

OGDEN VALLEY CITY COUNCIL
MINUTES OF OGDEN VALLEY COUNCIL WORK SESSION MEETING
June 15, 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
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
Matt Crump	Deputy City Engineer	Present

1. Call to Order by Mayor Wampler at 2pm

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

2. Planning Update:

Several Land Use codes were reviewed by the Planning Commission in the last meeting including ADUs, Drinking Water, and partial review of Architectural Landscaping.

The Shoreline zone will need to be reviewed by the Planning Commission due to questions and concerns regarding a land use application.

3. Finance Budget and Truth in Taxation Update

The City has not heard back on a court date. The update remains the same. Two paths are being pursued. There are two hearings scheduled for public comment on the budgets. 5:30 pm hearing for the fiscal budget and 6:00pm hearing for the interim TnT budget.

The property tax impact sheets for Truth-in-Taxation are available at the table in the room, in the office and on-line at the city website.

4. Discussion of Consent Items (5 minutes)

- a. Minutes: May 19th, May 22nd, May 29th
- b. Approval of Payments

There are minutes to review for approval at the city council meeting, and invoices awaiting council member approval.

5. Discussion of Resolutions for TANs

The City plans to adopt a resolution to authorize and issue a Tax Anticipation Note (TAN) for the City. Zion's is providing the documents. The TAN will repay the current loan and provide funds for the next fiscal year. The resolution will be voted in the June 16th City Council meeting.

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

This topic is not ready for discussion. The planning, permitting, legal counsel and finance people are developing the language for the task order the consumers will use to request, use and repay certain services.

7. Discussion of Construction Standards

Matt Crump indicated there will be an ordinance to adopt construction standards. The Weber County standards are old. The intent is to adopt the APWA standards.

Mayor Wampler indicated the ordinance did come through and can be acted on tomorrow.

8. Discussion of WACOG Transportation Grant for 4100

Matt Crump indicated there is a grant available to put in turn lanes on 4100N at 3300 E and 3500 E. This is the only project where funds are available this year. This project was selected for public safety and will require a 10% match. The application is due by July 13th. A letter of intent has already been submitted for this project.

9. Discussion of Reformatting Public Participation in Work Sessions

There was a prior decision to allow people to provide comments in a work session meeting. There was discussion between the Council members whether this should continue to be allowed. The members had varying opinions on how much these comments can influence the Council and how helpful the comments are that are made.

The decision was to continue to allow comments to be made by the public in the work sessions. There was not a full consensus of the Council with the intent to continue the discussion. The Mayor indicated that there need to be ways to keep the public engaged, and that the Council must make certain the public knows what to expect.

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

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

This language was partially reviewed in the last meeting, and discussion resumed where it left off. This language is for commercial purposes only and is a minimum standard for landscaping. Agriculture is not considered a commercial enterprise for these purposes.

Aluminum and vinyl siding are not acceptable. Steel siding is allowed.

For 108-2-5, there was a suggested change from 20% of the total lot to 20% of the total project. The Council suggested going back to the Weber County percentage to use for waterwise plants.

Weber Basin Conservancy recommends no more than 20% turf grass. Not much is said of materials, or if native plant life is required.

The full chapter review for this section was not completed in the meeting.

b. Chapter 108-11 Short Term Rentals Not discussed.

c. Chapter 108-21 Agritourism

Several members of the AG committee were in the audience for this meeting. This land use code was prepared by the AG committee and reviewed by the Planning Commission.

Weber County defines agriculture operations. There are eight activities identified as agriculture operations. To be eligible for agritourism, the property owner must do 6 out of the 8 activities. Properties of all sizes can participate in most agritourism activities. To be considered, farming must be the main source of revenue.

For farm-stay there is a requirement of a 6-acre lot. This is an incentive to keep the open space, since at that size lot, it can be sub-divided. There was a discussion about transient lodging (less than 3 days). It will require a business license and review annually.

A table is provided with the ordinance to show the activities available for the different size farms and shows the restrictions for small farms.

Council member Hoogland asked who are the expert sources for this language. City Planner Carver indicated it was the AG committee and the farmers.

d. Ordinance 2026-29: Commercial Valley (CV-2)
Not discussed.

e. Chapter 104-11 Commercial Valley Resort Recreation Zone (CVR-1).
Not discussed.

f. Chapter 104-04 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 108-18 Drinking Water Source Protection
Not discussed.

11. Discussion on Removing the Moratorium

The Council determined it is not likely to remove the moratorium on June 16th. It will be more likely to repeal the moratorium on June 23rd.

12. Council Comments

Council member Dooling-Baker expressed concerns about CV-2 and CVR-1 zones.

Council member Hoogland indicated that Cristine Williams will be co-facilitator for the organizational discussion retreat. They are looking at the tasks, scope and deliverables needed.

Council member Dooling-Baker also indicated that over 20 code enforcement warnings were issued over the weekend. There have been some complaints about drones. Mayor Wampler indicated there are no provisions in the code restricting fly-over activity.

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

No closed meeting was requested.

14. Adjournment

Council member Hickman moved to adjourn the meeting. Council member Shaw seconded the motion. All members voted aye (5-0).

The June 15th City Council work session meeting minutes were Approved by the Ogden Valley City Council on the 21 Day of July, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins