



**NOTICE OF A SPECIAL
CITY COUNCIL MEETING
September 15, 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 15, 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 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.*
- 4. WORK SESSION**
 - 4.1** Interview Candidates for City Council Vacancy
- 5. PROCLAMATIONS**
 - 5.1.** Charlie Kirk Day of Remembrance September 10, 2026
- 6. CONSENT ITEMS**
 - 6.1.** Approval of the September 8, 2026, City Council Meeting Minutes
- 7. BUSINESS ITEMS**
 - 7.1.** Approve the First Amendment to the Holdaway Fields Development Agreement with Cadence Homes and Goodboro Homes (Developers)
 - 7.2.** Accept Quit Claim Deed for Holdaway Properties
 - 7.3.** Appoint A City Treasurer
 - 7.4.** Select Candidate for City Council Vacancy
 - 7.5.** City Council Annual Meeting Schedule Amendment #3 (Resolution 2026-35)
- 8. 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.

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 14, 2026

CERTIFIED (NOTICED) BY:

/s/ Robin Bond

ROBIN BOND, CITY RECORDER



VINEYARD
STAY CONNECTED

2026 Application for City Council Vacancy

Completed packet and filing fee are due no later than September 11, 2026, at 12 o'clock noon.

David N. Pearce

Applicant's Name

[REDACTED]

Address

[REDACTED]

Phone

[REDACTED]

Email

I understand that the Council Member appointment made will be effective beginning September 15, 2026, and the term of office will continue through December 31, 2027.

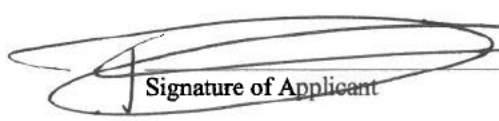
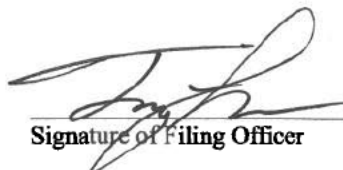
I state that I meet the qualifications for the office of City Council for Vineyard, UT.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter in Vineyard City
- Must have resided within Vineyard City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Vineyard during the officer's term of office
- Pay a \$50 filing fee
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

☐ I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

 09/11/2026  9/11/26
Signature of Applicant Date Signature of Filing Officer Date

CITY OF VINEYARD, UTAH
NOTICE TO QUALIFIED CANDIDATES FOR CITY COUNCIL VACANCY

Dear Applicant,

Thank you for your interest in filling the current vacancy on the Vineyard City Council. As part of the application process, the City Council requests that each qualified candidate submit written responses to the following questions:

1. What are your qualifications to be appointed to the City Council?
2. Why do you wish to be on the City Council?
3. What will be your priorities as a member of the City Council?

Your answers should be concise and no longer than two (2) typewritten pages in total.

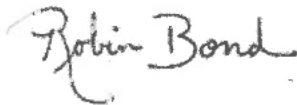
Submit your responses by 12:00 pm on, Friday September 11, 2026, to the City Recorder's Office.

The City Council will review your responses as part of the appointment process during the City Council Meeting on Tuesday, September 15, 2026, at 4:00 pm, where candidates will also be interviewed.

Should you have any questions regarding this process, please contact, City Recorder Robin Bond, at 385-338-5214 or robinr@vineyardutah.gov.

Thank you again for your willingness to serve our community.

Sincerely,

A handwritten signature in black ink that reads "Robin Bond". The signature is written in a cursive, flowing style.

Robin Bond, Election Officer
Vineyard City, Utah



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

David N. Pearce

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☒

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	N/A: Retired	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	N/A: Retired	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☐ Check if not applicable

Individual/Entity Name	Federal Government
Brief Description	Retirement and Benefit payments
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization not listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☐ Check if not applicable

Entity Name	Vineyard Planning Commission	Position	Vice Chair (unpaid)
Brief Description	Guide physical growth, land use, and development (will resign if appointed)		
Employer Name	Vineyard Cares Commission	Position	Chair (unpaid)
Brief Description	Provide resources and services to youth and parents (will resign if appointed)		

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Beverly Jane Pearce
Employer (current)	N/A: Retired
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/10/2026

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



Municipal Campaign Financial Disclosure

Due by September 11 at 12:00 PM

To the City Recorder of Vineyard Utah

Full name of candidate David Norman Pearce

Street Address [REDACTED] Vineyard, Utah, 84059

Name of office Vineyard City Council

Contributions

1a. Aggregate total of contributions under \$500.00 \$ 50.00

OR

1b. Itemized total of contributions totaling \$500.00 or more \$ _____
(Form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ _____

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00 \$ 50.00

OR

2b. Itemized total of campaign expenditures \$ _____
(Form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ 0
(Difference between lines 1 and 2)

Date 09/10/2026 Signed [Signature]
(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10 3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of In-kind
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.

David N. Pearce

Responses: City Council Questions to Candidates

1. What are your qualifications to be appointed to the City Council?

I have actively demonstrated my love for Vineyard and desire to serve the community through my longstanding involvement in organizations in the city that have a positive effect on the quality of life of city residents. This includes service as Vine Chairman of the Vineyard Planning Commission, Chairman of the Vineyard Cares Coalition, active sponsorship of our city's recreation program and supporter of our growing library. I participated in "Vineyard Academy" which gave me an in-depth understanding of the inner workings of the city. My long-standing, regular attendance at City Council and other community meetings and study of meeting agenda packets and other documents allows me to stay current and informed about ongoing city affairs. I have made it a point to meet and talk with staff, council members and others to increase my understanding of Vineyard City government.

My educational qualifications include degrees from the University of Maryland, the University of Utah in Political Science with internships in the state legislature, and the University of Phoenix program for a Masters of Business Administration.

My professional qualifications include 28 years of distinguished service in the U.S. Army in a variety of leadership and organizational positions. After my retirement from the U.S. Army, I served as Chief of Administrative Services for the Army National Guard Bureau overseeing staff and production facilities across the country, and a \$26 million annual budget. I managed the provision of services and support to Army National Guard units deployed worldwide. I served as National Records Officer for the U.S. Forest Service Headquarters in Washington D.C., including work in Continuity of Government operations and planning, and management of the agency's Freedom of Information Act program.

My experience in various local government organizations in communities across the country in which I've lived include almost 40 years of service on County and City Planning Commissions, including Vice Chair, Joint County Planning Commission; Member, Zoning Commission; Chairman, Board of Adjustment. Some of my other civic service experience includes Chairman, Community Activities Commission; Vice Chair, Board of Elections; Chairman, Department of Social Services Board of Advisors; Chairman, Board of Directors, Mental Health Management Agency and positions in several non-profit organizations that had a positive impact in the communities in which I've lived.

2. Why do you wish to be on the City Council?

I love this community. My wife and I chose this city, out of several, to be our home in 2018. I love the parks and trails, and I love living so close to the lake and the mountain views. I love the spirit and variety of the community. I'm excited about the opportunities Vineyard has for its future. I've always had a passion for service that has been expressed through action in every community I've lived. I want to put that passion to use for Vineyard - for my neighbors and for my community.

Vineyard is a growing, dynamic city with very unique challenges and opportunities that very few other communities experience. I believe Vineyard needs City Council members with wide-ranging sets of personal and professional experiences and knowledge. I believe, with my personal and professional experience, training, knowledge and insights, I can make a positive contribution to the council and to Vineyard's current and future potential.

3. What will be your priorities as a member of the City Council?

I believe the first mission of a City Council member is to listen to the residents and understand their vision of what life in their city should be. To actively listen to their priorities, their hopes, needs and desires. The second mission of a City Council member is to help residents understand how and why decisions are made by the City Council. The third mission of the Council is to build consensus on policies and projects that have a positive impact on City residents, businesses and the community as a whole now, and for the future. The City Council provides legislative direction and sets the vision for the City and adopts guiding principles and goals that reflect that vision and guide decision-making at all levels of City operations. Any set of priorities developed in a government organization are, and must be, closely interrelated if they are to be effective.

With this in mind, my priorities for my term of service as a member of the City Council will include the following:

- * **Fiscal Responsibility:** Actively advocate for transparent, thoughtful, responsible, and citizen focused management of current funding resources with the needs and expectations for services of the residents as well as thoughtful, deliberate planning for the active development and growth of revenue sources that allow the City to continue to provide services expected by citizens in the future.

- * **Planning:** Actively advocate for a rational, informed balance between the quality of life of current city residents now and into the future, including rational, informed planning to provide opportunities for the quality of life of future residents. Long term planning for the use of City resources is a vital part of responsible management.

- * **Service Delivery:** Actively advocate for providing services to the residents that meets the quality, level, and range of service the citizens want and need now and in the future. A government's bottom line is to provide services, in one form or another, that meets the needs and expectations of its citizens.

- * **Information:** Actively advocate for more and varied opportunities for citizens to be educated and informed. I believe citizens should be provided with multiple avenues to access public information and become informed in ways that are adapted to, and recognize, their different lifestyles, priorities, and stages of life. I believe this is the basis for any effective, meaningful civic discussion

Submitted September 11, 2026.



David N. Pearce
703-909-1613
dnpearce@hotmail.com

Vineyard City

125 S. Main St., Vineyard, UT 84059, United States

\$51.50

Paid on 09/11/26



9:38 AM

Filing Fee	\$50.00
CC Fee	\$1.50
Subtotal	\$51.50
Total	\$51.50

Powered by  Podium



VINEYARD
STAY CONNECTED

2026 Application for City Council Vacancy

Completed packet and filing fee are due no later than September 11, 2026, at 12 o'clock noon.

Christopher Price

Applicant's Name

Address

Phone

Email

I understand that the Council Member appointment made will be effective beginning September 15, 2026, and the term of office will continue through December 31, 2027.

I state that I meet the qualifications for the office of City Council for Vineyard, UT.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter in Vineyard City
- Must have resided within Vineyard City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Vineyard during the officer's term of office
- Pay a \$50 filing fee
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

☒ I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Christopher Price

Signature of Applicant

Digitally signed by Christopher Price
Date: 2026.09.08 12:16:37 -0600

Date


Signature of Filing Officer

9/8/2026

Date



VINEYARD
STAY CONNECTED

CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Christopher Price



Mayor



City Council

Regulated Officeholder/Candidate (Print Name)



Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Ascent Programs	Occupation	IT
Employer Address	[REDACTED]	Job Title	Director of IT
Brief Description	A group of residential treatment centers for struggling youth.		
Employer Name	Self Employed	Occupation	IT
Employer Address	[REDACTED]	Job Title	Owner
Brief Description	I work as a IT consultant for companies outside of Vineyard.		

Preceding Year Employer(s):

Employer Name	Same	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name	Same	Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.



Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☒ Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☒ Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Kristal Price
Employer (current)	Freshly Picked
Employer (preceding year)	Worked as a scheduler for a therapy office. The name escapes me.

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/08/2026

Christopher Price

Digitally signed by Christopher Price
Date: 2026.09.08 12:33:46 -06'00'

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
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VINEYARD
STAY CONNECTED



Privacy Notice

Municipal Campaign Financial Disclosure

Due by September 11 at 12:00 PM

To the City Recorder of Vineyard Utah

Full name of candidate Christopher Price

Street Address [REDACTED] Vineyard, Utah, 84059

Name of office CITY COUNCIL

Contributions

1a. Aggregate total of contributions under \$500.00 \$ 0

OR

1b. Itemized total of contributions totaling \$500.00 or more \$ 0
(Form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00 \$ 0

OR

2b. Itemized total of campaign expenditures \$ 0
(Form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ -00

(Difference between lines 1 and 2)

Date 09/08/2026

Signed

(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10 3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of In-kind
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.

1. What are your qualifications to be appointed to the city council

In my day job I work in the world of IT for a group of troubled youth homes. I have spent years working with these kids and with peers all of whom have issues of varying degrees. Over the 20 years that I have been with this company I have learned many skills in how to listen with empathy, respond, and de-escalate situations. In the climate of our city I think that I would be a good asset in helping to heal the divide. I may not be able to meet everyone where they are at but I do understand how they feel and want them to have a voice and to be heard.

2. Why do you wish to be on the city council

I want to express to you why we moved to Vineyard in the first place. When we first came here there wasn't much around. Most of the housing developments were still in full swing. We fell in love with the lake and the walking paths, with the safe environment and family friendly amenities. I love that when my kids say they are going to the park I have to ask which one. We live in a place that has a rich history and culture. As councilman I want to protect these assets and promote the history of our city. I love where we live and want to make this a place where all who come here want to stay.

3. What will be your priorities as a member of the city council

My priorities that I want to emphasize over the next 2 years are to first be a voice for the people. I love representative government. I love that we are elected by the people to be their voice. Sometimes that means we have to table what we personally want and promote the things that the people want. I value the tax burden of our citizens. This means that I would look for solutions that would be creative in their function but yield the desired results. I love how our city addressed the firehouse issue. We found a solution that would get us most of the way to the destination but also provided opportunities for growth and changes. With the way that our city is we need more ideas like this to propel us into the next 10-20 years. In addition to this I have a great interest in the RDA. I have a degree in Biology and am very interested in how we plan to clean up the waste in our city and bring in a tax base that will help ease some of the taxation fatigue that I know many of our citizens feel.



VINEYARD
STAY CONNECTED

2026 Application for City Council Vacancy

Completed packet and filing fee are due no later than September 11, 2026, at 12 o'clock noon.

Laureana Lazarte

Applicant's Name

Address

Phone

Email

I understand that the Council Member appointment made will be effective beginning September 15, 2026, and the term of office will continue through December 31, 2027.

I state that I meet the qualifications for the office of City Council for Vineyard, UT.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

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Signature of Applicant

Date

Signature of Filing Officer

Date

CITY OF VINEYARD, UTAH
NOTICE TO QUALIFIED CANDIDATES FOR CITY COUNCIL VACANCY

Dear Applicant,

Thank you for your interest in filling the current vacancy on the Vineyard City Council. As part of the application process, the City Council requests that each qualified candidate submit written responses to the following questions:

1. What are your qualifications to be appointed to the City Council?
2. Why do you wish to be on the City Council?
3. What will be your priorities as a member of the City Council?

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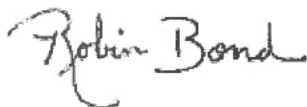
Submit your responses by 12:00 pm on, Friday September 11, 2026, to the City Recorder's Office.

The City Council will review your responses as part of the appointment process during the City Council Meeting on Tuesday, September 15, 2026, at 4:00 pm, where candidates will also be interviewed.

Should you have any questions regarding this process, please contact, City Recorder Robin Bond, at 385-338-5214 or robinr@vineyardutah.gov.

Thank you again for your willingness to serve our community.

Sincerely,

A handwritten signature in black ink that reads "Robin Bond". The signature is written in a cursive, flowing style.

Robin Bond, Election Officer
Vineyard City, Utah



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☐

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☒ Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☒ Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☒ Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☒ *not applicable, misread* Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date:

09/11/2026

Jewanna J. [Signature]
Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



Municipal Campaign Financial Disclosure

Due by September 11 at 12:00 PM

To the City Recorder of Vineyard Utah

Full name of candidate Laureana LaZarte

Street Address [REDACTED] Vineyard, Utah, 84059

Name of office _____

Contributions

1a. Aggregate total of contributions under \$500.00\$ 0.00

OR

1b. Itemized total of contributions totaling \$500.00 or more\$ 0.00
(Form "A" total from other side of this sheet)

1c. Carryover from previous reporting period\$ 0.00

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00\$ 0.00

OR

2b. Itemized total of campaign expenditures\$ 0.00
(Form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period\$ 0.00
(Difference between lines 1 and 2)

Date 09/11/2026 Signed Laureana LaZarte
(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10 3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of In-kind
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.

1. What are your qualifications to be appointed to the City Council?

Last year, almost to the day, I was serving as a student council member at our neighboring Utah Valley University. While the job began well, on September 10th I was involved in a tragic shooting on campus. During the events, I ushered people towards the nearest exit to safety. After the event i was in charge of a healing campaign for the students called "UVUnited" which aimed at bringing students together during a highly politized time. I helped create a response form aimed at hearing what the students had to say, the good, the bad, and the ugly. I then put together a very small task force of people from council, and we read every single response, and then I coded the responses and reported to the president's cabinet at UVU (then President Tuminez) with the results of how students were feeling. While I am aware of my age and therefore possible lack of experience, I have many qualifications that are well suited for city council; I have perspectives that applicants and current council members do not have. I constantly plan and host events for close to a thousand people, and can easily handle larger events. I have a strong work ethic and am passionate about making voices heard and making the city I love a community to last rather than a transitional state.

2. City council is one of the more meaningful ways to be involved in local government. I have always said that voting in presidential elections is important, but the only real way to make a difference and exercise our civic duty. Being on city council makes a real and actionable difference to my community. I believe that without community, we cease to be human; otherwise, why wouldn't we be nomads? Cities have been around for thousands

and thousands of years. People are the basis of humanity, and being on city council, I would be able to be at the service to my neighbors.

3. As I stated previously, I am aware of my age and perceived experience level; however, 46% of Vineyard City is between the ages of 18-34. These young adults are the future of Vineyard and Utah. A large portion of our city is underrepresented by the current city council. As a city councilmember, I would get this age group involved in local government; I would help the college student population feel at home in Vineyard by launching a campaign aimed at educating this group on the purpose and role of the city council. I would also focus on and work with our county's public health office, helping with campaigns for annual flu vaccinations and helping with the measles outbreaks we have had in the last few years in Utah. Children are our most vulnerable population and make up 27% of Vineyard's population; therefore, keeping them safe and healthy is imperative. Working with the county's health department to get more people the proper health education is truly the best way to keep our city healthy and happy. When citizens are healthy, we are able to turn our focus towards the rapid growth of Vineyard and how we want our city's legacy to be.

Vineyard City
125 S. Main St., Vineyard, UT 84059, United States

\$51.50

Paid on 09/11/26 10:30 AM

Filing Fee	\$50.00
CC Fee	\$1.50
Subtotal	\$51.50
Total	\$51.50

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VINEYARD
STAY CONNECTED

2026 Application for City Council Vacancy

Completed packet and filing fee are due no later than September 11, 2026, at 12 o'clock noon.

Jesse Eric Sandstorm

Applicant's Name

[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email

I understand that the Council Member appointment made will be effective beginning September 15, 2026, and the term of office will continue through December 31, 2027.

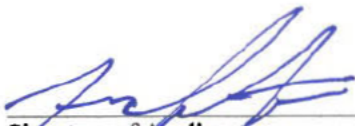
I state that I meet the qualifications for the office of City Council for Vineyard, UT.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

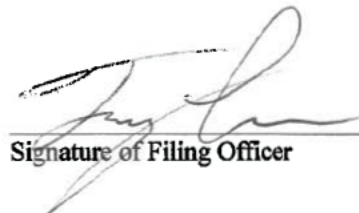
- Must be a registered voter in Vineyard City
- Must have resided within Vineyard City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Vineyard during the officer's term of office
- Pay a \$50 filing fee
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

☐ I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.


Signature of Applicant

09/08/26
Date


Signature of Filing Officer

9/8/26
Date

CITY OF VINEYARD, UTAH

NOTICE TO QUALIFIED CANDIDATES FOR CITY COUNCIL VACANCY

Dear Applicant,

Thank you for your interest in filling the current vacancy on the Vineyard City Council. As part of the application process, the City Council requests that each qualified candidate submit written responses to the following questions:

1. What are your qualifications to be appointed to the City Council?
2. Why do you wish to be on the City Council?
3. What will be your priorities as a member of the City Council?

Your answers should be concise and no longer than two (2) typewritten pages in total.

Submit your responses by 12:00 pm on, Friday September 11, 2026, to the City Recorder's Office.

The City Council will review your responses as part of the appointment process during the City Council Meeting on Tuesday, September 15, 2026, at 4:00 pm, where candidates will also be interviewed.

Should you have any questions regarding this process, please contact, City Recorder Robin Bond, at 385-338-5214 or robinr@vineyardutah.gov.

Thank you again for your willingness to serve our community.

Sincerely,

A handwritten signature in black ink that reads "Robin Bond". The signature is written in a cursive, flowing style.

Robin Bond, Election Officer
Vineyard City, Utah



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Regulated Officeholder/Candidate (Print Name)

☐

Mayor

☐

City Council

☒

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Self-Employed	Occupation	Software
Employer Address		Job Title	CEO
Brief Description	Software for political campaigns, parties, and PACs		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☐

Check if not applicable

Entity Name (current)	Grassroot Technologies, LLC	Position	CEO
Brief Description	Software for political campaigns, parties and PACs		
Entity Name (preceding year)	Sandstrom Capital LLC	Position	Co-Founder
Brief Description	Etsy Store and some design work		



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☐ Check if not applicable

Individual/Entity Name	Grassroot Technologies, LLC
Brief Description	Software for political campaigns, parties and PACs
Individual/Entity Name	Sandstrom Capital LLC
Brief Description	Etsy Store and some design work

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☐ Check if not applicable

Entity Name	Salt Lake Climbers Alliance	Position	Board Vice Chair
Brief Description	Maintain and protect climbing in Wasatch (2022-2026)		
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Abigail Julianne Sandstrom
Employer (current)	Homemaker
Employer (preceding year)	-

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/08/2026

Regulated Officeholder/Candidate Signature

Privacy Notice:

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Municipal Campaign Financial Disclosure

Due by September 11 at 12:00 PM

To the City Recorder of Vineyard Utah

Full name of candidate Jesse Eric Sandstrom

Street Address [REDACTED] Vineyard, Utah, 84059

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$500.00 \$ 0

OR

1b. Itemized total of contributions totaling \$500.00 or more \$ 0

(Form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00 \$ 0

OR

2b. Itemized total of campaign expenditures \$ 0

(Form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ 0

(Difference between lines 1 and 2)

Date 09/08/2026

Signed

(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10 3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of In-kind
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.

Statement of Interest

Jesse Sandstrom | Vineyard City Council

I am applying to serve on the Vineyard City Council because I believe deeply in this community, in the importance of good local government, and in the responsibility each of us has to contribute where we can.

Public service has always been part of my family's story. My grandmother served on the Provo City Council, and my father, Stephen Sandstrom, dedicated much of his life to serving others—as a Marine officer, a member of the Orem City Council for twelve years, and later as a member of the Utah Legislature.

My dad passed away unexpectedly in December. Losing him has caused me to think deeply about the life I want to live, the example I want to set for my own children, and the ways I can contribute to the community around me. His example has given me a renewed call to serve. I don't believe public service is about recognition or holding a title. I believe it is about showing up, listening, making difficult decisions thoughtfully, and leaving a community better than you found it.

My wife, Abby, and I have lived in Vineyard for 6 years and we are raising our three children here, so naturally I care a lot about what Vineyard will become over the next decade. Vineyard is in a unique position: we are building a city in real time. Decisions being made today about development, transportation, infrastructure, economic opportunity, public spaces, and the character of our neighborhoods will shape what our children experience here for decades.

Professionally, I am an entrepreneur and technology executive. I co-founded Vottiv, a Utah technology company that has worked with hundreds of campaigns and organizations across the country. Building a company has required me to manage budgets, negotiate contracts, lead teams, solve difficult problems, and continually find ways to accomplish more with limited resources. My work has also given me a unique perspective on civic engagement and how governments can better listen to and communicate with the people they represent.

I strongly believe that one of the hallmarks of good leadership is listening. While I have clear ideas about where I believe I can contribute, my first priority would be to listen—to the Mayor and Councilmembers who have been leading Vineyard, to City staff who understand its day-to-day operations, and most importantly, to the residents who experience the results of these decisions every day. I want to understand the work already underway, the challenges our leaders are facing, and where my experience and perspective can be most useful. I would come to the Council ready to contribute, but equally ready to learn.

From there, one area where I believe my professional experience could be particularly valuable is helping Vineyard manage its extraordinary growth responsibly. I want to contribute to

reviewing and leading discussions around contracts and agreements with builders, developers, and businesses to ensure that growth is successful for all parties while protecting the residents and taxpayers who are already here. As Vineyard grows, we should work to ensure that the costs associated with that growth do not unnecessarily become additional burdens on existing taxpayers.

I also want Vineyard to pursue businesses, investment, and economic opportunities that strengthen our tax base and provide meaningful benefits to both current and future residents. Growth should not simply mean more rooftops. Done well, it can mean more amenities, more jobs, better infrastructure, a stronger local economy, and a better quality of life.

Ultimately, I want to help build a fiscally strong Vineyard—a city that plans beyond the next budget year, spends taxpayer dollars carefully, maintains the infrastructure and services residents depend on, and builds a sustainable financial foundation for the future.

I would approach decisions independently, ask questions, study the data, listen to residents with different perspectives, and work collaboratively with the Mayor, Council, City staff, and community. I want Vineyard to remain a place where families want to put down roots—a city that grows thoughtfully, spends responsibly, welcomes new ideas, and never loses sight of the people who call it home.

My dad taught me through his life that communities don't simply become great. People have to choose to serve them.

I am ready to do my part.

Jesse Sandstrom

Vineyard City
125 S. Main St., Vineyard, UT 84059, United States

\$51.50

Paid on 09/08/26 10:18 AM



Filing Fee	\$50.00
CC Fee	\$1.50
Subtotal	\$51.50
Total	\$51.50

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OFFICIAL PROCLAMATION

CHARLIE KIRK DAY OF REMEMBRANCE SEPTEMBER 10, 2026

WHEREAS, Charlie Kirk was a husband, father, Christian, author, and nationally recognized advocate who encouraged millions of Americans—particularly young people—to become engaged in civic life, defend their convictions, and participate in the democratic process; and

WHEREAS, Charlie Kirk championed the principles of faith, family, freedom, free speech, and the Constitution of the United States, believing that open discussion and the peaceful exchange of ideas are essential to the preservation of our Republic; and

WHEREAS, on September 10, 2025, Charlie Kirk was tragically killed in an act of political violence while speaking with students at Utah Valley University, near the Vineyard community; and

WHEREAS, his death deeply affected the residents of Utah County and people throughout our state and nation, reminding us that violence must never replace dialogue and that political disagreement must never diminish our respect for the dignity and humanity of others; and

WHEREAS, Charlie Kirk's legacy continues through his wife, Erika, their children, and the countless individuals he inspired to stand courageously for their beliefs, strengthen their communities, and place their faith in God; and

WHEREAS, the first anniversary of his death provides an opportunity to remember his life, honor his commitment to civic participation and free expression, and renew our shared commitment to peaceful discourse; and

WHEREAS, Vineyard City unequivocally condemns political violence in every form and calls upon residents to meet disagreement with courage, civility, compassion, and respect;

NOW, THEREFORE, I, Zack Stratton, Mayor of Vineyard City, Utah, do hereby proclaim September 10, 2026, as

CHARLIE KIRK DAY OF REMEMBRANCE

in Vineyard City, and encourage residents to honor Charlie's memory by defending freedom, participating constructively in civic life, treating others with dignity, and working together to preserve a community and nation where ideas may be expressed freely and differences resolved peacefully.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Vineyard City to be affixed this 10th day of September 2026.



Zack Stratton
Mayor, Vineyard City







**NOTICE OF A REGULAR
CITY COUNCIL MEETING
September 8, 2026, at 6:00 PM**

Present:

Mayor Zack Stratton
Council Member Jacob Holdaway
Council Member David Lauret
Council Member Parker McCumber
Council Member Jacob Wood
Excused: Council Member Ezra Nair

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, Engineer Patrick James, Finance Director Evan Smith, Human Resource Specialist Heidi Jackman, Media Specialist Braile Tyler, and Public Works Director/City Engineer Naseem Ghandour.

Also Present: Brent Gray, Emmeline McCumber, Trinity Ewing, Kim Cornelius, Karen Cornelius, Jane Pearce, David Pearce, 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)

Council Member Holdaway gave the invocation then led the Pledge of Allegiance.

3. PUBLIC HEARING

Planner Anthony Flether provided an overview of Senate Bill 284, adopted during the 2026 Utah Legislative Session, which requires municipalities to update land use regulations and development review processes.

Key points included:

- Completion of a gap analysis comparing Vineyard City Code with state requirements.
- Development of a three-phase implementation strategy:
 - 1. Detached Accessory Dwelling Units (DADUs)
 - 2. General land use provisions and process updates

3. Water-related provisions
- Ordinance 2026-11 represents the first phase and focuses on DADU requirements.
 - Proposed amendments include lowering the qualifying lot size for DADUs from 12,000 square feet to 11,000 square feet and updating standards for parking, setbacks, utility requirements, and conversion of accessory structures.

Anthony reported that the Planning Commission held a public hearing on September 2, 2026, and continued the item for additional revisions and research. No recommendation has yet been forwarded to the City Council.

Staff recommended continuing the public hearing process until a Planning Commission recommendation is received.

3.1. Public Hearing – Senate Bill 284/City Code Compliance
The public hearing was opened by Mayor Stratton.

Council members discussed the limited number of properties within Vineyard that would qualify for DADUs under the proposed standards, the relationship between state requirements and HOA regulations, and the extensive review conducted by the Planning Commission and the fact that the changes are largely mandated by state law.

Jared Tamez, resident expressed concern that SB 284 extends beyond ADUs and includes broader land use changes. He suggested council remain attentive to provisions that may streamline development approvals and potentially limit local discretion in future land use decisions.

Staff clarified that broader land use provisions would be addressed in future phases and separate ordinances.

No other public comments were given. Mayor Stratton closed the public hearing.

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.*

Brent Gray, a resident of the Waters Edge 55+ Community, addressed the Council regarding property taxes and disability-related tax relief.

Mr. Gray:

- Shared that he has autism and relies on Social Security, Medicare, and Medicaid.
- Explained concerns about the affordability of future property taxes should he inherit his family home.
- Noted that approximately 25% of his annual income would be required to pay current property taxes.
- Requested support for legislative changes that would provide property tax relief for individuals with disabilities and others living on fixed incomes.

- Discussed current limitations within Utah's property tax relief programs and abatement processes.

Council members expressed appreciation for his comments and discussed the possibility of sending a non-binding letter of support to state legislators encouraging consideration of targeted tax relief for seniors and disabled residents.

Public comments were closed.

5. APPOINTMENTS AND REMOVALS

5.1. Appoint Steffani Winder to the Vineyard Library Board
Mayor Stratton appointed Steffani Winder to the Vineyard Library Board.

MOTION: Council Member McCumber motioned to accept the mayor's appointment as presented. Council Member Lauret seconded the motion. Yes: Council Members Holdaway, Lauret, McCumber, and Wood. No: None. Motion carried 4-0.

6. PROCLAMATIONS

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

Mayor Stratton presented a proclamation recognizing Constitution Week, September 17-23, 2026. The proclamation recognizes the significance of the United States Constitution, honors the vision and dedication of the nation's founders, and encourages public understanding of constitutional rights and responsibilities. The Mayor indicated he would sign the proclamation.

7. WORK SESSION

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

Councilmember Wood provided an update on negotiations involving Cadence Homes and Goodboro Homes regarding the Holdaway Field property. He reported progress that included Continued positive negotiations between the parties, agreement on the 400 South road alignment plan, revision of age-targeted language to age-restricted provisions intended to protect current senior residents, and ongoing discussions regarding park improvements, demolition, grading, and sod installation.

Staff reported that discussions remain productive and that both parties are working collaboratively toward finalizing an agreement.

Council also discussed road design review progress, coordination with the city engineer, and timing of construction activities and plans to move forward once property transfer and approvals are finalized.

8. CONSENT ITEMS

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

MOTION: Council Member McCumber motioned to approve the Consent items as presented. Council Member Holdaway seconded the motion. Yes: Council Members

Holdaway, Lauret, McCumber, and Wood. No: None. Motion carried 4-0.

9. BUSINESS ITEMS

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

Planner Paul Douglas presented the proposed restriping plan for 300 West following completion of a road preservation project. The recommended configuration (Option 3) includes:

- Two travel lanes.
- Center turn lane.
- Angled parking with a safety buffer.
- Retention of the center lane for emergency vehicle access.
- Parking increase from approximately 84 stalls to 144 stalls, adding about 60 new spaces.

Councilmembers noted extensive collaboration with the Lakefront HOA and neighborhood residents, strong community support for Option 3, advantages of angled parking, including more efficient parking use and reduced trailer parking impacts, and that the project serves as a successful example of neighborhood engagement in municipal planning.

MOTION: Council Member McCumber motioned to approve the Consent items as presented. Council Member Lauret seconded the motion. Yes: Council Members Holdaway, Lauret, McCumber, and Wood. No: None. Motion carried 4-0

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.

No closed session held.

11. ADJOURNMENT

With no further business before the Council, Mayor Stratton adjourned at 6:35 pm.

MINUTES APPROVED ON: _____

CERTIFIED BY: _____

SEAL

WHEN RECORDED RETURN TO:

Vineyard City
125 S Main Street
Vineyard, UT 84059

QUIT CLAIM DEED

JACOB WALTER HOLDAWAY, Grantor, of 392 S Holdaway Road, Vineyard, UT 84059, hereby quitclaims to **VINEYARD CITY, UTAH**, a Utah municipal corporation, Grantee, for the sum of _____ Dollar(s) (\$_____), all of Grantor's right, title, and interest in and to the following described real property located in Vineyard, Utah County, State of Utah:

EXHIBIT A - LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

The real property conveyed by this Quitclaim Deed is more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, consisting of the legal description and survey depiction prepared by Region Engineering & Surveying, dated September 3, 2026, describing approximately 504 square feet of property located along Holdaway Road and the north right-of-way line of 400 South in the South 1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base & Meridian, Vineyard, Utah County, Utah.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this ____ day of September, 2026.

In witness whereof, the Grantor has caused its corporate seal to be hereunto affixed by its duly authorized officer this ____ day of September, 2026.

By: Jacob Walter Holdaway, Grantor

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

On the ____ day of September 2026, personally appeared before me Jacob Walter Holdaway, Grantor, did say that he is the owner of the said property in Vineyard City.

NOTARY PUBLIC

Residing in Utah County, Utah
My Commission Expires:

EXHIBIT A



SURVEYOR
September 3, 2026
DATE

Serial:18:015:0116
Owner:
WALTER HOLDAWAY, JACOB

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	19.22'	716.33'	19.22'	N87°48'12"W	1°32'15"
C2	5.12'	21.50'	5.11'	N40°23'57"E	1°33'42"
C3	12.69'	28.00'	12.58'	N12°40'18"E	2°55'04"

504 sq. ft.
**FROM JACOB HOLDAWAY
TO VINEYARD CITY**

S88°11'04"E
7.33'

POINT OF BEGINNING

N0°11'14"W 120.57

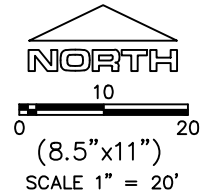
S2°16'50"E 137.39

32.29'

26.75'

S89°46'04"W

HOLDAWAY ROAD



Boundary Description

A PARCEL OF LAND LOCATED IN THE
SOUTH ¼ OF SECTION 17, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE
& MERIDIAN, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A NON-TANGENT CURVE
LOCATED ON THE NORTH RIGHT-OF-WAY
LINE OF 400 SOUTH, SAID POINT ALSO
BEING S.89°46'04"W. ALONG THE SECTION
LINE 26.75 FEET AND NORTH 32.59 FEET
FROM THE SOUTH ¼ CORNER OF SAID
SECTION 17;

aid curve turning to the right through $01^{\circ} 32' 15''$, having a radius of 716.33 feet, and whose long chord bears $N 87^{\circ} 48' 12'' W$ for a distance of 19.22 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of $13^{\circ} 38' 42''$, having a radius of 21.50 feet, and whose long chord bears $N 40^{\circ} 23' 57'' E$ for a distance of 5.11 feet to a point of intersection with a non-tangential line.

Thence, S 88° 11' 04" E for a distance of 7.33 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of 25° 58' 04", having a radius of 28.00 feet, and whose long chord bears N 12° 40' 18" E for a distance of 12.58 feet to a point of intersection with a non-tangential line.

Thence, N 00° 11' 14" W for a distance of 120.57 feet to a point on a line.

Thence, N 86° 35' 25" E for a distance of 0.74 feet to a point on a line.

thence S 02° 16' 50" E a distance of 137.39
feet to the POINT OF BEGINNING

CONTAINS 504± sq ft

PROJECT BASED ON STATE PLANE
COORDINATES, NAD83

- S17-6-2

400 S

HOLDAWAY ROAD R.O.W.

PROPERTY LOCATED IN THE S 1/4 COR. SEC.

17, T6S, R2E, SLB&M
VINEYARD, UTAH 84059

**PROJECT ENGINEER
& SURVEYOR**
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

WHEN RECORDED RETURN TO:

Vineyard City
125 S Main Street
Vineyard, UT 84059

QUIT CLAIM DEED

KEITH R. HOLDAWAY and JONI V. HOLDAWAY, of 367 S Holdaway Road, Vineyard, Utah 84059, Grantors, hereby quitclaim **to VINEYARD CITY, UTAH**, a Utah municipal corporation, Grantee, for the sum of _____ Dollar(s) (\$_____), all of Grantors' right, title, and interest in and to the following described real property located in Vineyard, Utah County, State of Utah:

EXHIBIT A – LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

The real property conveyed by this Quitclaim Deed is more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, consisting of the legal description and survey depiction prepared by Region Engineering & Surveying, dated September 3, 2026, describing approximately 527 square feet of property located along the north right-of-way line of 400 South in the South 1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base & Meridian, Vineyard, Utah County, Utah.

In witness whereof, the Grantor has caused its corporate seal to be hereunto affixed by its duly authorized officers this ____ day of September, 2026.

By: Keith R. Holdaway, Grantor

By: Joni V.. Holdaway, Grantor

STATE OF UTAH)

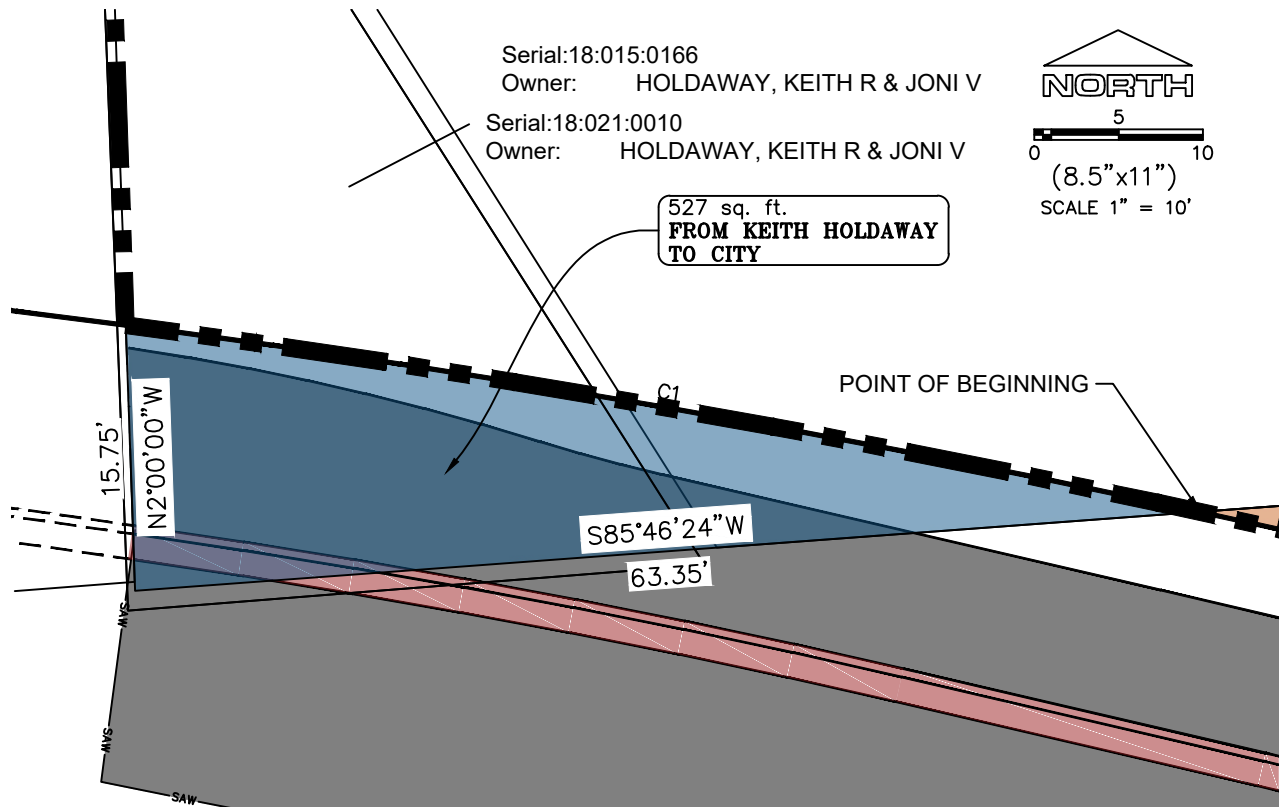
: ss.

COUNTY OF UTAH)

On this ____ day of September, 2026, personally appeared before me Keith R. Holdaway and Joni V. Holdaway, who acknowledged that they executed the foregoing Quitclaim Deed.

NOTARY PUBLIC

Residing in Utah County, Utah
My Commission Expires:



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	64.70'	781.56'	64.68'	S80°08'34"E	4°44'34"

Boundary Description

A PARCEL OF LAND LOCATED IN THE SOUTH ¼ OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NON-TANGENT CURVE LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH, SAID POINT ALSO BEING S.89°46'04"W. ALONG THE SECTION LINE 389.03 FEET AND NORTH 105.12 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 17;

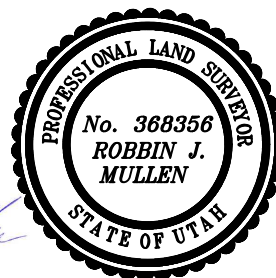
Thence, S 85° 46' 24" W for a distance of 63.35 feet to a point on a line.

Thence, N 02° 00' 00" W for a distance of 15.75 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 04° 44' 34", having a radius of 781.56 feet, and whose long chord bears S 80° 08' 34" E for a distance of 64.68 feet to the POINT OF BEGINNING.

CONTAINS 527± sq ft

PROJECT BASED ON STATE PLANE COORDINATES, NAD83



Robbin J. Mullen

September 3, 2026
DATE

SURVEYOR

400 SOUTH R.O.W.
PROPERTY LOCATED IN THE S 1/4 COR. SEC.
17, T6S, R2E, SLB&M
VINEYARD, UTAH 84059

PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

WHEN RECORDED RETURN TO:

Vineyard City
125 S Main Street
Vineyard, UT 84059

QUITCLAIM DEED

VINEYARD CITY, UTAH, a Utah municipal corporation, Grantor, hereby quitclaims to **KEITH R. HOLDAWAY and JONI V. HOLDAWAY**, Grantees, for the sum of One Dollar (\$1.00), all of Grantor's right, title, and interest in and to the following described real property located in Vineyard, Utah County, State of Utah:

EXHIBIT A - LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

The real property conveyed by this Quitclaim Deed is more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, consisting of the legal description and survey depiction prepared by Region Engineering & Surveying, dated September 3, 2026, describing approximately 127 square feet of property located along the north right-of-way line of 400 South in the South 1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base & Meridian, Vineyard, Utah County, Utah.

In witness whereof, the Grantor has caused this Quitclaim Deed to be executed by its duly authorized officer this ____ day of September, 2026.

VINEYARD CITY

By: Zack Stratton, Mayor

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

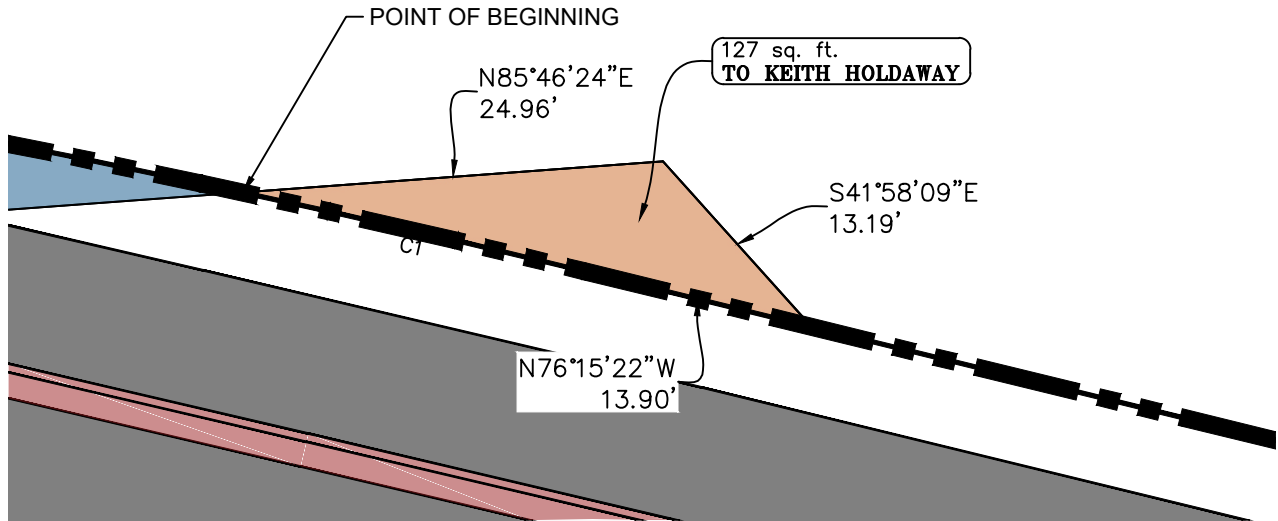
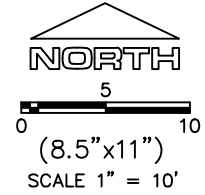
On the ____ day of September, 2026_, personally appeared before me Zack Stratton, who being by me duly sworn, did say that he is the Mayor of Vineyard City, and said person acknowledged to me that said municipal corporation executed the foregoing instrument.

NOTARY PUBLIC

Residing in Utah County, Utah
My Commission Expires:

EXHIBIT A

Serial:18:015:0166
Owner: HOLDAWAY, KEITH R & JONI V



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	20.74'	781.56'	20.74'	N77°00'40"W	1°31'13"

Boundary Description

A PARCEL OF LAND LOCATED IN THE SOUTH ¼ OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NON-TANGENT CURVE LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH, SAID POINT ALSO BEING S.89°46'04"W. ALONG THE SECTION LINE 389.03 FEET AND NORTH 105.12 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 17;

Thence, N 85° 46' 24" E for a distance of 24.96 feet to a point on a line.

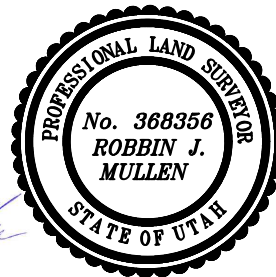
Thence, S 41° 58' 09" E for a distance of 13.19 feet to a point on a line.

Thence, N 76° 15' 22" W for a distance of 13.90 feet to the beginning of a curve,

Said curve turning to the left through 01° 31' 13", having a radius of 781.56 feet, and whose long chord bears N 77° 00' 40" W for a distance of 20.74 feet to the POINT OF BEGINNING

CONTAINS 127± sq ft

PROJECT BASED ON STATE PLANE COORDINATES, NAD83



Robbin J. Mullen

September 3, 2026
DATE

SURVEYOR

400 SOUTH R.O.W.
PROPERTY LOCATED IN THE S 1/4 COR. SEC.
17, T6S, R2E, SLB&M
VINEYARD, UTAH 84059

PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Christopher Price



Mayor



City Council

Regulated Officeholder/Candidate (Print Name)



Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Ascent Programs	Occupation	IT
Employer Address	757 S Main st	Job Title	Director of IT
Brief Description	A group of residential treatment centers for struggling youth.		
Employer Name	Self Employeed	Occupation	IT
Employer Address	553 N 220 E	Job Title	Owner
Brief Description	I work as a IT consultant for companies outside of Vineyard.		

Preceding Year Employer(s):

Employer Name	Same	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name	Same	Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.



Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☒ Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☒ Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Kristal Price
Employer (current)	Freshly Picked
Employer (preceding year)	Worked as a scheduler for a therapy office. The name escapes me.

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/08/2026

Christopher Price

Digitally signed by Christopher Price
Date: 2026.09.08 12:33:46 -06'00'

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☒

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Self-Employed	Occupation	Software
Employer Address	5005 N University Ave	Job Title	CEO
Brief Description	Software for political campaigns, parties, and PACs		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☐

Check if not applicable

Entity Name (current)	Grassroot Technologies, LLC	Position	CEO
Brief Description	Software for political campaigns, parties and PACs		
Entity Name (preceding year)	Sandstrom Capital LLC	Position	Co-Founder
Brief Description	Etsy Store and some design work		



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☐ Check if not applicable

Individual/Entity Name	Grassroot Technologies, LLC
Brief Description	Software for political campaigns, parties and PACs
Individual/Entity Name	Sandstrom Capital LLC
Brief Description	Etsy Store and some design work

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☐ Check if not applicable

Entity Name	Salt Lake Climbers Alliance	Position	Board Vice Chair
Brief Description	Maintain and protect climbing in Wasatch (2022-2026)		
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Abigail Julianne Sandstrom
Employer (current)	Homemaker
Employer (preceding year)	-

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/08/2026

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☐

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☒ Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☒ Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☒ Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☒ *not applicable, misread*

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date:

09/11/2026

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

David N. Pearce



Mayor



City Council

Regulated Officeholder/Candidate (Print Name)



Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	N/A: Retired	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	N/A: Retired	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.



Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☐ Check if not applicable

Individual/Entity Name	Federal Government
Brief Description	Retirement and Benefit payments
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☐ Check if not applicable

Entity Name	Vineyard Planning Commission	Position	Vice Chair (unpaid)
Brief Description	Guide physical growth, land use, and development (will resign if appointed)		
Employer Name	Vineyard Cares Commission	Position	Chair (unpaid)
Brief Description	Provide resources and services to youth and parents (will resign if appointed)		

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Beverly Jane Pearce
Employer (current)	N/A: Retired
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

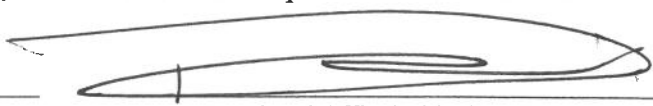
Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/10/2026


Regulated Officeholder/Candidate Signature

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RESOLUTION NO. 2026-35

**A RESOLUTION OF THE CITY COUNCIL OF VINEYARD, UTAH COUNTY, UTAH,
ADOPTING THE AMENDED 2026 VINEYARD CITY COUNCIL REGULAR ANNUAL
PUBLIC MEETING SCHEDULE AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Utah State Code 52-4-202 2(a) and (b) requires that public notice be given of the annual meeting schedule at least once a year; and

WHEREAS, the City Council adopted an amended 2026 meeting schedule on January 20th, 2026; and

WHEREAS, the City Council desires to change its meeting nights to the second and fourth Tuesday of every month, and to amend the 2026 regular annual public meeting schedule to reflect this desired change.

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

SECTION I. The 2026 Vineyard City Council regular annual public meeting schedule is adopted as shown in the attached 'Exhibit A', as amended.

SECTION II. This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the Vineyard City Council on this 15th day of September 2026.

Mayor Zack Stratton

Attest:

Tony Lara, Deputy City Recorder



2026

JANUARY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		