

OGDEN VALLEY CITY COUNCIL
MINUTES OF OGDEN VALLEY COUNCIL WORK SESSION MEETING
June 1, 2026, 2:00 p.m.

Huntsville Town Hall, Council Chambers, 7474 East 200 South, Huntsville, Utah

Name	Title	Status
Janet Wampler	Mayor	Absent
Tia Shaw	Council Member	Present
Peggy Dooling-Baker	Council Member	Present
Kay Hoogland	Council Member	Present
Chad Booth	Council Member	Present via Zoom; left at 4:39pm
Don Hickman	Council Member/ Mayor Pro Tem	Present
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Brian Carver	City Planner	Present via Zoom, arrived 2:10pm
Nate Smith	City Engineer	Present via Zoom

1. Call to Order at 2:01pm by Mayor Pro Tem Hickman

- a. Roll Call – all present
- b. Pledge of Allegiance led by Mayor Pro Tem Hickman
- c. Moment of Silence for approximately one minute

2. Planning Update:

City Planner Carver indicated that Agritourism will be discussed at the next Planning Commission meeting. All other outstanding Land Use codes are on the agenda for the City Council to review and approve.

3. Finance Budget and Truth in Taxation Update

Mayor Pro Tem Hickman indicated the City is continuing to pursue two tracks to get a final budget: following the requirements of the Truth in Taxation process, putting together a bare minimum budget that will not road maintenance and traffic studies. There will be hearings for each of these budget proposals set up.

Mayor Pro Tem noted there is a Budget Impact Schedule document on the table, available to residents at the meetings and in the office.

4. Discussion of Consent Items

- a. Minutes:
- b. Approval of Payments
- c. Business Licenses

There were no questions about the Consent items.

5. Discussion of MOU with WCSO for Civil Citations

Lt. Creager indicated for criminal citations the City must prove who is the driver for a vehicle. Civil citations only require proof of the registered owner, who can be cited and ticketed.

He indicated that Huntsville uses the Sheriff's Office and process for civil tickets. The MOU discussed is for the City to start using the Weber County Sheriff Office for civil tickets for parking and other tickets. The City's code enforcement staff would get a ticket book for parking tickets.

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

Nate Smith discussed the fee changes with the City Council members.

The curb cut fee was changed to \$150 to cover the paperwork and GIS. The parallel road test fee was reduced. A bond was included to provide the City more coverage. Cost for the bond is \$1000 to \$1500.

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

- a. Chapter 108-7 Supplementary and Qualifying Regulations

Not discussed.

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

The main topic of discussion for the Subdivisions title was the density calculation. If wetlands and other SLOZ items are removed from the buildable area, fewer lots are available to build. Council member Hoogland indicated it could be considered a taking of rights. One other comment was that lot line adjustments should not be included in density.

City Planner Carver was asked to take out the Planning Commission additions for the calculations to get it back to the Weber County language.

The City Council walked through the Subdivision code, section by section. There was discussion on a multitude of topics:

- Additional water rights restrictions are a good addition.

- The hyperlinks in the document need to be removed, with references instead.
- The request was made to combine the two lists including anything that Weber County excluded.
- For the named zones, zones that do not exist should be removed.
- Construction standards are not needed since specified elsewhere.
- Private roads have the same standards as public roads, and those standards should be followed. Brian was asked to find and use the same language.
- For street width, there should be references to the design standards, not specification in the code.
- The flag lot language is excessive and should be removed. Weber County regulated flag lots. Their code should be used.
- Use the future street easements from Weber County.
- Add language that there are no incentives to increase density.
- Pathways language is not necessary due to APWA standards.
- Remove the stormwater language – it is not enforceable.
- The reference to minor/major subdivision classification is helpful. Weber County is silent.

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)

Not discussed.

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.

8. Council Comments

Not discussed.

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

No closed meeting was requested.

10. Adjournment

Council member Hoogland moved to adjourn the meeting. Council member Shaw seconded the motion. All members voted aye (4-0, 1 absent).

The June 1, 2026 City Council meeting minutes were Approved by the Ogden Valley City Council on the 23rd day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins