



CITY COUNCIL AGENDA

Wednesday, January 28, 2026

NOTICE IS HEREBY GIVEN that the Herriman City Council shall assemble for a meeting in the City Council Chambers, located at **5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH**

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

1. Council Business

- 1.1. Review of this Evening's Agenda
- 1.2. Future Agenda Items
- 1.3. Council discussion of future citizen recognitions

2. Administrative Reports

- 2.1. Open and Public Meetings Act training – Todd Sheeran, City Attorney
- 2.2. Annual Review of Strategic Plan – Nathan Cherveski, City Manager
- 2.3. Discuss Fiscal Year 2027 and 2028 Budgets for the Community Development and Renewal Area, Administrative Services Division, Administration Department, and Legislative Department – Kyle Maurer, Director of Finance and Administrative Services
- 2.4. Review and discuss the selection and appointment process for a new Planning

Commission Alternate Member – Michael Maloy, City Planner

- 2.5. Discussion Regarding a Proposed Rental Fee Schedule for Athletic Fields and the Herriman Community Center – Wendy Thomas, Assistant City Manager and Trevor Ram, Assistant to the City Manager
- 2.6. Update on Parks Department Fertilization Program – Anthony Teuscher, Deputy Director of Parks, Recreation and Events
- 2.7. December 2025 City Status Report – Trevor Ram, Assistant to the City Manager
- 2.8. Legislative Update – Todd Sheeran, City Attorney

3. Adjournment

7:00 PM – GENERAL MEETING:

4. Call to Order

- 4.1. Invocation/Thought/Reading and Pledge of Allegiance
- 4.2. City Council Comments and Recognitions
- 4.3. Jordan School District presentation Chinese New Year Cultural Activities

5. Public Comment

Audience members may bring any item within the City's purview to the City Council's attention. Comments will be limited to two minutes. State Law prohibits the Council from acting on items that do not appear on the agenda. Public comments for this meeting will also be conducted electronically. Any person interested in addressing the Council may submit a comment by emailing recorder@herriman.org or by visiting Herriman.org/agendas-and-minutes, where there is a link to fill out an online public comment form. Your statement will be incorporated into the public record.

6. City Council Reports

- 6.1. Councilmember Jared Henderson
- 6.2. Councilmember Teddy Hodges

6.3. Councilmember Matt Basham

6.4. Councilmember Terrah Anderson

7. Mayor Report

8. Reports, Presentations and Appointments

8.1. HPD Badge Pinning Ceremony

8.2. Friends of Herriman 2025 Recap – Wendy Thomas, Assistant City Manager & Jon Cazier, Chair, Friends of Herriman

8.3. Recognition of Chris Berbert, Founding Member and Previous Chair, Friends of Herriman Parks, Trails, Arts and Culture – Wendy Thomas

9. Consent Agenda

9.1. Consideration of an Assignment of the Panorama Master Development Agreement Owner's Rights and Responsibilities from Riverside Development, LLC to Toll Southwest, LLC – Blake Thomas, Community Development Director

10. Discussion and Action Items

10.1. Review and consider a recommendation to amend Chapter 10-27 Signs of Herriman City Code to include standards for the CF Commercial Flex Zone and modify standards for illuminated signs. (File No. Z2025-162) – Michael Maloy, City Planner

10.2. Wide Hollow Construction Update and Restroom Facility – Wendy Thomas, Assistant City Manager

10.3. Filling the Vacancy on the Trans-Jordan Board and discussing a future vacancy on the Jordan Valley Water Conservancy District Board – Nathan Cherveski, City Manager

11. Future Meetings

11.1. Next Planning Meeting: February 04, 2026

11.2. Next City Council Meeting: February 11, 2026

12. 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

13. Adjournment

14. Recomence to Work Meeting (If Needed)

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Council will be asked to complete a written comment form and present it to Jackie Nostrom, City Recorder. In general, the chair will allow an individual two minutes to address the Council. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item to be considered at a future council meeting. The chair may place the item on the agenda under citizen comments; direct staff to assist the citizen; direct the citizen to the proper administrative departments; or take no action.

I, Jackie Nostrom, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.gov, Posted and dated this . /s/ Jackie Nostrom, City Recorder



DATE: January 07, 2026

TO: The Honorable Mayor and City Council

FROM: Nathan Cherveski

SUBJECT: Annual Review of Strategic Plan

RECOMMENDATION:

Staff recommends adopting the revised strategic plan for 2026.

ISSUE BEFORE COUNCIL:

Discuss and provide direction to staff on the Strategic Plan

ALIGNMENT WITH STRATEGIC PLAN:

It is the strategic plan

BACKGROUND/SUMMARY:

The City's strategic plan is an internal document meant to guide city staff in moving the work of the city forward. Council reviews the plan annually to reaffirm or change the direction of the City's strategic plan.

Major changes include:

- A short vision statement
- Restates the three primary goals to better align with the overall strategic plan.
- Incorporates the New or Expanded Service Analysis

The City's tactical plan will be updated to meet any changes made to the strategic plan. The plan has been a collaborative effort between senior staff and managers.

DISCUSSION:

The attached plan changes the wording on some of the overall goals to clarify their purpose. What other changes would the Council like to discuss and direct?

ALTERNATIVES:

1. Direct staff to return the plan to the next meeting for formal adoption with any changes requested by Council
2. Direct staff to bring the plan back to an additional work meeting

ATTACHMENTS:

Strategic Plan Draft
Current Strategic Plan
New or Expanded Services Analysis

HERRIMAN CITY STRATEGIC PLAN

Updated _____

INTRODUCTION

VISION STATEMENT

Our vision is a connected, vibrant community where residents thrive, and city resources are managed wisely to support growth and opportunity. Decisions are made with a focus on improving our residents' lives.

STRATEGIC PLAN

How can Herriman City improve the lives of its residents? This simple question underlies and guides the development and implementation of the City's strategic vision. Herriman City uses a two-part approach to achieve strategic goals. An overall Strategic Plan (the Plan) is adopted by the City Council with periodic reviews. The Strategic Plan outlines the ultimate outcomes and identifies how the City will measure progress toward those goals.

The Plan will guide decision makers and staff efforts toward unified goals. Regular review of the plan and its intended outcomes is essential. The Strategic Plan will be reviewed no later than February following a municipal election. This will allow the new Council the opportunity to review and update the Plan, if needed, and provide direction for the City's staff.

TACTICAL PLAN

A separate Tactical Plan is maintained by the staff, breaking larger goals into distinct, manageable actions with discrete timelines and accountability. The Tactical Plan will be regularly updated as situations change, and tasks are accomplished.

THREE STRATEGIES

LIVABILITY (LV) - DEVELOP AND MAINTAIN A STRONG FOUNDATION OF ESSENTIAL SERVICES AND QUALITY OF LIFE AMENITIES TO CREATE A LIVABLE VIBRANT COMMUNITY

ECONOMIC VITALITY (EV)- CREATE A BALANCED LAND USE WITH APPROPRIATE COMMERCIAL DEVELOPMENT TO SUPPORT A STRONG COMMUNITY

COMMUNITY ENGAGEMENT (CE)- FOSTER A SENSE OF COMMUNITY THROUGH PUBLIC ENGAGEMENT AND INTERACTION

The three strategies and their supporting goals are considered equally important to the City's success. They are interdependent i.e. Improved transportation (LV) supports business growth (EV) and community events (CE). All actions undertaken by the City are first judged to see how they will improve the lives of residents utilizing the three strategies above. It is recognized that not every decision will make every resident better, but we will attempt to weigh the costs and benefits to all residents in our decision making. The City will tie actions in the Tactical Plan to specific goals in the Strategic Plan. All new programs or expansions will be analyzed using the attached analysis questions in appendix A.

STRATEGY: LIVABILITY - DEVELOP AND MAINTAIN A STRONG FOUNDATION OF ESSENTIAL SERVICES AND QUALITY OF LIFE AMENITIES TO CREATE A LIVABLE VIBRANT COMMUNITY

The livability of a community goes far beyond basic services. What creates a place people want to raise families and live? The City will focus efforts on items that improve quality of life and support essential services necessary to make Herriman a great place to live. These services include public safety, transportation infrastructure, parks and recreation, and public utilities.

Recognizing resource constraints, the City will focus efforts on providing residents with the highest quality of services possible within the resources available. The focus is on meeting people's needs, not merely completing specific tasks or projects. Success is measured by using satisfaction surveys, regulatory compliance, industry best practices, and comparison to similarly situated cities. Goals in this area are distinguished by starting with LV.

LV 1 – Level of Service

The Council will provide policy direction to the staff on its preferred levels of service for City functions. These levels of service will balance resource constraints with desired outcomes and thus may vary depending on departments or services offered. Levels of service can be at both a department as well as task level.

- A: Enhanced/Premium: exceeds expectations, highest performance
- B: Standard/Expected: meets community expectations

- C: Basic/Minimum: meets legal or safety requirements, no frills
- D: Below Standard - struggle to accomplish daily tasks or get projects completed in a timely manner
- F: Failing: Not able to accomplish daily tasks or get projects completed at all.

While the city will try for the highest level of service possible, it is understood that service levels falling into the D and F level will require discussion with the City Council. Solutions could include eliminating the task as infeasible for existing city resources. All new efforts will be analyzed to quantify the impact on city resources and sustainability prior to implementation. Performance metrics that measure level of service will be developed by each department in collaboration with City Administration. Each department will be responsible to track and report on their levels of service to City Administration. Progress or needs will be included during the biennial budget discussions, giving the City Council the opportunity to adjust the desired level of service and/or reallocate resources to achieve the specified level of service.

LV 2 – Quality public safety

Residents want to feel safe and secure in their private homes and public places. This responsibility is far greater than Police or Fire response. All City functions will focus on supporting this goal.

LV2.1 Utilize HPDs data (60/60/60) approach for growth decisions.

LV2.2 Public Spaces – Each Department shall Proactively work to help people feel safe and secure in parks and public spaces, including by quickly addressing crime, garbage, and vandalism.

LV 2.3 Emergency Management – Plan for and develop appropriate mitigation steps for likely emergencies.

LV 3 – Regional relationships and planning

Recognizing that Herriman is part of a larger metropolitan area. Establish relationships and leverage joint interests to provide services economically and efficiently.

LV 4 – Current and future facility needs

As Herriman grows, identify locations for current and future facility needs.

LV 4.1 – Public works facility

LV 4.2 – Public safety facilities

LV4.2.1 – Police facility

LV4.2.2 – Fire station 103 replacement/Animal Services – Occupy the new station in 2027 and transition the existing facility into an animal services facility.

LV4.2.3 – Site acquisition for fire/police substation in southern Herriman

LV4.2.4 -- Develop plan for using substations in Western and Southern Herriman for greater police effectiveness.

LV4.3 - Parks, Trails and Open Space-

Identify appropriate areas for new facilities while accounting for ongoing costs to operate and maintain additional facilities. (See LV 7.2)

LV 5 – Transportation systems

Most residents primarily use cars for transportation. Focus policy and planning efforts multi-modal transportation systems that move vehicles, pedestrians, cyclists, and other forms of transportation safely and efficiently through Herriman and surrounding areas. (See Economic Vitality 5)

LV5.1 – Seek outside funding sources for capital transportation projects

Awareness and pursuit of funds available outside the City's finances will be critical for constructing and maintaining safe and efficient transportation infrastructure.

LV 5.2 – Roadway pavement management

Develop and implement effective and efficient street planning and maintenance programs that support the Council's established level of service. Such plans must be in accordance with the City's engineering standards. (See EV 6)

LV 5.3 - Trails and Sidewalks

To support multi-modal transportation options, trails and sidewalks should connect between neighborhoods, job centers, and commercial areas along major transportation corridors with convenient access to available transit options.

LV6 – Consistent, safe, and reliable utility services

Utilities should be adequately funded and staffed to seamlessly meet the community's needs and statutory health requirements. Strategic investments in infrastructure and consistent preventative maintenance will be key focus areas.

LV 7– Ensure fiscal sustainability within all City functions

Use long-range financial plans to guide plans and investments in needed resources and infrastructure.

LV 7.1 – Capital Improvement Plan

Use the Capital Improvement Plan (CIP) to guide prioritization, budgeting, tracking, and planning for needed capital improvements. Update the CIP on a yearly basis and complete projects in a timely manner. In pace with the CIP and maintenance programs, invest in infrastructure to address existing deficiencies and anticipated future needs.

LV 7.1.1 – Master plans and impact fee analyses updates

Monitor and update the transportation, storm drain, water, and parks master plans as necessary. New development plans should incorporate the elements of the City's master plans.

LV7.1.2 -- Rate Studies

Conduct regular rate studies to avoid drastic rate increases, address funding and capital issues in a timely manner, and ensure the fiscal vitality of the city.

LV7.2 Ongoing Operating Costs

Whenever possible, identify known ongoing costs for any capital facility or new program as part of the decision-making process.

LV 7.3 – Adequate staffing

Within resource constraints, ensure staffing is sufficient to accomplish the goals of the Strategic Plan.

LV 7.3.1 – Recruitment and retention

Seek to hire and retain necessary and qualified staff members to support the City's needs.

LV 7.3.2 – Utilize Technology to leverage existing staff resources

Regularly review software and technology to keep City operations efficient. Implement appropriate solutions where possible to improve efficiency.

LV7.4 Focus necessary resources to protect personally identifiable information that we may collect in line with legal requirements.

LV7.5 Capital Equipment Replacement Plan

Lv7.5.1 Establish replacement strategies for city owned assets e.g. vehicles, equipment, etc.

Lv7.5.2 - Establish replacement strategies for City owned technology, hardware, and software.

LV 8 – Parks and amenities

Parks and open space are some of Herriman's key features. Balance the number of public parks, recreational amenities, facility types, and locations with available resources for sustainability and ongoing maintenance.

LV 8.1 – Parks and amenities standards

Maintain parks, facilities and amenities to the adopted maintenance standards for recreational facilities to support quality parks and amenities.

LV 8.2 Maintain a locally and regionally connected trail network for all City Residents.

Seek outside funding sources and volunteers to construct and maintain trails and related facilities. Ensure new trails are connected to existing trails, trailheads, and neighborhoods as determined necessary.

STRATEGY: Economic Vitality- Work to create a balanced land use with appropriate commercial development to support a vibrant community

Economic Vitality is essential for a strong community, vibrant economy, and satisfied citizens. This leads directly to improved quality of life for our residents. Herriman City will appropriately invest in projects and services to promote economic vitality. Success is measured by using satisfaction surveys, industry best practices, and comparisons to similarly situated cities. Goals in this area are distinguished by starting with *EV*.

EV 1 – Business development

Cultivate an environment that allows and supports entrepreneurship, innovation, smart business development, and traditional retail and commerce.

EV 1.1 – Business support

Enact policies and programs that support local business development, growth, and retention.

EV 2 – Commercial Development

The city will focus support efforts on attracting a diverse mix of commercial and retail business. The City's ability to complete such development is highly dependent on cooperation with property owners, developers and brokers.

EV 3 – Balanced land use

Balanced land use with consideration of private and public interests in land development is a key function of City zoning. Land uses should protect public health, foster a positive community atmosphere, and promote social mobility. A mix of commercial, manufacturing, services, and housing are key for a strong community and to reduce impacts on roads and air quality. Services should be located near housing areas. The City shall strive to preserve commercially zoned properties. A good balance will buffer the demands placed on residential property taxpayers while still supporting quality services. Compare existing regional land use inventory to identify imbalances or opportunities in land use needs.

EV 3.1 – General Plan

The adopted General Plan should be used to reflect the goals of balanced land use.

EV 3.2 - Commercial Land Protections

Maintain appropriate commercial land to provide services for our residents and visitors.

EV 3.3 - Economic Development Efforts

Economic Development efforts should focus on commercial development with a stress on sales tax generating uses and creating local jobs. Create commercial centers that reflect the character of Herriman and address the needs of the community. Commercial development should strive to improve the economic situation of residents and businesses.

EV3.3.1 HTC Pads

Create a development plan for commercial parcels flanking Crane Park that will include space for a future police building.

EV 3.3.2 Business Support

Efforts should be made to assist existing and prospective businesses in growth and enhance the quality of life for residents.

EV 4 – Sports tourism destination

Establish Herriman as a sports tourism center focused on popular youth, amateur, and professional spots and events..

EV 4.1 – Sports tourism partnerships

Coordinate, as appropriate, with development partners and sports teams to establish commercial development that capitalizes on sports tourism focusing on hospitality, health services, retail and restaurant uses. Develop partnership with RSL to support tournaments and other sport related uses in Herriman.

EV4.2 - Regional Athletic Complex

Develop a regional athletic complex suitable for Soccer, Rugby, Football, Lacrosse and other such “rectangular” field users.

EV 5 – Neighborhood quality

Address code enforcement and public safety concerns with property owners to preserve the quality of neighborhoods and commercial areas.

EV 6 – Maintenance quality

EV6.1 - Dedicate sufficient resources to street maintenance to maintain a PCI rating of 75.

EV6.2 - Capital Improvement Planning should identify and program funding for inadequate, failing, or needed infrastructure for a minimum of 5 years in the future.

EV 7 - Water Conservation

Water will be a key limiting resources for Herriman and Utah as a whole. The City should actively look to maintain a diversified water portfolio, remove turf where appropriate, encourage conservation through rates and public education, engineering standards and City ordinance.

STRATEGY: COMMUNITY ENGAGEMENT FOSTER A SENSE OF COMMUNITY THROUGH PUBLIC ENGAGEMENT AND INTERACTION

Creating a sense of community is essential to improving the lives of our residents. Resident satisfaction is far more than just a basic level of service. Connections within their streets, neighborhoods, and the community as a whole foster greater well-being. Understanding and playing a role in the direction of the community is important. Making sure the City supports these connections, an informed community is a strong community. Herriman City will use resources to engage with the community to inform and collaborate in solving problems and maximizing success. This strategy's effectiveness will be measured using satisfaction surveys, event attendance, industry best practices, and comparison to similarly situated cities. Engagement efforts should not focus on adding amenities or services without a conversation about available resources. Goals in this area are distinguished by starting with *CE*.

CE 1 – Sense of community

Work to cultivate a sense of connectedness, community, and inclusivity among all residents. Sponsor and host affordable events and other programs to foster this sense across all neighborhoods and help all community members feel welcome and participate.

CE1.1 Appropriate City events

Provide a mix of events to address the diverse needs of the city.

CE 1.2 Balance events with available resources

Where possible maximize outside funding through sponsorships and ticket sales.

CE 2 – Promote trust in government.

Promote genuine trust in government through transparency, accountability, and public engagement. This will be accomplished through open and accessible interaction; proactive communication and resident education; and courteous, responsive, and knowledgeable employees.

CE 2.1 – Engagement adaptation

Stay on the front edge of City-resident engagement in practice and use of technology as trends and technology change.

CE 2.2 – Proactive communication

Ensure that all master plans, large-scale studies, and capital projects are communicated to the public through all appropriate platforms as necessary throughout all phases of the respective projects.

CE2.2.1 Early Engagement. Engage as early as reasonably possible to allow for public involvement and feedback to guide decision making. Ensure compliance with noticing requirements set by the State of Utah.

CE 2.3 Communication Channels

Utilize all appropriate available channels to engage with residents. Recognize the value of technology and utilize proven methods to improve our residents' access to information.

CE 2.4 Communication Access

Identify shortfalls in communication roadblocks such as language, ADA issues, technology etc., and develop plans to address shortfalls as financially feasible.

Appendices

A. New or Expanded Service Analysis

HERRIMAN CITY STRATEGIC PLAN

Updated April 2023

INTRODUCTION

STRATEGIC PLAN

Herriman City uses a two-part approach to achieve strategic goals. An overall Strategic Plan (the Plan) is adopted by the City Council with periodic reviews. The Strategic Plan outlines the ultimate outcomes and identifies how the City will measure progress toward those goals.

The Plan will guide decision makers and staff efforts toward unified goals. Regular review of the plan and its intended outcomes is essential. The Strategic Plan will be reviewed in the January following a municipal election. This will allow the new Council the opportunity to review and update the Plan, if needed, and provide direction for the City's staff.

TACTICAL PLAN

A separate Tactical Plan is maintained by the staff, breaking down larger goals into distinct, manageable actions with discrete timelines and accountability. The Tactical Plan will be regularly updated as situations change and tasks are accomplished.

THREE STRATEGIES

DEVELOP AND MAINTAIN A
STRONG FOUNDATION OF
ESSENTIAL SERVICES

CREATE AND SUSTAIN A
HIGH QUALITY OF LIFE FOR
OUR RESIDENTS

FOSTER A SENSE OF
COMMUNITY THROUGH
PUBLIC ENGAGEMENT AND
INTERACTION

The three strategies and their supporting goals are considered equally important to the City's success. The City will tie actions in the Tactical Plan to specific goals in the Strategic Plan.

STRATEGY: DEVELOP AND MAINTAIN A STRONG FOUNDATION OF ESSENTIAL SERVICES

Essential services are defined as including public safety, transportation infrastructure, parks and recreation, and public utilities.

Recognizing resource constraints, the City will focus efforts on providing residents the highest quality of services possible. The focus is on meeting people's needs, not merely completing specific tasks or projects. Success is measured by using satisfaction surveys, regulatory compliance, industry best practices, and comparison to similarly situated cities. Goals in this area are distinguished by starting with *ES*.

ES 1 – Establish appropriate levels of service by function

The Council will provide policy direction to the staff on its preferred levels of service for City functions. These levels of service will balance resource constraints with desired outcomes and thus may vary depending on departments or services offered.

ES 2 – Quality public safety

Residents want to feel safe and secure in their private homes and public places. All City functions will focus on supporting this goal.

ES 3 – Natural resources, parks, trails, and amenities

Preserve, enhance, and market Herriman's natural resources, parks, trails, and public amenities as vital community assets. Residents prioritize recreation and access to natural resources; work to meet those needs.

ES 4 – Regional relationships and planning

Recognizing that Herriman is part of a larger metropolitan area, establish relationships and leverage joint interests to provide services economically and efficiently.

ES 5 – Current and future facility needs

As Herriman grows, identify locations for current and future public service facility needs.

ES 5.1 – Public works facility

ES 5.2 – Public safety facilities

ES 5.2.1 – Police facility

ES 5.2.2 – Fire station 103 replacement

ES 5.2.3 – Site acquisition for fire/police substation in southern Herriman

ES 5.2.4 – Animal Services facility

ES 6 – Transportation systems

Most residents primarily use cars for transportation. Focus policy and planning efforts on vehicles and include multi-modal transportation systems that move pedestrians, cyclists, and other forms of transportation safely and efficiently through Herriman and surrounding areas.

ES 6.1 – Seek outside funding sources for capital transportation projects

Awareness and pursuit of funds available outside the City's finances will be critical for constructing and maintaining safe and efficient transportation infrastructure.

ES 6.2 – Roadway pavement management

Develop and implement effective and efficient street planning and maintenance programs that support the Council's established level of service. Such plans must be in accordance with the City's engineering standards.

ES 7 – Consistent, safe, and reliable utility services

Utilities should be adequately funded and staffed to seamlessly meet the community's needs. Strategic investments in infrastructure and consistent preventative maintenance will be key focus areas.

ES 8 – Ensure fiscal sustainability within all City functions

Use long-range financial plans to guide plans and investments in needed resources and infrastructure.

ES 8.1 – Capital Improvement Plan

Use the Capital Improvement Plan (CIP) to guide prioritization, budgeting, tracking, and planning for needed capital improvements. Update the CIP on a yearly basis and complete projects in a timely manner. In pace with the CIP and maintenance programs, invest in infrastructure to address existing deficiencies and anticipated future needs.

ES 8.1.1 – Master plans and impact fee analyses updates

Monitor and update the transportation, storm drain, water, and parks master plans as necessary. New development plans should incorporate the elements of the City's master plans.

ES 8.2 – Adequate staffing

Within resource constraints, ensure staffing is sufficient to accomplish the goals of the Strategic Plan.

ES 8.2.1 – Recruitment and retention

Seek to hire and retain necessary and qualified staff members to support the City's needs.

ES 9 – Broadband services

Broadband connectivity a key part of societal infrastructure. The City recognizes the need and opportunity to adapt to developing technologies. Considering resource constraints and the need for municipal services, invest in technology that leverages employee resources to the greatest extent possible.

STRATEGY: CREATE AND SUSTAIN A HIGH QUALITY OF LIFE FOR RESIDENTS

Quality-of-life is essential for a strong community, vibrant economy, and satisfied citizens. Herriman City will appropriately invest in projects and services to promote that end. Success is measured by using satisfaction surveys, industry best practices, and comparison to similarly situated cities. Goals in this area are distinguished by starting with *QL*.

QL 1 – Parks and amenities

Parks and open space are some of Herriman's key features. Balance the number of public parks, recreational amenities, facility types, and locations with available resources for sustainability and ongoing maintenance.

QL 1.1 – Parks and amenities standards

Establish and use metrics and maintenance standards for recreational facilities to support having quality parks within resource constraints.

QL 1.2 – Safe atmosphere in public spaces

Proactively work to help people feel safe and secure in parks and public spaces, including by quickly addressing crime, garbage, and vandalism.

QL 2 – Balanced land use

The City Council will define its concept of balanced land use with consideration of private and public interests in land development. Land uses should protect public health, foster a positive community atmosphere, and promote social mobility. Compare with existing regional land use inventory to identify imbalances or opportunities in land use needs.

QL 2.1 – General Plan

The adopted General Plan should be used to reflect the goals of balanced land use.

QL 3 – Sports tourism destination

Establish Herriman as a sports tourism center focused on sports such as soccer, rugby, baseball, and mountain biking.

QL 3.1 – Sports tourism partnerships

Coordinate, as appropriate, with development partners and sports teams to establish commercial development that capitalizes on sports tourism.

QL 4 – Neighborhood quality

Address code enforcement and public safety concerns with property owners to preserve the quality of neighborhoods and commercial areas.

QL 5 – Maintenance quality

Provide well-maintained facilities and infrastructure, especially for roadways.

STRATEGY: FOSTER A SENSE OF COMMUNITY THROUGH PUBLIC ENGAGEMENT AND INTERACTION

An informed community is a strong community. Herriman City will use resources to engage with the community to inform and collaborate in solving problems and maximizing success. This strategy's effectiveness will be measured using satisfaction surveys, event attendance, industry best practices, and comparison to similarly situated cities. Goals in this area are distinguished by starting with *CE*.

CE 1 – Business development

Cultivate an environment that allows and supports entrepreneurship, innovation, smart business development, and traditional retail and commerce.

CE 1.1 – Business support

Enact policies and programs that support local business development, growth, and retention.

CE 2 – Promote trust in government

Promote genuine trust in government through transparency, accountability, and public engagement. This will be accomplished through open and accessible interaction; proactive communication and resident education; and courteous, responsive, and knowledgeable employees.

CE 2.1 – Engagement adaptation

Stay on the front edge of two-way City-resident engagement in practice and use of technology as trends and technology change.

CE 2.2 – Proactive communication

Ensure that all master plans, large-scale studies, and capital projects are communicated to the public through all appropriate platforms as necessary throughout all phases of the respective projects.

CE 3 – Diversity and accessibility

Accommodate the community's increasingly diverse cultural, language, and accessibility needs.

CE 4 – Sense of community

Work to cultivate a sense of connectedness, community, and inclusivity among all residents. Sponsor and host affordable events and other programs to help create this sense across all neighborhoods and ensure that all community members can feel welcome and participate.

- 1. Is it a core/essential function of the City?**
 - **Yes:** Proceed to next question – Explain. Identify if this is already covered by City policy.
 - **No:** direct requestor to appropriate agency
- 2. How will this decision/program benefit/impact our residents?**
 - **List specific benefits/Impacts:** Proceed to next question.
 - **Unclear benefits/Impacts:** Clarify and reassess.
- 3. Who benefits? Widespread or focused**
 - **Widespread:** Proceed to next question.
 - **Focused:** Ensure alignment with city goals.
- 4. Are the benefits actual or intrinsic?**
 - **Actual:** Define the amounts.
 - **Intrinsic:** Discuss how to value these benefits.
- 5. Who if any are impacted negatively?**
 - **Actual:** Define the amounts.
 - **Intrinsic:** Discuss how to value these benefits.
- 6. What resources are required?**
 - **List resources:** Proceed to next question.
 - **Unclear resources:** Identify and specify.
- 7. What are the ongoing costs or commitments required?**
 - Discuss staffing or resource commitments and verify staffing costs with the Finance Department. Distinguish between one time and ongoing items.
- 8. How would we define success?**
 - **Define success metrics:** . Finalize proposal. Go to City Manager or Council for approval
 - **Unclear success metrics:** Develop clear criteria.

All Projects or programs must be evaluated at least annually to see they are meeting metrics. Decisions to continue programs or projects will be discussed in the biennial budget process.



DATE: January 14, 2026

TO: The Honorable Mayor and City Council

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Discuss Fiscal Year 2027 and 2028 Budgets for the Herriman City Community Development and Renewal Area, Administrative Services Division, Administration Department, and Legislative Department

RECOMMENDATION:

N/A – This is for discussion only

ISSUE BEFORE COUNCIL:

N/A – This is for discussion only

ALIGNMENT WITH STRATEGIC PLAN:

ES 1 – Establish appropriate levels of service by function | ES 8 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:

Staff will discuss the fiscal year 2027 and 2028 budgets for the Herriman City Community Development and Renewal Area, Administrative Services Division, Administration Department, and Legislative Department.

DISCUSSION:

Staff will lead a discussion on the following budgets for fiscal year 2027 and 2028:

- Herriman City Community Development and Renewal Area
- Administrative Services Division
- Administration Department
- Legislative Department

ALTERNATIVES:

N/A – This is for discussion only



STAFF REPORT

DATE: December 31, 2025

TO: The Honorable Mayor Palmer and Members of the City Council

FROM: Michael Maloy, City Planner

SUBJECT: Discussion Regarding the Selection Process of a New Planning Commission Alternate Member

RECOMMENDATION:

Staff recommends that the City Council review the attached policy and direct staff to initiate the process of soliciting potential candidates for appointment as a Planning Commission Alternate Member.

ISSUE BEFORE COUNCIL:

Should the Council consider the appointment of a previous Planning Commission applicant or limit potential candidates to one or more particular Council Districts to solicit additional perspectives or broaden representation of communities within the City?

ALIGNMENT WITH STRATEGIC PLAN:

Appointment of courteous, engaged, and knowledgeable citizens to officiate in voluntary positions within the City promotes trust within local government, which is consistent with the following adopted strategy:

CE 2 – Promote trust in government. *Promote genuine trust in government through transparency, accountability, and public engagement. This will be accomplished through open and accessible interaction; proactive communication and resident education; and courteous, responsive, and knowledgeable employees.*

BACKGROUND & SUMMARY:

Former Planning Commission Alternate Member Terrah Anderson was recently appointed and then elected to the City Council, creating a vacancy on the Planning Commission. Following the November 2025 election, City staff scheduled a Work Meeting discussion with the City Council

to initiate the process of selecting a candidate for appointment as an Alternate Member of the Planning Commission, with a one-year term of service that the City Council may renew annually.

DISCUSSION:

City Staff has attached the recently approved City Policy outlining the process for appointing a new candidate to the Planning Commission.

ALTERNATIVES:

Whereas this item is for discussion purposes only, no formal motion is required during the City Council Work Meeting.

FISCAL IMPACT:

Impact	Rationale
None	Whereas the adopted bi-annual Herriman City budget has allocated funds for the Planning Commission, approval of the resolution will not impact the City budget

ATTACHMENTS:

- A. Appointment Policy



Herriman City Council Policy

Document No: TBD	Title: Planning Commission Appointment Policy	Print Date: December 23, 2024
Revision No: 1.0	Prepared By: Michael Maloy, Planning Director	Date Prepared: DRAFT
Effective Date: TBD	Reviewed By: City Council	Date Reviewed: TBD

Purpose: To provide clear standards and procedures for assessing the qualifications and suitability of candidates for the Planning Commission, which encourages community service and fosters effective governance.

Policy:

This policy serves as a guiding framework for City Staff in evaluating and forwarding candidates for appointment or reappointment to the Planning Commission by the Mayor and City Council. It aims to ensure a consistent, transparent, fair, and efficient selection and appointment process for the City.

Definitions

Planning Commission: A board appointed by the City Council to oversee the development and planning activities of Herriman City and advise the Council on matters relating to land use, zoning, and other planning-related issues.

Regular Member: An appointed position on the Planning Commission for a three-year term of service, voting on administrative and legislative items scheduled on regular meeting agendas.

Alternate Member: An appointed position on the Planning Commission for a one-year term of service, voting on administrative and legislative items scheduled on regular meeting agendas when a "regular member" is unavailable.

Review Committee: A committee of three individuals formed by the City Council consisting of the Mayor, one City Council member, and the City Manager or City Staff designee. If the Mayor is unable to attend or participate in the Review Committee, the City Council may designate one additional member of the City Council to serve on the Review Committee in the absence of the Mayor.

City Staff: Those members of City Staff designated by the City Manager to implement this policy.

Eligibility Criteria

Residency: As per Herriman City Code, a candidate must be a bona fide resident of Herriman City and a qualified elector. Preference may be given to candidates who have established a permanent residence within city limits for at least one year before application.

Experience: Preference shall be given to candidates with relevant experience in fields such as urban planning, architecture, landscape architecture, real estate development, civil engineering, and related academic or professional experience. *However, all community members who demonstrate an interest in city planning are encouraged to apply.*



Herriman City Council Policy

Commitment: Candidates must demonstrate a willingness and ability to commit time to attend regularly scheduled meetings and participate in additional workshops or training sessions related to the duties of the Planning Commission.

Community Involvement: Ideal candidates should demonstrate previous community service, leadership roles, or engagement in community development and planning issues.

Application Process for Vacancy

When soliciting candidates to fill a Planning Commission vacancy, the following process and criteria will be used by City Staff in analyzing and forwarding applicants to the review committee for recommendation to the City Council:

1. **Announcement:** Upon a vacancy, assigned City Staff will provide public notice of an opening (or openings) on the Planning Commission through official Herriman City communication channels, such as social media, digital signs, website, etc.
2. **Submission:** Interested candidates must submit a completed application form, including a statement of interest, resume, and supporting documentation relevant to their candidacy.
3. **Review:** Applications will be reviewed by the review committee. Qualified and preferred candidates may be selected for an in-person interview if deemed necessary.
4. **Interview:** The selected candidate or candidates may be personally interviewed by the Review Committee to further assess their qualifications and fit for the role. The Review Committee may also be assisted by the Planning Commission Chair or designee and the Human Resources Manager or designee as the Committee deems necessary.
5. **Recommendation:** City Staff will deliver a ranked list of recommended candidates to the City Council for consideration by memorandum.
6. **Selection:** Following review of the recommended candidate or candidates, the City Council will select the preferred candidate and instruct City Staff to draft a resolution for City Council consideration in a public meeting.
7. **Resolution:** The draft resolution for appointment will be placed on the next available City Council consent agenda but may be removed for discussion upon request of the Council.

Review Process for Reappointment

When evaluating a current member for reappointment to the Planning Commission, the following process and criteria will be used by City Staff for recommendation to the City Council:

1. **Inquiry:** City Staff shall contact the Planning Commissioner, whose term is subject to expiration, and assess his or her interest in seeking reappointment as a Regular or Alternate Member of the Planning Commission.
2. **Criteria:** Upon confirmation of interest, the City Staff shall evaluate the following criteria:
 - a. **Attendance.** Meeting attendance records to ensure the member has participated in at least 65% of regular meetings during their previous term.

- b. **Engagement:** Engagement in discussions, contributions to deliberations, and overall participation in the decision-making process.
- c. **Collaboration:** Consideration of the member's ability to work collaboratively with other Commission members, City staff, and the general public to foster a productive and inclusive planning environment.
- d. **Professional Development:** Commitment to professional growth as demonstrated by participation in relevant training, education, or conferences that enhance their knowledge and effectiveness in planning roles.
- e. **Adherence to Ethical Standards:** Review of adherence to the code of ethics and conduct expected of Planning Commission members, including transparency, fairness, and integrity in decision-making.
- f. **Community Feedback:** City Staff may solicit and consider comments from relevant community stakeholders on the member's performance and potential reappointment.

3. **Recommendation:** Based on the criteria listed above, City Staff will provide a recommendation to the City Council and draft a resolution for consideration during a public meeting.
4. **Resolution:** The draft resolution will be placed on the next available City Council consent agenda but may be removed for discussion upon request of the Council.

Effective Date

This policy shall take effect immediately upon adoption by the City Council of Herriman City.

References:

Form No.	Record, Form, or Activity Name	Satisfies Clause
Required by Standard		
XXXXX	Record	
Other Forms/Records		
XXXXX	Record	
XXXXX	Record	
XXXXX	Record	



STAFF REPORT

DATE: November 24, 2025

TO: The Honorable Mayor and City Council

FROM: Wendy Thomas | Trevor Ram

SUBJECT: Discussion Regarding a Proposed Rental Fee Schedule for Athletic Fields and the Herriman Community Center – Wendy Thomas and Trevor Ram

RECOMMENDATION:

Staff recommends discussion of the fee schedule and direction to bring the fee schedule back to a future meeting for adoption.

ISSUE BEFORE COUNCIL:

Does the City Council want to adopt a new fee schedule for park rentals and Community Center Rentals?

ALIGNMENT WITH STRATEGIC PLAN:

CE 4 – Sense of community | QL 1 – Parks and amenities

BACKGROUND/SUMMARY:

Herriman City will offer two new multi-use fields to the park portfolio in 2026, Monument Park in Olympia and Mountain Ridge Park located at 13800 S. Greenford Lane. Both of these parks include multi-use fields amongst other park amenities.

The Parks Department manages public parks and facilities for community use, including sports fields, pavilions, event areas, and specialty amenities. Reservations are completed through the Events Department.

The Facilities Department manages maintenance and repairs of the Herriman Community Center. Reservations for the Community Center will be completed through the Events Department.

With increasing demand for organized sports leagues, private events and organized activities, there is a need to formalize a fee structure to include new parks and the Community Center, ensure fair access to facilities, recover appropriate operational and maintenance costs and support long-term sustainability of park amenities.

DISCUSSION:

Staff will present different scenarios during the meeting for Council discussion.

ALTERNATIVES:

Alternative	Benefit	Challenge
Set and adopt a fee schedule for multi-use fields and/or the Herriman Community Center (to be adopted at a future City Council meeting)	Gives guidance to staff; Establishes fair access to facilities for organized groups; Allows for the recovery of appropriate operational and maintenance costs.	Some users may be unable to afford the fee;
Do not adopt a fee schedule for multi-use fields and/or the Herriman Community Center	Use is open play and first come, first served;	We have a limited amount of multi-use fields for teams to rent for practice, not allowing rentals on multi-use fields

FISCAL IMPACT:

Revenues and expenses will both increase with rentals and maintenance.



STAFF REPORT

DATE: 1/15/2026

TO: The Honorable Mayor and City Council

FROM: Anthony Teuscher, Deputy Director of Parks, Recreation, and Events

SUBJECT: Update on Park Fertilization Program

RECOMMENDATION:

Affirm continuation of the program as an in-house service.

ISSUE BEFORE COUNCIL:

Provide City Council with an update on the performance and outcomes of the Park Fertilization Program following its transition to an in-house operation.

ALIGNMENT WITH STRATEGIC PLAN:

The Park Fertilization Program supports the City's Strategic Plan by maintaining high-quality public spaces, protecting City assets, and ensuring responsible stewardship of resources. Healthy, safe, and attractive parks contribute to community well-being and enhance overall quality of life for residents.

- **ES 3 – Natural Resources, Parks and Amenities**
- **QL 1 – Parks and Amenities**

BACKGROUND/SUMMARY:

The option of bringing park fertilization services in-house was first discussed with City Council in January 2025, at which time Council expressed support for moving in that direction. **At that time, the budget for contracted fertilization services was approximately \$144,000.**

During the 2025 season, the Parks Department transitioned the fertilization program from a contracted service to an in-house operation. This transition was intended to improve control over

application timing, turf health outcomes, cost efficiency, and coordination with other maintenance activities, including irrigation and mowing.

Over the past year, staff implemented a structured fertilization schedule aligned with seasonal growth cycles and site-specific turf needs across City parks, sports fields, and green spaces, resulting in improved turf performance and operational efficiency.

DISCUSSION:

The fertilization program has proven to be successful and effective since being brought in-house. Staff observed noticeable improvements in turf color, density, and overall health throughout the park system. High-use areas, including sports fields and heavily trafficked turf, demonstrated improved durability and faster recovery from wear and environmental stress. Stronger turf growth also contributed to reduced weed pressure, minimizing the need for reactive weed treatments and supporting integrated weed management practices.

Bringing the program in-house has also significantly reduced the time and effort previously required to monitor and oversee an outside contractor. Staff now have direct control over application practices, ensuring that the City receives the quality and level of service that we are paying for. By managing the program internally, the Parks Department can better coordinate fertilization with irrigation schedules and weather conditions, improving nutrient uptake and reducing waste.

Additionally, in-house management provides increased staffing flexibility, allowing the associated full-time employee (FTE) to be utilized for approximately five months of the year to support other departmental needs and priority projects outside of the fertilization season. This flexibility has improved overall operational efficiency and maximized staff resources.

ALTERNATIVES:

1. Continue the fertilization program as an in-house service (recommended).
2. Discontinue the fertilization program, which would likely result in declining turf quality and increased long-term maintenance costs.
3. Return fertilization services to a contracted model, reducing staff control over timing and coordination.

FISCAL IMPACT:

2025 Projected Costs - \$143,000

- Payroll - \$88,000
- Material - \$55,000

2025 Actual Costs - \$138,215.28

- Payroll – \$82,822.95 (\$42,349.18 is directly attributed to fertilization)
- Material - \$55,392.33



DATE: January 14, 2026

TO: The Honorable Mayor and City Council

FROM: Trevor Ram

SUBJECT: City Status Report – December 2025

RECOMMENDATION:

Staff recommend accepting the City Status Report.

ISSUE BEFORE COUNCIL:

Should the City Council accept the City Status Report for December 2025?

ALIGNMENT WITH STRATEGIC PLAN:

CE 2 – Promote trust in government

BACKGROUND/SUMMARY:

This is the City Status Report for December 2025.

DISCUSSION:

Attached is the City Status Report for December 2025. Also attached is a summary report for Calendar Year 2025.

ALTERNATIVES:

- 1) City Council accepts the City Status Report (recommended).
- 2) City Council requests additional information.



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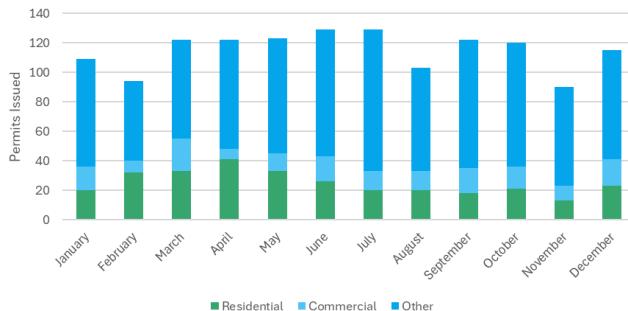


Herriman City

HERRIMAN CITY STATUS REPORT

2025 YEARLY REVIEW

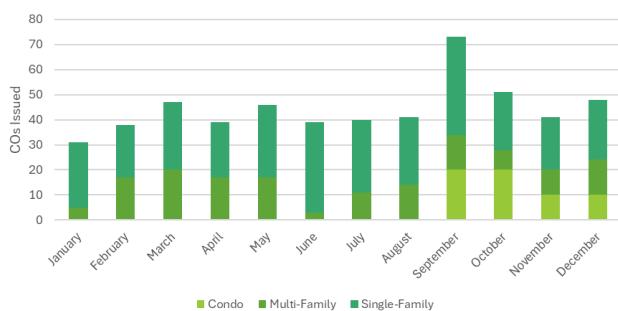
BUILDING



1,378

Permits issued
(Up 15% from CY2024)

HOUSING



535

COs issued
(Down 6% from CY2024)

BUSINESSES

241

New Businesses in 2025

190

New Home Occupation

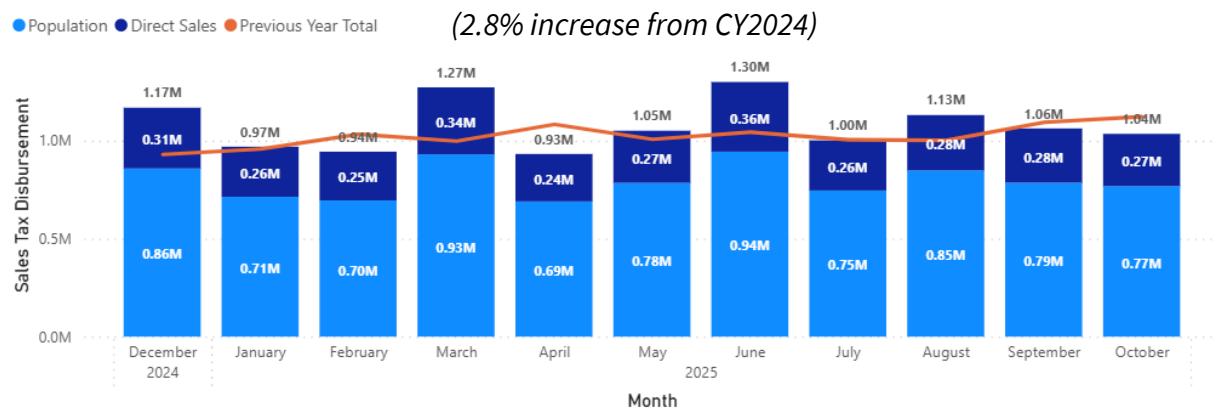
10

New Restaurant/Food

SALES TAX

\$12,593,854.90

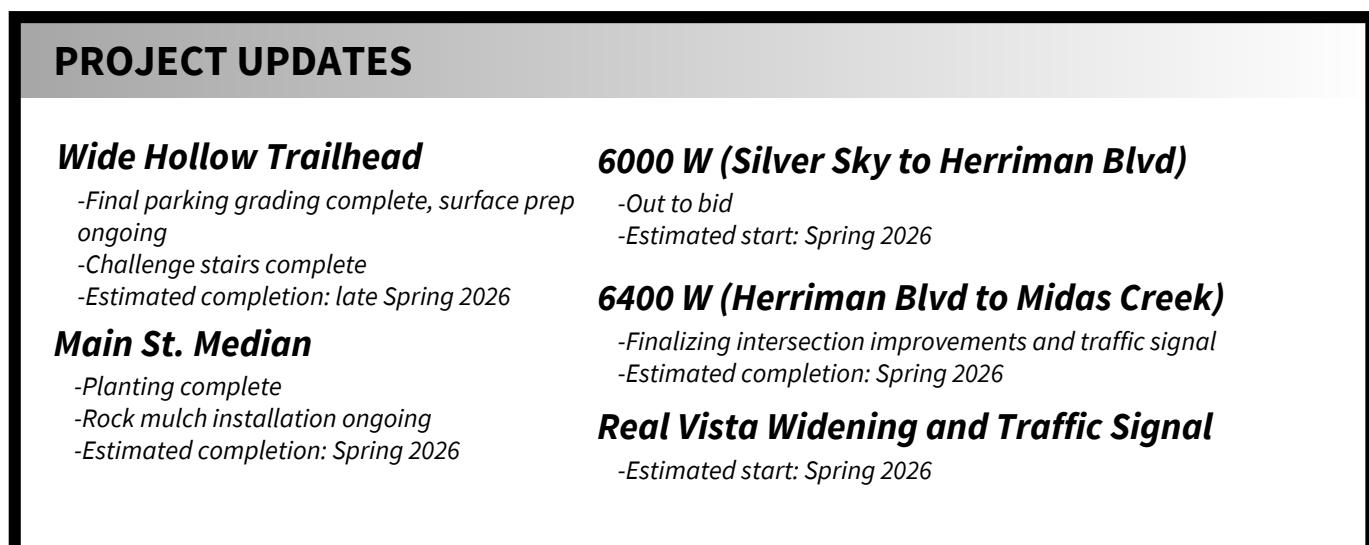
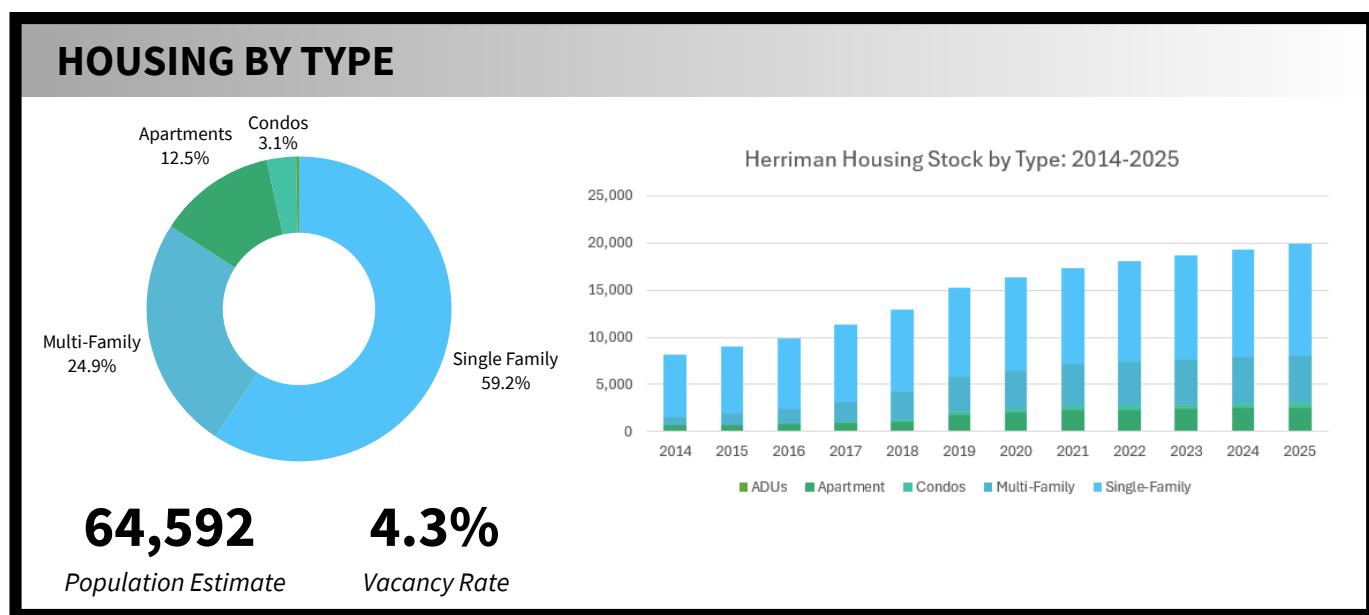
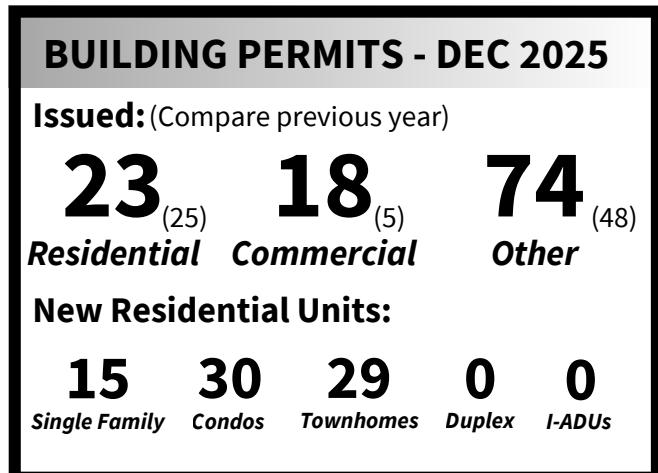
Total sales tax disbursed in CY2025
(2.8% increase from CY2024)



Note: Months shown above indicate the months in which sales were generated.
Disbursement of these funds lags by about 2 months.

HERRIMAN CITY STATUS REPORT

AS OF DECEMBER 31, 2025



HERRIMAN CITY STATUS REPORT

AS OF DECEMBER 31, 2025

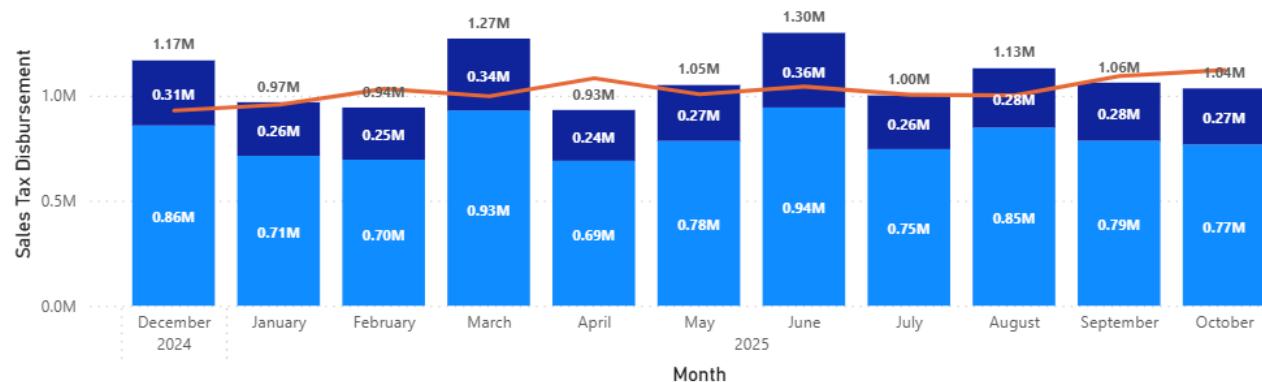
SALES TAX

\$1,005,978.83

Latest Sales Tax Disbursement

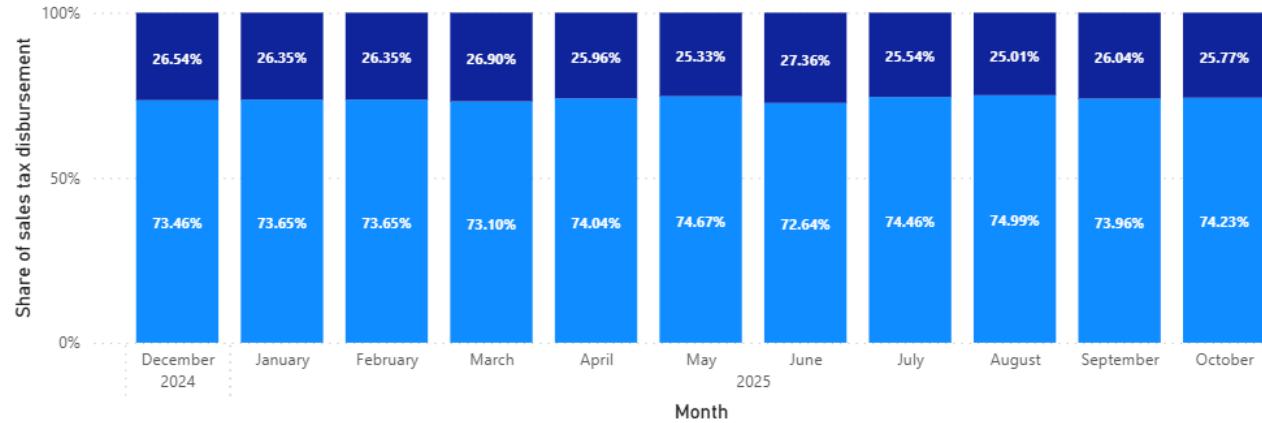
Population and direct sales-last 12 months

● Population ● Direct Sales ● Previous Year Total



Proportions

● Population ● Direct Sales



*Note: Months shown above indicate the months in which sales were generated.
Disbursement of these funds lags by about 2 months.*



STAFF REPORT

DATE: December 15, 2025

TO: The Honorable Mayor and City Council

FROM: Troy Carr

SUBJECT: HPD Badge Pinning Ceremony

RECOMMENDATION:

N/A – Presentation only

ISSUE BEFORE COUNCIL:

The Herriman City Police Department will conduct its semi-annual badge pinning ceremony to recognize those newly hired and/or newly promoted members of the department.

ALIGNMENT WITH STRATEGIC PLAN:

ES 2 – Quality public safety

BACKGROUND/SUMMARY:

HPD Badge Pinning Ceremony

DISCUSSION:

N/A – Presentation only

ALTERNATIVES:

N/A – Presentation only



DATE: January 13, 2026

TO: The Honorable Mayor and City Council

FROM: Wendy Thomas

SUBJECT: Friends of Herriman 2025 Recap – Wendy Thomas, Assistant City Manager & Jon Cazier, Chair, Friends of Herriman

RECOMMENDATION:

Presentation only.

ISSUE BEFORE COUNCIL:

Presentation only.

ALIGNMENT WITH STRATEGIC PLAN:

CE 4 – Sense of community

BACKGROUND/SUMMARY:

The Friends of Herriman Parks, Trails, Arts and Culture is a 501(c)3 and partner of Herriman City. Herriman City Council has awarded grant funding to the Friends of Herriman for the last three years. The Chair will be present to report to the City Council what they accomplished in 2025.



DATE: January 13, 2026

TO: The Honorable Mayor and City Council

FROM: Wendy Thomas

SUBJECT: Recognition of Chris Berbert, Founding Member and Previous Chair, Friends of Herriman Parks, Trails, Arts and Culture – Wendy Thomas

RECOMMENDATION:

Presentation only.

ISSUE BEFORE COUNCIL:

Presentation only.

ALIGNMENT WITH STRATEGIC PLAN:

CE 4 – Sense of community

BACKGROUND/SUMMARY:

Chris Berbert was one of the founding members and chair of the Friends of Herriman for three years. This is a formal recognition of his service to Herriman City.



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Herriman City



DATE: **January 21, 2026**

TO: The Honorable Mayor and City Council

FROM: Blake Thomas, Community Development Director

SUBJECT: Consideration of an Assignment of the Panorama Master Development Agreement (MDA) Owner's Rights and Responsibilities from Riverside Development, LLC to Toll Southwest, LLC

RECOMMENDATION:

Staff recommends that the city council provide written approval of the assignment of the Panorama MDA Owner's Rights and Responsibilities from Riverside Development, LLC to Toll Southwest, LLC. Final recording of the assignment shall be conditioned upon Toll obtaining ownership of Riverside's property within the Panorama MDA area.

ISSUE BEFORE COUNCIL:

Should the city council provide written approval to assign the Panorama MDA Owner's Rights and Responsibilities from Riverside Development, LLC to Toll Southwest, LLC.

ALIGNMENT WITH STRATEGIC PLAN:

QL 2 – Balanced land use

BACKGROUND/SUMMARY:

The Panorama MDA has several "Owners" that are party to the agreement. Section 8.1 of the MDA states, "The rights and responsibilities of the Parties under this MDA may not be assigned in whole or in part without the prior written consent of the City Council, which consent shall not be reasonably withheld, conditioned, or delayed."

DISCUSSION:

Riverside Development, LLC is requesting that their Owner's Rights and Responsibilities be assigned to Toll Southwest, LLC. This agenda item is to request written approval of the assignment from the Herriman City Council per Section 8.1 of the MDA.

ALTERNATIVES:

Whereas this item is on the Consent Agenda, the following alternatives are available to the city council:

1. Approve

- a. This will provide written consent conditioned that recording may only occur upon Toll becoming fee owner of the property.
- 2. Deny
 - a. This would likely require justification to be compliant with the terms of Section 8.1 of the MDA to show that approval is not being unreasonably withheld.
- 3. Remove the item from the Consent Agenda and discuss it before making a final decision.

FISCAL IMPACT:

None

ATTACHMENTS:

- 1. Resolution: Written Approval of Assignment
- 2. Toll Consent Letter
- 3. Panorama Development Village Plan

HERRIMAN UTAH
RESOLUTION NO. R -2026

**RESOLUTION APPROVING THE ASSIGNMENT OF OWNER'S RIGHTS AND
RESPONSIBILITIES OF THE PANORAMA MASTER DEVELOPMENT AGREEMENT FROM
RIVERSIDE DEVELOPMENT, LLC TO TOLL SOUTHWEST, LLC**

WHEREAS, the Herriman City Council ("Council") met in regular session on January 28, 2026, to consider, among other things, approving the request to provide written consent of the assignment of Owner's rights and responsibilities of the Panorama Master Development Agreement (MDA) from Riverside Development, LLC to Toll Southwest, LLC; and

WHEREAS, Assignor is an Owner of parcels within the Panorama Master Development; and

WHEREAS, Assignor is a Party included in the Panorama MDA; and

WHEREAS, Article 8, Section 8.1 of The Panorama MDA requires prior written consent of the City Council to assign rights and responsibilities of the Parties under the Panorama MDA in whole or in part; and

WHEREAS, Assignee has provided written consent agreeing to be bound by the assigned terms and conditions of the Panorama MDA; and

WHEREAS, the Council finds that it is in the best interest of Herriman residents to provide written consent approving the assignment of the owner's rights and responsibilities of the Panorama MDA.

NOW, THEREFORE, BE IT RESOLVED that the Council grants approval to provide written consent supporting the assignment of rights and responsibilities in the Panorama MDA from Riverside Development, LLC to Toll Southwest, LLC.

This Resolution is contingent upon Toll Southwest, LLC acquiring fee title to the property described in the assignment. If such ownership is not obtained by March 15, 2026, this Resolution shall automatically be null and void.

This Resolution shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED by the Council of Herriman, Utah, this 28th day of January 2026.

HERRIMAN

Lorin Palmer, Mayor

Jackie Nostrom, MMC, City Recorder

Craig Miller
Assistant Vice President, Counsel

Direct Dial: 215-328-7572
Email: cmiller1@tollbrothers.com

January 22, 2026

Via Email
Herriman City
5355 W. Herriman Main Street
Herriman, UT 84096
Attention: Blake Thomas

Re: Partial Assignment of that certain Master Development Agreement for Panorama, dated as of December 4, 2024 (the "MDA")

Dear Mr. Thomas:

As you know, Toll Southwest LLC, a Delaware limited liability company ("Toll"), is currently under contract to acquire from Riverside Development LLC, a Utah limited liability company ("Riverside"), the portion of Panorama commonly referred to as Village 4 ("Village 4"). In connection with that transaction, Riverside intends to assign and confirm to Toll all of its rights and obligations under the MDA, and designate Toll as Riverside's successor Owner under the MDA, with respect to Village 4 only. Toll hereby confirms to the City that upon the closing of its acquisition of Village 4 and Toll's written assignment and assumption of Riverside's rights and obligations under the MDA with respect to Village 4, Toll agrees that it shall be bound by the terms and conditions of the MDA for all purposes with respect to the Village 4 property; provided, that Toll explicitly disclaims acceptance of any obligation, liabilities, debts, or claims arising out of or relating to Riverside's acts or omissions prior to the closing of the sale to Toll; provided further that Toll's agreement to be bound to the rights, liabilities, and obligations designated or assigned to Toll under the MDA shall be limited to the Village 4 property only, and Toll shall have no liabilities or obligations with respect to any other real property covered by the MDA or of any other party to the MDA.

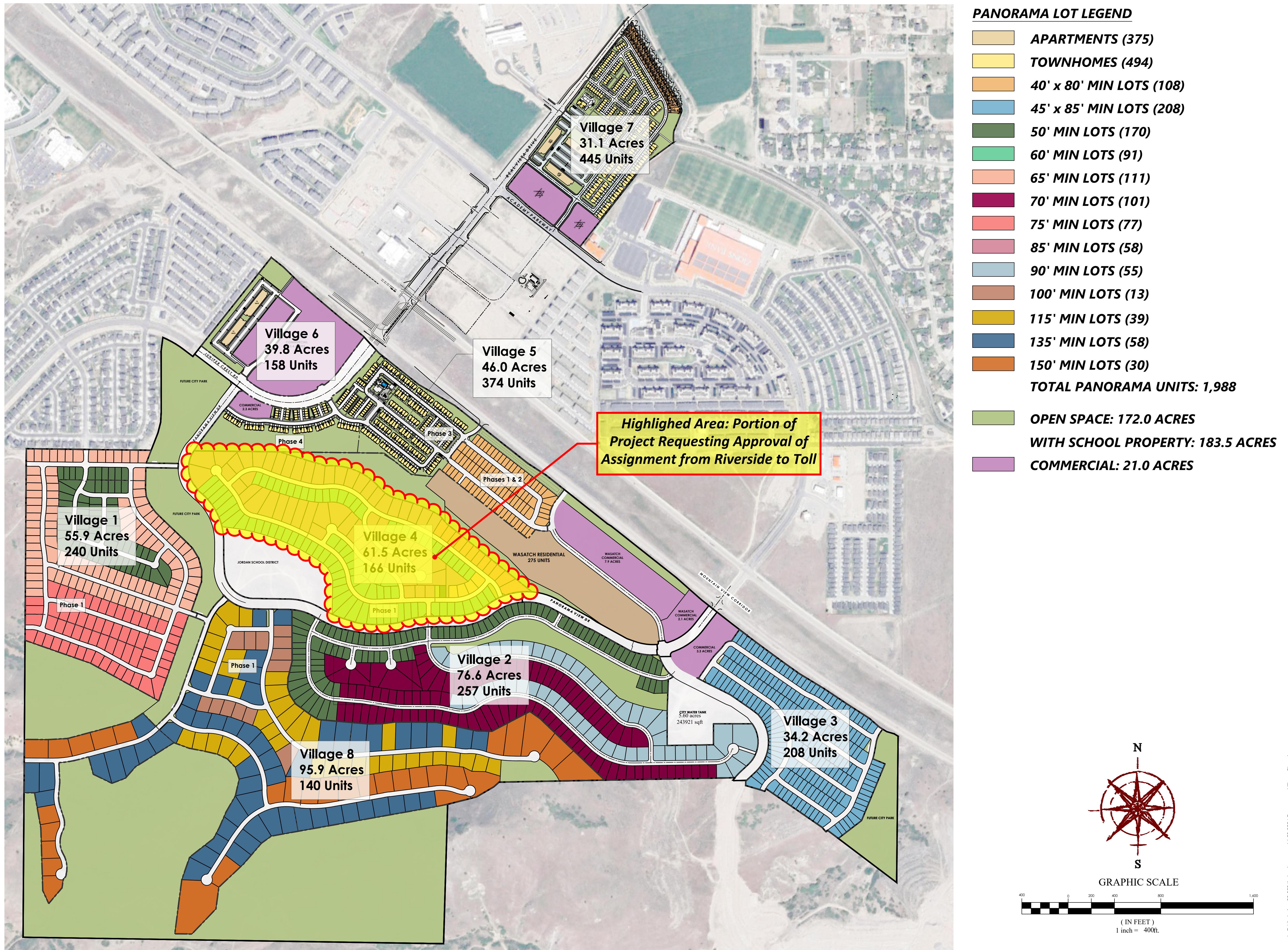
Sincerely,

Craig Miller, Counsel, on behalf of Toll

DocuSigned by:

Craig Miller

3D556E31CA714CA...



PANORAMA *village plan*

HERRIMAN CITY, SALT LAKE COUNTY
9/23/2025
20-0294



STAFF REPORT

DATE: January 28, 2026

TO: The Honorable Mayor and Members of the City Council

FROM: Michael Maloy, City Planner

SUBJECT: Review and consider a recommendation to amend Chapter 10-27 Signs of Herriman City Code to include standards for the CF Commercial Flex Zone and update other standards for illuminated signs. (City File Z2025-162).

RECOMMENDATION:

Staff recommends the City Council approve the draft ordinance to amend Chapter 10-27 Signs of Herriman City Code to include sign standards for the CF Commercial Flex Zone and require additional standards for illuminated commercial signs.

ISSUE BEFORE COUNCIL:

Should the City Chapter 10-27 Signs of Herriman City Code include standards for the CF Commercial Flex Zone and require additional standards for illuminated commercial signs?

ALIGNMENT WITH STRATEGIC PLAN:

Within the City Council's Strategic Plan, staff identified the following relevant priorities and goals:

QL 2 – Balanced Land Use. Identify the right mix of land uses.

ES 2 – Quality public safety. *Residents want to feel safe and secure* in their private homes and public places. All City functions will focus on supporting this goal (Italics added).

BACKGROUND & SUMMARY:

Recently, several events have identified a need to update the City's sign regulations. First, the CF Commercial Flex Zone was recently approved by the City Council, but no signage standards were established for it (at that time). As such, staff have proposed adding sign standards similar to those in the C-2 Commercial Zone for the CF Zone.

The second issue concerns recent resident concerns about illuminated commercial signage adjacent to residential uses. These concerns prompted the City Council to request that City staff draft an ordinance to mitigate further the potential impacts of illuminated commercial signs on residential neighborhoods. More specifically, the proposal prohibits any signage (flat, monument, wall, etc.) that faces residential neighborhoods—regardless of the type of residential land use within the neighborhood—from being illuminated as a permitted use. However, under certain circumstances, such as residential units located within a mixed-use zone or other commercial development, the

City may allow illuminated signs as a Conditional Use, subject to compliance with City standards that require mitigation of reasonably anticipated detrimental impacts on adjacent properties. The City published a public hearing notice on December 23, 2025, and mailed notices to all affected and registered entities, as required by State and City regulations. The Planning Commission conducted a public hearing on January 7, 2026, and voted 6-0 to recommend approval of the proposal.

DISCUSSION:

City Code 10-5-8. E. states, “A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection 10-5-6A of this chapter. In making an amendment, the following factors should be considered:”

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: *Whereas the proposal seeks to provide “design and/or review standards for flex spaces and uses,” which is a stated policy in the adopted General Plan (Herriman NEXT, p 50), and promote harmony between existing development and adjacent properties, City staff finds the proposal complies with each of the applicable factors cited above.*

ALTERNATIVES:

The City Council may consider the following alternatives:

- ✓ **Approve Ordinance**—motion to approve the draft ordinance as proposed.
- **Approve Ordinance with Modification(s)**—motion to approve the draft ordinance with additional modifications identified by the City Council.
- **Continue Ordinance**—motion to continue the draft ordinance for further consideration. (Council may request staff to provide additional information if needed.)
- **Deny Ordinance**—motion to deny the draft ordinance as proposed.

FISCAL IMPACT:

None; the proposed text amendments do not obligate or negatively impact the adopted or future Herriman City Budget.

ATTACHMENT:

- A. Draft Ordinance

HERRIMAN, UTAH
ORDINANCE NO. 2026 -

**AMENDING CHAPTER 10-27 SIGNS OF HERRIMAN CITY CODE TO
INCLUDE STANDARDS FOR THE CF COMMERCIAL FLEX ZONE AND
UPDATE REQUIREMENTS FOR ILLUMINATED COMMERCIAL SIGNS**

WHEREAS, the City of Herriman, pursuant to Utah State Code, may adopt an ordinance to establish land development regulations (“Zoning”), which includes the adoption or amendment of the regulatory text or official map; and

WHEREAS, pursuant to Utah State Code, the Planning Commission (the “Commission”) shall prepare and recommend any Zoning amendments to the City Council (the “Council”); and

WHEREAS, pursuant to the City of Herriman Land Development Code, the Commission shall hold a public hearing and provide reasonable notice at least ten (10) days prior to the said public hearing to recommend any Zoning amendment to the Council; and

WHEREAS, a notice of a Planning Commission public hearing of a Zoning text amendment was posted in three (3) public locations and mailed to affected entities on December 23, 2025, for a meeting held on January 7, 2026, at 7:00 p.m.; and

WHEREAS, the Commission voted 6-0 to recommend approval of the Zoning text amendment in a public meeting held on January 7, 2026, at 7:00 p.m. in the City Council Chamber; and

WHEREAS, pursuant to Herriman City Code, it is the responsibility of the Council to consider the Zoning text amendment and the Commission’s recommendation in a public meeting; and

WHEREAS, a City Council public meeting was held on January 28, 2026, at 7:00 p.m. to discuss the Zoning text amendment; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Herriman City to adopt the Zoning text amendment, which was recommended by the Planning Commission and documented in City File number Z2025-162;

NOW, THEREFORE, be it ordained by the Herriman City Council for approval to amend the Herriman City Land Development Code, Title 10, as described in Exhibit “A”.

This Ordinance assigned Ordinance No. 2026-_____, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City Recorder.

PASSED AND APPROVED this 28th day of January, 2026.

HERRIMAN CITY

ATTEST:

Mayor Lorin Palmer

Jackie Nostrom, City Recorder

Exhibit “A”

The following excerpts from various sections of the Herriman City Code provide context for the Ordinance. Only the text marked by an underline or strike-through shall be amended by the codifier.

Title 10 Land Development Code CHAPTER 10-27 Signs

10-27-1 Purpose

The purpose of this chapter is to eliminate excessive and confusing sign displays that create potential hazards to motorists, pedestrians, property, and to provide a communication system by establishing requirements for the location, size, height, and lighting of signs that will be compatible with adjoining land uses, architecture, and landscape, and that will help prevent clutter and litter, and will preserve and improve the aesthetic values and visual qualities of the city.

10-27-2 Scope

The provisions of this chapter shall apply to all signs located in the city ~~which~~ that are regulated under this title.

10-27-3 Definitions

Certain words and phrases in this chapter, including sign types, are defined in HCC chapter 10-3.

10-27-4 Conformity Required

- A. *Generally.* Signs shall not be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered unless in conformity with the regulations set forth in this chapter.
- B. *Nonconforming signs.* A nonconforming sign shall not be reconstructed, raised, moved, placed, extended, enlarged, or altered, unless the sign is changed so as to conform to applicable provisions of this title.

10-27-5 Interpretation

The following provisions shall be used to interpret and apply the provisions of this chapter in addition to other applicable provisions of this title.

- A. *Intervening streets.* Lots divided by public streets shall not be deemed to be adjacent.
- B. *Limitations.* The sign requirements contained in this chapter are declared to be the maximum allowable.
- C. *Prohibited signs.* Signs not specifically allowed by this chapter shall be prohibited, including, but not limited to, A-frame, snipe, and pedestal signs.
- D. *Conflicts.* If a provision of another ordinance conflicts with a provision of this chapter, the provisions of this chapter shall apply.

10-27-6 Noncommercial Signs

- A. *Intent.* It is not the intent of this chapter to allow commercial speech to a greater extent than noncommercial speech.
- B. *Substitution of sign copy.* Any sign allowed under this chapter may contain lawful noncommercial sign copy that occupies the entire sign area or any portion thereof, and may be substituted for, or be combined with, a commercial message. Sign copy may be changed at will at any time without any additional approval or permitting, provided the sign is not prohibited and complies with applicable requirements of this chapter.

10-27-7 Signs Allowed

Signs allowed shall be as shown in chart 10-27 of this section.

CHART 10-27. SIGNS ALLOWED BY ZONES

<i>All Zones</i>				
<i>All Zones Sign Type</i>	<i>Maximum Size</i>	<i>Maximum Height</i>	<i>Location</i>	<i>Other Requirements</i>
Construction	32 sq. ft. unless 3 or more builders combine into 1 sign up to 128 sq. ft.	12 feet, unless 3 or more builders combine into 1 sign; but in no case more than 20 feet	Must maintain clear view of intersecting streets and cannot interfere with views from driveways	1 sign allowed for each exterior public street frontage (individual subdivision phases are not separate subdivisions that allow additional signage)
				Up to 3 additional signs may be approved when multiple builders combine into 1 sign
				Signs must be removed within 30 days after <u>the</u> last lot is sold
Flat (superseded by specific zone requirements)	5% of wall area	None	Building wall	Allowed only with public or quasi-public buildings, planned unit developments, golf courses, cemeteries, and dwelling groups
Mobile	None	None	6-foot setback	See HCC 10-27-10
				1 sign per street frontage and landscaped appropriately for the site
Monument (superseded by specific zone requirements)	1 per lot, 32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet up to 64 sq. ft.	6 feet	6-foot setback	Allowed only with public or quasi-public buildings or uses, planned unit developments, golf courses, cemeteries, dwelling groups, and day care/preschool centers
Premises ground	6 sq. ft. per sign	6 feet	6-foot setback	Not permitted on lots used for residential purposes. Limited to 4 signs per building
Premises wall	3 sq. ft. per tenant	None	Building wall	
Yard	6 sq. ft.	6 feet	6-foot setback	Not permitted in street medians, park strips, or other public rights-of-way

~~Illumination may be built into or attached to signs listed above when:~~

- ~~1. Lighting is allowed in the specific zone;~~
- ~~2. Development occupies more than 500 feet continuous frontage on the street the sign will face and the sign is more than 200 feet from a lot where an illuminated sign is not permitted.~~

~~Flat signs that face a dwelling on adjacent property may not be illuminated. Property divided by a public street is not adjacent.~~

R-M and OP Zones				
Sign Type	Maximum Size	Maximum Height	Location	Other Requirements
Flat	15% of wall area	None	Building wall	Signs exposed to dwellings on adjacent properties cannot be illuminated
Monument	1 per lot, 32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
Window	None	None	In window	Cannot be illuminated
C-1 Zone				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
			May be <u>located</u> on 3 building walls	8 feet minimum above ground
Flat	15% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary, in which case it may be allowed with conditional use approval . Property separated by a public street or right-of-way is not adjacent.
Monument	1 per lot, unless on a corner lot, then 1 per frontage	6 feet	18-inch setback	A monument sign is a conditional use
	32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet, up to 64 sq. ft.			
Window	None	None	In window	None

C-2 Zone				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be <u>located</u> on 3 building walls	8 feet minimum above ground
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary, in which case it may be allowed with conditional use approval . Property separated by a public street or right-of-way is not adjacent.
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
			1 sign per 300 feet frontage or part thereof	
Planned center	200 sq. ft.	16 feet above sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple retail tenants
				Maximum of 1 sign per street frontage
				Subject to conditional use approval
Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	10 feet	6-foot setback	Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary, in which case it may be allowed with conditional use approval
Roof	Same as ground sign	10 feet above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval

				Support structure must not be visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
<u>CF Zone</u>				
<u>Awning</u>	<u>25% of wall area may be covered</u>	<u>Cannot extend above building wall</u>	<u>8 feet maximum projection from building</u>	<u>Attached to a building</u>
	<u>50% of awning may have sign copy</u>		<u>May be located on 3 building walls</u>	<u>8 feet minimum above ground</u>
<u>Balloon</u>	<u>None</u>	<u>None</u>	<u>Anywhere on lot</u>	<u>A balloon sign is a conditional use</u>
<u>Flat or wall</u>	<u>20% of wall area</u>	<u>None</u>	<u>Building wall</u>	<u>Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary. Property separated by a public street or right-of-way is not adjacent.</u>
<u>Monument</u>	<u>32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.</u>	<u>6 feet</u>	<u>18-inch setback</u>	<u>A monument sign is a conditional use</u>
			<u>1 sign per 300 feet frontage or part thereof</u>	
<u>Planned center</u>	<u>200 sq. ft.</u>	<u>16 feet above sidewalk grade</u>	<u>2-foot setback</u>	<u>A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple tenants</u>
				<u>Maximum of 1 sign per street frontage</u>
				<u>Subject to conditional use approval</u>
<u>Promotional</u>	<u>1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign</u>	<u>10 feet</u>	<u>6-foot setback</u>	<u>Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary,</u>

<u>Roof</u>	<u>Same as ground sign</u>	<u>10 feet above roof</u>	-	<u>A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval</u> <u>Support structure must not be visible</u>
<u>Temporary</u>	<u>None</u>	<u>None</u>	-	<u>Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year</u>
<u>Window</u>	<u>None</u>	<u>None</u>	<u>In window</u>	<u>None</u>
<i>M-1 Zone</i>				
<u>Awning</u>	<u>25% of wall area may be covered</u>	<u>Cannot extend above building wall</u>	<u>8 feet maximum projection from building</u>	<u>Attached to building</u>
	<u>50% of awning may have sign copy</u>		<u>May be located on 3 building walls</u>	<u>8 feet minimum above ground</u>
<u>Balloon</u>	<u>None</u>	<u>None</u>	<u>Anywhere on lot</u>	<u>A balloon sign is a conditional use</u>
<u>Flat or wall</u>	<u>20% of wall area</u>	<u>None</u>	<u>Building wall</u>	<u>Illumination may be built into or attached to signs, unless exposed to an adjacent dwelling or residential zone boundary. Property separated by a public street or right-of-way is not adjacent</u>
<u>Monument</u>	<u>32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.</u>	<u>6 feet</u>	<u>18-inch setback</u>	<u>A monument sign is a conditional use</u>
			<u>1 sign per 300 feet frontage, or part thereof</u>	
<u>Roof</u>	<u>Same as ground sign</u>	<u>10 feet above roof</u>		<u>Roof sign may be substituted for a ground or projecting sign, but is subject to conditional use approval. The planning commission may deny a sign or set more restrictive conditions. Signs shall be installed so that the support structure is not visible</u>
<u>Temporary</u>	<u>None</u>	<u>None</u>		<u>Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between</u>

				displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
<i>MU-2 Zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be <u>located</u> on 3 building walls	8 feet minimum above ground Primary sign copy on face or street side of structure
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary, in which case it may be allowed with conditional use approval . Property separated by a public street or right-of-way is not adjacent.
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch minimum setback	A monument sign is a conditional use
			1 sign per 300 feet frontage or part thereof	Monument signs larger than <u>the</u> maximum size may be approved by <u>the</u> Planning Commission as part of a master plan up to a maximum of 200 sq. ft. and <u>a</u> maximum height of 15 feet if: (A) Space is provided for multiple users (B) Located in commercial project with at least 1 user greater than 3 acres
Planned center	200 sq. ft.	16 feet high from sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple retail tenants
				Maximum of 1 sign per street frontage

Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	Maximum height equals sign setback, but not more than 10 feet	6-foot setback	Subject to conditional use approval Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary, in which case it may be allowed with conditional use approval
Roof	Same as ground sign	10 feet above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval
				Support structure must not be visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None

A. Illuminated signs.

1. The primary purpose of illuminated signs is to enhance visibility for vehicular and pedestrian traffic on roadways and walking paths.
2. Illumination may be built into or attached to signs listed in Chart 10-27 when:
 - a. Lighting is allowed in the specific zone;
 - b. Sign is located within a development that has a minimum continuous street frontage of 500 feet, and faces, or is oriented toward, this same street frontage.
 - c. Sign is located 200 feet or more from any lot where an illuminated sign is not permitted.
3. Signs that face one or more dwellings on an adjacent property may not be illuminated as a permitted use. Property separated by a public street or right-of-way is not adjacent.
 - a. The Planning Commission may consider a conditional use permit application to allow an illuminated sign that faces one or more dwellings on an adjacent property if the residential land use is part of a commercial or mixed-use development.
 - b. For any Conditional Use permit request, the applicant shall provide the following:
 - i. Sign details that include location and elevation plans, lighting specifications, pedestrian-scale perspective renderings, and photos from adjacent residential properties where the sign will be installed.
 - ii. Scaled and dimensioned site plan of the proposed illuminated sign and all residential buildings located within 200 feet of the sign, unless separated by a street that is at least sixty-six (66) feet wide.
 - iii. Lighting photometric plan showing all light emissions and identifying potential impacts on adjacent residential units.

- iv. Sign management and operational plan that includes display hours, automatic programming, light dimming, and other measures designed to limit impacts on residential neighbors.

10-27-8 Signs On Public Property

No sign shall be located on publicly owned land or within street rights-of-way, including, but not limited to, handbills, posters, advertisements, or notices fastened, placed, posted, painted, or attached in any way upon any curbstone, lamp post, utility pole, hydrant, bridge, tree, rock, sidewalk, or street, except signs erected or permitted by the city or an authorized public agency.

10-27-9 Approval Process

- A. *Comprehensive sign plan.* When an application for the first land use permit on a lot (building permit, site plan, or conditional use permit) is submitted to the city, the application shall include a comprehensive sign plan for all existing, proposed, or future signs on the lot.
- B. *Permit required.* No person shall erect, alter, repair, relocate, or modify any sign without first obtaining a sign permit and a building permit for such work as provided in HCC 10-5-12, unless no permit is required.
- C. *No permit required.* A sign permit shall not be required for yard signs.

10-27-10 Mobile Signs

Following the issuance of a sign permit to construct a permanent sign, a temporary mobile sign may be placed on the lot for which the sign permit is issued. The mobile sign shall be removed upon inspection and approval of the permanent sign or upon expiration of 60 days after issuance of the sign permit, whichever first occurs first. Mobile signs shall not employ animated, flashing, or intermittent lights.

10-27-11 Electronic Signs

Electronic signs are permitted subject to the following limitations:

- A. *Where allowed.* Electronic signs shall be allowed only in the commercial, flex, mixed use, and manufacturing zones.
- B. *Location.*
 - 1. All electronic signs shall comply with 10-27-7 in regards to placement adjacent to residential property or dwellings.
 - 2. Electronic signs, which are not part of a monument sign or an installation where any portion of the electronic sign is six feet above finished grade, shall not be permitted within 500 feet of the nearest boundary line of a parcel located in a residential zone.
 - 3. Electronic signs, which are part of a monument sign or an installation less than six feet above finished grade, and the display is parallel to a residentially zoned property, are not permitted within 150 feet of the corresponding lot line of the residential subject property.
 - 4. Electronic signs within 150 feet of Mountain View Corridor (MVC) or an arterial road, where the digital display is six feet above finished grade, shall not be within 225 feet of a residential dwelling which that is parallel to the sign face.
 - 5. Electronic signs located within an outdoor advertising corridor, as defined in U.C.A. 1953, § 72-7-502, shall comply with all regulations of HCC chapter 10-10, U.C.A. 1953, title 72, ch. 7, pt. 5 (U.C.A. 1953, § 72-7-501 et seq) and UAC r933-2.
- C. *Size.* The changeable sign copy of an electronic sign shall not exceed 75 percent of the sign area, and the remainder of the sign shall be of a permanent character as otherwise required under this chapter.

- D. *Malfunctions.* Any electronic sign with electrical or lighting components operating in an erratic, broken, or damaged fashion shall have a default mechanism to turn off the sign within 24 hours of a reported malfunction.
- E. *Brightness.*
 1. Sign illumination levels for digital signs shall never, at maximum display intensity, exceed 0.3 footcandle over ambient lighting conditions when measured at the distance based on the formula of the square root of the product of the area of the display multiplied by 100.
 2. All permitted electronic signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements. The applicant shall submit a photometric matrix (showing the dispersal in footcandles) showing that the sign meets all the requirements of this Code.
- F. *Dwell time and transitions.*
 1. The inclusion of text or video that flashes, scrolls, appears to flash, or strobos is prohibited.
 2. Images shall have a minimum eight-second dwell time.
 3. Transitions between images shall be no less than three seconds. In order to better regulate changing images, a fade-in and fade-out transition must be used. The fade-in and fade-out prevents a dark image from transitioning abruptly to a light image and vice versa, thus creating a flash or strobe-like effect.
 4. Digital signs installed within 150 feet of Mountain View Corridor or an arterial road shall have image dwell times of eight seconds or more, and the actual message rotation is accomplished in three seconds or less. Transitions must be done in a manner where the transition between images have similar background colors and brightness. Digital signs within 150 feet of Mountain View Corridor or an arterial road are not subject to subsection (G) of this section.
- G. *Frequency of changes.* An electronic sign on which the sign copy changes more than four times per minute (once every 15 seconds) shall be deemed an animated sign and is prohibited.

10-27-12 Size Computation

- A. *Multiple uses on one lot.* When more than one use occupies a lot, the frontage may be used to calculate the sign size for one ground or projecting sign for all uses on the lot. The total sign area may then be divided between the uses. There may be any number of flat or wall signs, provided the total area of such signs does not exceed the percentage of wall area coverage allowed.
- B. *Use of lot line.* A lot line ~~which~~ that abuts a non-access freeway, road, street, or right-of-way may not be used in computing sign area.
- C. *Sign area calculation.* In computing sign area, only one side of a back-to-back or double-faced sign shall be computed when signs are parallel or diverge from a common edge by an angle of not more than 45 degrees. The area of signs that do not have a frame or a separate background shall be computed on the basis of the least rectilinear line with a maximum of eight sides, triangle, or circle large enough to frame sign copy. Sign areas in the shape of a sphere, prism, cylinder, cone, pyramid, square, or other such shapes shall be computed as one-half of the total surface area.

10-27-13 Sign Modifications

- A. *Lot with less than minimum required frontage.* When a lot has frontage that is ten percent less than the minimum required by the zone in which the lot is located, the planning commission may allow a sign on the lot that has more sign area than allowed by the regulations set forth in this chapter, provided the planning commission approves a conditional use permit for the sign modification and finds the modification is:
 1. Consistent with the purpose of this chapter; and

2. In architectural harmony with development on the lot and other buildings and uses adjacent to the development.

B. *Limitation.* Notwithstanding subsection (A) of this section, no sign modification shall deviate from the required standard by more than 25 percent.

10-27-14 Height Of Ground Signs

The height of ground signs, except as otherwise specified in this chapter, shall be measured from the grade at the lot line of the yard in which the sign is located and shall not exceed the height allowed in the zone in which the sign is located.

10-27-15 Imprint Of Ownership Required

All signs shall bear the imprint of the sign owner and sign erector in plain and public view.

10-27-16 Signs Within 200 Feet Of Single-Family Dwelling

No lighted flat, ground, or roof sign shall be located within 200 feet of ~~a-any residential~~ dwelling unless the sign is separated from the dwelling by a street that is at least ~~60~~ 66 feet wide.

10-27-17 Sign Installation Standards

Signs shall comply with the following location standards:

- A. *No obstruction.* Signs shall not be erected in a manner that allows any portion of the sign to interfere with any fire escape, fire exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
- B. *Utility clearance.* Signs shall not be erected or maintained ~~which that~~ have less horizontal or vertical clearance from communication and electrical power lines than as prescribed by applicable law or regulations.
- C. *Minimum clearance.* Signs shall not be erected in a manner that any portion of a sign extends over a public or private walkway with a minimum clearance of less than ten feet.
- D. *Visibility at intersections.* Signs shall not be placed within the clear view of an intersection ~~except as permitted by HCC 10-29-51.~~
- E. *Traffic hazards prohibited.* Signs shall not be erected at the intersection of any streets or driveways in a manner that obstructs free and clear vision, or at any location where by reason of the sign's position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal device, or make use of the words "stop," "drive-in," "danger," or any other words, phrases, symbols, or characters in a manner that may interfere with, mislead, or confuse vehicle operators.
- F. *Lighting beyond property.* Lighted signs shall not be installed in a manner that permits the light to unreasonably annoy or interfere with the use of nearby property. The community development director shall consider the validity of any alleged violation of this subsection. If such light is determined to be in violation, the director shall require the owner of the light to take appropriate corrective action. Action taken by the community development director may be appealed to the appeal authority as provided in HCC 10-5-24.

10-27-18 Sign Maintenance

Signs shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts, repainting, cleaning, and other acts required to maintain the sign. No permit is required to maintain or service a sign.

10-27-19 Sign Removal

Signs relating to a business ~~which that~~ has closed or relocated shall be removed or the sign copy removed within 30 days of closure or relocation.

10-27-20 Other Applicable Regulations

To the extent that use and development of land subject to this chapter includes any matter governed by other applicable regulations set forth in this title, such regulations shall apply in addition to the requirements of this chapter.

10-27-21 Enforcement

The provisions of this chapter may be enforced as provided in HCC chapter 10-7.

10-27-22 Severability

The provisions of this chapter shall be severable as provided in HCC 10-1-13.



DATE: January 13, 2026

TO: The Honorable Mayor and City Council

FROM: Wendy Thomas | Bryce Terry | John Nunley

SUBJECT: Wide Hollow Trailhead Construction Update and Restroom Facility – Wendy Thomas, Assistant City Manager

RECOMMENDATION:

Staff recommend City Council direction to add the restroom facility to the Wide Hollow Trailhead project in the amount of \$174,500.

ISSUE BEFORE COUNCIL:

Does the City Council want to use project contingency funds for the installation of a restroom facility at the Wide Hollow Trailhead?

ALIGNMENT WITH STRATEGIC PLAN:

ES 3 – Natural resources, parks, trails, and amenities | QL 1.1 – Parks and amenities standards

BACKGROUND/SUMMARY:

The Wide Hollow Trailhead is currently under construction, and it is anticipated that the parking lot and site improvements will be completed by the end of April 2026. The trailhead includes a reclaimed asphalt parking lot, challenge staircase, and restroom. The trailhead has gone through the approval process and has been budgeted. Installation of the utilities for the restroom, including sewer, water, and electrical, was included in the approved construction contract and that portion of the project is nearing completion. The timeline for the CXT restroom installation would be approximately 120 days from the time of order, potentially extending the completion to the end of May 2026.

ALTERNATIVES:

Recommended – Approve the purchase and installation of CXT restroom facility.

Do not approve the purchase of CXT restroom facility.

FISCAL IMPACT:

The approved budget for this project is \$1,749,921, which includes \$670,000 in TRCC grant funding, \$81,970 from the Water Enterprise Fund, and \$997,951 from Park Impact Fees. Current contracted expenditures total \$1,401,650, leaving a remaining budget contingency of \$348,270. It is proposed that the restroom installation be funded from this remaining contingency. The estimated costs are as follows:

<i>Cost Summary</i>	
CXT Restroom w/Shipping and Installation	\$150,000
Radiant Floor Heat and Electronic Door Locks	\$7,000
Rocky Mt. Power Secondary Box & Meter	\$13,000
JBID Sewer Fees	\$4,500
Total=	\$174,500

ATTACHMENTS:

WH Trailhead Attachments

ORDERING INFORMATION



Utah State Contract
MA4544

CXT® Incorporated manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES):

CXT Incorporated, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES:

Fax 509-928-8270

3. PAYMENT ADDRESS(ES):

Remitting by check:

CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:

Beneficiary: CXT, Inc.

Beneficiary Bank: PNC Bank, Pittsburgh, PA

Account: 1077766885 ABA/Routing: 043000096

Email remittance details to AR@lbfoster.com

TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE):

All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Site must allow for the crane to be within three feet of the building location and the truck to be within three feet of the crane.

Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at www.cxtinc.com.

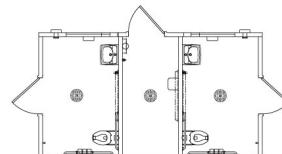
In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

**Customer is responsible for all local permits and fees.

OZARK II – 10' 6" x 18' 8"

Wide Hollow Trailhead

Ozark II with chase has two single user fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, 4-gallon water heater, interior and exterior lights, off loaded, and set up at site.



CXT
800.696.5766
cxtinc.com

Utah State Contract MA4544

Price Per Unit

Base Price	\$ 78,631.50		\$ 78,631.50
Added Cost Options			Click to Select
Final Connection to Utilities	\$ 7,000.00	<input checked="" type="checkbox"/>	7,000.00
Optional Wall Texture- choose one	<input checked="" type="radio"/> Split Face Block (\$6,500) <input type="radio"/> Custom Texture (\$8,500)	Reset Wall Texture	8,500.00
Optional Roof Texture	<input type="checkbox"/> Ribbed Metal	\$ 6,500.00	0.00
Insulation and Heater		\$ 19,500.00	<input type="checkbox"/> 0.00
Vitreous China Urinal (each)	Qty: 1	\$ 1,500.00	<input type="checkbox"/> 0.00
Stainless Steel Water Closet (each)	Qty: 2	\$ 2,500.00	<input type="checkbox"/> 0.00
Stainless Steel Lavatory (each)	Qty: 2	\$ 1,750.00	<input type="checkbox"/> 0.00
Stainless Steel Urinal (each)	Qty: 1	\$ 2,500.00	<input type="checkbox"/> 0.00
Electric Hand Dryer (each)	Qty: 2	\$ 1,000.00	<input checked="" type="checkbox"/> 2,000.00
Electronic Flush Valve (each)	Qty: 2	\$ 1,500.00	<input checked="" type="checkbox"/> 3,000.00
Electronic Lavatory Faucet (each)	Qty: 2	\$ 1,500.00	<input checked="" type="checkbox"/> 3,000.00
Electronic Urinal Flush Valve (each)	Qty: 1	\$ 1,500.00	<input type="checkbox"/> 0.00
Paper Towel Dispenser (each)	Qty: 2	\$ 350.00	<input type="checkbox"/> 0.00
Toilet Seat Cover Dispenser (each)	Qty: 2	\$ 350.00	<input type="checkbox"/> 0.00
Sanitary Napkin Disposal Receptacle (each)	Qty: 2	\$ 150.00	<input type="checkbox"/> 0.00
Baby Changing Table (each)	Qty: 1	\$ 1,100.00	<input checked="" type="checkbox"/> 1,100.00
Marine Grade Skylight in Restroom (each)	Qty: 2	\$ 1,800.00	<input type="checkbox"/> 0.00
Marine Package (excluding fiberglass doors and frames)		\$ 4,500.00	<input type="checkbox"/> 0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty: 1	\$ 6,500.00	<input checked="" type="checkbox"/> 6,500.00
Exterior Mounted ADA Drinking Fountain w/Bottle Filler (each)	Qty:	\$ 8,500.00	<input type="checkbox"/> 0.00
2K Anti-Graffiti Coating		\$ 5,000.00	<input checked="" type="checkbox"/> 5,000.00
Optional Door Closure (each)	Qty: 2	\$ 850.00	<input checked="" type="checkbox"/> 1,700.00
Fiberglass Entry and Chase Doors and Frames (each)	Qty: 3	\$ 5,300.00	<input type="checkbox"/> 0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)		\$ 2,500.00	<input type="checkbox"/> 0.00
Exterior Frostproof Hose Bib with Box (each)	Qty: 1	\$ 1,200.00	<input checked="" type="checkbox"/> 1,200.00
Total for Added Cost Options:			\$ 39,000.00
Custom Options: Mop Sink (\$3500) Install Surcharge (\$6850)			\$ 10,350.00
Engineering and State Fees:			\$ 9,000.00
Estimated One-Way Transportation Costs to Site (quote):			\$ 9,870.00
Estimated Tax:			\$
Total Cost per Unit Placed at Job Site:			\$ 146,851.50

This price quote is good for 60 days from date below, and is accurate and complete.

I accept this quote. Please process this order.

Company Name

Signer's Name
(please type or print)

CXT Sales Representative

Date

Company Representative

73

Date

OPTIONS

Exterior Color(s) (For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)

Amber Rose	Berry Mauve	Buckskin	Cappuccino Cream
Charcoal Gray	Cocoa Milk	Evergreen	Georgia Brick
Golden Beige	Granite Rock	Hunter Green	Java Brown
Liberty Tan	Malibu Taupe	Mocha Caramel	Natural Honey
Nuss Brown	Oatmeal Buff	Pueblo Gold	Raven Black
Rich Earth	Rosewood	Sage Green	Salsa Red
Sand Beige	Sun Bronze	Toasted Almond	Western Wheat

Special roof color # Sherwin Williams SW 9565

Special wall color # Sherwin Williams SW 7016

Special trim color # _____

Use an X to mark options.

Rock Color (*If option is not available verify custom wall option is selected on previous page.)

Basalt*	Mountain Blend*	X	Natural Gray*	Romana*
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Roof Texture (*If option is not available verify optional roof texture option is selected on previous page.)

Ribbed Metal*	X	Cedar Shake
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Wall Texture(s) (For single texture mark an X. For top and bottom textures use T = Top and B = Bottom.)

(*If option is not available verify custom wall texture option is selected on previous page.)

Split Face Block*	Horizontal Lap*	T	Board & Batt*	Stucco*
Brick*	Distressed Wood**		Barnwood	

Rock Wall Texture (bottom texture only)

(*If option is not available verify custom wall option is selected on previous page.)

B	Napa Valley*	River Rock*	Flagstone*	Stacked Rock**
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#Textures not included in CXT's quote are additional cost.

Door Opener

Non-locking ADA Handle Privacy ADA Latch Pull Handle/Push Plate

Deadbolt

Accessible Signage

Men Women Unisex

Toilet Paper Holder

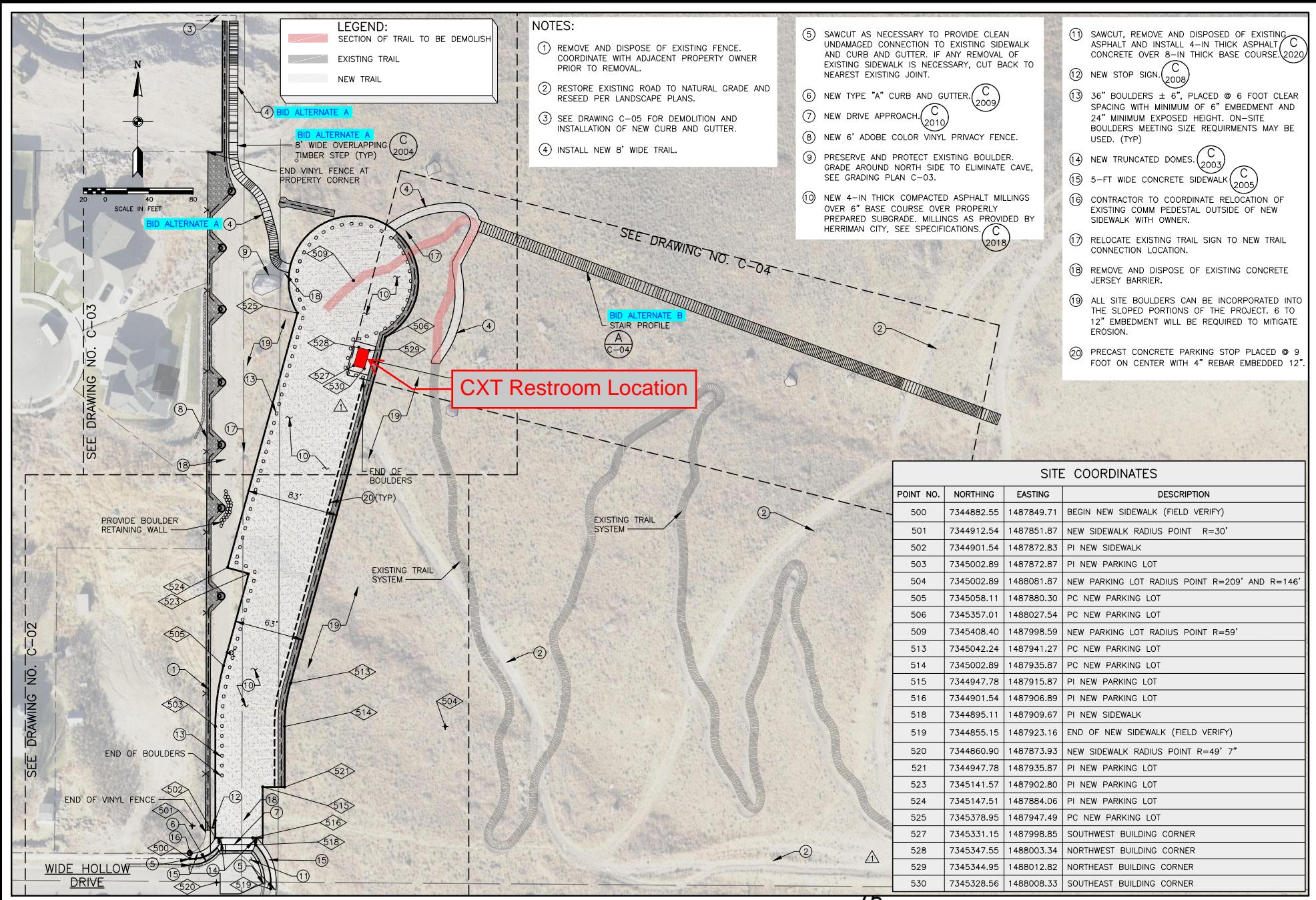
2-Roll Stainless Steel 3-Roll Stainless Steel

Notes: Ship with standard keyed locking door knobs. Herriman City will supply electronic door locks for restroom and supply room doors: Schlage NDE(restroom), Schlage ND(supply room). City will supply and install toilet paper holders.





Wide Hollow Trailhead Site Plan





STAFF REPORT

DATE: January 15, 2026

TO: The Honorable Mayor and City Council

FROM: Nathan Cherpesci

SUBJECT: Filling the Vacancy on the Trans-Jordan Board and discussing a future vacancy on the Jordan Valley Water Conservancy District Board

RECOMMENDATION:

Staff recommend adoption of the resolution appointing Primary and Alternate members to the Trans-Jordan Cities Board. Staff further recommends that Council discuss a future vacancy on the JVWCD Board.

ISSUE BEFORE COUNCIL:

Should the City Council adopt the resolution?

ALIGNMENT WITH STRATEGIC PLAN:

ES 4 – Regional relationships and planning | ES 1 – Establish appropriate levels of service by function

BACKGROUND/SUMMARY:

The purpose of this staff report is to provide relevant information as the City Council considers who to fill the vacancy for the city's representative to Trans-Jordan Cities' Board and how the City Council wants to address a future water board vacancy.

DISCUSSION:

Trans-Jordan

With Councilor Ohrn stepping off the City Council, the City has one vacancy on the Trans-Jordan Board. The alternate position is currently held by the City's Public Works Director.

Staff recommend appointing a new primary representative and reaffirming the appointment of the alternate as the Public Works Director.

JVWCD

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • (801) 446-5324 fax • herriman.org

The City shares the JVWCD board seat with the City of Riverton. The current representative, Councilor Pierucci of Riverton, has suggested that Herriman designate a City Councilor to “shadow” him on the board for a cleaner transition when his term expires.

ALTERNATIVES:

Trans-Jordan

- 1. The City Council adopts the resolution, appointing a Primary and an Alternate member to the Trans-Jordan Cities Board (recommended).**
2. Decline to Act and provide staff further direction

JVWCD

1. Assign a City Councilor
2. Decline to Act and provide staff further direction.

FISCAL IMPACT:

None

ATTACHMENTS:

Resolution

HERRIMAN, UTAH
RESOLUTION NO. RXX-XXXX

**A RESOLUTION OF THE HERRIMAN CITY COUNCIL APPOINTING A
REPRESENTATIVE TO THE TRANS-JORDAN CITIES BOARD**

WHEREAS, the retirement of Councilor Sherrie Ohrn from the City Council has created a vacancy in the City's representation on the Trans-Jordan Board; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the residents of Herriman to appoint a primary representative and an alternate representative to the above referenced board; and

WHEREAS, the Council has considered the appointment of [Primary Representative] as Herriman's primary representative on the above referenced board.

WHEREAS, the Council has considered the appointment of Justun Edwards, Director of Public Works, as Herriman's alternate representative on the above referenced board.

NOW, THEREFORE, BE IT RESOLVED by the Council that [Primary Representative] be appointed as Herriman's primary representative to and a member of the Trans-Jordan Cities Board until his/her replacement is duly appointed and that Justun Edwards be appointed as Herriman's alternate representative.

This Resolution, assigned No. RXX-XXXX, shall take effect immediately.

PASSED AND APPROVED by the Herriman City Council this 28th day of January, 2026

HERRIMAN

Lorin Palmer, Mayor

ATTEST:

Jackie Nostrom, MMC
City Recorder