



VINEYARD
STAY CONNECTED

**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 Brailee 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.

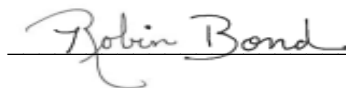
No closed session held.

11. ADJOURNMENT

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

MINUTES APPROVED ON: September 15, 2026

CERTIFIED BY:

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