



CITY COUNCIL MINUTES

Wednesday, September 24, 2025

Approved October 8, 2025

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, September 24, 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: Jared Henderson, Teddy Hodges, Sherrie Ohrn

Councilmembers Excused: Terrah Anderson

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, Police Chief Troy Carr, UFA Division Chief Anthony Widdison, City Engineer Bryce Terry, Operations Director Monte Johnson, Assistant to the City Manager Trevor Ram, City Planner Michael Maloy, Public Works Director Justun Edwards, and Building Official Cathryn Nelson, and Deputy Director of Parks, Recreation and Events Anthony Teuscher.

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

1. Council Business

Mayor Palmer called the meeting to order at 5:32 p.m. and excused Councilmember Terrah Anderson.

1.1. Review of this Evening's Agenda

Mayor and staff briefly reviewed the agenda. It was noted that Item 2.1 would be continued to a future meeting.

1.2. Future Agenda Items

Councilmember Jared Henderson raised a serious public safety issue concerning an unauthorized road closure. He reported that a construction company had closed 12600 Street between 12400 South without obtaining an approved traffic control plan, notifying the city, or informing emergency services. The company redirected all traffic through residential streets rather than designated arterial roads, resulting in significant disruption to the neighborhood.

Councilmember Henderson described the impact, noting that residents reached out in frustration. He personally observed large, double-length dump trucks hauling fill material through a newly rebuilt 25 mph residential zone, causing damage to trees and creating hazardous conditions. He witnessed Unified Fire Authority emergency vehicles forced to make U-turns after encountering the closure, an issue exacerbated by the lack of notification to emergency responders.

Councilmember Henderson commended the City's prompt response once alerted, he requested a formal review of current processes and enforcement mechanisms. He urged staff to explore stronger accountability measures to prevent contractors from proceeding without approval and treating potential violations as minor infractions.

City Manager Nathan Cherpeski confirmed that the City had ordered the company to stop work and obtain the required permit. He added that redline revisions had been sent back on their traffic control plan. City Manager Cherpeski acknowledged the need to examine what penalties are currently in place when companies fail to comply with established procedures, especially given the risk to public safety and emergency response operations.

1.3. Council discussion of future citizen recognitions

No future citizen recognitions were requested.

2. Administrative Reports

2.1. Transit Fresh Look Briefing – Lauren Victor, WFRM Transit Fresh Look Project Manager

This item will be discussed at a future meeting at the request of the presenter.

2.2. Update Regarding Safe Routes to School Application for Intersection improvements at Herriman Rose Blvd and Herriman Main St – Bryce Terry, City Engineer

City Engineer presented an update on the Safe Routes to School grant application for intersection improvements at Herriman Rose and Herriman Main Street. The City had been awarded \$602,000 in grant funding with a required local match of 6.77%, approximately \$41,000. The funding would be available next July.

Engineer Terry provided background on the intersection's history. In August 2024, the previous school year, there had been a change in where students crossed based on feedback from crossing guards, the school, engineering, and police. All parties agreed the current setup at Herriman Rose wasn't the safest way to get kids to school, so the crossing was moved to the traffic signal at Black Locust Way and Herriman Main Street.

The community response had been significant, with several City Council meetings and a dedicated community meeting held to discuss concerns. While most agreed the intersection wasn't ideal for crossing, many didn't believe walking to the traffic signal was safe either due to crowding and kids walking in the street. A traffic study showed the intersection didn't warrant a signal and adding one would create complications due to the proximity of existing signals and visibility issues with the road curves.

The proposed improvements would create a three-quarters intersection, limiting left turns out and straight-throughs from the minor road. This would prioritize pedestrian safety by reducing conflicting traffic movements. Pedestrians crossing Herriman Main Street would only need to watch eastbound traffic, crossing two lanes at a time with a protected center median.

Engineer Terry explained that the design allowed vehicles to cross only two lanes at a time, focusing on one traffic movement at a time. This approach was intended to reduce conflict points, particularly with left-turning vehicles from side streets.

Councilmember Ohrn expressed concern about the current intersection configuration, highlighting the dangers for vehicles attempting to turn left or proceed straight through. She noted that the presence of center medians, nearby crosswalks, and heavy traffic on Herriman Main Street creates a complex and potentially hazardous environment. Engineer Terry agreed, stating that there was a lot for drivers to pay attention to, particularly with the combination of crosswalks and left-turning vehicles contributing to the overall confusion and risk. However, the improvements would mean the neighborhood could no longer turn left out or go straight through with vehicles. Councilmember Hodges expressed concern about the potential community reaction to the proposed left-turn restrictions. He noted that while a

significant portion of the neighborhood had previously engaged on issues like safe walking routes, even greater turnout could be expected in response to limitations on left turns, accentuating the importance of proactive community engagement.

The discussion included whether this would automatically become the designated safe walking route. Engineer Terry emphasized no determination had been made yet and that would require coordination with HPD, Engineering, and the School Community Council. Councilmember Henderson cautioned against creating unrealistic expectations regarding the proposed changes. He emphasized that while the design may improve conditions at the crosswalk, it may not fully resolve existing safety concerns due to ongoing sight line limitations.

Police Chief Troy Carr noted the improvements would address the most dangerous movements at the intersection while adding safety with the offset crossing. However, concerns remained about whether children would safely use the center median refuge areas and the potential need for multiple crossing guards if it became a safe walking route.

The project also included installing a sidewalk connection behind the recreation center to connect neighborhoods to the elementary school, addressing another community concern.

City Engineer Terry highlighted the next steps, which would include holding community meetings to gather neighborhood input before proceeding with full design. Engineer Terry indicated it would likely be about a month before they could schedule meetings and report back with feedback.

2.3. Request from Army Reserve National Guard (ARNG) to enter into a sub-recipient agreement with the Conservation Fund – Wendy Thomas, Assistant City Manager

Assistant City Manager Wendy Thomas presented a request from the Army Reserve National Guard (ARNG) to enter into a sub-recipient agreement with The Conservation Fund. The proposal involved the use of federal funds allocated to Herriman City through an agreement with the Department of Defense (DoD), which currently remain unused. As Herriman has no willing property sellers at this time, the ARNG proposed using the funds to purchase conservation easements on the Holbrook property in Eagle Mountain, adjacent to the camp border.

The phased purchase would begin with approximately 60 acres and would expand previously protected areas. The conservation easements would prohibit residential development near the military installation, serving as a long-term buffer.

Assistant City Manager Thomas emphasized the urgency of acting, noting that Herriman does not currently have the capacity to use the funds locally and risks losing access to them if they remain unspent. City Manager Cherpeski clarified that these were not City funds but federally allocated dollars available through Herriman's agreement with the DoD. He cited similar arrangements made with Saratoga Springs for land conservation purposes.

Councilmember Ohrn shared her observations from a recent Blackhawk flyover, noting significant residential encroachment near the camp, particularly on the summit. Mayor Palmer voiced strong support for the initiative, emphasizing the national importance of protecting military operations and the value of supporting the Guard's mission.

Assistant City Manager Thomas also noted that proceeding with the agreement would improve Herriman's fund utilization score, which has been impacted by the lack of local property acquisitions. The Council unanimously supported moving forward with drafting the sub-recipient agreement, which would be brought back for formal approval.

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 6:02 p.m. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

<i>Councilmember Terrah Anderson</i>	<i>Absent</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 with Councilmember Hodges being absent.

The Council reconvened the Council work meeting at 6:36 p.m.

3. Adjournment

Councilmember Ohrn moved to adjourn the Council work meeting at 6:37 p.m. Councilmember Henderson seconded the motion, and all present voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order to 7:00 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Deputy Director of Administrative Services Jackie Nostrom led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Councilmember Teddy Hodges enthusiastically shared about the recent inflatable dash event, praising it as incredibly fun and commending Communications Specialist Mitch Davis for producing this successful event. He noted that those who missed it could find photos and videos on Facebook and expressed kudos to the entire communications department for their work on this event.

5. Public Comment

Mark Chaston offered an electronic comment expressing his concern and discontent regarding the proposed restriction of left-hand turns from Herriman Rose Blvd onto Herriman Main Street. As a resident of the Herriman Towne Center for the past 10.5 years, he's witnessed several changes to traffic flow in our community. One significant change was the closure of the access point to Herriman Main near the dog park, which has already caused increased congestion and inconvenience for residents in that area. Now, with the potential removal of the left-turn option from Herriman Rose Blvd, it feels like yet another measure that will negatively impact our neighborhood's accessibility and traffic efficiency. The city has already taken steps to improve pedestrian safety by requiring crossings at the light in front of City Hall. This was a reasonable adjustment that balanced safety with accessibility. However, diverting vehicular traffic unnecessarily—especially when alternative routes are limited or less efficient—seems counterproductive and burdensome to residents. I urge the city to reconsider this proposal and explore solutions that maintain safe and reasonable access for both pedestrians and drivers. Our community deserves thoughtful planning that reflects the lived experiences of those who call Herriman home. Thank you for your time and consideration.

6. City Council Reports

6.1. Councilmember Jared Henderson

There was no report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges reported on several board meetings he attended this week. At the Jordan Basin Improvement District meeting that morning, they had good discussions about maintenance completed at the facility over the past month and plans for an upcoming future expansion. He explained they had traveled to several different locations to research the best technology and learn what they want and need in their new facility, which was significant progress.

He also attended the South Valley Chamber Meeting that morning with Councilmember Ohrn, where they learned about several exciting developments. The Titans Business Awards were coming up soon, noting the Council has a table reserved if members wish to attend. They discussed institutes for 2026 and leadership sponsorships. Most excitingly, the practice facility for the Mammoth (the Utah Hockey Club) would be opening soon. The board would get a tour and described it as an amazing facility. Additionally, the Delta Center has been refurbished with new sight lines and better seating. They were shown renditions and pictures of the improvements, which looked impressive. The first preseason practice game was scheduled for next weekend with brand new ice and seating.

6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn attended the Wasatch Front Waste and Recycling District Board meeting, where preliminary discussions for the upcoming budget season were initiated. One key topic of discussion was the future of the trailer rental program. The Board expressed a preliminary inclination toward discontinuing the program due to its high operational costs. The wheeled trailers currently require insurance coverage, adding a significant expense compared to more cost-effective roll-off containers. The program costs the district over \$500,000 annually and does not generate sufficient revenue to offset expenses. The Board will review alternative options at its next meeting.

Councilmember Ohrn also provided an update on the ongoing Request for Proposals for a feasibility study regarding the City of Herriman's potential withdrawal from the district. A follow-up meeting was scheduled for October to continue discussions on this matter. Although she was unable to attend the recent Trans-Jordan Cities meeting due to travel, Councilmember Ohrn received detailed notes from Public Works Director Justun Edwards. Key issues discussed included the growing concern around glass recycling, which was becoming a significant challenge for landfill management and may lead to potential legislative actions. The meeting also highlighted the critical issue of electronic waste and battery disposal. Trans-Jordan was currently experiencing an average of two fires per week caused by improperly discarded batteries. Councilmember Ohrn emphasized the importance of public education on this issue, noting that residents can safely dispose of batteries and e-waste at the Trans-Jordan facility at no cost, thereby helping to mitigate these risks.

She reported that the new transfer station recently held its open house and began accepting commercial waste a few weeks ago. It will open to the general public on October 1st. The facility is located in the river bottoms near 9000 South and offered an easier alternative for waste disposal compared to the more difficult terrain at the main Trans-Jordan site.

6.4. Councilmember Terrah Anderson

Councilmember Anderson was excused from the meeting.

7. Mayor Report

Mayor Palmer reported on his recent attendance at "Water School," a three-day educational conference held near Cedar City. The event was organized by the four largest water districts in the state and designed to provide in-depth education on water sources, infrastructure, and associated costs. The conference brought together ten local elected officials and ten state legislators in an intimate setting to encourage brainstorming and collaborative discussion.

Mayor Palmer noted the intensity and volume of information shared during the event but emphasized its value. He was particularly struck by the distances water must travel, sometimes hundreds of miles, before reaching treatment facilities and ultimately the valley.

Mayor Palmer indicated he would share the presentation slides with the City Council and suggested that it may be worthwhile to provide similar educational opportunities for the community to enhance public understanding of water infrastructure and resource challenges.

8. Reports, Presentations and Appointments

8.1. 2025 Water Use Update – Justun Edwards, Public Works Director and Anthony Teuscher, Deputy Director of Parks, Recreation and Events

Public Works Director Justun Edwards presented the water use update, noting the last comprehensive update was in 2022. He explained the presentation would focus on summer water use since winter usage remains fairly consistent at around 6,000 gallons per month for single-family homes. Looking at citywide summer water use from 2022 through 2025 (April through October irrigation season), there has been a steady increase, with July typically being the highest month at about 700 million gallons of water used citywide.

This year showed significant increases: May, June, and August all saw higher usage than previous years, with August being much higher. The same pattern appeared in residential water use specifically. Director Edwards highlighted the impact of the 2021-2022 statewide conservation push. After 2020 being one of the highest water use years ever, the conservation messaging from the state and city team showed clear results with much lower usage in 2022. However, 2024 and 2025 show usage rebounding, possibly due to large snow years leading residents to be less conservation-minded.

The Council's adopted water efficiency standards were showing positive results. After collecting sufficient data over several years and accounting for time needed for backyard installation and full-year water data, homes built to water efficiency standards show approximately 30% less overall water use compared to traditional landscapes. Director

Edwards praised the Council's foresight in implementing these standards alongside Jordan Valley.

Director Edwards highlighted the gallons per capita per day have been climbing back up after the 2022 conservation efforts, though Herriman remains far below the state average and surrounding communities, attributed partly to being a young city with homes built with water-efficient indoor fixtures. Comparing growth versus increased consumption from 2021 to 2024, the city added approximately 283 million gallons of usage due to new connections and 8.5 million gallons due to 17 acres of new parks. Of the total 574 million gallons of additional water used, about 290 million was due to growth, while 282 million represented increased consumption.

Weather data showed this year had higher temperatures in May, June, July, and August compared to previous years, combined with virtually zero precipitation from May through August. These conditions naturally drive increased water demands.

Councilmember Ohrn emphasized the need to change conservation messaging away from "drought" language to focus on lifestyle changes, noting that Utah's dry climate combined with growth requires permanent changes rather than temporary conservation during droughts. She expressed concern about residents who refuse to reduce water use because they were here before the growth and stressed that conservation must be positioned as a necessary lifestyle change, not a temporary measure. She also noted people are tired of seeing the same conservation messaging with green vests and "brown is the new green" slogans. Director Edwards acknowledged these concerns and mentioned Jordan Valley was introducing new water campaigns with updated branding and messaging, which would be shared with all cities in the district.

Deputy Director of Parks, Recreation and Events Anthony Teuscher then presented on city-owned water usage, primarily park irrigation, restrooms, and splash pads. Overall usage increased this year compared to the previous three years, surpassing 50 million gallons in July. However, this was expected given the growth in the parks department.

Looking at gallons per acre, the previous three years showed a downward trend in water usage. However, there was a large uptick this most recent year. Deputy Director Teuscher attributed this to several factors: the extreme lack of precipitation preventing irrigation systems from being turned off noting that, normally, one significant storm allows shutting down the entire system for 3-4 days, providing substantial savings, higher than normal temperatures requiring more water to maintain service levels, and the construction and establishment of two large parks, Mountain Ridge Park and Monument Park in Olympia, which require watering 3-4 times daily during turf establishment.

The Parks Department remains committed to water conservation through best management practices including regular audits and inspections, maintaining specific mowing heights for conservation, watering passive recreation areas no more than three times per week while sports fields receive up to five times per week as needed. Deputy Director Teuscher expressed hope that with better weather cooperation next year, they could return to previous conservation levels, viewing this year as somewhat of an anomaly.

Councilmember Ohrn praised the new landscaping in front of City Hall incorporating stormwater management as an example of water conservation efforts and noted the upcoming removal of sod from Main Street medians to be replaced with water-efficient landscaping.

Director Edwards concluded by reiterating the importance of continued conservation messaging, noting Communications Manager Jonathan LaFollette and his team do excellent work but messaging may need refreshing due to increased snowpack and message fatigue. He emphasized that water efficiency standards were helping reduce consumption and praised the Parks Department for obtaining monthly water reports to track usage and make adjustments throughout the summer.

9. Consent Agenda

9.1. Accounting of Recently Approved Change Orders – Bryce Terry, City Engineer

9.2. Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan Volume 1 and 2 including Herriman City Annex.

9.3. Approval of the August 13, 2025, August 26, 2025, August 27, 2025, and September 16, 2025, City Council meeting minutes

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

The vote was recorded as follows:

<i>Councilmember Terrah Anderson</i>	<i>Absent</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 with Councilmember Anderson being absent.

10. Discussion and Action Items

10.1. Consideration of a Land Purchase Agreement with Olympia Ranch, LLC for the purchase of 7.535 acres of road right-of-way for future U-111 and Herriman Boulevard – Bryce Terry, P.E., City Engineer

City Engineer Bryce Terry presented this as a follow-up to the council's previous application for funds through Salt Lake County's Corridor Preservation Fund. The purchase covered two roadway areas in the Olympia area where future U-111 and Herriman Boulevard will be located, including a portion of existing Herriman Boulevard between 6000 West and 6400 West.

The purchase agreement totals \$2,640,000 from the Salt Lake County Corridor Preservation Fund. In the application process, the U-111 corridor area was considered a donation while the Herriman Boulevard portion is the actual purchase/acquisition area, though both were included in this acquisition. The purchase was contingent upon approval from the Salt Lake County Council, expected at the end of the month, with no closing to occur until that approval was secured. The City would front the costs and then be reimbursed by county funds.

Engineer Terry showed exhibits of the areas and noted the existing road was only on an easement, not right-of-way, so this acquisition cleared 100% of the right-of-way.

Councilmember Henderson commented that with half being a donation, it represented approximately \$700,000 per acre value, which he found remarkable for roadway property.

Councilmember Henderson moved to approve Resolution No. R51-2025 approving the execution of a land purchase agreement with Olympia Ranch, LLC for the acquisition of 3.88 acres of right-of-way property located at approximately 6300 West 12600 South in the amount of \$2,640,000. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

<i>Councilmember Terrah Anderson</i>	<i>Absent</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 with Councilmember Anderson being absent.

10.2. (continued from September 16, 2025) Discussion and consideration of a resolution releasing city interest in a property located at approximately 12225 South Herriman Main Street – Todd Sheeran, City Attorney

City Attorney Todd Sheeran noted this discussion was a continuation from the previous week. The City had entered into a land transfer agreement a few years ago with certain obligations that weren't fulfilled, then recently entered into a revised land transfer agreement with obligations that also were not fulfilled. This item concerned potentially selling the property instead of maintaining development obligations.

Councilmember Henderson stated they had received and reviewed an offer but felt it didn't meet expectations.

Councilmember Henderson moved to deny the request to release Herriman City's interest in property located at 12225 South Herriman Main Street. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

<i>Councilmember Terrah Anderson</i>	<i>Absent</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 with Councilmember Anderson being absent.

11. Future Meetings

- 11.1. **Next Planning Meeting:** October 1, 2025
- 11.2. **Next City Council Meeting:** October 8, 2025

12. Events

- 12.1. **Hungry Herriman Food Truck Roundup:** Monday Evenings @ Crane Park 5:00 p.m.
- 12.2. **Herriman Howl:** October 6, 2025 @ Crane Park 5:00 p.m.

13. 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

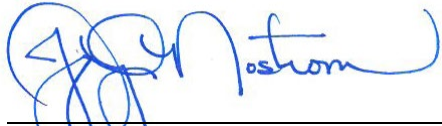
The Closed session was held during the work meeting.

14. Adjournment

Councilmember Henderson moved to adjourn the Council meeting at 7:35 p.m. Councilmember Hodges seconded the motion, and all present voted aye.

15. 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 September 24, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder