



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
September 8, 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, September 8, 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. PUBLIC HEARING

3.1. Public Hearing – Senate Bill 284/City Code Compliance

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.*

5. APPOINTMENTS AND REMOVALS

5.1. Appoint Steffani Winder to the Vineyard Library Board

6. PROCLAMATIONS

6.1. Constitution Week - September 17 through 23, 2026.

7. WORK SESSION

Review of the First Amendment to the Holdaway Fields Development Agreement with Cadence Homes and Goodboro Homes (Developers)

8. CONSENT ITEMS

8.1. Approval of the August 25, 2026, City Council Meeting Minutes

9. BUSINESS ITEMS

9.1. DISCUSSION AND ACTION - 300 West Parking and Striping Plan

10. CLOSED SESSION

The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into closed session for the purpose of real property, litigation, or personnel matters.

11. ADJOURNMENT

The next regularly scheduled meeting is on September 15, 2026.

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.

I, the 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:

September 4, 2026

CERTIFIED (NOTICED) BY:

/s/ Robin Bond

ROBIN BOND, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: September 8, 2026

Agenda Item: Public Hearing – Senate Bill 284/City Code Compliance

Department: Planning

Presenter: Anthony Fletcher

Background/Discussion:

Senate Bill 284 (SB 284), adopted during the 2026 Utah General Session, substantially amended and reorganized state law governing municipal land use regulation. The legislation requires municipalities to update applicable land use ordinances, procedures, and application requirements to comply with the new state standards.

The required changes affect several areas of the Vineyard City Code, including land use procedures, Planning Commission responsibilities, subdivision review, development agreements, land use applications, accessory dwelling units, water-right exactions, enforcement, appeals, and related administrative requirements. A detailed summary and gap analysis are included with the attachments.

Phased Implementation

Due to the scope of SB 284, staff proposes implementing the required amendments through three ordinances:

1. Detached Accessory Dwelling Units (DADUs): Implements SB 284 requirements related to qualifying lots, existing accessory structures, parking, setbacks, design, occupancy, utilities, and related development standards.
2. Remaining Land Use Provisions: Addresses the remaining SB 284 land use requirements, excluding water-right exactions
3. Water-Right Exactions: Addresses SB 284 requirements specific to water-right exactions and associated procedures.

Each ordinance will proceed through the applicable Planning Commission and City Council review process as it is completed.

Planning Commission

The Planning Commission conducted the noticed public hearing and reviewed Ordinance No. 2026-11 on September 2. Following public comment and discussion, the Commission continued the item and directed staff to revise the ordinance based on comments received. Accordingly, the Planning Commission has not yet made a formal recommendation on Ordinance No. 2026-11.

Next Steps

Staff will revise Ordinance No. 2026-11 and return it to the Planning Commission for formal action. Staff will then forward the Planning Commission's recommendation and the revised ordinance to the City Council for consideration. Staff will concurrently continue preparation of the remaining ordinances necessary to complete the City's implementation of SB 284.

Fiscal Impact:

None

Recommendation:

Receive public comment regarding the City's proposed amendments to implement SB 284. No action on Ordinance No. 2026-11 is requested at this meeting because the Planning Commission has continued its review and has not yet forwarded a recommendation.

Sample Motion:

"I move to continue consideration of Ordinance No. 2026-11 to a future City Council meeting following receipt of the Planning Commission's recommendation."

Attachments:

1. 9.8.26 Public Hearing - Senate Bill 284
2. Draft DADU Ordinance 2026-11 - Senate Bill 284 09.03.2026
3. Senate Bill 284 Brief



August 17, 2026

Attention: **Public Hearing Notice**

Contact Person: Anthony Fletcher, Planner
707 E Mill Road
Suite 202
Vineyard, UT 84059
(801) 226-1929

NOTICE is hereby given regarding public hearing before the City Council on September 8, 2026, at 6pm in the council chambers at 125 S. Main Street, Vineyard, Utah 84059. The purpose of the hearing is to receive public comment regarding proposed amendments to the Vineyard City Zoning Code, Subdivision Code, and other applicable provisions of the Vineyard City Code. The amendments are intended to implement Senate Bill 284, Local Land and Water Modifications, adopted during the 2026 Utah General Session, and bring the City's land use regulations and procedures into compliance with applicable state requirements.

Senate Bill 284 Public Hearing

The purpose of the hearings is to receive public comment regarding proposed amendments to the Vineyard City Zoning Code, Subdivision Code, and other applicable provisions of the Vineyard City Code. The amendments are intended to implement Senate Bill 284, Local Land and Water Modifications, adopted during the 2026 Utah General Session, and bring the City's land use regulations and procedures into compliance with applicable state requirements.

The proposed amendments may include provisions relating to the following Utah Code sections and subjects:

- Definitions, Utah Code 10-20-102 and 10-21-101
- Planning Commission establishment, membership, appointment, removal, recusal, organization, and procedures, 10-20-301
- Planning Commission powers, duties, and training requirements, 10-20-302
- Enactment of land use regulations, land use decisions, and development agreements, 10-20-501
- Preparation, notice, public hearings, and adoption of land use regulations, 10-20-502

- Classification of new and unlisted business uses, 10-20-507
- Model homes and open houses, 10-20-625
- Structure height regulations, 10-20-626
- Review of subdivision applications and subdivision improvement plans, 10-20-806
- Subdivision plat recording, required landscaping and infrastructure, improvement completion assurances, and improvement warranties, 10-20-807
- Land use application approval, municipal requirements and limitations, vesting, application checklists, building permits, and certificates of occupancy, 10-20-902
- Culinary and secondary water providers, exactions, water-right exactions, and improvement assurances, 10-20-910 through 10-20-912
- Land use enforcement and limitations on withholding permits or certificates, 10-20-1001
- Appeal authorities, appeals, variances, burden of proof, due process, scope of review, and judicial review, 10-20-1101 through 10-20-1109
- Detached accessory dwelling units, including qualifying lot sizes, conversions of existing accessory structures, parking, setbacks, design, occupancy, and utility requirements, 10-21-304
- Online publication of land use regulations, fee schedules, subdivision application requirements, and application checklists
- Related technical, procedural, cross-reference, and conforming amendments necessary to implement SB 284

The detached accessory dwelling unit provisions and certain municipal application checklist requirements apply beginning October 1, 2026.

Interested persons are invited to attend the public hearing and provide comments regarding the proposed ordinance.

Public comments, questions, and requests for copies of materials are encouraged to be emailed to Anthony Fletcher at anthonyf@vineyardutah.gov prior to the meeting.

I, the undersigned, hereby certify that the foregoing Public Hearing Notice was posted at the Vineyard City Offices, the Vineyard City website, posted on the Utah Public Notice website, and delivered to surrounding entities.

/s/ Anthony Fletcher, Planner

**VINEYARD CITY, UTAH
ORDINANCE NO. 2026-11**

AN ORDINANCE OF THE CITY OF VINEYARD CITY, UTAH, AMENDING THE VINEYARD ZONING CODE SECTION 15.12.050 DISTRICT USE TABLE, SECTION 15.30.010 PURPOSE, SECTION 15.32.280 CLEAR VIEW TRIANGLE ON CORNER LOTS, SECTION 15.34.060 ACCESSORY DWELLING UNITS, SECTION 15.38.030 PARKING REQUIREMENTS, AND SECTION 15.60 DEFINITIONS, AND AMENDING SECTION 1.08.040(S) INTERSECTION DESIGN OF THE VINEYARD CONSTRUCTION AND DESIGN SPECIFICATIONS, TO CONFORM THE CITY'S ACCESSORY DWELLING UNIT REGULATIONS TO UTAH CODE §§ 10-20-618 AND 10-21-304.

WHEREAS, Vineyard is authorized to amend the City Zoning Ordinance pursuant to Utah Code Title 10, Chapter 20, Municipal Land Use, Development, and Management Act; and

WHEREAS, the Utah Legislature enacted Senate Bill 284, Local Land and Water Modifications, during the 2026 General Session, which the Governor signed on March 18, 2026, and which enacts Utah Code § 10-21-304, Detached accessory dwelling units, effective October 1, 2026; and

WHEREAS, Vineyard City is a “specified municipality” as that term is defined in Utah Code § 10-21-101, and is therefore subject to Utah Code § 10-21-304; and

WHEREAS, Utah Code § 10-21-304(1)(a) requires a specified municipality to adopt a land use regulation that permits a detached accessory dwelling unit (DADU) on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel; and

WHEREAS, the City's existing accessory dwelling unit (ADU) regulations at VZC 15.34.060 require a minimum lot size of twelve thousand (12,000) square feet for a detached accessory dwelling unit (DADU), contain no process for the conversion of a legally constructed accessory structure to a DADU, and contain design and parking provisions that require revision to conform to Utah Code §§ 10-21-304 and 10-20-618; and

WHEREAS, the Planning Commission held a public hearing on **September 2, 2026** and, after fully considering public comments and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendment, held a public hearing on _____, 2026; and

WHEREAS, the Vineyard City Council, having considered the recommendation of the Planning Commission and the comments submitted by the public, has determined that it is in the best interest of the public health, safety, and welfare to adopt the proposed text amendment to the zoning ordinance;

NOW, THEREFORE, be it ordained by the City Council of Vineyard City, in the State of Utah, as follows:

Section 1: Amendment of Section 15.60 “Definitions” of the Vineyard Zoning Code. The definition of “Dwelling, Accessory Unit” is amended, and the definitions of “Accessory Dwelling Unit, Detached” and “Accessory Dwelling Unit, Internal” are enacted, as follows:

Dwelling, Accessory Unit: An Accessory Dwelling Unit (ADU) provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling. An internal ADU is an attached dwelling unit to a single-family home. A detached ADU (DADU) is a single-family dwelling unit which is located on the same lot as a primary single-family home. A DADU is designed to be clearly subordinate to the principle dwelling.

Section 2: Section 15.12.050 “District Use Table” of the Vineyard Zoning Code is amended as follows:

(1) In the District Use Table, under RESIDENTIAL, the use “Dwelling, Single-Family” needs to be designated a Non-Permitted use in the Regional Mixed-Use (RMU) District.

(2) Add the following items:

5. Accessory Dwelling Units: In any zoning district established under VZC 15.14, Special Purpose Zoning Districts, in which a single-family dwelling is a permitted use, a DADU is a permitted use on any lot or parcel that qualifies under VZC 15.34.060, notwithstanding the omission of that use from the district’s use table.

6. As per UC § 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

Section 3: Section 15.34.060 “Accessory Dwelling Units” of the Vineyard Zoning Code is amended as follows:

Purpose: The purpose of the ADU ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners and to implement Utah Code § 10-21-304. It applies to both internal ADUs and detached ADUs (DADUs).

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
 - a. Within a detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
 - b. Within a single family home provided access to the accessory dwelling unit shall meet all applicable fire and building codes.
 - c. Within prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the designed in accordance with subsection 4, External Appearance.

An ADU shall not be located:

- a. Within a public utility easement or other recorded easement; or
- b. In a front-yard area of a lot or parcel.

Access to an ADU shall meet all applicable fire and building codes. A mobile home, travel trailer, boat, or similar recreational vehicle shall not be used as an ADU. See VZC 15.34.100, Parking Requirements Of Private Recreational Vehicles In Residential Zoning Districts.

2. **Minimum lot size:** A minimum lot size of eleven thousand (11,000) square feet is required for lots containing a DADU.

3. **Detached accessory dwelling unit size:** A DADU shall not exceed the square footage of the primary residence located on the same lot or parcel;

4. **External appearance:** The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.

9. **Utilities:** An ADU shall be served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.

A DADU will not be allowed unless it has adequate inside access to sanitary sewer, culinary water, storm water, and electricity and there is sufficient capacity in each of these utilities.

All ADUs shall conform to the following standards:

a. An ADU shall contain complete cooking and bathroom facilities that are separate from the facilities located in the primary dwelling.

i. The cooking facility in the ADU shall contain:

- (1) A sink and water faucet;
- (2) Capacity for food refrigeration; and
- (3) A permanent, built-in stove top, range, or other similar device for cooking food.

ii. The bathroom facility in the ADU shall contain:

- (1) A sink and water faucet;
- (2) A toilet; and
- (3) A shower or bathtub.

10. Parking: A single-family dwelling with an internal ADU shall provide a minimum of one onsite parking space additional to existing requirements for the primary dwelling with a maximum of four (4) total parking spaces required for both the primary home and ADU together.

A single-family dwelling with a DADU that is less than 650 square feet shall provide a minimum of one (1) additional onsite parking space. A single-family dwelling with a DADU that is greater than 650 square feet shall provide a minimum of two (2) additional onsite parking spaces.

When a detached garage is converted into a DADU, any necessary parking spaces from that garage shall be replaced on-site.

Parking spaces shall be located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Primary dwelling parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with primary dwelling parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).

12. Entrance: Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes. Only one (1) front entrance of the primary home shall be located on the front of the primary dwelling.

18. Conversion of Legal Accessory Building to a DADU: The owner of a legally constructed accessory structure may convert that structure to a DADU

subject to the dwelling and accessory structure setback requirements applicable to the lot or parcel; and all applicable building, health, and fire codes.

19. As per UC § 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

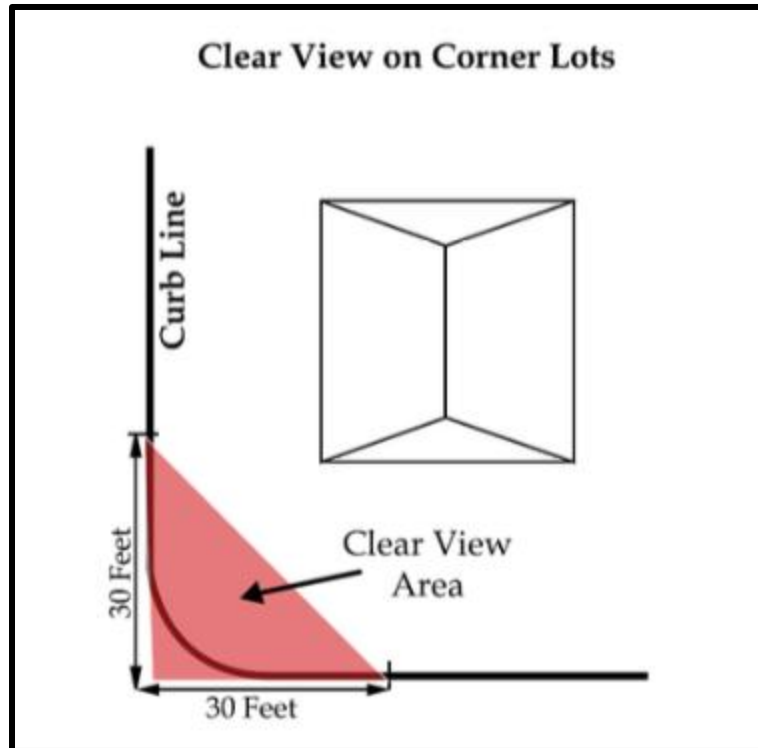
Section 4: Section 15.30.010 “Purpose” of the Vineyard Zoning Code is amended as follows:

The purpose of the issuance of a conditional use application is to allow the proper integration of uses that may be suitable only if such uses are designed, arranged, or conducted in a particular manner. This chapter identifies and provides the procedures for the review of conditional use applications (identified as “C” Uses) in the table of uses.

As per UC § 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

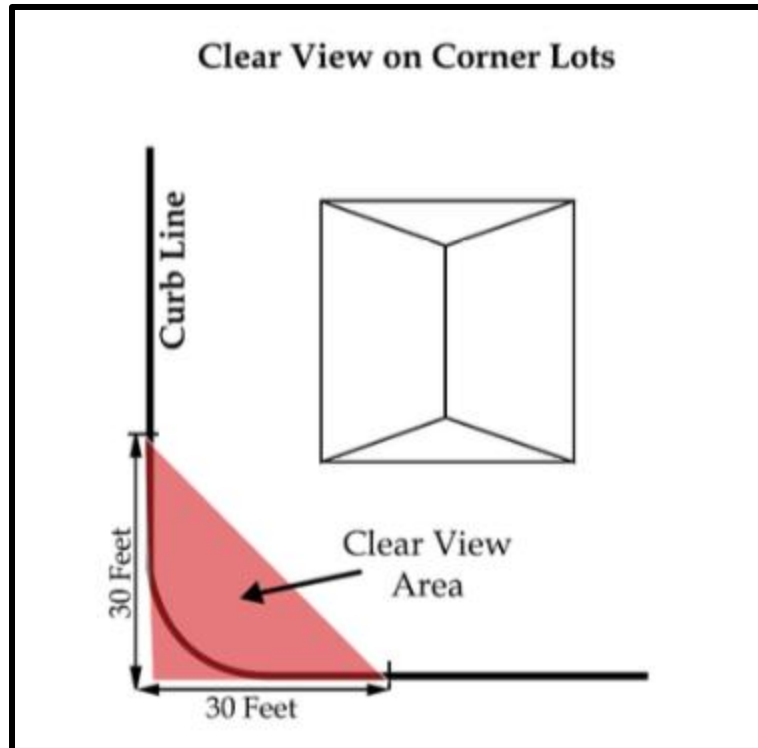
Section 5: Section 15.32.280 “Clear View Triangle On Corner Lots” of the Vineyard Zoning Code is amended as follows:

Where two local residential roads intersect within a planned subdivision, no view obstruction including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height shall be placed on any corner lot within a triangular area formed by a diagonal line connecting lines located at the curb line thirty (30) feet from the projected intersection of such curb lines. Where no curb exists, the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the property line twenty (20) feet from the intersection of said property line. Use the Vineyard City Access Management Manual to design sight triangle dimensions for all other intersections.



Section 6: Section 1.08.040 (S) "Intersection Design" of the Construction and Design Specifications is amended as follows:

6. Sight Distance Triangle. Where two local residential roads intersect within a planned subdivision, no view obstruction including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height shall be placed on any corner lot within a triangular area formed by a diagonal line connecting lines located at the curb line thirty (30) feet from the projected intersection of such curb lines. Where no curb exists, the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the property line twenty (20) feet from the intersection of said property line. Use the Vineyard City Access Management Manual to design sight triangle dimensions for all other intersections.



Section 7: Section 15.38.030 “Parking Requirements” of the Vineyard Zoning Code is amended as follows:

Off-street Parking Requirements. The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed herein will be determined by the Planner through the site plan approval process.

Table: Residential Uses — Parking Spaces Required

Single-family: 3.0 Spaces/Unit

Two-family: 4.0 Spaces/Unit

Three-family: 4.0 Spaces/Unit

Multi-family: Efficiency/Studio 1.0 Spaces/Unit; 1 Bedroom 1.5 Spaces/Unit; 2 Bedrooms 2.0 Spaces/Unit; 3 Bedrooms 3.0 Spaces/Unit. In addition to the required spaces, 0.5 guest stalls per unit shall be included.

Section 8: Severability

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

Section 9: Effective Date

This Ordinance shall take effect on October 1, 2026, or upon passage and publication or posting as required by law, whichever occurs later.

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

Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

Robin Raines-Bond
City Recorder, Vineyard City

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Ezra Nair	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____



VINEYARD
STAY CONNECTED

Senate Bill 284 Compliance Update

By Vineyard City

Supported by Hansen, Allen & Luce

SB 284 Compliance & Transparency Initiative

Regulatory & Process Audit

- Review of land use codes, applications, fee schedules, and internal processes
- Gap analysis identifying compliance issues and inconsistencies

Transparency & Public Access

- Complete application checklists
- Consolidated fee schedule
- Web-ready permit and development guidance

Water Exaction & Long-Term Planning

- Preparation for water exaction requirements
- Development of defensible water-demand methodologies
- Support for required 40-year water planning framework (beginning 2028)

SB 284 Code Review Methodology

Every section of SB 284 was reviewed line-by-line against the Vineyard Municipal Code.

1. Analyze statutory language
2. Compare against existing Vineyard Code
3. Identify compliance gaps
4. Document code references
5. Create actionable implementation recommendations

▲ §9 - 10-20-502 — Preparation and adoption of land use regulation (eff. 05/06/26)

Section 9. Section 10-20-502 is amended to read:

10-20-502 (Effective 05/06/26). Preparation and adoption of land use regulation.

(1) A planning commission shall:

- (a) provide notice as required by Subsection 10-20-205(1)(a) and, if applicable, Subsection 10-20-205(4);
- (b) hold a public hearing on a proposed land use regulation;
- (c) if applicable, consider each written objection filed in accordance with Subsection 10-20-205(5) before the public hearing; and

Action Item 9a. Require the planning commission to consider each written objection filed before the public hearing on a proposed land use regulation.

(d)(i) review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and

(ii) forward to the legislative body all objections filed in accordance with Subsection 10-20-205(5).

Action Item 9b. Require the planning commission to forward all written objections to the legislative body along with its recommendation.

(2)(a) A legislative body shall consider each proposed land use regulation that the planning commission recommends to the legislative body.

Action Item Matrix & Implementation Tracking

The Code Review findings were converted into a structured implementation matrix that allows the City to track:

- Compliance requirements
- Priorities
- Deadlines
- Responsible Code Sections

Vineyard City SB 284 — Code Review Action Item Matrix					
Action Item	Description	SB 284 Reference	Effective Date	Priority	Vineyard Code Link(s)
Action Item 9a	Require the planning commission to consider each written objection filed before the public hearing on a proposed land use regulation.	§9(1)(c) · 10-20-502(1)(c)	5/6/2026	High	—
Action Item 9b	Require the planning commission to forward all written objections to the legislative body along with its recommendation.	§9(1)(d)(ii) · 10-20-502(1)(d)(ii)	5/6/2026	High	—

OFFICIAL PROCLAMATION

CONSTITUTION WEEK SEPTEMBER 17–23, 2026

WHEREAS, in 2026, our nation commemorates the 250th anniversary of the signing of the Declaration of Independence and reflects upon the principles on which the United States of America was founded; and

WHEREAS, September 17, 2026, marks the 239th anniversary of the signing of the Constitution of the United States of America, which established the framework of our government and continues to safeguard the rights and liberties of the American people; and

WHEREAS, Constitution Week provides an opportunity to recognize the importance of the Constitution, honor the vision and dedication of its framers, and strengthen public understanding of the rights and responsibilities of citizenship; and

WHEREAS, the National Society Daughters of the American Revolution is a nonpolitical women's service organization dedicated to promoting historic preservation, education, and patriotism; and

WHEREAS, the Wasatch Range Chapter of the Daughters of the American Revolution, whose membership includes residents throughout Utah County, has requested official recognition of this important observance;

NOW, THEREFORE, I, Zack Stratton, Mayor of Vineyard City, Utah, do hereby proclaim September 17–23, 2026, as

CONSTITUTION WEEK

in Vineyard City and encourage all residents to learn more about the Constitution, reflect upon the freedoms it protects, and reaffirm the principles of civic responsibility and representative government.

DATED this ____ day of _____, 2026.

Zack Stratton

Mayor, Vineyard City



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: September 8, 2026

Agenda Item: Review of the First Amendment to the Holdaway Fields Development Agreement with Cadence Homes and Goodboro Homes (Developers)

Department: City Council

Presenter: City Council

Background/Discussion:

Council Members, City staff, and the Developers negotiated potential amendments to the Development Agreement.

The primary areas include:

1. Impact Fees
2. Parks Delivery
3. Development Phasing, including proposed lot configurations

The proposed amendments are intended to clarify development obligations and establish mutually acceptable terms as the project moves forward.

Recommendation:

Staff recommends that the City Council review the proposed amendments and provide direction to staff.

Sample Motion:

None

Attachments:

None



**MINUTES OF A REGULAR
CITY COUNCIL MEETING
August 25, 2026, at 5:30 PM**

Present

Councilmember Parker McCumber
Mayor Pro Temp Jacob Wood
Councilmember Jacob Holdaway
Councilmember David Lauret
Councilmember Ezra Nair

Absent

Mayor Zack Stratton

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, Deputy Mayor David Kyle Herring, City Manager Brian Voeks, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Assistant Public Works Director Patrick James, Chief Building Official Cris Thomas, City Planners Anthony Fletcher and Paul Douglass, HR Manager Heidi Jackman, Finance Director Evan Smith, City Attorney Jesse Riddle, Media Specialist Brailee Taylor and Deputy City Recorder Tony Lara

Others Speaking: Ryan Bybee with Cadence Homes, Vineyard residents Chip Price, Jane Pearce, Daria Evans, Brent Gray, and Jeff Gillespie

1. CALL TO ORDER

 Deputy Recorder Tony Lara called the meeting to order at 5:31 and asked the council for a motion to appoint a Mayor Pro Temp.

 **Motion:** Councilmember Nair moved to nominate Councilmember McCumber to serve as Mayor Pro Temp. Councilmember McCumber seconded. The roll call was as follows: Councilmembers McCumber and Nair Voted in favor. Councilmembers Holdaway, Wood and Lauret voted against. The motion failed.

 **Motion:** Councilmember Holdaway nominated Councilmember Wood to serve as Mayor Pro Temp. Councilmember Lauret seconded. The roll call was as follows: Councilmembers McCumber, Holdaway, Wood and Lauret voted in Favor. Councilmember Nair voted against. The motion passed.

2. CLOSED SESSION

Motion: Councilmember Lauret moved to go into a closed session at 5:34pm for the purposed of discussing pending or reasonably imminent litigation. Councilmember Holdaway seconded. The roll call was as follows: Mayor Pro Temp McCumber and Councilmembers Holdaway, Wood, and

Lauret voted in favor. Councilmember Nair voted against. The motion passed.

 The meeting was called back in order at 6:29pm

3. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

Vineyard resident Chip Price offered an invocation and led the pledge of allegiance.

4. PUBLIC HEARING

4.1. Public Hearing for Budget Amendments to the Fiscal Year 2026-2027 Budget

 Councilmember McCumber provided an update on the Council's ongoing review of City expenditures, noting that more than \$700,000 in the budget had been identified for additional scrutiny. He stated that the proposed budget amendment would reduce expenditures by approximately \$245,000, primarily through reductions to training, travel, special events, professional memberships, and other expenses identified as unnecessary or underutilized. Councilmember McCumber emphasized that the proposed amendment represented only the initial round of reductions and that he and other Councilmembers would continue meeting with City staff and department heads to identify additional potential savings and ensure expenditures provide value to taxpayers.

 **Motion:** Councilmember Lauret moved to open the public hearing at 6:33pm. Councilmember Nair seconded. The motion passed unanimously.

 Vineyard resident Jane Pearce encouraged the Council to continue the Vineyard Academy program, describing it as a valuable opportunity for residents to learn about City departments, services, and employees through an eight-week behind-the-scenes program. She stated that the program promotes greater understanding of City operations, strengthens residents' connection to the community, and encourages future involvement and service at relatively little cost to the City.

 **Motion:** Councilmember Lauret moved to close the public hearing at 6:36pm. Councilmember McCumber seconded. The motion passed unanimously.

4.2. Public Hearing for Executive Officers' Compensation

 **Motion:** Councilmember Lauret moved to open the public hearing at 6:37pm. Councilmember McCumber seconded. The motion passed unanimously.

 City Manager Brian Voeks explained that state law requires a public hearing before compensation increases may be provided to employees classified as executive municipal officers. Staff identified 11 City positions within that classification and recommended that they receive the same 2.6% cost-of-labor adjustment and 2.4% merit increase provided to other eligible City employees. He also recommended additional market adjustments for the Human Resources Manager and Parks and Recreation Director positions, which were identified as significantly below comparable market compensation.

Voeks praised staff for working collaboratively with the Council to identify budget reductions and stated that the proposed increases would help recognize and retain City leadership while employees continue to provide services with fewer resources. Council discussion included support for the increases based on staff's responsiveness to efforts to reduce expenditures, with members noting that recognizing and incentivizing employees who contribute to taxpayer savings would provide continued benefit to the City.

 **Motion:** Councilmember McCumber moved to close the public hearing at 6:42pm. Councilmember Holdaway seconded. The motion passed unanimously.

5. PUBLIC COMMENTS (3 MINUTES)

 Vineyard resident Daria Evans thanked Public Works Director Naseem Ghandour for reviewing crosswalk conditions at Vineyard's elementary schools and for correcting information she had previously provided. She also expressed her hope that the evening's meeting would proceed well.

 Vineyard resident Brent Gray thanked the Council for its efforts to reduce City spending and discussed the impact of increasing property taxes on residents with disabilities and senior citizens. He encouraged Councilmembers to participate in an upcoming state legislative hearing and advocate for greater property tax relief and protections for residents on limited or fixed incomes.

 Vineyard resident Jeff Gillespie encouraged the City to consider preserving and incorporating existing agricultural structures on the Clegg Holdaway property, including the barn and silos, into the proposed Heritage Park. He provided examples of other communities that have incorporated historic agricultural structures into parks and suggested that preservation could help maintain Vineyard's heritage, potentially through available state or federal funding, before demolition of the structures occurs.

6. WORK SESSION

6.1. Discuss 400 South Road Proposal and Cadence/Goodboro Vineyard Project Development Agreement

 Councilmember Holdaway provided an update on a revised compromise proposed by the developer that would provide six-foot bicycle and pedestrian paths on both sides of 400 South while maintaining a consistent 58-foot roadway width. He stated that the remaining green space would stay within City ownership and right-of-way and that members of the Holdaway family would donate the additional property needed for the design, including the previously discussed triangle and corner areas.

Councilmember Holdaway stated that the parties were in agreement with the proposed changes but that a formal vote would be delayed until engineered plans, surveying, and necessary property documents were completed. He characterized the proposal as a compromise and thanked residents, including youth who had become involved in advocating for a resolution to the issue.

 Councilmember Lauret stated that the revised design resulted from broader negotiations regarding Holdaway Fields and that the parties appeared to have reached agreement on the roadway portion, allowing it to move forward separately if necessary. He characterized the design as a reasonable compromise and expressed support for the proposal.

 Mayor Pro Temp Wood expressed appreciation to the developer and the Holdaway family for working together to negotiate the revised design and thanked the Holdaway Family for their proposed property donation. He expressed support for the compromise and satisfaction that the parties had reached a resolution allowing the City to move forward.

 Councilmember McCumber stated that his priorities throughout the process had been ensuring a safe roadway while also protecting the interests of the City and taxpayers. He expressed support for the compromise, stating that he believed it provided the best overall outcome for the City, the Holdaway Fields developer, and the community while allowing the project to move forward efficiently.

 Councilmember Nair clarified that the existing roadway plans are part of the City's development agreement with Cadence and that the revised design is one component of broader negotiations over proposed amendments to that agreement. He stated that while the Council appeared to have reached consensus on the roadway design, the change would not become effective until the development agreement is formally amended and approved and noted that additional negotiations on other provisions remain.

 Ryan Bybee with Cadence Homes emphasized the developer's willingness to continue meeting and negotiating with the City to resolve the remaining issues associated with the development agreement. He stated that discussions had been ongoing for more than a year and encouraged timely communication and resolution, particularly given the need to complete roadway construction before seasonal asphalt plant closures.

7. CONSENT ITEMS

7.1. Approval of the August 18, 2026, City Council Meeting Minutes

7.2. Approval of the August 11, 2026, City Council Meeting Minutes

 **Motion:** Councilmember Lauret moved to approve the consent items as presented. Councilmember McCumber seconded. The motion passed unanimously.

8. BUSINESS ITEMS

8.1. Approve Ordinance 2026–10 Budget Amendments to the Fiscal Year 2026-2027 Budget, Including Municipal Executive Officers' Salaries.

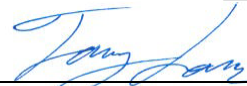
 **Motion:** Councilmember Lauret moved to adopt Ordinance 2026-10 amending the Fiscal Year 2026-2027 budget, including approval of municipal executive officers' salaries as presented. Councilmember Holdaway seconded. Mayor Pro Temp Wood and councilmembers McCumber Holdaway and Lauret voted in favor. Councilmember Nair voted against. The motion passed.

9. ADJOURNMENT

 **Motion:** Councilmember Holdaway motioned to adjourn the meeting. Councilmember Lauret seconded. The motion passed unanimously.

The meeting was adjourned at 7:05pm.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY:  _____
TONY LARA, DEPUTY CITY RECORDER





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: September 8, 2026

Agenda Item: DISCUSSION AND ACTION - 300 West Parking and Striping Plan

Department: Planning & Engineering

Presenter: Paul Douglass, Patrick James

Background/Discussion:

300 West, from 400 North to approximately 800 North, recently underwent pavement preservation in August. Previously, on July 27, staff met with Lakefront HOA representatives and Council member Jacob Wood to review the 300 West restriping plan and discussed three potential restriping options. Discussion focused on parking, bicycle facilities, roadway configuration, traffic safety, and emergency vehicle access.

Staff subsequently provided three cross-sectional options for HOA consideration. Following review with its HOA boards and community, the HOA reported consensus in support of Option 3.

Street	Current Stalls	New Striping Plan	New Stalls Added
300 West	84	144	61

Public Works Street Department will implement the approved striping plan prior to the winter season.

Fiscal Impact:

300 West from 400 North to approximately 800 North recently underwent pavement preservation, and striping has not yet been installed.

Recommendation:

Staff recommends that the City Council approve the 300 West Parking and Striping Plan as presented.

Sample Motion:

"I move that we approve the 300 West Parking and Striping plan as presented, adding angled parking, two travel lanes and a center shared turn lane"

Attachments:

1. 300 West Striping Options - July 2026

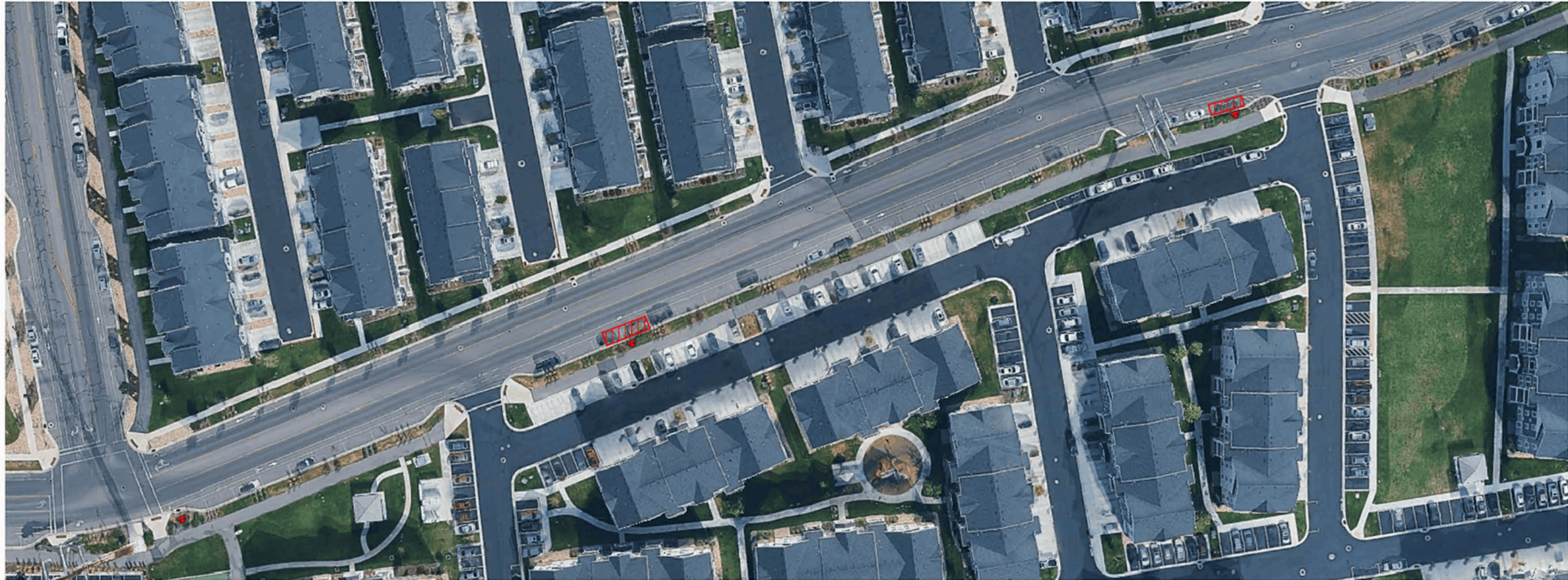


VINEYARD
STAY CONNECTED

300 WEST

STRIPING OPTIONS - JULY 2026

EXISTING STRIPING



EXISTING STRIPING



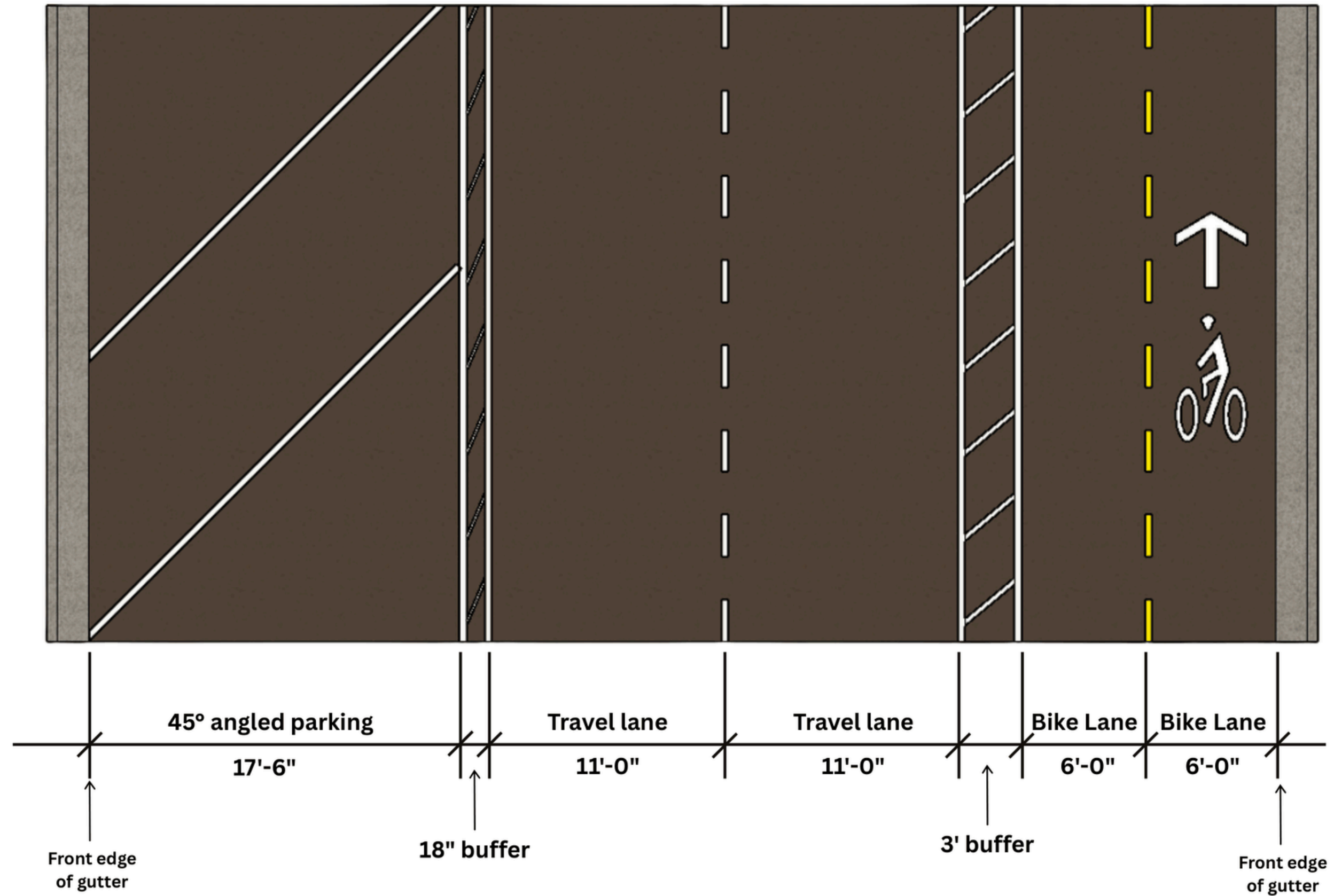


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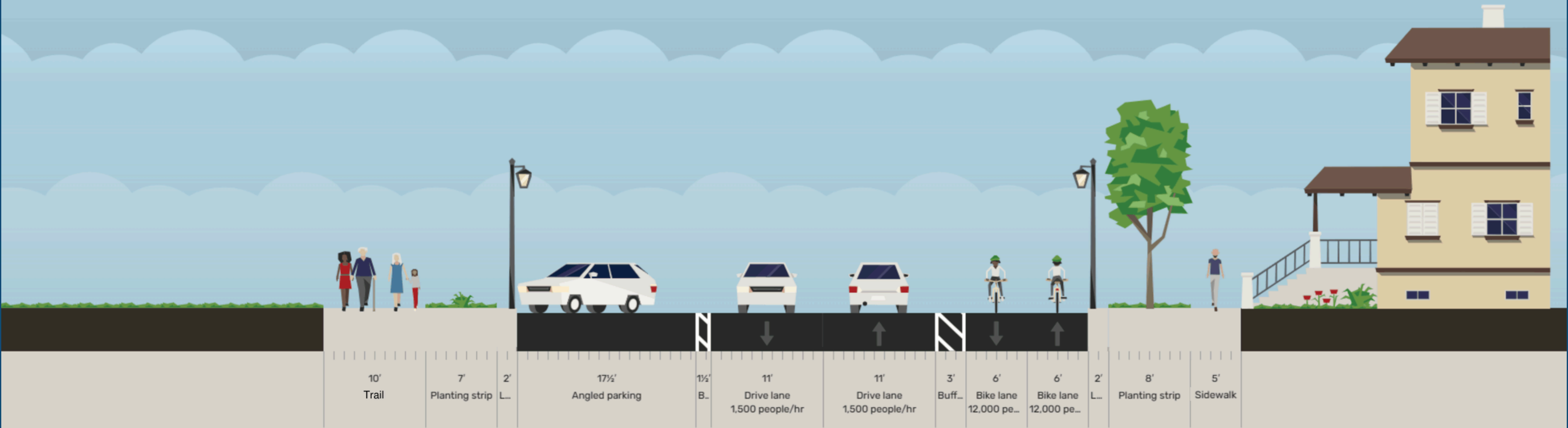
VINEYARD CITY
BULB-OUT AND RESTRIPIING PROJECT
300 WEST STREET (SOUTH)
RESTRIPIING PLAN

SCALE:	MSR	REV.	DATE	APPR.
22" x 34"	DESIGNED			
H:1"=40'	MSR			
	DRAWN			
11" x 17"	P/J			
H:1"=80'	CHECKED			
SHEET:				
4				
OF 5 SHEETS				

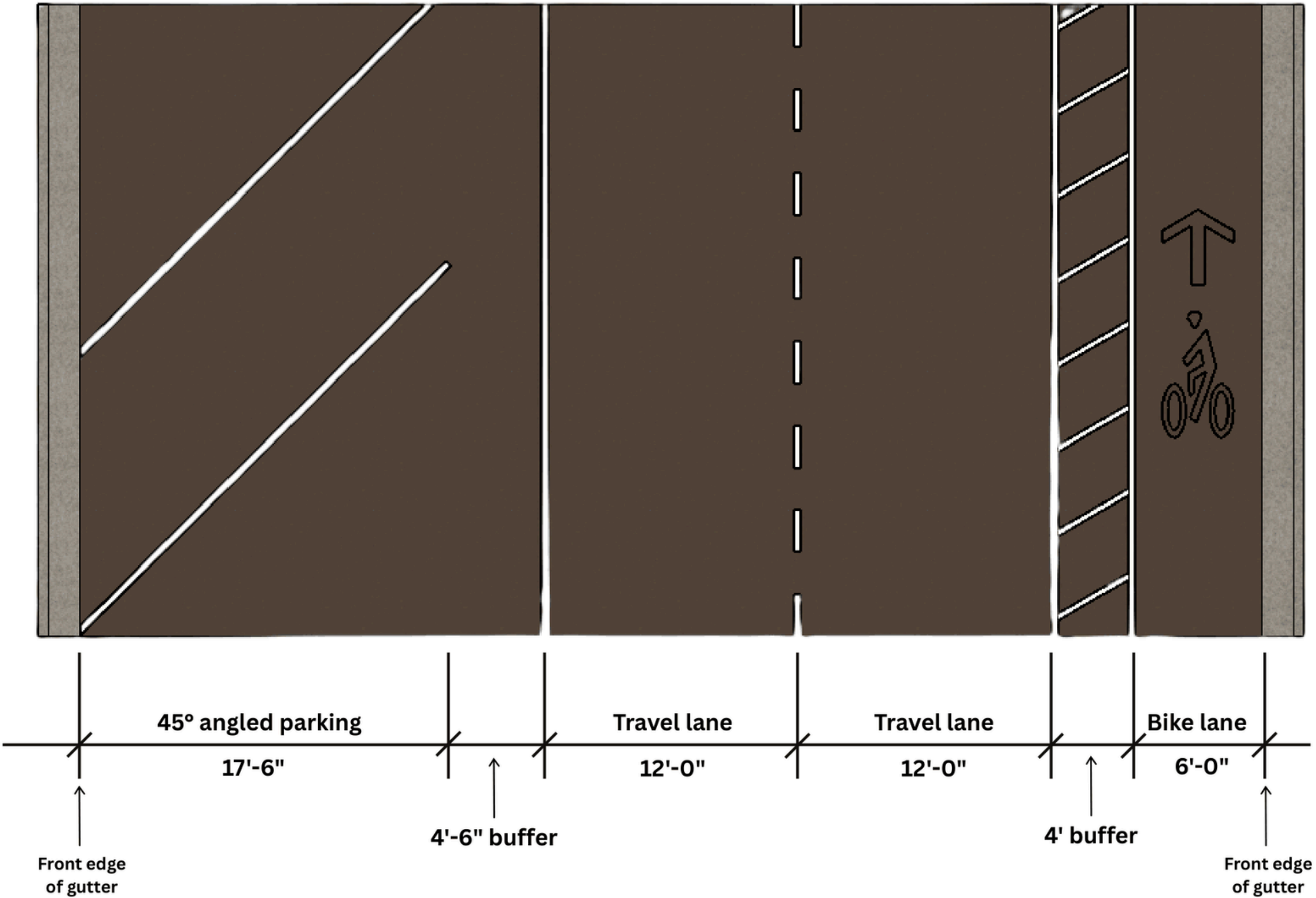
300 WEST RESTRIPING - OPTION 1



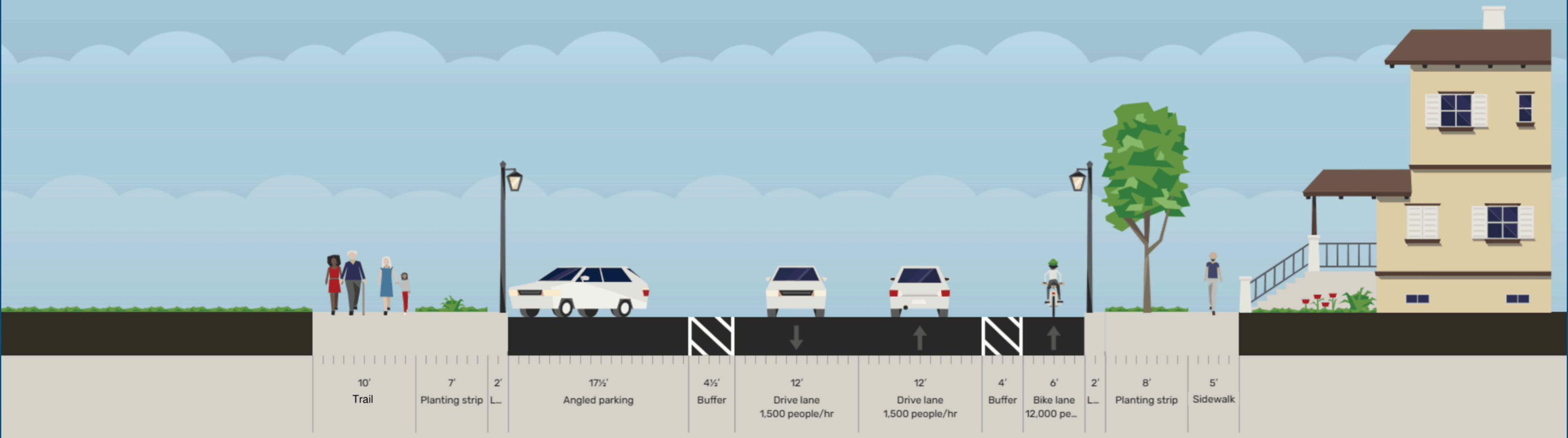
300 WEST OPTION 1



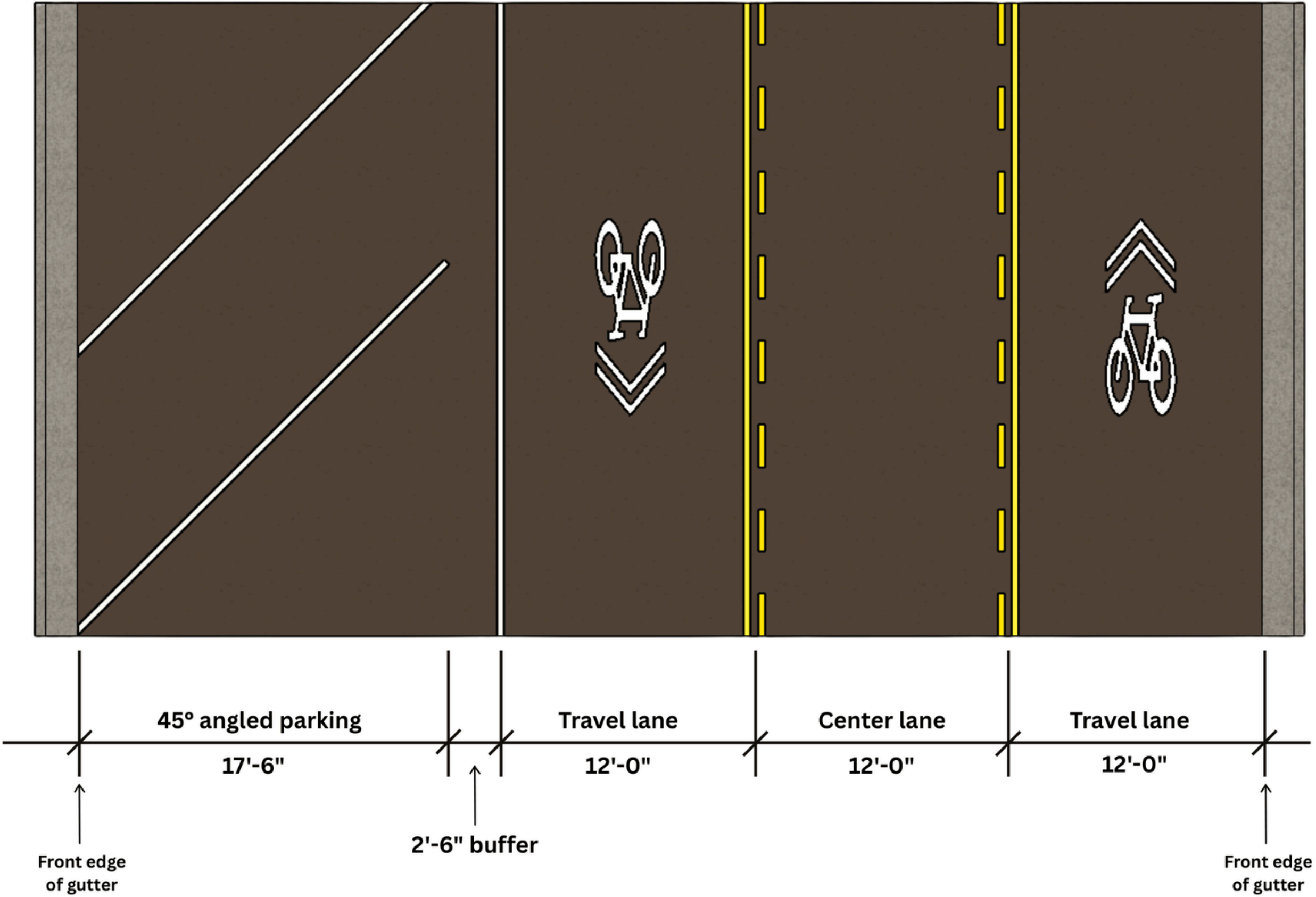
300 WEST RESTRIPING - OPTION 2



300 WEST OPTION 2



300 WEST RESTRIPING - OPTION 3



300 WEST OPTION 3

