Planner Carver reviewed alternative methods to calculate density, per the Council's request. He indicated the net acreage method is to subtract out right-of-way and what is left can be subdivided. The partial deduction method weights slopes and wetlands so provides more developable acreage. The hillsides can be subdivided, but a house cannot be built on it. There is also a new buildable plus bonus to add incentives with ADUs or clustering.

Mayor Wampler indicated the General Plan does not allow bonuses.

There was discussion between the Council members of the potential restrictions and exclusions for other land, such as parks, stormwater, wetlands, sensitive lands. City Planner Carver indicated the builder gets fewer development units when the restrictions are added in the calculation.

Shane Dunleavy indicated there was a recent court ruling limiting wetlands, and that with less dense housing the costs go up

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

Not discussed.

- d. Chapter 104-11 Commercial Valley Resort Recreation Zone CVR-1.

Not discussed.

- e. Chapter 104-19 Residential Manufactured Housing Zone RMH-1-6.

Not discussed.

- f. Gravel Zone (G)

Glen Gammell indicated there are higher costs and fees to get materials if gravel and materials cannot be processed or stored in the valley. There are more trucks and damage to roads to haul materials. If located in the valley, there would be better service for builders and residents, could be used to build City roads, and tax revenue. He recommended getting with local excavators to see what can be done.

Mayor Wampler indicated the location would matter for the gravel processing and materials storage. The City would need to consider where it would go.

Council member Hoogland indicated it could be used for other operations, such as cement mixing.

- g. Chapter 108-19 Accessory Dwelling Units

Not discussed.

- h. Chapter 108-17 Ogden Valley Pathways

Not discussed.

- i. Chapter 108-11 Short Term Rentals

Not discussed.

6. Council Comments

Council member Shaw indicated the Emergency Management Committee needs to be established. They are working on a plan and want to provide a table top scenario. Ray Ross could be the facilitator. Everyone should be invited.

Council member Shaw also indicated that Weber County is processing lots of business licenses.

Council member Dooling-Baker indicated the results of the Name and City survey will be presented at the City Council meeting next week. The Council will not make decisions about the name at that meeting.

Council member Hoogland indicated that she has a facilitator for the organization structure meeting. It is Dr. Leah Murray from Weber State University. There will be a discussion on prework needed. Not date is set for the meeting yet.

Council member Hickman indicated there have been complaints of air brake use in the City. It is against the Transportation ordinance to use air brakes. He indicates that UDOT will need to put up signs in the right places.

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

City Attorney Gordon indicated there is a need for a closed meeting to discuss pending potential litigation. Closed meeting was held and ended at 2:26pm.

8. Adjournment

Council member Dooling-Baker moved to adjourn the meeting. Council member Shaw seconded the motion. The meeting was adjourned at 2:27pm.

The May 29th, 2026 Work meeting minutes were Approved by the Ogden Valley City Council on the 16th day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins