

OGDEN VALLEY CITY COUNCIL
MINUTES FOR OGDEN VALLEY COUNCIL WORK SESSION MEETING
April 27, 2026, 2:00 p.m.

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

Name	Title	Status
Janet Wampler	Mayor	Present
Tia Shaw	Council Member	Present; left at 4:00pm
Peggy Dooling-Baker	Council Member	Present
Kay Hoogland	Council Member	Present via Zoom; left early at 3:48pm
Chad Booth	Council Member	Present
Don Hickman	Council Member	Present
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Brian Carver	City Planner	Present
Corbin Gordon	City Attorney	Present
Sherrie Broadbent	Financial Advisor	Present via Zoom
Matt Crump	Deputy City Engineer	Present

1. **Call to Order** by Mayor Wampler at 2:02pm
 - a. **Roll Call** – all members present
 - b. **Pledge of Allegiance** led by Mayor Wampler
 - c. **Moment of Silence** for approximately one minute

2. Planning Update:

City Planner Carver indicated the next public hearing will cover 18 land use items. Some of the items that were scheduled for the hearing were removed due to errors: ADUs, SLOZ, and Natural Hazards. The next set of land use items will be scheduled for a hearing on May 12th.

Council member Dooling-Baker wants to ensure mailings sent to P.O. Boxes get the notices.

The City Planner is working with Weber County on a process to start a new building permit after a waiver is signed by the applicant to allow staff to review documents and provide comments. This will allow the applicant to expedite the building permit once the moratorium is lifted.

Council member indicated that the building permit link will be added to the OVC website. Mayor Wampler asked that final, adopted land use ordinances be posted on the website.

3. Discuss Temporary Application Intake Procedure

City Attorney Gordon indicated he proposed the resolution last week to allow building permits to proceed with a courtesy review, but not vesting until the moratorium is lifted.

The Council members generally agreed with the resolution proposal. Mayor Wampler indicated a Special meeting would need to be set up to be able to adopt the resolution.

4. Discuss Pros/Cons Rolling Back Moratorium

The priorities of the roll back of the moratorium is: completing it ASAP, completing it in pieces. Not waiting the full 6 months.

Council member Hickman indicated that a 'line in the sand' be set for the roll back. He indicated there are around 70 houses potentially that may be ready for building permits prior to impact fees becoming available. He is OK with losing the impact fee revenue.

Council member Booth agrees with Council member Hickman. He indicated it is better to push to start building again.

Council member Dooling-Baker indicated she is open to get started. She asked if there are legal options to defer impact fees. The team answered NO. She suggested there may be opportunities for residents to accept donations. She also asked about adequate staffing for the courtesy reviews.

Council member Hoogland indicated the impact fees do not address the budget needs. She is willing to accept donations and in favor of advancing the building permits without the impact fees in place.

Mayor Wampler indicated that with some applicants will pay impact fees and some will not. She asked the City Attorney if that is a problem. The City Attorney indicated it is fine legally and is just a matter of timing.

City Planner Carver indicated that around 30 applications will be received out of the gate, with an additional 30 applications. He suggested an estimate of the impact fees lost is 60 applications X \$5K impact fees or around \$300k.

Shane Dunleavy indicated he sent an email with a potential solution. Weber County can start working on other permits for non-combustible, etc.

City Planner Carver indicated that Weber County is already issuing permits for non-combustible. For home with master development agreements work can be done on grading, surface improvements and the applicant / builder can start putting in utilities and roads.

5. Finance Budget Review

provided a presentation that reviewed department needs, Financial Advisor Sherrie Broadbent revenue gaps and organization structure. It included a proposed tentative budget. Mayor Wampler indicated the need to adopt a tentative budget at the May 5th City Council meeting by statute.

Financial Advisor Broadbent introduced a new potential tax as a revenue source called Transportation Utility Fee (TUF). This tax would require a process / system to administer the tax, which would take away from the possible revenue.

Council member Hoogland indicated the budget that is proposed is a ‘wish list’ for a fully functioning city. The team will need to discuss priorities and discuss how much we can do.

6. Discussion of Flood Plain Ordinance

This topic was not ready to be discussed.

7. Discussion of 2026 Road Maintenance Plan

Matt Crump shared a presentation of the Road Maintenance Plan. He indicated they drove all the roads in the City and measured the condition of the roads using a PACER Index (1-10).

They looked at the results and prioritized roads to be repaired and provided a list for either asphalt overlay or chip seal. Asphalt overlay repairs roads in worse condition or chip seal on newer roads to preserve them.

He provided a proposed budget for road maintenance with \$450K for asphalt overlay and \$170K for chip seal.

Shane Dunleavy indicated his organization has given funds to Weber County for chip seal on their roads.

8. Discuss Eden Valley Trails request for \$399.38 for Delineators per the MOU

Council member Hickman indicated the City Council has a bid for the \$399.38 fund request for Eden Valley Trails. He will have the funding request on the consent agenda to be voted on.

Mayor Wampler indicated we need to prioritize the funding requests. It should be for what must be done, not what we would like to be done.

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

a. Ordinance 2026-15: Zone FV3

Sam Bellarosa indicated concerns. He would prefer the original code put in place rather than revised. Many of the conditional to permitted use. There are no hearing requirements, if permitted, so public input is required.

Council member Dooling-Baker is the residential zone for low density, so most subdivisions are single acre lots. There are discrepancies between what can be done on 3-acre lots versus 1 acre lot. Those uses need to be separated. For example, one lot was given permission to be a church.

There was not differentiation between 3-acre and 1-acre uses. Many of the uses should be conditional and should be for larger lots. Someone would need to take the time to differentiate for the lot size or go back to the original Weber County code. City Planner Carver showed in the design standards that the minimum size applies to 3-acre lots.

The Planning Commission added the agriculture language. Mayor Wampler recommended sticking closer to the original Weber County zone and fix the parts we do not like and then forward it. Council member Dooling-Baker will help with getting this fixed. Council member Hickman indicated simplicity is the right thing to do. The code should reference the agriculture or family food production rather than add to this code.

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

Council member Hickman asked that any agriculture or family food production to be added as a reference from the AV3 zone language. This is medium density with smaller lots for most parcels in the zone. Council member Hickman indicated he didn't think that animal grazing or family food production should be included.

Council member Dooling-Baker asked about STRs in this zone. City Planner Carver indicated they are not currently allowed. He indicated the Planning Commission intended to remove STRs and look at the issue before making decisions. The master development agreements allow the STRs so updating the zone has no impact. Most of the subdivisions are already built or are already plated.

Mayor Wampler indicated that the team should fix the problem that existed. City Council member Dooling-Baker indicated someone needs to look at the zoning to see the lot sizes before making the decisions. Mayor Wampler indicated she would take the assignment and start with Weber County code and see what needs to be changed. She does not see much that would need to be changed. This is the village zone so agriculture should be reserved for other zones.

Shane Dunleavy indicated that all the larger parcels in HR have master development agreements that override the HR zone.

c. Ordinance 2026-22: In General (Chapter 104-1)

Council member Hickman indicated the gravel zone should be added back in. Form-based zone is gone.

City Planner Carver indicated Section 4.4 has language on how to align boundaries with parcels or split zone boundaries.

The only change needed is to add back the grave zone.

d. Ordinance 2026-27: Signs (Chapter 110)

Council member Dooling-Baker had a conversation with Commission member Lloyd about exempting agricultural signs. They wanted to differentiate between commercial and agricultural signs, so that agriculture would not need to apply for land use permits.

Council member Hickman indicated the exemptions should be removed and let the agricultural committee come back with recommendations to fix issues. There does not seem to be a problem with the school sign. There is a problem with 'you dump 'em' that could be solved with code enforcement.

City Planner Carver should reject the changes other than changing Weber County to Ogden Valley City. It should be returned to the original Weber County code.

e. Ordinance 2026-24: Design Review (Chapter 108-1)

Council member Hickman indicated the ag exemptions in 108-1-3 are not appropriate.

City Planner Carver indicated his team cleaned up the language and not that much was added. His team did not have concerns about alternate building methods.

Mayor Wampler indicated that Weber County just frequently started talking about earthquake building codes. Council member Hickman said the language to 'demonstrate structural integrity' covers what is needed. City Planner Carver indicated a geotech study is required for fault slip zones and slopes greater than 25%. The extension approval was all changed by a recent state requirement.

Blaine Vernon indicated his home using alternate materials was approved by Weber County.

Council member Hickman does not want to change for change sake. Council members Dooling-Bakers and Booth will talk with the Planning Commission about the changes at to the code on Wednesday to find out why and report back.

f. Ordinance 2026-26: Administration (Chapter 102)

Council members agreed some of this code was repetitive. City Planner Carver will remove the language that is duplicative.

10. Council Comments (5 minutes)

Mayor Wampler indicated she will post the office schedule for May.

No other Council comments.

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

No request for a closed meeting.

12. Adjournment Council member Hickman moved to adjourn the meeting. Council member Booth seconded the motion. All members indicated aye (3-0). Two member left the meeting early. The meeting was adjourned at 5:27pm.

The April 27, 2026 City Council work session minutes were approved on the 19th day of May, 2026.

Signature: *Sharon Robbins*

Print: Sharon Robbins