



**NOTICE OF A SPECIAL
CITY COUNCIL MEETING
September 15, 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, September 15, 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)**
“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. WORK SESSION**
 - 4.1** Interview Candidates for City Council Vacancy
- 5. PROCLAMATIONS**
 - 5.1.** Charlie Kirk Day of Remembrance September 10, 2026
- 6. CONSENT ITEMS**
 - 6.1.** Approval of the September 8, 2026, City Council Meeting Minutes
- 7. BUSINESS ITEMS**
 - 7.1.** Approve the First Amendment to the Holdaway Fields Development Agreement with Cadence Homes and Goodboro Homes (Developers)
 - 7.2.** Accept Quit Claim Deed for Holdaway Properties
 - 7.3.** Appoint A City Treasurer
 - 7.4.** Select Candidate for City Council Vacancy
 - 7.5.** City Council Annual Meeting Schedule Amendment #3 (Resolution 2026-35)
- 8. 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 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:

September 14, 2026

CERTIFIED (NOTICED) BY:

/s/ Robin Bond

ROBIN BOND, CITY RECORDER



VINEYARD
STAY CONNECTED

2026 Application for City Council Vacancy

Completed packet and filing fee are due no later than September 11, 2026, at 12 o'clock noon.

David N. Pearce

Applicant's Name

Address

Phone

Email

I understand that the Council Member appointment made will be effective beginning September 15, 2026, and the term of office will continue through December 31, 2027.

I state that I meet the qualifications for the office of City Council for Vineyard, UT.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter in Vineyard City
- Must have resided within Vineyard City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Vineyard during the officer's term of office
- Pay a \$50 filing fee
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

☐ I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Signature of Applicant

Date

Signature of Filing Officer

Date

CITY OF VINEYARD, UTAH
NOTICE TO QUALIFIED CANDIDATES FOR CITY COUNCIL VACANCY

Dear Applicant,

Thank you for your interest in filling the current vacancy on the Vineyard City Council. As part of the application process, the City Council requests that each qualified candidate submit written responses to the following questions:

1. What are your qualifications to be appointed to the City Council?
2. Why do you wish to be on the City Council?
3. What will be your priorities as a member of the City Council?

Your answers should be concise and no longer than two (2) typewritten pages in total.

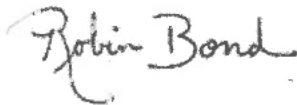
Submit your responses by 12:00 pm on, Friday September 11, 2026, to the City Recorder's Office.

The City Council will review your responses as part of the appointment process during the City Council Meeting on Tuesday, September 15, 2026, at 4:00 pm, where candidates will also be interviewed.

Should you have any questions regarding this process, please contact, City Recorder Robin Bond, at 385-338-5214 or robinr@vineyardutah.gov.

Thank you again for your willingness to serve our community.

Sincerely,

A handwritten signature in black ink that reads "Robin Bond". The signature is written in a cursive, flowing style.

Robin Bond, Election Officer
Vineyard City, Utah



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

David N. Pearce

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☒

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	N/A: Retired	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	N/A: Retired	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☐ Check if not applicable

Individual/Entity Name	Federal Government
Brief Description	Retirement and Benefit payments
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☐ Check if not applicable

Entity Name	Vineyard Planning Commission	Position	Vice Chair (unpaid)
Brief Description	Guide physical growth, land use, and development (will resign if appointed)		
Employer Name	Vineyard Cares Commission	Position	Chair (unpaid)
Brief Description	Provide resources and services to youth and parents (will resign if appointed)		

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Beverly Jane Pearce
Employer (current)	N/A: Retired
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/10/2026

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



Municipal Campaign Financial Disclosure

Due by September 11 at 12:00 PM

To the City Recorder of Vineyard Utah

Full name of candidate David Norman Pearce

Street Address [REDACTED] Vineyard, Utah, 84059

Name of office Vineyard City Council

Contributions

1a. Aggregate total of contributions under \$500.00 \$ 50.00

OR

1b. Itemized total of contributions totaling \$500.00 or more \$ _____
(Form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ _____

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00 \$ 50.00

OR

2b. Itemized total of campaign expenditures \$ _____
(Form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ 0
(Difference between lines 1 and 2)

Date 09/10/2026

Signed

[Signature]
(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10 3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of in-kind
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.

David N. Pearce

Responses: City Council Questions to Candidates

1. What are your qualifications to be appointed to the City Council?

I have actively demonstrated my love for Vineyard and desire to serve the community through my longstanding involvement in organizations in the city that have a positive effect on the quality of life of city residents. This includes service as Vine Chairman of the Vineyard Planning Commission, Chairman of the Vineyard Cares Coalition, active sponsorship of our city's recreation program and supporter of our growing library. I participated in "Vineyard Academy" which gave me an in-depth understanding of the inner workings of the city. My long-standing, regular attendance at City Council and other community meetings and study of meeting agenda packets and other documents allows me to stay current and informed about ongoing city affairs. I have made it a point to meet and talk with staff, council members and others to increase my understanding of Vineyard City government.

My educational qualifications include degrees from the University of Maryland, the University of Utah in Political Science with internships in the state legislature, and the University of Phoenix program for a Masters of Business Administration.

My professional qualifications include 28 years of distinguished service in the U.S. Army in a variety of leadership and organizational positions. After my retirement from the U.S. Army, I served as Chief of Administrative Services for the Army National Guard Bureau overseeing staff and production facilities across the country, and a \$26 million annual budget. I managed the provision of services and support to Army National Guard units deployed worldwide. I served as National Records Officer for the U.S. Forest Service Headquarters in Washington D.C., including work in Continuity of Government operations and planning, and management of the agency's Freedom of Information Act program.

My experience in various local government organizations in communities across the country in which I've lived include almost 40 years of service on County and City Planning Commissions, including Vice Chair, Joint County Planning Commission; Member, Zoning Commission; Chairman, Board of Adjustment. Some of my other civic service experience includes Chairman, Community Activities Commission; Vice Chair, Board of Elections; Chairman, Department of Social Services Board of Advisors; Chairman, Board of Directors, Mental Health Management Agency and positions in several non-profit organizations that had a positive impact in the communities in which I've lived.

2. Why do you wish to be on the City Council?

I love this community. My wife and I chose this city, out of several, to be our home in 2018. I love the parks and trails, and I love living so close to the lake and the mountain views. I love the spirit and variety of the community. I'm excited about the opportunities Vineyard has for its future. I've always had a passion for service that has been expressed through action in every community I've lived. I want to put that passion to use for Vineyard - for my neighbors and for my community.

Vineyard is a growing, dynamic city with very unique challenges and opportunities that very few other communities experience. I believe Vineyard needs City Council members with wide-ranging sets of personal and professional experiences and knowledge. I believe, with my personal and professional experience, training, knowledge and insights, I can make a positive contribution to the council and to Vineyard's current and future potential.

3. What will be your priorities as a member of the City Council?

I believe the first mission of a City Council member is to listen to the residents and understand their vision of what life in their city should be. To actively listen to their priorities, their hopes, needs and desires. The second mission of a City Council member is to help residents understand how and why decisions are made by the City Council. The third mission of the Council is to build consensus on policies and projects that have a positive impact on City residents, businesses and the community as a whole now, and for the future. The City Council provides legislative direction and sets the vision for the City and adopts guiding principles and goals that reflect that vision and guide decision-making at all levels of City operations. Any set of priorities developed in a government organization are, and must be, closely interrelated if they are to be effective.

With this in mind, my priorities for my term of service as a member of the City Council will include the following:

- * **Fiscal Responsibility:** Actively advocate for transparent, thoughtful, responsible, and citizen focused management of current funding resources with the needs and expectations for services of the residents as well as thoughtful, deliberate planning for the active development and growth of revenue sources that allow the City to continue to provide services expected by citizens in the future.

- * **Planning:** Actively advocate for a rational, informed balance between the quality of life of current city residents now and into the future, including rational, informed planning to provide opportunities for the quality of life of future residents. Long term planning for the use of City resources is a vital part of responsible management.

- * **Service Delivery:** Actively advocate for providing services to the residents that meets the quality, level, and range of service the citizens want and need now and in the future. A government's bottom line is to provide services, in one form or another, that meets the needs and expectations of its citizens.

- * **Information:** Actively advocate for more and varied opportunities for citizens to be educated and informed. I believe citizens should be provided with multiple avenues to access public information and become informed in ways that are adapted to, and recognize, their different lifestyles, priorities, and stages of life. I believe this is the basis for any effective, meaningful civic discussion

Submitted September 11, 2026.



David N. Pearce
703-909-1613
dnpearce@hotmail.com

Vineyard City
125 S. Main St., Vineyard, UT 84059, United States

\$51.50

Paid on 09/11/26 9:38 AM



Filing Fee	\$50.00
CC Fee	\$1.50
Subtotal	\$51.50
Total	\$51.50

Powered by  Podium



VINEYARD
STAY CONNECTED

2026 Application for City Council Vacancy

Completed packet and filing fee are due no later than September 11, 2026, at 12 o'clock noon.

Christopher Price

Applicant's Name

Address

Phone

Email

I understand that the Council Member appointment made will be effective beginning September 15, 2026, and the term of office will continue through December 31, 2027.

I state that I meet the qualifications for the office of City Council for Vineyard, UT.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter in Vineyard City
- Must have resided within Vineyard City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Vineyard during the officer's term of office
- Pay a \$50 filing fee
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

☒ I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.

Christopher Price

Signature of Applicant

Digitally signed by Christopher Price
Date: 2026.09.08 12:16:37 -0600

Date


Signature of Filing Officer

Date

9/8/2026



VINEYARD
STAY CONNECTED

CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Christopher Price

☐

Mayor

☒

City Council

Regulated Officeholder/Candidate (Print Name)

☐

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Ascent Programs	Occupation	IT
Employer Address	[REDACTED]	Job Title	Director of IT
Brief Description	A group of residential treatment centers for struggling youth.		
Employer Name	Self Employed	Occupation	IT
Employer Address	[REDACTED]	Job Title	Owner
Brief Description	I work as a IT consultant for companies outside of Vineyard.		

Preceding Year Employer(s):

Employer Name	Same	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name	Same	Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒ Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☒ Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☒ Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Kristal Price
Employer (current)	Freshly Picked
Employer (preceding year)	Worked as a scheduler for a therapy office. The name escapes me.

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/08/2026

Christopher Price

Digitally signed by Christopher Price
Date: 2026.09.08 12:33:46 -06'00'

Regulated Officeholder/Candidate Signature

Privacy Notice:

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VINEYARD
STAY CONNECTED



Privacy Notice

Municipal Campaign Financial Disclosure

Due by September 11 at 12:00 PM

To the City Recorder of Vineyard Utah

Full name of candidate Christopher Price

Street Address [REDACTED] Vineyard, Utah, 84059

Name of office CITY COUNCIL

Contributions

1a. Aggregate total of contributions under \$500.00 \$ 0

OR

1b. Itemized total of contributions totaling \$500.00 or more \$ 0
(Form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00 \$ 0

OR

2b. Itemized total of campaign expenditures \$ 0
(Form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ -00

(Difference between lines 1 and 2)

Date 09/08/2026

Signed

(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10 3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of In-kind
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.

1. What are your qualifications to be appointed to the city council

In my day job I work in the world of IT for a group of troubled youth homes. I have spent years working with these kids and with peers all of whom have issues of varying degrees. Over the 20 years that I have been with this company I have learned many skills in how to listen with empathy, respond, and de-escalate situations. In the climate of our city I think that I would be a good asset in helping to heal the divide. I may not be able to meet everyone where they are at but I do understand how they feel and want them to have a voice and to be heard.

2. Why do you wish to be on the city council

I want to express to you why we moved to Vineyard in the first place. When we first came here there wasn't much around. Most of the housing developments were still in full swing. We fell in love with the lake and the walking paths, with the safe environment and family friendly amenities. I love that when my kids say they are going to the park I have to ask which one. We live in a place that has a rich history and culture. As councilman I want to protect these assets and promote the history of our city. I love where we live and want to make this a place where all who come here want to stay.

3. What will be your priorities as a member of the city council

My priorities that I want to emphasize over the next 2 years are to first be a voice for the people. I love representative government. I love that we are elected by the people to be their voice. Sometimes that means we have to table what we personally want and promote the things that the people want. I value the tax burden of our citizens. This means that I would look for solutions that would be creative in their function but yield the desired results. I love how our city addressed the firehouse issue. We found a solution that would get us most of the way to the destination but also provided opportunities for growth and changes. With the way that our city is we need more ideas like this to propel us into the next 10-20 years. In addition to this I have a great interest in the RDA. I have a degree in Biology and am very interested in how we plan to clean up the waste in our city and bring in a tax base that will help ease some of the taxation fatigue that I know many of our citizens feel.



VINEYARD
STAY CONNECTED

2026 Application for City Council Vacancy

Completed packet and filing fee are due no later than September 11, 2026, at 12 o'clock noon.

Laureana Lazarte

Applicant's Name

Address

Phone

Email

I understand that the Council Member appointment made will be effective beginning September 15, 2026, and the term of office will continue through December 31, 2027.

I state that I meet the qualifications for the office of City Council for Vineyard, UT.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

- Must be a registered voter in Vineyard City
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Signature of Applicant

Date

Signature of Filing Officer

Date

CITY OF VINEYARD, UTAH
NOTICE TO QUALIFIED CANDIDATES FOR CITY COUNCIL VACANCY

Dear Applicant,

Thank you for your interest in filling the current vacancy on the Vineyard City Council. As part of the application process, the City Council requests that each qualified candidate submit written responses to the following questions:

1. What are your qualifications to be appointed to the City Council?
2. Why do you wish to be on the City Council?
3. What will be your priorities as a member of the City Council?

Your answers should be concise and no longer than two (2) typewritten pages in total.

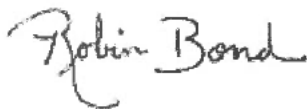
Submit your responses by 12:00 pm on, Friday September 11, 2026, to the City Recorder's Office.

The City Council will review your responses as part of the appointment process during the City Council Meeting on Tuesday, September 15, 2026, at 4:00 pm, where candidates will also be interviewed.

Should you have any questions regarding this process, please contact, City Recorder Robin Bond, at 385-338-5214 or robinr@vineyardutah.gov.

Thank you again for your willingness to serve our community.

Sincerely,

A handwritten signature in black ink that reads "Robin Bond". The signature is written in a cursive, flowing style.

Robin Bond, Election Officer
Vineyard City, Utah



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☐

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☒ Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☒ Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☒ Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☒ *not applicable, misread* Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date:

09/11/2026

Jewanna J. [Signature]
Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



Municipal Campaign Financial Disclosure

Due by September 11 at 12:00 PM

To the City Recorder of Vineyard Utah

Full name of candidate Laureana LaZarte

Street Address [REDACTED] Vineyard, Utah, 84059

Name of office _____

Contributions

1a. Aggregate total of contributions under \$500.00 \$ 0.00

OR

1b. Itemized total of contributions totaling \$500.00 or more \$ 0.00
(Form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ 0.00

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00 \$ 0.00

OR

2b. Itemized total of campaign expenditures \$ 0.00
(Form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ 0.00
(Difference between lines 1 and 2)

Date 09/11/2026 Signed Laureana LaZarte
(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the total amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10 3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of In-kind
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.

1. What are your qualifications to be appointed to the City Council?

Last year, almost to the day, I was serving as a student council member at our neighboring Utah Valley University. While the job began well, on September 10th I was involved in a tragic shooting on campus. During the events, I ushered people towards the nearest exit to safety. After the event i was in charge of a healing campaign for the students called "UVUnited" which aimed at bringing students together during a highly politized time. I helped create a response form aimed at hearing what the students had to say, the good, the bad, and the ugly. I then put together a very small task force of people from council, and we read every single response, and then I coded the responses and reported to the president's cabinet at UVU (then President Tuminez) with the results of how students were feeling. While I am aware of my age and therefore possible lack of experience, I have many qualifications that are well suited for city council; I have perspectives that applicants and current council members do not have. I constantly plan and host events for close to a thousand people, and can easily handle larger events. I have a strong work ethic and am passionate about making voices heard and making the city I love a community to last rather than a transitional state.

2. City council is one of the more meaningful ways to be involved in local government. I have always said that voting in presidential elections is important, but the only real way to make a difference and exercise our civic duty. Being on city council makes a real and actionable difference to my community. I believe that without community, we cease to be human; otherwise, why wouldn't we be nomads? Cities have been around for thousands

and thousands of years. People are the basis of humanity, and being on city council, I would be able to be at the service to my neighbors.

3. As I stated previously, I am aware of my age and perceived experience level; however, 46% of Vineyard City is between the ages of 18-34. These young adults are the future of Vineyard and Utah. A large portion of our city is underrepresented by the current city council. As a city councilmember, I would get this age group involved in local government; I would help the college student population feel at home in Vineyard by launching a campaign aimed at educating this group on the purpose and role of the city council. I would also focus on and work with our county's public health office, helping with campaigns for annual flu vaccinations and helping with the measles outbreaks we have had in the last few years in Utah. Children are our most vulnerable population and make up 27% of Vineyard's population; therefore, keeping them safe and healthy is imperative. Working with the county's health department to get more people the proper health education is truly the best way to keep our city healthy and happy. When citizens are healthy, we are able to turn our focus towards the rapid growth of Vineyard and how we want our city's legacy to be.

Vineyard City

125 S. Main St., Vineyard, UT 84059, United States

\$51.50

Paid on 09/11/26

10:30 AM

Filing Fee	\$50.00
CC Fee	\$1.50
Subtotal	\$51.50
Total	\$51.50

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VINEYARD
STAY CONNECTED

2026 Application for City Council Vacancy

Completed packet and filing fee are due no later than September 11, 2026, at 12 o'clock noon.

Jesse Eric Sandstorm

Applicant's Name

[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email

I understand that the Council Member appointment made will be effective beginning September 15, 2026, and the term of office will continue through December 31, 2027.

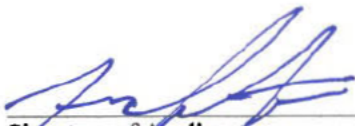
I state that I meet the qualifications for the office of City Council for Vineyard, UT.

Municipal Candidate UCA § 10-3-301 and § 20A-9-203

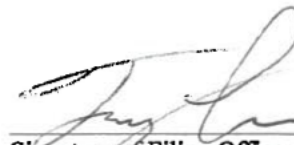
- Must be a registered voter in Vineyard City
- Must have resided within Vineyard City for 12 consecutive months immediately before the date of the appointment
- Maintain a principal place of residence within Vineyard during the officer's term of office
- Pay a \$50 filing fee
- Not convicted of a felony, treason, or crime relating to elections**
- Cannot have been declared mentally incompetent

** Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.

☐ I wish to classify my address listed above as a protected record. By doing so, you must provide an alternative address or phone number.


Signature of Applicant

09/08/26
Date


Signature of Filing Officer

9/8/26
Date

CITY OF VINEYARD, UTAH

NOTICE TO QUALIFIED CANDIDATES FOR CITY COUNCIL VACANCY

Dear Applicant,

Thank you for your interest in filling the current vacancy on the Vineyard City Council. As part of the application process, the City Council requests that each qualified candidate submit written responses to the following questions:

1. What are your qualifications to be appointed to the City Council?
2. Why do you wish to be on the City Council?
3. What will be your priorities as a member of the City Council?

Your answers should be concise and no longer than two (2) typewritten pages in total.

Submit your responses by 12:00 pm on, Friday September 11, 2026, to the City Recorder's Office.

The City Council will review your responses as part of the appointment process during the City Council Meeting on Tuesday, September 15, 2026, at 4:00 pm, where candidates will also be interviewed.

Should you have any questions regarding this process, please contact, City Recorder Robin Bond, at 385-338-5214 or robinr@vineyardutah.gov.

Thank you again for your willingness to serve our community.

Sincerely,

A handwritten signature in black ink that reads "Robin Bond". The signature is written in a cursive, flowing style.

Robin Bond, Election Officer
Vineyard City, Utah



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Regulated Officeholder/Candidate (Print Name)

☐

Mayor

☐

City Council

☒

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Self-Employed	Occupation	Software
Employer Address		Job Title	CEO
Brief Description	Software for political campaigns, parties, and PACs		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☐

Check if not applicable

Entity Name (current)	Grassroot Technologies, LLC	Position	CEO
Brief Description	Software for political campaigns, parties and PACs		
Entity Name (preceding year)	Sandstrom Capital LLC	Position	Co-Founder
Brief Description	Etsy Store and some design work		



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☐ Check if not applicable

Individual/Entity Name	Grassroot Technologies, LLC
Brief Description	Software for political campaigns, parties and PACs
Individual/Entity Name	Sandstrom Capital LLC
Brief Description	Etsy Store and some design work

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☐ Check if not applicable

Entity Name	Salt Lake Climbers Alliance	Position	Board Vice Chair
Brief Description	Maintain and protect climbing in Wasatch (2022-2026)		
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Abigail Julianne Sandstrom
Employer (current)	Homemaker
Employer (preceding year)	-

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/08/2026

Regulated Officeholder/Candidate Signature

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Municipal Campaign Financial Disclosure

Due by September 11 at 12:00 PM

To the City Recorder of Vineyard Utah

Full name of candidate Jesse Eric Sandstrom

Street Address [REDACTED] Vineyard, Utah, 84059

Name of office City Council

Contributions

1a. Aggregate total of contributions under \$500.00 \$ 0

OR

1b. Itemized total of contributions totaling \$500.00 or more \$ 0

(Form "A" total from other side of this sheet)

1c. Carryover from previous reporting period \$ 0

Expenditures

2a. Aggregate total of campaign expenditures under \$500.00 \$ 0

OR

2b. Itemized total of campaign expenditures \$ 0

(Form "B" total from other side of this sheet)

Ending Balance

3. Balance at the end of the reporting period \$ 0

(Difference between lines 1 and 2)

Date 09/08/2026

Signed

[Signature]
(Candidate)

NOTE: If a candidate receives \$500 or less and spends \$500 or less, he or she can report the *total* amount of all contributions and expenditures.

Reference: Vineyard Municipal Code 2.14.110 and Utah State Code 10 3-208 and 209

Itemized Contribution Report (Form "A")

Date Received	Name of Contributor and mailing address	Amount of Contribution	Donation type Specify type of in-kind
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CONTRIBUTIONS	

Itemized Expenditure Report (Form "B")

Date of Expenditure	Name of Payee	Description	Amount of Expenditure
XXXX	XXXXXXXXXXXXXXXXXXXX	TOTAL CAMPAIGN EXPENDITURES	

If more space is needed, please attach additional pages.

Statement of Interest

Jesse Sandstrom | Vineyard City Council

I am applying to serve on the Vineyard City Council because I believe deeply in this community, in the importance of good local government, and in the responsibility each of us has to contribute where we can.

Public service has always been part of my family's story. My grandmother served on the Provo City Council, and my father, Stephen Sandstrom, dedicated much of his life to serving others—as a Marine officer, a member of the Orem City Council for twelve years, and later as a member of the Utah Legislature.

My dad passed away unexpectedly in December. Losing him has caused me to think deeply about the life I want to live, the example I want to set for my own children, and the ways I can contribute to the community around me. His example has given me a renewed call to serve. I don't believe public service is about recognition or holding a title. I believe it is about showing up, listening, making difficult decisions thoughtfully, and leaving a community better than you found it.

My wife, Abby, and I have lived in Vineyard for 6 years and we are raising our three children here, so naturally I care a lot about what Vineyard will become over the next decade. Vineyard is in a unique position: we are building a city in real time. Decisions being made today about development, transportation, infrastructure, economic opportunity, public spaces, and the character of our neighborhoods will shape what our children experience here for decades.

Professionally, I am an entrepreneur and technology executive. I co-founded Vottiv, a Utah technology company that has worked with hundreds of campaigns and organizations across the country. Building a company has required me to manage budgets, negotiate contracts, lead teams, solve difficult problems, and continually find ways to accomplish more with limited resources. My work has also given me a unique perspective on civic engagement and how governments can better listen to and communicate with the people they represent.

I strongly believe that one of the hallmarks of good leadership is listening. While I have clear ideas about where I believe I can contribute, my first priority would be to listen—to the Mayor and Councilmembers who have been leading Vineyard, to City staff who understand its day-to-day operations, and most importantly, to the residents who experience the results of these decisions every day. I want to understand the work already underway, the challenges our leaders are facing, and where my experience and perspective can be most useful. I would come to the Council ready to contribute, but equally ready to learn.

From there, one area where I believe my professional experience could be particularly valuable is helping Vineyard manage its extraordinary growth responsibly. I want to contribute to

reviewing and leading discussions around contracts and agreements with builders, developers, and businesses to ensure that growth is successful for all parties while protecting the residents and taxpayers who are already here. As Vineyard grows, we should work to ensure that the costs associated with that growth do not unnecessarily become additional burdens on existing taxpayers.

I also want Vineyard to pursue businesses, investment, and economic opportunities that strengthen our tax base and provide meaningful benefits to both current and future residents. Growth should not simply mean more rooftops. Done well, it can mean more amenities, more jobs, better infrastructure, a stronger local economy, and a better quality of life.

Ultimately, I want to help build a fiscally strong Vineyard—a city that plans beyond the next budget year, spends taxpayer dollars carefully, maintains the infrastructure and services residents depend on, and builds a sustainable financial foundation for the future.

I would approach decisions independently, ask questions, study the data, listen to residents with different perspectives, and work collaboratively with the Mayor, Council, City staff, and community. I want Vineyard to remain a place where families want to put down roots—a city that grows thoughtfully, spends responsibly, welcomes new ideas, and never loses sight of the people who call it home.

My dad taught me through his life that communities don't simply become great. People have to choose to serve them.

I am ready to do my part.

Jesse Sandstrom

Vineyard City
125 S. Main St., Vineyard, UT 84059, United States

\$51.50

Paid on 09/08/26 10:18 AM



Filing Fee	\$50.00
CC Fee	\$1.50
Subtotal	\$51.50
Total	\$51.50

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OFFICIAL PROCLAMATION

CHARLIE KIRK DAY OF REMEMBRANCE SEPTEMBER 10, 2026

WHEREAS, Charlie Kirk was a husband, father, Christian, author, and nationally recognized advocate who encouraged millions of Americans—particularly young people—to become engaged in civic life, defend their convictions, and participate in the democratic process; and

WHEREAS, Charlie Kirk championed the principles of faith, family, freedom, free speech, and the Constitution of the United States, believing that open discussion and the peaceful exchange of ideas are essential to the preservation of our Republic; and

WHEREAS, on September 10, 2025, Charlie Kirk was tragically killed in an act of political violence while speaking with students at Utah Valley University, near the Vineyard community; and

WHEREAS, his death deeply affected the residents of Utah County and people throughout our state and nation, reminding us that violence must never replace dialogue and that political disagreement must never diminish our respect for the dignity and humanity of others; and

WHEREAS, Charlie Kirk's legacy continues through his wife, Erika, their children, and the countless individuals he inspired to stand courageously for their beliefs, strengthen their communities, and place their faith in God; and

WHEREAS, the first anniversary of his death provides an opportunity to remember his life, honor his commitment to civic participation and free expression, and renew our shared commitment to peaceful discourse; and

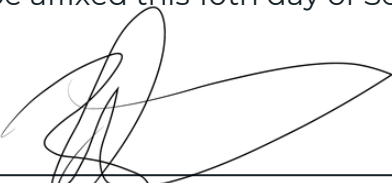
WHEREAS, Vineyard City unequivocally condemns political violence in every form and calls upon residents to meet disagreement with courage, civility, compassion, and respect;

NOW, THEREFORE, I, Zack Stratton, Mayor of Vineyard City, Utah, do hereby proclaim September 10, 2026, as

CHARLIE KIRK DAY OF REMEMBRANCE

in Vineyard City, and encourage residents to honor Charlie's memory by defending freedom, participating constructively in civic life, treating others with dignity, and working together to preserve a community and nation where ideas may be expressed freely and differences resolved peacefully.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Vineyard City to be affixed this 10th day of September 2026.



Zack Stratton

Mayor, Vineyard City







**NOTICE OF A REGULAR
CITY COUNCIL MEETING
September 8, 2026, at 6:00 PM**

Present:

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

Staff Present: Building Director Cris Johnson, Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, City Attorney Jesse Riddle City Manager Brian Voeks, City Recorder Robin Bond, Community Enrichment Director Brian Vawdrey, Deputy City Recorder Tony Lara, Deputy Mayor David Herring, Engineer Patrick James, Finance Director Evan Smith, Human Resource Specialist Heidi Jackman, Media Specialist Brailee Tyler, and Public Works Director/City Engineer Naseem Ghandour.

Also Present: Brent Gray, Emmeline McCumber, Trinity Ewing, Kim Cornelius, Karen Cornelius, Jane Pearce, David Pearce, and others who did not sign in or whose handwriting was illegible.

AGENDA

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)

Council Member Holdaway gave the invocation then led the Pledge of Allegiance.

3. PUBLIC HEARING

Planner Anthony Flether provided an overview of Senate Bill 284, adopted during the 2026 Utah Legislative Session, which requires municipalities to update land use regulations and development review processes.

Key points included:

- Completion of a gap analysis comparing Vineyard City Code with state requirements.
- Development of a three-phase implementation strategy:
 - 1. Detached Accessory Dwelling Units (DADUs)
 - 2. General land use provisions and process updates

3. Water-related provisions
- Ordinance 2026-11 represents the first phase and focuses on DADU requirements.
 - Proposed amendments include lowering the qualifying lot size for DADUs from 12,000 square feet to 11,000 square feet and updating standards for parking, setbacks, utility requirements, and conversion of accessory structures.

Anthony reported that the Planning Commission held a public hearing on September 2, 2026, and continued the item for additional revisions and research. No recommendation has yet been forwarded to the City Council.

Staff recommended continuing the public hearing process until a Planning Commission recommendation is received.

3.1. Public Hearing – Senate Bill 284/City Code Compliance
The public hearing was opened by Mayor Stratton.

Council members discussed the limited number of properties within Vineyard that would qualify for DADUs under the proposed standards, the relationship between state requirements and HOA regulations, and the extensive review conducted by the Planning Commission and the fact that the changes are largely mandated by state law.

Jared Tamez, resident expressed concern that SB 284 extends beyond ADUs and includes broader land use changes. He suggested council remain attentive to provisions that may streamline development approvals and potentially limit local discretion in future land use decisions.

Staff clarified that broader land use provisions would be addressed in future phases and separate ordinances.

No other public comments were given. Mayor Stratton closed the public hearing.

4. PUBLIC COMMENTS (3 MINUTES)

“Public Comments” is defined as time set aside for citizens to express their views. *Public comments can be submitted ahead of time to robinr@vineyardutah.gov.*

Brent Gray, a resident of the Waters Edge 55+ Community, addressed the Council regarding property taxes and disability-related tax relief.

Mr. Gray:

- Shared that he has autism and relies on Social Security, Medicare, and Medicaid.
- Explained concerns about the affordability of future property taxes should he inherit his family home.
- Noted that approximately 25% of his annual income would be required to pay current property taxes.
- Requested support for legislative changes that would provide property tax relief for individuals with disabilities and others living on fixed incomes.

- Discussed current limitations within Utah's property tax relief programs and abatement processes.

Council members expressed appreciation for his comments and discussed the possibility of sending a non-binding letter of support to state legislators encouraging consideration of targeted tax relief for seniors and disabled residents.

Public comments were closed.

5. APPOINTMENTS AND REMOVALS

5.1. Appoint Steffani Winder to the Vineyard Library Board
Mayor Stratton appointed Steffani Winder to the Vineyard Library Board.

MOTION: Council Member McCumber motioned to accept the mayor's appointment as presented. Council Member Lauret seconded the motion. Yes: Council Members Holdaway, Lauret, McCumber, and Wood. No: None. Motion carried 4-0.

6. PROCLAMATIONS

6.1. Constitution Week - September 17 through 23, 2026.

Mayor Stratton presented a proclamation recognizing Constitution Week, September 17-23, 2026. The proclamation recognizes the significance of the United States Constitution, honors the vision and dedication of the nation's founders, and encourages public understanding of constitutional rights and responsibilities. The Mayor indicated he would sign the proclamation.

7. WORK SESSION

7.1 Review of the First Amendment to the Holdaway Fields Development Agreement with Cadence Homes and Goodboro Homes (Developers)

Councilmember Wood provided an update on negotiations involving Cadence Homes and Goodboro Homes regarding the Holdaway Field property. He reported progress that included Continued positive negotiations between the parties, agreement on the 400 South road alignment plan, revision of age-targeted language to age-restricted provisions intended to protect current senior residents, and ongoing discussions regarding park improvements, demolition, grading, and sod installation.

Staff reported that discussions remain productive and that both parties are working collaboratively toward finalizing an agreement.

Council also discussed road design review progress, coordination with the city engineer, and timing of construction activities and plans to move forward once property transfer and approvals are finalized.

8. CONSENT ITEMS

8.1. Approval of the August 25, 2026, City Council Meeting Minutes

MOTION: Council Member McCumber motioned to approve the Consent items as presented. Council Member Holdaway seconded the motion. Yes: Council Members

Holdaway, Lauret, McCumber, and Wood. No: None. Motion carried 4-0.

9. BUSINESS ITEMS

9.1. DISCUSSION AND ACTION - 300 West Parking and Striping Plan

Planner Paul Douglas presented the proposed restriping plan for 300 West following completion of a road preservation project. The recommended configuration (Option 3) includes:

- Two travel lanes.
- Center turn lane.
- Angled parking with a safety buffer.
- Retention of the center lane for emergency vehicle access.
- Parking increase from approximately 84 stalls to 144 stalls, adding about 60 new spaces.

Councilmembers noted extensive collaboration with the Lakefront HOA and neighborhood residents, strong community support for Option 3, advantages of angled parking, including more efficient parking use and reduced trailer parking impacts, and that the project serves as a successful example of neighborhood engagement in municipal planning.

MOTION: Council Member McCumber motioned to approve the Consent items as presented. Council Member Lauret seconded the motion. Yes: Council Members Holdaway, Lauret, McCumber, and Wood. No: None. Motion carried 4-0

10. CLOSED SESSION

The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into closed session for the purpose of real property, litigation, or personnel matters.

No closed session held.

11. ADJOURNMENT

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

MINUTES APPROVED ON: _____

CERTIFIED BY: _____

SEAL

VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: September 15, 2026

Agenda Item: Approve the First Amendment to the Holdaway Fields Development Agreement with Cadence Homes and Goodboro Homes (Developers)

Department: Administration & City Council

Presenter: City Council

Background/Discussion:

The proposed First Amended Development Agreement updates the existing Holdaway Fields Development Agreement to reflect changes to the development plan, infrastructure, parks, impact fees, and other project requirements. The following summarizes the key changes:

- **Impact Fees:** Updates the treatment of City impact fees and clarifies Developer's responsibility for paying current rate of third-party impact fees (including Timpanogos Sanitary Sewer District, Central Utah Water, and Orem City fees). Vineyard City will collect approximately an additional \$1.3M towards impact fees. (See attached impact fees summary.)
- **400 South:** Updates the 400 South design in the Development Agreement, approved during the August 25, 2026, Vineyard City Council work session. (See Exhibit H - 400 South Segment.)
- **Residential Development:** Updates the development program to allow up to 305 residential units, including approximately 105 age-restricted units and 22 units within an age-targeted area.
- **Phasing:** Provides flexibility for the Developer to adjust the order of development while tying required infrastructure, parks, and private amenity improvements to specified certificate-of-occupancy milestones.
- **Roadway Connections:** Updates responsibility and timing for the connection between 400 South and East Zinfandel Lane.
- **Parks and Open Space:** Updates the timing, improvements, and dedication of the East Park, Holdaway Park, and Bike Trail Park.
 - **East Park:** Revises the park's improvements, including retaining eight existing structures as a heritage site, gravel parking on the west side, and grading/cleanup of the remaining area.
 - **Holdaway Park (West Park):** Reduces the park by approximately 1 acre while retaining the required park improvements.
 - **Bike Trail Park:** No substantive change to the park area or planned improvements.
- **Other Updates:** Adds or updates provisions addressing housing protections, landscaping, and mutual releases associated with prior impact-fee and Holdaway Segment matters.

Recommendation:

Staff recommends the City Council review and consider approval of the First Amended Holdaway Fields Development Agreement.

Sample Motion:

"I move to adopt the First Amended Holdaway Fields Development Agreement, subject to the revisions discussed and directed by the City Council."

Attachments:

1. Holdaway Fields Development Impact Fee Summary
2. Exhibit H - 400 South Segment - 08252026

Holdaway Fields Development Impact Fee Summary

Cadence			
	Original Development Agreement - Impact Fees ⁺	Proposed Development Agreement - Impact Fee [^] *	Difference Between Proposed & Original Impact Fees
One Single-Family Dwelling (1 ERU)			
Central Utah Water Conservatory District Take Down ¹	\$2,804	\$7,913.40	\$5,109.40
Timpanogos Sanitary Sewer District (TSSD) ²	\$4,981	\$5,793	\$812.00
Vineyard Sewer Facilities	\$2,391	\$637	(\$1,754.00)
Vineyard Storm & Ground Water	\$222	\$222	\$0.00
Vineyard Roadway Facilities	\$3,586	\$3,586	\$0.00
Vineyard Water System ⁴	\$873	\$1,000.00	\$127.00
Vineyard Parks & Recreation ⁵	No Fee in Effect	\$3,422.88	Credit Given for Parks Delivered
Public Safety ⁶	No Fee in Effect	No Fee in Effect	
<i>This calculation is per building</i>			
	\$14,857.00	\$19,151.40	\$4,294.40
Total Number of lots remaining for Cadence - 100 lots/buildings	\$1,485,700	\$1,915,140	\$429,440

Goodboro			
	Original Development Agreement - Impact Fees ⁺	Proposed Development Agreement - Impact Fee [^] *	Difference Between Proposed & Original Impact Fees
One Single-Family Dwelling (1 ERU)			
Central Utah Water Conservatory District Take Down ¹	\$2,804	\$7,913.40	\$5,109.40
Orem City Water Reclamation ³	\$1,473.49	\$1,473.49	\$0.00
Vineyard Sewer Facilities	\$539	\$637	\$98.00
Vineyard Storm & Ground Water	\$222	\$222	\$0.00
Vineyard Roadway Facilities	\$3,586	\$3,586	\$0.00
Vineyard Water System ⁴	\$873	\$1,000.00	\$127.00
Vineyard Parks & Recreation ⁵	No Fee in Effect	\$3,422.88	Credit Given for Parks Delivered
Public Safety ⁶	No Fee in Effect	No Fee in Effect	
<i>This calculation is per building</i>			
	\$9,497.49	\$14,831.89	\$5,334.40
Total Number of lots remaining for Goodboro - 142 lots/buildings	\$1,567,086	\$2,447,262	\$880,176

Notes:

+ As of the effective date of the original Development Agreement

^ As of the April 7, 2026 Consolidated Fee Schedule and Applicable Fee Schedules & Agreements

* Assessed at the time building permits are issued based on the most recent adopted Vineyard City Fee Schedule or Applicable Agreement

1 Equal to Current Fiscal Year from EXHIBIT A – VINEYARD CITY CWP FY2025 Agreement

2 Equal to District's impact fee as dictated current Impact Fee Facilities

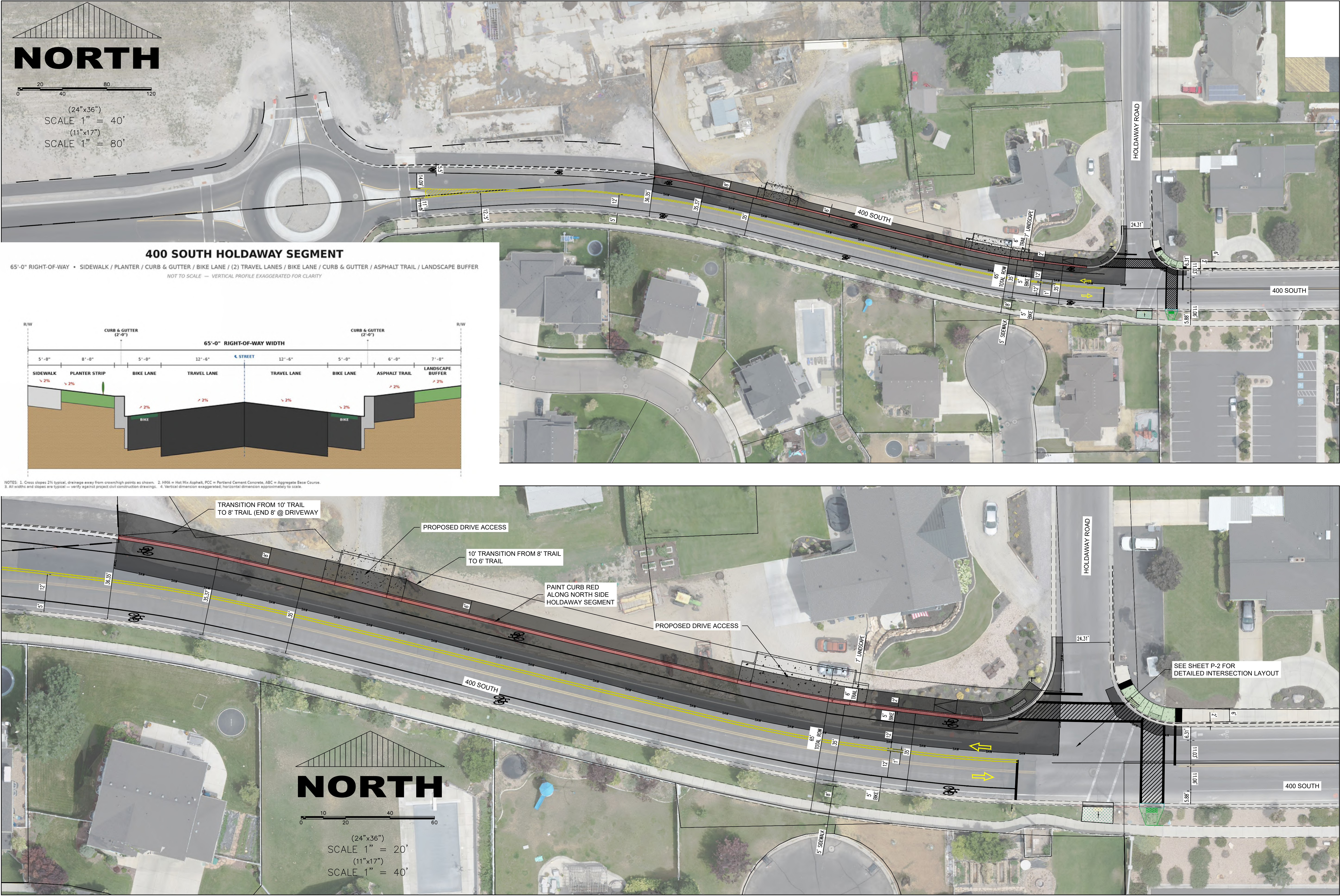
3 Equal to Orem City's impact fee as dictated by the current Impact Fee

4 Equal to the lesser of \$1,000 or the adopted fee. Credit Given for Cost Savings.

5 Credit of the current Vineyard City Impact Fee provided based on the Developer constructing parks described in the Development Agreement

6 No Public Safety fee is adopted

EXHIBIT H



D:\WORKBOOK\REGION PROJECTS\REGION ENGINEERING PROJECTS\PROJECTS\2025\2025_002_400 SOUTH VINEYARD_400 S BASE - FINAL - 2

region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

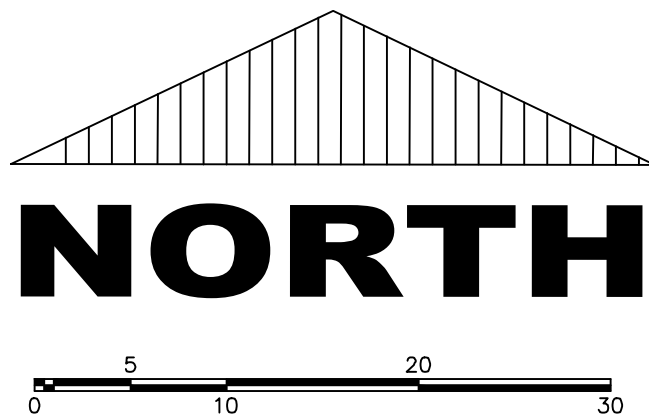
400 SOUTH COMPLETION
VINEYARD, UTAH

DATE: 8.19.2026	
PROJECT #	
REVISIONS:	
1	
2	
3	

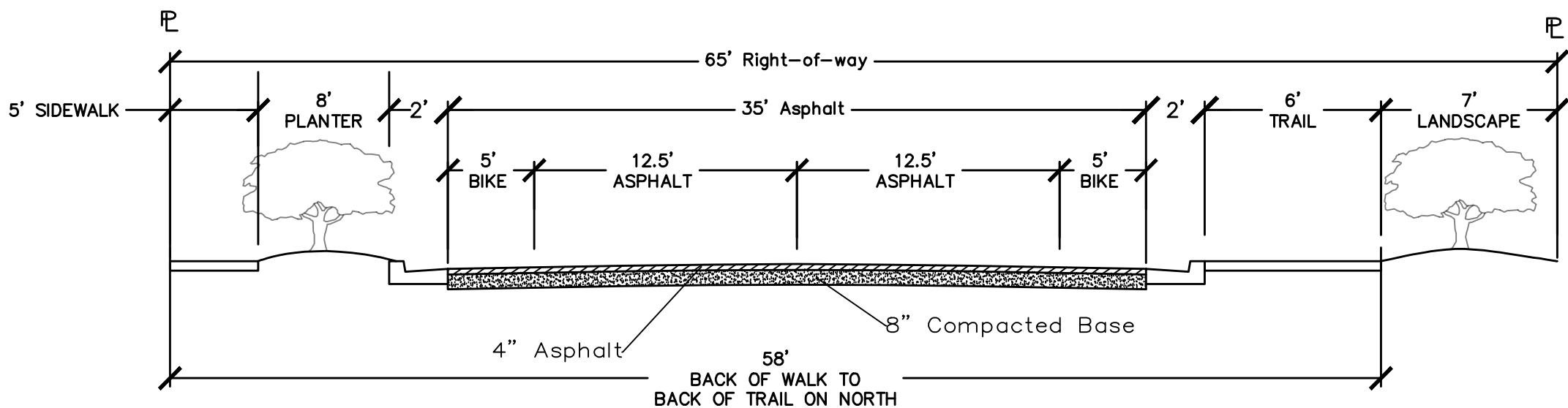
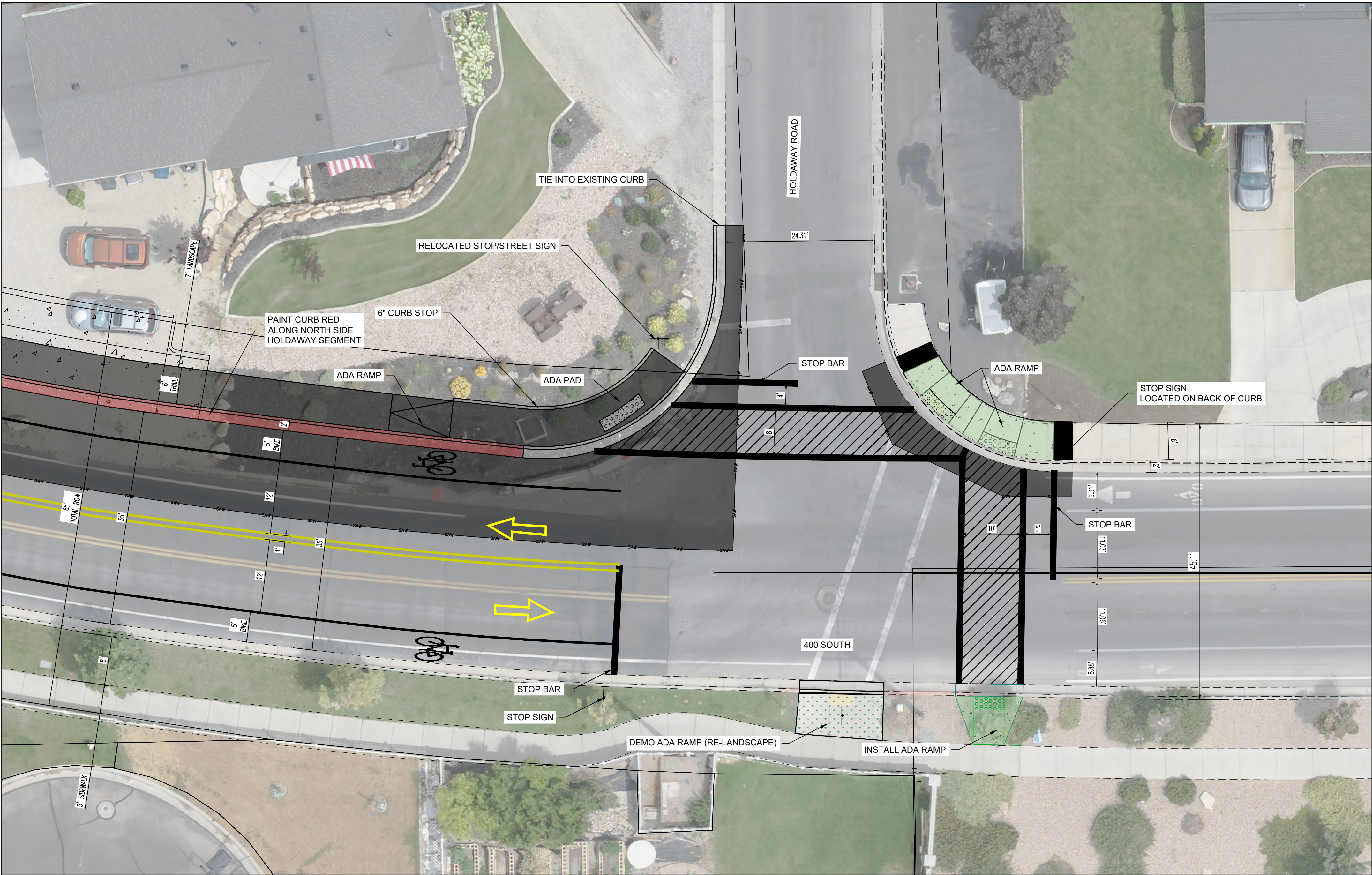
SHEET NAME:

SHEET: P-1

EXHIBIT H



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'



400 South Street Cross Section

region
Engineering
& Surveying

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

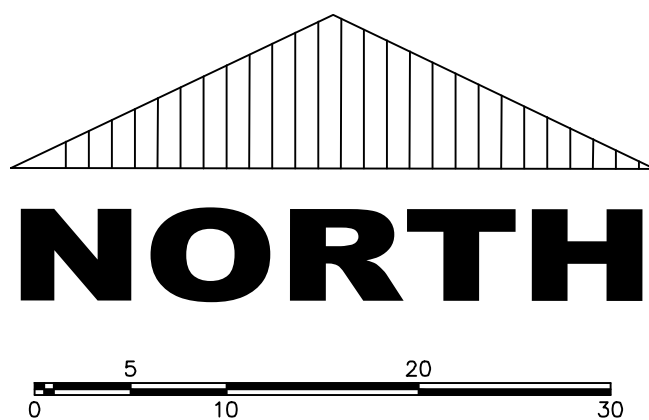
400 SOUTH COMPLETION
VINEYARD, UTAH

DATE:8.19.2026	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:

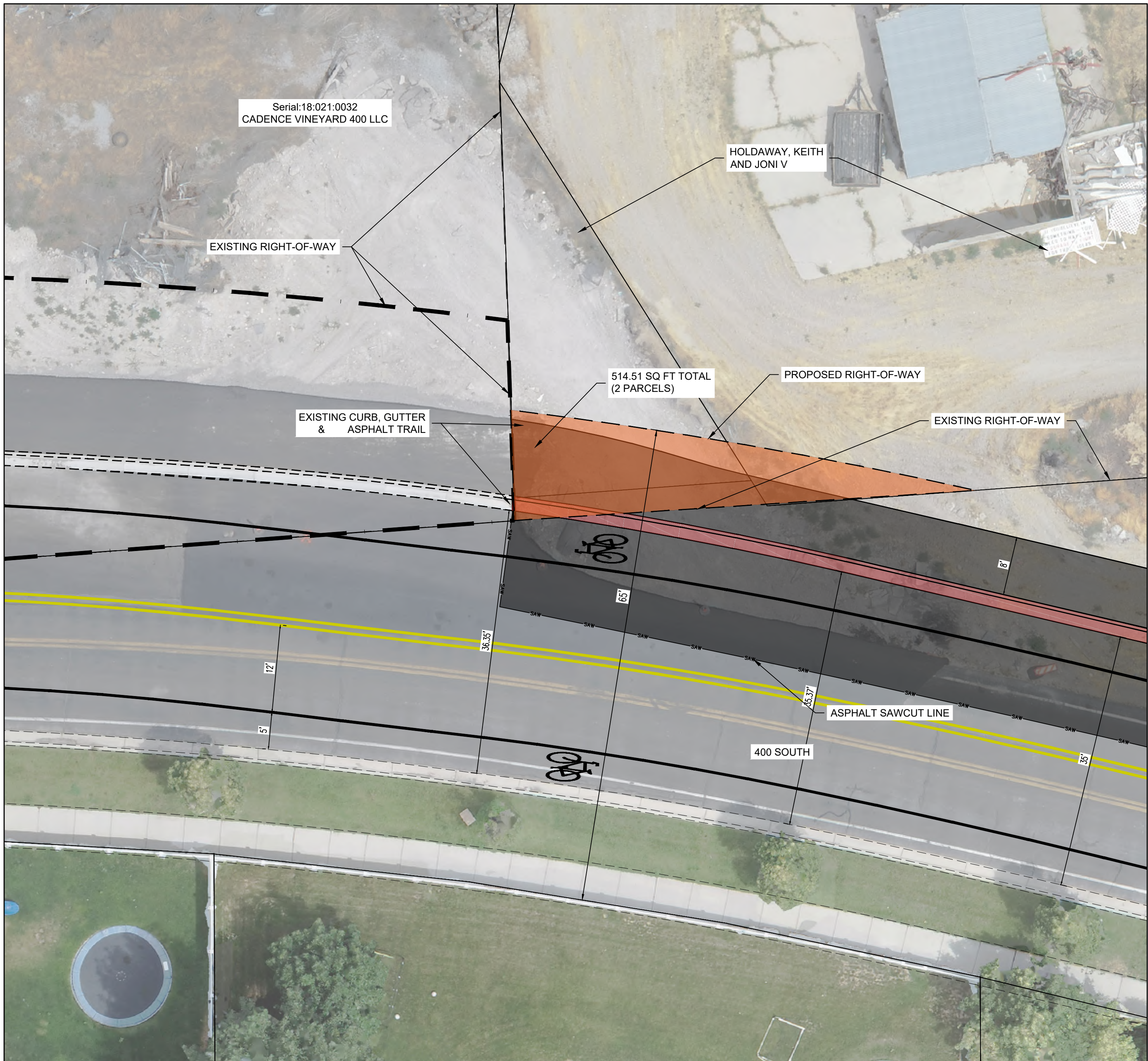
SHEET:
P-2

EXHIBIT H



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

RIGHT-OF-WAY EXHIBIT
KEITH HOLDAWAY



region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

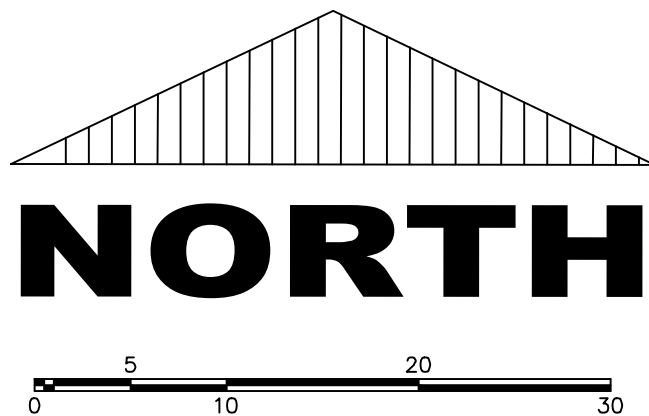
400 SOUTH COMPLETION
VINEYARD, UTAH

DATE:8.19.2026	
PROJECT #	
REVISIONS:	
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SHEET NAME:

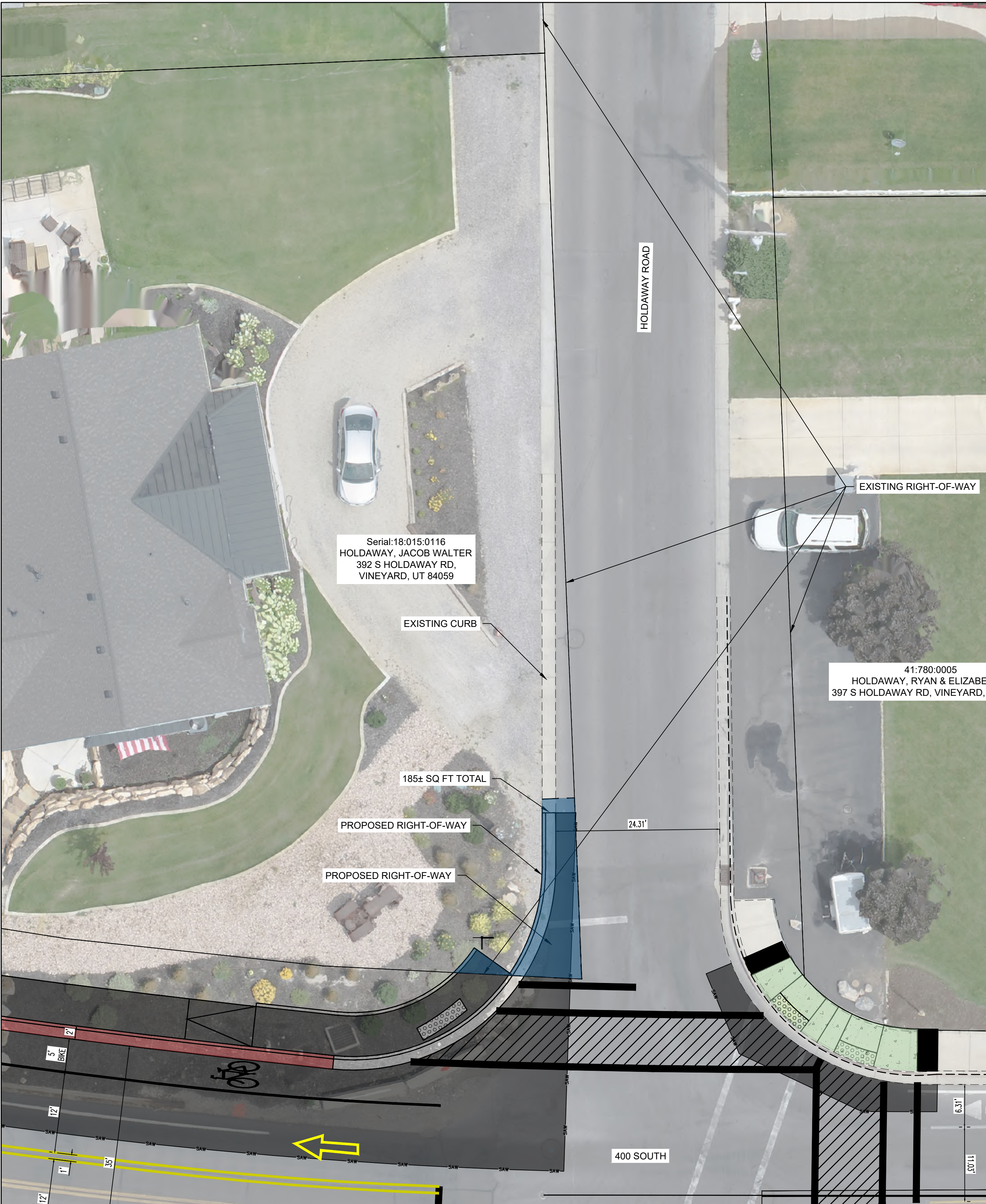
SHEET: P-3A

EXHIBIT H



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

RIGHT-OF-WAY EXHIBIT
JACOB HOLDAWAY



region

Engineering & Surveying

1776 N. State St. #110

Orem, UT 84057

P: 801.376.2245

regiondesignllc.com

400 SOUTH COMPLETION
VINEYARD, UTAH

DATE:8.19.2026	
PROJECT #	
REVISIONS:	
1	
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3	

SHEET NAME:

SHEET:
P-4

When recorded, return to:

Vineyard City
125 South Main Street
Vineyard, Utah 84059
Attention: Brian Voeks

Parcel ID: [_____]

FIRST AMENDED DEVELOPMENT AGREEMENT
(Cadence / Goodboro Vineyard Project)

This First Amended Development Agreement (the “**Agreement**”) is entered into the ____ day of _____, 2026 (the “**Effective Date**”), by and between Vineyard City, a Utah municipal corporation (the “**City**”), and Cadence Vineyard 400, LLC, a Utah limited liability company (“**Cadence**”), and Goodboro Vineyard Holdaway, LLC, a Utah limited liability company (“**Goodboro**,” and together with Cadence, “**Developer**”). Each of the City and Developer are sometimes referred to in this Agreement as a “**Party**,” or collectively as the “**Parties**.”

RECITALS

A. The Parties entered into a Development Agreement dated the ____ day of _____, 2022, attached as Exhibit J.

B. The Parties desire to amend the Development Agreement by entering into this First Amended Development Agreement.

C. The Parties agree and understand that the terms of the Development Agreement remain in force, except for those terms specifically amended in this First Amended Development Agreement.

D. Developer owns approximately 92 acres of land located within the boundaries of the City, as more particularly described in **Exhibit “A-1”** attached hereto (the “**Developer Property**”), and has rights to develop certain portions of real property adjacent to the Developer Property owned by The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, which real property is more particularly described in **Exhibit “A-2”** (such portions, the “**Church ROW Property**” and together with the Developer Property, the “**Properties**”).

E. Developer desires to develop the Properties in accordance with the neighborhood plan attached hereto as **Exhibit “B”** and incorporated herein by this reference, which has been approved by the City (as the same may be revised, amended or modified herein and in the future, the “**Neighborhood Plan**”), including all future improvements to be located therein (the Properties, together with all such improvements, is referred to as the “**Project**”), which Neighborhood Plan, for purposes of clarity, does not include the church-owned properties located within or adjacent to the Project, other than the Church ROW Property.

F. The Properties are subject to the City's Laws, including without limitation the City's Zoning Code (section 15.02 et seq.), and specific provisions on Development Agreements (section 15.16 et seq.), pursuant to which this Agreement may control over certain provisions of the City's Laws with respect to matters set forth herein.

G. The lots associated with the Project will be developed into up to (i) 305 single-family detached residences, of which approximately 105 single-family detached units will be in an age-restricted community and 22 units will be in an age-targeted area, as depicted on the site plan on Exhibit F (the "Site Plan"); provided however that, if developer sells or has sold more than one lot to a single buyer for one single family detached home, Developer may, at its election, revise the Site Plan, as reflected on a Plat (defined below) to add an additional lot, such that the maximum number of single family detached residences to be sold by Developer remains at 305, and such revision to the Site Plan shall be deemed as a Minor Amendment (as defined in the Zoning Ordinance in Exhibit C) to the Neighborhood Plan, and (ii) one or more parks, trails, alleys, local amenities, and other uses, all as more particularly described and depicted in the Neighborhood Plan and in this Agreement. After the Effective Date of the addendum, if Developer sells more than one lot to a single buyer for one single family detached home the Developer shall combine the lots into a single lot through an Administrative Lot Line Adjustment. The Administrative Lot Line Adjustment must be recorded prior to the issuance of the certificate of occupancy for the single family detached home on the subject property. The Developer shall not convert or plat any lot within the age-restricted community as exempt from its occupancy and use restrictions if doing so would drop the community below the minimum age-restricted occupancy required by the recorded Declaration governing that community or by applicable federal or state housing law, whichever is higher. This limitation applies regardless of any other phasing, Site Plan, or lot addition otherwise permitted under this Agreement.

H. The City Council has reviewed this Agreement and determined that it is consistent with the Municipal Land Use, Development, and Management Act, Utah Code Section 10-9a-101, *et seq.* (the "*Act*"), the Ordinances (defined below), and the City of Vineyard General Plan, and that this Agreement provides for and promotes the health, safety, welfare, convenience, aesthetics, and general good of the community as a whole. This Agreement does not contradict, and specifically complies with, and is governed by the Act. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of, the Act.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which the Parties agree are contractual in nature and are not merely recitals, and the goals of the City and Developer, which include the coordinated development of the Project to achieve a development of the highest quality, the Parties agree to be legally bound as follows:

1. Incorporation of Recitals. The above Recitals are hereby incorporated into this Agreement.

2. Purpose of Agreement. The purpose of this Agreement is to reduce to writing the respective understandings and agreements of the Parties with regard to the development of the

Project and implementation of the Neighborhood Plan. To the maximum extent permissible under the laws of Utah and the United States, it is the intent of the City and Developer that this Agreement incorporates the uses and density rights granted to Developer and the Project pursuant to the Neighborhood Plan, including Developer's "vested rights" pursuant to the Act as reflected in the Neighborhood Plan. All Plats (defined below) for the Project are subject to the ordinances, regulations and policies of the City governing the development of real property within the City as of the Effective Date, including the Zoning Ordinance (defined below) (collectively, the "**Ordinances**"), provided that any conflict between the Ordinances and the provisions of this Agreement shall be controlled by this Agreement.

3. Definitions. In addition to the other capitalized terms defined elsewhere in this Agreement, the following terms shall have the respective meanings indicated below:

(a) "City's Laws" means, collectively, all City ordinances, rules, and regulations, including the provisions of the City's General Plan, the City's Zoning Code, the City's engineering and development standards and specifications, and any permits issued by the City pursuant to the foregoing ordinances and regulations.

4. Allowed Uses and Approval.

(a) The uses allowed within the Project, as specified in the Neighborhood Plan, are incorporated into this Agreement. All Plats shall be reviewed, and approved or denied by the City, in accordance with the procedures of the Ordinances in effect when the application for the respective Plat is determined to be complete, provided that any conflict between the Ordinances and the provisions of this Agreement shall be controlled by this Agreement. Upon the approval of the Neighborhood Plan by the City, Developer received a vested right to develop the Project as described herein and in accordance with the Neighborhood Plan, subject to Developer's compliance with the Zoning Ordinance and other Ordinances not inconsistent with this Agreement.

(b) In accordance with the Ordinances, Developer will submit preliminary and final subdivision plats (each a "**Plat**" and collectively the "**Plats**"), consistent with the Neighborhood Plan, except as modified by this Agreement, whether in one submission or a series of submissions associated with phased development, and all other documentation required and deemed necessary by the City for compliance of the Project with the Ordinances. The Plats shall include all improvements required by this Agreement, in accordance with the Ordinances and construction standards of the City (to the extent not inconsistent with the Neighborhood Plan or this Agreement), including setbacks, infrastructure, utilities, landscaping, open space, easements, grading, drainage, fences, sound barriers and architectural design as necessary under the Ordinances to obtain City approval. In the event that the City rejects or requests modifications to a Plat due to inconsistency between such Plat and the Neighborhood Plan or this Agreement, Developer shall cause a new or corrected Plat to be prepared and submitted to the City. All portions of the Project must be developed in accordance with the approved Plats, the Ordinances and construction standards of the City (to the extent not inconsistent with the Neighborhood Plan or this Agreement), and those specific approvals that Developer may request and the City may hereafter approve.

(c) Developer shall provide all documents and information necessary for the issuance of building permits by the City, including specific construction plans and specifications for all required Project improvements. Developer agrees to provide appropriate and complete applications to the City for review. If Developer provides an incorrect or incomplete application, the City shall notify Developer that such application is incorrect or incomplete in accordance with the City's Zoning Code after Developer provides such application. Upon receipt of a complete application, the City agrees to process application(s) in accordance with City's Zoning Code and policy. The City has no obligation to review incomplete or non-conforming applications.

5. Description of Project; Zoning; Density.

(a) The Developer Property, is identified on **Exhibit "A-1"** attached hereto, and the Church ROW Property is identified on **Exhibit "A-2"**. Any further changes to the legal description of the Properties shall be authorized only upon written amendment to this Agreement, in accordance with the terms hereof. The Neighborhood Plan is identified on **Exhibit "B"** attached hereto, which includes the locations, uses, density, and other specifications of the Project, including approximate location of parks, trails, open space, amenities, road and street systems, alleys and other improvements and uses designated therein.

(b) Developer intends to develop the Project in accordance with the City's Holdaway Farms Special District residential zone, which zoning ordinance is set forth on the attached **Exhibit "C"** (the "**Zoning Ordinance**") and applies to the Properties. The Zoning Ordinance permits the development of the Project, in terms of allowed uses and allowed densities, consistent with this Agreement, including without limitation the Neighborhood Plan.

(c) Whenever required by this Agreement to design, construct, install, operate, or maintain any infrastructure, improvements, facilities, or services, the City and Developer agree to comply with the Ordinances or the requirements of the applicable service provider or agency, with authority, as applicable, for such design, construction, installation, operation, or maintenance, in effect at the time a Plat is determined complete.

(d) The Neighborhood Plan and the Zoning Ordinance, as modified by this Agreement, shall provide the density basis for all Plats presented to the City. Except as modified by this Agreement, the maximum total base residential dwelling units allowed within the Project are set forth in the Zoning Ordinance and the Neighborhood Plan.

(e) To avoid confusing the Project with other neighborhoods in the City, Developer agrees the name of the Project shall not include the word "Park."

6. Phase Development. The Project will be developed in phases as set forth in Exhibit G, as the same may be modified by the Plats, (the "Phasing Plan") as approved by the City Staff, in consultation with the City Council; provided however, that such modifications of the Phasing Plan shall be considered Minor Amendments (as defined in the Zoning Ordinance in Exhibit C) to the Neighborhood Plan. The Phasing Plan in Exhibit G has been updated from the Phasing Plan contained in the Neighborhood Plan. For purposes of this Agreement, the Phasing Plan in Exhibit G and the contents of this Development Agreement shall control. Phasing of the Project shall take

into account and be accomplished so as to ensure continuity and orderly development of the Project, coordination in connection with the installation of infrastructure improvements, future road and utility capacity needs, availability of access to all portions of the Project and related considerations. Developer may adjust the Phasing Plan and/or develop Phases out of numerical order, as approved by City Staff, in consultation with the City Council; provided however, that public infrastructure, right of way, and park improvements must be constructed as outlined in Section 6(a), 6(b), and 6(c) of this Agreement; and further provided, that such modifications of the Phasing Plan shall be considered Minor Amendments (as defined in the Zoning Ordinance in Exhibit C) to the Neighborhood Plan. At a minimum, open space and park areas shall be constructed with the amenities, parking, and infrastructure that are indicated in the Neighborhood Plan, except as modified by this Agreement. A site plan for each park space shall be approved by the City Council. Within each phase of the Development, the Developer must complete the public infrastructure, street, and park improvements (excluding planter trees and vegetation) within that phase before the City shall be obligated to issue a certificate of occupancy for any lot constructed within that same phase.

(a) Park spaces shall be dedicated or completed and receive final approval from the City as follows:

(i) Within thirty (30) days of the effective date of this Agreement, or as soon as practicable thereafter, the land for the Park labeled as East Park on Exhibit F shall be dedicated to the City. Notwithstanding such dedication, Developer shall be responsible for the demolition of the current structures and infrastructure, except those structures that the City wishes to preserve as identified by the City in accordance with Section 6(a)(ii) below (the “Preserved Structures”), on such East Park land, including concrete structures, concrete pathways and concrete roads.

(ii) The City shall identify, in a written statement, within thirty days (30) of the Effective Date, the Preserved Structures. The Developer shall be responsible for the demolition, and the costs associated with demolition, except for any such costs applicable to the Preserved Structures, prior to the issuance of the 114th certificate of occupancy for the community.

(iii) Parks labeled as Bike Trail Park and Holdaway Park on **Exhibit F** shall be dedicated prior to the issuance of the 214th certificate of occupancy for the community;

(b) The club house, pool, and associated private amenities of the age-restricted community shall be platted with Phase 4 and constructed and completed prior to the issuance of a certificate of occupancy for the 54th unit within such age restricted community. Developer may, but shall not be required to, incorporate within the private clubhouse amenity a limited food and beverage service, offering products such as ice cream/gelato, milkshakes, frozen yogurt, shaved ice, soft drinks, hot chocolate, or similar products. Any such food and beverage service shall be incidental and accessory to the clubhouse and private amenities of the age-restricted community and shall not constitute a standalone retail, restaurant, bar, drive-through, or other independent commercial use. The food and beverage service shall not be separately platted or leased as an independent commercial premises and shall comply with all applicable City land use, licensing,

health, building, and other requirements. Nothing in this Agreement shall be construed to authorize or vest any commercial or retail land use not otherwise permitted under the applicable zoning and City Laws.

(c) Street improvements, including sidewalks, planters (excluding planter trees and vegetation), curbs, gutters, trails, and roadways, shall be completed and receive final approval from the City as follows:

(i) Main Street Connection, and Sleepy Ridge Connection to 30 West, via Main Street, to Stillwater shall be platted with Phase 1 and completed prior to the issuance of a certificate of occupancy for any of the lots developed within the same phase; and

(ii) 400 South to the eastern terminus at Holdaway Road shall be platted with Phase 2 and completed prior to the issuance of a certificate of occupancy for any of the lots developed within the same phase, with the condition that if Developer does not submit Phase 2 for approval by the City prior to receiving a certificate of occupancy for the twenty-fourth (24th) lot in Phase 1, then, upon the City's request, the Developer and/or the Church shall dedicate to the City those portions of the full-width right-of-way for 400 South from Main Street to the eastern terminus that are owned by Developer or Church.

(iii) 400 South to the western terminus shall be platted with Phase 7 and completed prior to the issuance of a certificate of occupancy for any of the lots developed within the same phase.

If planter trees and vegetation are not installed on any street fronting a lot or lots prior to issuance of a certificate of occupancy for that lot or lots, then the Developer shall furnish to the City a bond sufficient to cover the cost of installing such trees and vegetation on that lot or lots. The City shall not apply the bond until one hundred-eighty days (180 days) have passed since the City issued the certificate of occupancy for that lot or lots and the Developer has not installed the required planter trees or vegetation.

7. Dedication and Easements. All dedications and easements required as part of Plat approval in favor of the City or other service provider or agency under the terms of this Agreement shall be provided to the City or other service provider or agency at the time of Plat recordation or at an earlier time as may be agreed to by the City and Developer and/or other service provider or agency

8. Public Utilities. Developer shall pay for the construction and installation of utilities within the Project as may be required to service the Project under applicable law, including all municipal water and sewage services to the Project, and all electrical lines, natural gas lines, telecommunication and cable television lines, and so forth (collectively, the "**Utilities**"). With respect to those Utilities already in place and adjacent to the Properties, the Developer shall make all connections at similar or corresponding sizes; provided however, that if any connection is larger than that which would be required to service the Project under applicable law and as established by an engineering study approved by the City Engineer, which approval shall not be unreasonably withheld, conditioned or delayed, or to the extent the City otherwise requires any enlargement of the Utilities in excess of the minimum requirements to service the project under applicable law, the City shall bear the incremental cost of such upsizing. The City agrees to allow Developer to

connect the Project to the City's municipal water systems, the City's off-site wastewater lines and mains, and sewer lines, lift stations, and other facilities in conformance with applicable design, construction and engineering standards and requirements and to provide the Utilities services to the Project with sufficient capacity to service the Project. The City agrees to cooperate with Developer, and to take all reasonable actions necessary to provide the Utilities to the Project at the minimum level of service required by the City Engineer. The Parties agree to comply with all applicable local, state and federal laws, rules and regulations for culinary water facilities, services, quality standards and controls.

9. Impact Fees. All impact fees charged by the City in connection with the development of the Project and the approval of Plats shall be calculated based on the City's impact fee schedule as in effect on the date the applicable permit is issued; provided however, that in lieu of its obligations to construct parks and other infrastructure hereunder, Developer shall not be required to pay, and City shall waive, the "Vineyard Parks & Recreation" fee, and the "Public Safety Fee," as such labels may be modified in the future, and provided further that, Developer shall only be required to pay the lesser of the "Vineyard Water System Fee," as such label may be modified in the future, in effect on the date the applicable building permit is issued or \$1,000 in lieu of such "Vineyard Water System Fee." Notwithstanding impact fees described in this Agreement, Developer shall be solely responsible for the payment of fees assessed by or paid to a third party, such as Central Utah Conservancy District (CUWCD, CWP, CUP), the City of Orem, and Timpanogos Sanitary Sewer District (TSSD), at the rate assessed at the time the applicable building permit is issued. Nothing in this Agreement shall cap, waive, reimburse, or otherwise limit such third-party charges. Developer's exemption from the Vineyard Parks & Recreation impact fee is expressly conditioned upon Developer constructing, completing, and dedicating to the City, at the Developer's sole cost, all park improvements required to be constructed by Developer under this Agreement. If Developer fails to satisfy such obligations, the exemption shall not apply.

10. Storm Water Detention. Developer acknowledges and agrees that it shall be responsible for the financing and construction of storm water detention facilities of an adequate size to handle on-site storm water runoff generated by the Project. To the extent that storm water detention facilities or other storm water infrastructure improvements are required by the City to be sized to accommodate storm water runoff generated off-site from the Project, the City agrees to pay for the additional costs necessary to create sufficient excess capacity to handle storm water runoff generated off-site, the improvements for which shall be located within the areas designed by Developer and approved by the City. The final design and configuration of the detention facilities shall be subject to approval, as applicable, by the City, Utah County, the applicable flood control board, and Developer as part of the Plats. The storm water detention facilities shall be dedicated and transferred to the City upon completion, except for those storm water detention facilities that are located within that portion of the Project affected and maintained by a private homeowners' association, as reasonably determined by the City Engineer and submitted to the City Council for approval with the Plats. Storm water facilities dedicated to the City shall not be considered as open space or park space, either fully or partially; provided however, that underground storm water facilities may be located beneath open space and park space with approval by the City Engineer, which approval shall not be unreasonably withheld, conditioned or delayed, assuming such siting won't interfere with other uses of said open space or park space.

11. **Roads.** Except as otherwise provided below, Developer agrees to improve, dedicate and convey to the City, at no charge to the City, such land and rights-of-way (including temporary construction easements) as necessary for the roads, sidewalks, and curbs and gutters located on the Properties as set forth on the Neighborhood Plan (collectively, the “**Roads**”). Except as provided herein, Developer agrees that it shall be responsible for financing and construction of Roads within the Properties of an adequate size to handle traffic generated by the Project itself as reasonably determined by the City Engineer and in conformance with the City’s Laws. Except as provided herein, the final design and configuration of the Roads shall be consistent with the Neighborhood Plan and shall be subject to approval, which approval shall not be unreasonably withheld, conditioned or delayed, by the City and Developer as part of the Plats. Upon satisfactory completion of construction, inspection, and acceptance by the City of any Roads that are constructed by Developer, such Roads situated on the Developer Property shall be transferred to the City. Notwithstanding the foregoing, (a) to the extent the City requires the Developer to “upsize” any Roads beyond the size required to provide an adequate level of service to the Project or that which is designated and described in the approved Neighborhood Plan, the City shall be responsible for all construction costs related to such upsized Roads in excess of the construction costs that would otherwise be expended if such Roads were developed to the size necessary to achieve an acceptable level of service or to be consistent with the approved Neighborhood Plan, which level of service shall be determined by a Traffic Impact Study (TIS) submitted to and approved by the City Engineer, which approval shall not be unreasonably withheld, conditioned or delayed; and (b) in the event the City requires any of the Roads to be constructed earlier than indicated in the attached Phasing Plan, (i) the City shall fund the construction activities and all such construction costs that result directly from changing the Phasing Plan, and (ii) Developer will reimburse the City for its share of approved construction costs, excluding costs attributed to upsizing such Roads, through impact fees, assessments, or payments of money, as agreed to between the City and Developer. Prior to incurring any additional costs due to upsizing Roads, the Developer shall provide itemized costs estimate to the City Engineer for review and approval, which approval shall not be unreasonably withheld, conditioned or delayed, to enter into an agreement between the City and Developer. Such construction costs shall include, without limitation, any design, engineering, labor, materials, and other associated costs and expenses, but shall exclude internal costs of Developer and City personnel. The City shall not be obligated to pay any costs for which it did not receive and approve a cost estimate in advance.

(a) With the exception of the approximately four-hundred and forty ,foot (440’) segment of 400 South between the Developer’s property line and Holdaway Road (the “Holdaway Segment”), which Holdaway Segment shall be depicted on **Exhibit H**, Developer shall construct all roadway improvements on 400 South (from Lake View Drive west to Main Street) and on Main Street (from 400 South north to the northern border of the Project) as a seventy-seven-foot (77’) Parkway Street (collectively, the “Parkway Streets”) according to the specifications, cross section, and other descriptions of such roadway improvements in the Neighborhood Plan. The City recognizes that, according to the May 2, 2022 Cross Section Analysis performed by Hales Engineering, a copy of which is attached hereto as **Exhibit “E”** and incorporated herein by reference, seventy-seven feet is wider than would be necessary to provide an adequate level of service for traffic impacts resulting from the Project directly. Developer estimates the cost of upsizing the Parkway Streets to be approximately Two Hundred Twenty-Five Thousand Dollars (\$225,000). To pay for the increased cost of upsizing the Parkway Streets, the City agrees to reimburse Developer for its actual costs of constructing the roadway portion of the Parkway Streets

up to a not-to-exceed cost of Two Hundred-Fifty Thousand Dollars (\$250,000). Developer shall bear any actual costs in excess of this not-to-exceed amount. For all roadways except the Holdaway Segment, the Developer shall be solely responsible for the cost of all sidewalk, planter, curb, gutter, and trail portions of the Parkway Streets. For the Holdaway Segment, the Developer shall bear any and all costs for installing curb, gutter, and ensuring there is at least thirty feet (30') of roadway width, including the existing roadway; the City shall reimburse Developer for the actual costs of upsizing the roadway width greater than thirty feet (30'), and the sidewalk, planter, and trail portions of the Holdaway Segment. The City and Developer shall coordinate with the adjacent landowners on 400 South and Holdaway Road to dedicate those portions of their respective properties required to construct the Holdaway Segment as depicted in **Exhibit H** within ten (10) business days of the Effective Date. The Developer shall present to the City an engineered plan, a survey and quitclaim deeds, and construction costs required to construct 400 South within thirty (30) days of the Effective Date of this Agreement.

(b) An "Alley" is defined as a paved road section that is dedicated as a secondary means of access to an abutting property. Alleys constructed as part of the Project shall be dedicated to a private homeowners' association and maintained by the same. In the event that a private homeowners' association is unable to maintain the Alleys, then the Plats shall be recorded with each Alley dedicated to the homeowner directly abutting each Alley. The City shall not accept dedication of any Alley of the Project.

(c) The City shall approve on-street parking along the public roads of the Project if such parking does not encroach into the established travel lanes. Developer shall enter into the City's overnight street parking program and, accordingly, shall limit on-street parking to roads as defined by the terms of that program. This overnight, on-street parking shall not be considered as approved parking towards applicable City parking requirement standards.

(d) The City shall coordinate with the developer of the property adjacent to the Project's northern border (Home Center) to stub a Road connection from 400 South to East Zinfandel Lane in conjunction with the development of the west side of the East Park. This connection shall be paid for by the City and developers (Home Center and The Church of Jesus Christ of Latter-day Saints) of the respective properties.

(e) The Developer shall conduct a traffic calming study and provide engineering recommendations to the City Engineer for East Zinfandel Lane, to include the street section within the City's maintained section. The Developer shall incorporate traffic impacts from and due to the Project when evaluating and providing recommendations.

12. Reimbursement. Developer agrees to construct the upsized public utilities and roadway improvements required by this Agreement according to the timeframes contained in the Phasing Plan. Developer will furnish, or cause to be furnished, all labor, equipment, materials, manpower, and supplies which are necessary to adequately and completely construct these improvements. No materials, supplies, labor, or equipment will be furnished by the City unless agreed to in writing by the City. Developer shall construct or cause the improvements to be constructed in a workmanlike manner. The Developer shall have the responsibility to pay its contractor(s). Payment will be made to the Developer from the City in a lump sum payment at the end of constructing the improvements for each phase and acceptance by the City. The Developer

shall be paid within sixty (60) days following the day in which a billing statement is received by the City from the Developer. To mitigate against disputes over the cost of the public utility improvements, the Developer shall submit the contractor's estimate for the cost of the Work to the City for pre-approval, which pre-approval shall not be unreasonably withheld, conditioned or delayed. The City shall reimburse the actual cost, not to include Developer's profits, of the sidewalk and trail improvements along the Holdaway Segment of 400 South, and the roadway improvements along all of the Parkway Streets that exceed the width of the Local Street Cross-Section. Under no circumstance shall the City be responsible for any costs for roadway improvements exceeding TWO-HUNDRED-FIFTY-THOUSAND DOLLARS (\$250,000.00). The cap in the preceding sentence shall not apply to the sidewalk and trail improvements along the Holdaway Segment; the City shall reimburse Developer for the actual costs, not to include Developer's profits, of the sidewalk and trail improvements along the Holdaway Segment. For public utility work, the Developer may add five percent (5%) to the engineered estimate as a contingency. To avoid any disputes about eligible expenses, the City will review and approve—which review and approval shall not be unreasonably withheld, conditioned or delayed—an estimate provided by Developer prior to constructing the improvements for which the City is responsible for costs. Reimbursement will be for actual costs and shall not include Developer's profits. If costs remain within the pre-approved amount, including contingency, then the City shall reimburse such costs without question or delay. Payment of the costs shall be non-refundable.

13. Municipal Services. The City shall provide all City services to the Project that it provides from time to time to other residents and properties within the City including, but not limited to, development services and inspections, road and streetlight maintenance on public streets, police, and other emergency services. Such services shall be provided to the Project as required by applicable law and at the same levels of services, and on the same terms and rates as provided to other residents and properties in the City. Service levels and availability shall be determined by the City during its review and approval of the Phasing Plan. The City may choose not to provide services to any areas outside the approved Phasing Plan unless accepted and approved by the City Engineer, which approval shall not be unreasonably withheld, conditioned or delayed. The Developer shall not construct any areas in which emergency services cannot obtain reasonable access to provide services. The parties acknowledge and agree that Developer may be required to provide secondary emergency access over a temporary construction road during the first phase of the Project.

14. Parks and Open Space. Developer agrees to provide the parks, open space, trails and buffer areas generally as set forth in the Neighborhood Plan, except as modified by this Agreement; provided however, that Developer shall construct the improvements described in the Neighborhood Plan for the Holdaway Park in the revised area of the Holdaway Park as reflected in the Updated Site Plan in Exhibit F.

(a) The minimum continuous size for East Park shall be no less than 3.8 acres. The minimum size of Holdaway Park (West Park) shall be no less than 3.0 acres. The minimum size of Bike Trail Park shall be no less than 0.85 acres, including designated parking areas.

(b) Developer has agreed to construct the west side of East Park, as represented in Exhibit I, which development includes demolition, in-ground irrigation, sod and a restroom facility. In addition, the Parties have agreed that a portion of the west side of East Park will be surfaced with gravel instead of sod, to be used for parking (see Exhibit I). Such improvements

shall be constructed prior to the issuance of the 114th certificate of occupancy for the community. The remaining land of East Park shall be brought to final grade free of deleterious material (e.g., free of debris, trash, vegetation, construction and hazardous substance). The Clegg well and electrical infrastructure necessary to service the well shall remain in place and be conveyed to the City with East Park.

15. The City agrees that the final size and location of parks, open spaces, trails and buffer areas shall be determined in the Plats, but shall be as generally identified in the Neighborhood Plan. The open space may include recreational areas, pedestrian and bicycle trails, neighborhood parks, and commonly maintained natural or landscaped areas, as approved by the City, which approval shall not be unreasonably withheld. Upon complete construction of such open space, Developer shall convey, dedicate, and/or donate to the City, at no cost to the City, and the City agrees to accept and receive such completed open space areas, in accordance with the City code, as shown on the Plats, after which the City shall be responsible for the maintenance of such dedicated open space and any improvements thereto. As part of the Plats and as applicable under the City Ordinances, Developer agrees to submit an open space plan to the City for its review and approval in connection with the Plats. The developer shall coordinate with Home Center Construction to extend the planned mid-block crossing into the Sycamores neighborhood as shown in the Neighborhood Plan. The Parties acknowledge and agree that the park depicted in the Neighborhood Plan in the northeast area of the Project shall be developed as a park or public use as determined by the city, that the names for the parks used in this agreement are temporary, and that the City shall have the right to rename the parks following its usual processes for assigning names to parks and public places.

16. City and Other Governmental Permits. The City shall (a) promptly review, consider and execute all consents, submittals or other documents as may be required in connection with the approved Plats; (b) have a representative available to attend all appropriate meetings with respect to Developer's activities under this Agreement, provided adequate notice is given to the City; and (c) promptly meet and consider such actions as required by the Act, applicable Ordinances and the Utah Open Meetings Act to provide all appropriate consents, approvals and opinions as requested by Developer from time to time. Before commencement of construction or development of any improvements on the Properties, Developer shall, at its expense secure any and all permits which may be required by any other governmental or quasi-governmental agency having jurisdiction over the work or affected by its construction or development. The City shall cooperate with Developer and contractors working on the Project in their endeavors to obtain any other permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Properties or portions thereof (such as, by way of example, public utilities or utility districts or agencies) and, at the request of Developer, in the execution of such permit applications and agreements as may be required to be entered into with such other agencies, which request shall not be unreasonably denied.

(a) Environmental Permits. The Developer understands there may be environmental permits required to develop the Properties and shall coordinate with the appropriate state and federal agencies regarding construction activities which may impact the adjacent protected lands (e.g., wetlands). The Developer shall be responsible for all costs associated with environmental study, permits, and additional construction costs as determined by the cognizant state and federal agencies. The Developer shall provide the City with all applicable forms, permits,

documentation from those state and federal agencies establishing its work in accordance with those agencies. The Developer understands that any buffers established by those state and federal agencies along protected areas shall be at the expense of the Developer and shall not be reduced from the open space or park areas established in the Neighborhood Agreement, City Laws, or this Development Agreement.

17. Developer Easement and Restrictive Covenants. Developer covenants and agrees that, prior to the closing of Developer's construction loan for the Project, if any, Developer shall, as part of its development of the Project and/or for the benefit of the City, perform or cause to be performed the following: (a) record any restrictive covenants on the Project as provided in the Plats, in form and content consistent with the Neighborhood Plan and reasonably satisfactory to the City; and (b) record any easement on the Project as provided in the Plats, in form and content reasonably satisfactory to the City, for all other public improvements and public utility easements. Developer shall provide the City with a proposed form of each of the foregoing easements and restrictive covenants at least thirty (30) days prior to the submission of the Plats to the City. The City shall provide comments within ten (10) business days of receipt of such proposed forms. The consent of the City to the forms of easement and restrictive covenants shall not be unreasonably withheld. The City acknowledges that the form of easements and covenants described in this section will also be subject to the review and consent of the lender providing construction financing for the Project, if any, and the City agrees that the City's consent to changes requested by such lender will not be unreasonably withheld. No Accessory Dwelling Units ("ADU"), internal or external, shall be permitted in the age-restricted community on any lot smaller than six-thousand (6,000) square feet.

18. Construction and Inspection. The Project shall be developed by Developer in accordance with the City's Laws, the development standards of the City, and the Neighborhood Plan. Developer shall construct, or cause to be constructed, all improvements on the Project in conformity with all applicable federal, state and local laws, ordinances, rules and regulations. "As built" drawings of public infrastructure improvements for the Project shall be provided to the City without cost and shall include GIS information. The City shall perform periodic inspections of the public improvements to ensure conformance to the Engineer of Record's requirements and the City Engineer's drawings stamped "For Construction", which are installed and constructed by Developer. The City shall hold a preconstruction meeting with Developer, prior to Developer's construction of public infrastructure improvements, to review the requirements for construction operations. The Developer shall not proceed with public infrastructure construction activities of the Project until a Notice-To-Proceed (NTP) is issued by the City Engineer.

19. Model Homes. Notwithstanding any other provision in this Agreement to the contrary, Developer shall have the right to, pursuant to Section 4(c), apply for and obtain a building permit for and construct up to two (2) model homes (the "Model Homes") in conjunction with and before completion of Developer's construction the first phase of infrastructure improvements (the "Phase 1 Improvements"; provided however, that the Phase 1 Improvements must be complete before Developer may obtain certificates of occupancy for the Model Homes. The parties acknowledge and agree that Developer may be required to provide adequate emergency access over a temporary construction road during this phase of the Project.

20. Mortgagee Protections. The City recognizes Developer will be receiving construction financing from a private Lender or its successor and assigns (the “**Lender**”). The City will provide the Lender with thirty (30) days prior written notice of the City’s intent to declare a default by Developer under this Agreement. Although otherwise effective with respect to Developer, no notice delivered to Developer shall affect any rights or remedies of the Lender unless a copy of such notice has been delivered to such Lender in accordance with the immediately preceding sentence. The Lender shall have the right to cure any default of Developer under this Agreement. The City will not unreasonably withhold its consent to provide such other assurance and protections to the Lender by means of an amendment to this section or by separate agreement. In the event of a foreclosure by the Lender, this Agreement shall be binding on the Lender and its assigns, and any purchaser of the Developer Property at foreclosure. The City will agree to allow the Lender to take a collateral security interest in this Agreement and, in the event of a default by Developer to the Lender, to allow the Lender, or a purchaser in foreclosure of the Lender’s lien, to assume the obligations of this Agreement and to complete the Project pursuant hereto; provided that any such foreclosure purchaser has reasonably demonstrated that it has the development experience and financial ability to complete the Project in accordance with the terms of this Agreement. In the event of an assumption of this Agreement as permitted by this section, the City agrees to perform its obligations under this Agreement to the Lender or to such purchaser and to make necessary extensions of deadlines under this Agreement. This section shall not limit or subordinate the City’s interests, including but not limited to the rights to collect taxes or impose fines, fees, or remedies against Developer or subsequent owners of property developed pursuant to this Agreement.

21. Default. Neither Party shall be in default under this Agreement unless such Party fails to cure a breach under this Agreement within thirty (30) days after written notice is given to the defaulting Party by the other Party, which notice shall set forth the details of such breach in reasonable detail. If the nature of the defaulting Party’s obligation is such that more than thirty (30) days are reasonably required for performance or cure, the defaulting Party shall not be in default if such Party commences performance or cure within such thirty (30) day period (or, if such commencement is impossible due to a Force Majeure (defined below), commences performance or cure when such Force Majeure terminates) and after such commencement diligently prosecutes the same to completion.

22. Notices. Any consent, request, notice or other communication required or contemplated by this Agreement shall be in writing and shall be deemed properly given (a) if hand delivered, when delivered; (b) if mailed by United States Certified Mail (postage prepaid, return receipt requested), three (3) business days after mailing; (c) if by Federal Express or other nationally recognized overnight courier service, on the next business day after delivered to such courier service for delivery on the next business day; or (d) if by e-mail transmission, on the day of transmission so long as the sender receives no evidence reasonably indicating delivery was unsuccessful, to the addresses set forth on the signature pages, or at such other address as the party to be served with notice has furnished in writing to the party seeking or desiring to serve notice as a place for the service of notice.

23. Conveyances. All dedications and conveyances of property to the City, as contemplated herein, shall be made by special warranty deed, free and clear of all financial liens

and encumbrances, such as mortgages, deeds of trust, mechanic or materialmen's liens, but otherwise subject to all matters of record except as the Parties may otherwise reasonably agree.

24. Governing Law; Attorneys' Fees. This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with the laws of the State of Utah. In the event of default by any Party, or if any action is brought because of any breach of or to enforce or interpret any of the provisions of this Agreement, the Party prevailing in such action shall be entitled to recover from any defaulting Party reasonable attorneys' fees, costs and expenses incurred in enforcing, interpreting or terminating this Agreement.

25. Time. Time is of the essence with respect to all time periods contained in this Agreement.

26. Interpretation; Incorporation. The titles and headings contained herein are for convenience only and do not define, limit or construe the contents of this Agreement. The word "include(s)" means "include(s), without limitation," and the word "including" means "including, but not limited to." All recitals and exhibits to this Agreement are incorporated herein by reference and are deemed an integral part of this Agreement.

27. Further Assurances. Each Party to this Agreement shall undertake all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated herein. All provisions and requirements of this Agreement shall be carried out by each Party hereto as allowed by law.

28. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting land use ordinances or other ordinances and regulations, provided, that in no case shall the future exercise of the City in enacting said ordinances and regulations limit or change in any manner the allowed uses, densities, rights and obligations granted by the Neighborhood Plan or this Agreement. Developer understands that it is required to comply with future changes, amendments, or revisions to City ordinances and regulations that do not change the allowed uses or densities for the Project, as identified by this Agreement. If the City, in its legislative power, imposes a temporary zoning regulation for a compelling and countervailing public purpose, all obligations required by Developer, under the terms of this Agreement, shall be suspended and held in abeyance for the duration of the temporary zoning regulation, as enacted by the City.

29. State and Federal Law – Invalidity. Both the City and Developer mutually agree that the rights and obligations created by this Agreement are only such as are consistent with state and federal law. Both the City and Developer further agree that if any provision of this Agreement becomes inconsistent with state or federal law, or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, the balance of the Agreement remaining in full force and effect. If the City's approval of the Neighborhood Plan or any Plat is determined to be invalid by a court of competent jurisdiction, then, at Developer's option, this Agreement shall also be null and void.

30. Assignment. Neither this Agreement, nor any of the provisions, terms or conditions hereof can be assigned by Developer to another party, individual or entity without assigning the

rights as well as the obligations under this Agreement, and without the prior written consent of the City, which shall not be unreasonably withheld. Such assignments shall be subject to review by the City which is intended to provide assurances that the proposed assignee possesses sufficient ability to assume the provisions, terms, and conditions of this Agreement. The City shall review and approve, approve with conditions or deny all proposed assignments by Developer to a subsequent fee owner, as required by this Section, within twenty-one (21) days of notice of proposed sale, assignment, or other transfer. If the City takes no action to either approve (with or without conditions) or deny a proposed assignment, the assignment shall be deemed approved by the City. If the City in good faith determines that the proposed assignee does not have sufficient financial ability to assume and carry out the affirmative provisions, terms and conditions of this Agreement, a portion of this Agreement may still be assigned but Developer shall remain responsible for the performance of all obligations of this Agreement. Notwithstanding the foregoing, the City hereby consents to the assignment by Developer of any or all of its rights under this Agreement to its Lender, provided that notice of the assignment is given to the City of such assignment promptly after the transfer is accomplished. The rights of the City under this Agreement shall not be assigned.

31. Agreement to Run with the Land; Priority. This Agreement shall be recorded in the office of the Utah County Recorder against the Developer Property and is intended to and shall be deemed to run with the land, and shall be binding on all successors and assigns of Owner in the ownership or development of any portion of the Developer Property, senior to any debt security instruments encumbering the Developer Property except as provided in Section 20. The benefits of this Agreement shall inure to successors-in-interest and/or subsequent owners of the Developer Property only if the Agreement is transferred or assigned in accordance with the provisions of Section 30 above.

32. Relationship of Parties; No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the Parties hereto nor create any rights or benefits to third parties.

33. Amendments; Waivers. This Agreement may be amended, waived or enforced only by the Parties hereto. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party. This Agreement may be amended only in a writing signed by all of the Parties hereto.

34. Force Majeure. The time within which actions must be completed under this Agreement shall be extended for a period of time equal to the period of any delay directly affecting construction that is caused by (a) fire, flood, war, earthquake or other acts of God, (b) strikes, acts of public enemy, riot or insurrection, (c) unanticipated environmental testing or remediation, (d) governmental regulation of the sale or transportation of materials, supplies or labor, (e) disruptions in the availability of labor or materials, (f) plague, epidemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other governmental restrictions in response thereto, (g) unanticipated delays in obtaining Lender approvals due to characteristics of the Project, (h) changes in applicable building codes or interpretations thereof or (i) delays caused by the City

in the reviewing and approving Developer's submittals in excess of the City's normal practices (each a "***Force Majeure***").

35. Entire Agreement; Counterparts. This Agreement, together with the exhibits attached hereto, and all regulatory approvals given by the City for the Project, contain the entire Agreement of the Parties with respect to the subject matter hereof, and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements and regulatory approvals. This Agreement may be executed in multiple counterparts, which together shall constitute one and the same document.

36. Term of Agreement. This Agreement shall be for a period of fifteen (15) years following the date of recording of this Agreement; provided, however, that upon the expiration of such initial twelve (12)-year term, if this Agreement has not been previously terminated and if Developer has substantially complied with the terms of this Agreement, Developer shall have the option, exercisable by written notice to the City, to extend the term of this Agreement for an additional five (5) years.

37. Severability. If any part or provision of this Agreement is held to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, such adjudication shall not affect any other parts or provisions of this Agreement, all of which shall remain in full force and effect.

38. Approval of Agreement. The Parties hereby represent and warrant, as applicable, as follows: (a) Developer certifies that the person executing this Agreement on behalf of Developer is duly authorized and fully empowered to execute the same for and on behalf of Developer; and (b) the City certifies that the execution and delivery hereof has been approved at a duly convened meeting of the City Council and the same is binding upon the City to the extent provided herein and enforceable against it in accordance with its terms.

39. Release by Developer. Developer agrees that effective as of the Effective Date, the City, its officers, directors, predecessors, attorneys, employees, consultants, and other agents and representatives shall be forever released by the Developer-Related Parties from any and all claims, debts, obligations, rights, suits, damages, actions, causes of action, remedies, and liabilities that arose prior to the Effective Date and specifically relate to (i) previously-charged impact fees by the City, and (ii) the Holdaway Segment. Notwithstanding the forgoing, nothing herein shall be construed as a waiver or release by Developer or the Developer-Related Parties of any right or claim that arises after the Effective Date. Developer and the Developer-Related Parties shall maintain the right to all claims, debts, obligations, rights, suits, damages, actions, causes of action, remedies, and liabilities arising after the Effective Date.

40. Release by the City. The City agrees that effective as of the Effective Date, Developer, its officers, directors, predecessors, attorneys, employees, consultants, and other agents and representatives shall be forever released by the City and the City-Related Parties from any and all claims, debts, obligations, rights, suits, damages, actions, causes of action, remedies, and that arose prior to the Effective Date and specifically relate to (i) previously-charged impact fees by the City, and (ii) the Holdaway Segment. Notwithstanding the forgoing, nothing herein shall be construed as a waiver or release by the City or the City-Related Parties of any right or claim that

arises after the Effective Date. The City and the City-Related Parties shall maintain the right to all claims, debts, obligations, rights, suits, damages, actions, causes of action, remedies, and liabilities arising after the Effective Date.

[Signature pages follows]

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EXHIBIT A-1

(Legal Description of Developer Property)

[Signature page to Development Agreement]

EXHIBIT A-2

(Legal Description of Church ROW Property)

EXHIBIT B
(Neighborhood Plan)

EXHIBIT C
(Zoning Ordinance)

EXHIBIT D

(Phasing plan of the Project)

EXHIBIT E

(Cross Section Analysis)

EXHIBIT F
(Updated Site Plan)

EXHIBIT G

(Updated Phasing Plan)

EXHIBIT H

(Holdaway Segment Cross-Section)

EXHIBIT I

(Developer Demolition)

EXHIBIT J

(Development Agreement)

WHEN RECORDED RETURN TO:

Vineyard City
125 S Main Street
Vineyard, UT 84059

QUIT CLAIM DEED

KEITH R. HOLDAWAY and JONI V. HOLDAWAY, of 367 S Holdaway Road, Vineyard, Utah 84059, Grantors, hereby quitclaim **to VINEYARD CITY, UTAH**, a Utah municipal corporation, Grantee, for the sum of One Dollar Dollar(s) (\$ 1.00), all of Grantors' right, title, and interest in and to the following described real property located in Vineyard, Utah County, State of Utah:

EXHIBIT A – LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

The real property conveyed by this Quitclaim Deed is more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, consisting of the legal description and survey depiction prepared by Region Engineering & Surveying, dated September 3, 2026, describing approximately 527 square feet of property located along the north right-of-way line of 400 South in the South 1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base & Meridian, Vineyard, Utah County, Utah.

In witness whereof, the Grantor has caused its corporate seal to be hereunto affixed by its duly authorized officers this ____ day of September, 2026.

By: Keith R. Holdaway, Grantor

By: Joni V.. Holdaway, Grantor

STATE OF UTAH)

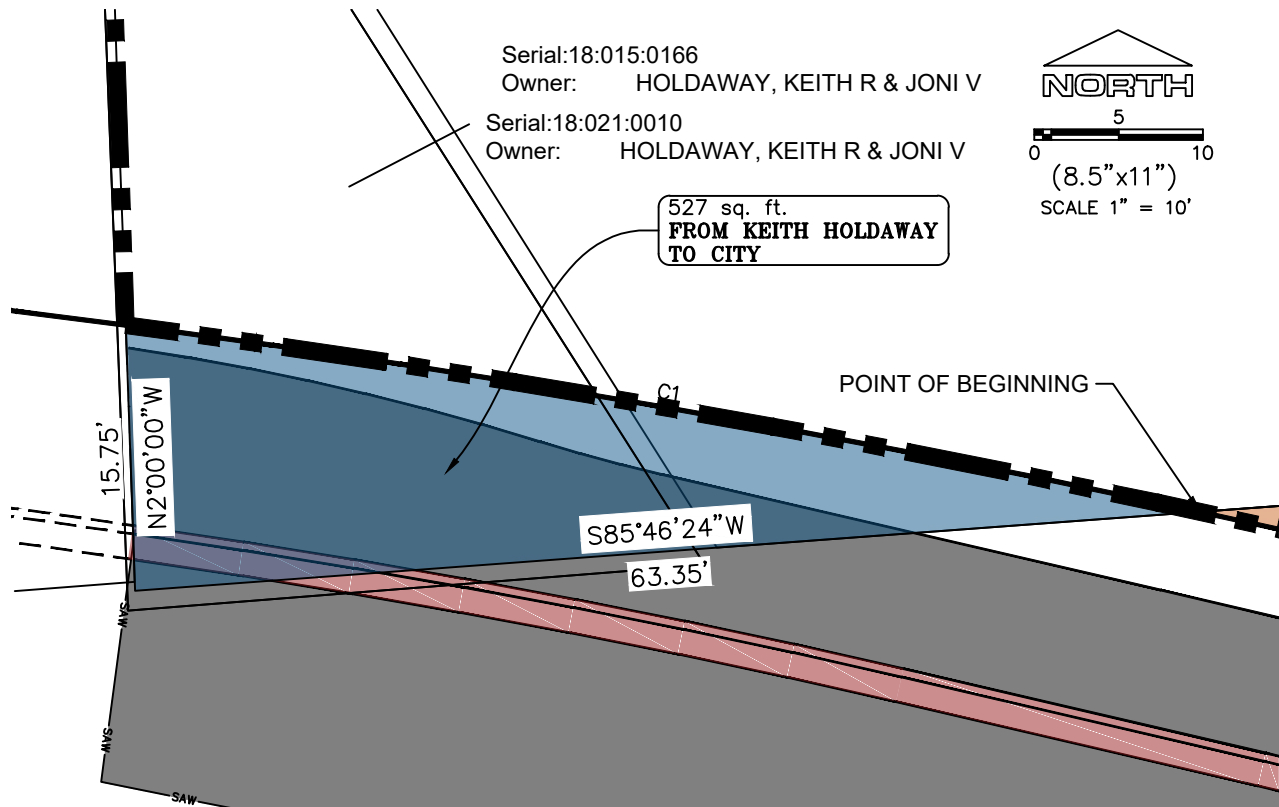
: ss.

COUNTY OF UTAH)

On this ____ day of September, 2026, personally appeared before me Keith R. Holdaway and Joni V. Holdaway, who acknowledged that they executed the foregoing Quitclaim Deed.

NOTARY PUBLIC

Residing in Utah County, Utah
My Commission Expires:



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	64.70'	781.56'	64.68'	S80°08'34"E	4°44'34"

Boundary Description

A PARCEL OF LAND LOCATED IN THE SOUTH ¼ OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NON-TANGENT CURVE LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH, SAID POINT ALSO BEING S.89°46'04"W. ALONG THE SECTION LINE 389.03 FEET AND NORTH 105.12 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 17;

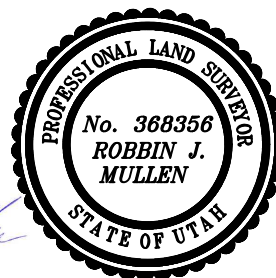
Thence, S 85° 46' 24" W for a distance of 63.35 feet to a point on a line.

Thence, N 02° 00' 00" W for a distance of 15.75 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 04° 44' 34", having a radius of 781.56 feet, and whose long chord bears S 80° 08' 34" E for a distance of 64.68 feet to the POINT OF BEGINNING.

CONTAINS 527± sq ft

PROJECT BASED ON STATE PLANE COORDINATES, NAD83



September 3, 2026
DATE

SURVEYOR

400 SOUTH R.O.W.
PROPERTY LOCATED IN THE S 1/4 COR. SEC.
17, T6S, R2E, SLB&M
VINEYARD, UTAH 84059

PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

WHEN RECORDED RETURN TO:

Vineyard City
125 S Main Street
Vineyard, UT 84059

QUITCLAIM DEED

VINEYARD CITY, UTAH, a Utah municipal corporation, Grantor, hereby quitclaims to **KEITH R. HOLDAWAY and JONI V. HOLDAWAY**, Grantees, for the sum of One Dollar (\$1.00), all of Grantor's right, title, and interest in and to the following described real property located in Vineyard, Utah County, State of Utah:

EXHIBIT A - LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

The real property conveyed by this Quitclaim Deed is more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, consisting of the legal description and survey depiction prepared by Region Engineering & Surveying, dated September 3, 2026, describing approximately 127 square feet of property located along the north right-of-way line of 400 South in the South 1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base & Meridian, Vineyard, Utah County, Utah.

In witness whereof, the Grantor has caused this Quitclaim Deed to be executed by its duly authorized officer this ____ day of September, 2026.

VINEYARD CITY

By: Zack Stratton, Mayor

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

On the ____ day of September, 2026_, personally appeared before me Zack Stratton, who being by me duly sworn, did say that he is the Mayor of Vineyard City, and said person acknowledged to me that said municipal corporation executed the foregoing instrument.

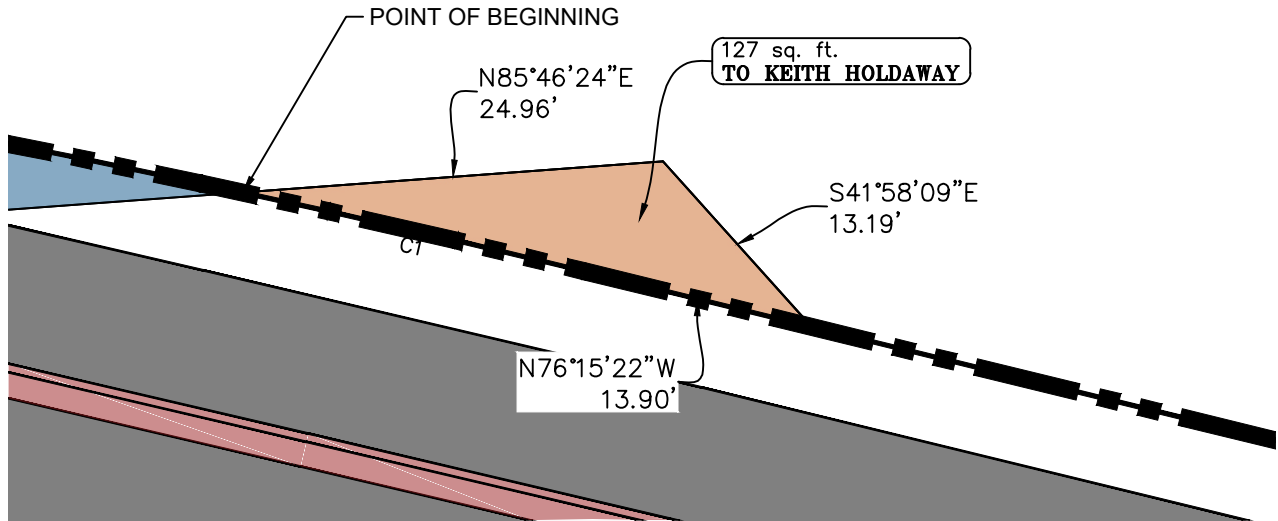
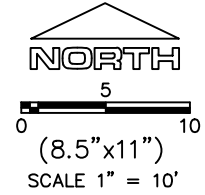
NOTARY PUBLIC

Residing in Utah County, Utah

My Commission Expires:

EXHIBIT A

Serial:18:015:0166
Owner: HOLDAWAY, KEITH R & JONI V



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	20.74'	781.56'	20.74'	N77°00'40"W	1°31'13"

Boundary Description

A PARCEL OF LAND LOCATED IN THE SOUTH ¼ OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NON-TANGENT CURVE LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH, SAID POINT ALSO BEING S.89°46'04"W. ALONG THE SECTION LINE 389.03 FEET AND NORTH 105.12 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 17;

Thence, N 85° 46' 24" E for a distance of 24.96 feet to a point on a line.

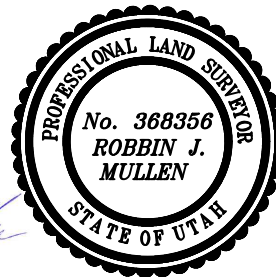
Thence, S 41° 58' 09" E for a distance of 13.19 feet to a point on a line.

Thence, N 76° 15' 22" W for a distance of 13.90 feet to the beginning of a curve,

Said curve turning to the left through 01° 31' 13", having a radius of 781.56 feet, and whose long chord bears N 77° 00' 40" W for a distance of 20.74 feet to the POINT OF BEGINNING

CONTAINS 127± sq ft

PROJECT BASED ON STATE PLANE COORDINATES, NAD83



September 3, 2026
DATE

SURVEYOR

400 SOUTH R.O.W.
PROPERTY LOCATED IN THE S 1/4 COR. SEC.
17, T6S, R2E, SLB&M
VINEYARD, UTAH 84059

PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

WHEN RECORDED RETURN TO:

Vineyard City
125 S Main Street
Vineyard, UT 84059

QUIT CLAIM DEED

JACOB WALTER HOLDAWAY, Grantor, of 392 S Holdaway Road, Vineyard, UT 84059, hereby quitclaims to **VINEYARD CITY, UTAH**, a Utah municipal corporation, Grantee, for the sum of One Dollar Dollar(s) (\$ 1.00), all of Grantor's right, title, and interest in and to the following described real property located in Vineyard, Utah County, State of Utah:

EXHIBIT A - LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

The real property conveyed by this Quitclaim Deed is more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, consisting of the legal description and survey depiction prepared by Region Engineering & Surveying, dated September 3, 2026, describing approximately 504 square feet of property located along Holdaway Road and the north right-of-way line of 400 South in the South 1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base & Meridian, Vineyard, Utah County, Utah.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this ____ day of September, 2026.

In witness whereof, the Grantor has caused its corporate seal to be hereunto affixed by its duly authorized officer this ____ day of September, 2026.

By: Jacob Walter Holdaway, Grantor

STATE OF UTAH)

: ss.

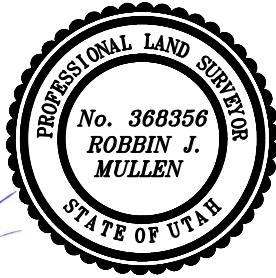
COUNTY OF UTAH)

On the ____ day of September 2026, personally appeared before me Jacob Walter Holdaway, Grantor, did say that he is the owner of the said property in Vineyard City.

NOTARY PUBLIC

Residing in Utah County, Utah
My Commission Expires:

EXHIBIT A



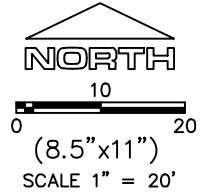
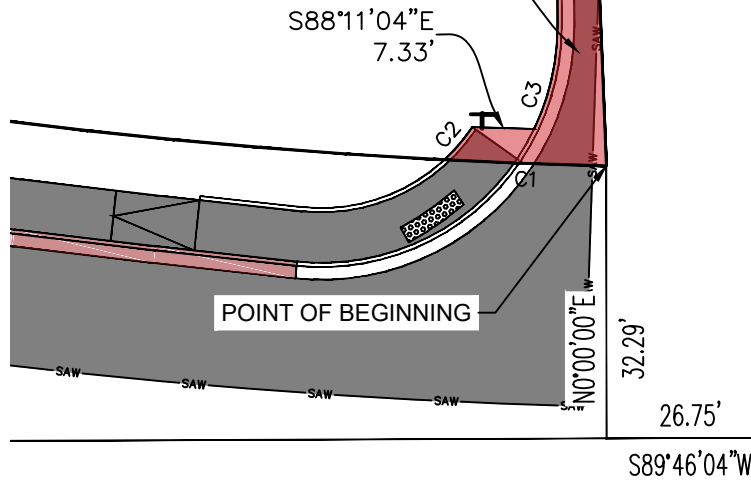
Robbin J. Mullen

SURVEYOR
September 3, 2026
DATE

Serial: 18-015-0116
Owner: HOLDAWAY, JACOB
WALTER

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	19.22'	716.33'	19.22'	N87°48'12"W	1°32'15"
C2	5.12'	21.50'	5.11'	N40°23'57"E	1°33'42"
C3	12.69'	28.00'	12.58'	N12°40'18"E	25°58'04"

504 sq. ft.
FROM JACOB HOLDAWAY
TO VINEYARD CITY



Boundary Description

A PARCEL OF LAND LOCATED IN THE SOUTH ¼ OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NON-TANGENT CURVE LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH, SAID POINT ALSO BEING S.89°46'04"W. ALONG THE SECTION LINE 26.75 FEET AND NORTH 32.59 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 17;

aid curve turning to the right through 01° 32' 15", having a radius of 716.33 feet, and whose long chord bears N 87° 48' 12" W for a distance of 19.22 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 13° 38' 42", having a radius of 21.50 feet, and whose long chord bears N 40° 23' 57" E for a distance of 5.11 feet to a point of intersection with a non-tangential line.

Thence, S 88° 11' 04" E for a distance of 7.33 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of 25° 58' 04", having a radius of 28.00 feet, and whose long chord bears N 12° 40' 18" E for a distance of 12.58 feet to a point of intersection with a non-tangential line.

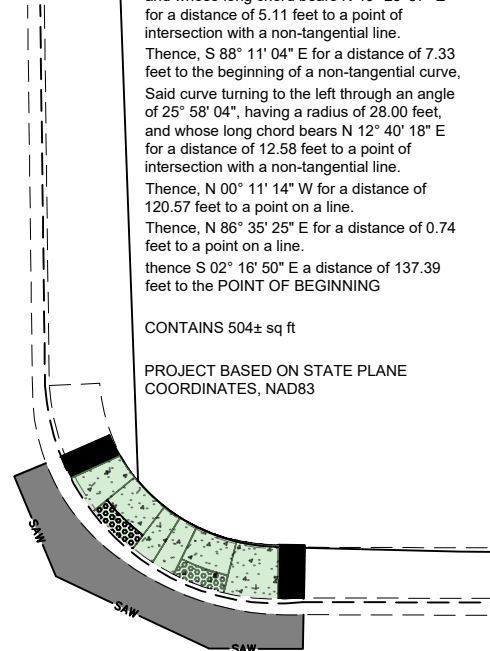
Thence, N 00° 11' 14" W for a distance of 120.57 feet to a point on a line.

Thence, N 86° 35' 25" E for a distance of 0.74 feet to a point on a line.

thence S 02° 16' 50" E a distance of 137.39 feet to the POINT OF BEGINNING

CONTAINS 504± sq ft

PROJECT BASED ON STATE PLANE COORDINATES, NAD83



HOLDAWAY ROAD R.O.W.

PROPERTY LOCATED IN THE S 1/4 COR. SEC.

17, T6S, R2E, SLB&M
VINEYARD, UTAH 84059

PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: September 15, 2026

Agenda Item: Appoint A City Treasurer

Department: Finance

Presenter: Evan Smith

Background/Discussion:

City Code requires the City Council to appoint a Treasurer who is separate from the Finance Director. Staff recommends appointing Dave Sanderson, the City's outside financial advisor, to serve in this role. Duties previously performed by the Treasurer have largely been distributed among the current Finance team, while Dave has been retained to assist with monthly bank and investment account reviews, financial audit preparation, financial advising, and state filing requirements. Dave was recommended by the Orem City Finance team and brings more than 30 years of public-sector finance experience, specializing in governmental accounting and financial management for municipalities throughout Utah.

Recommendation:

Staff recommends appointing Dave Sanderson.

Sample Motion:

I move to appoint Dave Sanderson as Vineyard City Treasurer.

Attachments:

None



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

Christopher Price

☐

Mayor

☒

City Council

Regulated Officeholder/Candidate (Print Name)

☐

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Ascent Programs	Occupation	IT
Employer Address	757 S Main st	Job Title	Director of IT
Brief Description	A group of residential treatment centers for struggling youth.		
Employer Name	Self Employeed	Occupation	IT
Employer Address	553 N 220 E	Job Title	Owner
Brief Description	I work as a IT consultant for companies outside of Vineyard.		

Preceding Year Employer(s):

Employer Name	Same	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name	Same	Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☒ Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☒ Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Kristal Price
Employer (current)	Freshly Picked
Employer (preceding year)	Worked as a scheduler for a therapy office. The name escapes me.

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/08/2026

Christopher Price

Digitally signed by Christopher Price
Date: 2026.09.08 12:33:46 -06'00'

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



CONFLICT OF INTEREST DISCLOSURE STATEMENT
UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT
(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☒

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	Self-Employed	Occupation	Software
Employer Address	5005 N University Ave	Job Title	CEO
Brief Description	Software for political campaigns, parties, and PACs		
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☐

Check if not applicable

Entity Name (current)	Grassroot Technologies, LLC	Position	CEO
Brief Description	Software for political campaigns, parties and PACs		
Entity Name (preceding year)	Sandstrom Capital LLC	Position	Co-Founder
Brief Description	Etsy Store and some design work		



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☐ Check if not applicable

Individual/Entity Name	Grassroot Technologies, LLC
Brief Description	Software for political campaigns, parties and PACs
Individual/Entity Name	Sandstrom Capital LLC
Brief Description	Etsy Store and some design work

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☐ Check if not applicable

Entity Name	Salt Lake Climbers Alliance	Position	Board Vice Chair
Brief Description	Maintain and protect climbing in Wasatch (2022-2026)		
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Abigail Julianne Sandstrom
Employer (current)	Homemaker
Employer (preceding year)	-

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/08/2026

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.



CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☐

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☒ Check if not applicable

Individual/Entity Name	
Brief Description	
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☒ Check if not applicable

Entity Name		Position	
Brief Description			
Employer Name		Position	
Brief Description			

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☒ Check if not applicable

Spouse	
Employer (current)	
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is not related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☒ *not applicable, misread*

Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/11/2026

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
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CONFLICT OF INTEREST DISCLOSURE STATEMENT

UNDER THE MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

(Utah Code Annotated Section 10-3-1313, 20A-11-1604(6)), and 10-3-301.5

David N. Pearce

☐

Mayor

☐

City Council

Regulated Officeholder/Candidate (Print Name)

☒

Candidate for Office

1. The name and address of each current employer and each employer during the preceding year including a brief description of the employment, occupation, and job title.

Current Employer(s):

Employer Name	N/A: Retired	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

Preceding Year Employer(s):

Employer Name	N/A: Retired	Occupation	
Employer Address		Job Title	
Brief Description			
Employer Name		Occupation	
Employer Address		Job Title	
Brief Description			

2. The name of the entity in which the regulated officeholder/candidate is or was an owner or officer during the current or preceding year including a brief description of the type of business or activity conducted by the entity and position.

☒

Check if not applicable

Entity Name (current)		Position	
Brief Description			
Entity Name (preceding year)		Position	
Brief Description			



3. The name of each individual or entity, including a brief description of the type of business or activity, from which the regulated officeholder/candidate has received \$5,000 or more in income during preceding year.

☐ Check if not applicable

Individual/Entity Name	Federal Government
Brief Description	Retirement and Benefit payments
Individual/Entity Name	
Brief Description	

4. The name and brief description of each entity in which the regulated officeholder/candidate holds any stocks or bonds having a fair market value of \$5,000 or more as of the date of this disclosure statement or during the preceding year (excluding funds managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

☒ Check if not applicable

Entity Name	
Brief Description	
Entity Name	
Brief Description	

5. The name of each entity or organization **not** listed above in which the regulated officeholder/candidate currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors including a brief description of the business or activity and position held.

☐ Check if not applicable

Entity Name	Vineyard Planning Commission	Position	Vice Chair (unpaid)
Brief Description	Guide physical growth, land use, and development (will resign if appointed)		
Employer Name	Vineyard Cares Commission	Position	Chair (unpaid)
Brief Description	Provide resources and services to youth and parents (will resign if appointed)		

6. (Optional): Description of any real property in which the regulated officeholder/candidate holds an ownership or other financial interest that the regulated officeholder/candidate believes may constitute a conflict of interest including a description of the type of interest.

☒ Check if not applicable

Real Property	
Type of Interest	
Real Property	
Type of Interest	



7. The name of the regulated officeholder/candidate's spouse and the name and address of each current and preceding year employer if the regulated officeholder/candidate believes the employment may constitute a conflict of interest.

☐ Check if not applicable

Spouse	Beverly Jane Pearce
Employer (current)	N/A: Retired
Employer (preceding year)	

8. The name of any other adult residing in the regulated officeholder/candidate's household who is **not** related by blood, including a brief description of their employment or occupation if the regulated officeholder/candidate believes the adult's presence may constitute a conflict of interest.

☒ Check if not applicable

Other Adult	
Employment description OR Occupation	
Other Adult	
Employment description OR Occupation	

9. (Optional) A description of any other matter or interest that the regulated officeholder/candidate believes may constitute a conflict of interest.

☒ Check if not applicable

Check if applicable:

☐ Under UCA 20A-11-1604(7)(a), I claim that I am an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my employment under Item 1 be redacted.

☐ Under UCA 20A-11-1604(7)(a), I claim that my spouse is an at-risk government employee as defined in UCA 63G-2-303(1)(a) and that my spouse's employment under Item 7 be redacted.

I, the regulated officeholder/candidate, believe the information provided is true and accurate to the best of my knowledge.

Date: 09/10/2026

Regulated Officeholder/Candidate Signature

Privacy Notice:

- The personal data collected in this form will be available to the public under 63G-2-301.
- Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.

RESOLUTION NO. 2026-35

**A RESOLUTION OF THE CITY COUNCIL OF VINEYARD, UTAH COUNTY, UTAH,
ADOPTING THE AMENDED 2026 VINEYARD CITY COUNCIL REGULAR ANNUAL
PUBLIC MEETING SCHEDULE AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Utah State Code 52-4-202 2(a) and (b) requires that public notice be given of the annual meeting schedule at least once a year; and

WHEREAS, the City Council adopted an amended 2026 meeting schedule on January 20th, 2026; and

WHEREAS, the City Council desires to change its meeting nights to the second and fourth Tuesday of every month, and to amend the 2026 regular annual public meeting schedule to reflect this desired change.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Vineyard, Utah County, State of Utah, as follows:

SECTION I. The 2026 Vineyard City Council regular annual public meeting schedule is adopted as shown in the attached 'Exhibit A', as amended.

SECTION II. This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the Vineyard City Council on this 15th day of September 2026.

Mayor Zack Stratton

Attest:

Tony Lara, Deputy City Recorder



2026

JANUARY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

S	M	T	W	T	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

S	M	T	W	T	F	S
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

S	M	T	W	T	F	S
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

S	M	T	W	T	F	S
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		