



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
April 14, 2026, at 6:00 PM**

Present

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

Staff Present: Administrative Director David Herring; Chief Deputy Holden Rockwell of the Utah County Sheriff's Office; Redevelopment Agency Director Josh Daniels; Public Works Director Naseem Ghandour; Building Official Cris Johnson; Deputy City Recorder Tony Lara; and City Recorder Robin Bond.

Attending Remotely: City Attorney Jesse Riddle


Others Speaking: Vineyard Residents Daria Evans, and David Pearce, Utah City representatives Pete Evans and Nate Hutchinson.

Also Attending: Terry Ewing, Emmeline McCumber, Henry McCumber, Trinity Ewing, Jane Pearce, Kim Cornelius, Karen Cornelius, Keith Holdaway, and others whose names were illegible or who did not sign in.

AGENDA

Presiding Mayor Zack Stratton

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

 Mayor Stratton called the meeting to order at 6:04 pm. He asked Terry Ewing to give the prayer. He gave the pledge and thought. He asked Council to be judicious in putting items on the agenda.

2. WORK SESSION

 Discuss Safety Improvement and Compromise for 400 S and Geneva Road to Main Street

Council Member Jacob Holdaway expressed concerns regarding safety in the area, specifically related to roadway alignment, parking availability, and access points. He recommended relocating

certain entrances and creating more clearly defined roadways to improve traffic safety and circulation.


Council Member Holdaway discussed the need for additional parking, particularly near the 400 South Park area, noting that existing parking, including nearby Stake Center parking, is frequently at capacity. He suggested exploring parallel parking along Geneva Road as a potential means to increase parking availability.

He noted that Vineyard City owns approximately 10 acres in the area and discussed right-of-way considerations, indicating a preference for maintaining a consistent 65-foot right-of-way where feasible. He identified infrastructure gaps, including the termination of the bike path near the park, conflicts between vehicles and cyclists, and pedestrian congestion on sidewalks. He emphasized the importance of safe and equitable access for all users.

Two potential roadway concepts were presented for consideration: a wider roadway accommodating a continuous bike lane, or a narrower roadway without a bike path. Council Member Holdaway requested that the Council consider future improvements and the possible adoption of a resolution to implement the proposed road alignments.

Public comment.

Mr. Holdaway stated that his intent was to improve safety along the roadway and noted they have not discussed litigation with City officials. He expressed concern that existing bike lanes are underutilized, particularly near the Stake Center, and indicated that children often ride on the sidewalk instead due to safety concerns. The resident suggested removing the current bike lanes and reallocating the space to create a wider, shared-use trail on one side of the road, citing similar trail designs in other areas. He expressed support for trail systems and encouraged the City to pursue practical, safety-focused solutions.

 Mayor Stratton stated he was in negotiations with Orem. They were working on an interlocal agreement. He asked that the council focus on what they could change.

Council Member Holdaway suggested that the fields not be booked for two events.

Council Member Nair stated that Vineyard had no say in programming for the park; Orem City handled programming.

Council Member McCumber commented on lowering the budget. He stated that an expensive infrastructure project doesn't align with council goals.

Council Member Lauret commented on making the road uniform and emergency vehicle use.

Council Member Holdaway presented the Bollard Solution for the bike path.

Council Member Nair asked for maps to clarify the proposed project.

Council Member Holdaway stated the Bollards were the least expensive and quickest solution.

Mayor Stratton asked for a Mayor Pro Tem.

Council Member McCumber stated that the City Attorney, Jesse Riddle, had sent a letter to Council members stating that he did not feel the agenda items were urgent. Council Member McCumber would like a continuance on the agenda items.

Council Member Lauret would like to discuss Resolution 2026-23. He was willing to continue the rest to the work meeting.

Council Member Nair wished to continue all agenda items. He would like staff input on data concerning the resolutions.

Council would like to invite the planning and building departments to provide guidance.

Mayor Statton would like the items moved to the work session before a vote was taken.

Motion: Council Member Nair motioned to continue all items, 5.1 through 6.1 to next week's meeting. Mayor asked for a second. Discussion ensued. Council Member Nair revised his motion.

Motion: Council Member Nair motioned to continue items 5.1, 5.3, 5.4, 5.5, 5.6, 5.7, and 6.1 to a work meeting.

Second: Council Member Wood.

Yes: Council Members, Holdaway, Lauret, McCumber, Nair, and Wood.

No: None.

Motion passed 5-0.

Mayor Stratton called for a Mayor Pro Tem. He had another commitment to attend.

Motion: Council Member Nair motioned, in honor of Council Member McCumber's new son, that Council Member Parker McCumber should be Mayor Pro Tem.

Second: Council Member Wood.

Yes: Council Members, Holdaway, Lauret, McCumber, Nair, and Wood.

No: None.

Motion passed 5-0.

Council Member Lauret clarified that the Vineyard Redevelopment Agency (RDA) intends to honor all existing contracts, agreements, and vested property rights, and that any proposed resolutions would apply only to new or renegotiated agreements where no such obligations currently exist. The Council Member emphasized the City's commitment to transparency and outlined the typical legislative process, including work sessions, public input, and subsequent consideration for adoption. Due to perceived time-sensitive deadlines, the items were initially advanced; however, upon further review, it was determined that most could be delayed without significant impact. The Council agreed to continue most items to allow for additional review and public input, while proceeding with one time-sensitive resolution to establish a framework for future actions.

3. PUBLIC COMMENTS

"Public Comments" is defined as time set aside for citizens to express their views for items not on the agenda. During a period designated for public comment, the mayor or chair may allot each speaker a maximum amount of time to present their comments, subject to extension by the mayor or by a majority vote of the council. Speakers offering duplicate comments may be limited. *Public comments can be submitted ahead of time to*

Karen Cornelius Fellows expressed concern for emergency vehicles having access on Vineyard loop going west and turning off Main Street heading South. She also asked for clarification on deadlines for agenda item 5.2. Her concern was that important deadlines were being missed.

Daria Evans, Villas. She thanked Monica Wing for her efficient help with a resident billing issue. She said Vineyard has great staff! She appreciated that Council Member Lauret clarified her other questions on whether old agreements would be upheld. She asked about the Planning Commission being involved with the agenda items in the future. She wanted both the Planning Commission and the Planning Department to be involved.

David Pierce, was concerned that there was no work session on the agenda items and that staff was not involved in the issue. He felt major agenda items should go through a work session to inform people about the issues.


He had questions about 400 S. From Holdaway Road to the west. He needed clarification on whether the southern side stayed the same and the northern side changed. Council Member Jacob Holaway said 400 S to Holdaway Road would have to be changed to a 65' road. He wanted East and West to align.

Pete Evans, Utah City Development, was concerned about the strategic note in the resolution materials. He did not like the term "countermeasures" against State law and felt that the statements targeted Utah City.

Council Member Lauret said that language was removed. Council Member McCumber stated that they were reviewing and rewriting the resolutions. He wanted the Council and RDA Board to retain as much control as possible.

Mr. Evans said a submitted application should be judged by the rules at the time it was submitted.

Council stated that the current documents attached to the agenda were a draft and not the final documents. Council Member Nair stated that he did not write any of the resolutions. A collaboration of citizens and some council Members were drafting the resolutions.

 Council Member Holdaway reiterated that the council was not here to take away any rights that were already awarded.

Nate Hutchinson, with Utah City, felt attacked by these resolutions. He commented on past negotiations with the School District and Utah City, noting that property acquisition was influenced by the RDA. The speaker expressed concern regarding reimbursement obligations related to RDA funds and the City's fulfillment of those commitments. They emphasized a desire for collaboration among the City, developers, and businesses, and encouraged efforts to accelerate improvements on the east side. The speaker also noted that increased sales tax revenue could help reduce property taxes.

The Public Comment session was closed by the Mayor Pro Tem.

Mayor Pro Tem McCumber talked about SB-284 and the ambiguity they wanted to resolve.

4. MAYOR AND COUNCIL MEMBERS' REPORTS/DISCLOSURES/RECUSALS

5. BUSINESS ITEMS

5.1. Discuss SB-284 and Resolution Pack

5.2. Adopt Resolution 2026-23 to Establish a Complete Land Use Application and Applicant Vesting Control Policy.

Council Discussion Summary

Council Member Lauret stated that all existing development arrangements would remain in effect, and that any new development proposals would be required to come before the City Council. He emphasized that the proposed resolution was time-sensitive and noted the need for a document that would bind the Council, explaining that much of the content already exists within the zoning code, though some provisions may require further strengthening. He raised questions regarding requirements for a complete application package, the potential need for development agreements, and whether sufficient requirements are currently established within the Planning Department.

Mayor Pro Tem McCumber stated that the resolution helped define oversight, prevent vesting under minimal standards, and clarify the required process, including language addressing completed applications. He described the proposal as an interim policy to remain in effect until permanent regulatory updates are adopted. He questioned whether the resolution duplicated existing code and expressed concern about acting out of fear rather than necessity.

Council Member Wood felt an Ordinance would be a stronger choice than a resolution.

Ezra Nair expressed concern regarding the authorship and recommendation of the document and indicated that the language required improvement. He would like to see staff reports documenting the authorship of a document and who was giving the recommendations with supporting data. He stated that vested rights apply as of the time of application and questioned whether the resolution would impact any current applicants. He raised concerns regarding provisions in Part 2 and Part 4 and stated that the interim application process was not ready. He recommended staff consultation and review, as well as legal review to ensure litigation concerns were addressed and that the City Attorney was comfortable with the document's legality. City Attorney Riddle indicated a preference to keep the process internal to maintain greater control over City documents.

Mayor Pro Tem McCumber noted that the document should clearly apply prospectively only. He expressed a desire for all Council Members to provide input and acknowledged that all resolutions must be vetted and approved by the City Attorney. He cautioned against moving too quickly, overtaxing staff, and stated that while meeting a May 6 deadline was feasible, it would require close coordination between Council and staff.

City Attorney Riddle stated that there was no urgency requiring immediate adoption of the resolutions. Mayor Pro Tem McCumber asked whether proposed resolutions could be forwarded to staff for collaborative rewriting, referencing procedures that have been successful in prior code revisions. The Council agreed.

Motion: Council Member Wood motioned to move Agenda item 5.2 to the next meeting.

Seconded: David Lauret

No: None

Yes: Council Members Holdaway, Lauret, McCumber, Nair, and Wood.

Motion Passed 5-0

5.3. Adopt Resolution 2026-24 to Establish a Mandatory Development Agreement Policy for Large-scale, Master-planned, and Phased Development Projects

Moved to the next work session.

5.4. Adopt Resolution 2026-25 to Establish an Infrastructure Phasing, Public Improvement Sequencing, and City Acceptance Policy Tying Certificate-of-Occupancy and Reimbursement Rights to Objective Milestones

Moved to the next work session.

5.5. Adopt Resolution 2026-26 to Establish a Utility Capacity Verification and Water Service Findings Policy; Adopting Standards for same

Moved to the next work session.

5.6. Adopt Resolution 2026-27 to Establish an Independent Appeal Authority and Administrative Record Policy, Direct a Zoning Text Audit and Precision Definitions Program, and Direct the Preparation of Implementing Ordinances

Moved to the next work session.

5.7. Adopt Resolution 2026-28 to Establish an Approval Policy for Commercial Lodging Structure Height, Story Count, and Building Envelope

Moved to the next work session.

The Mayor Pro Temp McCumber adjourned the regular City Council Meeting and convened as the RDA (Vineyard Redevelopment Agency) session at 8:09 pm on April 14, 2026.

6. ADJOURN AS THE CITY COUNCIL AND CONVENE AS THE VINEYARD REDEVELOPMENT AGENCY

6.1. Adopt Resolution 2026-01 to Establish Mandatory Fiscal Impact Findings for all Financial Participation from various Public Finance Activities within the Vineyard/Geneva Redevelopment Project Area

Moved to the next meeting.

The RDA Director Josh Daniels, provided an overview of the City's reimbursement agreements with development partners, including Flagship. He explained that under existing agreements, the

developers front costs for infrastructure and environmental remediation, which are reimbursed by the RDA after tax increment funds are received from the County.

RDA Staff reported:

- County tax increment funds are typically received in February.
- Annual reimbursement payments are generally issued during the first quarter or spring.
- Specific payment timing varies by contract.
- Environmental remediation reimbursements fluctuate based on work completed and expenses incurred.

Council acknowledged that a significant amount of reimbursement payments are outstanding at this time, noting this is consistent with the annual payment cycle. Council emphasized the importance of maintaining strong relationships with development partners and issuing reimbursements in a timely manner.

Council discussed recent audit findings that identified the need for improved internal procedures and financial controls. Corrective actions were underway.

Council requested:

- Continued coordination with the RDA auditor,
- Additional discussion with the auditor regarding best practices, contractual obligations, and staffing needs,
- That the auditor be invited to participate in an upcoming work session.

Council discussed options for additional staffing or advisory support to assist with RDA financial oversight and audit preparation. Topics discussed included:

- Hiring city staff dedicated to RDA functions versus engaging independent contractors;
- Use of RDA administrative funds to support staffing;
- Distinction between administrative authority and legislative action;
- The need for transparency and public process in staffing decisions.

Council members stated that no formal vote has been taken on the structure, number, or type of staff or advisors. They wanted staffing decisions of this nature to be discussed in a public meeting and, if appropriate, acted on by the legislative body or the RDA Board.

Direction Provided:

- Schedule a future work session to discuss staffing structure and audit support in detail;
- Invite the RDA auditor to provide written or verbal recommendations;
- Include the Mayor in the discussion regarding preferred administrative or legislative process;
- Consider noticing the item for possible formal action, including reconvening as the RDA Board.

Mr. Daniels advised that there may be sufficient administrative capacity within the current fiscal year to support additional financial or accounting assistance, subject to Council direction.

Council requested that at a future work session RDA staff present current RDA budget status, expenditures by category, staffing levels and recent changes, and projected impacts of proposed staffing or advisory support.

Public Comment

Nate Hutchinson expressed willingness to collaborate with the Council on prioritizing future RDA expenditures, including environmental cleanup and infrastructure projects. He noted prior councils engaged in regular coordination meetings and emphasized the importance of timely reimbursement payments.

David Pierce emphasized that any individual hired or contracted to assist with RDA matters should have qualifications and experience in government finance, land use, or redevelopment financing.

Council members reiterated their desire to:

- Maintain transparency,
- Ensure compliance with best practices,
- Avoid perceptions of favoritism in hiring or contracting,
- Move forward with a clear and public process.

Council Member Nair thanked Utah City for being patient with the City.

7. ADJOURNMENT

Motion: Council Member Lauret motioned to adjourn.

Seconded: Council Member Holdaway

The meeting adjourned at 8:31 pm.

MINUTES APPROVED ON: 4/28/2026

CERTIFIED CORRECT BY: Robin Bond

ROBIN BOND, CITY RECORDER

