



CITY COUNCIL MINUTES

Wednesday, December 10, 2025

Approved January 14, 2026

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, December 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, Teddy Hodges, 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 Chief of Police Cody Stromberg, Community Development Director Blake Thomas, City Engineer Bryce Terry, Assistant to the City Manager Trevor Ram, City Planner Michael Maloy, Public Works Director Justun Edwards, Building Official Cathryn Nelson, UFA Assistant Chief Anthony Widdison, Operations Manager Monte Johnson, HPD Commander Zack Adams, and City Planner Michael Maloy.

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

1. Council Business

Mayor Palmer called the meeting to order at 5:30 p.m. and noted Councilmember Teddy Hodges would be late.

1.1. Review of this Evening's Agenda

Mayor Palmer proposed reordering the agenda to have item 2.1 be presented at the end of the meeting to allow Councilmember Teddy Hodges to contribute to the discussion.

1.2. Future Agenda Items

There were no future agenda items presented.

1.3. Council discussion of future citizen recognitions

The council briefly discussed recognizing Chris Berbert at a future meeting.

2. Administrative Reports

2.1. Update Regarding the Intersection of Herriman Rose Blvd and Herriman Main Street – Bryce Terry, City Engineer

Discussion held after agenda item 2.5

City Engineer Bryce Terry presented an update on the Herriman Rose and Herriman Main intersection explaining that the City had been awarded funds from UDOT to build this project, though the funds had not yet been received.

Engineer Terry revealed new information that UDOT has since clarified that if the City uses the funds to build this project, the intersection would need to be designated as part of the safe walking route, requiring crossing guards to be posted there.

Engineer Terry presented data from recent counts, noting that approximately 70 students per day are crossing at the former Herriman Rose crosswalk, which currently lacked crossing guards and a reduced school speed zone. He clarified that the data reflected student crossings only, excluding parents, and represented total daily crossings during school hours. Engineer Terry expressed concern that, despite the designated safe route directing students to use the signalized intersection, a significant number of students continue to cross at this location.

When asked about pedestrian crossings at the signalized intersection, Engineer Terry reported approximately 120 daily crossings at that location. He explained that the proposed design would restrict certain movements at the intersection, including left turns and straight-through movements on the minor approaches. The design would incorporate a pedestrian refuge island with barriers and fencing intended to guide pedestrians through a controlled crossing path.

HPD Commander Zach Adams was asked to provide input from a public safety perspective. He stated that, based on a preliminary review and considering safety alone, the design appeared to

provide an improvement at the location. However, he noted that he could not conclude it would represent the safest possible route, particularly as it had not yet been implemented or evaluated in practice. Commander Adams added that, if constructed, the intersection would require four crossing guards to safely manage student crossings by stopping all Main Street traffic simultaneously.

City Manager Nathan Cherpeski commented that eliminating left-turn movements would reduce certain conflict points, particularly where drivers' attention would be focused on one direction of traffic, potentially placing pedestrians in blind spots. He noted that while the design would improve some sight lines, visibility along the roadway would remain limited.

Councilmember Jared Henderson discussed the broader decision-making process. He reviewed the original concerns that prompted evaluation of the crossing, noting that staff had identified the signalized intersection as the safest option for students. He expressed concern that accepting grant funding tied to a designated safe route could imply prioritizing funding over safety. Councilmember Henderson also reported consulting with a crossing guard for additional perspective and raised concerns that restricting left turns could lead to increased U-turn activity at nearby intersections.

Councilmember Teddy Hodges emphasized the City's responsibility to provide safe pedestrian access to community amenities, including the library and recreation center. He noted that many students crossing at the location were doing so at the direction of their parents and stated that the existing conditions were not safe for pedestrians, indicating that corrective action was necessary.

Councilmember Sherrie Ohrn expressed support for the proposed intersection design, stating that it represented an appropriate configuration for the location. However, she agreed that it would not replace the signalized intersection as the safest walking route for students and also raised concerns about potential U-turns at adjacent intersections.

Councilmember Hodges questioned whether the proposed design might be overly complex for users, expressing concern that pedestrians might choose to cross directly rather than follow the intended pathway.

In response, Engineer Terry explained that the design would include barriers and fencing to prevent direct crossings and require pedestrians to use the refuge island, which was intended to improve visibility and encourage pedestrians to check oncoming traffic before crossing.

Engineer Terry concluded with consensus to hold public meetings in January, to solicit input from nearby residents. City Manager Cherpeski recommended proceeding with neighborhood outreach to gather feedback and return to the Council with findings, noting that future decisions could be informed by the level of community support or concern.

Councilmember Henderson emphasized the importance of clearly communicating the purpose and limitations of the public engagement process, noting that the City should be explicit that no final decision had been made. The Council agreed to carefully frame the outreach to avoid creating unrealistic expectations among residents.

2.2. City Status Report – November 2025 – Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Trevor Ram presented the November City Status Report. He noted that there were no significant changes from the previous month. He highlighted that the Real Vista widening project, and the associated traffic signal had been advertised for bid, with construction anticipated to begin in the spring. He also reported a 0.1% change in the City's vacancy rate and stated that there were no additional notable updates. City Manager Nathan Cherpeski added that a memorandum regarding property tax valuations was also included with the report, addressing land values in relation to existing buildings.

2.3. Review and discuss a draft proposal to amend Title 10 of Herriman City Code to permit detached accessory dwelling units in Herriman City – Michael Maloy, Planning Director

City Planner Michael Maloy presented a preliminary draft proposal regarding detached accessory dwelling units (ADUs). He emphasized that the proposal had not yet been reviewed by the Planning Commission and had not undergone a public hearing. City Planner Maloy stated that the draft was being shared to solicit initial feedback from the City Council and to identify any additional details or issues the Council wished to see addressed prior to broader public review.

Councilmember Ohrn identified an inconsistency in the draft related to minimum lot size requirements, noting that one section referenced a 5,000-square-foot minimum while another required 6,000 square feet. City Planner Maloy acknowledged the discrepancy and explained that the current ordinance for internal ADUs requires a 6,000-square-foot minimum. He stated that the proposed reduction to 5,000 square feet was intended to accommodate smaller lots and to encourage smaller detached ADUs. He explained that his approach was based on the premise that if a property is large enough to accommodate an accessory structure, it may also be suitable for a detached ADU.

Councilmember Henderson raised concerns regarding the practical feasibility of detached ADUs on 5,000-square-foot lots, particularly with respect to meeting setback, parking, and other development requirements. He questioned whether such applications would realistically be able to comply with all standards and expressed skepticism that many smaller lots would qualify.

In response, City Planner Maloy explained that detached ADUs would generally not have direct driveway access and would typically share an existing driveway, with parking potentially located in side-yard areas.

Regarding height limitations, City Planner Maloy stated that the proposed maximum height would be 20 feet, with flexibility to exceed that height if the primary dwelling is taller. He emphasized that detached ADUs would not be permitted to exceed the height of the main residence, allowing for two-story configurations such as garage or shop space on the ground level with living space above.

City Manager Cherpeski raised the issue of short-term rentals. When City Planner Maloy asked whether the Council wished to consider allowing short-term rentals within ADUs, Councilmember Ohrn responded that she did not support that option. She did, however, question how compliance would be monitored. City Planner Maloy responded that, based on past experience, property owners who initially attempt short-term rentals often transition back to long-term rentals due to the demands of hosting.

City Planner Maloy identified several unresolved policy questions, including whether impact fees would apply and whether detached ADUs would require separate utility meters or shared services. He noted that, historically, some jurisdictions did not require separate utilities, though he acknowledged that utility policies may have changed over time.

City Manager Cherpeski discussed impact fee practices in other states, explaining that when ADUs utilize existing service connections, additional impact fees are sometimes not charged because the capacity has already been accounted for. However, he noted that separate utility connections typically result in applicable connection and impact fees due to the increased demand on infrastructure.

Councilmember Henderson provided feedback, emphasizing the need to evaluate both the theoretical intent and practical impacts of the proposal. He expressed concern that detached ADUs could fundamentally alter the character of single-family zoning unless owner-occupancy requirements were imposed. He stated that such a requirement would help preserve the intent of single-family neighborhoods.

Councilmember Henderson also highlighted parking as a major concern, particularly on smaller lots. He cited observations from residential neighborhoods where on-street parking already creates safety and access issues. He stressed that any detached ADU ordinance should include stringent off-street parking requirements and stated that applications unable to meet those standards should not be approved.

Additionally, Councilmember Henderson raised concerns regarding the impact of increased density on roads, parks, police, and fire services. He emphasized that additional residents place measurable demands on existing systems and argued that impact fees should be assessed accordingly, particularly if ADU allowances are mandated by the state.

City Planner Maloy acknowledged the concerns raised and agreed to further address issues including parking standards, impact fees, conversion of existing structures, and addressing requirements for emergency services. City Planner Maloy summarized the direction given to advance the proposal to the Planning Commission for public hearings, with an anticipated return to the City Council for further consideration toward the end of February.

2.4. Next Biennial Budget – Capital Improvement Plan (CIP) Overview and Discussion –

Nathan Cherpeski, City Manager; Trevor Ram, Assistant to the City Manager

City Manager Cherpeski presented an overview of the Capital Improvement Plan (CIP). He opened with introductory remarks and outlined the purpose of the presentation, which was to review the CIP process and discuss the constraints affecting capital planning.

City Manager Cherpeski identified three primary constraints in developing the CIP: available funding, staff capacity to deliver projects effectively and in a timely manner, and the appropriate sequencing of projects. He emphasized that certain projects must be completed in a specific order and that partial or out-of-sequence improvements are not always feasible or effective.

Assistant to the City Manager Trevor Ram described the role of the CIP Committee and its evaluation process. He explained that staff develops recommendations for the City Manager based on funding limitations and organizational capacity. Projects are scored using multiple criteria, including financial considerations, community impact, livability, and public safety.

City Manager Cherpeski highlighted the importance of long-term asset management, noting that all capital improvements will eventually require maintenance and replacement. He explained that many cities experienced challenges after periods of rapid growth because replacement costs were not adequately planned for when infrastructure was first constructed.

The discussion also addressed staff capacity constraints. City Manager Cherpeski explained that, in addition to City-led projects, staff must remain involved in developer-funded projects through inspections and oversight, which has extended project timelines in some cases.

Councilmember Henderson commended staff for improvements to the budgeting process and emphasized the importance of considering long-term operating costs in addition to capital replacement costs. He noted that each new facility or improvement creates ongoing operational obligations for the City.

City Manager Cherpeski acknowledged this concern and stated that staff has been working to better incorporate operational impacts into planning and reporting. He noted the interconnected nature of City operations, explaining that increases in staffing often require additional equipment, facilities, and fleet capacity.

Councilmember Ohrn commented on similar challenges related to park development, noting that required park dedications create long-term maintenance and operational costs that must be considered alongside initial development.

City Manager Cherpeski then demonstrated a new financial modeling tool developed by Assistant to the City Manager Ram. Assistant to the City Manager Ram explained that the tool projects general fund revenues and expenditures through 2036, applying variable growth rates to different revenue and expense categories. The model allowed staff to evaluate financial impacts in real time, such as the addition of new positions or services in future years.

City Manager Cherpeski explained that the model displayed policy-targeted fund balance levels as well as the maximum fund balance permitted by state guidelines, alongside projected fund balance trends. He noted that the tool represents a significant improvement over previous forecasting methods.

City Manager Cherpeski stated that departmental budget submissions were scheduled for the end of January and that Council would receive regular updates during work meetings throughout the spring as divisions and departments present their requests. He emphasized that recent meetings were intended to engage the Council earlier in the process and encourage higher-level policy discussion.

Councilmember Teddy Hodges arrived at 6:20 p.m.

2.5. Legislative Priorities – City Council Roundtable

Unified Fire Authority Assistant Chief Anthony Widdison provided an overview of House Bill 48, which went into effect on January 1, addressing requirements related to the Wildland–Urban Interface (WUI).

Anthony Widdison and Chief Wade Russell presented information on the WUI legislation. UFA Assistant Chief Widdison explained that while Herriman previously adopted the 2006 WUI Code and maintained a WUI zone map, HB 48 introduced new statewide requirements. Under the bill, Utah Forestry, Fire, and State Lands was required to establish a high-risk boundary map.

UFA Assistant Chief Widdison explained that property owners located within the high-risk boundary will be assessed a fee. Initially, the fee will be calculated based on the square footage of taxable structures on the property. Beginning January 1, 2028, the fee would be determined by a classification system based on a structure’s ignition-resistant construction and defensible space.

He outlined the three-tier classification system:

Class 3: Structures that meet neither ignition-resistant construction nor defensible space standards; classified as extreme risk and subject to the highest fee.

Class 2: Structures that meet one of the two standards.

Class 1: Structures that meet both standards; properties in this class would still be assessed a fee due to their location within the high-risk boundary.

UFA Assistant Chief Widdison stated that property owners will be able to request a lot assessment from Utah lands to potentially reduce their classification and associated fee. He noted that the assessment process and implementation details remain unclear and may be challenging for Utah Forestry, Fire, and State Lands to administer.

Councilmember Henderson expressed concern regarding the implementation of HB 48, particularly the lack of public notification and outreach. He stated that residents would be subject to new charges without prior public discussion and questioned the characterization of the charge as a fee rather than a tax. He emphasized the need to prepare informational resources for residents, including guidance on the classification process, available resources, and appeal procedures.

Councilmember Henderson also raised concerns about the accuracy of the high-risk boundary map, noting that large portions of Herriman appear to be classified as high risk. He further expressed

concern about potential impacts on homeowners insurance, citing reports of policy cancellations already affecting residents.

Councilmember Hodges emphasized the importance of communicating with state legislators regarding the local impacts of HB 48, noting that legislators should be informed of how the law was affecting communities.

Councilmember Terrah Anderson reported that discussions were ongoing regarding related WUI code updates and that the Utah Home Builders Association has raised concerns about certain requirements. She stated that staff is awaiting the release of administrative rules from FFSL, which were expected to include a 30-day public comment period but had not yet been published despite the January 1 effective date.

Councilmember Henderson reiterated the need for the City to proactively prepare and distribute information to residents, including instructions on appeals and relevant contact information for state agencies and legislative representatives. He noted that while implementation is outside the City's direct authority, the City would likely receive resident inquiries.

Mayor Palmer concluded the discussion by stating that the issue warrants continued monitoring and potential advocacy and indicated that the Council would revisit the topic in January.

The Council moved to agenda item 2.1

3. Adjournment

Councilmember Ohrn moved to adjourn the work meeting at 7:05 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 7:14 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Ms. Katie Keysaw led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Mayor Palmer complimented staff on the Night of Lights event, describing it as "absolutely unbelievable" with crowds packed both inside and outside. He noted that several thousand people

attended and expressed appreciation for staff and volunteers who made the event successful, observing that the event seems to improve each year.

4.3. Recognition of Councilmember Sherrie Ohrn

The Council held a special recognition ceremony honoring Councilmember Sherrie Ohrn for her eight years of service and decision not to seek re-election. Mayor Palmer and the Herriman City Council praised her dedication, leadership, and impact on the city, highlighting her work with the Youth Council, major policy initiatives, and her ability to work through difficult issues with integrity. They emphasized her behind-the-scenes contributions to significant city changes and her lasting influence on the Council and community. City staff presented commemorative gifts, and Mayor Palmer awarded a plaque recognizing her service from 2018 to 2026.

Councilmember Ohrn concluded the ceremony with remarks expressing gratitude to her family, colleagues, staff, and residents, reflecting on key accomplishments during her tenure, and reaffirming her deep appreciation for public service, civic responsibility, and the trust placed in her by the community.

5. Public Comment

Matt Basham addressed the Council and thanked Councilmember Sherrie Ohrn for her service to District 3. He commended her dedication and preparation, noting the significant time commitment required over her eight years in office. Council-Elect Basham acknowledged the responsibility of succeeding her and expressed appreciation for her guidance. Councilmember Ohrn responded by encouraging him to serve in his own way and leave his own mark.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson reported he didn't have anything to add to the UFA report given in the work meeting.

6.2. Councilmember Teddy Hodges

Councilmember Hodges reported on the Jordan Basin Water Conservancy and Improvement District meeting, noting that the board adopted its budget and approved a fee increase from \$33 to \$35, effective January 1. He also stated that the district's final meeting of the year would be held on December 16 at 7:00 a.m.

6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn reported on the Wasatch Front Waste and Recycling District, noting that billing would change from quarterly to monthly beginning next year. She stated there was no rate

increase for the current year, but a fee would be applied for credit card payments. Councilmember Ohrn also reported that the district was reviewing RFP language to potentially change service providers, with the initial bid indicating potential savings of approximately \$5 per month for residents.

6.4. Councilmember Terrah Anderson

Councilmember Anderson did not have anything to report.

7. Mayor Report

Mayor Palmer had nothing significant to report.

8. Reports, Presentations and Appointments

8.1. Recognition of HPD's 2025 Knight of Heroes Award Recipients – Troy Carr, Chief of Police

Deputy Chief of Police Cody Stromberg presented on behalf of Chief Carr, who was unable to attend, regarding the Mountain West Chamber of Commerce's annual Knight of Heroes event, which recognized local first responders, business owners, and community leaders for their contributions.

Deputy Chief Stromberg called forward Officers Meono, J. Fairbanks, C. Fairbanks, Miles, Winder, and Victim Advocate Lisa Zupancic to honor their response to a drowning incident on August 16, 2025, at Blackridge Reservoir. He read the citation detailing the officers' actions, noting that Officers Meono and Winder entered the water to search for the missing individual, while Officer Fairbanks coordinated the search and assisted panicked witnesses. Officers Miles and Winder supported family members, particularly a distraught mother attempting to enter the water. He highlighted how the team and victim advocate balanced compassion with control while supporting the grieving family.

Deputy Chief Stromberg emphasized that although the incident had a tragic outcome, the officers' professionalism, valor, and compassion were exemplary.

They Council expressed their appreciation. Councilmember Ohrn commended the officers for handling stress and maintaining peace in the community. Councilmember Henderson noted that establishing a local police department was a wise decision, highlighting strong recruitment results. Councilmember Hodges praised officers for their dedication, often traveling long distances to serve Herriman, and Councilmember Anderson thanked them for their actions on that tragic night.

Mayor Palmer shared a personal reflection, acknowledging the officers' willingness to risk their lives and thanking them and their families for their service and sacrifice.

9. Public Hearing

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

Finance Director Kyle Maurer presented two budget amendment requests. The first proposed transferring \$37,500 from the legislative budget to the IT budget to purchase report-writing AI and data-gathering software for the Community Development Department. He noted this would serve as a test pilot and, if successful, would need to be prioritized alongside other requests in the next budget cycle. The second request sought \$4,250 from the fund balance to complete the fire impact fee analysis, which had not been carried over from the previous year.

Mayor Palmer opened the public hearing.

No comments were offered.

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

Councilmember Henderson moved to approve Resolution No. R61-2025 approving an amendment to the 2026 Fiscal Budget. 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. Consent Agenda

10.1. Approval of a Resolution amending the fiscal year 2026 Job Classification Plan – Kyle Maurer, Director of Finance and Administrative Services

10.2. Approval of a Resolution to grant Local Consent for an Off-Premise Beer Retailer State License for Walgreens located at 5627 W 13400 S to be issued and regulated

by the Utah Department of Alcoholic Beverage Services (DABS) – Sandra Llewellyn, Economic Development Coordinator

10.3. Approval of the November 12, 2025 and November 18, 2025 Herriman City Council meeting minutes

10.4. Consideration of contract with the Utah Department of Transportation (UDOT) to transfer 3.214 acres of real property owned by Herriman City to UDOT for U-111 right-of-way and 0.007 acres as a perpetual easement for drainage and slope appurtenant to the construction of U-111.

10.5. Consideration to Approve Applications to Wasatch Front Regional Council's Transportation Improvement Program – Bryce Terry, City Engineer

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

The motion passed unanimously.

11. Discussion and Action Items

11.1. Discussion regarding access requirements and limitations to Black Powder Drive from Mountain View Self-Storage – Blake Thomas, Community Development Director
Community Development Director Blake Thomas presented an overview of a storage development project off Mountain View Corridor between 12600 and 11800 South. The project included three components: a north office area, a middle park area, and the south self-storage area. Director Thomas reviewed the project's approval history, beginning with Council direction on November 13, 2019, right-in/right-out access discussions in April 2020, the Master Development Agreement (MDA) approved June 24, 2020, and subsequent approvals for commercial subdivision, conditional use permit, and civil site plans. Key features included an 8-foot precast wall, UDOT-approved public street access to Mountain View Corridor, and emergency access via Black Powder Drive through a crash gate.

Councilmember Henderson presented photographs documenting issues including signage orientation, bright lighting affecting residential homes, inadequate gate security, and pedestrian access raising safety concerns. He highlighted that approximately 1,000 feet of illuminated

frontage, along with additional signage, exceeded expectations and created disturbances for residents.

Public Comment:

Katie Keysaw Stated that her children's bedroom windows were impacted and that lights were inconsistently turned off. She Requested completion of landscaping and development requirements to reduce impacts.

Katrina Jacobson Expressed relief the project was storage rather than higher-density housing but raised concerns over unexpected access points and safety near a park and junior high bus stop. She noted that the area felt industrial compared to surrounding neighborhoods.

Jen Bangerter referred to an August 2023 document depicting electronic gates. She felt misled by expectations of full separation between commercial and residential areas and expressed safety concerns for children.

Jeremy Jacobson explained he came with construction experience, suggested ADA-compliant solutions such as a wrought iron gate with push-button access. He proposed connecting the sidewalk to the fence to close openings and supported an aesthetically matching fence.

Stephanie Campbell noted residents had to keep blinds closed due to lights. She expressed concern that tall storage units exceeded original height expectations, and that tower lighting was unnecessary.

Matt Prince emphasized the neighborhood preference for no access at all. He raised safety concerns for children and potential malicious activity.

Rebecca Parker noted the gate was insecure and frequently accessed by teenagers. Raised concerns for children and animal safety near Mountain View Corridor.

Brenda Kamka expressed frustration over neon sign impacting views of the night sky. She suggested window replacements for affected residents if lighting could not be mitigated.

Preston Oberg advocated for fully opening the road to improve traffic and connectivity, citing multiple daycares, youth programs, and limited access points.

Rachel Dane relayed her opposition to opening additional access points due to cut-through traffic and safety concerns for children.

Morgan Bangerter raised concerns that trailers and other vehicles would use neighborhood access, increasing congestion. She worried that pedestrian access would increase foot traffic and reduce safety.

Council Discussion:

The Council discussed potential solutions, including closing or modifying pedestrian access, installing a wrought iron gate with Knox box for emergency access, and mitigating lighting impacts. Councilmember Ohrn expressed surprise at the current state of the gates and pedestrian access, emphasizing safety concerns. Mayor Palmer inquired about ADA compliance, and staff confirmed that a wrought iron gate with Knox box could meet fire safety requirements.

Chase Andrizzi, representing the developer, addressed the council. He noted that the development met plain-language requirements of prior approvals but acknowledged resident concerns regarding lighting, access, and safety. Mr. Andrizzi expressed willingness to work with the city and residents toward solutions. He confirmed the developer's prior commitment to turning off lights at 10 PM but recognized that this had not been consistently implemented. Mr. Andrizzi expressed openness to exploring options such as dimming the lights, turning off problematic signage entirely, and improving gate security to align with both fire code requirements and community expectations.

Councilmember Henderson stressed priorities including protecting all residential types, working with the developer to turn off lights, adding screening trees, closing pedestrian access if feasible, and installing gates as originally envisioned.

The Council determined that immediate attention could focus on lighting improvements, while staff would research longer-term solutions for gates, pedestrian access, and ordinance adjustments. No formal votes were taken. The item will return for future discussion once staff and the developer have explored feasible solutions.

Councilmember Jared Henderson was excused from the meeting at 9:08 p.m.

11.2. Review and consider proposed amendments to the Panorama Master Development Agreement (MDA) to modify (1) the project boundaries without changing entitled dwelling units, (2) clarify procedures regarding potential administrative approval of residential lots with double-street frontages, and (3) the "Grading Plan" and

“Village Plan” exhibits attached to the MDA (File No. M2025-146) - Michael Maloy, City Planner

City Planner Maloy presented proposed amendments to the Panorama MDA, prompted by boundary changes with the Jordan School District. While the total acreage remained unchanged, the property was reshaped to extend to Blooming Rose Boulevard. City Planner Maloy explained that the redesign allowed for improved grading, reducing haul-off by approximately 700,000 cubic yards, roughly equivalent to one year of hauling or filling four football fields to a height of 100 feet.

The amendments involved minor shifts of units between villages: Village 1 would increase by 15 units, exceeding the 10-unit administrative approval limit, while other villages experienced decreases. The total number of units and housing types remained unchanged. The amendment also addressed double-frontage lots along local streets, with staff proposing seven criteria for when such lots could be approved administratively.

Chase Andrizzi, representing the developer, clarified that the boundary realignment with Jordan School District preserved their 12.5-acre allocation while providing improved access to the backbone road. He noted that the grading changes better followed natural topography and allowed for larger lots in Village 4. Regarding the proposed seven criteria for double-frontage lots, Mr. Andrizzi confirmed they were acceptable to the developer.

The Council raised concerns about maintenance responsibilities for buffer areas between fences and streets. After discussion, it was agreed that plat notes would be added to make property owners responsible for maintaining these areas, thereby avoiding future city obligations or HOA enforcement challenges.

No changes were made to the overall unit count, housing types, or other key components of the development. The amendments were presented as administrative adjustments to improve grading efficiency, access, and lot layouts while maintaining compliance with prior approvals.

Councilmember Hodges moved to approve Resolution R60-2025, approving the Panorama Master Development Agreement First Amendment, with the exception that double-frontage lots would include a plat note specifying maintenance responsibilities for property owners. 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>Absent</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 Henderson being absent for the vote.

11.3. Remove City Code § 1-6-8 (Administrative Organizations Generally) – Todd Sheeran, City Attorney

City Attorney Todd Sheeran presented a simple amendment to remove an outdated organizational chart from city code. He explained this was a small town control measure that required council approval for any organizational changes. Current practice already provided council oversight through job classifications and budgets, making this code section unnecessary.

Councilmember Henderson reconvened the meeting at 9:33 p.m.

Councilmember Ohrn moved to approve Ordinance No 2025-27 amending Herriman City Code Section 1-6-8 to remove outdated references to the city organizational chart. 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.

12. Future Meetings

12.1. Next Planning Commission Meeting: December 17, 2025

12.2. Next City Council Meeting: January 14, 2026

13. Events

13.1. Herriman Chorale and Herriman Jazz Project Christmas Concert – December 8, 2025
7:00 p.m. – Fort Herriman Middle School

13.2. Paint Night – December 12, 2025 7:00 p.m. – Herriman City Hall Community Center

13.3. Wreaths Across America – December 13, 2025 9:00 a.m. – Herriman City Cemetery

- 13.4.** Winter Orchestra Concert – December 14, 2025 7:00 p.m. – Fort Herriman Middle School
- 13.5.** Winter Solstice Light Festival and Hike – December 20, 2025 6:30 p.m. – Blackridge Reservoir Trailhead
- 13.6.** Christmas Holiday: December 24, 2025 – December 25, 2025 – City Offices Closed
- 13.7.** Herriman City Inauguration Ceremony – January 05, 2026 5:00 p.m. – Herriman City Hall

14. 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

Councilmember Ohrn moved to temporarily recess the City Council meeting to convene in a closed session to discuss pending, or reasonable imminent litigation, as provided by Utah Code Annotated §52-4-205 at 9:36 p.m. 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.

The Council reconvened the Council work meeting at 9:45 p.m.

15. Adjournment

Councilmember Ohrn moved to adjourn the City Council meeting at 9:45 p.m. Councilmember Henderson seconded the motion, and all voted aye.

16. 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 December 10, 2025. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder