



## CITY COUNCIL MINUTES

**Wednesday, August 13, 2025**  
**Approved September 24, 2025**

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, August 13, 2025, at 5:30 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

**Presiding:** Mayor Lorin Palmer

**Councilmembers Present:** Terrah Anderson, Jared Henderson, Teddy Hodges

**Councilmembers Excused:** Sherrie Ohrn

**Staff Present:** City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Communications Manager Jonathan LaFollette, Community Development Director Blake Thomas, Deputy Police Chief Cody Stromberg, UFA Division Chief Anthony Widdison, City Engineer Bryce Terry, Operations Director Monte Johnson, Public Utilities Engineering Manager Jonathan Bowers, Assistant to the City Manager Trevor Ram, and City Planner Michael Maloy.

**5:30 PM – WORK MEETING:** (Fort Herriman Conference Room)

### **1. Council Business**

Mayor Lorin Palmer called the meeting to order at 5:34 p.m.

#### **1.1. Review of this Evening's Agenda**

Council and staff briefly reviewed the agenda.

### **1.2. Future Agenda Items**

No future agenda items were requested.

### **1.3. Council discussion of future citizen recognitions**

No future citizen recognitions were noted.

## **2. Administrative Reports**

### **2.1. City Status Report for June 2025 and July 2025 – Trevor Ram, Assistant to the City Manager**

Assistant to the City Manager Trevor Ram presented the status report for June and July 2025 to the Council. He noted that the engineering group would cover major projects in their quarterly updates. He reported continued growth in building permits, businesses, and population, with a slight increase in the vacancy rate from June to July. Assistant to the City Manager Ram discussed sales tax numbers, describing them as being on a "roller coaster" in terms of the amounts dispersed back to the city. He presented charts showing that some months were higher than the previous year while others were lower. When questioned about the variability, he explained that it often resulted from double payments in one period that should have been collected more smoothly.

Assistant to the City Manager Ram pointed out that sales tax revenue has stabilized at approximately a 25% split between direct sales happening within the community versus population-based distribution. He noted efforts were being made to increase the direct sales portion through commercial development.

### **2.2. Discussion Regarding Progress of Transportation Master Plan Update – Bryce Terry, City Engineer**

City Engineer Bryce Terry introduced the Transportation Master Plan update, explaining that the city's rapid growth necessitated regular updates to properly plan for transportation needs. He mentioned that the purpose of the presentation was to gather early feedback from the Council, with a final recommendation and adoption expected in a few months. Engineer Terry introduced the project website available to the public under the Master Plan page on the City website. He noted this would be a "live" project website where feedback could be continuously submitted.

WCG Transportation Engineer Ian McGregor, the consultant on the project, presented the "story map" website which broke the plan into digestible chunks. He explained that Herriman was anticipated to have over 116,000 residents by 2050, and the plan looked to help communicate the transportation infrastructure needs for that growth.

The website included different roadway cross-sections, planned lane counts, and project lists developed based on population projections. The traffic model showed most roads within Herriman were currently functioning well, with challenges primarily on roads connecting outside the city. The model illustrated both "no build" and "build" scenarios for 2050, to demonstrate how proposed projects would accommodate future traffic.

Engineer Terry explained that population and employment projections were used to model future traffic volumes, which were compared to road capacities to develop the project list. The process identified roads expected to fail within certain timeframes, indicating needs for widening, new roads, or alternative transportation options. He highlighted the potential connection point into Bluffdale. The model indicated this should be a Phase 1 project to accommodate future traffic growth, as roads were projected to fail in five years without intervention. However, Engineer Terry noted that the Council had previously treated it more as a vision project, deferring it to a later phase. The Planning Commission had expressed that delaying this connection to Phase 3 (2035-2045) did not meet the City's needs adequately, arguing for a reconsideration of the timeline due to the mounting pressure on infrastructure.

Councilmember Henderson expanded on the historical challenges with Bluffdale over the right-of-way that Herriman owned extending past the Bluffdale boarder. He reminisced about unsuccessful attempts to sell this land to Bluffdale, where negotiations stalled despite Herriman's propositions, including some as symbolic as suggesting the land could be used for a water tank project on Bluffdale's end.

He emphasized that political resistance from Bluffdale posed a barrier, yet argued that the evolving infrastructure demands, along with changes in Bluffdale's urban landscape, have heightened the necessity for this connection. It was also noted that residents on the other side of Bluffdale increasingly favored the connection, contrary to official municipal stances. The Council collectively acknowledged the shifting dynamics over the past eight to ten years since initial proposals, viewing the connection as increasingly viable and crucial. They agreed to move the Bluffdale connection into Phase 1 in the master plan and discussed the importance of having projects listed in the plan to facilitate funding through various entities including UDOT, WFRM, and the legislature.

Transportation Engineer McGregor noted that the project website included a feature allowing public comments, and many residents had already provided feedback. WCG also gathered public input at Herriman Town Days, asking questions about preferences for wider roads versus a smaller grid system. Engineer Terry explained that once the project list had been established, an impact fee study would determine how much of each project could be funded through impact fees based on the growth-related percentage.

**2.3. Discussion regarding a proposed master development agreement with LTF Real Estate Company, Inc. for a proposed commercial development located at 4684 West 12600 South – Blake Thomas, Community Development Director**

Community Development Director Blake Thomas presented a proposed Master Development Agreement (MDA) with LTF Real Estate Company (Lifetime Fitness) for a second Utah location on a 14-acre site at the northeast corner of 12600 South and Mountain View Corridor. The proposed development included a 102,000 square-foot fitness center with outdoor pool and pickleball courts.

Director Thomas explained that the MDA addressed four items requiring exceptions to city code:

1. Fencing Requirements: City Code required a 6-foot decorative masonry wall between commercial and residential uses with a 30-foot setback. Lifetime proposed a 50-foot setback with the existing vinyl fence, a landscaped berm, and vegetation instead of the precast wall. Three cross-sections were presented showing how the berm and landscaping would be implemented in different areas.
2. Signage: Lifetime requested permission for a major corridor sign. While they meet most criteria, their site is 13.6 acres rather than the required 20 acres. The proposed sign would follow all other standards for major corridor signs and would be positioned 780 feet from the Auto Mall sign across the street.
3. Building Materials: Lifetime was requesting an exception to the brick and stone requirements, proposing approximately 60% stucco instead of the 20% maximum allowed. Renderings showed a building design similar to other new Lifetime locations, with brick primarily on the front facade along with glazing and backlit signs.
4. Transportation Impact Fees: Lifetime was requesting a reduction in transportation impact fees, considering that UDOT would eventually take over 12600 South. Their calculated impact fee would be \$1,620,000, substantially higher than comparable developments due to traffic volume. Lifetime proposed paying \$500,000 with no frontage improvements, or \$350,000 with three specific frontage improvements which would include streetlights, asphalt path, and rock mulch seeding.

The Council expressed concerns about the building materials, suggesting adding vertical elements or different colors to break up the monotony of the stucco walls, particularly on the front and sides of the building. Lifetime Fitness representative Dan Beavers noted they could use darker bronze coloring for signage and extend the coloring vertically to help break up the mass.

Regarding the fence, Councilmember Hodges suggested adding lateral fencing to block access to the area behind the building, to which Representative Beavers agreed was a good compromise to keep people out of the space. The Council leaned toward accepting the \$350,000 figure in impact fees with the proposed temporary improvements, acknowledging the future UDOT jurisdictional transfer of 12600 South. Director Thomas noted the MDA would be brought back to a future meeting for approval and would include all of the updated materials based on the feedback received.

*Councilmember Hodges moved to temporarily recess the City Council work meeting. Councilmember Anderson seconded the motion and all present voted aye.*

The Council reconvened the Council work meeting at 9:48 p.m.

#### **2.4. Discussion Regarding Request to Vacate Asphalt Trail Near Estates at Rose Creek Subdivision – Bryce Terry, City Engineer**

Engineer Bryce Terry presented a request to vacate an asphalt trail located adjacent to the Estates at Rose Creek subdivision. He reported that of the 16 property owners adjacent to the trail, 13 supported the proposed vacation, two were opposed, and one did not respond. Engineer Terry provided a map of the trail, which connected from 13400 South, behind existing commercial properties, into the residential neighborhood. He explained that the trail was originally dedicated as a dirt equestrian trail as part of the subdivision plat and was later paved by the City in 2014.

Engineer Terry relayed concerns expressed by residents which included safety and security issues, lack of maintenance such as overgrown weeds and debris, improper use by unauthorized vehicles, and ongoing loitering within the corridor. The requestor, Mr. Adam Jacobson was in attendance and specifically noted that the trail ended at the center of an intersection, which created a safety hazard, particularly given increasing traffic volume on 13400 South.

Engineer Terry acknowledged that vacating the trail would involve certain logistical challenges, including determining how the vacated property would be divided among adjacent landowners, and addressing the associated costs of surveying and legal documentation. The Council discussed the request and expressed interest in gathering additional information prior to scheduling a public hearing. The Council directed staff to research the estimated costs of vacating the trail, determine legal requirements for obtaining consent from affected property owners, consider alternatives such as the installation of bollards to restrict vehicle access, and explore methods for collecting feedback from the broader neighborhood.

Mayor Palmer concluded the discussion by recommending that the item be placed on a future City Council work meeting agenda once the requested information had been gathered and reviewed.

**2.5. Discussion regarding policy for City owned fences along corridors – Nathan Cherpeski, City Manager**

City Manager Nathan Cherpeski presented a discussion regarding city-owned fences along corridors, prompted by a resident's request to replace a city-owned four-slat fence with a privacy fence for their backyard on Mirabella Street. He showed photos demonstrating that over the years, many residents had already replaced the city's fences with various types of fencing, including privacy fences. He noted that when cars hit the city's rail fences, the City completed the repairs, but it would be more expensive to repair solid fences if they were damaged.

The Council agreed that attempting to maintain uniformity at this point seemed like extremely difficult since many changes had already occurred throughout the city. They supported allowing the specific resident's request but suggested a broader review of the city's fencing ordinances and policies. They questioned whether maintaining private fences should be a city responsibility paid for with general tax dollars, noting it was an unusual burden for the City. The Council suggested revisiting fencing standards citywide to determine what is sustainable and appropriate for the city to maintain long-term.

*Councilmember Hodges moved to temporarily recess the City Council work meeting to convene in a closed session to discuss pending, or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 at 10:14 p.m. Councilmember Anderson seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Absent</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously with Councilmember Ohrn being absent.

The Council reconvened the Council meeting at 10:43 p.m.



### 3. Adjournment

*Councilmember Hodges moved to adjourn the Council work meeting at 10:43 p.m. Councilmember Henderson seconded the motion, and all present voted aye.*

### 7:00 PM – GENERAL MEETING:

#### 1. Call to Order

Mayor Palmer called the meeting to order at 8:04 p.m.

##### 1.1. Invocation/Thought/Reading and Pledge of Allegiance

Operations Director Monte Johnson led the audience in the Pledge of Allegiance.

##### 1.2. City Council Comments and Recognitions

There were no comments or recognitions offered.

#### 2. Public Comment

Tessa Sperry submitted an electronic comment expressing opposition to the MDA in its current form. While she supported LTF's use of the land, she requested that a precast fence be installed, citing safety concerns due to past incidents of children breaking through the existing fence. She believed the precast fence would offer better protection with increased foot and vehicle traffic, as well as reduce backyard noise. She noted she had a dog and two small children and was willing to forgo use of her backyard during the installation. Additionally, she expressed concern that the proposed 52-foot building would block her current view and reduce sunlight in her yard. She felt the fence would be one way for LTF to offset those negative impacts.

Torey Olsen submitted an electronic comment stating that as a resident of the neighborhood adjacent to the homes directly north of the proposed Lifetime Fitness development, urged the City Council to maintain its standard of requiring a concrete fence between commercial and residential properties. He welcomed the development and the opportunities it would bring but emphasized that, in the interest of property values, privacy, and aesthetics, which would all be impacted, a concrete fence should be required, as has been done elsewhere in the city. He thanked the Council for considering the views of residents immediately to the north and in the broader area.

Angela Carter submitted an electronic comment expressing support for the plan to have Lifetime Fitness at the site but requested that a concrete fence be installed. She noted that the current fence was frequently kicked in and believed a concrete fence would be a significant improvement.

Raili Ballentine submitted an electronic comment explaining she was a resident of the neighborhood just north of the proposed development site, expressed support for the Lifetime Fitness project but advocated for the installation of a cement wall instead of a landscaped berm. She voiced concerns about potential noise from the facility and the impact increased traffic and foot traffic could have on the nearby neighborhood park if only a vinyl fence remained.

### **3. City Council Reports**

#### **3.1. Councilmember Jared Henderson**

Councilmember Henderson reported on behalf of the Unified Fire Authority Board, joined the Unified Fire Division Chief Anthony Widdison in addressing recent wildfires and structure fires around the state and county. They emphasized the heightened fire risk and urged the public to exercise caution with fireworks, lithium batteries, and other fire-prone activities.

#### **3.2. Councilmember Teddy Hodges**

Councilmember Hodges reported on the Jordan Basin Improvement District Sewer District Meeting. He noted plans for a major plant expansion of about 15 million gallons to double the plant size in the next few years. He mentioned an upcoming trip to Milwaukee to tour three different plant sites with similar architecture, which would be paid for by the Jordan Basin Improvement District.

#### **3.3. Councilmember Sherrie Ohrn**

Councilmember Ohrn was excused from the meeting.

#### **3.4. Councilmember Terrah Anderson**

Councilmember Anderson representing the Mosquito Abatement District board, noted a proposed tax increase for next year that would result in an average of 99 cents per home per year. The public hearing would take place in December. She also noted an upcoming public outreach event the district will do at the Herriman Library.

### **4. Mayor Report**

Mayor Palmer reported on behalf of the Council of Governments noting that Herriman City was awarded \$2.5 million in corridor preservation funding for the acquisition of property along 12600 South/Herriman Boulevard, between 6000 West and 6400 West.



## 5. Public Hearing

### 5.1. Public hearing and consideration of a Resolution to amend the City of Herriman budgets for fiscal year 2026 – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented two budget amendments. The first involved increasing the budget for a secondary water line project from \$1,585,000 to \$2,000,000 after receiving additional grant funding from the Division of Water Resources. The second amendment involved creating a risk management fund to account for city insurance payments, which would collect premiums from departments and pay claims or insurance premiums from the same account, with the goal of eventually partially self-funding insurance liabilities.

Mayor Palmer opened the public hearing.

No comments were offered.

*Councilmember Hodges moved to close the public hearing. Councilmember Anderson seconded the motion, and all present voted aye.*

*Councilmember Hodges moved to approve Resolution No. R43-2025 amending the Fiscal Year 2026 Herriman City Budget. Councilmember Anderson seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Absent</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously with Councilmember Ohrn being absent.

### 5.2. Public Hearing and Consideration to vacate a portion of a Herriman City Public Utilities Easement located at approximately 12250 South 6400 West - Blake Thomas, Community Development Director

Community Development Director Blake Thomas explained that this easement was part of the Creek Ridge Cove project dedicated to Herriman in 2016. He showed that the portion proposed for vacation was a small section shown in yellow on the exhibit. Although the easement contains a water line, it was nearly 10 feet off the property line, which the water department deemed sufficient for maintenance access. Staff recommended vacating this

portion of the easement to allow the subdivision to move forward while still maintaining access to utilities.

Mayor Palmer opened the public hearing.

No comments were offered.

*Councilmember Anderson moved to close the public hearing. Councilmember Hodges seconded the motion, and all present voted aye.*

*Councilmember Anderson moved to approve Resolution No. R44-2025 vacating a portion of an exclusive Herriman City Public Utilities Easement located at 12250 South 6400 West. Councilmember Hodges seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Absent</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously with Councilmember Ohrn being absent.

## **6. Consent Agenda**

- 6.1. Request for City Council Authorization to Declare and Dispose of Surplus Property – Vehicles**
- 6.2. Approval of the July 9, 2025, City Council meeting minutes**
- 6.3. Accounting of Recently Approved Change Orders – Bryce Terry, City Engineer**
- 6.4. Consideration to Approve a Change Order for the 5600 West and 13400 South Secondary Waterline Project**

*Councilmember Hodges moved to approve the consent agenda as written. Councilmember Henderson seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Absent</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously with Councilmember Ohrn being absent.

## 7. Discussion and Action Items

### 7.1. Discussion and consideration of a Resolution appointing a representative to the Trans-Jordan Cities board – Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Trevor Ram presented the request to appoint primary and alternate members to the Trans-Jordan Cities board. He explained that on June 25, 2025, the City joined Trans-Jordan Cities by resolution and now has one of eight seats on the board. Currently, six of the seven board members are city staff with one elected official. The meetings are typically held on the third Thursday of each month at 7:30 AM at the landfill's administration building.

*Councilmember Sherrie Ohrn arrived at 8:25 p.m.*

City Manager Nathan Cherpeski noted that the board sets rates for tipping fees, makes decisions about equipment, and works with Trans-Jordan staff. Discussion ensued about whether to appoint a council member or staff member to the position.

*Councilmember Henderson moved to appoint Sherrie Ohrn as the Herriman City representative to the Trans-Jordan Cities Board. Councilmember Hodges seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

*The motion passed unanimously.*

### 7.2. Proposed Juniper Canyon West Trailhead and Bike Jump Park – Wendy Thomas, Assistant City Manager

Assistant City Manager Wendy Thomas presented the proposed Juniper Canyon West Trailhead and Bike Jump Park, noting that \$2,300,000 had been allocated for the project from park impact fees. This was phase 3 of the Juniper Canyon Recreation Area, located at the end of Juniper Trail Road. The concept included a cul-de-sac with angled parking, a restroom facility, a small pavilion, and about one mile of new asphalt trails connecting to existing paved trails.

The bike park would be constructed in partnership with Friends of Herriman, who secured \$150,000 in funding for that portion of the project. The bike park will feature three 500-foot lines for beginner, intermediate and advanced riders. Mayor Palmer commended Friends of Herriman for securing the funding and completing the necessary environmental studies.

*Councilmember Hodges moved to approve the proposed Juniper Canyon West Trailhead and Bike Jump Park as presented. Councilmember Henderson seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

*The motion passed unanimously.*

**7.3. Discussion and Approval of a Property Use Permit Agreement for Friends of Herriman to Construct Juniper Canyon Bike Jumps in the Juniper Canyon Recreation Area – Wendy Thomas, Assistant City Manager**

Assistant City Manager Thomas explained that this agreement outlined that Friends of Herriman would be able to construct the bike park in the defined area with their own insurance and contractor. The City would handle engineering oversight and inspections, and the facility will return to the city for maintenance and operations once completed.

*Councilmember Henderson moved to approve a property use agreement with Friends of Herriman to construct the Juniper Canyon Bike Jumps in the Juniper Canyon Recreation Area. Councilmember Hodges seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

*The motion passed unanimously.*

**7.4. Fire Station 103 Replacement Contract Approval** – Justun Edwards, Public Works Director

Operations Director Monte Johnson presented the Fire Station 103 replacement contract for approval. In June 2025, the City Council approved a design contract with AJC Architects to design the station using UFSA's standard small prototype design. The design was complete, and the building permit had been approved.

The project was publicly noticed for bid on June 17th through a two-phase qualification and base bid RFP process. Thirteen contractors submitted qualifications, which were narrowed to four. KIER Construction submitted the lowest bid at approximately \$6.8 million and received the highest overall cumulative score.

City Manager Nathan Cherpeski recommended including a 10% contingency for unforeseen issues that might arise during construction, particularly when excavating foundations. He noted that while the design has been built 6-7 times already and KIER Construction had prior experience with it, contingencies were still important for unexpected conditions.

*Councilmember Henderson moved to approve awarding the Fire Station 103 replacement contract to KIER Construction including a 10% contingency for unforeseen issues. Councilmember Anderson seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

*The motion passed unanimously.*

**7.5. Review and consider a recommendation to amend Chapter 10-34 of the Herriman City Code to reduce the minimum rear and side yard setback requirement of accessory structures when adjacent to public open space to three (3) feet and expand enforcement remedies in Chapter 10-7 of the Herriman City Code to include building height deviations no greater than 10% when substantial construction has been undertaken in good faith, subject to City approval. (City File Z2025-040)** – Michael Maloy, City Planner

City Planner Michael Maloy presented the petition initiated by a resident regarding accessory structure setbacks. The proposal would allow for a 3-foot minimum setback when an accessory structure was adjacent to open space, rather than increasing setbacks as

structures get taller, as is currently required by code. The existing code mandates that for structures exceeding 16 feet in height, setbacks must increase by one foot for each additional foot of height.

The amendment also proposed a 10% modification to height requirements through the enforcement provisions, similar to the existing 10% allowance for setbacks. City Planner Maloy suggested this was a best practice recommendation, allowing for minor deviations that are typically hard to distinguish visually.

The Council expressed concerns about the wording of the amendment, which wasn't specific to only the property line adjacent to open space. It was pointed out that it needed to ensure setback requirements would still apply to property lines adjacent to neighboring properties, not just open spaces. Councilmember Henderson emphasized that while the proposal to allow a 3-foot setback adjacent to open spaces was reasonable, the same logic couldn't be applied to boundaries shared with residential properties.

City Planner Maloy clarified that the proposal's allowance would apply to both the side and rear property lines if they were adjacent to open spaces. Councilmember Anderson inquired about the minimum setback distance of 3 feet and its adequacy for maintenance purposes. The Council suggested to continue the discussion to a future meeting in order to have precise language available to address the concerns and avoid misinterpretation when plans are reviewed and approved. The Council expressed the importance of tailoring the language to specify that the reduced setback only applied to lines adjacent to public open spaces and to maintain standard requirements for boundaries shared with residential neighbors.

*Councilmember Henderson moved to continue the Title 10 amendment of Herriman City Code to reduce setbacks of accessory structures adjacent to open space and expand enforcement remedies to include building height deviations. Councilmember Anderson seconded the motion.*

*The vote was recorded as follows:*

Councilmember Terrah Anderson	Aye
Councilmember Jared Henderson	Aye
Councilmember Teddy Hodges	Aye
Councilmember Sherrie Ohrn	Aye
Mayor Lorin Palmer	Aye

*The motion passed unanimously.*



- 7.6. Review and consider an ordinance to amend Title 10 of City Code to expand telecommunication services by modifying the location criteria and related standards for the construction and operation of wireless communication facilities, including monopoles, on non-residential property in Herriman – Michael Maloy, City Planner

City Planner Maloy presented an ordinance amendment to expand telecommunications services by modifying standards for wireless communication facilities. The need for this amendment arose from the current requirement that monopoles be located on public and quasi-public spaces. However, as the City has continued to grow, there has been a scarcity of institutional uses available for these installations, leading to increasing demand for improved cellular coverage. The proposed amendment was drafted in collaboration with special counsel who are experienced in telecommunications issues, looking to expand locations to include private non-residential properties that meet specific criteria.

City Planner Maloy emphasized the significance of line-of-sight for effective antenna coverage, explaining that taller monopoles could support multiple co-locations, thereby enhancing service delivery by several carriers. With poles extending up to 80 feet, the expanded capacity would enable better coverage, which has become essential as residents rely heavily on cellular services for both personal and professional communications, particularly with many working from home and using multiple devices that connect to wireless networks.

City Planner Maloy noted that the amendment has been met with some concerns regarding aesthetics and its alignment with the city's overall zoning plans. The Planning Commission recommended that all locations should remain conditional uses rather than moving to permitted uses, as requested by the applicant. Commission stipulated that the minimum distance between a monopole and adjacent residential property lines should be equivalent to the height of the monopole. For example, an 80-foot pole would necessitate an 80-foot setback from neighboring residential property lines. The maximum height of the monopoles, as per the amendment, should be capped at 80 feet. Mark Williams, representing the applicant, participated remotely in the meeting and was prepared to address any questions from the Council.

*Councilmember Henderson moved to approve Ordinance Number 2025-18 amending Title 10 of the Herriman City Code to expand the regulatory standards and location criteria of wireless telecommunication facilities on non-residential properties with the Planning Commission's recommendations. Councilmember Hodges seconded the motion.*

*The vote was recorded as follows:*

*Councilmember Terrah Anderson                      Aye*

Councilmember Jared Henderson	Aye
Councilmember Teddy Hodges	Aye
Councilmember Sherrie Ohrn	Aye
Mayor Lorin Palmer	Aye

*The motion passed unanimously.*

- 7.7. Review and consider an ordinance to amend Herriman City Code subsections §10-3-6(E) to include the storage of semi-trailers in the definition of “Recreational Vehicle Storage Yard,” and §10-13-4 to allow alternate fencing material and a fencing exception in the Manufacturing and Commercial Zones, and §10-30-5 to allow for an extension of time for “Temporary Uses” for seasonal attractions – Michael Maloy, City Planner**

City Planner Maloy presented a privately initiated petition to amend the zoning code to allow what would typically be considered a temporary use to have a longer duration, specifically up to 35 days per temporary use permit, under the category termed as a "seasonal attraction." This amendment included language to allow storage of semi-trailers under the existing definition of a recreational vehicle storage yard. Additionally, it proposed modifications to the fencing requirements, suggesting that the use of 8-foot-high vinyl-coated chain link fences, combined with landscaping, could be utilized for screening purposes instead of the mandated solid walls or fences.

City Planner Maloy detailed the extent of the proposed changes and acknowledged that the Planning Commission had reviewed the amendment. The commission conducted a hearing on June 18, 2025, and subsequently recommended denial of the proposal with a unanimous vote of 6-0. Concerns raised during the Planning Commission public hearing focused on the long-term impact of such uses on property development and the potential for conflict with existing zoning objectives.

Councilmember Hodges expressed several concerns about the ordinance amendment. He emphasized worries about the long-term implications of storing semi-trailers and other structures like the proposed fencing on properties. Councilmember Hodges highlighted potential issues related to upkeep, safety, and vandalism that could arise from unattended structures. He noted the potential negative activities that could be associated with such environments. Despite acknowledging the appeal of enabling seasonal events within the City, he was firm in his apprehension about the possible negative consequences these amendments might invite.

Councilmember Anderson echoed similar sentiments, recognizing the complexity and potential risks involved in changing the zoning code to accommodate longer-duration uses and modified storage definitions.

*Councilmember Hodges moved to deny the amendment to the Herriman City Code section 10-3-6E, section 10-13-4, and subsections 10-30-5. Councilmember Anderson seconded the motion.*

*The vote was recorded as follows:*

<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

*The motion passed unanimously.*

## 8. Future Meetings

8.1. Next Planning Meeting: August 20, 2025

8.2. Board of Canvassers Meeting: August 26, 2025 @ 5:00 p.m.

8.3. Next City Council Meeting: August 27, 2025

## 9. Events

9.1. Hungry Herriman Food Truck Roundup: Monday Evenings @ Crane Park 5:00 p.m.

## 10. Closed Session

The Herriman City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

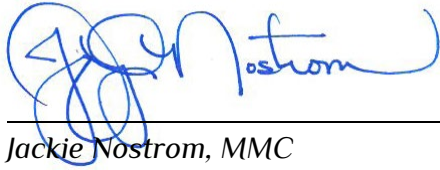
The closed session was conducted during the work meeting.

## 11. Adjournment

*Councilmember Hodges moved to recess the City Council meeting and reconvene in the work session at 9:38 p.m. Councilmember Henderson seconded the motion, and all voted aye.*

## 12. Recommence to Work Meeting (If Needed)

*I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 13, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.*



Jackie Nostrom, MMC  
City Recorder