

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

May 1, 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, arrived late 11:24
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
Sherrie Broadbent	Financial Advisor	Present via Zoom

1. Call to Order by Mayor Wampler at 11:00am

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

2. Discussion of Tentative FY27 Budget

Sherrie Broadbent updated the budget based on the changes identified in the April 30th, 2026 meeting. She added the Transportation Utility Fee (TUF) and increased the loan request to Zion's bank.

She established two budgets – a fully funded city budget and a contingency budget.

For the fully funded budget, she added the property tax increases, assuming it would be available to the City. Sherrie walked through the budget with the City Council. The intention would be to lead with the fully funded budget and then reduce it if necessary.

For the question of raising taxes there were several opinions:

- Council member Shaw indicated if the change in taxes is \$200 to \$400 she would be willing. The public would need to be educated on the increase.
- Council member Dooling-Baker indicated she is not willing to raise property taxes.
- Council member Booth indicated a property tax would be OK but would be against an aggressive tax.

- Council member Hickman indicated that if there are delays in maintaining roads, it will be more costly in the future. Getting Zion's to write the check would be kicking the can down the road.
- Council member Hickman also indicated that the City Council can continue to do 'what if's on the property tax but using the fully funded budget best represents the City.

Council members provided thoughts on using the fully functioning City budget as the base:

- Council member Shaw indicated she is OK with it.
- Council member Booth indicated he is OK with the budget.
- Council member Dooling-Baker indicated she would be fine if additional staff positions were removed – public works manager, recorder, city manager – to keep the budget lean and mean.
- Council member Hoogland indicated she would like to see the lean budget as compared to the fully funded budget. She indicated if the City does not use TUF, she would be OK. And, reminded that non-residents (2nd homes) do pay their fair share.
- Council member Hickman indicated his preference for property tax, not TUF. The City would still need the Tax Anticipation Note (TAN) from Zion's.

Mayor Wampler asked about the homework given to Council members in the last meeting – to see what expenses could be reduced.

For law enforcement, the cost is based on population so we don't know if the budget can be reduced. There is a possibility of looking at the ILA to see if it can be changed.

For planning, The City is currently using City Planner Carver. He is spending 15 hours/week in meetings. And spends more answering zoning / ordinance questions. He will need to keep answering the more complex questions but can send other questions to Beacon Code with a lower pay rate. Once the land use ordinances are completed, the building permits will start, so the hours will still be balanced out.

The grant matching funds can be reduced by half. It will delay the City in getting grants in the future. Council member Hickman indicated the chip seal can be reduced to \$175K.

Sherrie Broadbent indicated she will get the official numbers for the average value of a residence, and average value of commercial business to be able to give better estimates on property tax.

Council member Hoogland asked Council members read the memo she sent regarding the powers, duties and roles of the City Council and Mayor so that the City Council can design the new organization.

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

These items on the agenda were skipped.

a. Ordinance 2026-15: Zone FV3

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

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

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

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

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

g. Ordinance 2026-XX: Subdivisions (Title 106)

h. Ordinance 2026-XX: Standards (Title 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

g. Ordinance 2026-XX: S-1 Shoreline Zone.

h. Ordinance 2026-XX: O-1 Open Space Zone.

i. Ordinance 2026-XX: MV-1 Manufacturing Valley.

j. Ordinance 2026-XX: CV-2 Commercial Valley.

10. Council Comments

Council member Dooling-Baker asked about her proposal to move work sessions to Friday so that the Council members are not reading the packet over the weekend.

- Mayor Wampler stated that if the Council members would get their materials in on time, the packet would go out Thursday or Friday for the meeting on Monday.
- Council member Hickman indicated he is not a fan of a Friday meeting and that it would pose problems.
- Council member Hoogland indicated that the Monday work session compresses the schedule for the Tuesday meetings.
- Council member Shaw indicated she is not in favor of a Friday meeting.

Based on the responses, Council member Dooling-Baker asked that Council members commit to getting their documents prepared earlier, by Wednesday or Thursday.

Council member Dooling-Baker also indicated the next Planning Commission hearing is May 12th. It will include most of the remaining residential ordinances, but there may be some stragglers.

The homework for City Planner Carver is to develop the timeline for lifting the moratorium.

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

A closed meeting was not requested.

12. Adjournment Council member Hoogland moved to adjourn the meeting. Council member Hickman seconded the motion. All council members voted aye (5-0). The meeting adjourned at 2:32pm.

The May 1, 2026 City Council work session minutes were approved on the 19th day of May, 2026.

Signature: *Sharon Robbins*

Print: Sharon Robbins