



**NOTICE OF A WORK
CITY COUNCIL MEETING
April 21, 2026, at 12:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Tuesday, April 21, 2026, at 12:00 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

Presiding Mayor Zack Stratton

- 1. CALL TO ORDER, INVOCATION, INSPIRATIONAL THOUGHT, AND PLEDGE OF ALLEGIANCE**
- 2. PUBLIC COMMENTS**
- 3. WORK SESSION**
 - 3.1 Discuss SB-284 and Resolution Pack
 - 3.2. Resolution RDA-2026-02 Hiring Up To Three Advisors For The RDA Board
- 4. COMMITTEE REPORTS**
 - 4.1 Volunteer Changes and Support
- 5. BUSINESS ITEMS**
 - 5.1. Mayor's Proclamation for Arbor Day
A proclamation to formally recognize Arbor Day and encourage residents to participate in tree planting and urban forestry efforts. Arbor Day has been observed nationally since 1872 and promotes environmental stewardship and community beautification.
- 6. CLOSED SESSION**

The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

 - a Discussion of the character, professional competence, or physical or mental health of an individual

7. 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 were 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.

State of Utah & Planning

- Municipal Land Use, Development and Management Act (LUDMA)
 - Title 10, Chapter 20
- 301: Planning Commission Requirements
- 508: Development Agreements
- 902: Applicants' Entitlement Process
- 905: Applicant Completeness Standards
- 1001: Enforcement (Withholding Building Permits or Certificates of Occupancy)

Planning Applications

Permitted Use

- Approved uses outlined in the District Use Table
- Fits all zoning standards
- Allowed by Right
- No subjective judgement permitted

Examples

- Single Family Home

Approval

- Administrative OR Planning Commission*

Conditional Use

- Additional review to ensure negative impacts of the uses are mitigated
- Limited Discretion and Reasonable Conditions

- Mister Carwash

- Planning Commission

Temporary Use

- Time restricted use

- Firework Stand

- Administrative

*Nonresidential, Residential of 10+ units, Multifamily

Zoning

Standards created for a specific zone, such as height, density, setbacks, uses, parking, definitions, etc

Vineyard Zoning Code

- Creates a standard for all properties unless otherwise stated in a SPZD
- Outlines application and approval process
- Provides authority to City Planner, Planning Commission, and Appeal Authority

Special Purpose Zoning District (SPZD)

- Downtown Vineyard (Utah City)
- The Forge
- Regional Mixed Use
- Water's Edge
- Geneva Road Mixed Use
- Holdaway Fields

Development Agreements (DA)

- Negotiating tool for a project that may not meet all zoning requirements
- State prohibits a city to require a DA if a property meets zoning
- Bargaining:
 - Unit Count, Public Facilities, Open Space, Design Requirements, infrastructure, Process of Application

Example:

Top Golf and Additional Density for the RMU

SB 284 Review

- Cities must post fees and complete application checklists online.
- Planning Commissions must act in a timely manner.
- “Third Parties” have a higher standards to challenge a land use law.
- Removes legislative bodies as appeal authorities.
- Additional Planning Commission training requirements
- Detached ADU Requirements

Overarching Staff Comments to Resolutions

- **Legal review comments prior to staff formal review needed**
 - Important given reliance on state code interpretation and enforcement
- **Not implementation-ready as written**
 - Relies on standards, processes, and methodologies that are not yet defined
- **Key enforcement mechanisms may be constrained**
 - Several provisions depend on Certificates of Occupancy (COs), which may be limited by state code
- **Utility capacity requirements introduce risk**
 - Capacity is dynamic and timing-dependent
 - No defined methodology for allocation or commitments
- **Application requirements exceed typical development stage**
 - Near-final engineering required too early in the process
- **Significant operational and resource impact**
 - Increased review, documentation, and coordination across departments

Resolution Recommendations

- Formal City Attorney review to determine legality of resolutions' enforcement.
- Discussion with resolution author(s) to determine intent of resolutions to provide comments to meet objective(s).
- Develop framework for resolutions post discussion with sponsor(s) and legal review.
- Create applicable ordinances to accompany applicable resolutions.
- Create a City Development Agreement template.

Resolution Recommendations

- Resolutions are not necessary to direct staff. Council may work with City Manager, Mayor, and Administrative Director to coordinate updates to Municipal and Zoning Ordinances
- Staff can reexamine complete application standards and provide recommendations for changes this year
- Staff can update appeal authority ordinance this year
- Disregard CC-2026-02
- Public noticing and public hearing process, as required by state and city code

Resources

- Utah League of Cities and Towns
- Utah Land Use Institute
- Office of the Property Rights Ombudsman

Complete Application (Permitted Use)

Current Completeness Check 15.28.060

- Dimension of property boundaries
- Location of all proposed buildings and uses
- Location of existing buildings adjacent to property
- Setbacks
- Location of all roads
- Location of pedestrian and bicycle facilities
- Location of all natural property features
- Location of all ingress and egress
- Location of rights-of-way and easements
- Location of all fences
- Location of all landscaping
- Drawings related to building code

RESOLUTION NO. RDA-2026-02

A RESOLUTION OF THE VINEYARD RDA BOARD, VINEYARD, UTAH, DIRECTING THE CITY'S HR SPECIALIST TO ACCEPT APPLICATIONS FROM INDEPENDENT CONTRACTORS TO ACT AS ADVISERS TO THE RDA BOARD; ESTABLISHING COMPENSATION LIMITS; AND PROVIDING FOR THE RDA BOARD APPROVAL OF THE APPOINTMENTS

WHEREAS, the Vineyard RDA Board finds it necessary and desirable to obtain specialized advisory services for the Vineyard RDA Board; and

WHEREAS, the Vineyard RDA Board desires to engage three independent contractors to serve in an advisory capacity to the Vineyard RDA Board; and

WHEREAS, such independent contractors should be retained on terms that limit weekly billable hours and allow for negotiation of hourly rates.

NOW, THEREFORE, BE IT RESOLVED by the Vineyard RDA Board of the City of Vineyard, Utah, as follows:

Section 1. Directions to the HR Specialist. The HR Specialist is hereby directed to accept applications from persons to serve as independent contractors and to act as advisers to the Vineyard RDA Board.

Section 2. Compensation and Billing Limits. Each appointed adviser shall be compensated at an hourly rate to be negotiated between the Vineyard RDA Board and the contractor. No adviser shall bill, and no payment shall be made for, more than twenty (20) hours of service per week unless prior written approval is obtained from the Vineyard RDA Board.

Section 3. Vineyard RDA Board Approval of Applicants. The Vineyard RDA Board shall vote to approve three applicants by a majority vote of the Vineyard RDA Board.

Section 4. Upon selection by the Vineyard RDA Board, the City Attorney is directed to prepare a contract for each, and the Mayor is directed to execute each contract.

Section 4. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Vineyard RDA Board of the City of Vineyard, Utah, on this [INSERT DATE] day of [month], 2026.



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: April 21, 2026
Agenda Item: Mayor's Proclamation for Arbor Day
Department: Public Works
Presenter: Naseem Ghandour

Background/Discussion:

Arbor Day originated in Nebraska in 1872 as a day dedicated to planting trees and has since grown into a nationally and globally recognized observance. The purpose of Arbor Day is to promote environmental stewardship and highlight the vital role trees play in sustaining healthy communities. Trees help reduce soil erosion, improve air quality, moderate temperatures, and lower energy costs. They also provide habitat for wildlife and serve as a renewable resource for materials such as wood and paper. In urban settings, trees enhance property values, support economic vitality, and contribute to residents' overall quality of life.

Urban forestry is an important component of Vineyard City's infrastructure and long-term community planning efforts. Trees function as natural infrastructure by assisting with stormwater management through interception and infiltration, reducing the urban heat island effect, and improving overall environmental conditions. In addition to these technical benefits, trees contribute to the community's visual character and livability by enhancing streetscapes, parks, and public spaces. Adoption of the Arbor Day Proclamation reinforces the City's commitment to sustainable growth, environmental stewardship, and continued investment in maintaining and expanding the urban tree canopy.

Fiscal Impact:

None

Recommendation:

Approve the Arbor Day Proclamation designating April 24, 2026, as Arbor Day in Vineyard City and authorize the Mayor to sign the proclamation.

Sample Motion:

I move to approve the Arbor Day Proclamation designating April 24, 2026, as Arbor Day in Vineyard City and authorize the Mayor to sign the proclamation.

Attachments:

1. Arbor Day Proclamation 2026



**PROCLAMATION 2026-01
ARBOR DAY**

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees; **and**

WHEREAS, Arbor Day is now observed throughout the nation and the world; **and**

WHEREAS, trees can be a solution to combat climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; **and**

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; **and**

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; **and**

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Zack Stratton, Mayor of the city of Vineyard, Utah, do hereby proclaim April 24, 2026, as ARBOR DAY and urge all Vineyard residents to celebrate Arbor Day and to support efforts to protect our trees and woodlands; **and**

FURTHERMORE, I urge all residents to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 21st day of April 2026.

Mayor Zack Stratton

Attest:

City Recorder, Robin Raines-Bond