



**VINEYARD**  
STAY CONNECTED

**NOTICE OF A WORK  
CITY COUNCIL MEETING  
April 21, 2026, at 12:00 PM**

**Present**

Mayor Zack Stratton  
Council Member Jacob Holdaway  
Council Member David Lauret  
Council Member Parker McCumber  
Council Member Ezra Nair (remotely)  
Council Member Jacob Wood

**Staff Present:** Administrative Director David Herring; Chief Deputy Holden Rockwell of the Utah County Sheriff's Office; Redevelopment Agency Director Josh Daniels; Public Works Director Naseem Ghandour; Building Official Cris Johnson; Deputy City Recorder Tony Lara; and City Recorder Robin Bond.

**Attending Remotely:** City Attorney Jesse Riddle

**Others Speaking:** Vineyard Residents David Pearce and Sara Cameron, Flagship representative Pete Evans.

**Also Attending:** Sara Cameron, Jane Pearce, Trinity Ewing, Kim Cornelius, and others whose names were illegible or who did not sign in.

**AGENDA**

**Presiding Mayor Zack Stratton**

**1. CALL TO ORDER, INVOCATION, INSPIRATIONAL THOUGHT, AND PLEDGE OF ALLEGIANCE**

Mayor Stratton called the meeting to order at 12:02 pm. Council Member Lauret gave the prayer and pledge of allegiance. Council Member Wood joined the meeting at 12:07 pm.

**2. PUBLIC COMMENTS**

Mr. Pete Evans reserved his comments until after the work discussion.

**3. WORK SESSION**

**3.1 Discuss SB-284 and Resolution Pack**

Council Member Lauret noted the need to compare the City's current zoning code with the items listed in the initial resolution to identify gaps. He requested Planner Cache Hancey provide a brief report.

Planner Hancey provided background information on the City's zoning and land use practices and reviewed the City's authority under the Utah Municipal Land Use, Development, and Management Act (LUDMA), Title 10, Chapter 9a of the Utah Code. The presentation outlined permitted, conditional, temporary, and non-permitted uses, including the review and approval processes and the City's ability to impose reasonable conditions on conditional uses.

Staff reviewed the City's zoning framework, including the base Vineyard zoning code and special purpose zoning districts, and explained options available when proposed developments do not conform to existing zoning, including rezonings and development agreements. It was noted that state law prohibits requiring a development agreement for compliant permitted uses.

Staff also summarized key requirements of SB 284, including posting fees and application checklists online, timelines and appeal rights related to Planning Commission actions, limits on third-party appeals, changes to appeal authorities, Planning Commission training requirements, and updates to detached ADU (Accessory Dwelling Units) standards. Staff indicated the City is largely compliant but will need to review and update certain code provisions in coordination with legal counsel.

Staff offered to provide further comments on the proposed resolutions and noted that water rights issues under SB 284 would be deferred to Public Work Director/Engineer Naseem Ghandour.

Mr Ghandour addressed questions related to water rights requirements under SB 284, focusing on proportionality and exactions. It was explained that municipalities may only require water rights in proportion to the actual impact and water demand of the approved use. A city may not require a developer to dedicate more water rights than necessary for the proposed use.

Staff clarified that while cities are not obligated to provide water rights to developments, municipalities may adopt policies requiring developers to provide or purchase water rights. Vineyard's current structure includes developers purchasing water rights through established fees tied to water rights already owned by the City.

Staff noted that proposed resolutions contemplate further direction to develop formal policies regarding water rights requirements. Final legal interpretation and policy guidance on these matters would be provided by the City Attorney.

### 3.2. Resolution RDA-2026-02 Hiring Up To Three Advisors For The RDA Board

David Luray presented a resolution proposing authorization to establish up to three RDA advisor positions to assist with an agreed-upon procedures audit of the Redevelopment Agency (RDA). The advisors would support the auditor, Chris Harding, by gathering historical records, contracts, and institutional knowledge related to prior RDA actions, policies, and financial decisions.

Council discussed that RDA documentation over several decades is fragmented or incomplete, particularly regarding large financial commitments and interlocal participation. The advisors would assist in reconstructing historical context, evaluating legal and financial frameworks, and supporting

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the development of improved policies and procedures. The discussion clarified that this effort is not a forensic audit and is not anticipated to result in litigation.

Councilmembers asked questions regarding the proposed structure, scope, and duration of the positions, including whether they should be filled as employees or contractors and whether permanent RDA staffing should be considered. It was clarified that positions would follow a standard hiring process, would be temporary and objective-based, and may be adjusted after completion of the audit.

Council generally expressed support for obtaining additional resources to improve transparency, accountability, and future governance of the RDA. No formal action was taken at this time.

#### **4. COMMITTEE REPORTS**

##### **4.1 Volunteer Changes and Support**

Council Member Holdaway reported regarding outreach and coordination with local faith-based and community organizations for volunteer efforts. It was reported that multiple religious organizations participated in meetings and expressed strong interest in supporting City events and service projects.

The committee noted that participating organizations expressed a desire for clearer direction from the City regarding volunteer opportunities, including specific dates, number of volunteers needed, duration, and required materials. It was suggested that the City improve coordination by annually identifying volunteer and service opportunities for departments such as the Library, Vineyard Cares, Recreation Center, Events, and Public Works.

Council discussed the concept of making the City more "volunteer-ready" by compiling and publishing a centralized list of volunteer needs each year, allowing organizations to plan and commit resources in advance. Feedback indicated that organizations are willing to fulfill identified needs if opportunities are clearly communicated.

No formal action was taken.

#### **5. BUSINESS ITEMS**

##### **5.1. Mayor's Proclamation for Arbor Day**

A proclamation to formally recognize Arbor Day and encourage residents to participate in tree planting and urban forestry efforts. Arbor Day has been observed nationally since 1872 and promotes environmental stewardship and community beautification.

Mayor Stratton recognized April 24, 2026, as Arbor Day and encouraged residents to support efforts to plant and protect trees and protect our wetlands.

#### **6. CLOSED SESSION**

The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- a Discussion of the character, professional competence, or physical or mental health of an individual

No closed session was held.

**ADJOURNMENT**

The meeting adjourned at 1:06 pm.

**MINUTES APPROVED ON: May 5, 2026.**



**CERTIFIED CORRECT BY:** Robin Bond  
**ROBIN BOND, CITY RECORDER**