



August 17, 2026

Attention: **Public Hearing Notice**

Contact Person: Anthony Fletcher, Planner
707 E Mill Road
Suite 202
Vineyard, UT 84059
(801) 226-1929

NOTICE is hereby given regarding public hearing(s) before the Planning Commission on September 2, 2026 at 7pm and the City Council on September 8, 2026, at 6pm in the council chambers at 125 S. Main Street, Vineyard, Utah 84059. The purpose of the hearing is to receive public comment regarding proposed amendments to the Vineyard City Zoning Code, Subdivision Code, and other applicable provisions of the Vineyard City Code. The amendments are intended to implement Senate Bill 284, Local Land and Water Modifications, adopted during the 2026 Utah General Session, and bring the City's land use regulations and procedures into compliance with applicable state requirements.

Senate Bill 284 Public Hearing

The purpose of the hearings is to receive public comment regarding proposed amendments to the Vineyard City Zoning Code, Subdivision Code, and other applicable provisions of the Vineyard City Code. The amendments are intended to implement Senate Bill 284, Local Land and Water Modifications, adopted during the 2026 Utah General Session, and bring the City's land use regulations and procedures into compliance with applicable state requirements.

The proposed amendments may include provisions relating to the following Utah Code sections and subjects:

- Definitions, Utah Code 10-20-102 and 10-21-101
- Planning Commission establishment, membership, appointment, removal, recusal, organization, and procedures, 10-20-301
- Planning Commission powers, duties, and training requirements, 10-20-302
- Enactment of land use regulations, land use decisions, and development agreements, 10-20-501
- Preparation, notice, public hearings, and adoption of land use regulations, 10-20-502

- Classification of new and unlisted business uses, 10-20-507
- Model homes and open houses, 10-20-625
- Structure height regulations, 10-20-626
- Review of subdivision applications and subdivision improvement plans, 10-20-806
- Subdivision plat recording, required landscaping and infrastructure, improvement completion assurances, and improvement warranties, 10-20-807
- Land use application approval, municipal requirements and limitations, vesting, application checklists, building permits, and certificates of occupancy, 10-20-902
- Culinary and secondary water providers, exactions, water-right exactions, and improvement assurances, 10-20-910 through 10-20-912
- Land use enforcement and limitations on withholding permits or certificates, 10-20-1001
- Appeal authorities, appeals, variances, burden of proof, due process, scope of review, and judicial review, 10-20-1101 through 10-20-1109
- Detached accessory dwelling units, including qualifying lot sizes, conversions of existing accessory structures, parking, setbacks, design, occupancy, and utility requirements, 10-21-304
- Online publication of land use regulations, fee schedules, subdivision application requirements, and application checklists
- Related technical, procedural, cross-reference, and conforming amendments necessary to implement SB 284

The detached accessory dwelling unit provisions and certain municipal application checklist requirements apply beginning October 1, 2026.

Interested persons are invited to attend the public hearing and provide comments regarding the proposed ordinance.

Public comments, questions, and requests for copies of materials are encouraged to be emailed to Anthony Fletcher at anthonyf@vineyardutah.gov prior to the meeting.

I, the undersigned, hereby certify that the foregoing Public Hearing Notice was posted at the Vineyard City Offices, the Vineyard City website, posted on the Utah Public Notice website, and delivered to surrounding entities.

/s/ Anthony Fletcher, Planner