NOTICE OF A REGULAR
CITY COUNCIL MEETING
October 27, 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, October 27, 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 PER PERSON)**
   "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. **RECOGNITIONS**
   - **4.1.** Recognize the Public Works Team for Their Dedication and Hard Work in Extraordinary Circumstances.

5. **WORK SESSION**
   - **5.1** Discussion on Vineyard City's Fleet (Evan Smith and George Schramm - 15 Minutes)

6. **CONSENT ITEMS**
   - **6.1.** Approval of the October 13, 2026, City Council Meeting Minutes
   - **6.2.** Approve ORD 2026-11 SB 284 ADU (Accessory Dwelling Units) Compliance
   - **6.3.** Accept Resolution 2026-37 *S*elling of Insignificant Land Parcel B
   - **6.4.** Accept Resolution 2026-38 *S*elling of Insignificant Land Parcel H
   - **6.5.** Accept Resolution 2026-39 *S*elling of Insignificant Land Parcels T

7. **BUSINESS ITEMS**
   - **7.1.** Approve Resolution 2026 - 43 Flock Safety (Requested by Council Member Jacob Wood - 5 Minutes)

8. **ADJOURN TO A CLOSED SESSION**
   To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; the purchase or lease of real property; or to discuss a matter permitted under UCA §

52-4-205.

8.1 Approve and set a date, time, and location for a closed meeting for a strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision.

8.2 Approve and Set a Date, Time, and Location for a Closed Meeting to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual or Individuals, for Today's Date, at this Location, Following the Completion of the Regular Agenda. (Two items requested by Council Member Jake Holdaway - 15 minutes)

8.3 Approve and Set a Date, Time, and Location for a Closed Meeting for a Strategy Session to Discuss Pending or Reasonably Imminent Litigation for Today's Date, at this Location, Following the Completion of the Regular Agenda. (One item requested by Council Member Jake Holdaway - 7 minutes)

9. ADJOURNMENT

The next regularly scheduled meeting is on November 10, 2026.

This meeting may be held in a way that will allow a councilmember to participate electronically.

The public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

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

AGENDA NOTICING COMPLETED ON: October 26, 2026

CERTIFIED (NOTICED) BY: /s/ Robin Bond
ROBIN BOND, CITY RECORDER

STAFF REPORT

Meeting Date: October 27, 2026
Agenda Item: Discussion on Vineyard City's Fleet (Evan Smith and George Schramm - 15 Minutes)
Department: Finance and Public Works
Presenter: Evan Smith, George Schramm

Background/Discussion:
The Umpqua or Unified lease of 10 vehicles was intended to be exited just prior to the annual payment due in February 2027. There are several options, including everything from buying the current vehicles to reducing the number of vehicles and entering into a new lease with the dealer buying back the current leased vehicles.
This discussion is to answer questions from the council on this lease and discuss some potential options with the lease and the fleet prior to the February 2027 deadline.

Fiscal Impact:
A budget amendment will be required once the council determines which option to address the current lease and fleet requirements.

Recommendation:
Staff recommends exiting the current lease and selling back the vehicles on the current lease and entering into a new lease with more favorable terms and fewer vehicles based on a comprehensive review of current fleet needs.

Sample Motion:
N/A - discussion only this work session

Attachments:
1. Fleet PowerPoint

Citywide Fleet Management

City Council
October 27, 2026

Citywide Fleet Overview

In A Nutshell:

- 32 Passenger Vehicles & 9 Fleet Equipment
- 6 Passenger Vehicles proposed for Disposals
- 3 Passenger Vehicle for Reassignments

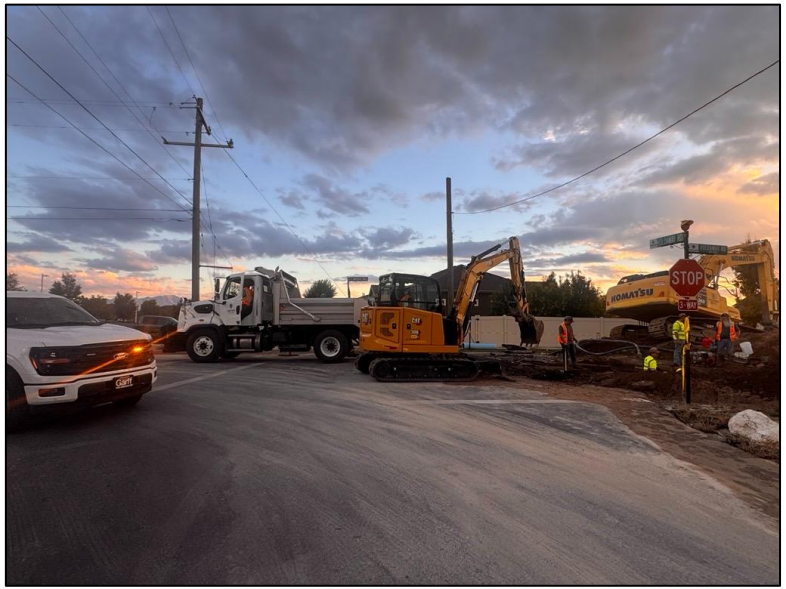
Remaining:

- 26 Passenger Vehicles & 9 Fleet Equipment

Supports:

- 50 Full-Time Staff as well as Part-Time & Seasonals

- Building Inspections, Code Enforcement, Recreation, Infrastructure Inspections, Operations & Maintenance of Parks, Water, Sewer, Streets, Stormwater, Trees, Irrigation, and Administrative Roles.



Water Line Break Public Works Emergency Response
October 20, 2026

VINEYARD
STAY CONNECTED

Citywide Fleet Utilization & Reductions Overview

Passenger Vehicles In Service

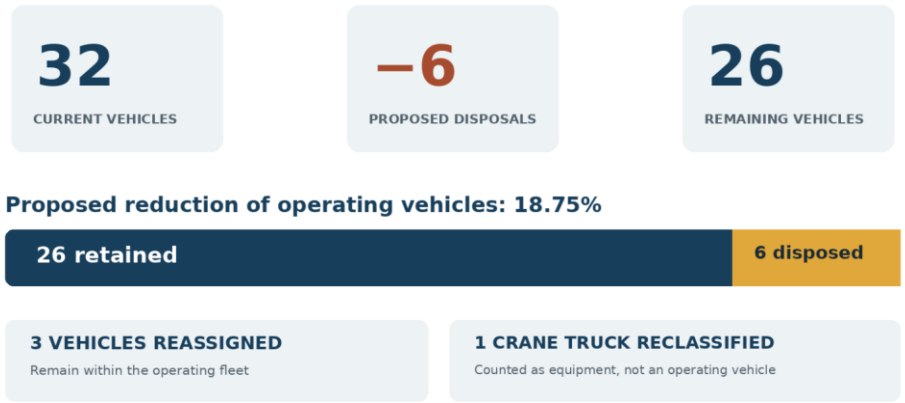
Year	Make-Model	Color	Ownership	Department Assigned	Driver Assigned	Special Function	Take Home?	FY26/27 Recommendation
2024	Ford F-550	White	Owned	Streets	Clint Roundy, Sheldon White	Utility Bed, Snow Plow		
2025	Ford F-550	White	Owned	Streets	Tom Popadich, Dylan Hammer	Utility Bed, Snow Plow		
2023	Chevy Silverado 3500 HD	White	Owned	Streets	Charles Larsen	Blue Stakes (Utility Locate)		
2025	Ford F-150	White	Leased - Ken Garff	Streets	Chris Thomas			
2001	Chevy Silverado 2500HD	White	Owned	Grounds and Maintenance	Shared, Seasonal			
2013	Chevy Silverado 2500HD	White	Owned	Grounds and Maintenance	Shared, Seasonal	Utility Bed		**Dispose**
2014	Chevy Silverado 2500HD	White	Owned	Grounds and Maintenance	Blaine Nielsen, Seasonal			
2018	Dodge Ram 1500	Silver	Owned	Grounds and Maintenance	Shared, Seasonal		Public Works On-Call Take Home	
2019	Dodge Ram 3500	White	Owned	Grounds and Maintenance	Ben Jones, Seasonal			
2019	Dodge Ram 3500	White	Owned	Grounds and Maintenance	Chris Adams, Seasonal			
2025	Ford F-150	White	Leased - Ken Garff	Grounds and Maintenance	George Schramm			
2012	Ford F-150	White	Owned	Water	Shared			**Dispose**
2021	Chevy Silverado 2500	White	Owned	Water	Hunter Campbell, Kelsen Stocking			
2023	Chevy Silverado 2500	White	Owned	Sewer	Tyson Gerbash, Brian LaFramboise			
2021	Chevy Silverado 2500	White	Owned	Water	Tony Tienda, Vacant Operator 1			
2023	Ford F-350	Silver	Leased - Unified	Water	Tony Tienda			**Dispose**
2023	Ford F-350	White	Leased - Unified	Sewer	Chris Jackson	Heavy Equipment & Pipe Hauling		
2025	Ford F-150	White	Leased - Ken Garff	Water	Devan Petersen			
2018	Ford Explorer	White	Owned	Code Enforcement/Comms	Ed Kennedy			**Reassign to Administration Shared**
2018	Ford Explorer	White	Owned	Engineering	Patrick James			**Reassign to Recreation Shared**
2025	Ford F-150	Grey	Leased - Ken Garff	Engineering	Aaron Plake			
2025	Ford F-150	White	Leased - Ken Garff	Storm Water	Kinsli McDermott			
2022	Chevy Silverado (Dually)	White	Owned	Parks	Shared	Dump Bed		
2023	Ford F-350	Silver	Leased - Unified	Parks Department	Carson Vance, Tage Thomas			
2023	Ford F-150	White	Leased - Unified	Parks Department	Preston Jensen			
2023	Ford F-150	White	Leased - Unified	Parks Department	Tage/Haden			**Dispose**
2023	Ford F-150	White	Leased - Unified	Recreation Department	Ben King			
2023	Ford Explorer	White	Leased - Unified	Recreation Department	Ginger/Brian			**Dispose**
2023	Ford F-150	White	Leased - Unified	Building Department	Austin Davis			
2023	Ford F-150	White	Leased - Unified	Building Department	Cris Johnson		Building Official Take Home	
2023	GMC - Acadia	White	Leased - Unified	Admin Department	All Employees			**Dispose**
2025	Ford Explorer	White	Leased - Ken Garff	Admin	Ed Kennedy, David Kyle, Brailee			**Reassign as Code Enforcement**

Citywide Fleet Utilization & Reductions Overview

Fleet Equipment

Year	Make-Model	MODEL	Ownership	Department Assigned	NOTES
2019	DUMP TRUCK	108SD	OWNED	STREETS	
2018	RAVO STREET SWEEPER	QSF3.8	OWNED	STREETS	
2023	CRACK PRO 125	E2747HH	OWNED	STREETS	
2019	CAT SKID-STEER	262D	OWNED	SHARED	
	KUBOTA TRACTOR	L3560HSTCLE	OWNED	SHARED	
2019	FREIGHT VAC-CON	114SD	OWNED	SEWER	
2022	CAT HYDRAULIC EXCAVATOR	306-07	LEASED-CAT	SHARED	
2024	CAT BACKHOE	420 XE IT	LEASED-CAT	SHARED	
2024	Ram 5500 Crane Truck		OWNED	WATER	**REASSIGNED FROM FLEET VEHICLES**

SUMMARY



VINEYARD
STAY CONNECTED

Fleet Management Strategy

Maintenance & Replacement

Areas	
Vehicle Maintenance	Public Works tracks vehicle-specific service and repair records
Replacement Recommendation Criteria	Vehicle age, Condition, Repair Costs, Reliability, and Operational need.
Acquisition options	Finance compares purchase, finance, lease, maintenance exposure, and residual value.
Finance partnership	Finance evaluates contractual obligations and funding options; Public Works evaluates operational suitability.

Telematics & GPS Fleet Management – Initiated in July 2026

Capability	
Accountability	Vehicle location/activity information can support verification of authorized use.
Maintenance	Mileage, diagnostic data, and maintenance reminders support proactive servicing.
Utilization	Patterns of use inform shared vehicle decisions and future fleet right-sizing.
Cross-checks	Vehicle activity may be compared with fuel purchases when the relevant data is available.
Rollout	Installed all City Passenger Vehicles (July 2026).

Fleet Use Strategy

Fleet Use Policy

Policy element	
Vehicle assignment	Department Directors determine assignments, shared use, and operational needs.
Take-home vehicles	Authorized operational need, on-call responsibilities, and approved temporary exceptions.
Authorized use	City vehicles for official business; employees safeguard vehicles and report issues.
Management roles	• Public Works manages inventory and maintenance • Department Directors supervise assignments and compliance. • Finance oversees fleet-related expenditures and financial asset accountability.

Fuel Card Use & Oversight

Control	
Fuel access	Vehicle-specific cards and employee PINs; authorized City fuel purchases only.
Transaction data	Reporting provides fueling location, transaction information, and odometer data.
Operational review	Finance & Public Works reviews invoices and unusual activity; invoice approvals include two reviewers.
Independent review	Finance has online access and review capability.
Implementation	Finance administers policy acknowledgment and card issuance

Summary

- **Fleet Reduction:** Recommend disposing of 6 of 32 fleet vehicles (18.75% reduction), leaving 26 vehicles and 9 equipment assets.
- **Fleet Utilization:** Reassign 3 vehicles to better align with departmental staffing and operational needs.
- **Preventive Maintenance:** Utilize telematics, vehicle diagnostics, and maintenance records to improve reliability and reduce downtime.
- **Accountability & Oversight:** Vehicle-use standards, fuel-card controls, GPS monitoring, and departmental accountability.
- **Future Planning:** Continue evaluating fleet needs as City staffing, services, and operational requirements evolve.

MINUTES OF A REGULAR CITY COUNCIL MEETING
October 13, 2026, at 6:00 PM

Present	**Absent**
Mayor Zack Stratton	
Councilmember Parker McCumber	
Councilmember Jacob Wood	
Councilmember Jacob Holdaway	
Councilmember David Lauret	
Councilmember Chip Price	

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sherrif's Office, Deputy Mayor David Kyle Herring, City Manager Brian Voeks, Parks and Recreation Director Brian Vawdrey, Public Works Director Naseem Ghandour, Chief Building Official Cris Thomas, City Planner Paul Douglass, Finance Director Evan Smith, City Attorney Jesse Riddle, Media Specialist Brailee Taylor, Code Enforcement Officer Ed Kennedy, Environmental Utilities Manager Devan Peterson and Deputy City Recorder Tony Lara

Others Speaking:

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

Councilmember Price offered an invocation and led the pledge of allegiance.

3. PUBLIC COMMENTS (3 MINUTES PER PERSON)

There were no public comments during this meeting.

4. WORK SESSION

4.1 Discuss Short-Term Rentals (Ed Kennedy – 10 Minutes)

Code Enforcement Officer Ed Kennedy provided an update on the City's efforts to identify and address unauthorized short-term rentals operating through platforms such as Airbnb and VRBO. He explained the challenges associated with identifying properties when listing addresses are concealed and outlined his process for locating properties, contacting owners, and monitoring compliance with City ordinances.

Mr. Kennedy reported that enforcement efforts had resulted in the closure of 26 unauthorized short-term rentals, with seven additional properties remaining under review. He noted that most property owners voluntarily complied after being contacted, with only one citation issued to date. He also clarified that three properties remain legally authorized to operate as short-term rentals under provisions predating the City's 2017 ordinance and that some inactive rental listings remain visible online despite no longer accepting reservations.

The Council expressed appreciation for Mr. Kennedy's enforcement efforts and discussed the reduction in complaints regarding unauthorized short-term rentals. Mr. Kennedy noted that identifying rentals in apartment and condominium complexes remained challenging and encouraged residents to report suspected violations. Councilmembers suggested using City Communications and social media to publicize enforcement results and educate residents about reporting procedures. Discussion also included potential updates to City code to clarify short-term rental restrictions and provide additional guidance and discretion regarding enforcement procedures and penalties.

5. CONSENT ITEMS

5.1. Approval of the September 15, 2026, City Council Meeting Minutes

Motion: COUNCILMEMBER PRICE MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. COUNCILMEMBER LAURET SECONDED. COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR THE MOTION PASSED UNANIMOUSLY.

6. APPOINTMENTS AND REMOVALS

6.1. Appoint ARCH Commission Member (Brian Vawdreoy - 5 Minutes)

Parks and Recreation Director Brian Vawdrey presented the proposed appointments of Bryce Gandy and Alexander Teamsma to the Vineyard Arts Commission following staff interviews with both applicants. He recommended appointing Mr. Gandy effective immediately and Mr. Teamsma to a four-year term beginning January 1, 2027

Motion: COUNCILMEMBER HOLDAWAY MOVED TO APPROVE THE PROPOSED APPOINTMENTS TO THE ARCH COMMISSION. COUNCILMEMBER MCCUMBER SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7. BUSINESS ITEMS

7.1. Approve RES 2026-40 - Awarding the Parking Enforcement Bid to EZ Park (5 Minutes)

Councilmember Wood presented a resolution awarding the parking enforcement services contract for the Providence and Springs neighborhoods to EZ Park following a competitive bidding process. He explained that a committee of City staff and Councilmembers evaluated the submitted proposals and identified EZ Park as the highest-scoring bidder. The resolution would authorize Councilmembers Wood and Price to work with staff and the City Attorney to

finalize the agreement and allow enforcement services to begin following execution of the contract by the Mayor.

Councilmember Wood also noted that he and Councilmember Price had met with residents of both neighborhoods to discuss enforcement priorities and preferred hours of operation. He stated that those conversations would continue as the contract was finalized to ensure enforcement services addressed neighborhood needs.

Motion: COUNCILMEMBER LAURET MOVED TO APPROVE RESOLUTION 2026-40 AWARDING THE PARKING ENFORECEMENT BID TO EZ PAK. COUNCILMEMBER WOOD SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7.2. Approve RES 2026-41 Establishing the Vineyard Economic Development Partnership (VEDP) (5 Minutes)

Councilmember Wood presented a resolution establishing the Vineyard Economic Development Partnership (VEDP), a voluntary, no-cost, City-led initiative intended to support existing businesses, encourage business growth, and attract new employers and investment to Vineyard. He explained that the partnership would be coordinated by Economic Development Director Stephen Proud and would provide a forum for local businesses to communicate with City leadership, discuss economic conditions, and identify opportunities for collaboration.

The resolution would also authorize development of an economic development portal highlighting Vineyard's demographics, workforce, and economic indicators to assist prospective businesses in evaluating opportunities within the city. Councilmember Wood also encouraged completion of the City's previously initiated economic development strategic plan and noted that the partnership would be developed over time, with implementation anticipated in the following year.

The Council expressed support for establishing the Vineyard Economic Development Partnership as a means of strengthening relationships between the City and local businesses. Discussion emphasized the importance of creating regular opportunities, potentially through quarterly meetings, for business owners to provide feedback on City policies, taxes, fees, and other factors affecting their operations. Councilmembers also discussed the need to establish clear responsibilities for coordinating the partnership and ensuring continued communication with the business community.

Councilmembers further emphasized the value of understanding why certain businesses have closed or struggled in Vineyard and using that feedback to identify potential improvements to City policies and practices.

Motion: COUNCILMEMBER LAURET MOVED TO APPROVE RESOLUTION 2026-41 ESTABLISHING THE VINEYARD ECONOMIC DEVELOPMENT PARTNERSHIP.

COUNCILMEMBER MCCUMBER SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7.3. Approve ORD 2026-12 Renaming the Active Transportation Commission (ATC) as the Pedestrian Safety Commission (PSC) (5 Minutes)

Councilmember Wood presented a proposed ordinance to rename and reorganize the Active Transportation Commission as the Pedestrian Safety Commission, citing recent traffic-related incidents and the need for a broader focus on public safety. He explained that the proposed changes would expand the Commission's responsibilities beyond bicycle advocacy to include pedestrian, bicycle, scooter, and other transportation safety concerns, with particular emphasis on protecting children and improving safe routes to schools. He also proposed a sunset date of December 31, 2027, allowing the Council to evaluate the Commission's effectiveness and determine whether to extend its operations.

The Council discussed the proposed expansion of the Active Transportation Commission's scope to address broader transportation safety concerns. Councilmembers expressed concern regarding several recent serious traffic incidents and emphasized the need for a more comprehensive approach to protecting pedestrians and other roadway users.

Councilmembers acknowledged the accomplishments of the existing Active Transportation Commission and clarified that the proposed changes were intended to build upon its work rather than eliminate its focus on bicycle and pedestrian infrastructure.

Motion: COUNCILMEMBER LAURET MOVED TO APPROVE ORDINANCE 2026-12 RENAMING THE ACTIVE TRANSPORTAION COMMISSION AS THE PEDESTRIAN SAFETY COMMISSION. COUNCILMEMBER PRICE SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7.4. Membership in the North Utah County Aquifer Council (NUCAC) (5 Minutes)

Consideration and approval of a resolution authorizing Vineyard City's membership in the North Utah County Aquifer Council (NUCAC), at an initial cost of $12,000 and approximately $6,000 annually thereafter.

Environmental Utilities Manager Devan Peterson presented a resolution authorizing Vineyard City to join the North Utah County Aquifer Council (NUCAC), a regional organization established to coordinate groundwater management, aquifer recharge, and long-term water supply planning. He explained that Vineyard's Drinking Water Master Plan projects a water supply shortfall of approximately 5,000 acre-feet annually at buildout, emphasizing the importance of identifying additional reliable water sources to accommodate future growth.

Mr. Peterson outlined the benefits of membership, including participation in regional water supply planning, access to technical studies, and coordination with neighboring municipalities and water

providers while retaining City control over its water rights and infrastructure. The proposed membership would require an initial payment of $12,000, covering two years, followed by annual dues of $6,000, with funding already included in the City's approved budget.

The Council discussed the proposed membership, with several Councilmembers questioning the direct benefits to Vineyard relative to the membership costs. Concerns included whether participation would meaningfully address the City's projected water shortage, whether similar resources and studies were already available through existing water providers, and whether membership could create additional financial obligations or affect the City's authority over future water decisions. Councilmembers also discussed the responsibility of developers to secure sufficient water resources to support future development.

Councilmembers requested greater clarification regarding the specific benefits of membership and how the organization would assist Vineyard beyond its existing relationships. Rather than proceeding immediately, a recommendation was made to schedule a work session with representatives of the Aquifer Council to present their ongoing studies, proposed projects, and anticipated benefits to the city.

Motion: COUNCILMEMBER LAURET MOVED TO STRIKE THE ITEM AND TO SCHEDULE A WORK SESSION IN A FUTURE MEETING TO DISCUSS THE PROPOSED MEMBERSHIP. COUNCILMEMBER PRICE SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

7.5. Accept Resolution 2026-36: Opposing The Geneva Retention Pond Exchange And Requesting A Public Management Plan (5 Minutes)

Councilmember Holdaway expressed concerns regarding a proposed land exchange and lease agreement between Geneva Acquisitions LLC and the Utah Division of Forestry, Fire and State Lands (FFSL), which would allow the developer to lease the settling ponds in exchange for other lakefront property. He reviewed the RDA Board's previous conditional approval of remediation funding, noting that the associated agreement had never been executed, and requested clarification from the City Attorney regarding the Board's obligations.

Councilmember Holdaway also raised concerns regarding potential residential development on the leased property and whether the proposed use of RDA funds would provide sufficient public benefit. He emphasized the need to clarify the conditions of the previous funding approval and recommended continuing the item until the City Attorney could review the matter and the Council could provide further direction.

Councilmembers noted the challenges of evaluating cleanup costs and public benefits before a final development plan is available, while also recognizing that the developer may need to secure the lease before preparing a detailed plan.

Discussion also addressed the need for greater transparency regarding the use of RDA funds and the anticipated benefits to the City. Concerns were raised about the wording of the proposed letter,

including whether it appropriately characterized the role of private development in facilitating remediation. Councilmembers expressed support for further legal review and discussion in a work session before proceeding.

Motion: COUNCILMEMBER HOLDAWAY MOVED TO TABLE THE ITEM UNTIL THE NEXT MEETING AND ADD IT AS A WORK SESSION FOR FURTHER DISCUSSION. COUNCILMEMBER WOOD SECONDED. THE ROLL CALL WAS AS FOLLOWS: COUNCILMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

8. ADJOURNMENT

The meeting was adjourned at 7:01pm

SEAL

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: _____

TONY LARA, DEPUTY CITY RECORDER

.

DRAFT

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: October 27, 2026
Agenda Item: Approve ORD 2026-11 SB 284 ADU (Accessory Dwelling Units) Compliance
Department:
Presenter: Paul Douglass

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

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

Phased Implementation
Due to the scope of SB 284, staff proposes implementing the required amendments through three ordinances:
1. Detached Accessory Dwelling Units (DADUs): Implements SB 284 requirements related to qualifying lots, existing accessory structures, parking, setbacks, design, occupancy, utilities, and related development standards.
2. Remaining Land Use Provisions: Addresses the remaining SB 284 land use requirements, excluding water-right exactions
3. Water-Right Exactions: Addresses SB 284 requirements specific to water-right exactions and associated procedures.
Each ordinance will proceed through the applicable Planning Commission and City Council review process as it is completed.

Planning Commission
The Planning Commission conducted the noticed public hearing and reviewed Ordinance No. 2026-11 on September 2. Following public comment and discussion, the Commission continued the item and directed staff to revise the ordinance based on comments received. Staff revised Ordinance No. 2026-11 to reflect all comments received in the previous meeting and Planning Commission heard the ordinance again on October 14th and forwarded a recommendation to the City Council for approval of the ordinance.

Summary of Changes:
Following the September 2, 2026 Planning Commission meeting, the proposed ordinance was revised to clarify ADU and DADU applicability, development restrictions, minimum lot size, utility access, independent living facilities, and building permit requirements. Additional revisions addressed prefabricated structures, recreational vehicle restrictions, entrance standards,

and consistency between the City's clear-view triangle and construction standards.

Fiscal Impact:

Recommendation:
Staff recommends that the City Council approve Ordinance No. 2026-11 to bring the City Code into compliance with SB 284.

Sample Motion:
“I move that the City Council approve Ordinance No. 2026-11 to bring the City Code into compliance with SB 284.”

Attachments:
1. 10.01.2026 DADU Redline Ordinance - Senate Bill 284
2. 10.01.2026 DADU Ordinance - Senate Bill 284

DRAFT

VINEYARD CITY, UTAH
ORDINANCE NO. 2026-11

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

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

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

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

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

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

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

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

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

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

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

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

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

> (1) In the District Use Table, under RESIDENTIAL, the use “Dwelling, Single-Family” needs to be designated a Non-Permitted use in the Regional Mixed-Use (RMU) District.
>
> (2) Add the following items:
>
> > 5. Accessory Dwelling Units: In any zoning district established under VZC 15.14, Special Purpose Zoning Districts, in which a single-family dwelling is a permitted use, a DADU is a permitted use on any lot or parcel that qualifies under VZC 15.34.060, notwithstanding the omission of that use from the district’s use table.

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

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

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

1. **Location**: Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:

    a. Within a ~~D~~detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
    b. Within a ~~home~~ single family home provided access to the accessory dwelling unit shall meet all applicable fire and building codes. ~~Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.~~
    c. ~~Prefabricated~~ Within prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the designed ~~is~~ in accordance with subsection 4, External Appearance.~~consistent with the primary structure on the property.~~

    An ADU shall not be located:

    a. Within a public utility easement or other recorded easement; or

    b. In a front-yard area of a lot or parcel.

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

    2. **Minimum lot size**: ~~A minimum lot size of five thousand two hundred (5,200) square feet is required for homes containing an internal accessory dwelling unit.~~ A minimum lot size of ~~twelve~~ eleven thousand (~~12,000~~11,000) square feet is required for lots containing a DADU.

3. **Detached accessory dwelling unit size:** A DADU shall not exceed ~~a square footage of one thousand two hundred (1,200) square feet~~the square footage of the primary residence located on the same lot or parcel;~~Size. A detached accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet, and shall not be larger in size than the single-family dwelling located on the same lot or parcel.~~

4. **External appearance**: ~~The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors.~~ The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.

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

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

All ADUs shall conform to the following standards:

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

i. The cooking facility in the ADU shall contain:

(1) A sink and water faucet;

(2) Capacity for food refrigeration; and

(3) A permanent, built-in stove top, range, or other similar device for cooking food.

ii. The bathroom facility in the ADU shall contain:

(1) A sink and water faucet;

(2) A toilet; and

(3) A shower or bathtub.

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

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

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

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

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

18. **Conversion of Legal Accessory Building to a DADU**: The owner of a legally constructed accessory structure may convert that structure to a DADU subject to the dwelling and accessory structure setback requirements applicable to the lot or parcel; and all applicable building, health, and fire codes.

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

20. Building Permit: A building permit is required to erect, construct, reconstruct, or alter an ADU, or to change the use of a building or structure to an ADU.

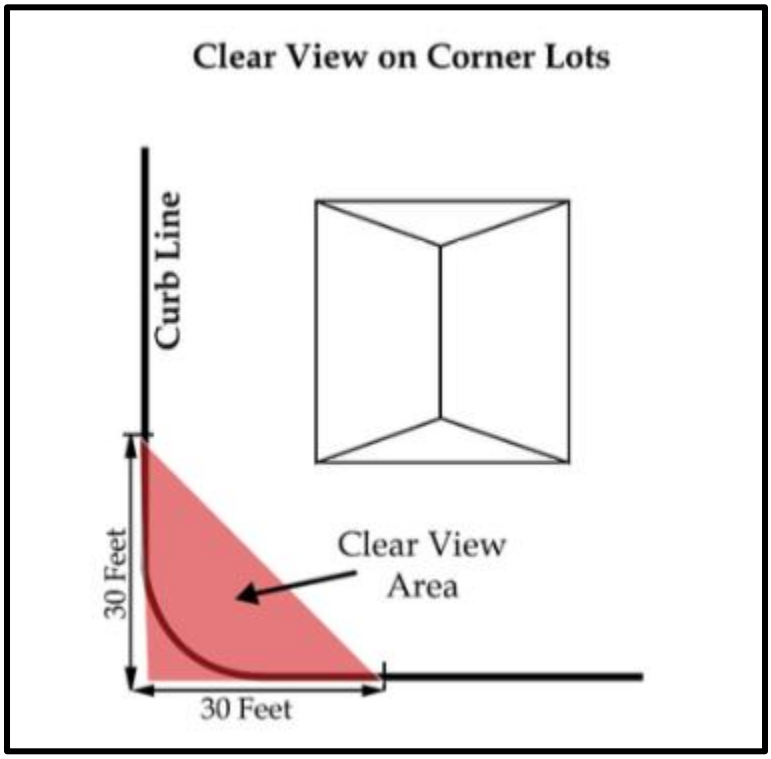
Section 4: Section 15.30.010 "Purpose" of the Vineyard Zoning Code is amended as follows:

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

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

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

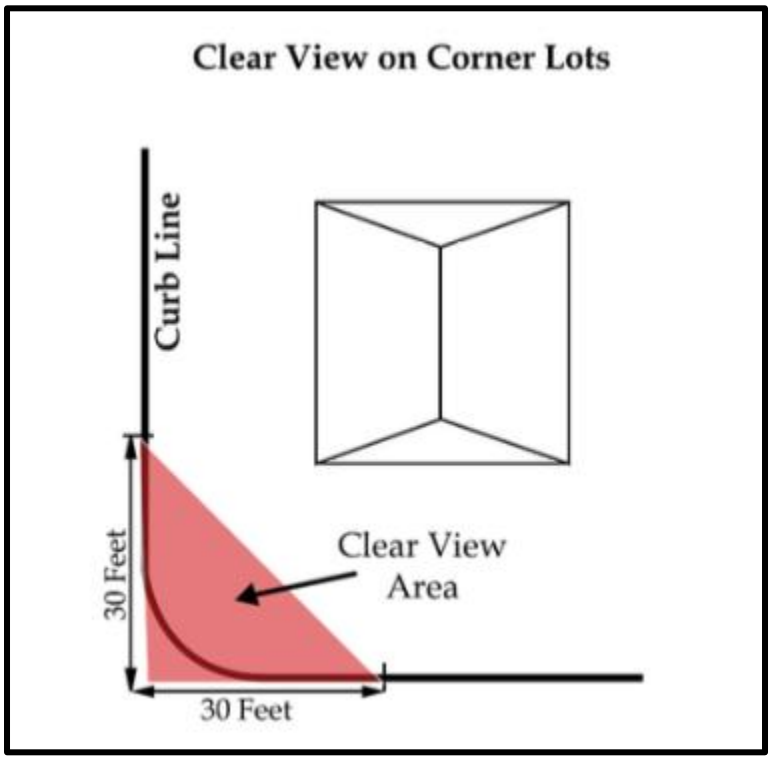
~~In all Zoning Districts~~Where two local residential roads intersect within a planned subdivision, no view obstruction including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height shall be placed on any corner lot within a triangular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



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

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

other intersections.~~A clear line of sight must be provided at all intersections, see Vineyard City Access Management Manual. The "Sight Distance Triangle" must be calculated using the stopping "Sight Distance" of the road being intersected. The stopping "Sight Distance" is 200 feet for a Local street, 300 feet for a Collector and 425 feet for Arterial. The figure below illustrates the required "Sight Distance Triangle" based on the "Sight Distance".~~



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

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

Table: Residential Uses — Parking Spaces Required

Single-family: ~~4.0~~3.0 Spaces/Unit

Two-family: 4.0 Spaces/Unit

Three-family: 4.0 Spaces/Unit

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

Section 8: Severability

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

Section 9: Effective Date

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

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

_____
Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

_____
Robin Raines-Bond
City Recorder, Vineyard City

	YES	NO	ABSENT	ABSTAIN
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Christopher Price	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____

DRAFT

VINEYARD CITY, UTAH
ORDINANCE NO. 2026-11

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

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

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

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

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

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

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

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

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

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

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

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

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

> (1) In the District Use Table, under RESIDENTIAL, the use “Dwelling, Single-Family” needs to be designated a Non-Permitted use in the Regional Mixed-Use (RMU) District.
>
> (2) Add the following items:
>
> > 5. Accessory Dwelling Units: In any zoning district established under VZC 15.14, Special Purpose Zoning Districts, in which a single-family dwelling is a permitted use, a DADU is a permitted use on any lot or parcel that qualifies under VZC 15.34.060, notwithstanding the omission of that use from the district’s use table.
> >
> > 6. As per UC Section 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

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

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

1. **Location**: Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:

    a. Within a detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
    b. Within a single family home provided access to the accessory dwelling unit shall meet all applicable fire and building codes.
    c. Within prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the designed in accordance with subsection 4, External Appearance.

    An ADU shall not be located:

    a. Within a public utility easement or other recorded easement; or

    b. In a front-yard area of a lot or parcel.

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

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

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

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

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

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

All ADUs shall conform to the following standards:

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

i. The cooking facility in the ADU shall contain:

(1) A sink and water faucet;

(2) Capacity for food refrigeration; and

(3) A permanent, built-in stove top, range, or other similar device for cooking food.

ii. The bathroom facility in the ADU shall contain:

(1) A sink and water faucet;

(2) A toilet; and

(3) A shower or bathtub.

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

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

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

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

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

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

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

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

20. Building Permit: A building permit is required to erect, construct, reconstruct, or alter an ADU, or to change the use of a building or structure to an ADU.

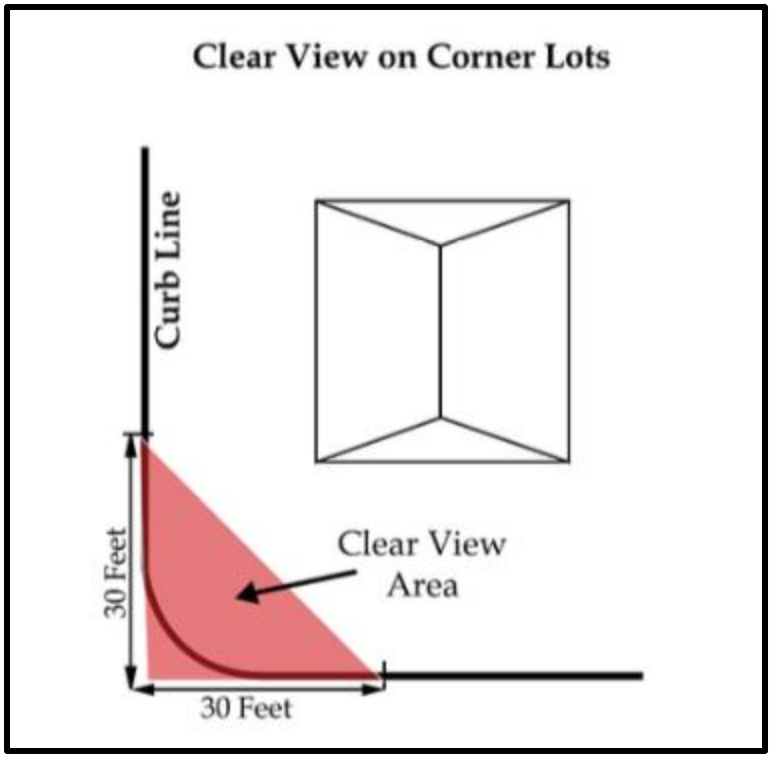
Section 4: Section 15.30.010 “Purpose” of the Vineyard Zoning Code is amended as follows:

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

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

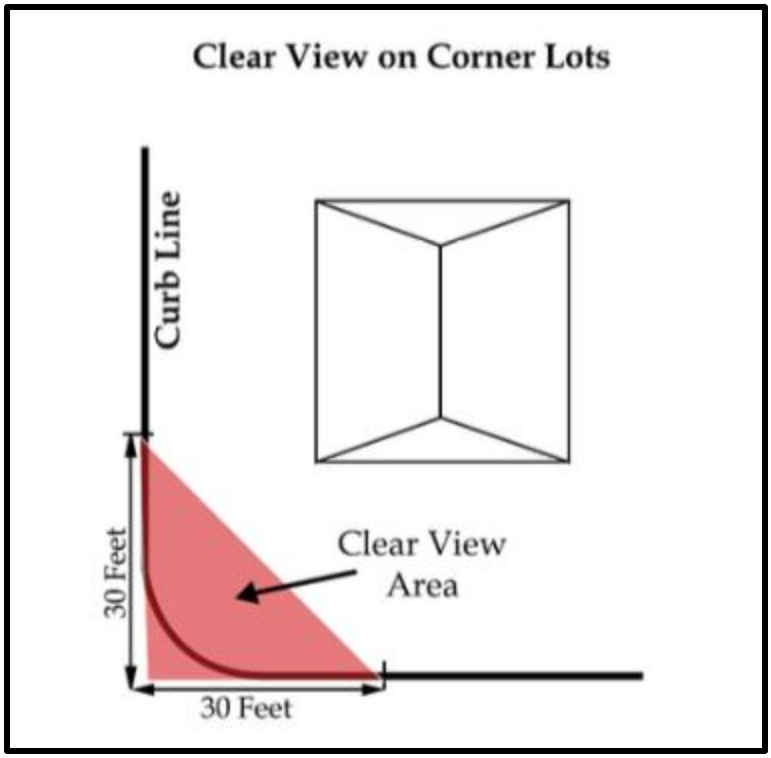
Section 5: Section 15.32.280 “Clear View Triangle On Corner Lots” of the Vineyard Zoning Code is amended as follows:

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



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

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



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

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

Table: Residential Uses — Parking Spaces Required

Single-family: 3.0 Spaces/Unit

Two-family: 4.0 Spaces/Unit

Three-family: 4.0 Spaces/Unit

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

Section 8: Severability

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

Section 9: Effective Date

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

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

_____
Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

_____
Robin Raines-Bond
City Recorder, Vineyard City

	YES	NO	ABSENT	ABSTAIN
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Christopher Price	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____

RESOLUTION 2026-37
Bernal Property
THE CITY COUNCIL OF THE CITY OF VINEYARD, UTAH, RESOLVES TO DISPOSE OF AND TO CONVEY "INSIGNIFICANT" MUNICIPAL REAL PROPERTY

RESOLVED, on or about July 14, 2026, the Vineyard City Council adopted a Resolution that created a policy for the disposal of insignificant municipal real property under Utah Code Ann. § 10-8-2(4).

RESOLVED, the City Council has received an application for property located at 135 West Birds Eye Lane, Lot 4307 (the "Property").

Resolved, the City Council finds that the Property qualifies under the City's Insignificant Land Disposal Policy, in that:

- The Property is classified as insignificant;
- Statutory noticing requirements have been completed;
- Public interest is served;
- Fair consideration will be received;
- The Property lacks independent operational utility;
- All utility concerns have been resolved; and
- The Property is independently unbuildable.

Resolved, the Buyer, _____, has agreed to pay consideration in the amount of $_____ for the purchase of the Property.

THEREFORE, IT IS RESOLVED,

1. That within fourteen (14) days of this Resolution, the Buyer shall, at the Buyers expense:
    a. Pay the consideration to the City;
    b. Present to the City a Quitclaim Deed and a Title Report relating to the Property.
2. That the Property shall be conveyed to the Buyer; and

3. That the City Manager is authorized to execute any document to effectuate this Resolution.

RESOLUTION 2026-38
Hyte Property
THE CITY COUNCIL OF THE CITY OF VINEYARD, UTAH, RESOLVES TO DISPOSE OF AND TO CONVEY "INSIGNIFICANT" MUNICIPAL REAL PROPERTY

RESOLVED, on or about July 14, 2026, the Vineyard City Council adopted a Resolution that created a policy for the disposal of insignificant municipal real property under Utah Code Ann. § 10-8-2(4).

RESOLVED, the City Council has received an application for property located at 127 West Birds Eye Lane, Lot 4096 (the "Property").

Resolved, the City Council finds that the Property qualifies under the City's Insignificant Land Disposal Policy, in that:

- The Property is classified as insignificant;
- Statutory noticing requirements have been completed;
- Public interest is served;
- Fair consideration will be received;
- The Property lacks independent operational utility;
- All utility concerns have been resolved; and
- The Property is independently unbuildable.

Resolved, the Buyer, _____, has agreed to pay consideration in the amount of $_____ for the purchase of the Property.

THEREFORE, IT IS RESOLVED,

1. That within fourteen (14) days of this Resolution, the Buyer shall, at the Buyers expense:
    a. Pay the consideration to the City;
    b. Present to the City a Quitclaim Deed and a Title Report relating to the Property.
2. That the Property shall be conveyed to the Buyer; and

3. That the City Manager is authorized to execute any document to effectuate this Resolution.

RESOLUTION 2026-39
Teasdale Property
THE CITY COUNCIL OF THE CITY OF VINEYARD, UTAH, RESOLVES TO DISPOSE OF AND TO CONVEY "INSIGNIFICANT" MUNICIPAL REAL PROPERTY

RESOLVED, on or about July 14, 2026, the Vineyard City Council adopted a Resolution that created a policy for the disposal of insignificant municipal real property under Utah Code Ann. § 10-8-2(4).

RESOLVED, the City Council has received an application for property located at 143 West Birds Eye Lane, Lot 4306 (the "Property").

Resolved, the City Council finds that the Property qualifies under the City's Insignificant Land Disposal Policy, in that:

- The Property is classified as insignificant;
- Statutory noticing requirements have been completed;
- Public interest is served;
- Fair consideration will be received;
- The Property lacks independent operational utility;
- All utility concerns have been resolved; and
- The Property is independently unbuildable.

Resolved, the Buyer, _____, has agreed to pay consideration in the amount of $_____ for the purchase of the Property.

THEREFORE, IT IS RESOLVED,

1. That within fourteen (14) days of this Resolution, the Buyer shall, at the Buyers expense:
    a. Pay the consideration to the City;
    b. Present to the City a Quitclaim Deed and a Title Report relating to the Property.
2. That the Property shall be conveyed to the Buyer; and

3. That the City Manager is authorized to execute any document to effectuate this Resolution.

VINEYARD
STAY CONNECTED

RESOLUTION NO. 2026-43

A RESOLUTION TO END THE CITY OF VINEYARD, UTAH'S RELATIONSHIP WITH FLOCK SAFETY

WHEREAS, the City of Vineyard holds itself to high ethical and operational standards, which include doing business only with reputable companies whose conduct reflects those same standards;

WHEREAS, as of August 2026, Newsweek reported that more than 140 cities, counties, and other local governments in the United States had canceled contracts with, rejected agreements with, or deactivated cameras provided by the Automatic License Plate Reader ("ALPR") company Flock Safety ("Flock");

WHEREAS, on June 29, 2026, in *Chatrie v. United States*, the United States Supreme Court held that law enforcement conducts a search under the Fourth Amendment of the United States Constitution when it compels a technology company to disclose a user's stored location history; and

WHEREAS, the City of Vineyard does not contract directly with Flock, and the Flock cameras located in the City are provided through an agreement between the Utah County Sheriff's Office and Flock.

THEREFORE, BE IT RESOLVED, that the City of Vineyard shall discontinue the use of Flock services within the City and shall take all legally available steps to end its participation in such services at the earliest possible date, subject to the reconsideration provision set forth in this Resolution.

RESOLVED, that City staff are directed to terminate, at the earliest date permitted by its terms, any agreement or arrangement under which the City reimburses or otherwise pays for Flock services, including any such arrangement with the Utah County Sheriff's Office.

RESOLVED, that the City of Vineyard shall immediately notify the Utah County Sheriff's Office of this Resolution and request that the Sheriff's Office (1) discontinue Flock services within the City, (2) not include the City in any renewal or extension of its agreement with Flock, and (3) remove all Flock cameras located in the City within thirty (30) days of the effective date of this Resolution, or as soon thereafter as the Sheriff's Office's agreement with Flock permits, and restore each location to its original condition.

RESOLVED, that following the conclusion of the 2027 General Session of the Utah State Legislature, the City Council may reconsider the use of Flock within the

City if the City Council then in office is satisfied that state law, or Flock's own policies, adequately protect the privacy and constitutional rights of the City's residents and visitors with respect to ALPR use, data sharing, and data retention.

RESOLVED, that this Resolution shall take effect immediately upon its passage.

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

ATTEST:

_____ _____

Zack Stratton, Vineyard City Mayor Robin Bond, Vineyard City Recorder

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	YES	**NO**	**ABSENT**	**ABSTAIN**
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Chip Price	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____
