



CITY COUNCIL MINUTES

Wednesday, October 22, 2025

Approved November 12, 2025

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, October 22, 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 (participated remotely; arrived at 5:42 p.m.), Teddy Hodges (arrived at 5:30 p.m.), 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, Deputy Police Chief Cody Stromberg, UFA Division Chief Anthony Widdison, Community Development Director Blake Thomas, 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 Deputy Director of Parks, Recreation and Events Anthony Teuscher.

5:00 PM – WORK MEETING: (Fort Herriman Conference Room)

1. Council Business

Mayor Lorin Palmer called the meeting to order at 5:01 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

There were no future citizen recognitions highlighted.

2. Administrative Reports

2.1. (5:00-6:00 p.m.) Kick off Budget Discussion for the Next Biennial Budget Process

– Nathan Cherpeski, City Manager and Kyle Maurer, Finance Director

City Manager Nathan Cherpeski expressed his goal to bring larger policy discussions to the Council earlier in the process, avoiding decisions being made in a vacuum. He emphasized the importance of having the complete picture before making budget decisions and mentioned that Assistant to the City Manager Trevor Ram had been developing a live model that could show real-time impacts of budget changes.

City Manager Cherpeski presented several fundamental truths about the City's financial situation. He emphasized that, although the City faced a situation of limited resources rather than a complete lack of funds, future revenue growth should not be assumed as guaranteed. He explained that even if the City captured all of its estimated \$3.9 million in sales tax leakage identified in a recent study, it would not eliminate budget concerns. He stressed that property tax revenue remains fixed once growth stops, with new revenue coming only from new businesses and homes.

City Manager Cherpeski highlighted several ongoing pressures, including the need to leverage technology despite its implementation costs, and the reality of unfunded mandates from the legislature. He described how staff constantly navigates a circular challenge where public expectations drive service demands, which require staff and facilities, leading to revenue discussions that frustrate residents, creating pressure to decrease services, which then failed to meet expectations.

Councilmember Teddy Hodges arrived at 5:30 p.m.

City Manager Cherpeski provided detailed revenue breakdowns showing that 52% of the general fund came from sales tax, with B&C roads funding being the next largest restricted revenue source. He noted that property tax contributes just over \$1 million to the general fund. For specialized funds, he explained that HPD derives 93% of its revenue from property tax, while the fire department is 100% funded by property tax operationally. On the expense

side, personnel costs represent 50-55% of the general fund, 83% for police, and 100% for fire services through the UFA contract.

Councilmember Jared Henderson arrived virtually at 5:42 p.m.

The discussion turned to Herriman's unique challenges, particularly its predominantly residential tax base with limited commercial properties. City Manager Cherpeski showed that only 8% of property tax comes from commercial sources, unlike neighboring cities with substantial office buildings and industrial properties. He acknowledged this ratio would improve over time but would likely never match other communities' commercial proportions.

Regarding future growth, City Manager Cherpeski detailed that approximately 12,000 new home entitlements exist in current MDAs, bringing the total to around 19,700 homes currently. He projected the City would likely build out to 32,000-37,000 total homes, with a population between 90,000 and 115,000 residents. This represented a significant reduction from earlier projections of 170,000 residents, reflecting decreasing household sizes across Utah. He expressed confidence in the 116,000 figure used in recent master plans.

City Manager Cherpeski then presented staffing challenges across multiple departments. He warned that emergency management needs would require a full-time position within 1-2 years due to wildland-urban interface requirements. Police staffing needs would increase with growth, complicated by geographic challenges and the lack of adequate headquarters space. Parks would need additional staff for the athletic complex, History Park, Panorama Park, Jackson Park, and South Hills Park. Streets and stormwater departments face similar pressures with each new mile of public road adding maintenance responsibilities.

City Manager Cherpeski introduced a department-level grading system using traditional A-F grades to assess service levels. The report card revealed that police rated themselves at A-, while parks gave themselves grades of C- and D+, feeling significantly behind in their ability to maintain facilities. IT rated themselves at C+, and several departments noted they maintained their grades only through employees working extra hours on evenings and weekends, which City Manager Cherpeski warned was unsustainable long-term.

Councilmember Hodges asked about vacant positions versus needing new allocations. City Manager Cherpeski confirmed most positions were filled, though water had some frozen positions as part of previous rate discussions. He acknowledged that seasonal workers in parks help but require supervision from experienced staff, limiting their effectiveness when departments are stretched thin.

The discussion included examination of facility needs, with City Manager Cherpeski describing the public works building as designed for a community of 20,000 now serving 65,000. He detailed inadequate conditions for staff in a double-wide modular building with no restroom facilities, forcing them to use facilities at the rodeo grounds. The police lack proper evidence storage and has explored using potential fire station substations to reduce headquarters space needs.

Councilmember Hodges expressed surprise that quality of life scores remained high despite traffic complaints. Councilmember Ohrn emphasized the importance of calculating ongoing operation and maintenance costs for new facilities, recalling past oversights. Councilmember Anderson appreciated that long-tenured staff had bought into this budgeting approach, viewing it as validation of the methodology.

City Manager Cherpeski concluded by explaining that while staff would use detailed programmatic analysis internally, Council discussions would use the simpler A-F grading system. He emphasized this was an iterative process requiring ongoing conversations as community pressures and priorities evolve. City Manager Cherpeski showed a preview of capital projects totaling nearly \$194 million over five years but deferred detailed discussion to December's meeting, noting that realistic completion timelines would need to factor in staff capacity and consultant availability.

2.2. Update on Parks, Trails, and Open Space Master Plan – Anthony Teuscher, Deputy Director of Parks, Recreation and Events

Deputy Director of Parks, Recreation and Events Anthony Teuscher presented survey results from the Parks, Trails, and Open Space Master Plan update conducted by Y2 Analytics. He noted they had conducted focus groups, maintained a booth at Town Days, and completed a general public survey. Kyrene Gibb from Y2 Analytics presented the findings, with Lisa Hansen from Landmark Design participating virtually.

Ms. Gibb expressed pleasure with the community's response rate, achieving 609 completed surveys during a three-week period in July, representing approximately a 12% response rate. She noted this was particularly impressive given the summer timing and compared favorably to typical city survey response rates of 10-15% for highly engaging topics. The survey used registered voter files supplemented with USPS address lists to ensure coverage of multifamily units and areas with lower voter registration. Responses were weighted by age, gender, and homeownership to reflect city demographics, with the largest weighting applied to homeownership due to lower renter response rates.

Quality of life ratings remained remarkably consistent at 77 on a 0-100 scale, virtually unchanged from the 78 rating in 2019. Councilmember Hodges expressed surprise at this stability given significant traffic complaints during the survey period. Ms. Gibb acknowledged that while traffic was frequently mentioned in open-ended responses, even those citing traffic concerns gave ratings in the 70-75 range. Longer-term residents (10+ years) showed slightly lower satisfaction at 74, which Ms. Gibb noted was comparable to neighboring cities and reflected their experience of community changes.

Park usage showed significant increases, with over half of residents visiting parks a few times monthly or more, up 10 percentage points from 2019. Trail usage patterns moderated, with fewer residents reporting no trail use but also fewer reporting frequent use. Sixty-nine percent of residents agreed the city provides adequate recreational opportunities, and 80% considered having parks close to home very or extremely important.

The most popular parks were Butterfield Park and J. Lynne Crane Park, though at 17% and 16% respectively, usage was widely distributed across the city's parks. Central region parks saw the most visits, followed by northern parks. Key park features driving visits included proximity to home, pathways and trails, special features like splash pads, and sports fields. Pickleball was mentioned frequently throughout open-ended responses.

When asked about desired improvements, residents most often requested trees and shade structures (particularly relevant given the July survey timing), followed by maintenance, cleanliness, and restrooms. Notably, many residents indicated their favorite parks needed no improvements, suggesting high satisfaction levels.

For trails, Rose Creek Trail and urban trails were most commonly used, followed by Midas Creek, Juniper Canyon, and Herriman Heritage Trail. Walking and jogging represented the primary uses, with recreational biking also common. Residents expressed strongest interest in increased connectivity, linking trails to neighborhoods, and expanding trail mileage. Restrooms and pet waste stations also ranked as priorities.

Regarding events and culture, over half of residents attended Fort Herriman Town Days, with nearly half attending the Food Truck Round-up. However, only about one-third knew of the Friends of Herriman Arts Council, with just 3% participating in Arts Council events monthly. The summer musical theater production achieved the highest attendance at 13%. When asked about future events, residents favored outdoor concerts, markets and vendor fairs, and family-friendly festivals.

Budget allocation preferences strongly favored maintaining and upgrading existing amenities across all categories. In a hypothetical \$100 budget exercise, residents allocated nearly \$18 to walking and biking trails, \$15 to parks and playgrounds, \$11 to athletic fields, and \$10 to large natural open spaces. Special use facilities generating the most interest included adventure/climbing parks (33%), fishing ponds, disc golf courses, all-abilities parks, and dog parks. For special facilities, outdoor amphitheaters and pickleball courts specifically topped the list.

The Council asked several clarifying questions. One inquired about senior program participation, noting only 2% usage despite seemingly higher activity levels. Another suggested the inconsistent senior programming schedule might affect participation. When asked about significantly weighted demographic categories, Ms. Kyrene confirmed homeownership required the most adjustment but didn't consider any weighting excessive.

2.3. Continued Discussion Regarding the Vacation of an Asphalt Trail near Estates at Rose Creek Subdivision – Bryce Terry, City Engineer

City Engineer Bryce Terry offered a brief overview of the proposed vacation of a trail near estates a Rose Creek Subdivision. He oriented the Council to the location of the trail that runs north-south just west of 5600 West (Rose Crest Road) and north of 13400 South, between residential properties. City Engineer Terry reminded the Council that Planning Commissioner Adam Jacobson had submitted a petition signed by nearly all residents along both sides of the trail requesting its vacation.

City Engineer Terry outlined that since the last meeting, the City Attorney had researched Council options and determined the Council had flexibility to either split the vacated trail down the middle between adjacent properties or allocate it entirely to one side. Updated cost estimates for the vacation process showed two options: plat amendments (the cleaner, recommended approach) would cost approximately \$13,000 if split down the middle, while individual quit claim deeds would cost about \$9,000 for the same split. These costs would be reduced if the trail went entirely to one side.

The primary reasons cited in the petition included safety concerns, security issues, improper trail use, lack of legitimate use, and poor maintenance creating an eyesore. Mr. Adam Jacobson, present at the meeting, explained that of the residents who didn't sign the petition, one liked using it to drive their car, one simply liked having it, and one couldn't be contacted and possibly no longer lived there. Mr. Jacobson also noted that many residents had already modified their fences to close off gate access to the trail.

Mr. Jacobson and his neighbor elaborated on the problems, describing how the trail primarily attracted teenagers who would loiter behind homes rather than use it for transportation. They explained that kids would hang out behind trees and move back and forth between houses, causing dogs to bark continuously and creating disturbances. The narrow, confined nature of the trail made it particularly attractive for loitering rather than legitimate transit use.

The Council engaged in detailed discussion about the vacation process. Councilmember Hodges asked about sidewalk availability on adjacent streets, which City Engineer Terry confirmed existed, meaning pedestrian access would remain available through the neighborhood. He explained that public hearing notification requirements called for a 300-foot radius, which would primarily reach homes that had already signed the petition. The Council expressed desire to expand notification to include the entire neighborhood.

Discussion arose about how to divide the vacated trail property. Mayor Palmer favored giving it to the side where it was originally platted from, viewing this as the most fair and economical approach. Councilmember Ohrn initially preferred a 50-50 split as more equitable since it was taxpayer-owned property. City Attorney Todd Sheeran considerations noted that with older dedications, no legal restrictions existed on how to divide the property, though public perception should be considered.

City Manager Cherpeski recommended using the plat amendment process despite higher costs, explaining it would create a cleaner record and avoid potential issues in cases where individual property owners declined their portions. He also noted this was becoming a more common request citywide, mentioning another pending request on Fort Pierce Lane and past vacations on 6400 West.

The discussion expanded to broader trail connectivity issues. The Council discussed challenges with trails that dead-end due to incomplete connections between neighborhoods. City Attorney Sheeran noted that state law changes four to five years ago eliminated the ability to use condemnation for trails, making future connections unlikely where development already exists. The Council reflected on the difficulty of deciding whether to maintain or vacate trails, balancing connectivity goals against maintenance capacity and actual usage patterns.

The Council reached consensus to proceed with a public open house to gather broader neighborhood input. They directed staff to notify beyond the 300-foot minimum requirement

to include the entire neighborhood, post notices on the trail itself, and consider online feedback options for those unable to attend in person. While the specific division method (50-50 split versus one-sided allocation) would be determined later, the Council wanted transparent communication about the vacation proposal during the public input phase.

Councilmember Ohrn emphasized the importance of considering ongoing maintenance capacity as part of these decisions, questioning whether the City had more trails than it could adequately maintain.

2.4. Discussion on potential fiscal year 2026/2027 water rate increase – Kyle Maurer, Finance Director

Finance Director Kyle Maurer opened his presentation and noted he had some relatively positive information to share. He sought Council input on what information they needed for final decision-making and whether they wanted staff to calculate alternative scenarios.

Director Maurer reviewed the water rate history, reminding Council that March 2024 adopted rate study addressed years of rates not keeping pace with inflation. The previous study had assumed low inflation and excluded capital projects, but pandemic-era inflation, rising costs, and Jordan Valley Water price increases exceeded the 2% built into old models. The consultant had recommended 16.3% for fiscal year 2025, which was implemented at 13% but delayed to November, requiring the higher percentage to compensate, 13% for both 2026 and 2027, dropping to 9.5% in 2028 and 3% thereafter.

Director Maure presented actual fiscal year 2025 performance compared to model projections. The drought proved financially beneficial, generating \$2.2 million more in rate revenue than expected due to high summer water consumption. Non-rate revenue also exceeded projections through higher interest rates on larger-than-expected cash balances, as capital projects hadn't begun as scheduled. The department operated efficiently with expenses \$1.7 million below model assumptions, partly due to two frozen positions that remained funded but unfilled. Overall, the fund performed \$5.6 million better than projected.

Director Maurer cautioned against expecting this pattern to continue. He noted increased unscheduled repairs toward the fiscal year's end, which staff expected to persist. The \$7.6 million in capital projects would carry forward to the next fiscal year and were built into updated projections. Rather than maintaining the consultant's recommended variable increases, Director Maurer proposed smoothing rate increases to 6.5% annually over four years. This approach would spread the \$3.5 million available for appropriation evenly while fully funding the six-month expenditure reserve by 2029. He emphasized this provided

predictability for residents while avoiding the drastic swings Council typically tried to prevent.

The model assumptions included adoption of the capital improvement plan matching the approved master plan, though Director Maurer noted for transparency that Council hadn't formally adopted these specific projects yet. It also assumed immediate full funding of reserves rather than gradual building, which he justified as protection against future high-consumption years that might strain the system.

Responding to questions, Director Maurer confirmed the 6.5% would apply overall but individual bills might vary due to the tiered rate structure where higher usage incurred higher costs. The model incorporated anticipated increases in water purchase costs from Jordan Valley. City Manager Cherpeski added context that the previous inadequate rate model assumed all capital funding would come from growth, ignoring aging infrastructure needs. He cited examples of 1960s-70s water lines in Old Town requiring replacement and warned against following Los Angeles's example of planning water line replacement every 400 years.

The Council expressed support for the 6.5% smoothed increase approach, appreciating both the reduced immediate impact on residents and the fiscal responsibility of maintaining adequate reserves for system maintenance and unexpected circumstances.

3. Adjournment

Councilmember Hodges moved to adjourn the Council work meeting at 6:57 p.m. Councilmember Anderson seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:05 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Mr. Cyle Jones led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

There were no comments or recognitions offered.

5. Public Comment

Christopher Dasanjh, Salt Lake County Library Branch Manager, invited the Council and community to Read-a-palooza, a one-day reading marathon taking place Saturday, October

25, 2025, from 10:00 a.m. to 6:00 p.m., with a finale party from 6:30 p.m. to 8:00 p.m. He expressed that his staff loves being part of and serving the community.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson had nothing to report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges had nothing to report.

6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn provided a follow-up on recycling efforts, noting that she and Councilmember Henderson met with recycling representatives to review the Request For Proposals (RFP) process. City Attorney Todd Sheeran had suggested some changes, and staff was reviewing to ensure all discussed items were properly incorporated before starting the process.

6.4. Councilmember Terrah Anderson

Councilmember Anderson expressed excitement about attending the ribbon cutting for Nothing Bundt Cakes this week and was happy to have more businesses choosing to come to the community.

7. Mayor Report

Mayor Palmer had nothing to report.

8. Public Hearing

8.1. Public Hearing and consideration of an ordinance adopting the Public Safety Impact Fee Facilities Plan and Impact Fee Analysis and imposing Public Safety Impact Fees; and providing for the calculation and collection of such fees – Kyle Maurer, Finance Director

Finance Director Kyle Maurer presented an overview of the proposed ordinance to adopt the Public Safety Impact Facilities Plan, Impact Fee Analysis and the imposition of the Public Safety Impact Fees. He explained that the city currently had impact fees in place for both police and fire services and that a consultant had recently completed an update to the fees. Director Maurer outlined the purpose of public safety impact fees, noting that they were designed to maintain the current level of service for police and fire departments as the city experienced growth. He clarified that the fees did not address deficiencies in existing facilities but were based on maintaining the current service level.

Director Maurer reviewed population and development projections used in the analysis, which estimated approximately 84,000 residents, 24,500 residential units, and 6.4 million square feet of nonresidential space by 2035. He emphasized that the consultant approached the calculations conservatively to ensure the fees would be defensible. Additionally, he noted that state law required cities to consider alternative financing options and not rely solely on impact fees.

The analysis incorporated call volume data, showing that approximately 69% of police calls and 83% of fire calls originated from residential properties. The formula calculated square footage per call based on existing facilities and projected future needs. For police, the plan modeled a \$38 million facility, including operations and storage, while fire included two new stations, and a partial rebuild of Station 103. Director Maurer explained that only a small portion of the police facility cost was eligible for impact fees due to current inadequate space and level-of-service requirements.

After applying the formula, the proposed police impact fee decreased to \$201.13 per residential unit and \$0.35 per square foot for nonresidential properties, primarily because population growth and call volumes were lower than forecasted in the 2019 study. Conversely, fire impact fees increased to \$549.16 per residential unit and \$0.43 per square foot for nonresidential properties, driven by higher call volumes and significantly increased facility costs compared to the 2020 study.

Mayor Palmer opened the public hearing.

No public comments were offered.

Councilmember Ohrn moved to close the public hearing. Councilmember Hodges seconded the motion and all voted aye.

Councilmember Ohrn moved to approve Ordinance No. 2025-23 adopting the Public Safety Impact Fee Facilities Plan and Impact Fee Analysis and imposing Public Safety Impact Fees; and providing for the calculation and collection of such fees. 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.

9. Consent Agenda

9.1. Approval of the October 8, 2025, City Council meeting minutes

Councilmember Hodges moved to approve the consent agenda as written. 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.

10. Discussion and Action Items

10.1. Review and consider a proposal to amend Chapter 10-34 of Herriman City Code to reduce the minimum setback or yard requirements for an accessory structure when located within a rear yard, 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 provided a detailed explanation of the proposed ordinance changes, emphasizing that the intent was to reduce rear yard setbacks for accessory structures adjacent to dedicated open space and to allow a 10% deviation in building height when substantial construction had been undertaken in good faith. He noted that the Planning Commission recommended approval with modifications and explained the applicant's request to change the current 1:1 ratio of height-to-setback to a 2:1 ratio, which would preserve usable yard space while maintaining access for maintenance. City Planner Maloy clarified that the applicant's structure was nearly complete and that without the amendment, removal and reconstruction would be required. He also referenced best practices from other municipalities, noting that Herriman's current standards align with suburban communities, while the proposed 2:1 ratio would be unique.

Councilmember Hodges questioned how the situation arose, asking whether the applicant acted in good faith during the permitting process. City Planner Maloy confirmed that correct information had been provided but was not followed during construction. The applicant, Mr. Cyle Jones, explained that a miscommunication occurred; after submitting engineered plans, the permit was denied when the building was already scheduled for delivery and foundation work had begun, leading him to proceed with construction. Mr. Jones acknowledged the error and stated that he believed adding fire-rated walls would allow a reduced setback.

The Council expressed mixed views on the proposed changes. Councilmember Anderson asked whether neighbors had raised concerns; Mr. Jones reported that comments focused on the building's height rather than proximity. Councilmember Anderson also questioned whether granting special treatment for properties adjacent to open space was appropriate. City Planner Maloy responded that while some regulations apply to open space, benefits are limited and typically involve fencing requirements rather than setback reductions.

Councilmember Ohrn emphasized that setbacks exist to minimize impacts on neighboring properties and voiced discomfort with changing the ordinance for one property, warning of precedent-setting implications. She supported the rear yard adjustment and the 10% height deviation but opposed the proposed 2:1 ratio, citing fairness and clarity in code language. Councilmember Ohrn also objected to the phrase "good faith" as ambiguous, suggesting that deviations should be clearly defined without subjective interpretation. She expressed concern that ordinance changes should reflect sound public policy rather than individual circumstances.

Mayor Palmer urged the Council to consider whether the proposed changes represented good policy for the City rather than focusing solely on the applicant's situation. He acknowledged the tension between preserving property rights and mitigating impacts on neighbors, noting that Herriman has historically been generous in allowing large accessory structures. Mayor Palmer supported reducing rear setbacks adjacent to dedicated open space, stating that such changes would not harm neighboring properties, but expressed reservations about altering side yard requirements.

City Planner Maloy provided additional context, noting that other cities often allow smaller setbacks and that Herriman's current ordinance is consistent with suburban communities. He explained that the 1:1 ratio for height-to-setback was common practice, while the proposed 2:1 ratio would be unique. City Planner Maloy also highlighted enforcement challenges and

the need for flexibility to address minor deviations that occur during construction, such as slight increases in building height due to grading or slab elevation changes.

The Council debated broader policy considerations, including property rights, neighborhood aesthetics, and maintenance access. Councilmember Hodges supported the rear yard change and expressed openness to the 2:1 ratio, citing smaller lot sizes and the need for usable space. Councilmember Anderson and Councilmember Ohrn opposed the 2:1 ratio, emphasizing consistency and fairness. Discussion also addressed potential impacts on gardens, shading, and ladder access for maintenance. City Planner Maloy noted that similar visual impacts could occur from trees, which are not regulated, but acknowledged that buildings present different considerations.

Councilmember Ohrn moved to approve Ordinance No. 2025-24 amending Title 10 of the Herriman City Code to reduce setbacks of accessory structures adjacent to dedicated open space to three feet and expand enforcement remedies to include building height deviations; however, deviations must be no greater than 10% when substantial construction has been undertaken in good faith.

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>Nay</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed with a vote 4:1.

10.2. Consideration to Award the Design Contract for the Herriman Athletic Complex – Bryce Terry, City Engineer

City Engineer Bryce Terry explained that the City had issued a Request for Proposals (RFP) for design services related to the Southwest Athletic Complex, a 57-acre property intended to accommodate approximately 14 to 15 athletic fields. The design contract would include planning, design, and construction management services. City Engineer Terry noted that the City had invited five firms with relevant experience and references, receiving four proposals after two firms teamed up to submit a joint proposal.

City Engineer Terry outlined the evaluation process, stating that a scoring committee assessed proposals based on five criteria: experience and qualifications (30%), understanding

of project scope (30%), cost (20%), schedule (15%), and innovation in design (5%). He displayed the scoring results, noting that Consor Engineering LLC received the highest score from all committee members. Terry acknowledged that Consor's cost proposal was significantly lower than others, approximately \$400,000 compared to a range up to \$2.3 million, but emphasized that the firm also scored well in all other categories. He explained that staff verified the firm's qualifications and confirmed its ability to deliver the project, citing its recent completion of the Epic Sports Park in Provo, a similar project with 15 athletic fields in its first phase. This experience reassured staff that the low cost did not reflect a lack of understanding of project requirements.

City Engineer Terry further explained that the selecting Consor would avoid budget adjustments and recommended awarding the contract to Consor Engineering for \$470,190, which included a contingency to accommodate potential scope changes, such as phased development or design modifications.

The Council expressed appreciation for the thorough evaluation process and noted the significant cost differences among proposals. Councilmember Anderson asked about the scoring committee's membership, and City Engineer Terry provided details. The Council commented positively on Consor's relevant experience and the importance of selecting a qualified firm despite the low bid. City Engineer Terry reiterated that staff had verified the firm's capacity and confirmed its recent success with a comparable project. The Council agreed that the proposed contingency was prudent given the early stage of planning and potential adjustments to scope and phasing. The discussion highlighted confidence in the recommendation and satisfaction that the contract would remain within the city's budget.

Councilmember Anderson moved to approve the contract for planning, design, and construction management services for the Southwest Athletic Complex to Consor Engineers, LLC including a design contingency as outlined in Option 1. 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>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

10.3. Discussion and consideration of an Interlocal Agreement with the Olympia Public Infrastructure District (PID) regarding the reimbursement of funds to construct approximately 4,650 feet of new roadway along 7300 West from Herriman Main Street to Herriman Boulevard – Blake Thomas, Community Development Director

Community Development Director Blake Thomas explained that the project would construct a five-lane roadway with bike lanes, a center turn lane, and trails on both sides, generally eight feet wide, along with landscaped park strips. The design includes pedestrian tunnels at Butterfield Park, Butterfield Creek, and Olympia Boulevard, and a traffic signal at Main Street. He emphasized that this roadway would provide a critical connection for the Rose Basin area, improving access to Herriman Boulevard.

Director Thomas detailed the funding structure, noting that no City funds would be used. The PID would manage bidding, planning, and construction, while Herriman would reimburse costs using funds secured through legislative partnerships. He reported that \$4 million was allocated from Salt Lake County transportation funds and transferred to Herriman via an interlocal agreement approved in August 2024. An additional \$10.5 million was allocated through UDOT under House Bill 488, bringing the total project funding to \$14.5 million. Construction had already begun, with grading and material compaction underway at the south end, including preparation for a future fire station site. Roadway construction was expected to start in spring 2026 and be completed by summer or fall of 2026. Director Thomas also noted that the north-end intersection would be built as part of the Herriman Boulevard project, which secured \$19 million in UDOT funding, and that UDOT's U-111 project would connect the corridor from 11800 South to Main Street.

The Council expressed support for the project and Councilmember Ohrn inquired about traffic signal installation at 7300 West and Main Street; Director Thomas confirmed that the signal would be installed by next summer, with an additional signal at Herriman Boulevard when that project is completed. Mayor Palmer praised the project's progress and funding strategy, emphasizing the benefit of leveraging external funds without impacting City resources. The Council acknowledged the importance of the new roadway for connectivity and safety, particularly for Rose Basin residents, and expressed appreciation for the inclusion of pedestrian tunnels and bike lanes. Director Thomas recommended approval of the interlocal agreement to ensure timely reimbursement and continued progress on construction.

Councilmember Ohrn moved to approve Resolution No. R52-2025 authorizing the execution of an Interlocal Agreement with the Olympia Public Infrastructure District (PID) regarding

the reimbursement of funds to construct approximately 4,650 feet of new roadway along 7300 West from Herriman Main Street to Herriman Boulevard. 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.

11. Future Meetings

11.1. Next Planning Meeting: November 5, 2025

11.2. Next City Council Meeting: November 12, 2025

12. Events

12.1. November 4 – Election Day

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


There was no closed session.

14. Adjournment

Councilmember Hodges moved to adjourn the City Council meeting at 8:18 p.m. Councilmember Ohrn seconded the motion, and all 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 October 22, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder