



## CITY COUNCIL MINUTES

**Wednesday, September 10, 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 10, 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, Sherrie Ohrn

**Councilmembers Excused:** Teddy Hodges

**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, Police Chief Troy Carr, HPD Commander Brent Adamson, 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.

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

#### **1. Council Business**

Mayor Lorin Palmer called the meeting to order at 5:30 p.m. Councilmember Teddy Hodges was excused from the meeting.

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

Council and staff briefly reviewed the agenda.

**1.2. Future Agenda Items**

Assistant City Manager Wendy Thomas mentioned that they have the solicitor ordinance scheduled for a future meeting. Community Development Director Blake Thomas discussed the solicitor ordinance, noting that he had reviewed the codes for Herriman, West Jordan, and South Jordan and found them to be identical, suggesting they were copied from state code. He explained that Herriman's current process directs violations to community services when someone doesn't have proper identification. Director Thomas suggested starting with a memo to see if any changes are needed, expressing concern that changing the ordinance would make Herriman different from neighboring cities.

Director Thomas also discussed a GPS infrastructure mapping proposal from a vendor who had approached the City. The vendor wanted to select an area to map and collect data, offering to do this at no cost to the City. They would then make this data available to developers. Director Thomas noted the vendor has done similar work in another country for 12 years and is now returning to work in the U.S. He expressed concerns about potential security issues and workload implications, emphasizing that if it required any workload or money from the City, they shouldn't proceed. The Council discussed whether there was a need for city involvement since the vendor would essentially be taking aerial photographs that are already publicly visible.

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

Assistant City Manager Thomas suggested recognizing Tracy Fonger for her work on the Herriman Trails. Mayor Palmer concurred.

**2. Administrative Reports****2.1. Presentation and discussion of a proposal to amend the Hidden Oaks Master Development Agreement (MDA) Design Guidelines for Cottage Homes by Ivory Development – Michael Maloy, Planning Director**

City Planner Michael Maloy introduced the topic, noting that Brad Mackay from Ivory Homes was present. Mayor Palmer explained that he brought this back for discussion after receiving feedback from several city staff and UFA employees who expressed interest in affordable housing options.

Mr. Mackay clarified that the area around the school where they had previously proposed additional lots was now off the table as they were moving forward with the current plan. He expressed willingness to work with the City on creating affordable housing somewhere in the project if there was interest. He stated that achieving a project cost below \$400,00 would

not be feasible under the current conditions and emphasized that unless additional funding was contributed to subsidize the project, costs would remain above that threshold regardless of other adjustments. Mr. Mackay noted that just the basic construction costs for a house were around \$400,000 without any lot or upgrades. He also revealed that the middle school would no longer be built at Hidden Oaks as they were under contract with the school district to purchase that site.

Councilmember Sherrie Ohrn expressed concerns about the proposal, stating she had reviewed the October 23, 2024 meeting and found that the same arguments and concerns still applied. She questioned how making homes smaller on smaller lots made them more affordable, noting that the price per square foot was actually very high. She pointed out specific issues including the lack of parking across the street due to the school location and questioned calling it affordable housing when a \$400,000 price point resulted in extremely expensive per-square-foot costs. Councilmember Ohrn emphasized the traffic impacts of continued development noting that increased development further west exacerbates traffic congestion for downstream communities. She noted the lack of planned east-west traffic solutions and cautioned that adding more density without addressing infrastructure needs would continue to compound the problem.

Councilmember Jared Henderson questioned why the proposal was being reconsidered, expressing surprise that the matter had returned for discussion after being previously addressed. He noted that this was not part of a new development plan but rather an attempt to reintroduce a concept that had already been through the public process. Councilmember Henderson engaged in an in-depth discussion on housing economics, expressing skepticism about the assumption that increased density leads to greater affordability. He argued that higher-density housing has not effectively addressed affordability concerns and has, in some cases, contributed to rising prices. He observed that the market shift from entry-level single-family homes to townhomes and condominiums has created a scarcity of the types of housing people most desire, thereby driving up costs.

He also raised questions about the definition and implementation of workforce housing and housing subsidies. Specifically, he asked for details on how such programs would function, including any deed restrictions, income qualifications, and the long-term impact on housing availability and affordability.

City Planner Maloy clarified that they weren't talking about removing parking but potentially deferring garage construction to make the product more affordable. He noted that 80% AMI in Salt Lake County was about \$99,000 household income for a family of four, which might qualify for a home in the \$400,000-450,000 range, with these cottage homes selling at around \$500,000 with a garage.

Councilmember Terrah Anderson expressed support for offering a range of housing options within the community. She stated that communities are healthier when there is a spectrum of housing types and emphasized the value of diversity in housing. While acknowledging that the proposal may not fully address affordability concerns or meet the state's definition of affordable housing, she noted the importance of inclusivity and providing options at varying price points.

The Council engaged in extensive discussion about existing housing diversity in Herriman, infrastructure challenges, and the impact of density on traffic and water resources. City Manager Nathan Cherpeski shared housing statistics for Herriman.

The Council expressed appreciation for Mr. Mackay's time while maintaining their concerns about the proposal's appropriateness for the location.

## **2.2. Consideration of a Franchise Agreement with Senawave – Todd Sheeran, City Attorney**

City Attorney Todd Sheeran presented a franchise agreement with Senawave, a company wanting to provide telecom and internet services in the community. He explained that the Council had revised its telecommunications ordinance about a year ago and updated the template franchise agreement accordingly. A key change addressed providers getting franchise agreements for one service but providing different services, ensuring the city collected appropriate fees.

Attorney Sheeran outlined the fee structure: telecommunications has a 3.5% tax capped by federal law, cable is capped at 5%, and other providers within the franchise agreement also pay 5%. Senawave had agreed to these terms and the standard template agreement, though they requested two modifications. First, they wanted language ensuring the city wouldn't discriminate between providers, which Attorney Sheeran noted was already required by federal law and unnecessary to add. Second, they wanted to alter the bonding language from a fixed \$50,000 bond to bonding only during construction. Attorney Sheeran recommended keeping the existing bond requirement, explaining that if infrastructure remains in the right-of-way after a provider leaves, the city would have bond money available for removal.

Attorney Sheeran noted that Senawave wasn't guaranteeing service to all of Herriman, which was common for providers who install where profitable. He expressed appreciation for Senawave's patience during the lengthy process of updating templates and codes. When asked about concerns, Attorney Sheeran identified right-of-way management as the primary issue, noting the challenge of managing multiple providers in the right-of-way and potential complications during city projects. He stated he didn't think they were at that point yet but

would rely on public works to alert them if construction projects encounter problems with too many providers.

The Council agreed with maintaining the bonding requirement and supported bringing the agreement back for consideration.

**2.3. City Status Report – August 2025 – Trevor Ram, Assistant to the City Manager**  
Assistant to the City Manager Trevor Ram provided an update on the city's business and positive economic activity. He reported that approximately 50 new businesses, primarily home occupations, had been licensed in the past two months. He highlighted a success story involving a business who recently transitioned from home-based to a brick-and-mortar location within Herriman.

Assistant to the City Manager Ram noted that detailed housing type breakdowns were available and proposed returning with more granular data in future meetings to support ongoing housing discussions. He briefly mentioned that several development projects were actively progressing across the city.

On the fiscal front, Assistant to the City Manager Ram reported a significant milestone in August which reflected June sales, when Herriman received its largest-ever sales tax disbursement from the state. Approximately 27% of that amount was from direct sales within Herriman, which was one of the highest monthly proportions to date.

The Council focused on data needs, particularly in the context of infrastructure planning and legislative communication. Councilmember Henderson emphasized that decisions around large-scale developments had already been made, with entitled areas in place. He suggested that future data efforts should center on illustrating the infrastructure impacts of the density the city has already approved.

Councilmember Anderson expressed a desire to track the percentage of multifamily housing, noting her hope that it would not continue to increase. She stressed the importance of gathering comprehensive data on transportation and water infrastructure to strengthen the city's case for additional funding. Mayor Palmer proposed organizing tours for state legislators ahead of the upcoming legislative session. He noted that when lawmakers visit Herriman, they are often surprised by the amount of existing density and apartment housing. He suggested these site visits could provide valuable context for future legislative advocacy.

Councilmember Ohrn referenced a prior study indicating that Herriman residents face the highest transportation costs in the county due to long commuting distances. She stressed that the city's role extended beyond housing, it included planning for commercial,

recreational, and employment opportunities. She expressed frustration with the legislature's fast-paced decision-making process.

#### **2.4. Herriman City Continuity of Operations Plan "COOP" – Brent Adamson, Commander**

Herriman Police Department Commander Brent Adamson presented the Continuity of Operations Plan as part two of the comprehensive emergency plan adopted a year ago. He explained the plan ensured the City could continue functioning during emergencies by identifying key players, essential services, and maintaining operational continuity.

Commander Adamson detailed the process of working with all city business units to identify their key personnel, products/services (water, streets, lights, legal services), succession planning, and contact information. The plan addressed alternate locations if city buildings were unavailable, records access, and backup personnel for each position.

He noted the plan did not require formal adoption but was being presented for Council awareness. The contact information and phone numbers were not included in the public packet due to operational sensitivity. When asked about training, Commander Adamson explained they distributed questionnaires to directors, conducted review meetings, and plan to conduct tabletop exercises similar to the comprehensive emergency management plan training.

City Manager Cherpeski raised the issue of emergency management staffing, noting it's currently a part-time position and suggested this would need to be addressed as the City grows, particularly with expansion into wildland-urban interface areas. He emphasized the increasing risks and need for adequate emergency management resources.

Councilmember Ohrn discussed evacuation concerns, referencing previous fire evacuations and the challenges of getting people out with limited routes. She emphasized the need for community messaging about evacuation plans, ensuring residents are signed up for emergency alerts through Everbridge, and helping people understand evacuation procedures.

#### **2.5. Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan Volume 1 and 2 including Herriman City Annex – Brent Adamson, Commander**

Herriman Police Department Commander Adamson presented the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, describing it as a massive 1,800-page document involving about 25 cities, jurisdictions, schools, and other entities in Salt Lake County. This five-year update, which was last updated in 2019, was developed through a county grant with an external contractor and dozens of meetings over the past year.



The plan was required by FEMA and has already been adopted by Salt Lake County. It identified various hazards including wildfire, severe storms, lightning, landslides, and hillside sloughing, though Herriman was not in an avalanche area. Volume 1 contained the countywide plan while Volume 2 included individual city annexes. Commander Adamson noted FEMA was currently reviewing it and has already requested additional information about floodplain regulations.

When asked about practical use during emergencies, Commander Adamson clarified this wasn't a response document but rather a federal requirement to identify potential hazards and mitigation plans. He mentioned working with City Manager Cherpeski and Police Chief Carr on developing bullet-point checklists for actual emergency response, and described a state app that could provide step-by-step emergency procedures without requiring cell service.

Commander Adamson emphasized this represented improved coordination, with Salt Lake County working to ensure all entities have integrated plans that flow from city to county to state level, rather than the previously disconnected approach. The plan would come back for formal adoption at a future meeting.

### 3. Adjournment

*Councilmember Ohrn moved to adjourn the Council work meeting at 6:48 p.m. Councilmember Anderson seconded the motion, and all present voted aye.*

## 7:00 PM – GENERAL MEETING:

### 4. Call to Order

Mayor Palmer called the meeting to order at 7:05 p.m. and excused Councilmember Teddy Hodges.

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

Ms. Megan Bennett led the audience in the Pledge of Allegiance.

#### 4.2. City Council Comments and Recognitions

Councilmember Sherrie Ohrn addressed the Council regarding a tragic shooting that occurred earlier in the day in Utah County. The incident involved a 31-year-old father and husband who was known for his strong belief in the Constitution and the importance of open, respectful debate. Councilmember Ohrn emphasized that, regardless of whether individuals share the same passions or viewpoints, everyone in America should have the freedom to express their beliefs and engage in open debate without fear of violence. She expressed concern over the increasing polarization and growing intolerance for differing perspectives across the country. She noted that the individual's platform centered on promoting dialogue

and resolving disagreements through conversation. She stressed that working through differences should be done through discussion, not violence.

Councilmember Ohrn requested a moment of silence to honor the victim and to reflect on the need for more constructive and respectful ways to engage in public discourse. The Council observed a moment of silence.

## 5. Public Comment

Vicky Macias addressed the Council with inquiries concerning recent changes related to fiber internet providers and the proposed modifications to the master plan for Ivory's housing development. She requested clarification on the City's decision to change fiber providers and whether residents would have access to two service options. In regard to the Ivory development, she referenced the developer's request for smaller housing units, which the Council ultimately declined to approve.

Councilmember Henderson clarified that the City was not changing anything but rather adding options for residents. He explained these were private companies wanting to provide service, not a city function.

## 6. City Council Reports

### 6.1. Councilmember Jared Henderson

Councilmember Henderson reported on the Unified Fire Authority Board, urging residents to be conscientious about wildland fire dangers. He specifically highlighted concerns about lithium-ion battery safety, referencing a recent social media post. He warned about the dangers of charging lithium-ion batteries, especially in garages during hot weather, noting there has been an increasing number of structure fires due to these batteries from power tools, e-bikes, and scooters.

### 6.2. Councilmember Teddy Hodges

Councilmember Hodges was excused from the meeting.

### 6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn reported on the Youth Council retreat held the previous Friday and Saturday at City Hall. She noted that 31 youth had applied to participate in the program this year and commended the young leaders for their initiative and engagement. She expressed appreciation for their efforts in planning activities, conducting meetings, and exploring ways to improve the community. Councilmember Ohrn remarked that the service provided by these youth is invaluable and acknowledged the positive role of parents in raising such committed individuals.



#### **6.4. Councilmember Terrah Anderson**

Councilmember Anderson reported on the recent Mosquito Abatement Board meeting, noting that a proposed tax increase had been adjusted from \$0.99 to \$0.77 per household annually. She also cautioned that West Nile virus cases are on the rise and urged residents to take preventive measures, including using mosquito repellent and wearing long sleeves, particularly during dawn and dusk hours.

Councilmember Anderson also shared details of a recent visit to Camp Williams alongside representatives from neighboring cities. The visit focused on land use concerns, fostering positive relationships, and increasing community awareness of Camp Williams' operations due to its proximity to the City.

#### **7. Mayor Report**

Mayor Palmer reported noted the City held a ribbon-cutting ceremony for Phase 1 of Mountain Ridge Park, located at 13800 South, which featured an all-abilities playground on the east side of the City. In addition, a groundbreaking was held for a new trailhead at Wide Hollow, which would include a parking lot and a “challenge staircase”.

#### **8. Reports, Presentations and Appointments**

##### **8.1. Mountain West Chamber of Commerce Presentation – Susan Schillings, Mountain West Chamber**

Mountain West Chamber President Susan Schillings highlighted the Chamber’s long-standing relationship with Herriman and introduced two Chamber board members: Megan Bennett of Edward Jones, and Stephanie Isiko of CMIT Solutions.

Megan Bennett, former Chair and current board member, spoke on the importance of chambers of commerce in fostering community and economic vitality. She referenced the documentary *Join or Die*, which explored the role of social organizations such as chambers in bridging divides and fostering civic engagement. Ms. Bennett emphasized that the Mountain West Chamber serves both the business community and the broader public, supporting initiatives such as teacher appreciation, student scholarships, and community recognition programs.

Ms. Bennett presented economic data highlighting the vital role of small businesses, noting that they contribute 44% of the U.S. GDP. Of that, 80% is generated by businesses with fewer than 10 employees. She outlined the Chamber’s four strategic pillars: networking, education, community impact, and advertising. The Chamber has experienced 18% year-over-year growth in new membership, attributing much of this success to its more personalized and intimate approach to networking compared to larger organizations.

Stephanie Isiko provided an overview of the Chamber's community programs. These include the annual Teacher Appreciation Luncheon, where each school nominates a representative to attend a catered event with gifts provided by local businesses. In the most recent year, 31 teachers from charter and private schools participated.

The Chamber also awards eight \$1,500 scholarships to students from Riverton, Herriman, Mountain Ridge, Providence Hall, and Summit Academy. These scholarships are intended for students who may not typically receive academic awards but have demonstrated significant personal growth. Funds can be used for college or trade school expenses.

Another signature event is the Knight of Heroes, a black-tie gala recognizing outstanding contributions from individuals in law enforcement, fire services, charitable organizations, local businesses, and the broader community. Public nominations determine the honorees.

Educational opportunities include two monthly meetings: a Women in Business luncheon and a Lunch and Learn series, featuring topics such as financial planning, artificial intelligence, social media marketing, and cybersecurity.

Ms. Bennett also shared recent advancements in the Chamber's marketing and digital outreach. Their social media following has grown to 731 followers, with recent posts reaching over 15,000 users. The Chamber has launched a Local Link program that enables businesses to create promotional discounts to increase local engagement and foot traffic. Isiko noted she is currently leading the Local Link scavenger hunt, having taken advantage of several discounts at participating businesses.

## 9. Consent Agenda

**9.1. Review and approval of the July 2025 financial summary** – Kyle Maurer, Director of Finance and Administrative Services

**9.2. Approval of a Resolution appointing Justun Edwards as an alternate member to the Trans-Jordan Cities Board** – Jackie Nostrom, Deputy Director of Administrative Services/City Recorder

*Councilmember Ohrn 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>Absent</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>

Mayor Lorin Palmer

Aye

The motion passed unanimously with Councilmember Hodges being absent.

## 10. Discussion and Action Items

### 10.1. Review and consider an ordinance to (1) amend City Code subsection §10-3-5 to define “Retaining Walls”, “Subdivision Walls”, “Surcharge”, and “Building Height,” and (2) add subsection §10-29 to regulate the construction and placement of retaining walls – Michael Maloy, City Planner

City Planner Michael Maloy presented the proposed ordinance amendments, which stemmed from an extensive review of retaining wall regulations initiated after the Council adopted a pending ordinance. The initiative wanted to clarify regulation, identify deficiencies, and assist in better administration. The ordinance was crafted to address significant issues observed in current practices and to ensure safer, more predictable outcomes for property developments.

The Planning Commission held a public hearing in July, where the ordinance was deliberated. It resulted in a 4-2 vote to recommend approval, albeit with some modifications. City Planner Maloy highlighted that the ordinance introduces vital new definitions, including subdivision wall, which promoted early planning for significant grade changes within subdivision master plans. This approach was intended to prevent the common deferral of such considerations to individual property owners.

Key provisions of the ordinance included allowing subdivision walls to be up to 9 feet high on the condition of adequate engineering support. The ordinance provided explicit guidance on retaining wall placement to avoid potential conflicts with public utility easements and emphasized the necessity for stepped retaining wall systems, complete with specific setback requirements. Enhanced engineering requirements for rockeries were made more stringent to prevent failures that had previously been witnessed in the city.

City Attorney Todd Sheeran provided further insight into the two proposed options for measuring building height under the ordinance. Option 1 was more restrictive, mandating no single building elevation to exceed a 35 feet limit. Option 2 offered more flexibility, allowing the average of all elevations to determine compliance with the zone's maximum height, provided no single side exceeds 125% of that maximum. This option was particularly suited for hillside developments that embody much of Herriman's future growth.

Community Development Director Blake Thomas explained the reasoning behind the 9-foot rockery height allowance. This height requires engineering designs that include tie-backs and fabric stabilization to ensure structural integrity and safety. Councilmember Ohrn expressed concerns about the potential instability of taller rockeries, referencing past failures. Director

Thomas assured that the new engineering requirements are designed to preempt such issues effectively.

The Council engaged in a thorough discussion on the height measurement options. They recognized that with much of the City's undeveloped land situated on slopes, these regulations would play a pivotal role. Councilmember Henderson observed that Option 2 would offer developers more flexibility in designing within these natural contours. The Council agreed.

*Councilmember Henderson moved to approve Ordinance No. 2025-20 amending Title 10 of the Herriman City Code to modify definitions and land use regulations affiliated with retaining walls and using option 2 outlining that on sloped lots, the height of each building façade shall be measured as the average of the vertical distance between finished grade and the highest point of the building along that façade. For purposes of calculating overall building height, the average height shall be determined by averaging the heights of all sides of the building. Example: If the highest-grade point along the front façade results in a height of 25 feet and the lowest grade point results in a height of 35 feet, the average height of that façade shall be 30 feet. The overall building height shall then be calculated as the average of the façade heights on all sides of the building. And (2) No single façade shall exceed 125% of the maximum height permitted in the zone, even if the average height complies with the overall limit. 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>Absent</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.

#### **10.2. Request from MLM Holdings, LLC to Renew/Update Land Transfer Agreement – Todd Sheeran, City Attorney**

City Attorney Sheeran presented the request from Mike Maze to renew and update the land transfer agreement for approximately 4.65 acres of city-owned property. Mr. Maze had previously failed to perform under the original agreement's strict conditions and timeframes, partly due to a requirement to purchase adjacent property. The revised plan shows the development can fit entirely on the city's property without needing the adjacent land.

Key additions to the agreement include:

- Adding D-BAT and Mr. Maze personally as parties to the agreement

- Any loans against the property would be secondary to the City's interest
- A reversionary deed signed in advance allowing the city to reclaim the property upon default
- Recording the agreement against the property
- Requiring investor acknowledgment of the agreement terms

*Councilmember Anderson moved to temporarily recess the City Council 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 7:51 p.m. Councilmember Ohrn 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>Absent</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 meeting at 8:53 p.m.

City Attorney Sheeran outlined additional clarifications to be added to the agreement:

- Specific definition of Phase 1 and Phase 2
- Public improvements to include a trailhead with bathroom, pavilion, and kiosk
- These improvements must be completed before certificate of occupancy for Phase 1
- Process for removing the lis pendens currently filed against the property
- Requirement for assurance of funding transfer by Friday between old and new investors
- Timing requirements for investor acknowledgment

Mr. Maze confirmed he had already signed loan paperwork and had no concerns with the proposed additions, stating the funding would occur by Friday once the lis pendens was removed.

*Councilmember Henderson moved to approve revised Land Transfer and Development Agreement between Herriman City, Dream Big Enterprises LLC, MLM Holdings LLC, and Michael Maze, incorporating the revisions and clarifications as outlined by the City Attorney. These include: defined phasing for the project, requirements for public improvements prior to occupancy of Phase 1, provisions related to lis pendens removal,*

*confirmation of investor funding transfers, and timing for investor acknowledgments. Direct the City Attorney and City Manager to finalize the agreement language to ensure all discussed terms and protections for the City are accurately reflected. Councilmember Ohrn 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>Absent</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.

## **11. Future Meetings**

**11.1. Next Planning Meeting: September 17, 2025**

**11.2. Next City Council Meeting: September 24, 2025**

## **12. Events**

**12.1. Hungry Herriman and Farmer's Market: Monday Evenings @ Crane Park 5:00 p.m.**

**12.2. Inflatable Dash: Monday September 15, 2025 @ Crane Park 7:00 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


## **14. Adjournment**

*Councilmember Henderson moved to adjourn the Council meeting at 9:03 p.m. Councilmember Anderson 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 10, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.*



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Jackie Nostrom, MMC  
City Recorder