



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
July 14, 2026, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Tuesday, July 14, 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

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

3. PRESENTATIONS

3.1. Utah County Mosquito Abatement Program Presentation (Jason Bird, Utah County) 15 mins

Presentation from the Utah County Health Department regarding mosquito abatement services and ongoing mosquito control efforts within Vineyard City and throughout Utah County.

4. PUBLIC COMMENTS

“Public Comments” is defined as time set aside for citizens to express their views. *Public comments can be submitted ahead of time to robinr@vineyardutah.gov.*

5. CONSENT ITEMS

5.1. Approval of the July 7, 2026, City Council Meeting Minutes

5.2. Acceptance of the West Rail Trail from Utah County

6. BUSINESS ITEMS

6.1. Approve Resolution 2026-31 Insignificant Land

7. ADJOURNMENT

The next regularly scheduled meeting is on July 21, 2026.

This meeting may be held in a way that will allow a council member 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.

I, the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

/s/Robin Bond

CERTIFIED (NOTICED) BY:

ROBIN BOND, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: July 14, 2026

Agenda Item: Utah County Mosquito Abatement Program Presentation (Jason Bird, Utah County) 15 mins

Department: Public Works

Presenter: Jason Bird

Background/Discussion:

The Utah County Health Department Mosquito Abatement Program provides mosquito surveillance, monitoring, larval control, and adult mosquito control services throughout Utah County, including Vineyard City.

Each year, the program conducts mosquito trapping and population monitoring to identify mosquito activity levels and determine when treatment is necessary. Treatment decisions are based on scientific thresholds, surveillance data, environmental conditions, and applicable pesticide label requirements.

The presentation provides the City Council and residents with an overview of the County's mosquito abatement program, current mosquito-season conditions, emerging technologies, and ongoing efforts to protect public health while minimizing impacts on the environment.

Fiscal Impact:

NONE

Recommendation:

NONE

Sample Motion:

NONE

Attachments:

None



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: July 14, 2026

Agenda Item: Acceptance of the West Rail Trail from Utah County

Department: Public Works

Presenter: Naseem Ghandour

Background/Discussion:

Consideration and possible action by resolution (**Attachment 1**) to accept three Quit Claim Deeds from Utah County conveying approximately 1.632 acres of public trail property to Vineyard City. Approval will authorize the Mayor to execute the associated documents necessary to complete the property transfer.

Utah County has requested that Vineyard City accept ownership of three parcels of existing public trail property by Quit Claim Deeds (**Attachment 2**). The parcels, identified in the attached deeds and right-of-way exhibits (**Attachment 3**), total approximately 1.632 acres and are part of Vineyard City's existing public trail system. Vineyard City has maintained these trail segments and intends to continue maintaining them following the transfer of ownership. Acceptance of the deeds will formally transfer ownership from Utah County to Vineyard City.

The proposed transfer aligns ownership with the City's existing maintenance responsibilities. Because Vineyard City already operates and maintains these trail segments, the transfer is not expected to significantly increase ongoing maintenance costs. The attached Quit Claim Deeds and Public Entity Affidavits document the conveyance, while the attached exhibits depict the location and extent of the parcels being transferred.

Fiscal Impact:

The property is being conveyed for nominal consideration (\$10.00).

No significant fiscal impact is anticipated beyond the City's existing trail maintenance responsibilities.

Recommendation:

Staff recommends that the City Council accept the three Quit Claim Deeds from Utah County and authorize the Mayor to execute the associated Public Entity Affidavits and related documents.

Sample Motion:

"I move to approve the acceptance of the Quit Claim Deeds from Utah County, authorize the Mayor or Designee, to execute the associated Public Entity Affidavits and related documents.

Attachments:

1. Resolution Accepting the Conveyance of Public Trail Property from Utah County
2. Public Entity Affidavits & Quit Claim Deeds
3. Utah County Trail Map

RESOLUTION 2026-##

A RESOLUTION OF THE CITY COUNCIL OF VINEYARD CITY, UTAH, ACCEPTING THREE QUIT CLAIM DEEDS FROM UTAH COUNTY CONVEYING PUBLIC TRAIL PROPERTY TO VINEYARD CITY, AUTHORIZING THE MAYOR TO EXECUTE ASSOCIATED DOCUMENTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Utah County is the owner of certain real property located within Vineyard City that is currently used as part of the City's public trail system; and

WHEREAS, Utah County has offered to convey three parcels of public trail property, totaling approximately 1.632 acres (71,126 square feet), to Vineyard City by Quit Claim Deed, as more particularly described in the attached deeds and exhibits; and

WHEREAS, Vineyard City has maintained these trail segments and desires to accept ownership so that ownership and maintenance responsibilities are aligned; and

WHEREAS, The City Council finds that acceptance of the property is in the best interest of Vineyard City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Vineyard City, Utah, as follows:

Section 1. Acceptance of Property. The City Council hereby accepts the conveyance of the three parcels of real property described in the attached Quit Claim Deeds from Utah County to Vineyard City.

Section 2. Authorization. The Mayor, or Designee, is authorized to execute the Public Entity Affidavits and any additional documents necessary to complete the conveyance and acceptance of the property.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Vineyard City Council this 14th day of July, 2026.
This Resolution shall become effective immediately upon its approval by the City Council.

Passed and dated this _____ day of _____, 2026.

Mayor

Attest:

Recorder

PUBLIC ENTITY AFFIDAVIT – GRANTEE: LOCAL GOVERNMENT

I, _____, being of legal age and authorized by the
Vineyard City, hereafter "public entity," being first duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified above by deed from Utah County (Grantor(s)). By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property interest described in the attached deed and legal description.

The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the attached legal description and deed and does not waive or modify any legal rights in connection with the same.

This Public Entity Affidavit is only intended to evidence that the public entity consents to Utah County (Grantor(s)) conveying the real property interest described in the attached deed and legal description to the public entity.

"I do solemnly swear (or affirm) under penalties of perjury that the statements in this document are true:"

Signature

Date

By: _____

Its: _____

Signed by Authority of: _____

State of Utah,
County of _____

Subscribed and sworn to before me this _____ day of _____,
20____.

SEAL

Notary Public

WHEN RECORDED, MAIL TO:
Vineyard City
125 S Main
Vineyard, Utah 84059

Quit Claim Deed

Utah County

Tax ID No. N/A (part of a public trail)

Utah County, Grantor, a body corporate and politic of the State of Utah, hereby QUIT CLAIMS to Vineyard City, Grantee, at 125 S Main Street, Vineyard, Utah 84059, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

All of the right, title, and interest in a parcel of land in fee, being part of an entire tract of property, situate in the NE1/4 NW1/4, the NW1/4 NE1/4, and the SW1/4 NE1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the North section line of said Section 17, which point is 92.49 feet S.89°10'36"W. along the section line from the North Quarter corner of said Section 17; and running thence S.30°17'49"E. 1997.56 feet to a point in the southerly boundary line of said entire tract; thence S.89°46'26"W. 18.91 feet along said southerly boundary line to a point in the easterly boundary line of Plat "D" LeCheminant at Vineyard, according to the official plat thereof recorded May 11, 2015, as Entry No. 40168:2015, as Map No. 14598, in the office of the Utah County Recorder; thence N.30°14'30"W. 10.61 feet along said subdivision boundary line to a point in the easterly boundary line of Plat "B" Bridgeport at Waters Edge, according to the official plat thereof recorded August 04, 2017, as Entry No. 75527:2017, as Map No. 15651, in the office of the Utah County Recorder; thence N.30°17'38"W. 300.12 feet along said subdivision boundary line to a point in the easterly boundary line of Plat "C" Bridgeport at Waters Edge, according to the official plat thereof recorded December 19, 2017, as Entry No. 125710:2017, as Map No. 15814 in the office of the Utah County Recorder; thence N.30°17'38"W. 826.05 feet along said subdivision boundary line to a point in the easterly boundary line of Plat "A" Windsor at Waters Edge, according to the official plat thereof recorded March 26, 2019, as Entry No. 24608:2019, as Map No. 16491 in the office of the Utah County Recorder; thence along said subdivision boundary line the following two (2) courses and distances: (1) N.30°17'37"W. 843.93 feet; (2) thence

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Page 2

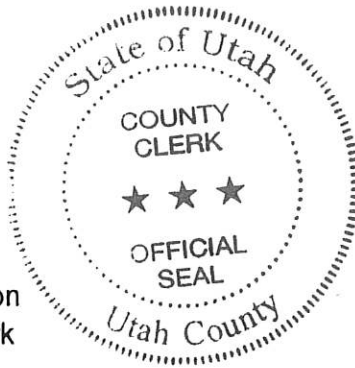
N.50°48'27"W. 22.43 feet to a point in the North section line of said Section 17; thence N.89°10'36"E. 27.70 feet along said North section line to the point of beginning.

The above described parcel of land contains 32,636 square feet in area or 0.749 acre.

Continued on Page 3

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ATTEST:
Aaron R. Davidson
Utah County Clerk



BOARD OF UTAH COUNTY
COMMISSIONERS, UTAH COUNTY,
UTAH

By Jolynn Clegg
Deputy / Jolynn Clegg

By Skyler Beltran
Skyler Beltran, Chair

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 24th day of June,
2026 by Skyler Beltran, in his capacity as the Utah County Commissioner.



Jolynn Clegg
Notary Public

UTAH COUNTY CLERK

Aaron R. Davidson
Aaron R. Davidson, Clerk

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 24th day of
June, 2026 by Aaron R. Davidson in his capacity as the Utah County Clerk.

Ruth-Ann Frisby
Notary Public

APPROVED AS TO FORM AND LEGALITY
Jeffrey S. Gray
Utah County Attorney

By Brittany Thorley
Deputy / Brittany Thorley



WHEN RECORDED, MAIL TO:
Vineyard City
125 S Main
Vineyard, Utah 84059

Quit Claim Deed

Utah County

Tax ID No. N/A (part of a public trail)

Utah County, Grantor, a body corporate and politic of the State of Utah, hereby QUIT CLAIMS to Vineyard City, Grantee, at 125 S Main Street, Vineyard, Utah 84059, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

All of the right, title, and interest in a parcel of land in fee, being part of an entire tract of property, situate in the NE1/4 SE1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract, which point is 1432.54 feet S.22°58'10"W. and 614.48 feet N.30°10'10"W. from the East Quarter corner of said Section 17; and running thence along said westerly boundary line the following five courses and distances: (1) N.30°10'10"W. 542.55 feet; (2) thence N.59°53'30"E. 22.92 feet; (3) thence N.30°06'30"W. 337.14 feet; (4) thence S.89°45'49"W. 5.77 feet; (5) thence N.30°21'01"W. 2.19 feet to a point in the East-West Quarter section line of said Section 17; thence N.89°23'49"E. 20.81 feet along said Quarter section line to a point of curvature of a non-tangent curve to the right with a radius of 115.00 feet; thence southerly along said curve with an arc length of 15.54 feet, chord bears S.17°38'02"E. 15.53 feet, to a point of curvature of a compound curve to the left with a radius of 115.00 feet; thence southerly along said curve with an arc length of 35.71 feet, chord bears S.22°39'30"E. 35.57 feet; thence S.31°33'15"E. 18.17 feet to a point of curvature of a curve to the left with a radius of 115.00 feet; thence southeasterly along said curve with an arc length of 35.71 feet, chord bears S.40°27'00"E. 35.57 feet to a point of curvature of a reverse curve to the right with a radius of 115.00 feet; thence southeasterly along said curve with an arc length of 34.89 feet, chord bears S.40°39'13"E. 34.76 feet, to a point of curvature of a compound curve to the right with a radius of 61988.00 feet; thence southeasterly along said curve with an arc length of 47.29 feet, chord bears S.31°30'52"E. 47.29 feet, to a point of

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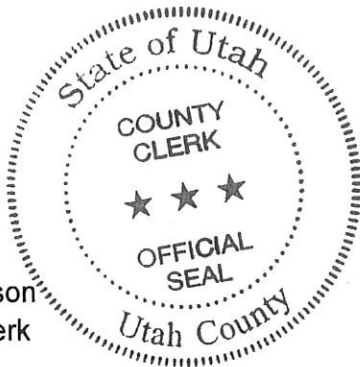
curvature of a curve to the right with a radius of 15488.00 feet; thence southeasterly along said curve with an arc length of 306.60 feet, chord bears S.30°55'32"E. 306.59 feet, to a point of curvature of a compound curve to the right with a radius of 61988.00 feet; thence southeasterly along said curve with an arc length of 66.65 feet, chord bears S.30°19'39"E. 66.65 feet; thence S.30°17'48"E. 4.71 feet; thence S.43°50'12"E. 10.29 feet; thence N.59°49'50"E. 0.26 feet; thence S.30°10'10"E. 329.49 feet; thence S.89°19'03"W. 56.87 feet to the point of beginning.

The above described parcel of land contains 32,161 square feet in area or 0.738 acre.

Page 3

ATTEST:

Aaron R. Davidson
Utah County Clerk



BOARD OF UTAH COUNTY
COMMISSIONERS, UTAH COUNTY,
UTAH

By Jolynn Clegg
Deputy / Jolynn Clegg

By Skyler Beltran
Skyler Beltran, Chair

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 24th day of June, 2026 by Skyler Beltran, in his capacity as the Utah County Commissioner.



Jolynn Clegg
Notary Public

UTAH COUNTY CLERK

Aaron R. Davidson
Aaron R. Davidson, Clerk

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

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Ruth-Ann Frisby
Notary Public

APPROVED AS TO FORM AND LEGALITY
Jeffrey S. Gray
Utah County Attorney

By Brittany Thorley
Deputy / Brittany Thorley



WHEN RECORDED, MAIL TO:
Vineyard City
125 S Main
Vineyard, Utah 84059

Quit Claim Deed

Utah County

Tax ID No. N/A (part of a public trail)

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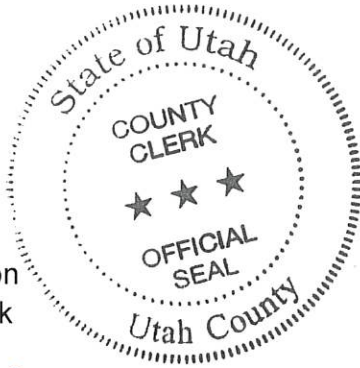
Beginning at a point, being 1291.11 feet N.89°21'03"W. from the East Quarter corner of said Section 17; and running thence S.31°33'15"E. 11.78 feet to a point of curvature of a curve to the right with a radius of 115.00 feet; thence southeasterly along said curve with an arc length of 20.17 feet, chord bears S.26°31'47"E. 20.14 feet, to a point in the East-West Quarter section line of said Section 17; thence S.89°23'49"W. 20.81 feet along said Quarter section line; thence N.30°21'01"W. 18.16 feet; thence N.89°45'30"E. 8.43 feet; thence N.30°14'30"W. 230.36 feet; thence N.30°14'34"W. 806.02 feet to a point in the northerly boundary line of said entire tract; thence East 4.71 feet along said northerly boundary line; thence S.30°17'49"E. 495.67 feet to a point of curvature of a curve to the left with a radius of 62072.00 feet; thence southeasterly along said curve with an arc length of 66.68 feet, chord bears S.30°19'40"E. 66.68 feet, to a point of curvature of a compound curve to the left with a radius of 15527.00 feet; thence southeasterly along said curve with an arc length of 307.36 feet, chord bears S.30°55'32"E. 307.35 feet, to a point of curvature of a compound curve to the left with a radius of 62072.00 feet; thence southeasterly along said curve with an arc length of 66.68 feet, chord bears S.31°31'24"E. 66.68 feet; thence S.31°33'15"E. 90.04 feet to the point of beginning.

The above described parcel of land contains 6329 square feet in area or 0.145 acre.

Continued on Page 2

ATTEST:

Aaron R. Davidson
Utah County Clerk



By Jolynn Clegg
Deputy / Jolynn Clegg

BOARD OF UTAH COUNTY
COMMISSIONERS, UTAH COUNTY,
UTAH

By Skyler Beltran
Skyler Beltran, Chair

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 24th day of June, 2026 by Skyler Beltran, in his capacity as the Utah County Commissioner.



Jolynn Clegg
Notary Public

UTAH COUNTY CLERK

Aaron R. Davidson
Aaron R. Davidson, Clerk

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 24th day of June, 2026 by Aaron R. Davidson in his capacity as the Utah County Clerk.

APPROVED AS TO FORM AND LEGALITY
Jeffrey S. Gray
Utah County Attorney

By Brittany Thorley
Deputy / Brittany Thorley

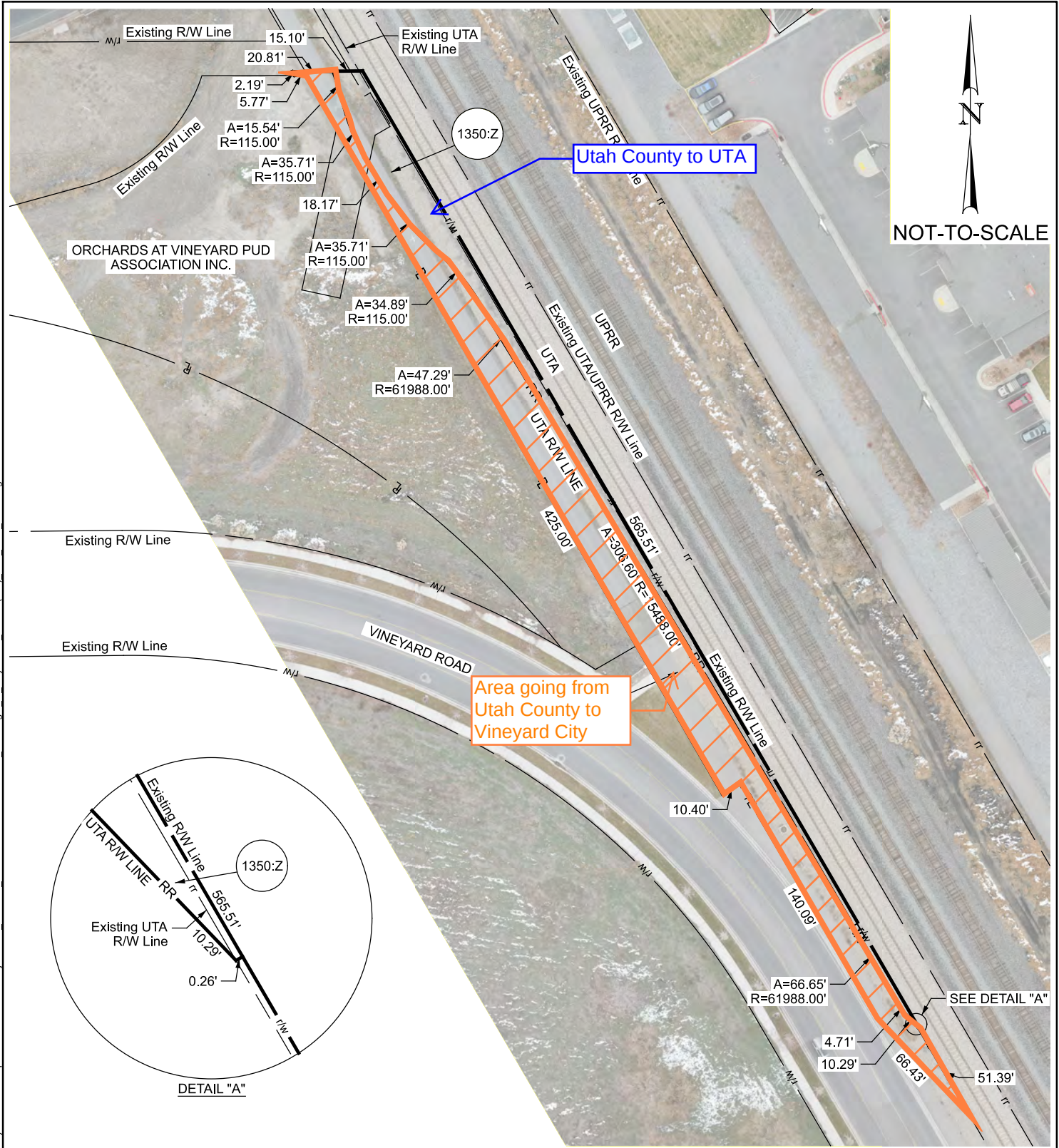
Ruth-Ann Frisby
Notary Public



Ariel Map Showing Location of Trail

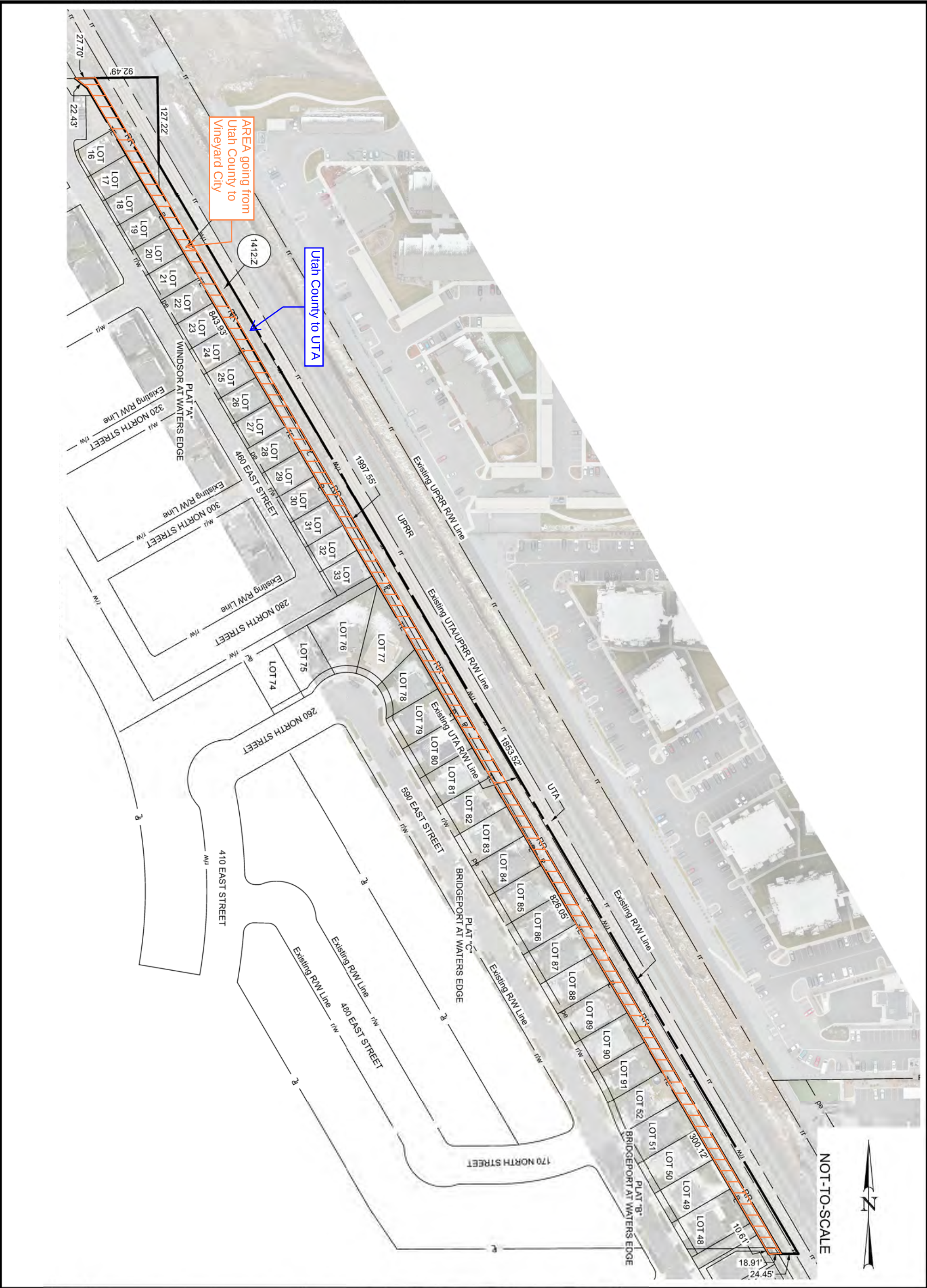


DGN File: pw:/horrocks-pw-bentley.com/horrockspw-05a/Documents/Projects/313_0410593_000 FPI/202532 Orem/Sheet Files/Right of Way/21213 S-R299(483)_XP 1350 Exhibit.dgn

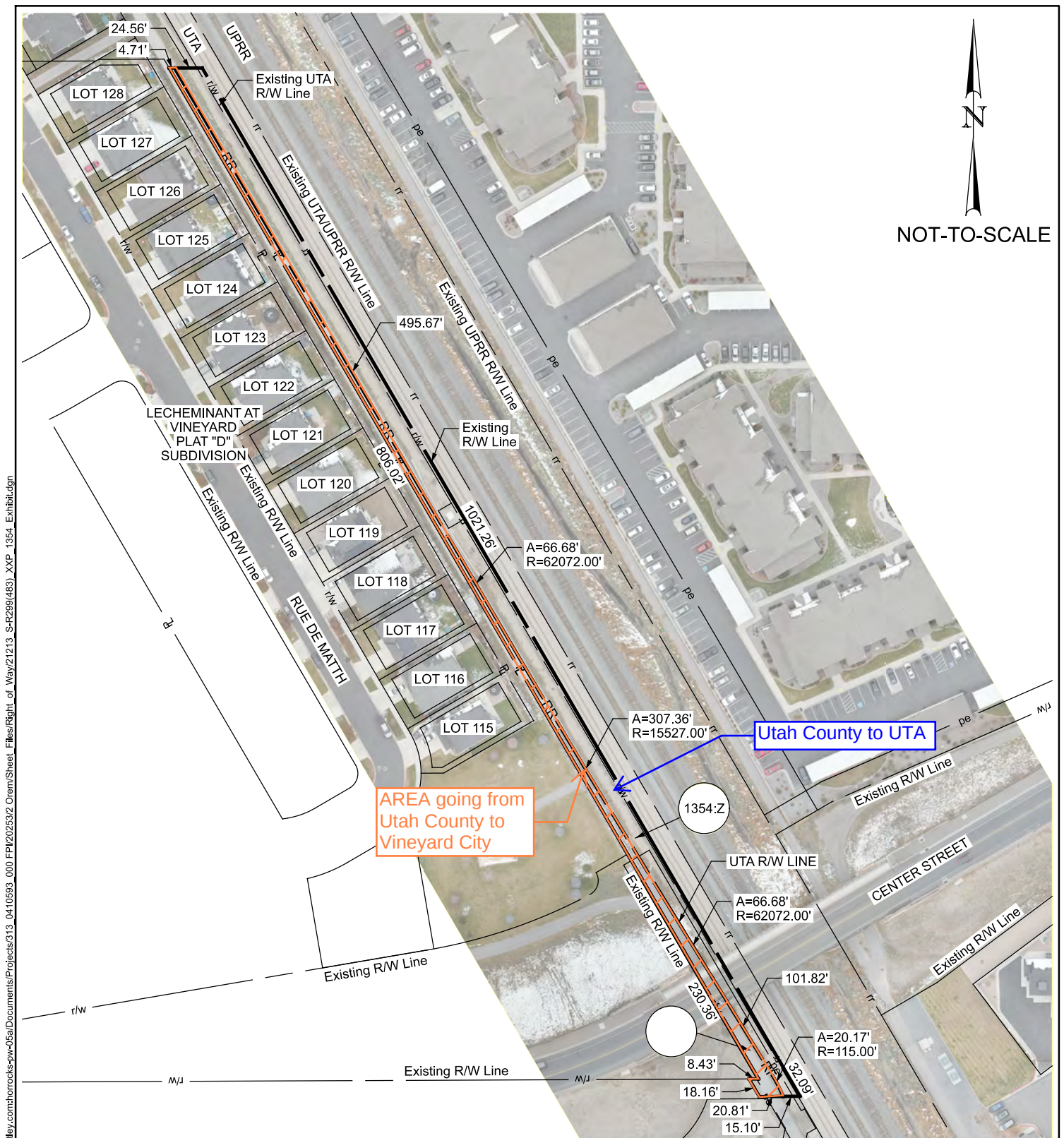


THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

SHEET NO.	1350-EXHIBIT	PARTIAL SUMMARY NO.	16P	PROPERTY OWNER:	UTAH COUNTY
PROJECT	RIGHT OF WAY EXHIBIT			PROPERTY ADDRESS:	APPROX. 50 SOUTH REMINGTON LANE, VINEYARD
PROJECT NUMBER		PIN			



PARTIAL SUMMARY NO. 1412-EXHIBIT SHEET NO.	1/P	PROJECT				THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.
		RIGHT OF WAY EXHIBIT				
		PROJECT NUMBER	PN	PROPERTY OWNER:	UTAH COUNTY	
		RIGHT OF WAY		PROPERTY ADDRESS:	APPROX. 375 NORTH 460 EAST, VINEYARD	



NOT-TO-SCALE

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

SHEET NO. 1354-EXHIBIT		PARTIAL SUMMARY NO. 16P		PROPERTY OWNER: UTAH COUNTY	
PROJECT				PROPERTY ADDRESS: APPROX. 575 EAST CENTER STREET, VINEYARD	
	RIGHT OF WAY EXHIBIT				
PROJECT NUMBER		PIN			



RESOLUTION NO. 2026-31

A RESOLUTION OF THE VINEYARD CITY COUNCIL ADOPTING A POLICY FOR THE DISPOSAL OF INSIGNIFICANT MUNICIPAL REAL PROPERTY AND THE RESOLUTION OF PRE-2020 RIGHT-OF-WAY ENCROACHMENTS PURSUANT TO UTAH CODE ANN. § 10-8-2.

WHEREAS, Vineyard City ("the City") owns real property, including various public rights-of-way, public utility easements, and surplus remnants acquired over time during the city's transition from a rural to an urbanized community; and

WHEREAS, from time to time, the City discovers legacy or historical encroachments where fences, secondary structures, or improved landscaping belonging to adjacent private landowners extend into City-owned right-of-way or property; and

WHEREAS, many of these technical encroachments occurred prior to January 1, 2020, during earlier phases of local subdivision development; and

WHEREAS, Utah Code Ann. § 10-8-2(4) mandates that a municipality may not dispose of a "significant parcel of real property" without first providing public notice and holding a public hearing, but allows municipalities the legislative authority to define what constitutes an *insignificant* parcel exempt from such multi-week procedural requirements; and

WHEREAS, the Vineyard City Council finds that reducing administrative burdens for minor property line adjustments involving land with an underlying value of less than \$20,000 and an area under 300 square feet serves the public interest when such adjustments resolve existing encroachments and provide a mutual benefit to both the City and adjacent property owners; and

WHEREAS, the City Council desires to establish a clear policy granting itself legislative discretion to evaluate and resolve these minor encroachments on a case-by-case basis while maintaining strict compliance with the Utah Constitution's limits on the lending of public credit by utilizing cost-benefit offsets and intangible value considerations.

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

SECTION 1: Adoption.

The Vineyard City Council hereby adopts the *"Insignificant Land Disposal and Encroachment Resolution Policy,"* attached hereto as Exhibit "A" and incorporated by this reference.

SECTION 2: Definition of Insignificant Property.

Pursuant to Utah Code Ann. § 10-8-2(4), the City Council formally defines an "Insignificant Parcel" as any municipal real property interest, right-of-way remnant, or portion thereof that has a fair market value of less than \$20,000, is independently unbuildable, under 300 square feet in size, does not serve any transportation benefit, and possesses no distinct operational utility to Vineyard City.

SECTION 3: Legislative Findings Required.

In exercising its discretion to adjust disposal costs or accept intangible value as consideration for an insignificant parcel, the City Council shall make explicit findings on the record during a public meeting identifying the public benefits, shifted liabilities, or administrative savings achieved by the transfer.

SECTION 4: Severability.

If any section, clause, or provision of this Resolution or the associated policy is declared invalid by a court of competent jurisdiction, the remaining portions shall remain in full force and effect.

SECTION 5: Effective Date.

This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED by the City Council of Vineyard, Utah, this 14 day of July, 2026.

APPROVED:

ATTEST:

Mayor

City Recorder

EXHIBIT "A"

INSIGNIFICANT LAND DISPOSAL AND ENCROACHMENT RESOLUTION POLICY

I. Application and Eligibility

This policy applies exclusively to applications by adjacent private primary-residential property owners seeking to quiet title or purchase City-owned property fragments where an encroachment exists. To qualify for Council cost-discretion under this policy, the applicant must demonstrate to the satisfaction of City Staff and the City Council that:

1. The real property asset value is less than \$20,000 as determined by internal data or a licensed appraisal.
2. The real property asset value is less than 300 square feet in size as determined by internal data or a licensed appraisal.
3. The encroachment physically occurred prior to January 1, 2020, or represent contiguous parcels that impact a single adjacent property line at the time when a request for a contiguous pre-2020 property is being addressed.
4. The encroachment resulted from a good-faith mistake or was inherited by the current property owner.

Meeting eligibility does not create a right to the purchase or conveyance of property and remains subject to approval by the governing body.

II. Cost Considerations

In determining the final financial consideration required from the applicant, the City Council may, in its legislative discretion, discount the baseline cash purchase price by formally crediting the following factors:

- **Shifted Liability:** Financial credit given for the permanent elimination of City maintenance liabilities, including weed control, stormwater drainage risks, or public safety monitoring.
- **Intangible Public Benefit:** Financial credit given for the resolution of legacy boundary disputes, avoidance of potential quiet-title litigation costs, or the formalization of long-standing residential boundaries that bring the neighborhoods into consistent alignment.
- **Administrative Floor:** The applicant shall bear all direct third-party transactional costs incurred by the City, including survey validation, legal review, and recording fees. The applicant may bear any staff costs at the discretion of the council.

III. Reservation of Rights and Easements

No disposal of any right-of-way segment under this policy shall be finalized without a comprehensive utility review. If active or future culinary water, secondary water, sewer, stormwater, or third-party franchise utility corridors exist within the footprint, Vineyard City **shall reserve a perpetual Public Utility Easement (PUE)** across the conveyed footprint as a condition of deed transfer.

IV. Approval

All findings shall receive a staff recommendation and be reviewed in an Open Public Meeting for approval or denial by the city council. Applications may receive a partial reduction in Shifted Liability or Intangible Public Benefit approval as determined by the governing body. As each situation is unique, approval of one application shall not establish a precedence or automated approval or consideration of additional applications. Upon approval of the application, and prior to the disposition of public property, Vineyard City shall comply with Utah Code Ann. § 11-1-203(3) for 14 consecutive days.