



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
August 11, 2026, at 6:00 PM**

Present:

Mayor Zack Stratton
Council Member Jacob Holdaway arrived 6:05 pm
Council Member David Lauret
Council Member Parker McCumber
Council Member Ezra Nair

Absent:

Council Member Jacob Wood

Staff Present: Building Director Cris Johnson, Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, City Attorney Jesse Riddle City Manager Brian Voeks, City Recorder Robin Bond, Community Enrichment Director Brian Vawdrey, Deputy City Recorder Tony Lara, Deputy Mayor David Herring, Finance Director Evan Smith, Media Specialist Braile Tyler, Public Works Coordinator Dareli Villegas, and Public Works Director/City Engineer Naseem Ghandour.

Also Present: Marshal Jones, David Pearce, Kim Smith, Ryan Bybee, Malerie Walker, Tyler Tinsdell, Jane Pearce, Emmeline McCumber, Trinity Ewing, Davie HYTE, Malerie Walker, Rachael Stratton, Evelyn Stratton, Laley Winkel, and others who did not sign in or whose handwriting was illegible.

AGENDA

1. CALL TO ORDER

Mayor Stratton called the meeting to order at 6:00 pm.

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

Miss Evelyn Stratton gave the prayer and led the pledge.

3. PUBLIC HEARINGS

3.1. Public Hearing for an Amendment of Vineyard City Subdivision Code

Mayor Stratton opened the public hearing at 6:01 pm. No comments were made. Mayor Stratton closed the public hearing at 6:02 pm.

3.2. Public Hearing for Proposed Amendment to the Vineyard Consolidated Fee Schedule Establishing a \$150 Insignificant Land Disposal Application Fee

Mayor Stratton opened the public hearing at 6:02 pm. The public made no comments. Council Member Nair wished to lower the application fee to \$50. Staff indicated there were no objections to a lower fee amount. Consensus of the Council favored a \$50 non-refundable application fee.

Mayor Stratton closed the public hearing at 6:04 pm.

4. PUBLIC COMMENTS (3 MINUTES)

“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.*

 Marshall Jones addressed the Council regarding short-term rental regulations. He explained that he entered into a purchase agreement for his Vineyard home in April 2017, prior to the City's prohibition of short-term rentals, and completed the purchase shortly after the regulation changed. Mr. Jones requested consideration of his unique circumstances and asked the Council to review whether an exception or grandfathering provision may be appropriate based on the timing of his purchase and intended use of the property. The Myor thanked Mr. Jones for his comments and indicated staff would follow up.

 Tyler Tinsdell spoke in support of Mr. Jones' request, stating that real estate transactions and disclosures at the time of purchase reflected that short-term rentals were permitted. He encouraged the Council to consider the circumstances under which the property was purchased without creating broader precedent.

 Kim Smith, Elms, representing residents and parents from The Elms neighborhood, addressed concerns regarding pedestrian safety along 400 South and the school walking route. She expressed appreciation for the City's ongoing efforts, including discussions with school officials and law enforcement, and emphasized the importance of prioritizing student safety. Ms. Smith encouraged the Council to support roadway and pathway improvements that provide safe access for children walking to school.

 Ryan Bybee discussed the 400 South roadway alignment and presented a proposed alternative design. He stated the proposal would maintain vehicle travel lanes, bicycle accommodations, pedestrian access, and safety buffers while avoiding impacts to adjacent private property. Mr. Bybee indicated the design had been reviewed from an engineering perspective and requested further discussion with City staff regarding feasibility and costs.

 Council Member Nair asked about the certifications of the drawing and changing the lines of the road.

 Malerie Walker commented on proposed modifications to the design of 400 South. She expressed support for maintaining the city-approved design, including dedicated bicycle lanes and roadway width necessary to accommodate future growth, transportation needs, and public safety. She emphasized the importance of preserving long-term transportation infrastructure and ensuring adequate separation between vehicles, cyclists, and pedestrians.

 David Pearce thanked the city council for their service. Mr. Pearce also commented on the 400 South roadway project, noting that the approved design had been developed over several years and aligned with the City's transportation planning efforts. He seconded Malerie Walker's comments. He liked the original city plans. He expressed support for maintaining the planned roadway improvements and emphasized the long-term benefits of constructing the roadway as originally designed.

Public comment was then closed.

5. CONSENT ITEMS

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

5.2. Approval of the July 14th, 2026, City Council Meeting Minutes

5.3. Approval of the August 4, 2026, City Council Meeting Minutes

5.4. Approve Ordinance 2026-07 Amending Municipal Code for the Planning Department (Anthony Fletcher)

Items 5.4 and 5.5 were removed from the Consent Items and discussed by Council.

MOTION: Council Member Lauret motioned to approve the Consent Items 5.1, 5.2, and 5.3 as presented. Council Member Nair **seconded** the motion. **Vote Yes:** Council Members Holdaway, Lauret, McCumber, and Nair **No: None. Motion carried 4-0.**

Council Member Lauret asked for clarification on the municipal planning code, Item 5.4.

Mr. Ghandour provided an overview of the proposed code amendment relating to plat signatures and administrative processes. The amendment would remove references to the former "City Planner" position and allow designated planning staff to sign plats on behalf of the Land Use Authority after approval by the Development Review Committee.

Motion: Council Member Nair moved approve item 5.4 as presented. (Ordinance 2026-07) Council Member McCumber **seconded** the motion. **Roll Call Vote. Yes:** Council Members McCumber and Nair. **No:** Council Members Holdaway and Lauret. **Tie Vote resolved** by Mayor Stratton's vote of **Yes. Motion Passed 3-2.**

5.5. Approve Resolution 2026-34 Amending the Consolidated Fee Schedule to include an Insignificant Land Disposal Application Fee (Evan Smith)

Motion: Council Member Nair motioned to approve 5.5 with an amendment to change the \$150 fee with the \$75 refundable portion to \$50 with no refundable portion. **Seconded** by Council Member McCumber. **Roll Call Vote. Yes:** Council Members Holdaway, Lauret, McCumber, and Nair. **No: None. Motion passed 4-0.**

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 litigation.

MOTION: Council Member McCumber motioned to go into a closed session to discuss pending or reasonably imminent litigation. Council Member Lauret seconded the motion. **Roll Call Vote Yes:** Nair, McCumber, and Lauret. **No: None. Recused:** Council Member Holdaway. **Motion carried 3-0.**

7. ADJOURNMENT

Mayor Stratton adjourned the meeting at 6:35 pm. Council went into closed session.

MINUTES APPROVED ON: August 25, 2026

CERTIFIED BY:

Robin Bond
Robin Bond, Vineyard City Recorder



APPROVED

**City Council
Close Session Meeting
August 11, 2026**

In Attendance:

Mayor Zack Stratton
Councilmember Parker McCumber
Councilmember Jacob Holdaway withdrew at 6:55 pm. Returned at 7:19 pm
Councilmember David Lauret
Councilmember Ezra Nair

Staff: City Attorney Jesse Riddle, City Manager Brian Voeks, City Recorder Robin Bond, and Deputy Mayor David Kyle Herring.

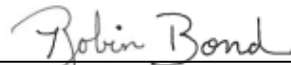
Start: 6:38 pm.

MOTION: Council Member McCumber motioned to close the closed meeting. Council Member Lauret **seconded** the motion. All **Yes:** Council Member Holdaway, Lauret, McCumber, and Nair. **No:** None. **Motion carried 4-0.**

Ended 7:48 pm.

MINUTES APPROVED ON:

August 25, 2026



ROBIN BOND, CITY RECORDER

CERTIFIED (NOTICED) BY:

