



**NOTICE OF A SPECIAL
CITY COUNCIL MEETING
March 31, 2026, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a Special City Council meeting on Tuesday, March 31, 2026, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Zack Stratton

- 1. CALL TO ORDER**
- 2. INVOCATION OR INSPIRATIONAL THOUGHT (BY INVITATION)**
- 3. PLEDGE OF ALLEGIANCE (BY INVITATION)**
- 4. PUBLIC HEARING**
 - 4.1. Amend the Consolidated Fee Schedule for the Transportation Utility Fee and Vineyard Days. Allow the Mayor the power to lower Fees on the Consolidated Fee Schedule**
- 5. MAYOR AND COUNCILMEMBERS' DISCLOSURES/RECUSALS**
- 6. PUBLIC COMMENT**
- 7. WORK SESSION**
 - 7.1. EZ Park Presentation and Discussion**
- 8. BUSINESS ITEMS**
 - 8.1. Resolution 2026-21 Amend the Consolidated Fee Schedule**
 - 8.2. Adopt Resolution 2026-19 In Support Of Parking Enforcement**
 - 8.3. Adopt Resolution 2026-20 To Form A Community Events Non-Profit**
 - 8.4. Approve the Neighborhood Shield Program**
 - 8.5. Approve Creating A Neighborhood Commission, Establishing Neighborhood**

Districts, And Providing For The Appointment and Selection Of Commission Members

9. ADJOURNMENT

This meeting may be held in a way that will allow a councilmember to participate electronically.

The public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.



5236NY

Broadway Garage – Zone A
New York, NY

Vehicle

Porsche 911 - Silver

Arrival Speed

12 km/h



Gateless Parking System

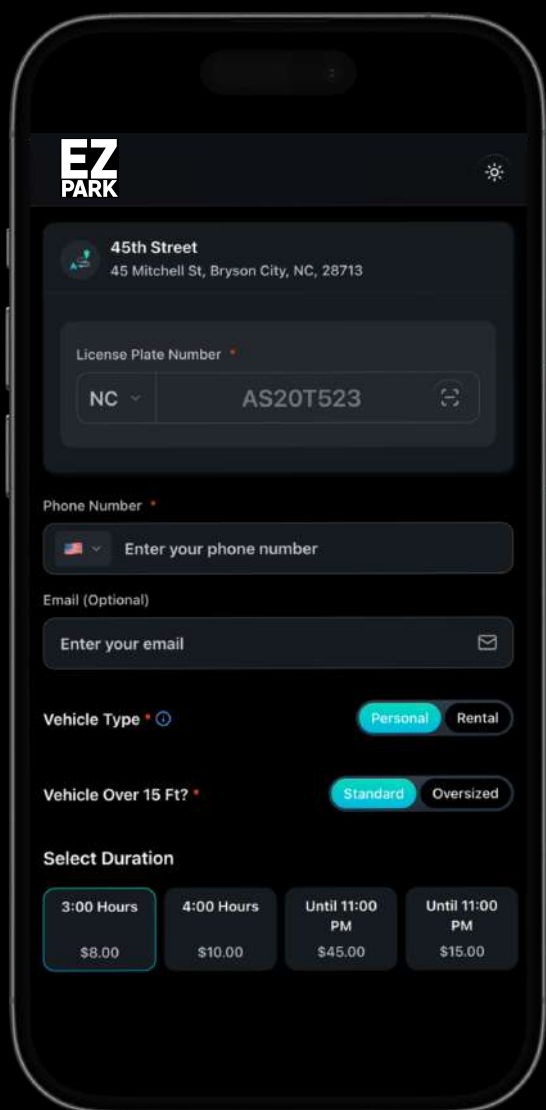
Delivering a world-class, ticketless parking experience
powered by AI and LPR.



About EZPark

EZPark is redefining the future of parking and access control.

Together with our operators, we deliver fully ticketless, AI-driven solutions that maximize revenue, eliminates downtime, and provide a frictionless guest experiences, All whilst driving OPEX down significantly. Our software suite—including AI-assisted license plate recognition cameras, and integrated enforcement agents are engineered for reliability and ease, with full customization to meet the standards of world-class properties.



EZPark's cloud platform unifies parking operations into a single, intelligent system. End users benefit from Auto Start/Stop technology and our back end is building Seamless integrations with mobility platforms such as SpotHero, ParkWhizz, Way.com and our own Monthly Parking and reservations platform ReserveParking.com which makes it effortless to manage transient parkers, monthly parkers, and staff.

Our Parking Intelligence platform provides Real-time analytics, mobile enforcement, and a growing nationwide guest loyalty engine (currently at roughly 15,000,000 parkers) to ensure owners have the tools they need to increase profitability and deliver exceptional service.

Our Mission is Simple:

Create a best-in-class parking experience that elevates the entire property, from the first touchpoint at entry to the moment a guest departs.

How to Park

Parking doesn't get easier

Parking with our Scan-to-Pay system is seamless. Simply drive into the lot and pick any available spot—no gates, no hassle. Once you exit your vehicle, look for signage displaying a QR code and simple instructions. Scanning the QR code will open a web app by EZPark, where you'll enter your license plate, choose a payment method, select your stay duration, and pay effortlessly using Apple Pay, Google Pay, or your preferred card.

After completing the process, you'll receive a confirmation via text, allowing you to walk away and enjoy your day. If you opt for our LPR (License Plate Recognition) package, you only need to set up your payment once. From then on, you'll have frictionless access to EasyPark facilities nationwide: just drive in and out, with auto start-stop technology confirming your visit at arrival and departure.

Our system integrates with enforcement channels to ensure compliance. Non-compliant vehicles can be notified or towed, maintaining a smooth operation without heavy operating or capital costs. At EZPark, we're making parking better, simpler, and more accessible for all..

Parking Management

Insights to make Data Driven Decisions

The EzPark admin dashboard is a powerful tool that empowers both ownership and our operations team with comprehensive data. We gain end-to-end insight into the property, tracking every vehicle's journey from arrival to departure. With our AI assistant, we analyze trends and traits to make the best dynamic price calculations, enabling proactive decisions that improve operations before issues arise, rather than reacting too late.



With EzPark's dashboard, we can adjust pricing in real time, manage whitelists, and leverage enforcement engines, ensuring smooth compliance and efficiency. This comprehensive control makes us one of the most efficient operators in the gateless parking space.

Additionally, our admin panel allows us to easily manage permits in residential and mixed-use facilities. We can create custom pricing for specific zones and maintain full control over how tenants access and use the property. This holistic view ensures we understand usage patterns, making us even more effective in managing diverse parking environments.

! EZPark vs Traditional PARCS

EZPark Gateless system

- No tickets, seamless guest entry & exit
- Zero Capex, next to no Opex
- No Broken equipment or repairs
- Nationwide loyalty engine to capture more customers
- In house enforcement team to maximize compliance
- Custom branded customer facing interface
- Integrations with other aggregators



VS



Traditional Parking Systems

- Ticket jams and lost tickets
- No contactless payment on some machines.
- Broken or Dislodged gates lead to revenue loss.
- Manual resets leading to downtime and lost revenue
- Expensive on-site staffing required for guest support
- Limited data on guest behavior or loyalty
- Higher maintenance costs

| Permit Management

EzPark has partnered with ReserveParking.com, one of the most advanced permit management systems available today, offering a comprehensive solution without compromise. From recurring payments and pro-ration to flexible pass options, ReserveParking.com delivers every feature we need. Tenants can choose a Flex Pass, allowing one space for multiple vehicles, or opt to pay for several vehicles simultaneously. This system seamlessly supports both individual and corporate environments, all within the EzPark ecosystem.

Through EzPark, we maintain full integration with ReserveParking.com, ensuring that permit management is as streamlined as possible. We have complete oversight of all parking allocations, instantly alerted if a tenant exceeds their allotted spaces. This allows us to customize repercussions as needed, ensuring property owners maximize their returns with no hassle or risk of abuse.

With EzPark, we control every facet of the parking experience, whether it's a transient visitor, a guest, or a resident with a monthly permit. Best of all, our pricing is among the most competitive in the market, ensuring that both property owners and tenants receive top-tier value without sacrificing performance or security.

| Guest Passes & Validations

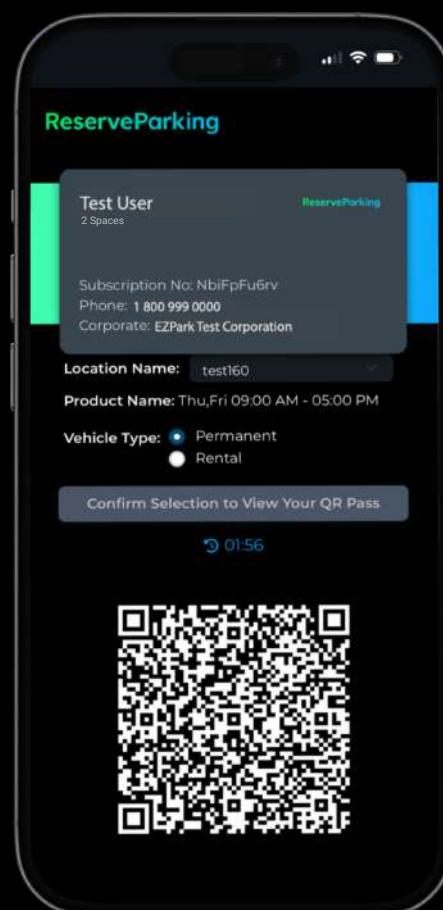
With EzPark, we offer a complete guest pass validation platform designed for both residential and mixed-use properties. This system allows us to collaborate closely with property ownership to issue validations or passes tailored to their needs—whether it's an all-day pass, a paid validation, a discounted rate, or a limit on the number of guest passes per month. We have the guardrails in place to ensure every property can set precise parameters.

This open-ended validation and guest pass platform is fully customizable and ready to implement. Once requested, we can have it operational within 24 hours, ensuring that property owners have a tailored solution without any compromises. We are prepared to bring this system to your property, offering a seamless experience that adapts exactly to your needs.

Permit Management

Permits should be straightforward for both management and customers. When a customer receives their subscription confirmation through the reserve parking platform, they get a confirmation email with simple instructions on how to park. In most cases, it's just a matter of driving in, parking, and driving out—no hassle. The real magic happens behind the scenes: our detection systems monitor usage, ensuring there's no abuse of the permits.

Customers will receive a link to a web app, which displays their subscription details, showing how many spaces they can access and offering simple controls. But the big advantage is on the backend: we can track activity in real-time, so we get instant alerts if there's any misuse. If issues arise, we can respond quickly—whether that's by sending notices, charging for overages, or simply emailing the tenant to address the problem and ask them to correct it immediately.



Thank You!

We look forward to partnering with you to deliver a seamless, best-in-class guest parking experience.

Now is the time to build the future of autonomous mobility - together.



Our Partners

RESOLUTION NO. 2026-21

A RESOLUTION OF THE CITY COUNCIL OF VINEYARD CITY, UTAH, AMENDING THE VINEYARD CITY CONSOLIDATED FEE SCHEDULE TO MODIFY THE TRANSPORTATION UTILITY FEE AND VINEYARD DAYS FEES

RECITALS

WHEREAS, Vineyard City (the “City”) has adopted a Consolidated Fee Schedule to establish fees, rates, and charges for services provided by the City; and

WHEREAS, the City Council periodically reviews and updates such fees to ensure they are reasonable, equitable, and reflective of the cost of providing services; and

WHEREAS, the Transportation Utility Fee is imposed to fund the construction, operation, maintenance, and replacement of the City’s transportation system, including streets, sidewalks, and related infrastructure and services; and

WHEREAS, the City Council finds it necessary to amend the Transportation Utility Fee to address current and anticipated transportation system needs; and

WHEREAS, Vineyard Days is an annual community event sponsored or supported by the City, and the City establishes fees for participation, including vendors, sponsorships, and related activities; and

WHEREAS, the City Council finds that updates to Vineyard Days fees are necessary to reflect current costs, ensure fairness, and support efficient event administration; and

WHEREAS, the City Council finds that the amendments set forth herein are in the best interest of the public health, safety, and welfare of the residents of Vineyard City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD CITY, UTAH, AS FOLLOWS:

Section 1. Incorporation of Recitals

The foregoing recitals are hereby incorporated as findings of the City Council.

Section 2. Amendment of Consolidated Fee Schedule

The Vineyard City Consolidated Fee Schedule is hereby amended to update the Transportation Utility Fee and Vineyard Days fees as set forth in Exhibit A, which is attached hereto and incorporated by this reference.

Section 3. Transportation Utility Fee

The Transportation Utility Fee shall be modified as specified in Exhibit A. Such fee shall be assessed and administered in accordance with applicable provisions of the Vineyard City Municipal Code and City policies, and revenues derived therefrom shall be used solely for transportation-related purposes, including but not limited to system maintenance, improvements, and related debt service.

Section 4. Vineyard Days Fees

Fees associated with Vineyard Days, including vendor fees, booth fees, sponsorship fees, parade entry fees, and other participation-related charges, are hereby adopted and amended as set forth in Exhibit A.

Section 5. Administrative Implementation

The City Manager, or designee, is authorized and directed to implement the provisions of this Resolution, to make non-substantive administrative adjustments as necessary, and to ensure the updated Consolidated Fee Schedule is properly maintained and made available to the public.

Section 6. Repealer

All resolutions or parts thereof inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

Section 7. Severability

If any section, subsection, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

Section 8. Effective Date

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of Vineyard City, Utah, this ___ day of _____, 2026.

VINEYARD CITY

Zack Stratton, Mayor

ATTEST:

Robin Bond, City Recorder

EXHIBIT A



Consolidated Fee Schedule

2024–2025 Fiscal Year

Table of Contents	
Administrative...	2
Recreation...	3
Utilities...	5
Sanitation...	6
Facilities...	6
Special Event Permit	8
Code Enforcement Fees	9
Business Licensing	10
Land Use Application	11
Building Permit Fees	14
Building Inspection Fees	15
Impact Fees	16
Pass-through Fees	16
Utility Meter & Connection Fees	17

ADMINISTRATIVE FEES	
Records (GRAMA) Requests	per hour for staff time after the first 15 minutes (based on the lowest paid employee working on the request) Copies - \$0.10 per page
Returned Checks	\$14
Colored Map Copies – 8 ½ by 11	\$3.00
Black and White Maps Copies	Free
Notarization	Free
Library Card/Fitness Center Reimbursement	\$80 annual reimbursement per Vineyard household (can be used toward non-resident library card OR municipal fitness center membership)
Weed Abatement	Actual Abatement Costs
Bond Processing Fee	\$60
Administrative Citation	\$100
Credit Card Fee	3% of Transaction Total
Candidate Filing Fee	\$50
Candidate Late Financial Disclosure Statement	\$50
City Offense Fines	Class B misdemeanor – not to exceed \$1,000 Class C misdemeanor – not to exceed \$750
Sixteen-Year-Old Curfew (Class C)	\$75
Eighteen-Year-Old Curfew (Class C)	\$75

Parent Liability (Class C)	\$125
Prohibited Travel on Trails (Infraction)	\$40
Leash Requirement (Infraction)	\$40
Sleeping on Public Property (Class C)	\$75
Camping Prohibited (Class C)	\$75
Unlawful Parking (Infraction)	\$40
Parking w/Snow Present (Infraction)	\$40
Driving or Riding on Sidewalk (infraction)	\$40
Engine Brake Restriction (Class C)	\$75
Hours of Operation (Infraction)	\$75
Fires and Campfires (Class C)	\$125
City Council-Designated Local Residential Streets	\$20 Per Permit
City Council-Designated Amenity Roads	\$60

RECREATION FEES	
Adult Pickleball	\$50 – Team
Adult Soccer	Team - \$500 Individual - \$50
Adult Soccer Tournament	Team - \$160 Individual - \$20
Adult Tennis Clinic	\$50 – Individual
Cornhole Tournament	Team - \$30 Individual - \$15

CUTA Tennis	\$100 – Individual
E-Sports	\$50 – Individual
Pickleball Tournament	Team - \$30 Individual – 15
Race Registration	5k/10k – \$25 Kids 1k – \$10 Household Discount - \$55 Group Rate – \$20 per person
Race T-Shirts	\$15 – individual
Senior Program	\$50 – Individual
Spikeball Tournament	Team – \$30 Individual – \$15
Sports Trivia/Fantasy Class	\$50 – Individual
Pee-wee Sports Clinic	\$60 – Individual
Youth Arts	\$50 – Individual
Youth Baseball Clinic	\$50 – Individual
Youth Basketball Clinic	\$55 – Individual
Youth Coach Pitch	\$55 – Individual
Youth Street Hockey League	\$65 – Individual
Youth Pickleball League	\$100 – Individual
Wiffleball Tournament	\$100 – Team
Youth Flag Football	\$ 80 – Individual
Youth Jr Jazz Basketball	\$100 – Individual
Youth Kickball	\$ 60 – Individual
Youth Machine Pitch	\$ 80 – Individual
Youth Pickleball Programs	\$50 – Individual
Youth Soccer Programs	\$75 – Individual
Youth T-Ball	\$55 – Individual
Youth Tennis Clinic	\$50 – Individual
Youth Ultimate Frisbee	\$50 – Individual
Youth Volleyball	\$90 – Individual
Youth Wrestling	\$ 55 – Individual

Ski/Snowboard Program	\$300 - Individual
Youth Fishery Program	\$50 - Individual
Bingo	\$10 – Individual
Additional Non-Residential Fee	Up to 20% of Registration Fee
Recreation Program Cancellation Fee	Up to 100% of Registration Fee
Memorial Bench	\$1500
Memorial Tree	\$500
Gammon/Sunset Beach Park Food Stand Concessionaire	\$10 per day
Grove Park Semi-Permanent Trailer/Kiosk Concessionaire	\$33 per day
Food Truck Concessionaire	\$25 per day

UTILITY USE FEES*	
Water Base Rate ¾” Meter	\$31.61 first 5,000 gallons
Water Base Rate 1” Meter	\$44.26 first 5,000 gallons
Water Base Rate 1 ½” Meter	\$56.91 first 5,000 gallons
Water Base Rate 2” Meter	\$91.68 first 5,000 gallons
Water Base Rate 3’ Meter	\$347.72 first 5,000 gallons
Water Base Rate 4” Meter	\$450.98 first 5,000 gallons
Water Base Rate 6” Meter	\$663.83 first 5,000 gallons
Water Base Rate 8” Meter	\$885.09 first 5,000 gallons
Water Multi-Family Residential Base Rate	\$18.56 per unit
Residential Water Usage Rates:	
Tier 1 (5,001 – 15,000)	\$2.07 per 1,000 gallons
Tier 2 (15,001– 30,000+)	\$2.37 per 1,000 gallons
Tier 3 (30,001 – 50,000)	\$3.15 per 1,000 gallons
Tier 4 (50,001+)	\$3.62 per 1,000 gallons

Commercial Water Usage Rates: Tier 1 (5,001 – 30,000) Tier 2 (30,001 – 100,000) Tier 3 (100,001+)	\$2.07 per 1,000 gallons \$2.92 per 1,000 gallons \$3.62 per 1,000 gallons
Sewer Base Rate	\$19.22 per 1,000 gallons
Sewer Multi-Family Residential Base Rate	\$10.71 per unit per month
Sewer Usage Rate	\$6.27 per 1,000 gallons
Transportation Utility (KSF=1,000 Square Feet)	\$4.75 per ERU \$36 per Office KSF \$70 per Retail/Commercial KSF \$84 per Light Industrial KSF* \$36 per Flex Space KSF* \$0 Per ERU
Storm Water Utility	\$6.50 per ERU
*Non-Vineyard Resident & Business Fee	Rate X
Collection for Any Unpaid Utility Bills, Fees, or Civil Penalties	May be subject to collections if payment has not been made within 30 days of the due date at the cost of the resident

SANITATION FEES	
90-Gallon Residential Can	\$16.2
Second 90-Gallon Residential Can	\$10
Recycling Can	\$7.5
Replacement Can	\$90

FACILITIES RENTAL FEES	
Council Chambers Rental	\$75 per hour for Resident \$150 per hour for Non-Resident

Council Chambers Cleaning Deposit	\$75 for Resident \$150 for Non-Resident
Small Park Pavilion Rental	\$40 for Resident \$80 for Non-Resident
Small Park Pavilion Cleaning Deposit	\$40
Large Park Pavilion Rental	\$75 for Resident \$150 for Non-Resident
Large Park Pavilion Cleaning Deposit	\$75
Special Event Rental Deposit	\$300
Multi-Day Special Event Rental Deposit	\$500 per day
Pavilion Rental Cancellation Fee	Up to 100% of reservation cost
Hourly Field Rental at Gammon Park (Monday – Thursday)	\$300 Deposit + \$20 for Residents, \$40 for Non-Resident or Holiday Reservations
4 Hour Field Rental at Gammon Park (Monday – Thursday)	\$300 Deposit + \$75 for Residents, \$150 for Non-Resident or Holiday Reservations
Hourly Field Rental at Gammon Park (Weekend)	\$300 Deposit + \$30 for Residents, \$60 for Non-Resident or Holiday Reservations
4 Hour Field Rental at Gammon Park (Weekend)	\$300 Deposit + \$100 for Residents, \$200 for Non-Resident or Holiday Reservations
All other parks, single soccer fields or fields hourly rental (Monday – Thursday)	\$300 Deposit + \$40 for Residents, \$80 for Non-Resident or Holiday Reservations
All other parks, single soccer fields or fields 4 Hour Rental (Monday - Thursday)	\$300 Deposit + \$150 for Residents, \$300 for Non-Resident or Holiday Reservations
All other parks, single soccer fields or fields hourly rental (Weekends)	\$300 Deposit + \$60 for Residents, \$120 for Non-Resident or Holiday Reservations

All other parks, single soccer fields or fields 4 Hour Rental (Weekend)	\$300 Deposit + \$200 for Residents, \$400 for Non-Resident or Holiday Reservations
Hourly Rental per Soccer Goal Set	\$10 for Residents \$20 for Non-Residents
Hourly Rental per Soccer Corner Flag Set	\$10 for Residents \$20 for Non-Residents
Court Rental	\$25 per hour per court
Pickleball Net Rental	\$50 Refundable Deposit
Pickleball Net Repair/Replacement Fee	Up to \$300
Non-Existing Line Painting – Per Field	1-499 Feet – \$100 500-999 Feet – \$150 1500+ Feet – \$200
Remarking Line Painting – Per Field	1-499 Feet – \$50 500-999 Feet – \$60 1500+ Feet – \$80

SPECIAL EVENT FEES*	
Special Event Permit	\$50
Special Event with Vendors	\$75
Special Events with >250 Participants	\$100
Special Events longer than 6 hours	\$150
Multi-Day Special Event	\$200
Film Permit	\$50
Children’s Market	\$25
Vineyard Days Vendors	\$100 \$200
Boo-A-Palooza Vendor Fee	\$50
Car Show Participant	\$10
Motorized Parade Participant - Business	\$100

Motorized Parade Participant – Non - Profit	\$50
Motorized Parade Participant - School	\$25
Bounce House Deposit	\$100
Food Truck Vendor	\$50 – 100
Onsite Dumpster or Equipment Permit	\$72 per dumpster
Additional Dumpster Reserved	\$174 per 6-yard dumpster
Excess Garbage Pickup	Up to \$600 based on quantity picked up
Extra trash cans with bags	\$15 per 5 cans
Personnel (total compensation per employee, per hour, during regular business hours)	City staff per person– \$35 Parks Department – \$35 Streets Department – \$35 Special Events Department – \$32
Penalty for operating without a permit	Double the application fee and any damage caused by the special event
*Special Events and facility rental fees may be waived at the discretion of the City Council. See Special Event Code for fee waiver consideration reasons.	

CODE ENFORCEMENT FEES	
Code Violation Fee (per calendar year from first offense)	1 st Offense – \$100 2 nd Offense – \$200

	3 rd (or more) Offense – \$400
Civil Penalty Fee	\$25 minimum to \$1,000 maximum per day, per violation
Civil Penalty Fee– Occupancy Violation	\$100 per day, per violation
Civil Penalty Fee– Home Occupation Operating without License	\$25 per day, per violation
Civil Penalty Fee– Commercial Business Operating without License	\$50 per day, per violation
Code Violation Fee – Interest	20% per annum of total outstanding amounts
Default/Administrative Code Enforcement Hearing Fee	\$100
Animal Defecation without Removal Fine	\$250
Off–Leash Animal Fine	\$250
Illegal Trash Dumping	\$250
Illicit Discharge and Stormwater Runoff	As Found in State Code 10-5-100
Code Violation by City (via Contract Services)	Cost plus 10%

BUSINESS LICENSING FEES	
Home-Based Occupation (exceeds residential impact)	\$50
Home-Based Occupation (does not exceed residential impact)	\$0
Accessory Dwelling Unit Business License (Biennial)	Initial Fee \$100 Renewal Fee \$50
Industrial Manufacturing/Distribution	\$250
Restaurant/Food	\$190
Food Truck Fee (Based in Vineyard)	\$25
Retail	\$215
Service Related	\$150
Fire Inspection	Equal to Orem Fire's fee as dictated in Orem City's Fee Schedule
Accessory Dwelling Unit Re-Inspection Fee	\$85
Renewal Fee (all license types except Alcohol and Towing/Parking)	\$25
Alcohol and Towing/Parking Enforcement Renewal Fee	Same as Initial Fee
Solicitor License	\$30
Temporary/Seasonal Use Business License	\$50
Temporary/Seasonal Use Business License Refundable Deposit	\$300
Towing/Parking Enforcement Qualification	\$50
Class A – D Beer License	\$400 + Proof of \$5,000 Bond
Class E Beer License	\$400 + Proof of \$10,000 Bond
Class A Liquor License	\$300 + Proof of \$10,000 bond
Class B Liquor License - Limited-service Restaurant	\$300 + Proof of \$5,000 bond

Class B Liquor License - Full-service Restaurant	\$300 + Proof of \$10,000 bond
Class C Liquor License	\$300 + Proof of \$1,000 Bond
Unclassified Business	\$25 Base fee until classification established by Resolution
Business fitting in 2+ Categories	Higher rate
Late Renewal Fee (during renewal grace period)	\$25
Daily penalty fee if license not renewed by end of renewal grace period	Half of the license fee
Penalty Fee for doing business without a Vineyard Business License	Equivalent to the license fee

LAND USE APPLICATION FEES	
Development Agreement	\$1,500
Development Agreement	\$1,500
Subdivision – Preliminary Plat	\$1,930 + \$6.20 per lot
Subdivision – Preliminary Plat – Additional Review	\$786 + \$2.50 per lot
Subdivision – Final Plat	\$1,940 + \$6.20 per lot
Subdivision – Final Plat Additional Reviews	\$1,010 + \$2.50 per lot
Condominium Plat – New or Conversion	\$1,406 + \$25 per unit
Major Plat Amendment	\$1,706
Minor Plat Amendment	\$1,406
Neighborhood Plan	≥ 10 acres = \$2,663 < 10 acres = \$500
Planned Unit Development	\$1,000
Recording Fees	As charged by Utah County Recorder
Site Plan – Residential	\$2,663
Site Plan – Non-Residential	\$3,756

Site Plan – Non-Residential – Additional Reviews	\$1,693 for each additional review after two reviews
Site Plan – Minor Amendment	\$500
General Plan Text Amendment	\$1,000
General Plan Map Amendment	\$1,000
Land Use Text Amendment	\$1,000
Land Use Map Amendment	\$1,000
Lot Line/Property Boundary Line Adjustment	\$300
Conditional Use Permit	\$400
Temporary Use Permit	\$75
Variance	\$100
Appeals	\$100
Zoning Verification	\$100
Sign Permit	\$150
Sign Standard Waiver	\$250
Commercial Temporary Sign Permit	\$25
Special Planning Commission Meeting	\$390 per meeting
Water Sampling	Lab Cost + 10% & \$300
Land Disturbance Permit	\$50 + \$20 per acre + \$30 per month
Land Disturbance Permit – Subdivision and Site Plan	Included in engineering inspection fees
Site Plans Technical Review	\$1,500 per application, first 50 plan sheets. Up to 3 revisions
Additional Site Plan Technical Review	\$65 per additional plan sheet or each sheet after 3 rd revision
Engineering/Public Works Inspection/Service Fees – Subdivision – Related	3% of certified bid tabulation, approved by Engineering Office

Engineering/Public Works Inspection/Service Fees	\$150 per hour
Engineering/Public Works Re-Inspection Fees	\$150 per hour, 2-hour minimum
After Hours Engineering/Public Works (M-F between 5pm and 8am OR Saturdays, Sundays)	\$300 per hour, 2-hour minimum
New Street Light Install Fee	\$10,000 per light
Street Sign Fee	Cost plus 10%
Demolition	\$500 plan review fee
Encroachment Permit	\$150 plus \$1 per square foot of disturbed asphalt
Driveway Approach in Public Right-of-Way Inspection Fee (after Encroachment Permit)	\$250 for up to 2 inspections \$150 per reinspection
Sampling and Lab Testing Fee - Water, Sewer, Storm Water, Streets	Cost + 10% Administration Fee
Vacuum Truck	\$250/hour, minimum of 2 hours
Fine for Use of Public Right of Way without Approved Permit	\$300 plus \$150 per hour
Infrastructure Construction Bond	Bond/Escrow account as determined by bid tabulation 110% Performance 10% Warranty
Final Grading Residential Lot Bond	\$1,000 up to 1 acre, \$500 each additional half acre
Building Relocation	\$500 Plan Review Fee
Full or Partial Road Closure Application	\$50 per Road Segment Plan Review Fee
City Barricades for Road Closure, if approved by the Public Works Director	\$150 Application Fee, \$75 per barricade per day. \$100 refundable

	deposit per set of barricades
Repair to Damaged Public Infrastructure (All Streets or Utilities) by Contract	Cost plus 10% Administrative Fee
Red Curb Request Application	\$50
Address Change Request/ADU Secondary Address Request*	\$150
Tree Replacement Due to Damage: Diameter < or = 1" Diameter > 1" and < or = 2" Diameter > 2" and < or = 3" Diameter > 3"	\$500 per tree \$750 per tree \$950 per tree Cost assessed by City Arborist, minimum of \$1,200 per tree
*Does not include Cost of Additional Physical Mailbox charged to Property Owner by USPS	

BUILDING PERMIT FEES	
TOTAL VALUATION	FEE
\$1 to \$1,300	\$86
\$1,301 to \$2,000	\$86 for the first \$1,300; plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$40,000	\$107 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$525 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,065 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000

\$500,001 to \$1,000,000	\$3,865 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,365 for the first \$1,000,000; plus \$3.5 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 and over	\$20,354 for the first \$ 5,000,000; plus \$2 for each additional \$1,000 or fraction thereof
Residential Plan Review	65% of Building Permit Fee
Commercial Plan Review	65% of Building Permit Fee
Simple/Duplicate Plan Review	25% of Building Permit Fee
Reinstating an Expired Permit	\$50 + any additional review time
Fire Inspection & Plan Review	10% of Building Permit Fee

BUILDING INSPECTION FEES	
Inspections outside of normal Business hours	\$75 per hour, two-hour minimum
Re-inspection	\$75 per hour
Inspection for which no specific fee is indicated	\$75 per hour, one-hour minimum
Additional plan review required by changes, additions, or revisions to plans	\$85 per hour, one-hour minimum
Use of outside consultants for plan checking and inspections, or both	Actual costs, including administrative and overhead costs
Fire Inspection	See Business License Fees

Work Without a Permit*	\$100 per infraction
Working Beyond a Stop Work Order*	\$200 per infraction
*Fines doubled for each subsequent infraction	

IMPACT FEES	
(Impact Fee Area Maps may be found on the City's Website)	
Sewer Facilities	<ul style="list-style-type: none"> \$637 Per ERU
Drinking Water Per Meter Size ^{1,2,5}	<ul style="list-style-type: none"> \$4,207.49 per ERU or Per Table 19 (By Meter Size) From Vineyard City Water Impact Fee Analysis (View Chart Below)
Roadway Facilities Per Trip End Unit based on ITE	<ul style="list-style-type: none"> Area A – \$3,586 per Trip End Area B (RDA) – \$1,286 per Trip End
Storm and Ground Water Per ERU ^{1,4}	<ul style="list-style-type: none"> Area A – \$222 per ERU Area B – \$337 per ERU Area C – \$237 per ERU
Parks and Recreation Facilities	<ul style="list-style-type: none"> \$3,422.88 Per Household⁵
<p>1 inch water connection is 1 ERU: 1 ERU = 1 ERC</p> <p>² Additional fees may apply to units with more than 5-bathroom equivalent drains.</p> <p>³ Additional fees may apply to certain high water uses (e.g., Car Wash) without water reduction measures in place.</p> <p>⁴ Additional fee may apply to certain sites if above city's maximum impervious area requirement.</p> <p>⁵ Household as defined by US Census Bureau</p> <p>⁶ Drinking water includes all water service connection types including landscaping meters</p>	

TABLE 19: MAXIMUM FEE PER ERC BY METER SIZE

Meter Size	ERCs	2025	2026	2027	2028	2029	2030
3/4"	1	\$4,207.49	\$4,360.81	\$4,491.21	\$4,602.71	\$4,707.52	\$4,808.14
1"	1.67	\$7,026.51	\$7,282.55	\$7,500.32	\$7,686.52	\$7,861.56	\$8,029.60
1 1/2"	3.33	\$14,010.94	\$14,521.50	\$14,955.72	\$15,327.01	\$15,676.04	\$16,011.12
2"	5.33	\$22,425.91	\$23,243.12	\$23,938.14	\$24,532.42	\$25,091.07	\$25,627.40
3"	10	\$42,074.88	\$43,608.11	\$44,912.07	\$46,027.06	\$47,075.19	\$48,081.43
4"	16.67	\$70,138.83	\$72,694.72	\$74,868.43	\$76,727.10	\$78,474.34	\$80,151.75
6"	33.33	\$140,235.59	\$145,345.83	\$149,691.94	\$153,408.18	\$156,901.60	\$160,255.41
8"	53.33	\$224,385.36	\$232,562.06	\$239,516.09	\$245,462.29	\$251,051.97	\$256,418.28
10"	76.67	\$322,588.14	\$334,343.39	\$344,340.88	\$352,889.45	\$360,925.46	\$368,640.34

PASS THROUGH FEES	
Timpanogos Special Service District	Equal to District’s impact fee as dictated current Impact Fee Facilities
Orem Water Reclamation	Equal to Orem City’s impact fee as dictated by the current Impact Fee
CUWCD Water Rights Costs Per ERC	Equal to Current Fiscal Year from EXHIBIT A – VINEYARD CITY CWP FY2025 Agreement
All impact fees will be assessed at the time building permits are issued. All other development Impact Fees will be calculated based on Equivalent Residential Units.	

UTILITY METER & CONNECTION FEES	
¾” Water Meter & Connection Fee	\$580
1” Water Meter & Connection Fee	\$795
1½” Water Meter & Connection Fee	\$1,240
2” Water Meter & Connection Fee	\$1,930
Water Meter Reconnect Fee	\$50
After Hours Fee (between 5pm and 8am)	Reconnect Fee plus \$150
Utility/Hydrant Meter Application Fee	\$ 25
Fire Hydrant Meter Rental Deposit	\$2100
Residential Daily Rental Rate – Fire Hydrant Meter (Residence Must have Certificate of Occupancy)	\$10 daily rental fee - Water will be billed at the residential water usage rate as shown on utility use fees
Water Usage Rate – Fire Hydrant Meter	Monthly rental rate will be at the base rate of a 3" meter with water usage to be billed at commercial water usage rates and will be billed monthly

Residential Construction Water	\$100 minimum
Non-Residential Construction Water	\$100 minimum
Unauthorized Connection to System	\$2,000 per occurrence
Unauthorized Opening of Meter Box	\$250 + \$300 for a min. of 2 hours of staff time
Water Main Flushing	Per commercial rate at 3X pipe volume per occurrence & \$150 per hour per utility tech

Resolution 2026-19

A RESOLUTION ADDRESSING PUBLIC SAFETY AND ILLEGAL PARKING ENFORCEMENT IN RESIDENTIAL NEIGHBORHOODS

WHEREAS, Vineyard City has experienced increasing concerns related to congested street parking in certain residential neighborhoods, including but not limited to LeCheminant, The Gardens, and Bridgeport; and

WHEREAS, such congestion has resulted in vehicles being parked in violation of existing Utah State law and local ordinances, including but not limited to parking in front of fire hydrants, along red curbs, within intersections, and in close proximity to stop signs, thereby limiting visibility and creating hazards to public safety; and

WHEREAS, these conditions pose risks to emergency response access, pedestrian safety, and general traffic flow within these neighborhoods; and

WHEREAS, Vineyard City has existing laws and ordinances in place that prohibit such unsafe parking practices; and

WHEREAS, the City contracts with Utah County Sheriff's Office for law enforcement services and maintains a towing contract with UPA for the removal of vehicles in violation of applicable laws; and

WHEREAS, the City Council desires to take immediate action to address these safety concerns while longer-term solutions, including code enforcement strategies and parking policy updates, are evaluated and developed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD CITY, UTAH, AS FOLLOWS:

Section 1. Direction for Enforcement

The Vineyard City Council hereby directs law enforcement personnel serving Vineyard City, including the Utah County Sheriff's Office, to prioritize enforcement of existing parking laws and ordinances in identified high-impact areas, including LeCheminant, The Gardens, and Bridgeport neighborhoods.

Section 2. Daily Enforcement Initiative

Law enforcement is directed to conduct routine patrols, as feasible within available resources, during nighttime hours between 11:00 p.m. and 5:00 a.m., and once between

the daytime hours of 1:00 p.m. And 5:00 p.m. for the purpose of identifying vehicles parked in violation of applicable laws.

Section 3. Towing of Hazardous Vehicles

Vehicles found to be in violation of Utah State law or applicable local ordinances, including but not limited to those:

- Blocking fire hydrants
- Parked along red curbs
- Obstructing intersections
- Parked too close to stop signs
- Otherwise creating safety hazards

shall be subject to citation and/or towing in accordance with existing law and established procedures, including coordination with the City's contracted towing provider. Vehicles on red curbs, blocking fire hydrants, blocking intersections, or too close to stop signs shall be towed in accordance with state law.

Section 4. Public Safety Emphasis

This resolution affirms that enforcement actions taken under this directive are intended to protect public safety, ensure emergency access, and maintain safe and navigable roadways for residents.

Section 5. Interim Measure

This enforcement initiative is intended as an immediate, interim measure to address current safety concerns. The City Council will continue to evaluate long-term solutions, including code enforcement capacity, parking regulations, and occupancy-related impacts, through a deliberate public process.

Section 6. Coordination with Staff

City staff are directed to coordinate with law enforcement and the contracted towing provider to support implementation of this resolution and to provide updates to the City Council as needed.

Section 7. Effective Date

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of Vineyard City, Utah, this ___ day of _____, 2026.

VINEYARD CITY

Zack Stratton, Mayor

ATTEST:

Robin Bond, City Recorder

RESOLUTION NO. 2026-20

A RESOLUTION OF VINEYARD CITY CREATING THE VINEYARD COMMUNITY EVENTS COMMISSION AND AUTHORIZING THE FORMATION OF A NONPROFIT ORGANIZATION KNOWN AS THE VINEYARD COMMUNITY FOUNDATION

WHEREAS, Vineyard City recognizes the importance of community events, civic engagement, and public-private partnerships in strengthening community identity and quality of life; and

WHEREAS, the City desires to establish a formal advisory body to assist in the planning, coordination, and support of community events; and

WHEREAS, the City further recognizes the value of a nonprofit organization that can solicit donations, sponsorships, and grants to support community events and related initiatives; and

WHEREAS, Utah law permits municipalities to create advisory boards and to partner with nonprofit organizations for public purposes;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD CITY, UTAH, AS FOLLOWS:

Section 1. Creation of Commission

There is hereby created an advisory body to be known as the “Vineyard Community Events Commission” (the “Events Commission”).

Section 2. Purpose

The purpose of the Events Commission is to:

- Advise the Mayor and City Council on community events and programming
- Support the planning and coordination of city-sponsored events, including but not limited to Vineyard Days, holiday events, and community gatherings
- Encourage volunteerism and community participation

- Assist in identifying sponsorship and partnership opportunities
- Promote events that enhance community pride, unity, and economic growth

Section 3. Composition and Appointment

- The Commission shall consist of 7 members appointed by the Mayor with advice and consent of the City Council
- Members shall serve staggered terms of 2 and 4 years
- The Mayor will designate a Chair
- A City staff liaison shall be assigned to support the Commission

Section 4. Authority and Limitations

- The Commission shall serve in an advisory capacity only
- The Commission shall not:
 - Expend public funds without City Council approval
 - Bind the City to any contract or obligation
- All meetings shall comply with the Utah Open and Public Meetings Act

Section 5. Authorization to Form Nonprofit

The Commission is hereby authorized, with oversight from the Mayor and City Council, to facilitate the creation of a nonprofit organization to be known as the:

“Vineyard Community Foundation”

The purpose of the Foundation shall include:

- Supporting community events and civic initiatives
- Receiving and administering donations, sponsorships, and grants
- Providing financial support for programs that benefit Vineyard residents

Section 6. Nonprofit Governance and Separation

- The Vineyard Community Foundation shall be:

- Organized as a separate legal entity under Utah law
 - Operated in compliance with all applicable nonprofit laws, including IRS requirements for tax-exempt status
- The Foundation shall not:
 - Create financial obligations for the City
 - Represent itself as the City of Vineyard
- Any use of City name, branding, or resources must be approved by the City

Section 7. Reporting Requirements

- The Commission shall provide periodic reports to the Mayor and City Council
- The Foundation, once formed, shall provide:
 - Annual financial reports
 - Updates on fundraising and expenditures related to community events

Section 8. Effective Date

This Resolution shall take effect immediately upon adoption.

ADOPTED AND PASSED by the City Council of Vineyard City, Utah, this 31 day of March, 2026.

Zack Stratton, Mayor

ATTEST:

Robin Bond, City Recorder

Vineyard City Council, Program Brief:

Operation Neighborhood Shield

Program Overview

Vineyard City has experienced an increasing number of complaints regarding over-occupied rental homes, particularly in several neighborhoods where properties are being rented to a large number of unrelated individuals. These situations frequently result in:

- Excessive numbers of vehicles
- Illegal street parking
- Blocked access for emergency vehicles
- Strain on neighborhood infrastructure
- Reduced quality of life for surrounding residents

In response, the City will launch Operation Neighborhood Shield, a coordinated initiative focused on education, compliance, and targeted enforcement.

The program will initially focus on the neighborhoods of:

- **LeCheminant**
- **Bridgeport**
- **The Garden**
- **The Maples**

Program Timeline

Phase 1 – Ordinance Review

March 16 – March 31

Staff will review Vineyard City Code with the City Attorney and Chief Deputy Holden to determine whether updates or clarifications are needed regarding:

- Maximum residential occupancy limits
- Illegal rental definitions
- Parking enforcement authority
- Evidence requirements for Code Enforcement actions

If necessary, staff will bring recommended code amendments to the City Council.

Phase 2 – Public Awareness Campaign

Late March – April

The City will begin a neighborhood education effort to inform residents about occupancy and parking regulations.

Actions include:

- Distribution of door hangers and informational flyers
- Patrol vehicles to increase visibility and citations for illegal parking
- Public messaging informing residents that enforcement will escalate beginning May 1

Residents will also be encouraged to report concerns through the City's **“See Something, Say Something”** reporting initiative.

Phase 3 – Investigation & Evidence Collection

April

During the notice period, the City will aggressively pursue documenting potential violations and will continue to

To pursue enforcement action in municipal court, staff will need to gather two forms of evidence, such as:

1. **Public rental listings**
 - Online rental advertisements
 - Listings offering rooms for rent
2. **Neighbor complaint**
 - Verified complaint submitted to the City
3. **Property Visits by officers**
 - Recorded statements

Additional supporting evidence may include:

- Parking violations
- Code enforcement observations

This phase allows property owners an opportunity to correct violations voluntarily and for students to find other housing options prior to enforcement.

Phase 4 – Enforcement Begins

May 1, 2026

Beginning May 1, the City will begin formal enforcement actions against verified violations.

Possible actions may include:

- Administrative citations
- Parking citations
- Code Enforcement actions

Priority will be given to properties with repeated complaints or clear violations.

Code Enforcement Staffing

Maria Arteaga, who currently serves as the City's part-time Code Enforcement Officer, has submitted her notice and will be leaving city employment at the end of March 2026.

Her departure creates an immediate staffing gap at the same time the City is preparing to launch Operation Neighborhood Shield.

Recommended Staffing Adjustment

Staff recommends restructuring the position to create a **full-time Code Enforcement Officer** focused exclusively on enforcement responsibilities.

Primary duties would include:

- Code violation investigations
- Complaint response and case management
- Parking enforcement coordination
- Evidence collection for violation actions
- Neighborhood patrol and proactive compliance monitoring

The current job description includes coordination with Homeowners Associations (HOAs). Staff believes this responsibility should remain part of normal communication with neighborhoods but does not need to be a primary job responsibility.

Future Staffing Consideration

As Vineyard continues to grow, staff recommends the City Council consider the future addition of **two part-time Assistant Code Enforcement Officers**.

Adding two part-time officers would allow the City to:

- Improve response times and expand enforcement hours, allowing investigations to occur outside of traditional office hours (for example, one officer working early mornings and another working later into the evening).
- Provide proactive neighborhood patrols to identify issues before they become larger problems.

- Support increased enforcement efforts, particularly in neighborhoods experiencing increased vehicle congestion related to over-occupied homes.
- Maintain consistent follow-up on violations, ensuring cases are resolved efficiently and fairly.

RESOLUTION NO. 2026-22

A RESOLUTION OF VINEYARD CITY

**CREATING THE VINEYARD NEIGHBORHOOD COMMISSION,
ESTABLISHING NEIGHBORHOOD DISTRICTS,
AND PROVIDING FOR THE APPOINTMENT AND SELECTION OF COMMISSION
MEMBERS**

WHEREAS,

Vineyard City continues to experience significant growth and development, creating a need for stronger neighborhood-level communication, representation, and engagement; and

WHEREAS,

the City desires to promote citizen involvement, improve responsiveness to neighborhood concerns, and strengthen community identity; and

WHEREAS,

the City Council finds it beneficial to establish a formal Neighborhood Commission to serve as an advisory body representing defined neighborhood districts; and

WHEREAS,

the City has identified neighborhood districts as outlined in the maps attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS,

the establishment of this Commission is intended to ensure that neighborhood voices are heard before major policy decisions are made, reinforcing Vineyard City's commitment to resident-first governance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD CITY, UTAH:

SECTION 1. CREATION OF COMMISSION

There is hereby created the **Vineyard Neighborhood Commission** (the "Commission"), which shall serve as an advisory body to the Mayor and City Council on matters affecting neighborhoods within Vineyard City.

SECTION 2. PURPOSE AND DUTIES

The Commission shall:

1. Represent the interests and concerns of residents within their respective neighborhood districts
2. Provide recommendations to the Mayor and City Council on neighborhood-related issues, including but not limited to:
 - Parking and transportation concerns
 - Over-occupancy and code enforcement issues

- Public safety and neighborhood livability
- 3. Assist in facilitating communication between the City and residents
- 4. Encourage community engagement and volunteerism within neighborhoods

SECTION 3. NEIGHBORHOOD DISTRICTS

1. The City is hereby divided into neighborhood districts as depicted in **Exhibit A (Neighborhood District Map)**.
2. Each district shall be represented by one (1) Commissioner unless otherwise modified by future resolution of the City Council.

SECTION 4. SELECTION PROCESS

1. Each neighborhood district shall conduct a **neighborhood election** to identify preferred representatives.
2. The election process shall be administered in a manner determined by the City, which may include:
 - In-person meetings
 - In-person voting
 - Other methods approved by the City
3. Following each neighborhood election, the **top three (3) vote-getters** from each district shall be submitted to the Mayor.
4. The Mayor shall appoint one (1) individual from the three (3) nominees to serve as the official Neighborhood Commissioner for that district.

SECTION 5. TERMS

1. Commissioners shall serve **two (2) year terms**, unless otherwise established by the City Council.
2. Initial appointments may be staggered to ensure continuity.
3. Commissioners may be re-nominated and reappointed.

SECTION 6. VACANCIES

In the event of a vacancy:

1. The Mayor may appoint a replacement from the most recent list of top vote-getters; or
2. If no such list is available, the Mayor may appoint from applicants.

SECTION 7. ORGANIZATION

1. The Commission may organize itself and elect a Chair and Vice Chair.
2. Meetings shall be held as needed and in compliance with the Utah Open and Public Meetings Act (OPMA).

SECTION 8. STAFF SUPPORT

The City may assign staff support to assist with:

- Meeting coordination
- Election administration
- Communication with residents

SECTION 9. EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption.

ADOPTED this ___ day of _____, 2026.

Zack Stratton, Mayor

ATTEST:

Robin Bond, City Recorder

EXHIBIT A

