

OGDEN VALLEY CITY COUNCIL
MINUTES OF SPECIAL CITY COUNCIL WORK SESSION MEETING

June 12, 2026, 11:00 a.m.

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

Name	Title	Status
Janet Wampler	Mayor	Present
Tia Shaw	Council Member	Present
Peggy Dooling-Baker	Council Member	Present, left at 2:01pm
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

1. Call to Order by Mayor Wampler at 2:01pm

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

2. Update on FY27 Budget & Truth-in-Taxation

There handouts are on the table in the meeting room, in the office and on-line for the Tax Increase Impact Schedule, needed for Truth-in-taxation.

The City is still pursuing two paths for the budget until a path is determined. The filing for the court was completed and served. The public hearing is scheduled for June 16th.

Council member Hoogland indicated there are articles coming out in the next newspaper about the status of the budget and more information about the finance / budget process.

3. Discussion of Planning Commission’s Recommended Land Use Items

Council member Hoogland indicated that comments needed to be completed by Monday, in order to adopt the Land Use ordinances by Tuesday. She stated that the rules of conduct introduced in transition be utilized here: make sure everyone has a chance to speak, make sure it is not repetitive.

Council member Hickman stated his default would be to go back to Weber County ordinances as the default, or if there is not consensus.

Mayor Wampler indicated she will go zone by zone and ask each member.

She indicated she has two questions for City Attorney Gordon: can the City stack the moratorium, what legal liability does the City have with density rights. A legal taking of rights significantly reduces the value of the property, a political taking gets people angry.

- a. Chapter 104-11 Commercial Valley Resort Recreation Zone (CVR-1).

Council members Dooling-Baker and Booth asked for legal opinion from the City Attorney about this ordinance. Dooling-Baker indicated her preference to complete the village zone before adopting this ordinance.

- b. Chapter 104-19 Residential Manufactured Housing Zone (RMH-1-6).
Already adopted. No discussion.

- c. Chapter 104-04 Gravel Zone (G)

Council member Hickman reminded the Council members the Stokers', the only parcel with this zone, are not digging gravel. They are using other parts of this ordinance. His preference is to have gravel mined in the valley rather than have trucks hauling it here. He stated the Planning Commission included restrictions on hauling and road maintenance which are not appropriate for this ordinance. His recommendation is to remove these sections and leave the rest. Impact studies are needed in the longer term.

Council member Booth indicated this is limited based on Utah State code and gives the owners *ala carte*. They still have the rights to mine it.

Council member Shaw indicated that any property owner can apply to change their parcel(s) to Gravel zone. There are many areas where a big gravel pit does not fit. She also indicated the owner will need to restore the land when the gravel pit is done. She agrees with Council member Hickman it is an advantage to have gravel mined up here.

Council member Hoogland indicated the traffic regulations are extreme and should not be there. Landowners should be doing things to support construction. She has not qualms about property owners requesting a rezone.

Council member Dooling-Baker asked about parking and construction buffering and what standards are required. She indicated there is lots of dust with Eden Crossing. She also asked about limiting hours of operation to 8am to 5pm.

Council member Hickman indicated that noise would be managed through the noise ordinance, and water quality would be managed through the Storm Water Plan.

The Council members discussed need for a bond, with City Planner Carver indicating it is a standard procedure with open-pit grinding to ensure the work gets done. They also agreed the

property owner needs to protect the road by not allowing the gravel, mud, etc. to be tracked onto the city road.

d. Chapter 108-19 Accessory Dwelling Units

Council member Hickman indicated the City's hands are tied with the new State regulation as of Oct 1, 2026. The new regulation will increase density for the City if a change is not made. He indicated to keep the same level of density TDRs must be used, and indicated a 1500 sq ft ADU is acceptable, while being cognizant of the quarter acre lot size limit. The ADU should be close to the primary dwelling.

Council member Hoogland indicated the City should be using TDRs to solve the ADUs issue. The City should adopt a basic ADU with different classes to allow different footprints.

Council member Dooling-Baker indicated the 1000 sq ft ADU size is fine and likes a 2-tiered approach with TDRs addressed later. She indicated that TDRs was one of the historical issues in the valley, they were allowed everywhere.

Mayor Wampler indicated the Council still needs to go line-by-line through the ordinance. The new state law will require ADUs. The City needs to bridge the gap between what to adopt now and the new ordinance.

Council member Hoogland indicated this ordinance should acknowledge TDRs and the new ordinance, if not subdivided, then the owner must get a TDR.

Council member Hickman indicated that TDRs were set up for Form-based and DDR zones to keep them from the AV3 and FV3 zones. The question we should ask is how we manage TDRs; we need a process. If it is that simple, why make it hard.

Council member Booth indicated that the Council should go forward not back. Possibly have an overlay map that shows active TDRS. There must be rules. It needs to be simple for valley residents.

The Council members discussed how use of TDRs can manage density and provide compensation to landowners. The Planning Commission had removed TDRs, but TDRs can limit density that would be added by the state statute. The state code is silent on the use of TDRs. Currently the usage of TDRs is low and the current market rate is \$2000-3000.

There was additional discussion about the sq ft of an ADU. Many Council members agreed that 1500 sq ft would be a good maximum size. They also agreed there is no need for a minimum. For height, the discussion and consensus is 35 ft.

e. Chapter 108-17 Ogden Valley Pathways

There was discussion about the Planning Commission's addition of equestrian use on pathways. Several Council members asked that it be removed. There was discussion that the code should refer to the municipal code. It is considered otherwise, good as is for adoption.

f. Chapter 108-11 Short Term Rentals

Council member Hoogland provided background on the work previously completed on STRs. The Weber County code was updated in 2023. She provided documents for the Council members to review for discussion. These documents will be reviewed at a later meeting.

g. Chapter 108-02 Architectural Landscape and Screening Design Standards

This chapter states it is for commercial zones. It was suggested the change in title was to clarify how the code is to be applied.

The Council members identified code to strike from the document, but did not have the time to review it completely.

h. Chapter 108-18 Drinking Water Source Protection

There were additions of environmental laws in this ordinance. The ordinance is considered ready to adopt once the edits are accepted.

i. Chapter 108-21 Agritourism
Not discussed.

6. Council Comments

Mayor Wampler indicated that summer has started and there are lots of events in the area. Mayor Wampler asked for agenda items for the next Council meeting.

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

No meeting was requested.

8. Adjournment

Council member Hickman moved to adjourn the meeting. Council member Hoogland seconded the motion. All council members voted aye (4-0). Council member Dooling-Baker was not present. The meeting adjourned at 2:06pm.

The June 12, 2026 City Council work meeting minutes were Approved by the Ogden Valley City Council on the 23rd day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins