



CITY COUNCIL AGENDA

Wednesday, February 11, 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. Discussion of the fiscal year 2027 and 2028 proposed budgets for Information Technology, Communications, City Attorney, and Human Resources
- 2.2. Quarterly Capital Projects Update – Bryce Terry, City Engineer
- 2.3. Discussion Regarding Betterments and City Signage for Mountain View Corridor Freeway Intersections – Blake Thomas, Community Development Director
- 2.4. *(Beginning at 6:30 p.m.)* Presentation of the Salt Lake County Budget, Services and Key Priorities – Amiee Winder Newton, Salt Lake County Council

2.5. 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

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. Recognition of Sergeant Greg Shaver and Master Officer Chuck Malm by the Brigham City Police Department and Logan City Police Department

8.2. Recognition of Jonathan Bowers, P.E. receiving an award from the Utah

Floodplain and Stormwater Management Association – Blake Thomas,
Community Development Director

9. Consent Agenda

- 9.1. Review and approval of the November 2025 financial summary
- 9.2. Approval of a Sub-Recipient Agreement with The Conservation Fund for the Purchase of a Conservation Easement – Wendy Thomas, Assistant City Manager
- 9.3. Approval of the January 14, 2026 City Council meeting minutes
- 9.4. Approve the updated Strategic Plan

10. Discussion and Action Items

- 10.1. Consideration to Award the Construction Contract for 6000 West Road Widening, Phase 1 Project – Bryce Terry, City Engineer
- 10.2. Consideration to Approve Cost Share Agreement with Jordan Basin Improvement District for the 6000 West Widening Project – Bryce Terry, City Engineer
- 10.3. Review and consider a recommendation to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural to A-1-10 Single Family Agricultural with a Zoning Condition limiting the overall density to two (2) dwelling units per acre for property located generally at 7411 W Hi Country Road. (Z2025-070) – Michael Maloy, City Planner
- 10.4. Review and consider a recommendation to amend Chapter 10-21 Fencing, and other Chapters in Title 10 Land Development Code, to update standards for fencing in Herriman. (Z2026-001) – Michael Maloy, City Planner
- 10.5. Discussion and consideration of procedures for Land Use Applications for Areas with Limited Water Delivery Capacity – Jonathan Bowers, Public Utilities Engineering Manager

11. Future Meetings

11.1. Next Planning Meeting: February 18, 2026

11.2. Next City Council Meeting: February 25, 2026

12. Events

12.1. Senior Bingo: February 12, 2026 Herriman City Hall @ 10:00 a.m.

12.2. President's Day: February 16, 2026 – City Offices Closed

13. Closed Session

The Herriman City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

14. Adjournment

15. Recommence 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 30, 2026

TO: The Honorable Mayor and City Council

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Discussion of the fiscal year 2027 and 2028 proposed budgets for Information Technology, Communications, City Attorney, and Human Resources

RECOMMENDATION:

N/A – This is for discussion only

ISSUE BEFORE COUNCIL:

Placeholder

ALIGNMENT WITH STRATEGIC PLAN:

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

BACKGROUND/SUMMARY:

Staff will discuss the fiscal year 2027 and 2028 budgets for the Information Technology, Communications, City Attorney, and Human Resources departments.

DISCUSSION:

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

- Information Technology department
- Communications department
- City Attorney department
- Human Resources department

ALTERNATIVES:

N/A - This is for discussion only



STAFF REPORT

DATE: January 28, 2026
TO: The Honorable Mayor and City Council
FROM: Bryce Terry, City Engineer
SUBJECT: Quarterly Capital Project Report

RECOMMENDATION:

Report for information only.

ISSUE BEFORE COUNCIL:

Report for information only.

BACKGROUND/SUMMARY:

Herriman City manages various capital projects to enhance the quality of life and ensure that residents receive essential services. The attached report discusses the active capital projects within the City boundaries.

These projects help fulfill the following goals from the City's Strategic plan:

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 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 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.

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 5 – Maintenance quality

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

DISCUSSION:

See the attached report.

ALTERNATIVES:

Report for information only.

FISCAL IMPACT:

N/A

ATTACHMENTS:

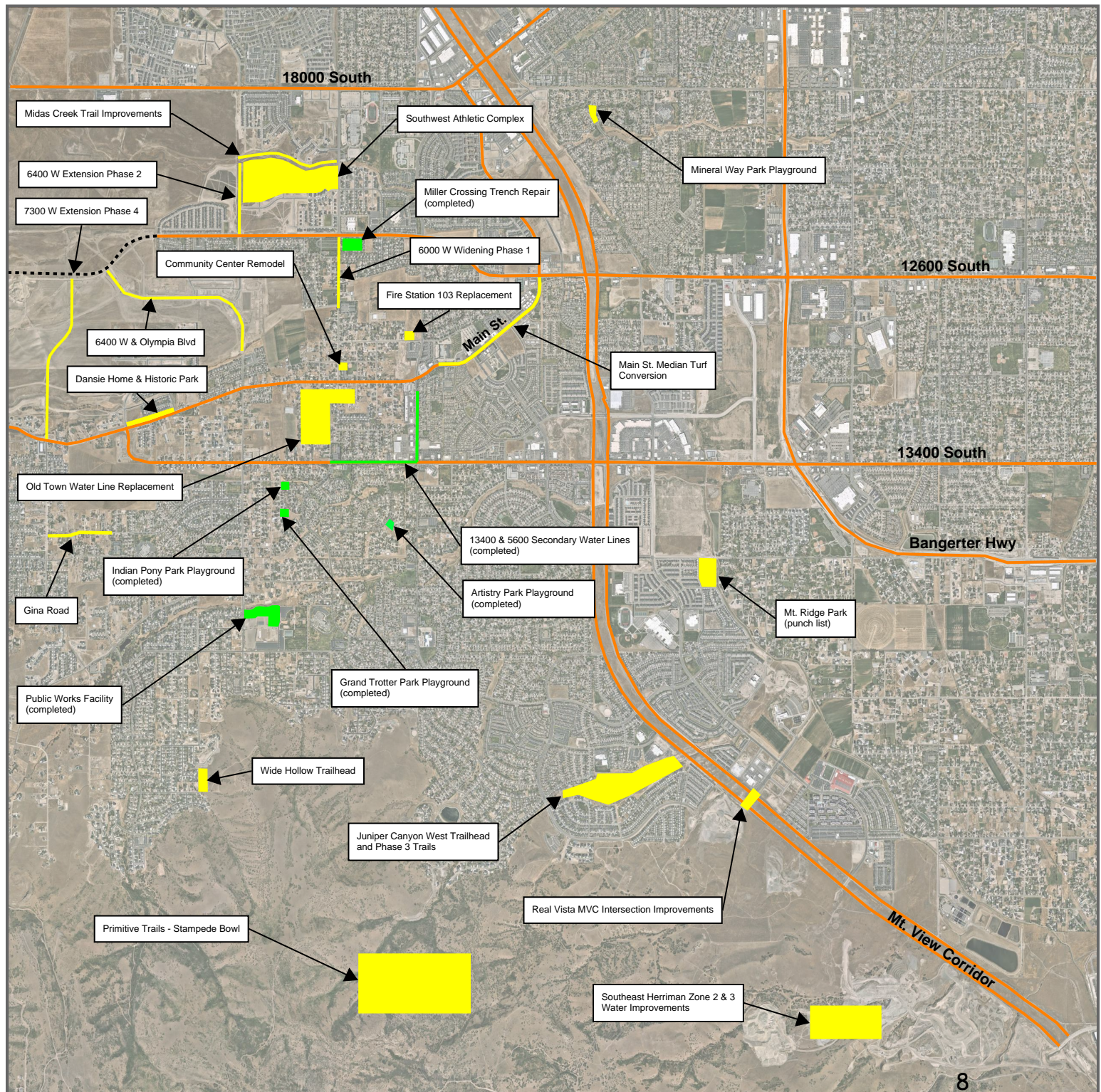
- Quarterly Capital Project Report

Herriman City Capital Project Locations



FY26 Q2 CAPITAL PROJECTS UPDATE

Active Capital Projects (As of 12/31/2025)	Total Active Project Budget	Total Funds From Outside Funding Source
21	\$68,938,072.00	\$34,504,952.00



Parks Master Plan, IFA, and IFFP Updates



As the city has grown over the past several years, an update to our current Parks Master Plan has become necessary. In addition to the Master Plan update, we will also complete an Impact Fee Analysis and Impact Fee Facility Plan update. All three were last updated in 2020.

Budget Information	Current Status
FY26 Budget: \$95,950 Design Agreement: \$104,130 Percent Paid: 74% Construction Agreement: N/A Percent Paid: N/A	Landmark Design is finalizing the plan and will submit to staff by mid February. We plan 2-3 weeks to review the plan internally and will take the plan to Planning Commission and City Council in March or April.

Mineral Way Park Playground

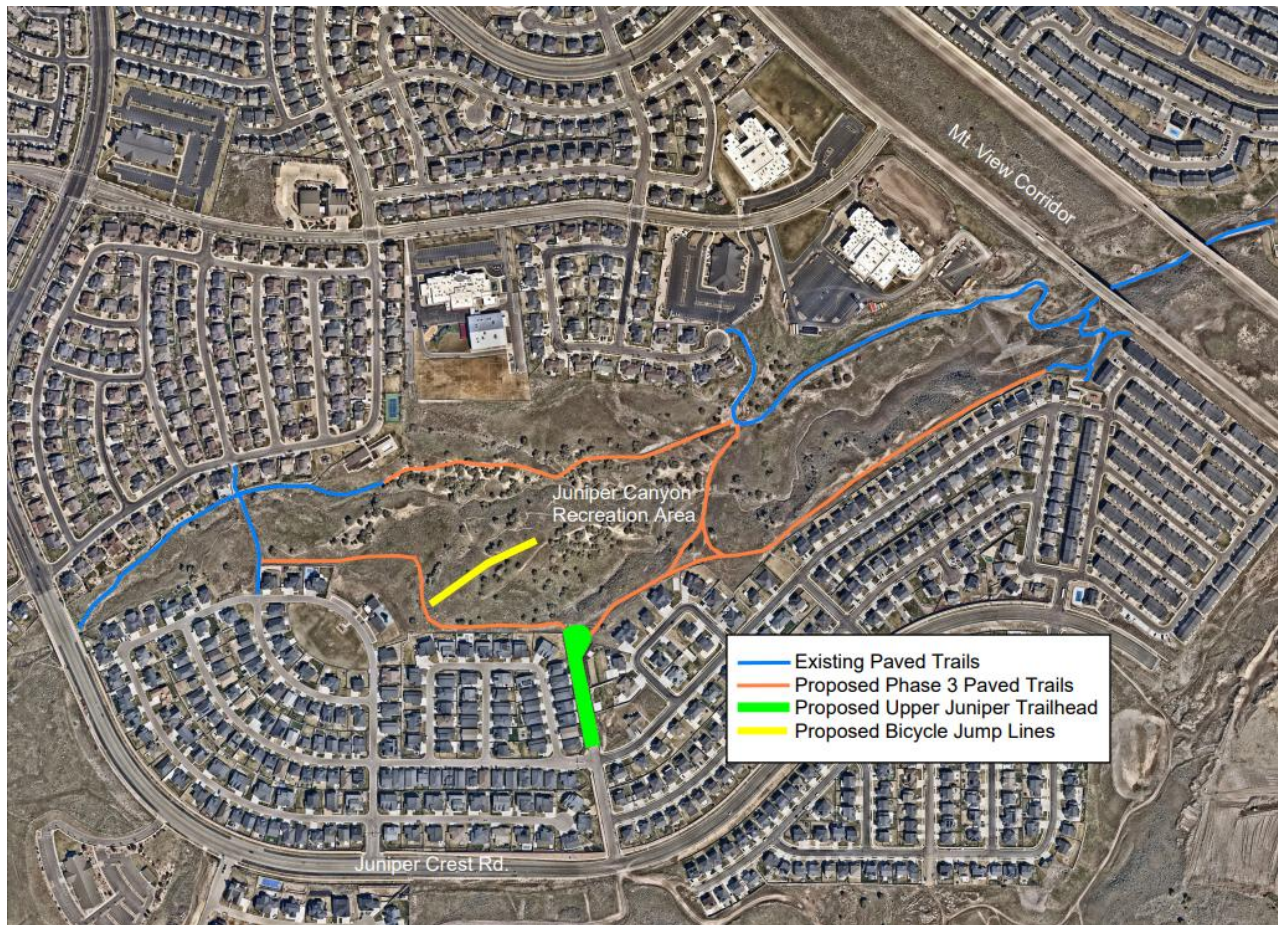
4810 W Mineral Way



This project involves removing and replacing the existing playground with new, updated equipment.

Budget Information	Current Status
FY26 Budget: \$100,000 Design Agreement: N/A Percent Paid: N/A Construction Agreement: N/A Percent Paid: N/A	We will have a community update meeting in Jan or Feb. Planning to have the playground installed by Spring or Summer

Juniper Canyon West Trailhead



The Juniper Canyon West Trailhead Project is part of the larger Juniper Canyon Recreation Area master plan. This project will construct approximately 5,800 feet of additional paved trail that will complete the final unpaved section of trail through Juniper Canyon. The project also provides a parking lot and trailhead access in the upper canyon at Juniper Trail Dr. The Bike Jump Park was completed by Friends of Herriman in December 2025. With the completion of this project, there will be paved multi-use trail through Juniper Canyon from the lower trailhead at Sentinel Ridge Dr. to the east where Juniper Crest Dr. crosses the canyon.

Budget Information	Current Status
FY26 Budget: \$2,376,800 Design Agreement: \$99,995 Percent Paid: 40% Construction Agreement: N/A Percent Paid: N/A	G Brown has completed the concept and cost estimate and approved by the Planning Commission. The concept and budget have been approved and the contract is in place with G Brown for design, bidding and construction services. Survey has been completed and design is at 50% complete. Bidding in the spring, and construction in the Summer/Fall of 2026.

Wide Hollow



The Wide Hollow Trailhead project is part of the Herriman Hills Open Space Master Plan and will provide parking and access to the Herriman Hills Primitive Trail System and the Bonneville Shoreline Trail. The trailhead will include a recycled asphalt parking lot with approximately 65 spaces, as well as a challenge staircase with 258 treads ascending the hill to the east of the trailhead. The trailhead will provide additional access to over 2,300 acres of open space, and over 16 miles of single track trail that is currently used by hikers, mountain bikers, and equestrian users.

Budget Information	Current Status
FY26 Budget: \$1,667,960 Design Agreement: \$106,545 Percent Paid: 91% Construction Agreement: \$1,392,475 Percent Paid: 75% Outside Funding: \$670,000	Construction is ongoing. Grading, storm drain, challenge staircase and utilities are complete. Construction will proceed through the winter as weather permits with completion expected in spring of 2026. Approval for completion of CXT restroom will be presented to Council at the 1/28 meeting. Funding for restroom will come from remaining project contingency budget.

Mountain Ridge Park

13800 S at Greenford Ln



Mt. Ridge Park is a 9.6 acre park that will be constructed by Edge Homes as part of their Mt. Ridge development. The design includes a large detention pond that will serve as flood control for the Mt. Ridge development and will also provide turf playing fields for multi-purpose sport use. Park amenities will include a 27-space paved parking lot, pre-fabricated 4 stall restroom, pavilion, and playground. This park will also serve as a trailhead for access to the Welby Jacobs Canal trail.

Budget Information	Current Status
FY26 Budget: \$1,273,960 Design Agreement: \$91,348 Percent Paid: 100% Construction Agreement: \$446,071.26 (Restrooms, Pavilion, & Playground) Percent Paid: 100%	Construction has been completed. A punch list re-inspection has been done and a few irrigation items remain to be addressed upon start up in the spring. The park is fully open.

Dansie Home and Historic Park

7000 W Herriman Main St

Dansie Home and Historic Park

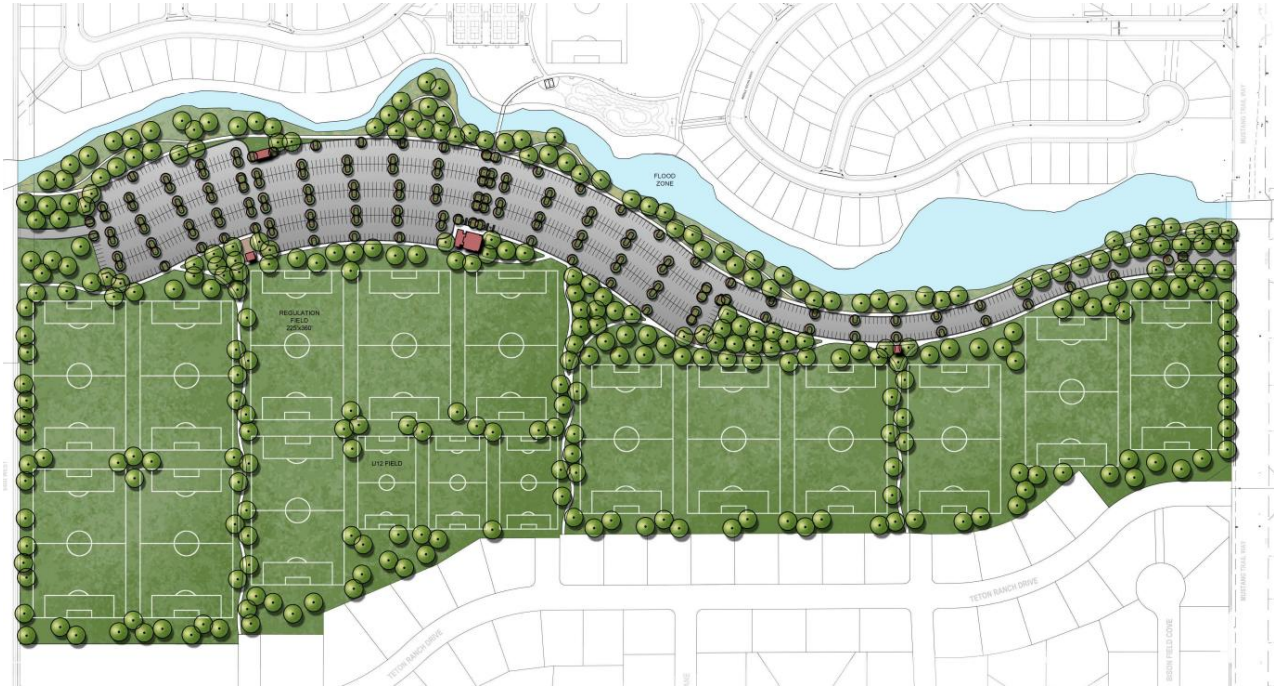


The Dansie Home Restoration and Historic Park project would include an exterior restoration of the Dansie home by removing the modern additions, repointing the masonry, restoring/replacing the exterior trim, and replacing the windows and roof with period correct materials and appearance. The proposed historic park would include parking, restrooms, pavilion, 8' paved trail, and play areas. Amenities would also include the relocation of three historic cabins to the site with a historic path telling the history of Herriman and its Pioneers, and relocation and restoration of the historic monument.

Budget Information	Current Status
FY26 Budget: \$450,000 for the Dansie Home & \$2,000,000 for the Historic Park Design Agreement: \$59,190 (Previous) \$27,239 (Redesign) Percent Paid: 91% (Previous) 45% (Redesign) Construction Agreement: N/A Percent Paid: N/A	A new budget was approved by the City Council for the home restoration and landscaping project. Staff are working with CRSA, the architectural designer on the home, and G. Brown, the landscape architect, on contracts to finalize designs and prepare bid documents. The home design is 95% complete, while the landscape design is in the conceptual phase. Design work will continue through FY 2026, with construction anticipated for FY 2027.

Southwest Athletic Complex

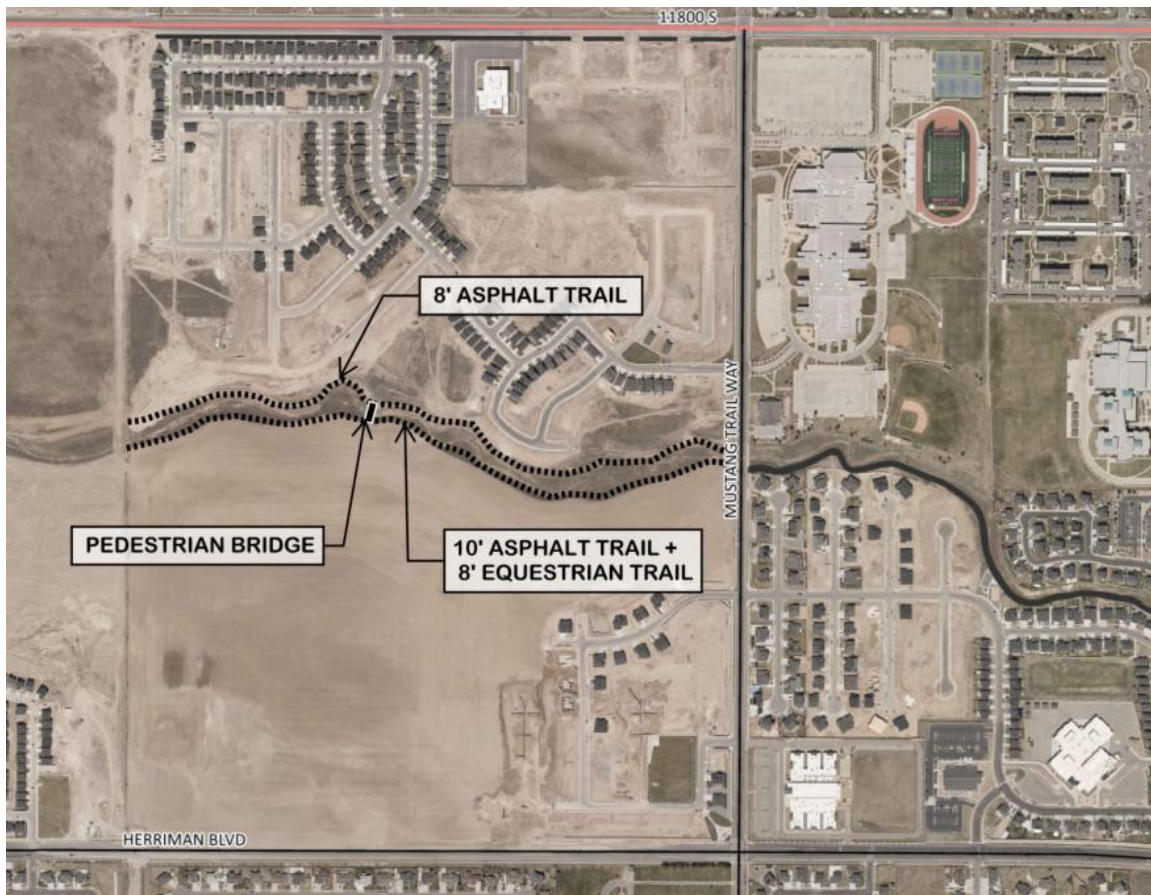
5174 W 13400 S



The Southwest Athletic Complex is a proposed 55-acre complex that conceptually has 14 multi-use fields 225' x 360' and three smaller multi-use fields 210' x 240'. These fields will be used for a variety of sports, primarily soccer, rugby, lacrosse, and football. The fields are proposed to be artificial turf, which allows for better utilization of the park year-round and in inclement weather.

Budget Information	Current Status
FY26 Budget: \$1,095,200	This project has been awarded to Consor Engineering. Concept is nearing completion and design is expected through the winter 2025/26 with construction beginning in Summer 2026, provided funding can be secured.
Design Agreement: \$511,920.00	
Percent Paid: 16%	
Construction Agreement: N/A	
Percent Paid: N/A	

Midas Creek Trail Improvements



The scope of project includes asphalt trails from 6000 W (Mustang Trail) to 6400 W (future road) along Midas Creek. On the North side of the creek there will be a 8' asphalt trail installed. On the south side of the creek, there will be a 10' asphalt trail and an 8' equestrian trail to match the existing trail to the east. This project includes a pedestrian bridge that will be constructed to connect the north and south trails together near the center of the project. The project also includes connecting the trail underneath the 6000 West bridge to the existing trail system. Once completed, this will make the Midas Creek Trail completed from near Bangerter to 6400 West.

Budget Information	Current Status
FY26 Budget: \$643,667 Design Agreement: N/A Percent Paid: N/A Construction Agreement: \$1,650,000 (Reimb) Percent Paid: 70% Outside Funding: \$800,000	Trails have been completely paved. Final Midas Creek channel relocation under 6000 W Bridge are the final items remaining for contractor to complete, after which a final inspection will occur for completion

Main Street Median Turf Conversion

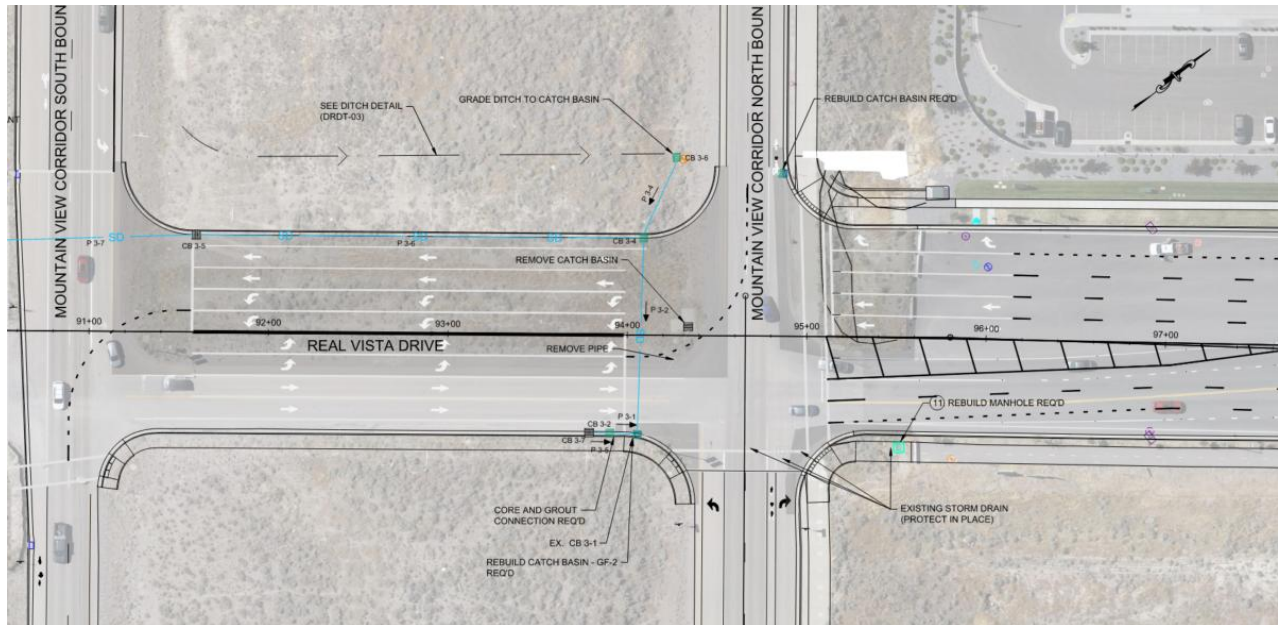
Herriman Main Street between Herriman Blvd. and Elementary Dr. (5550 W)



The Main Street Median Turf Conversion project will remove approximately 73,000 square feet of existing grass sod in the medians and park strips that are currently being watered with spray irrigation along Herriman Main Street between Herriman Blvd. and Elementary Dr. (5550 W). The design will include the replacement of the existing sod and irrigation with rock mulch planters with water efficient drip irrigation and waterwise plants and shrubs. This project will address the issues with water efficiency, as well as issues with pavement degradation due to irrigation runoff onto Main Street. The City has received a grant from JVWCD for \$17,442 to go toward design services. We have applied for additional funding for construction through the JVWCD Turf Conversion Program.

Budget Information	Current Status
FY26 Budget: \$829,495 Design Agreement: \$29,070 Percent Paid: 100% Construction Agreement: \$686,223 Percent Paid: 82% Outside Funding: \$237,042	The city has received the grant from JVWCD for 60% of the design cost (\$17,442) that has been paid. The construction grant for \$3/sq ft has been approved by JVWCD (\$219,600). Planting is complete and rock mulch installation is approximately 75% complete. Project completion is expected in the spring of 2026.

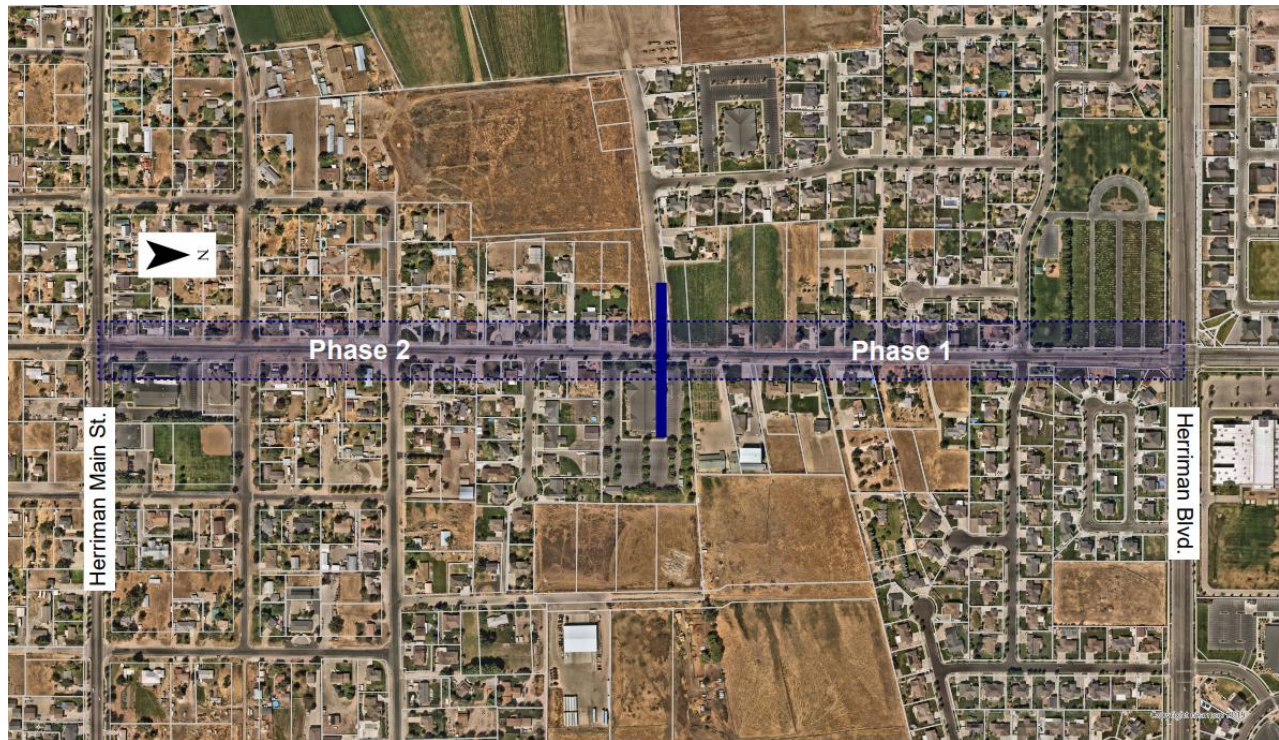
Real Vista & Mountain View Corridor Intersection Improvements



This is a roadway project to construct improvements at the intersections of Mtn View Corridor and Real Vista Dr. These improvements will include roadway widening, curb, gutter, asphalt Trail, traffic signals, and storm drain infrastructure. This will match the width that will be coming from the end of Juniper Crest and provide a signal and connection for when Juniper Crest is built out to Mtn View.

Budget Information	Current Status
FY26 Budget: \$1,300,000 Design Agreement: \$55,907 Percent Paid: 100% Construction Agreement: \$1,310,901.15 Percent Paid: 0% Outside Funding: \$520,000	This project has been awarded to Staker Parson. We are currently working contract approval process and will be scheduling the Pre-Construction meeting in February. Substantial completion is scheduled for September 15, 2026.

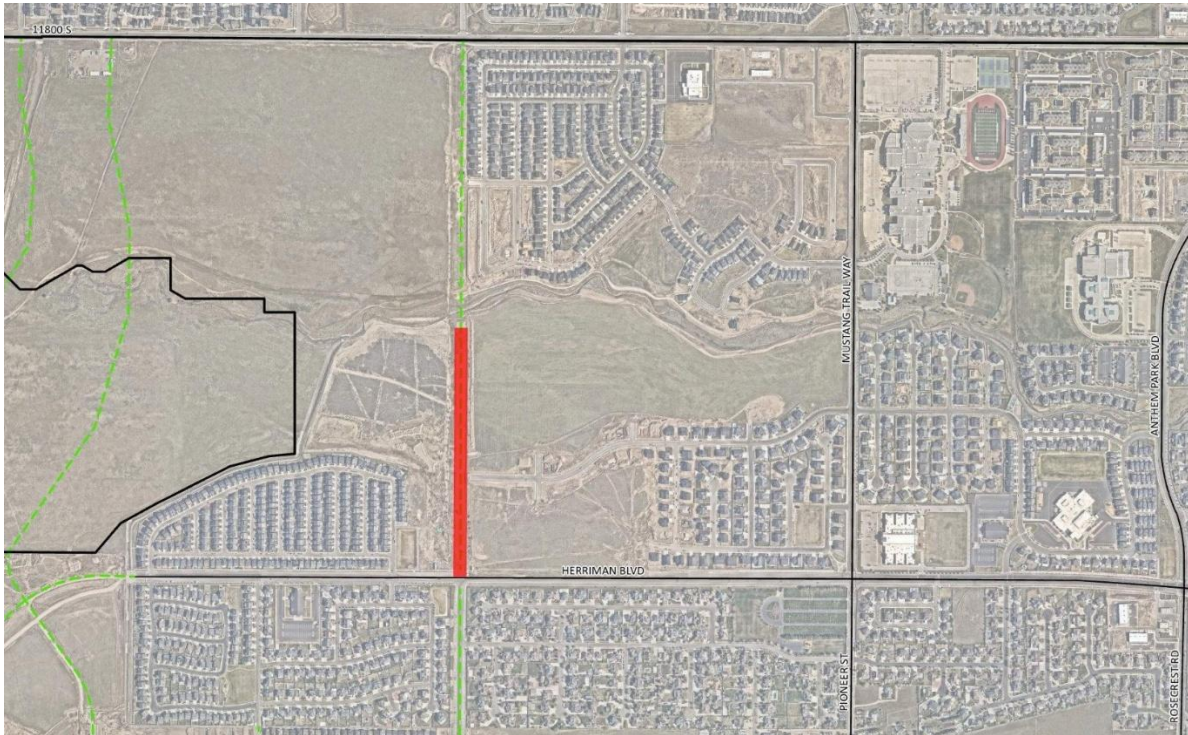
6000 West Roadway Widening Phase 1



Roadway improvements for this project consist of widening and improving the road with curb and gutter, sidewalk, park strip, streetlights and new asphalt. Phase 1 of the project begins at Herriman Blvd on the north end and extends southward to the intersection of Silver Sky Dr. The new roadway cross section will be 64 feet wide from back of sidewalk to back of sidewalk. Property acquisition will be required as part of this project and it is currently underway. Project improvements also include additional storm drain infrastructure and a new secondary water main. The existing power poles will need to be relocated, but they are planned to remain overhead.

Budget Information	Current Status
FY26 Budget: \$2,300,000 Design Agreement: \$182,439.88 Percent Paid: 77% Construction Agreement: N/A Percent Paid: N/A	Construction is planned to begin early 2026 with construction. Community meeting with residents occurred on May 22. All ROW acquisition and permits to enter and construct are complete. Bid was advertised on December 16th, bid opening was on January 22nd, and brought to Council for approval on February 11th. Construction is anticipated from mid March to November.

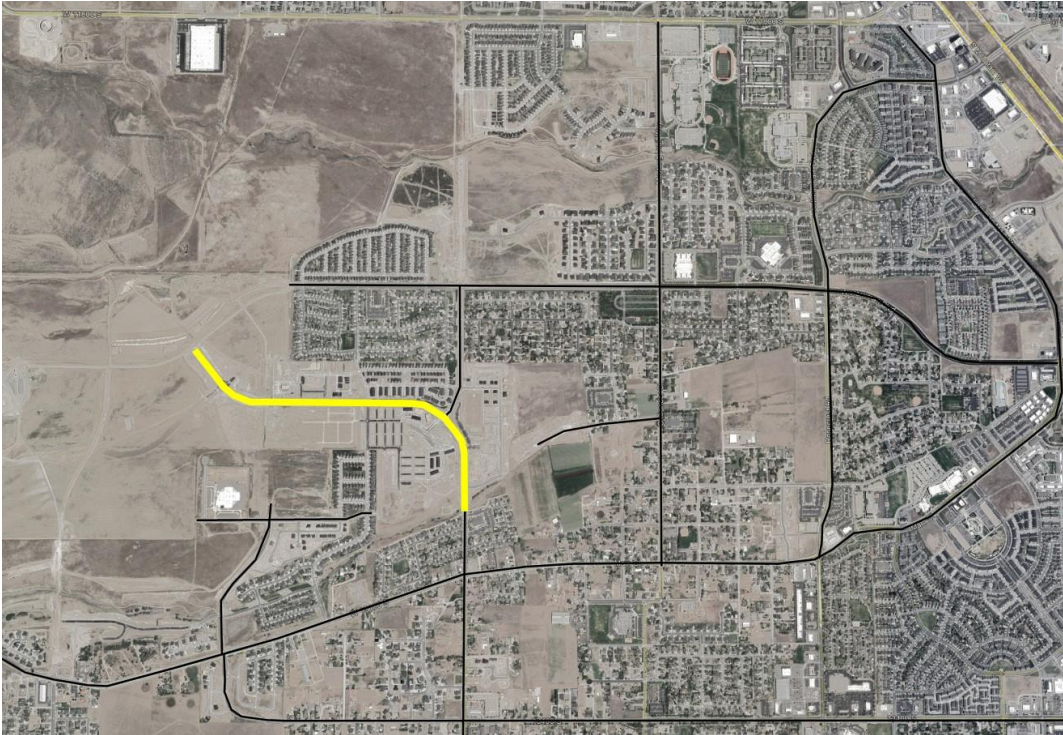
6400 W Extension Phase 2



New roadway construction from Herriman Blvd to Midas Creek. The project includes waterline and storm drain infrastructure as well.

Budget Information	Current Status
FY26 Budget: \$12,100,000 (Reimb – Includes Funds for Ph 2 & Ph 3) Design Agreement: N/A Percent Paid: 0% Construction Agreement: \$5,634,300 Percent Paid: 76%	New roadway construction from Herriman Blvd to Midas Creek. Utilities have been installed and the road has been paved. Utility connections into Herriman Blvd and the traffic signal will be constructed by Spring.

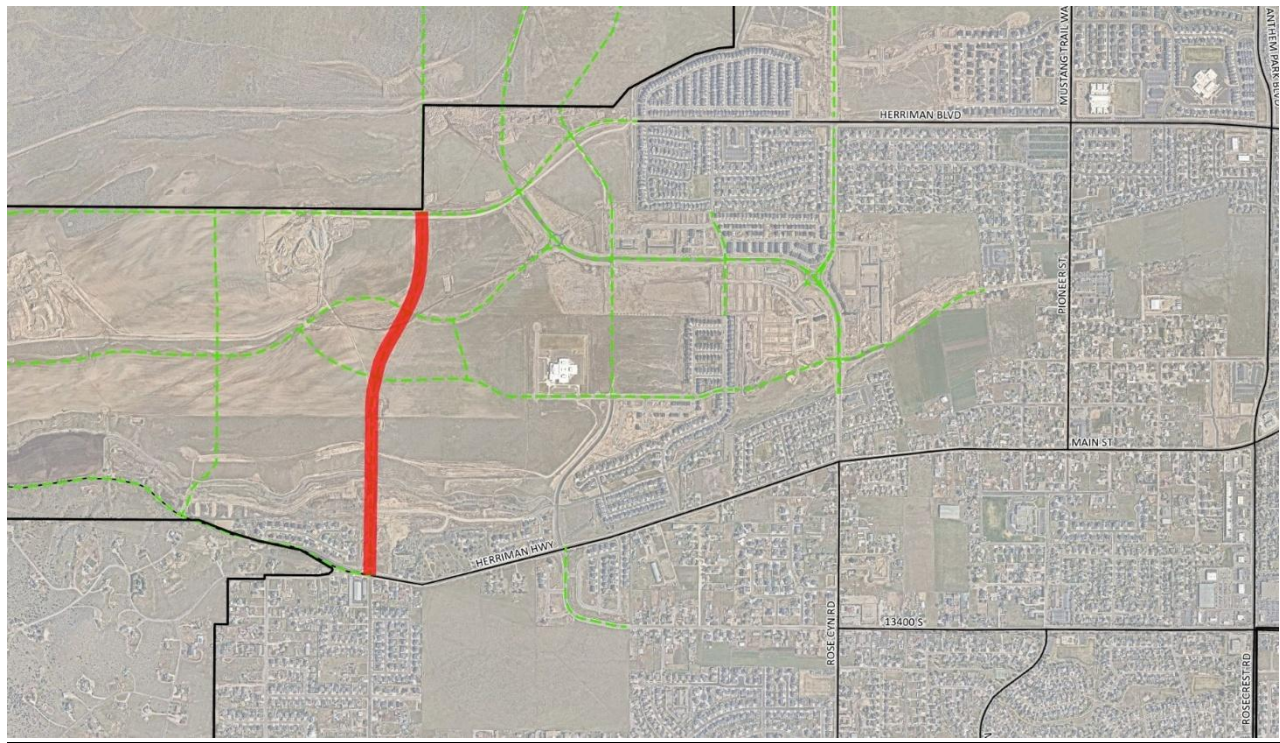
6400 West Extension & Olympia Blvd



This project includes two sections of Roadway, Olympia Blvd and 6400 West (from Olympia Blvd to Herriman Main Street). This is a reimbursement agreement with the Olympia PID. State funds have been transferred to the City for \$14 million for this project.

Budget Information	Current Status
FY26 Budget: \$14,000,000 (Reimb) Design Agreement: N/A Percent Paid: 0% Construction Agreement: \$14,000,000 Percent Paid: 75% Outside Funding: \$14,000,000	Roadway has been completed, remaining items include asphalt trails, open space landscaping, and median & open space landscaping.

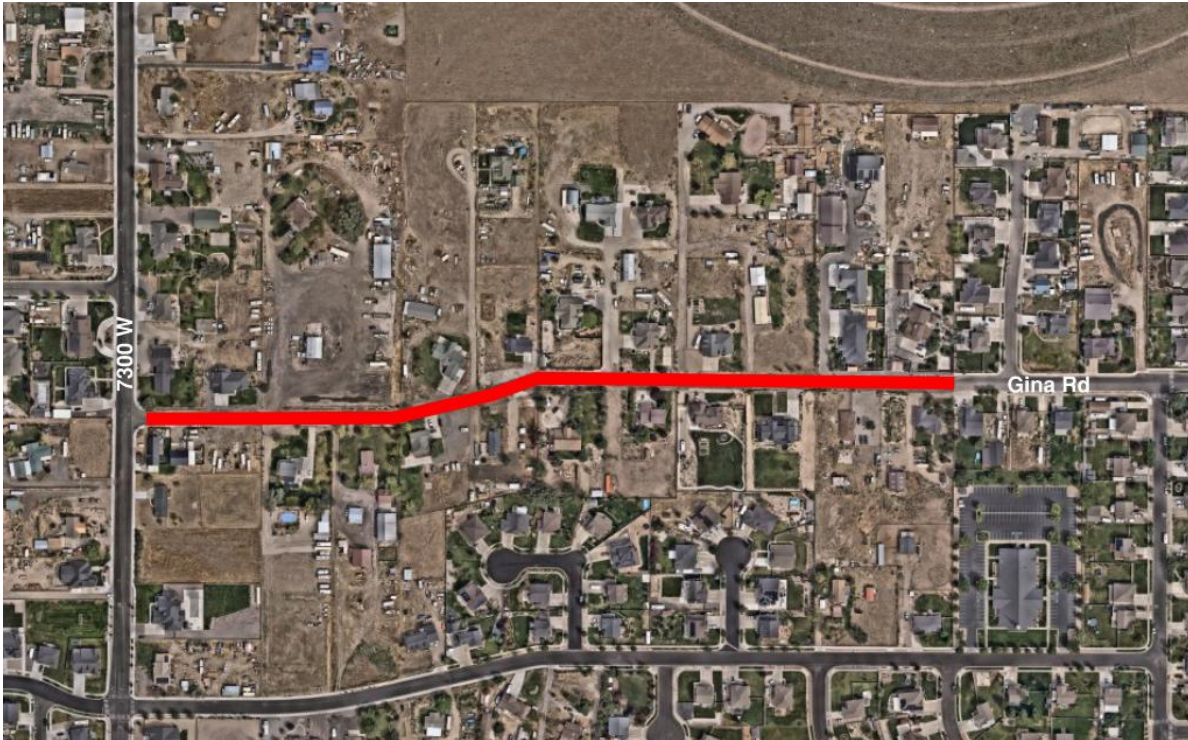
7300 W Extension Phase 4



New roadway construction from Herriman Main St to Herriman Blvd. Will include trail connections to Butterfield Creek, and Olympia trail system. It will include a bridge/culvert for the Butterfield Trail and Creek to pass underneath 7300 W. It will include a traffic signal at the intersection of 7300 W and Herriman Main St.

Budget Information	Current Status
FY26 Budget: \$14,500,000 (Reimb) Design Agreement: N/A Percent Paid: 0% Construction Agreement: \$14,500,000 Percent Paid: 0% Outside Funding: \$14,500,000	Subgrade completed and going through settlement period. Utilities now being installed through winter. Trail Culvert to be installed late winter/early spring. Signal to be install in Spring 2026, we estimate opening the road in summer of 2026.

Gina Road – ROW Acquisitions



Roadway improvements to Gina Road between 7300 west and 7000 west including asphalt pavement, curb, gutter, sidewalk, storm drain, and secondary water. This project will require the acquisition of ROW from 11 parcels and permits to enter and construct for 22 parcels. The design was completed in 2022 and will only require minor updates to be made ready for construction.

Budget Information	Current Status
FY26 Budget: \$1,918,280 Design Agreement: \$90,730 Percent Paid: 16% Construction Agreement: N/A Percent Paid: N/A	Contract is in place with ROW agent, and she and the appraiser have begun working on estimates for the offers for each property owner. Once complete she will be negotiating with property owners to purchase the needed ROW. Design is 95% complete.

Transportation Master Plan Update



Project is to update the Transportation Master Plan. This includes projecting future population and employment in/around Herriman. Then running scenarios of how the traffic we be routed based on the projected land uses and projected road network. Then, deficiencies are identified and addressed. Based on this a project list is created to maintain an acceptable level of service on roads in Herriman. Based on this project list, an impact Fee Assessment can then per performed to determine the amount that impact fees should be charged on new development.

Budget Information	Current Status
FY26 Budget: \$145,000 Design Agreement: \$149,000 Percent Paid: 93% Construction Agreement: N/A Percent Paid: 0%	TMP, IFFP Draft completed, presented to Planning Commission Dec 17. Impact Fees and draft TMP to discussed with City Council on Jan 12. TMP to be presenting the Planning Commission for final recommendation (February) and then to the City Council for final adoption (March).

Fire Station 103 Replacement

12900 S 5600 W



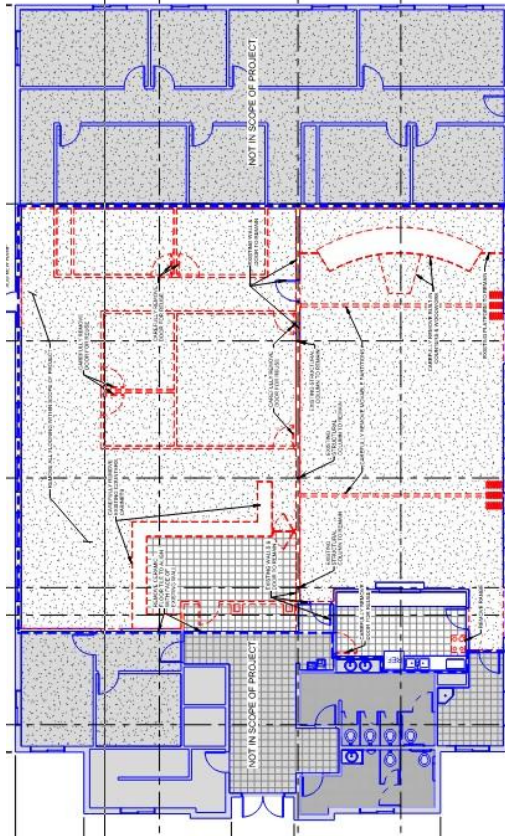
The new fire station is located near the Northwest corner of 12900 S. 5600 W. on ~1.6 acres of property. We are using UFA’s small prototype design as a baseline with some site-specific modifications. The ~12,000 square foot station will include (2) two apparatus bays, living quarters, and training areas which will be consistent with UFA’s new prototype standards.

Budget Information	Current Status
FY26 Budget: \$7,945,340 Design Agreement: \$320,152 Percent Paid: 93% Construction Agreement: \$6,870,718 Percent Paid: 25%	The fire station construction is underway. The contractor is currently installing structural block, concrete slabs, out building and structural steel. Construction is on schedule with substantial completion in October 2026.

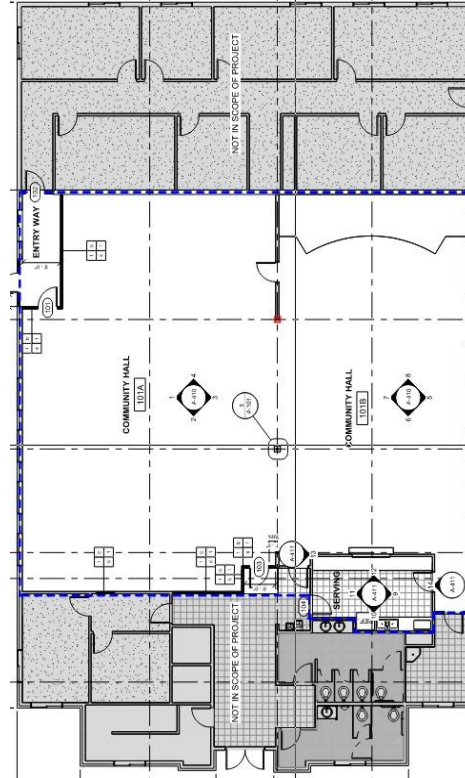
Community Center

13011 S Pioneer St

Demo Plan



Remodel Plan



The Community Center is being remodeled to make a more usable facility for rentals and community uses. The front lobby, restrooms, stairway, and back offices will be left untouched, and the middle section of the building will be opened up and refinished to make one large space. Grants were received to upgrade the lighting and HVAC systems throughout the building.

Budget Information	Current Status
FY26 Budget: \$492,100 Design Agreement: \$53,300 Percent Paid: 100% Construction Agreement: \$510,135.49 Percent Paid: 0% Outside Funding: \$534,390	The project is nearing completion. The contractor is currently placing wall carpet and finished carpentry. Lighting replacement is underway, with final flooring finishes and paint happening over the next 3-4 weeks. Project will be complete early Spring of 2026.

Southeast Herriman Zone 2 & 3 Water Improvements

Zone 2 Tank



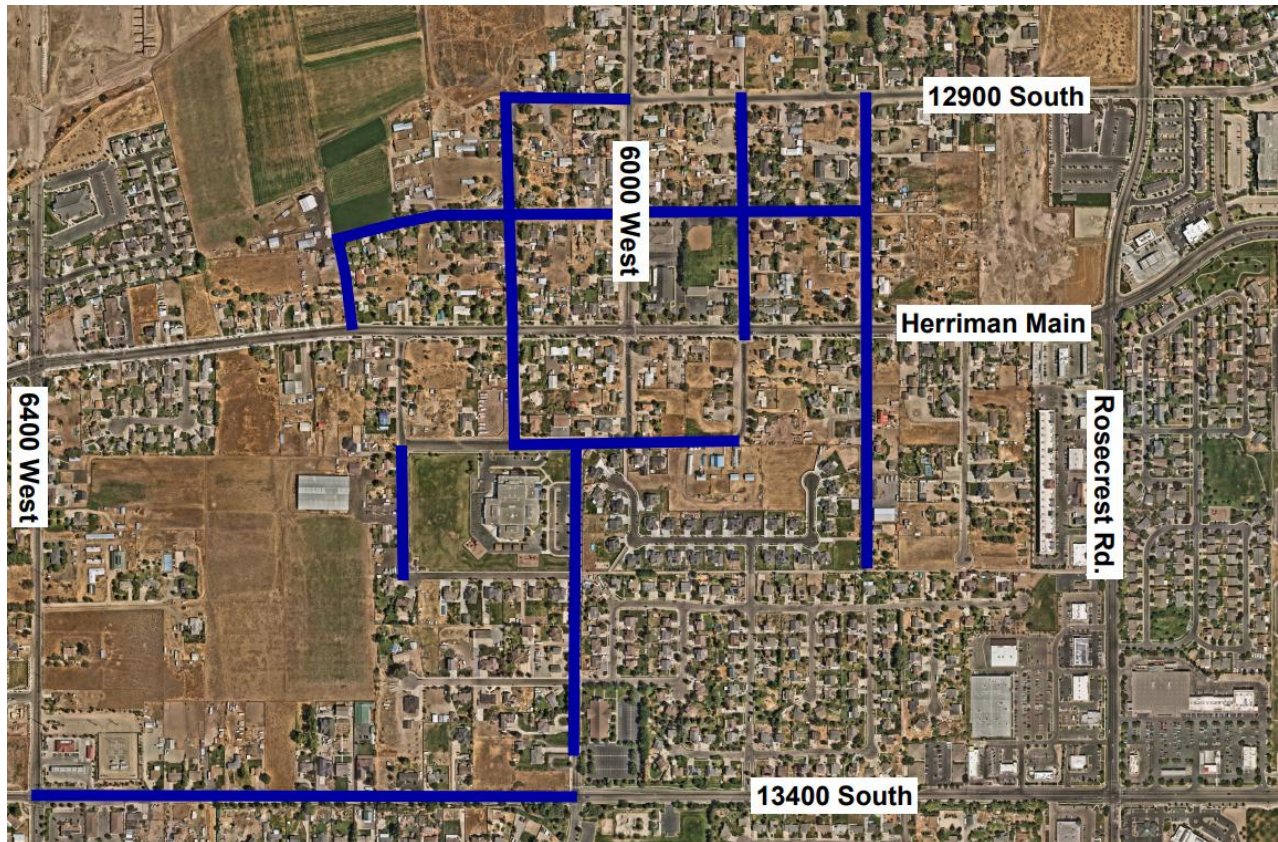
Zone 3 Tank



This project includes (2) 2MG water tanks and a dual-zone pump station. The water tanks will serve pressure zones 2 and 3 in the south and east portions of Herriman. The pump station will be equipped with two sets of pumps that will pump water from the existing zone 1 tank to the respective tanks. This infrastructure was designed by Herriman City and will be constructed by the DAI and Wasatch South Hills developers. The city will reimburse the developers using the 2021 water revenue bond.

Budget Information	Current Status
FY26 Budget: \$8,608,250 Construction & \$361,120 Management Design Agreement: \$1,131,874 Percent Paid: 97% Construction Agreement: \$15,900,000 Percent Paid: 71%	Zone 2 & 3 water tanks are fully constructed and the contractor is filling the zone 3 tank and performing leak testing. Valve vaults and exterior site piping is nearing completion. Underground piping is currently being installed for the pump station and the footings and foundation will begin within the next month. City has executed a contract with RMP for the power supply for the pump station. Construction of pump station is scheduled to be complete by July 2026. A reimbursement agreement with DAI was approved by Council August 14, 2024. The agreement gives DAI 18 months to construct the infrastructure. DAI is currently working to propose an amendment to that contract to request additional time.

Old Town Waterline Replacement



This project consists of approximately 2.5 miles of new waterline throughout portions of Old Town Herriman City. The intent of the project is to install new waterlines to replace existing waterlines and eliminate the risk of leaks from the old, deteriorating system. The majority of the project is funded by the Region 8 Environmental Protection Agency (EPA) as part of the “Congressionally Mandated Projects.” In addition to the waterlines shown in the project map, there are project waterline improvements located at approximately 11800 South and Mountain View Corridor.

Budget Information	Current Status
FY26 Budget: \$2,238,200 Design Agreement: \$146,100.00 Percent Paid: 92% Construction Agreement: \$3,888,519.79 Percent Paid: 91% Outside Funding: \$3,243,520	Construction is continuing on schedule to be completed by early 2026. Must spend funds by end of 2026. PI hired to assist our Communications Team to communicate with public. Project scope changed by removing a portion of 13400 S.

Completed Projects:

Grand Trotter Park Playground Replacement

Artistry Park Playground Replacement

Indian Pony Park Playground Replacement

Miller Crossing Pod 1 – Trench Repair

Public Works Facility (Programming & Concept Design)

13400 S & 5600 W Secondary Waterline



DATE: January 21, 2026

TO: The Honorable Mayor and City Council

FROM: Blake Thomas, Community Development Director

SUBJECT: Discussion Regarding Betterments and City Signage for Mountain View Corridor Freeway Intersections

RECOMMENDATION:

Staff recommend that the City Council review the attached information and provide guidance to staff regarding any changes or modifications to the proposal from UDOT so that staff can comply with the requests to the UDOT Mountain View Corridor design team.

ISSUE BEFORE COUNCIL:

Are the betterments UDOT is proposing to construct as part of the Mountain View Corridor freeway project in agreement with the city council?

ALIGNMENT WITH STRATEGIC PLAN:

CE 4 – Sense of community | ES 4 – Regional relationships and planning | ES 6 – Transportation systems

BACKGROUND/SUMMARY:

UDOT is finalizing plans for the construction of the freeway portion of Mountain View Corridor from Porter Rockwell Boulevard to Old Bingham Highway. UDOT has committed to spend up to \$100,000 per intersection for aesthetic improvements (lighting, fencing, and lettering). Cities will receive a proportionate share of the \$100,000 for intersections that are shared between cities. If a city requests an improvement that is above the standard improvement UDOT intends to construct, then that improvement is termed a “betterment” and UDOT will apply the city’s \$100,000 toward that improvement. Any costs that exceed \$100,000 would need to be paid for by the city. Any costs below \$100,000 are forfeited to UDOT for the project. Herriman’s aesthetics budget for betterments is \$550,000.

UDOT has determined that they will only provide one city name per bridge parapet, based on the city in which the parapet is located. The text for Herriman parapets will be “City of Herriman.”

DISCUSSION:

UDOT's standard fencing along each bridge is black, vinyl coated chain link fence. Staff has coordinated with South Jordan and Riverton who both informed Herriman that they plan to upgrade to a black wrought iron fence, which would be a betterment which is anticipated to cost an additional \$275 per foot of fence.

City lettering for the bridges is also a betterment that is anticipated to cost \$7500 per bridge parapet. UDOT has also provided a map showing the anticipated signing locations for each city along the freeway.

The total cost for improvements has been estimated by UDOT to be \$555,775, which is \$5,775 above the aesthetics budget. Herriman will need to budget \$5,775 for the overage and pay UDOT prior to commencement of the project. There will be a separate Betterment Agreement for these improvements if the council directs staff to proceed with the work as it is proposed.

ALTERNATIVES:

There are many alternatives available to the city council whereas this project is in the design phase. Some alternatives include:

1. Install chain link fence at the bridges instead of wrought iron.
 - a. This would create some inconsistent fencing on bridges where the intersection is shared with a neighboring city.
2. Choose not to install the city name on bridge parapets.
 - a. This would be inconsistent with what other cities are planning to do along the freeway.
3. Propose other betterments to the bridges.
 - a. Will be rejected by UDOT if it causes delays to completing the design and soliciting bids for the project.

FISCAL IMPACT:

The fiscal impact, as proposed, is \$5,775. These funds would need to come from the city's general fund whereas the improvements are not eligible for impact fee funds.

ATTACHMENTS:

1. Betterments Spreadsheet
2. MVC Bridge Aesthetics Map

Herriman City Betterments Estimate

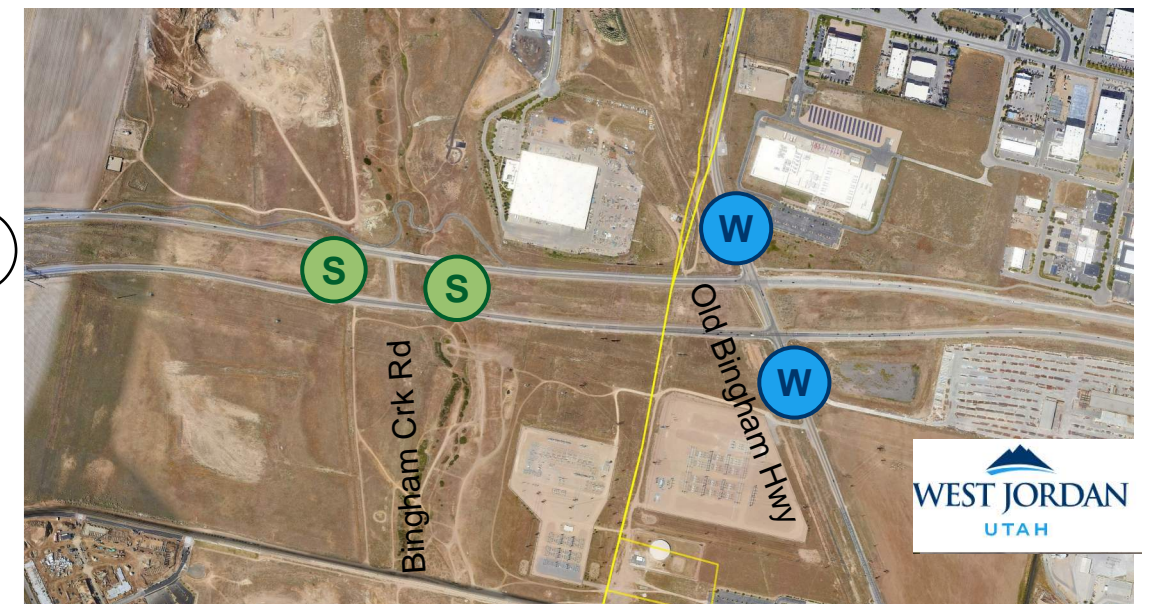
Location	Item	Requested Enhancement	Include?	Unit	Qty	Unit Cost	Unit Cost increase over Baseline	Total Cost	Notes
Porter	Intersection lighting	Powder coat signal w/ light pole		each		\$3,200.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
Rockwell	Intersection lighting	Powder coat signal w/o light pole		each		\$2,700.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
\$100,000	Fencing on Structure	Black wrought iron		ft	0	\$425.00	\$275.00	\$0.00	No fence on this structure
	Text on Parapet	Herriman City		lump	2	\$7,500.00	\$7,500.00	\$15,000.00	
Academy	Intersection lighting	Powder coat signal w/ light pole		each		\$3,200.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
\$100,000	Intersection lighting	Powder coat signal w/o light pole		each		\$2,700.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
	Fencing on Structure	Black wrought iron		ft	497	\$425.00	\$275.00	\$136,675.00	Cost of chain link = \$150/lf
	Text on Parapet	Herriman City		lump	2	\$7,500.00	\$7,500.00	\$15,000.00	
Real Vista	Intersection lighting	Powder coat signal w/ light pole		each		\$3,200.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
\$100,000	Intersection lighting	Powder coat signal w/o light pole		each		\$2,700.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
	Fencing on Structure	Black wrought iron		ft	0	\$425.00	\$275.00	\$0.00	No fence on this structure
	Text on Parapet	Herriman City		lump	2	\$7,500.00	7500	\$15,000.00	
Rosecrest	Intersection lighting	Powder coat signal w/ light pole		each		\$3,200.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
\$100,000	Intersection lighting	Powder coat signal w/o light pole		each		\$2,700.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
	Fencing on Structure	Black wrought iron		ft	474	\$425.00	\$275.00	\$130,350.00	Cost of chain link = \$150/lf
	Text on Parapet	Herriman City		lump	2	\$7,500.00	\$7,500.00	\$15,000.00	
126th S	Intersection lighting	Powder coat signal w/ light pole		each		\$3,200.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
\$50,000	Intersection lighting	Powder coat signal w/o light pole		each		\$2,700.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
	Fencing on Structure	Black wrought iron		ft	250	\$425.00	\$275.00	\$68,750.00	Cost of chain link = \$150/lf; Half of structure (share w/ Riverton)
	Text on Parapet	Herriman City		lump	1	\$7,500.00	7500	\$7,500.00	South side of structure
118th S	Intersection lighting	Powder coat signal w/ light pole		each		\$3,200.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
\$100,000	Intersection lighting	Powder coat signal w/o light pole		each		\$2,700.00	\$0.00	\$0.00	This is base line since powder coating is a city standard
	Fencing on Structure	Black wrought iron		ft	500	\$425.00	\$275.00	\$137,500.00	Cost of chain link = \$150/lf
	Text on Parapet	Herriman City		lump	2	\$7,500.00	\$7,500.00	\$15,000.00	
General	Landscaping								No landscaping betterments

Subtotal	\$555,775.00
Design cost	\$0.00
Total Enhancement Cost	\$555,775.00
Herriman Aesthetics Budget	\$550,000.00
City Responsibility	\$5,775.00
Total City Responsibility	\$5,775.00 (Estimate only - betterments to be paid on actuals)



City Name Legend

Herriman	H
Riverton	R
South Jordan	S
West Jordan	W





DATE: January 21, 2026

TO: The Honorable Mayor and City Council

FROM: Troy Carr

SUBJECT: Recognition of Sergeant Greg Shaver and Master Officer Chuck Malm by the Brigham City Police Department and Logan City Police Department

RECOMMENDATION:

N/A – Presentation Only

ISSUE BEFORE COUNCIL:

Brigham City Police Department Chief of Police Chad Reyes and Logan City Police Department Chief of Police Jeff Simmons wish to recognize Sergeant Greg Shaver and Master Officer Chuck Malm for their efforts in assisting with the memorial services for Tremonton-Garland Police Sergeant Lee Sorensen and Officer Eric Estrada, who were killed in the line of duty in August 2025.

ALIGNMENT WITH STRATEGIC PLAN:

ES 2 – Quality public safety

BACKGROUND/SUMMARY:

On August 17, 2025, Tremonton-Garland Police Sergeant Lee Sorensen and Officer Eric Estrada were tragically killed in the line of duty while responding to a domestic violence call. In the days following, the Brigham City Police Department and Logan City Police Department coordinated the significant undertaking of providing public memorial services for these two community heroes. HPD Sergeant Greg Shaver and Master Officer Chuck Malm were asked to assist with the planning and execution of these large public events due to their significant expertise and leadership skills. Chief Reyes and Chief Simmons wish to recognize and thank Sergeant Shaver and Officer Malm for their efforts on behalf of our Box Elder and Cache County law enforcement partners.

DISCUSSION:

N/A – Presentation Only

ALTERNATIVES:

N/A – Presentation Only



DATE: January 28, 2026

TO: The Honorable Mayor and City Council

FROM: Blake Thomas

SUBJECT: Recognition of Jonathan Bowers, P.E. receiving an award from the Utah Floodplain and Stormwater Management Association – Blake Thomas, Community Development Director

RECOMMENDATION:

N/A – Presentation Only

ISSUE BEFORE COUNCIL:

Recognition of Jonathan Bowers receiving the Denis D. Stuhff Award of Excellence from the Utah Floodplain and Stormwater Management Association (UFSMA).

BACKGROUND/SUMMARY:

Each year at the Annual Conference, UFSMA awards those who have completed successful projects or have shown in some way a higher standard of getting a project done. The award is named the Denis D. Stuhff Award of Excellence and it is given to an individual or team who has exemplified extraordinary achievements in floodplain or stormwater management.

DISCUSSION:

Following is what UFSMA stated when announcing Jonathan as the recipient of the award:

Denis D. Stuhff was a member of our Association and a dear friend who passed away in 2012. To honor his memory and pay tribute to his impact on our lives, we have named the award after him. He exemplified excellence in everything he did. He loved hydrology almost as much as he loved helping people. He was a teacher, a mentor and most of all a dear friend.

-This year we are pleased to announce our awardee: Herriman City Engineer, Jonathan Bowers.

Jonathan's responsibilities include reviewing subdivision and site plans and maintaining the city's Stormwater Management Plan to ensure compliance with applicable code provisions. His dedicated attention to floodplain management directly safeguards his community against future flood hazards.

Furthermore, Jonathan's commitment to collaboration has established him as a trusted leader and mentor within Utah's floodplain management community. His professionalism and measurable impact truly exemplify the spirit of excellence that Denis Stuhff inspired.

Although Jonathan was unable to attend the conference this year, we will ensure he receives his award promptly.

Congratulations, Jonathan, on this well-deserved recognition!

ALTERNATIVES:

N/A – Presentation Only

FISCAL IMPACT:

N/A – Presentation Only

ATTACHMENTS:

N/A – Presentation Only



DATE: January 24, 2026

TO: The Honorable Mayor and City Council

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Review and approval of the November 2025 financial summary

RECOMMENDATION:

Staff recommend approval of the financial summary.

ISSUE BEFORE COUNCIL:

Should the City Council approve the monthly financial summary as presented?

ALIGNMENT WITH STRATEGIC PLAN:

ES 8 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:

City staff have prepared the attached financial summary for November 2025.

DISCUSSION:

City staff have prepared a monthly financial summary encompassing transactions through November 30, 2025. Notable items and exceptions have been noted in the report. Overall, revenues are above year-to-date projections and expenditures are less than anticipated.

ALTERNATIVES:

The City Council may choose not to approve the monthly financial summary as presented.

ATTACHMENTS:

Budget versus actual summary

City of Herriman Budget Versus Actual Report - November 2025

General Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Taxes	1,520,953	4,758,092	18,753,220	13,995,128	25%	4,454,418	107%
Licenses & Permits-Other	4,871	24,685	55,680	30,995	44%	24,591	100%
Intergovernmental	512,945	944,861	2,289,500	1,344,639	41%	869,031	109%
Parks & Recreation District Fee	98,542	491,148	1,144,560	653,412	43%	475,304	103%
Charges for Services-Parks & Rec	26,090	77,910	192,000	114,090	41%	148,013	53%
Charges for Services-Events	15,898	24,092	520,820	496,728	5%	3,945	611%
Charges for Services-Other	11,538	76,512	485,680	409,168	16%	86,515	88%
Fines and Forfeitures	150	66,805	192,570	125,765	35%	70,912	94%
Miscellaneous	20,845	186,883	276,450	89,567	68%	430,260	43%
Budgeted Use of Fund Balance	-	-	819,970	819,970	0%	-	0%
Total General Fund Revenue	\$ 2,211,832	\$ 6,650,988	\$ 24,730,450	\$ 18,079,462	27%	\$ 6,562,989	101%
Expenditures							
General and Administration	340,532	1,994,574	5,443,255	3,448,681	37%	1,903,304	105%
Public Works and Operations	598,587	3,151,818	6,470,405	3,318,587	49%	2,418,733	130%
Parks, Recreation, and Events	337,034	2,057,002	5,722,370	3,665,368	36%	1,984,187	104%
Community Development	104,699	631,109	1,645,670	1,014,561	38%	622,119	101%
Transfers Out	289,415	3,141,225	5,448,750	2,307,525	58%	2,991,888	105%
Total Expenditures	\$ 1,670,267	\$ 10,975,728	\$ 24,730,450	\$ 13,754,722	44%	\$ 9,920,231	111%
Excess of Revenues Over (Under) Expenditures	\$ 541,565	\$ (4,324,740)	\$ -			\$ (3,357,242)	

Fund Balance Available (Unrestricted)

	FY2022 (ACFR)*	FY2023 (ACFR)*	FY2024 (ACFR)*	FY2025 (Audited)*	FY2026 (Budget)
Beginning Balance	\$ 2,829,134	\$ 8,006,953	8,991,065	\$ 8,303,678	\$ 5,302,733
Addition (Use of)	5,040,375	984,112	(687,387)	(3,000,945)	(819,970)
Ending Balance	\$ 7,869,509	\$ 8,991,065	\$ 8,303,678	\$ 5,302,733	\$ 4,482,763
*Includes Police, Animal Services, Community Services, and Emergency Management expenditures					
% of expenditures	30%	26%	30%	31%	22%
Amount Over (Under) Recommended Fund Balance Reserve	(660,905)				

City of Herriman Budget Versus Actual Report - November 2025

General Fund Tax Revenue Detail

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year	
Sales Tax	1,035,217	3,110,427	12,605,850	9,495,423	25%	3,016,754	103%	1
Sales Tax-Transportation	140,247	418,288	1,715,610	1,297,322	24%	268,336	156%	1
Property Tax	109,338	123,354	1,131,780	1,008,426	11%	127,109	97%	2
Franchise Tax (Energy/Cable)	216,549	1,039,686	3,083,180	2,043,494	34%	976,941	106%	2
Municipal Telephone Tax	13,629	40,902	139,390	98,488	29%	39,304	104%	1
Transient Room Tax	740	2,039	15,610	13,571	13%	2,554	80%	1
Motor Vehicle Fees	5,233	23,396	61,800	38,404	38%	23,420	100%	2
Total General Fund Tax Revenue	\$ 1,520,953	\$ 4,758,092	\$ 18,753,220	\$ 13,995,128	25%	\$ 4,454,418	107%	

City of Herriman Budget Versus Actual Report - November 2025

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year	
Personnel	899,421	4,733,624	12,938,480	8,204,856	37%	4,509,805	105%	
Operating Expenditures	715,882	4,356,758	9,728,710	5,371,952	45%	3,621,228	120%	3
Grants	-	90,500	90,500	-	100%	90,500	100%	4
Capital Outlay	8,093	50,757	89,430	38,673	57%	43,262	117%	
Administrative Chargeback	(242,544)	(1,397,136)	(3,565,420)	(2,168,284)	39%	(1,336,452)	105%	
Transfers to Other Funds	289,415	3,141,225	5,448,750	2,307,525	58%	2,991,888	105%	5
Total General Fund Expenditures	\$ 1,670,267	\$ 10,975,728	\$ 24,730,450	\$ 13,754,722	44%	\$ 9,920,231	111%	

1 Sales tax, municipal telephone tax, and transient room tax are received two months after receipt at point of sale.

2 Property tax, franchise tax, and motor vehicle fees are received one month after payment is made.

3 Risk Management Fund charges made in July (timing difference).

4 Grant payment to Firends of Herriman made in September (timing difference).

5 Debt service payments due in July (timing difference).

City of Herriman Budget Versus Actual Report - November 2025

General Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
General and Administration							
Legislative							
Personnel	16,849	89,659	217,440	127,781	41%	87,160	102.9%
Operating Expenditures	22,643	83,118	246,100	162,982	34%	104,355	79.6%
Administrative Chargeback	(9,226)	(35,905)	(112,340)	(76,435)	32%	(39,952)	90%
Total Legislative	30,266	136,872	351,200	214,328	39%	151,563	90.3%
Planning Commission							
Personnel	1,744	6,757	23,960	17,203	28%	8,395	80%
Operating Expenditures	-	821	10,100	9,279	8%	1,037	79%
Administrative Chargeback	(1,329)	(5,778)	(25,970)	(20,192)	22%	(6,524)	89%
Total Planning Commission	415	1,800	8,090	6,290	22%	2,908	61.9%
Administration							
Personnel	67,157	352,380	877,230	524,850	40%	333,358	106%
Operating Expenditures	3,951	14,436	68,880	54,444	21%	17,387	83%
Administrative Chargeback	(15,726)	(87,660)	(211,530)	(123,870)	41%	(77,573)	113%
Total Administration	55,382	279,156	734,580	455,424	38%	273,172	102.2%
Legal							
Personnel	40,008	209,641	528,420	318,779	40%	198,033	106%
Operating Expenditures	5,818	29,031	297,905	268,874	10%	26,480	110%
Administrative Chargeback	(8,805)	(53,440)	(153,870)	(100,430)	35%	(43,617)	123%
Total Legal	37,021	185,232	672,455	487,223	28%	180,896	102.4%
Human Resources							
Personnel	27,727	143,871	392,270	248,399	37%	139,665	103%
Operating Expenditures	15,548	382,773	508,950	126,177	75%	354,546	108%
Administrative Chargeback	(8,416)	(102,666)	(167,720)	(65,054)	61%	(93,444)	110%
Total Human Resources	34,859	423,978	733,500	309,522	58%	400,767	105.8%
Finance							
Personnel	63,059	283,330	870,840	587,510	33%	255,181	111%
Operating Expenditures	2,567	39,769	111,840	72,071	36%	55,674	71%
Administrative Chargeback	(23,277)	(119,427)	(283,710)	(164,283)	42%	(113,635)	105%
Total Finance	42,349	203,672	698,970	495,298	29%	197,220	103.3%
Justice Court							
Personnel	23,067	121,189	320,900	199,711	38%	122,353	99%
Operating Expenditures	12,903	61,369	164,970	103,601	37%	45,357	135%
Total Justice Court	35,970	182,558	485,870	303,312	38%	167,710	108.9%
City Recorder							
Personnel	26,077	133,673	443,020	309,347	30%	125,379	107%
Operating Expenditures	7,511	27,982	190,820	162,838	15%	22,172	126%
Administrative Chargeback	(10,188)	(48,262)	(114,830)	(66,568)	42%	(38,053)	127%
Total City Recorder	23,400	113,393	519,010	405,617	22%	109,498	103.6%
Customer Service							
Personnel	25,664	135,319	335,260	199,941	40%	124,847	108%
Operating Expenditures	323	481	6,970	6,489	7%	694	69%
Administrative Chargeback	(14,687)	(72,339)	(192,760)	(120,421)	38%	(77,098)	94%
Total Customer Service	11,300	63,461	149,470	86,009	42%	48,443	131.0%
Information Technology							
Personnel	34,693	179,160	466,910	287,750	38%	163,231	110%
Operating Expenditures	12,363	59,078	257,160	198,082	23%	57,328	103%
Software (Licensing & Support)	3,445	87,160	135,300	48,140	64%	73,562	118%
Capital Outlay	-	-	20,500	20,500	0%	2,587	0%
Administrative Chargeback	(8,178)	(51,043)	(133,930)	(82,887)	38%	(48,231)	106%
Total Information Technology	42,323	274,355	745,940	471,585	37%	248,477	110.4%
Communications							
Personnel	24,628	109,705	359,050	249,345	31%	133,715	82%
Operating Expenditures	11,374	72,532	168,040	95,508	43%	49,105	148%
Administrative Chargeback	(8,755)	(52,140)	(182,920)	(130,780)	29%	(60,170)	87%
Total Communications	27,247	130,097	344,170	214,073	38%	122,650	106.1%
Total General and Administration	340,532	1,994,574	5,443,255	3,448,681	37%	1,903,304	104.8%

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City of Herriman Budget Versus Actual Report - November 2025

General Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Public Works and Operations							
Administration							
Personnel	47,908	244,030	654,060	410,030	37%	242,178	101%
Operating Expenditures	398	3,961	28,740	24,779	14%	2,255	176%
Administrative Chargeback	(15,896)	(89,341)	(227,660)	(138,319)	39%	(85,493)	105%
Total Administration	32,410	158,650	455,140	296,490	35%	158,940	99.8%
Facilities							
Personnel	21,798	120,030	321,240	201,210	37%	105,709	114%
Operating Expenditures	25,560	171,838	552,550	380,712	31%	158,200	109%
Capital Outlay	-	-	-	-	0%	-	0%
Administrative Chargeback	(4,321)	(29,543)	(91,270)	(61,727)	32%	(27,243)	108%
Total Facilities	43,037	262,325	782,520	520,195	34%	236,666	110.8%
Fleet Management							
Personnel	28,170	147,962	365,310	217,348	41%	136,321	109%
Operating Expenditures	1,112	22,643	85,450	62,807	26%	28,023	81%
Administrative Chargeback	(5,856)	(33,388)	(90,770)	(57,382)	37%	(32,634)	102%
Total Fleet Management	23,426	137,217	359,990	222,773	38%	131,710	104.2%
Streets							
Personnel	64,864	339,619	743,400	403,781	46%	310,836	109%
Operating Expenditures	13,093	102,659	844,905	742,246	12%	262,659	39%
Crack and Chip Seal	375,418	1,927,203	2,030,500	103,297	95%	1,014,373	190%
Capital Outlay	4,900	19,300	29,750	10,450	65%	17,200	112%
Administrative Chargeback	(2,297)	(12,319)	(29,280)	(16,961)	42%	(9,920)	124%
Total Streets	455,978	2,376,462	3,619,275	1,242,813	66%	1,595,148	149.0%
Snow Removal							
Personnel	-	-	154,600	154,600	0%	3,369	0%
Operating Expenditures	2,816	4,656	156,650	151,994	3%	14,932	31%
Total Snow Removal	2,816	4,656	311,250	306,594	1%	18,301	25.4%
Street Signs							
Personnel	-	4,981	92,340	87,359	5%	170	2930%
Operating Expenditures	550	5,452	58,520	53,068	9%	6,257	87%
Total Street Signs	550	10,433	150,860	140,427	7%	6,427	162.3%
Street Lights							
Personnel	20,243	103,629	275,530	171,901	38%	105,495	98%
Operating Expenditures	20,127	98,446	515,840	417,394	19%	166,046	59%
Capital Outlay	-	-	-	-	0%	-	0%
Total Street Lights	40,370	202,075	791,370	589,295	26%	271,541	74.4%
Total Public Works and Operations	598,587	3,151,818	6,470,405	3,318,587	49%	2,418,733	130.3%
Parks, Recreation, and Events							
Community Events and Recreation							
Personnel	20,578	111,970	380,520	268,550	29%	102,302	109%
Operating Expenditures	7,468	31,303	154,540	123,237	20%	25,223	124%
City Events	30,172	83,830	456,810	372,980	18%	77,311	108%
Total Community Events and Recreation	58,218	227,103	991,870	764,767	23%	204,836	110.9%
Arts & Cultural Development							
Personnel	-	-	-	-	0%	-	0%
Operating Expenditures	-	-	-	-	0%	-	0%
Grants (Friends of Herriman)	-	90,500	90,500	-	100%	90,500	100%
Capital Outlay	-	-	-	-	0%	-	0%
Total Arts & Cultural Development	-	90,500	90,500	-	100%	90,500	100.0%
Cemetery							
Personnel	2,505	7,653	40,280	32,627	19%	12,008	64%
Operating Expenditures	1,806	10,455	40,530	30,075	26%	12,679	82%
Capital Outlay	3,193	8,567	15,180	6,613	56%	2,475	346%
Total Cemetery	7,504	26,675	95,990	69,315	28%	27,162	98.2%
Parks							
Personnel	147,343	800,374	2,242,480	1,442,106	36%	749,352	107%
Operating Expenditures	122,409	857,336	2,105,180	1,247,844	41%	857,269	100%
Capital Outlay	-	-	-	-	0%	-	0%
Total Parks	269,752	1,657,710	4,347,660	2,689,950	38%	1,606,621	103.2%
Blackridge							
Personnel	-	24,199	56,880	32,681	43%	27,807	87%
Operating Expenditures	75	9,399	50,600	41,201	19%	13,286	71%
Total Blackridge	75	33,598	107,480	73,882	31%	41,093	81.8%

City of Herriman Budget Versus Actual Report - November 2025

General Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Ice Ribbon							
Personnel	875	947	62,770	61,823	2%	1,025	92%
Operating Expenditures	610	20,469	26,100	5,631	78%	12,950	158%
Total Ice Ribbon	1,485	21,416	88,870	67,454	24%	13,975	153.2%
Total Parks, Recreation, and Events	337,034	2,057,002	5,722,370	3,665,368	36%	1,984,187	103.7%
Community Development							
Administration							
Personnel	28,289	148,261	373,570	225,309	40%	144,202	103%
Operating Expenditures	83	571	5,720	5,149	10%	730	78%
Administrative Chargeback	(15,318)	(81,135)	(205,080)	(123,945)	40%	(78,197)	104%
Total Administration	13,054	67,697	174,210	106,513	39%	66,735	101.4%
Economic Development							
Personnel	10,125	53,240	132,120	78,880	40%	51,505	103%
Operating Expenditures	824	18,502	76,230	57,728	24%	51,196	36%
Capital Outlay	-	-	-	-	0%	-	0%
Total Economic Development	10,949	71,742	208,350	136,608	34%	102,701	69.9%
Planning & Development							
Personnel	34,121	214,388	575,510	361,122	37%	215,701	99%
Operating Expenditures	2,560	10,268	77,750	67,482	13%	8,947	115%
Administrative Chargeback	(23,889)	(154,209)	(419,060)	(264,851)	37%	(153,935)	100%
Total Planning & Development	12,792	70,447	234,200	163,753	30%	70,713	99.6%
Engineering							
Personnel	87,721	469,502	1,199,080	729,578	39%	439,335	107%
Operating Expenditures	8,413	33,549	154,250	120,701	22%	41,384	81%
Administrative Chargeback	(60,492)	(326,355)	(822,400)	(496,045)	40%	(309,567)	105%
Total Engineering	35,642	176,696	530,930	354,234	33%	171,152	103.2%
GIS							
Personnel	34,208	178,155	433,490	255,335	41%	171,173	104%
Operating Expenditures	3,942	85,668	140,810	55,142	61%	59,811	143%
Capital Outlay	-	22,890	24,000	1,110	95%	21,000	109%
Administrative Chargeback	(5,888)	(42,186)	(100,320)	(58,134)	42%	(41,166)	102%
Total GIS	32,262	244,527	497,980	253,453	49%	210,818	116.0%
Total Community Development	104,699	631,109	1,645,670	1,014,561	38%	622,119	101.4%
Transfers to Other Funds							
Transfer to Debt Service Fund	-	1,692,261	1,950,770	258,509	87%	1,602,614	106%
Transfer to Public Safety Fund-Non Police	104,464	522,320	1,253,570	731,250	42%	519,988	100%
Transfer to Capital Projects Fund	167,178	835,888	2,006,130	1,170,242	42%	145,597	574%
Transfer to Capital Equipment	17,773	88,867	213,280	124,413	42%	722,380	12%
Transfer to Herriman North CRA	-	1,889	25,000	23,111	8%	1,309	144%
Total Transfers to Other Funds	289,415	3,141,225	5,448,750	2,307,525	58%	2,991,888	105.0%
Total General Fund Expenditures	\$ 1,670,267	\$ 10,975,728	\$ 24,730,450	\$ 13,754,722	44%	\$ 9,920,231	110.6%

- 1** Risk Management fund charge made in July (timing difference).
- 2** Software support contracts (timing difference).
- 3** Personnel and operating costs occur during specific seasonal months (timing difference).
- 4** Annual software agreement paid in September (timing difference).
- 5** Nearmap subscription for the year paid in August (timing difference)
- 6** Debt service payments due in July (timing difference).

City of Herriman Budget Versus Actual Report - November 2025

General Fund - Police

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Grants	-	19,527	162,440	142,913	12%	22,415	87%
Student Resource Officers	-	-	432,500	432,500	0%	-	0%
Miscellaneous	17,928	65,855	119,860	54,005	55%	46,558	141%
Transfer From HCSEA	589,304	3,736,062	9,893,710	6,157,648	38%	3,407,729	110%
Budgeted Use of Fund Balance	-	-	194,550	194,550	0%	-	0%
Total Police Revenue	\$ 607,232	\$ 3,821,444	\$ 10,803,060	\$ 6,981,616	35%	\$ 3,476,702	110%
Expenditures							
Personnel	631,555	3,434,887	8,775,990	5,341,103	39%	3,064,614	112%
Operating	54,576	431,977	1,394,420	962,443	31%	494,939	87%
Operating-Dispatch	-	204,743	405,350	200,607	51%	187,069	109%
Enforcement/Emergency Services	-	-	-	-			
Capital Outlay	-	-	145,300	145,300	0%	15,598	0%
Transfer to Capital Equipment Fund	-	-	82,000	82,000	0%	22,560	0%
Total Expenditures	\$ 686,131	\$ 4,071,607	\$ 10,803,060	\$ 6,731,453	38%	\$ 3,784,780	108%
Excess of Revenues Over (Under) Expenditures							
	\$ (78,899)	\$ (250,163)	\$ -			\$ (308,078)	

1 Dispatch fees are paid semi-annually (timing difference).

City of Herriman Budget Versus Actual Report - November 2025

General Fund - Animal Services, Community Services, Emergency Management

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Animal Services Fee	830	39,505	29,400	(10,105)	134%	8,490	465%
Fines - Code Enforcement	300	4,300	10,000	5,700	43%	4,250	101%
Miscellaneous Revenue	-	250	-	(250)	0%	165	152%
Transfer From General Fund	104,464	522,320	1,253,570	731,250	42%	519,988	100%
Total Revenue	\$ 105,594	\$ 566,375	\$ 1,292,970	\$ 726,595	44%	\$ 532,893	106.3%
Expenditures							
Animal Services							
Personnel	24,204	129,993	309,370	179,377	42%	103,149	126%
Operating	17,730	111,488	290,040	178,552	38%	111,353	100%
Total Animal Services	\$ 41,934	\$ 241,481	\$ 599,410	\$ 357,929	40%	\$ 214,502	112.6%
Emergency Services							
Personnel	140	1,280	36,640	35,360	3%	1,860	69%
Operating	538	8,803	14,000	5,197	63%	6,947	127%
Total Emergency Management	\$ 678	\$ 10,083	\$ 50,640	\$ 40,557	20%	\$ 8,807	114.5%
Community Services							
Personnel	7,000	71,590	172,850	101,260	41%	65,602	109%
Operating	11,075	23,314	74,630	51,316	31%	24,448	95%
Capital Outlay	-	22,275	22,800	525	98%	-	0%
Total Community Services	\$ 18,075	\$ 117,179	\$ 270,280	\$ 153,101	43%	\$ 90,050	130.1%
Crossing Guards							
Personnel	35,872	115,980	362,940	246,960	32%	106,769	109%
Operating	-	6,730	9,700	2,970	69%	2,880	234%
Total Emergency Management	\$ 35,872	\$ 122,710	\$ 372,640	\$ 249,930	33%	\$ 109,649	111.9%
Total Expenditures	\$ 96,559	\$ 491,453	\$ 1,292,970	\$ 801,517	38%	\$ 496,888	98.9%
Excess of Revenues Over (Under) Expenditures	\$ 9,035	\$ 74,922	\$ -			\$ 36,005	

1 Yearly software subscriptions (timing difference).

2 Code Enforcement software (parking enforcement and ticketing) (timing difference).

City of Herriman Budget Versus Actual Report - November 2025

Park Impact Fee Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Park Impact Fees	41,409	201,188	750,000	548,812	27%	284,051	71%
Interest Income	25,063	145,685	240,000	94,315	61%	206,406	71%
County TRCC Grant	-	-	670,000	670,000	0%	-	0%
Grant-Salt Lake County	-	-	1,220,000	1,220,000	0%	-	0%
Budgeted Use of Fund Balance	-	-	7,343,550	7,343,550	0%	-	0%
Total Revenue	\$ 66,472	\$ 346,873	\$ 10,223,550	\$ 9,876,677	3%	\$ 490,457	71%
Expenditures							
Capital Projects	302,385	797,067	9,707,550	8,910,483	8%	1,596,643	50%
Transfer to Debt Service Fund	-	15,831	516,000	500,169	3%	-	0%
Total Expenditures	\$ 302,385	\$ 812,898	\$ 10,223,550	\$ 8,910,483	8%	\$ 1,596,643	51%
Excess of Revenues Over (Under) Expenditures	\$ (235,913)	\$ (466,025)	\$ -			\$ (1,106,186)	

Fund Balance Available

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 5,471,968	\$ 6,915,696	\$ 8,047,361	\$ 9,995,106	\$ 8,167,459
Addition (Use of)	1,443,728	1,131,665	1,947,745	(1,827,647)	(7,343,550)
Ending Balance	\$ 6,915,696	\$ 8,047,361	\$ 9,995,106	\$ 8,167,459	\$ 823,909

*Unaudited

City of Herriman Budget Versus Actual Report - November 2025

Public Safety Impact Fee Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Public Safety Impact Fee	12,524	121,108	200,000	78,892	61%	-	0%
Interest Income	5,912	31,610	56,000	24,390	56%	29,752	106%
Total Revenue	\$ 18,436	\$ 152,718	\$ 256,000	\$ 103,282	60%	\$ 29,752	513.3%
Expenditures							
Professional Services	-	4,250	4,250	-	100%	-	0%
Budgeted Increase in Fund Balance	-	-	251,750	251,750	0%	-	0%
Total Expenditures	\$ -	\$ 4,250	\$ 256,000	\$ 251,750	2%	\$ -	0.0%
Excess of Revenues Over (Under) Expenditures	\$ 18,436	\$ 148,468	\$ -			\$ 29,752	

Fund Balance Available					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ -	\$ -	\$ 953,706	\$ 1,333,000	\$ 1,672,692
Addition (Use of)	-	953,706	379,294	339,692	251,750
Ending Balance	\$ -	\$ 953,706	\$ 1,333,000	\$ 1,672,692	\$ 1,924,442

City of Herriman Budget Versus Actual Report - November 2025

Fire Impact Fee Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Fire Impact Fee	19,159	137,471	250,000	112,529	55%	-	0%
Interest Income	3,170	22,928	690	(22,238)	3323%	27,178	84%
Budgeted Use of Fund Balance	-	-	1,337,060	1,337,060	0%	-	0%
Total Revenue	\$ 22,329	\$ 160,399	\$ 1,587,750	\$ 1,427,351	10%	\$ 27,178	590.2%
Expenditures							
Professional Services	-	4,250	4,250	-	100%	-	0%
0048-00 Fire Station 103 Replacement	380,211	533,554	583,500	49,946	91%	130,599	409%
0204-00 Future Fire Station Land Purchase	-	-	1,000,000	1,000,000	0%	-	0%
Total Expenditures	\$ 380,211	\$ 537,804	\$ 1,587,750	\$ 1,049,946	34%	\$ 130,599	411.8%
Excess of Revenues Over (Under) Expenditures	\$ (357,882)	\$ (377,405)	\$ -			\$ (103,421)	

Fund Balance Available					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ -	\$ -	\$ 918,222	\$ 1,284,955	\$ 1,332,823
Addition (Use of)	-	918,222	366,733	47,868	(1,337,060)
Ending Balance	\$ -	\$ 918,222	\$ 1,284,955	\$ 1,332,823	\$ (4,237)

1 Public Safety impact fee study (timing difference).

2 Impact fee funds used first for Fire Station 103 replacement (timing difference).

City of Herriman Budget Versus Actual Report - November 2025

Transportation Impact Fee Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Road Impact Fees	46,600	304,671	1,750,000	1,445,329	17%	536,517	57%
Interest Income	5,486	34,846	19,000	(15,846)	183%	64,274	54%
UDOT Reimbursement	-	-	500,000	500,000	0%	-	0%
Budgeted Use of Fund Balance	-	-	2,466,810	2,466,810	0%	-	0%
Total Revenue	\$ 52,086	\$ 339,517	\$ 4,735,810	\$ 4,396,293	7%	\$ 600,791	56.5%
Expenditures							
Agreements and Reimbursements	-	76,973	1,223,640	1,146,667	6%	546,590	14%
Capital Projects	-	-	1,580,570	1,580,570	0%	39,056	0%
Professional Services	-	60,195	145,000	84,805	42%	-	0%
Transfer to Debt Service Fund	-	971,994	1,786,600	814,606	54%	682,300	142%
Total Expenditures	\$ -	\$ 1,109,162	\$ 4,735,810	\$ 3,626,648	23%	\$ 1,267,946	87.5%
Excess of Revenues Over (Under) Expenditures	\$ 52,086	\$ (769,645)	\$ -			\$ (667,155)	

1 Bond payments due in August (timing difference).

Fund Balance Available					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 86,259	\$ 2,217,044	\$ 1,399,558	\$ 3,535,511	\$ 2,461,882
Addition (Use of)	2,130,785	(817,486)	2,135,953	(1,073,629)	(2,466,810)
Ending Balance	\$ 2,217,044	\$ 1,399,558	\$ 3,535,511	\$ 2,461,882	\$ (4,928)
<i>*Unaudited</i>					

City of Herriman Budget Versus Actual Report - November 2025

Debt Service Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Grant-UDOT	-	-	800,000	800,000	0%	-	0%
Transfers In	-	2,741,986	4,315,320	1,573,334	64%	2,346,914	117%
Interest Income	2,810	18,822	28,000	9,178	67%	22,042	85%
Total Revenue	\$ 2,810	\$ 2,760,808	\$ 5,143,320	\$ 2,382,512	54%	\$ 2,368,956	116.5%
Expenditures							
2021 Sales Tax Bond Debt Service	-	733,661	799,000	65,339	92%	730,627	100%
2015 Sales Tax Bond Debt Service	-	1,766,206	2,104,420	338,214	84%	1,735,719	102%
2025 Sales Tax Bond Debt Service	-	97,526	2,097,000	1,999,474	5%	-	0%
Capital Lease Payments	132,798	132,798	132,900	102	100%	132,798	100%
Trustee Fees	-	2,000	10,000	8,000	20%	2,000	100%
Total Expenditures	\$ 132,798	\$ 2,732,191	\$ 5,143,320	\$ 2,411,129	53%	\$ 2,601,144	105.0%
Excess of Revenues Over (Under) Expenditures	\$ (129,988)	\$ 28,617	\$ -			\$ (232,188)	

1 Debt service payments made in August (timing difference).

2 Capital lease payment (timing difference).

Fund Balance Available					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 1,277,051	\$ 2,378,574	\$ 760,680	\$ 703,417	\$ 703,417
Addition (Use of)	1,101,523	(1,617,894)	(57,263)	-	-
Ending Balance	\$ 2,378,574	\$ 760,680	\$ 703,417	\$ 703,417	\$ 703,417
Note: Fund balance is restricted (state grant)					

City of Herriman Budget Versus Actual Report - September 2025

Project	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Park Impact Fee Fund							
0043-00 DAI & 11800 S Business Center Trail	-	-	-	-	0%	-	0%
0045-00 Dansie Home Restoration and Open Space	-	-	450,000	450,000	0%	-	0%
0054-00 Herriman Athletics Sports Complex	-	205,094	1,095,200	890,106	19%	9,200	2229%
0056-00 Herriman Historic Park	1,050	3,685	2,000,000	1,996,315	0%	-	0%
0062-00 Hidden Oaks Open Space Improvements	-	2,170	92,010	89,840	2%	974,582	0%
0068-1C Juniper Canyon Recreation Area 1C	6,795	7,115	2,376,800	2,369,685	0%	-	0%
0083-00 Mountain Ridge Park	-	240,569	1,273,960	1,033,391	19%	-	0%
0098-00 Rockwell Landing Trailhead/Parking	-	-	-	-	0%	-	0%
0136-00 Wide Hollow Trailhead	290,390	300,232	1,667,960	1,367,728	18%	576	52124%
0183-00 Parks and Trails Master Plan	4,150	38,203	95,950	57,747	40%	-	0%
Total Park Impact Fee Fund	302,385	797,068	9,051,880	8,254,812	9%	984,358	81%
Transportation Impact Fee Fund							
0001-01 11800 S Improvements Phase 1 Reimbursement	-	76,973	534,380	457,407	14%	324,044	24%
0011-04 6400 W Improvements Phase 4	-	-	-	-	0%	3,325	0%
0097-00 Rockwell Connector Reimbursement	-	-	213,600	213,600	0%	-	0%
0125-00 Traffic Signal 11800 S & 6400 W	-	-	-	-	0%	-	0%
0127-00 Traffic Signal Herriman Rose Blvd	-	-	275,000	275,000	0%	-	0%
0132-00 Transportation Master Plan	-	60,195	145,000	84,805	42%	-	0%
0158-00 Traffic Signal Rex Peak Way & Sentinel Ridge	-	-	-	-	0%	18,728	0%
Total Transportation Impact Fee Fund	-	76,973	1,167,980	1,030,812	7%	327,369	24%

City of Herriman Budget Versus Actual Report - November 2025

New Development Street Lights Fee Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Interest Income	676	3,732	-	(3,732)	0%	4,593	81%
Budgeted Use of Fund Balance	-	-	211,370	211,370	0%	-	0%
Total Revenue	\$ 676	\$ 3,732	\$ 211,370	\$ 207,638	2%	\$ 4,593	81%
Expenditures							
New Development Street Lights	-	6,909	211,370	204,461	3%	18,374	38%
Total Expenditures	\$ -	\$ 6,909	\$ 211,370	\$ 204,461	3%	\$ 18,374	38%
Excess of Revenues Over (Under) Expenditures	\$ 676	\$ (3,177)	\$ -			\$ (13,781)	

Fund Balance Available

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 616,516	\$ 536,153	\$ 211,711	\$ 220,960	\$ 211,377
Addition (Use of)	(80,363)	(324,442)	9,249	(9,583)	(211,370)
Ending Balance	\$ 536,153	\$ 211,711	\$ 220,960	\$ 211,377	\$ 7

*Unaudited

1 This fund is no longer used and will be closed once project installations are complete.

City of Herriman Budget Versus Actual Report - November 2025

New Development Street Signs Fee Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Interest Income	938	5,153	-	(5,153)	0%	5,874	88%
Budgeted Use of Fund Balance	-	-	283,900	283,900	0%	-	0%
Total Revenue	\$ 938	\$ 5,153	\$ 283,900	\$ (5,153)	2%	\$ 5,874	88%
Expenditures							
Sign Installation	-	-	283,900	283,900	0%	2,098	0%
Total Expenditures	\$ -	\$ -	\$ 283,900	\$ 283,900	0%	\$ 2,098	0%
Excess of Revenues Over (Under) Expenditures	\$ 938	\$ 5,153	\$ -			\$ 3,776	

Fund Balance Available

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Estimated)*	FY2025 (Budget)
Beginning Balance	\$ 282,850	\$ 270,166	\$ 260,405	\$ 272,920	\$ 283,908
Addition (Use of)	(12,684)	(9,761)	12,515	10,988	(283,900)
Ending Balance	\$ 270,166	\$ 260,405	\$ 272,920	\$ 283,908	\$ 8

*Unaudited

1 This fund is no longer used and will be closed once project installations are complete.

City of Herriman Budget Versus Actual Report - November 2025

Herriman City Safety Enforcement Area							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Property Tax	904,181	968,276	10,316,240	9,347,964	9%	793,425	122%
Motor Vehicle in Lieu	41,862	225,115	538,550	313,435	42%	178,331	126%
Interest Income	(3,185)	(7,921)	100,000	107,921	-8%	(21,337)	37%
Budgeted Use of Fund Balance	-	-	-	-	0%	-	0%
Total Revenue	\$ 942,858	\$ 1,185,470	\$ 10,954,790	\$ 9,769,320	11%	\$ 950,419	125%
Expenditures							
Public Notices	-	187	1,000	813	19%	-	0%
Budgeted Increase in Fund Balance	-	-	362,360	362,360	0%	-	0%
Transfer to Public Safety Fund	589,304	3,736,062	9,893,710	6,157,648	38%	3,407,729	110%
Transfer to Capital Equipment Fund	-	697,720	697,720	-	100%	697,720	100%
Total Expenditures	\$ 589,304	\$ 4,433,969	\$ 10,954,790	\$ 6,520,821	40%	\$ 4,105,449	108%
Excess of Revenues Over (Under)							
Expenditures	\$ 353,554	\$ (3,248,499)	\$ -			\$ (3,155,030)	

1 Yearly fleet replacement fund contribution (timing difference).

Fund Balance Available					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 1,307,908	\$ 1,355,992	\$ 193,397	\$ 1,251,694	\$ 1,980,709
Addition (Use of)	48,084	(1,162,595)	1,058,297	729,015	362,360
Ending Balance	\$ 1,355,992	\$ 193,397	\$ 1,251,694	\$ 1,980,709	\$ 2,343,069

City of Herriman Budget Versus Actual Report - October 2025

Herriman City Fire Service Area							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Property Tax	876,755	974,353	8,612,060	7,637,707	11%	858,909	113%
Motor Vehicle in Lieu	39,303	166,911	461,930	295,019	36%	158,905	105%
Interest Income	25,137	135,796	316,580	180,784	43%	108,832	125%
UFA Fund Balance Transfer	-	-	37,900	37,900	0%	-	0%
Use of Fund Balance	-	-	4,296,380	4,296,380	0%	-	0%
Total Revenue	\$ 941,195	\$ 1,277,060	\$ 13,724,850	\$ 12,447,790	9%	\$ 1,126,646	113%
Expenditures							
Professional Fees	-	185	200	15	93%	1,410	13%
Bldgs & Grounds - Supplies Maint	-	190	40,000	39,810	0%	7,028	3%
Contract Services (UFA)	-	2,842,575	5,875,810	3,033,235	48%	2,766,888	103%
Contract Services (UFA)-Debt Service	-	-	447,000	447,000	0%	-	0%
0048-00 Fire Station 103 Replacement	-	-	-	-	0%	-	0%
Transfer to Capital Projects Fund	-	-	7,361,840	7,361,840	0%	-	0%
Total Expenditures	\$ -	\$ 2,842,950	\$ 13,724,850	\$ 3,520,060	21%	\$ 2,775,326	102%
Excess of Revenues Over (Under)							
Expenditures	\$ 941,195	\$ (1,565,890)	\$ -			\$ (1,648,680)	

1 Truth in Taxation notice (timing difference)

2 UFA fees remitted quarterly in advance(timing difference)

Fund Balance Available (Unrestricted)					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 158,744	\$ 1,152,984	\$ 3,320,407	\$ 6,586,519	\$ 9,052,498
Addition (Use of)	994,240	2,167,423	3,266,112	2,465,979	(4,296,380)
Ending Balance	\$ 1,152,984	\$ 3,320,407	\$ 6,586,519	\$ 9,052,498	\$ 4,756,118

City of Herriman Budget Versus Actual Report - November 2025

Herriman Towne Center CDA							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Property Tax	-	-	4,096,520	4,096,520	0%	-	0%
Interest Income	3,906	31,296	126,020	94,724	25%	35,099	89%
Total Revenue	\$ 3,906	\$ 31,296	\$ 4,222,540	\$ 4,191,244	1%	\$ 35,099	89%
Expenditures							
HTC Communities Participation Agreement	-	-	1,879,920	1,879,920	0%	-	0%
2016 Tax Increment Bond	-	854,570	854,570	-	100%	854,243	100%
2016 SAA Bond	-	900,574	900,580	6	100%	900,337	100%
Trustee and Administrative Fees	3,280	58,466	86,980	28,514	67%	53,708	109%
Budgeted Increase to Fund Balance	-	-	500,490	500,490	0%	-	0%
Total Expenditures	\$ 3,280	\$ 1,813,610	\$ 4,222,540	\$ 2,408,930	43%	\$ 1,808,288	100%
Excess of Revenues Over (Under)							
Expenditures	\$ 626	\$ (1,782,314)	\$ -			\$ (1,773,189)	

1 Debt service and administrative fee payments made in August (timing difference).

2 Debt service and administrative fee payments made in October (timing difference).

Fund Balance Available (Unrestricted)					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Estimated)*	FY2026 (Budget)
Beginning Balance	\$ 4,258,649	\$ 5,026,472	\$ 6,338,779	\$ 2,739,129	\$ 2,845,245
Addition (Use of)	767,823	1,312,307	(3,599,650)	106,116	500,490
Ending Balance	\$ 5,026,472	\$ 6,338,779	\$ 2,739,129	\$ 2,845,245	\$ 3,345,735
*Unaudited					

City of Herriman Budget Versus Actual Report - November 2025

Herriman Business Center CDA							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Property Tax	-	-	1,737,440	1,737,440	0%	-	0%
Interest Income	3,953	21,796	26,030	4,234	84%	19,130	114%
Total Revenue	\$ 3,953	\$ 21,796	\$ 1,763,470	\$ 1,741,674	1%	\$ 19,130	113.9%
Expenditures							
Tax Incentive Payment-Rosecrest	-	-	1,447,760	1,447,760	0%	-	0%
Administrative Fees	1,784	9,311	26,290	16,979	35%	8,683	107%
Budgeted Increase in Fund Balance	-	-	289,420	289,420	0%	-	0%
Total Expenditures	\$ 1,784	\$ 9,311	\$ 1,763,470	\$ 1,754,159	1%	\$ 8,683	107.2%
Excess of Revenues Over (Under)							
Expenditures	\$ 2,169	\$ 12,485	\$ -			\$ 10,447	

Fund Balance Available (Unrestricted)					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 2,659,132	\$ 280,982	\$ 587,823	\$ 889,990	\$ 1,205,221
Addition (Use of)	(2,378,150)	306,841	302,167	315,231	289,420
Ending Balance	\$ 280,982	\$ 587,823	\$ 889,990	\$ 1,205,221	\$ 1,494,641

City of Herriman Budget Versus Actual Report - November 2025

Herriman Anthem Town Center CRA

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Property Tax	-	-	1,524,690	1,524,690	0%	-	0%
Interest Income	1,475	8,181	6,360	(1,821)	129%	4,040	203%
Total Revenue	\$ 1,475	\$ 8,181	\$ 1,531,050	\$ 1,522,869	1%	\$ 4,040	202.5%
Expenditures							
Tax Increment Payments	-	-	730,580	730,580	0%	-	0%
Mitigation Payments	-	-	417,710	417,710	0%	-	0%
Sales Tax Incentive Payments	-	-	13,250	13,250	0%	-	0%
Affordable Housing	-	-	110,700	110,700	0%	-	0%
Administrative Fees	1,605	8,346	23,950	15,604	35%	7,065	118%
Budgeted Increase in Fund Balance	-	-	234,860	234,860	0%	-	0%
Total Expenditures	\$ 1,605	\$ 8,346	\$ 1,531,050	\$ 1,522,704	1%	\$ 7,065	118.1%
Excess of Revenues Over (Under) Expenditures	\$ (130)	\$ (165)	\$ -			\$ (3,025)	

Fund Balance Available (Unrestricted)

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 391,368	\$ 201,274	\$ 69,686	\$ 190,725	\$ 454,928
Addition (Use of)	(190,094)	(131,588)	121,039	264,203	234,860
Ending Balance	\$ 201,274	\$ 69,686	\$ 190,725	\$ 454,928	\$ 689,788

City of Herriman Budget Versus Actual Report - November 2025

Herriman Innovation District CDA

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Property Tax	-	-	349,130	349,130	0%	-	0%
Interest Income	2,442	13,448	23,430	9,982	57%	10,289	131%
Total Revenue	\$ 2,442	\$ 13,448	\$ 372,560	\$ 359,112	4%	\$ 10,289	130.7%
Expenditures							
Mitigation Payments	-	-	141,270	141,270	0%	-	0%
Affordable Housing	-	-	20,790	20,790	0%	-	0%
Administrative Fee	760	3,974	12,950	8,976	31%	3,187	125%
Budgeted Increase in Fund Balance	-	-	197,550	197,550	0%	-	0%
Total Expenditures	\$ 760	\$ 3,974	\$ 372,560	\$ 368,586	1%	\$ 3,187	124.7%
Excess of Revenues Over (Under) Expenditures	\$ 1,682	\$ 9,474	\$ -			\$ 7,102	

Fund Balance Available (Unrestricted)*

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ -	\$ 89,900	\$ 253,434	\$ 477,576	\$ 742,885
Addition (Use of)	89,900	163,534	224,142	265,309	197,550
Ending Balance	\$ 89,900	\$ 253,434	\$ 477,576	\$ 742,885	\$ 940,435

*The Innovation District has long-term contracts that will consume any available fund balance if fulfilled.

City of Herriman Budget Versus Actual Report - November 2025

Herriman North CRA

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Transfer from General Fund	-	1,889	25,000	23,111	8%	1,309	144%
Total Revenue	\$ -	\$ 1,889	\$ 25,000	\$ 23,111	8%	\$ 1,309	144%
Expenditures							
Sales Tax Incentive Payment	-	1,889	25,000	23,111	8%	1,309	144%
Total Expenditures	\$ -	\$ 1,889	\$ 25,000	\$ 23,111	8%	\$ 1,309	144%
Excess of Revenues Over (Under) Expenditures							
	\$ -	\$ -	\$ -			\$ -	

Fund Balance Available (Unrestricted)

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Addition (Use of)	-	-	-	-	-
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -

City of Herriman Budget Versus Actual Report - November 2025

Development Services Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Charges for Services	156,246	1,034,870	1,703,000	668,130	61%	859,504	120%
Licenses and Permits	171,356	1,083,154	2,093,000	1,009,846	52%	840,990	129%
Interest	16,150	83,833	85,155	1,322	98%	83,833	100%
Budgeted Use of Fund Balance	-	-	615,440	615,440	0%	-	0%
Total Revenue	\$ 343,752	\$ 2,201,857	\$ 4,496,595	\$ 2,294,738	49%	\$ 1,784,327	123%
Expenditures							
Personnel	86,078	445,643	1,373,570	927,927	32%	429,702	104%
Operating	(7,620)	184,705	446,725	262,020	41%	181,485	102%
Administrative Fees	124,665	712,664	1,864,350	1,151,686	38%	684,197	104%
Community Development Software	39,048	39,048	750,000	710,952	5%	-	0%
Transfer to Debt Service Fund	-	61,900	61,950	50	100%	62,000	100%
Contribution to Fund Balance	-	-	-	-	0%	-	0%
Total Expenditures	\$ 242,171	\$ 1,443,960	\$ 4,496,595	\$ 3,052,635	32%	\$ 1,361,549	106%
Excess of Revenues Over (Under) Expenditures	\$ 101,581	\$ 757,897	\$ -			\$ 422,778	

1 Software support contracts (timing difference).

2 Debt service payment due in July (timing difference).

Fund Balance Available (Unrestricted)					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ -	\$ -	\$ -	\$ 2,214,825	\$ 4,048,593
Addition (Use of)	-	-	2,214,825	1,833,768	(615,440)
Ending Balance	\$ -	\$ -	\$ 2,214,825	\$ 4,048,593	\$ 3,433,153
% of expenditures				112%	77%
Over (Under) Fund Balance Policy				2,419,776	1,590,831

City of Herriman Budget Versus Actual Report - November 2025

Grants Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
CDBG Program	95,321	95,321	435,060	339,739	22%	-	0%
REPI Program	-	64,000	-	(64,000)	0%	-	0%
EEBCG Program	-	-	111,860	111,860	0%	-	0%
Use of Fund Balance	-	-	55,710	55,710	0%	-	0%
Total Revenue	\$ 95,321	\$ 159,321	\$ 602,630	\$ 443,309	26%	\$ -	0%
Expenditures							
Administration	-	-	54,820	54,820	0%	-	0%
Personnel (Mental Health Grant)	902	4,043	55,710	51,667	7%	-	0%
Fire Fuel Mitigation Grazing	-	64,000	-	(64,000)	0%	-	0%
0181-01 Community Center Remodel	190,036	196,352	492,100	295,748	40%	-	0%
Total Expenditures	\$ 190,938	\$ 264,395	\$ 602,630	\$ 338,235	44%	\$ -	0%
Excess of Revenues Over (Under) Expenditures	\$ (95,617)	\$ (105,074)	\$ -			\$ -	

1 Grant received in FY2025; carryover budget amendment will be needed.

2 Grant received for grazing work completed (future budget amendment needed).

Fund Balance Available (Unrestricted)					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)*
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ 31,878
Addition (Use of)	-	-	-	31,878	(55,710)
Ending Balance	\$ -	\$ -	\$ -	\$ 31,878	\$ (23,832)

**Due to future CDBG reimbursement not budgeted*

City of Herriman Budget Versus Actual Report - November 2025

Capital Projects Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Corridor Preservation Revenue	-	-	2,640,000	2,640,000	0%	1,519,500	0%
Grants-Federal (ACUB)	-	-	-	-	0%	-	0%
Grant-UDOT (7300 W Extension \$10.5M)	-	-	29,500,000	29,500,000	0%	-	0%
Interest Income	47,395	277,961	500,000	222,039	56%	496,433	56%
Miscellaneous Revenue	-	179,802	179,300	(502)	100%	2,662	6754%
Transfer In - Herriman City Fire Service	-	-	7,361,840	7,361,840	0%	-	0%
Transfer In - General Fund	167,178	835,888	2,006,130	1,170,242	42%	145,597	574%
Transfer In - Water Fund	-	1,842,117	1,842,120	3	100%	-	0%
Budgeted Use of Fund Balance	-	-	11,610,550	11,610,550	0%	-	0%
Total Revenue	214,573	3,135,768	62,771,320	59,635,552	5%	2,164,192	145%
Expenditures							
Capital Projects	247,206	6,518,671	62,771,320	56,252,649	10%	6,588,688	99%
Total Expenditures	247,206	6,518,671	62,771,320	56,252,649	10%	\$ 6,588,688	99%
Excess of Revenues Over (Under) Expenditures	(32,633)	(3,382,903)	-			\$ (4,424,496)	

Fund Balance Available

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ (6,469,722)	\$ 3,333,738	\$ 6,271,864	\$ 11,538,362	\$ 10,094,609
Addition (Use of)	9,803,460	2,938,126	5,266,498	(1,443,753)	(11,610,550)
Ending Balance	\$ 3,333,738	\$ 6,271,864	\$ 11,538,362	\$ 10,094,609	\$ (1,515,941)
Interfund Loan (Water Rights Impact)	\$ 12,500,000	\$ 10,485,370	\$ 8,529,469	\$ 7,609,748	\$ 7,609,748
Water Interfund Loan Shortage				(1,662,693)	(1,662,693)
Adjusted Ending Balance	\$ 12,500,000	\$ 16,757,234	\$ 20,067,831	\$ 16,041,664	\$ 4,431,114

*Unaudited

City of Herriman Budget Versus Actual Report - November 2025

Public Works Facility Capital Projects Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Interest Income	2,511	14,426	21,300	6,874	68%	17,578	82%
Budgeted Use of Fund Balance	-	-	427,110	427,110	0%	-	0%
Total Revenue	\$ 2,511	\$ 14,426	\$ 448,410	\$ 433,984	3%	\$ 17,578	82%
Expenditures							
0089-00 Public Works Facility	5,350	66,450	448,410	381,960	15%	-	0%
Total Expenditures	\$ 5,350	\$ 66,450	\$ 448,410	\$ 381,960	15%	\$ -	0%
Excess of Revenues Over (Under) Expenditures	\$ (2,839)	\$ (52,024)	\$ -			\$ 17,578	

Fund Balance Available

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 74,538	\$ 546,868	\$ 779,262	\$ 813,039	\$ 533,539
Addition (Use of)	472,330	232,394	33,777	(279,500)	(427,110)
Ending Balance	\$ 546,868	\$ 779,262	\$ 813,039	\$ 533,539	\$ 106,429

City of Herriman Budget Versus Actual Report - November 2025

Project	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Transportation							
0001-01 11800 S Improvements Ph 1 (Reimb)	-	-	763,800	763,800	0%	-	0%
0016-04 7300 W Extension Ph 4	57,073	61,326	14,500,000	14,438,674	0%	-	0%
0130-00 Traffic Signal Real Vista & MVC	-	-	900,000	900,000	0%	-	0%
0050-00 Gina Rd Improvements	-	14,466	1,918,280	1,903,814	1%	-	0%
0182-00 Streetlight Replacement Project	-	41,470	143,070	101,600	29%	24,504	169%
0153-00 Sidewalk Trip Hazard Removal	-	-	124,000	124,000	0%	-	0%
0011-03 6400 W Improvements Phase 3 (Reimb)	-	-	2,911,790	2,911,790	0%	-	0%
0055-00 Herriman Blvd Extension 6800 W U-111	-	30,080	19,000,000	18,969,920	0%	-	0%
Rosecrest Road Rehabilitation	-	-	1,600,000	1,600,000	0%	-	0%
0027-00 Bike Lanes Anthem Park Blvd	-	-	20,000	20,000	0%	-	0%
0010-01 6000 W Road Widening Phase 1	33,513	163,533	2,300,000	2,136,467	7%	13,385	1222%
0058-00 Herriman Main Street Widening	-	-	-	-	0%	297,864	0%
0016-02 7300 W Widening Phase 2	-	-	-	-	0%	807,996	0%
0201-00 Olympia Blvd (Reimb)	-	3,001,030	6,496,760	3,495,730	46%	5,268,748	57%
Total Transportation	90,586	3,311,905	50,677,700	47,365,795	7%	6,412,497	52%
Parks & Recreation							
0020-00 Artistry Park Playground Replacement	-	-	100,000	100,000	0%	-	0%
0065-00 Indian Pony Park Playground Replacement	-	-	60,000	60,000	0%	-	0%
0082-00 Mineral Way Park Playground Replacement	-	-	100,000	100,000	0%	-	0%
0170-00 Main St Median-Water Efficient Landscaping	138,751	471,224	829,495	358,271	57%	2,155	21867%
0215-00 Ice Ribbon Reserve Fund	-	-	283,290	283,290	0%	-	0%
0225-00 Grand Trotter Park Amenity Replacement	-	-	60,000	60,000	0%	-	0%
Total Parks & Recreation	138,751	471,224	1,432,785	961,561	33%	2,155	21867%
Other							
0018-00 Animal Shelter	-	-	92,800	92,800	0%	-	0%
0149-02 UDOT Porter Rockwell Fiber Conduit (Reimb)	-	-	34,000	34,000	0%	-	0%
Teton Ranch Phase 3 in Lieu	-	-	9,800	9,800	0%	-	0%
0216-00 Property Acquisition	-	2,641,185	2,640,000	(1,185)	100%	6,420	41140%
0091-00 Range East Detention Pond Lands	-	-	40,600	40,600	0%	-	0%
0181-00 Community Center Remodel Design	-	-	-	-	0%	7,545	0%
0172-00 ERP System Replacement	15,934	92,422	320,135	227,713	29%	71	130172%
Parkhouse PH 3 Fee in Lieu	-	-	161,660	161,660	0%	-	0%
0048-00 Fire Station 103 Replacement	1,935	1,935	7,361,840	7,359,905	0%	-	0%
Total Other	17,869	2,735,542	10,660,835	7,749,278	26%	174,036	1572%
Total Capital Project Expenditures	\$ 247,206	\$ 6,518,671	\$ 62,771,320	\$ 56,076,634	10%	\$ 6,588,688	98.9%

City of Herriman Budget Versus Actual Report - November 2025

Capital Equipment Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Interest Income	9,306	47,959	-	(47,959)	0%	35,125	137%
Transfer from General Fund	17,773	88,867	213,280	124,413	42%	722,380	12%
Transfer from Police Fund	-	-	82,000	82,000	0%	22,560	0%
Transfer from HCSEA Fund	-	697,720	697,720	-	100%	697,720	100%
Budgeted Use of Fund Balance	-	-	618,000	618,000	0%	-	0%
Total Revenue	\$ 51,779	\$ 909,121	\$ 1,611,000	\$ 701,879	56%	\$ 1,551,665	59%
Expenditures							
Conference Room Upgrades	-	-	20,000	20,000	0%	-	0%
0199-00 City Hall 1st Floor Network Switches	-	-	20,000	20,000	0%	-	0%
0190-00 Community Room Projectors	-	10,849	10,850	1	100%	-	0%
0194-00 Conference Room Calendar iPads	-	-	-	-	0%	6,982	0%
0191-00 City Council Workroom A/V Upgrades	-	-	50,000	50,000	0%	-	0%
Snowplow (Streets)	-	-	16,000	16,000	0%	25,574	0%
Ford F350 (Unit 191) (Streets)	-	-	-	-	0%	73,433	0%
Ford F150 (Unit 199) (Parks)	-	61,853	73,400	11,547	84%	-	0%
Ford F150 (Unit 210) (Parks)	-	-	63,880	63,880	0%	-	0%
Ford F550 (Unit 275) (Parks)	-	-	18,980	18,980	0%	72,910	0%
Speed Trailer (Police)	-	-	22,000	22,000	0%	22,551	0%
VTM Case Service Integration (Police)	-	-	60,000	60,000	0%	-	0%
Ford F150 (Unit HPD174) (Police)	2,851	51,004	81,000	29,996	63%	-	0%
Ford F150 (Unit HPD175) (Police)	-	-	78,000	78,000	0%	-	0%
Ford F150 (Unit HPD176) (Police)	-	-	78,000	78,000	0%	-	0%
Ford F150 (Unit HPD177) (Police)	2,371	2,371	78,000	75,629	3%	-	0%
Ford F150 (Unit HPD178) (Police)	-	-	75,000	75,000	0%	-	0%
Ford F150 (Unit HPD179) (Police)	-	2,446	75,000	72,554	3%	-	0%
Ford F150 (Unit HPD180) (Police)	-	-	78,000	78,000	0%	-	0%
Harley-Davidson Motorcycle (Unit HPD181)	2,850	2,850	30,000	27,150	10%	-	0%
Harley-Davidson Motorcycle (Unit HPD182)	2,850	2,850	30,000	27,150	10%	-	0%
Harley-Davidson Motorcycle (Unit HPD183)	2,850	2,850	30,000	27,150	10%	-	0%
Harley-Davidson Motorcycle (Unit HPD184)	2,850	2,850	30,000	27,150	10%	-	0%
Ford F150 (Unit 154) (Animal Services)	-	-	-	-	0%	50,358	0%
Contribution to Fund Balance	-	-	592,890	592,890	0%	-	0%
Total Expenditures	\$ 16,622	\$ 139,923	\$ 1,611,000	\$ 1,471,077	9%	\$ 251,808	56%
Excess of Revenues Over (Under) Expenditures	\$ 35,157	\$ 769,198	\$ -			\$ 1,299,857	

Fund Balance Available					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ -	\$ -	\$ -	\$ 701,820	\$ 2,077,825
Addition (Use of)	-	-	701,820	1,376,005	(618,000)
Ending Balance	\$ -	\$ -	\$ 701,820	\$ 2,077,825	\$ 1,459,825

City of Herriman Budget Versus Actual Report - November 2025

Capital Projects - Bond Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Bond Premium	48,770	248,469	418,700	170,231	59%	-	0%
Budgeted Use of Fund Balance	-	-	16,415,480	16,415,480	0%	-	0%
Total Revenue	\$ 48,770	\$ 248,469	\$ 16,834,180	\$ 16,585,711	1%	\$ -	0%
Expenditures							
0005-01 13800 S Roadway Phase 1 (Reimb)	-	-	1,850,000	1,850,000	0%	525,850	0%
0011-03 6400 W Improvements Phase 2 & 3	-	4,260,068	12,100,000	7,839,932	35%	-	0%
0044-02 Dansie Blvd Phase 3	-	-	1,477,000	1,477,000	0%	-	0%
0186-00 Herriman Main St Widening Phase 2 (Hidden Oaks)	-	-	1,300,000	1,300,000	0%	-	0%
Cost of Issuance	-	107,176	107,180	4	100%	-	0%
Total Expenditures	\$ -	\$ 4,367,244	\$ 16,834,180	\$ 12,466,936	26%	\$ 525,850	831%
Excess of Revenues Over (Under)							
Expenditures	\$ 48,770	\$ (4,118,775)	\$ -			\$ (525,850)	

City of Herriman Budget Versus Actual Report - November 2025							
Water Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Water Sales	824,002	8,654,022	17,703,647	9,049,625	49%	7,284,029	119%
Connection Fees	7,000	74,438	150,000	75,562	50%	64,750	115%
Interest Income	43,064	266,660	50,000	(216,660)	533%	211,186	126%
Interest Income-Construction Funds	35,063	175,835	-	(175,835)	0%	391,077	45%
Jordan Valley Water Conservancy Grant	-	10,321	40,000	29,679	26%	9,383	110%
Other	21,881	127,763	253,790	126,027	50%	99,408	129%
Use of Fund Balance	-	-	2,125,825	2,125,825	0%	-	0%
Total Water Fund Revenue	\$ 931,010	\$ 9,309,039	\$ 20,323,262	\$ 11,014,223	46%	\$ 8,059,833	115.5%
Expenditures							
Administration							
Personnel	15,023	83,993	236,430	152,437	36%	83,581	100%
Operating	24,080	275,623	672,920	397,297	41%	173,325	159%
Administrative Chargeback	71,734	431,109	1,049,410	618,301	41%	412,993	104%
Total Administration	\$ 110,837	\$ 790,725	\$ 1,958,760	\$ 1,168,035	40%	\$ 669,899	118.0%
Maintenance							
Personnel	126,809	682,239	2,064,680	1,382,441	33%	638,091	107%
Operating	88,935	595,701	1,683,100	1,087,399	35%	637,907	93%
Water Purchases (JVVCD)	266,060	3,690,418	6,991,250	3,300,832	53%	3,392,561	109%
Capital Outlay	34,544	305,480	661,100	355,620	46%	503,522	61%
Total Maintenance	\$ 516,348	\$ 5,273,838	\$ 11,400,130	\$ 6,126,292	46%	\$ 5,172,081	102.0%
Blue Stakes							
Personnel	2,840	18,450	45,490	27,040	41%	15,124	122%
Operating	1,357	6,578	30,650	24,072	21%	5,493	120%
Total Blue Stakes	\$ 4,197	\$ 25,028	\$ 76,140	\$ 51,112	33%	\$ 20,617	121.4%
Secondary Water							
Personnel	10,807	39,465	107,070	67,605	37%	25,306	156%
Operating	52,750	221,004	496,600	275,596	45%	320,513	69%
Total Maintenance	\$ 63,557	\$ 260,469	\$ 603,670	\$ 343,201	43%	\$ 345,819	75.3%
Other							
Bond Payments and Fees	121,709	610,409	3,483,450	2,873,041	18%	638,309	96%
Transfer to Water Capital Projects	-	958,992	958,992	-	100%	9,263,682	10%
Transfer to Capital Projects Fund	-	1,842,117	1,842,120	3	100%	-	0%
Total Other	\$ 121,709	\$ 3,411,575	\$ 6,284,562	\$ 2,872,987	54%	\$ 9,901,991	34.5%
Total Expenditures	\$ 816,648	\$ 9,761,635	\$ 20,323,262	\$ 10,561,627	48%	\$ 16,110,407	60.6%
Excess of Revenues Over (Under) Expenditures	\$ 114,362	\$ (452,596)	\$ -			\$ (8,050,574)	

1 Water purchases do not follow a 1/12 distribution (although 7% higher than last year) (timing difference).

2 Water meter purchases for new connections (timing difference).

Fund Balance Available (Current Assets Less Current Liabilities)					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ (1,658,449)	\$ 22,305,266	\$ 23,989,171	\$ 31,968,026	\$ 12,801,043
Addition (Use of)	23,963,715	1,683,905	7,978,855	(19,166,983)	(2,125,825)
Ending Balance	\$ 22,305,266	\$ 23,989,171	\$ 31,968,026	\$ 12,801,043	\$ 10,675,218
<i>Excludes unspent and unbudgeted bond proceeds</i>					
Over (Under) Fund Balance Policy				\$ 7,009,740	\$ 3,986,418

City of Herriman Budget Versus Actual Report - September 2025							
Water Fund Summary							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue	\$ 931,010	\$ 9,309,039	\$ 20,323,262	11,014,223	46%	\$ 8,059,833	115%
Expenditures							
Personnel	155,479	824,147	2,453,670	1,629,523	34%	762,102	108%
Operating	167,122	1,098,906	2,883,270	1,784,364	38%	1,137,238	97%
Water Purchases	266,060	3,690,418	6,991,250	3,300,832	53%	3,392,561	109%
Capital	34,544	305,480	661,100	355,620	46%	503,522	61%
Bond Payments	121,709	610,409	3,483,450	2,873,041	18%	638,309	96%
Administrative Chargeback	71,734	431,109	1,049,410	618,301	41%	412,993	104%
Transfer to Water Capital Projects	-	2,801,109	2,801,112	3	100%	9,263,682	30%
Total Expenditures	\$ 816,648	\$ 9,761,578	\$ 20,323,262	\$ 1,629,523	48.0%	\$ 16,110,407	60.6%
Excess of Revenues Over (Under) Expenditures	\$ 114,362	\$ (452,539)	\$ -			\$ (8,050,574)	

City of Herriman Budget Versus Actual Report - November 2025

Water Capital Projects Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Grant - Environmental Protection Agency	-	-	1,789,620	1,789,620	0%	-	0%
Grant - Secondary Waterline 13400 S 5600 W	-	-	1,016,270	1,016,270	0%	-	0%
Grant - State of Utah 2M Culinary Water Tank	-	-	3,994,210	3,994,210	0%	-	0%
Sale of Capital Assets	-	8,075	-	(8,075)	0%	-	0%
Transfer from Water Fund	-	958,992	958,992	-	100%	9,263,682	10%
Budgeted Use of Fund Balance	-	-	12,518,603	12,518,603	0%	-	0%
Total Revenue	\$ -	\$ 967,067	\$ 20,277,695	\$ 12,518,603	5%	\$ 9,263,682	10%
Expenditures							
0220-00 Leak Detection Equipment	-	-	40,000	40,000	0%	-	0%
0208-00 Water Sites Security Cameras	140	140	40,000	39,860	0%	-	0%
Ford F350 Utility Truck (#150)	-	-	-	-	0%	52,065	0%
0179-00 Power to Lookout Repeater	-	-	18,000	18,000	0%	-	0%
0221-00 Power to HC 1 Meter Vault	-	-	12,000	12,000	0%	-	0%
0177-00 Power to Hi Deck PRV Stations	-	-	24,000	24,000	0%	-	0%
0178-00 EFI PRV Rehabilitation	-	-	80,000	80,000	0%	-	0%
0222-00 PRV Replacement	-	-	40,000	40,000	0%	-	0%
0176-00 PRV SCADA System Upgrades	-	-	53,500	53,500	0%	1,316	0%
0111-00 Water SCADA System Upgrade	-	-	58,620	58,620	0%	665	0%
0223-00 Hamilton Well VFD Improvement	-	-	-	-	0%	27,816	0%
0175-00 AMI Towers	-	-	60,000	60,000	0%	-	0%
0055-05 Herriman Blvd Phase 5	-	-	56,800	56,800	0%	-	0%
0154-00 PRV Corrosion Correction Plan	-	-	273,000	273,000	0%	-	0%
0206-00 SCADA Hardware Refresh	-	-	24,280	24,280	0%	-	0%
0218-00 Old Town Water Project (EPA Grant)	471,297	1,647,095	2,238,200	591,105	74%	94,607	1741%
0161-00 Olympia Zone 3 Culinary Water Tank	37,686	37,686	962,220	924,534	4%	12,059	313%
0202-00 6400 W Improvement (Olympia) Reimb	-	-	1,700,500	1,700,500	0%	-	0%
0141-00 Zone 2 & 3 Major Water Improvements	1,032,180	3,174,964	8,608,250	5,433,286	37%	412,675	769%
0212-00 Stillman Well Rehabilitation	-	-	-	-	0%	349	0%
0200-00 Whisper Rose PRV Installation	-	-	-	-	0%	1,304	0%
0141-00 Zone 2 & 3 Major Water Imp Mgmt	5,657	54,036	361,120	307,084	15%	34,121	158%
Freightliner 10 Wheel Dump Truck	-	142,168	374,435	232,267	38%	-	0%
Ford F350 Utility Truck (Unit 208)	289	52,204	94,810	42,606	55%	-	0%
Ford F150 Pickup (Unit 213)	-	-	59,800	59,800	0%	-	0%
0224-00 4000 W VFD Refurbishment	-	-	60,000	60,000	0%	-	0%
Secondary Waterline 13400 S 5600 W	-	819,839	943,950	124,111	87%	-	0%
Olympia Zones 5 & 6 Water Infrastructure	1,238	11,034	3,994,210	3,983,176	0%	-	0%
Wide Hollow Trailhead	-	-	100,000	100,000	0%	-	0%
Total Expenditures	\$ 1,548,487	\$ 5,939,166	\$ 20,277,695	\$ 14,338,529	29%	\$ 636,977	932%
Excess of Revenues Over (Under)							
Expenditures	\$ (1,548,487)	\$ (4,972,099)	\$ -			\$ 8,626,705	

City of Herriman Budget Versus Actual Report - November 2025

Water Rights Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Water Rights	4,505	23,168	-	(23,168)	0%	94,531	25%
Interest Income	13,772	75,597	60,000	(15,597)	126%	109,642	69%
Use of Fund Balance	-	-	1,439,000	1,439,000	0%	-	0%
Total Revenue	\$ 18,277	\$ 98,765	\$ 1,499,000	\$ 1,400,235	7%	\$ 204,173	48%
Expenditures							
Water Right Purchases	-	-	1,333,000	1,333,000	0%	-	0%
Water Right Research/Fees	7,280	27,764	166,000	138,236	17%	29,683	94%
Total Expenditures	\$ 7,280	\$ 27,764	\$ 1,499,000	\$ 1,471,236	2%	\$ 29,683	94%
Excess of Revenues Over (Under) Expenditures	\$ 10,997	\$ 71,001	\$ -			\$ 174,490	

Fund Balance Available (Current Assets Less Current Liabilities)

	FY2022	FY2023	FY2024	FY2025 (Actual)	FY2026 (Budget)
Beginning Balance	\$ 16,064,088	\$ 15,967,361	\$ 15,771,508	\$ 9,782,285	\$ 15,937,436
Addition (Use of)	(96,727)	(195,853)	(5,989,223)	6,155,151	(1,439,000)
Ending Balance	\$ 15,967,361	\$ 15,771,508	\$ 9,782,285	\$ 15,937,436	\$ 14,498,436
Interfund Loan (Capital Projects)	\$ (10,485,370)	\$ (9,822,566)	\$ (8,529,469)	\$ (7,609,748)	\$ (7,609,748)
Adjusted Ending Balance*	\$ 5,481,991	\$ 5,948,942	\$ 1,252,816	\$ 8,327,688	\$ 6,888,688
<i>The interfund loan is anticipated to be paid off in FY2026.</i>					

City of Herriman Budget Versus Actual Report - November 2025

Water Impact Fee Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Water Impact Fees	63,392	431,937	3,000,000	2,568,063	14%	535,502	81%
Interest Income	10,407	64,781	60,000	(4,781)	108%	132,249	49%
Use of Fund Balance	-	-	3,444,552	3,444,552	0%	-	0%
Total Revenue	\$ 73,799	\$ 496,718	\$ 6,504,552	\$ 6,007,834	8%	\$ 667,751	74%
Expenses							
Capital Projects							
SR-111 Waterlines	8,504	30,487	2,586,645	2,556,158	1%	-	0%
0044-02 Dansie Blvd Phase 3	-	-	360,000	360,000	0%	-	0%
0011-02 6400 W Improvements Phase 2	-	-	1,435,200	1,435,200	0%	-	0%
Total Capital Projects	\$ 8,504	\$ 30,487	\$ 5,930,245	\$ 5,899,758	1%	\$ -	0%
Other							
Professional Services	-	-	131,707	131,707	0%	1,494	0%
Contribution to Fund Balance	-	-	-	-	0%	-	0%
Total Other Expenses	\$ -	\$ -	\$ 131,707	\$ 131,707	0%	\$ 1,494	0%
Total Expenses	\$ 8,504	\$ 30,487	\$ 6,504,552	\$ 6,474,065	0%	\$ 30,894	99%
Excess of Revenues Over (Under) Expenses	\$ 65,295	\$ 466,231	\$ -			\$ 636,857	

Fund Balance Available (Current Assets Less Current Liabilities)					
	FY2022	FY2023	FY2024	FY2025 (Actual)	FY2026 (Budget)
Beginning Balance	\$ 21,281,842	\$ 3,434,344	\$ 283,835	\$ 3,143,241	\$ 2,736,734
Addition (Use of)	(17,847,498)	(3,150,509)	2,859,406	(406,507)	(3,444,552)
Ending Balance	\$ 3,434,344	\$ 283,835	\$ 3,143,241	\$ 2,736,734	\$ (707,818)

City of Herriman Budget Versus Actual Report - November 2025

Storm Water Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Storm Water Fee	149,400	744,035	1,797,670	1,053,635	41%	718,953	103%
Interest Income	4,085	24,775	15,000	(9,775)	165%	27,420	90%
Private Storm Water Enforcement	200	22,600	30,000	7,400	75%	3,000	753%
Use of Fund Balance	-	-	18,740	18,740	0%	-	0%
Total Revenue	\$ 153,685	\$ 791,410	\$ 1,861,410	\$ 1,070,000	43%	\$ 749,373	106%
Expenses							
Administration							
Operating	4,554	21,688	101,900	80,212	21%	19,747	110%
Administrative Chargeback	28,126	160,028	408,440	248,412	39%	151,934	105%
Transfer to Storm Water Capital Projects	-	395,000	395,000	-	100%	-	0%
Total Administration	\$ 32,680	\$ 576,716	\$ 905,340	\$ 328,624	64%	\$ 171,681	336%
Maintenance							
Personnel	33,068	164,979	501,920	336,941	33%	169,968	97%
Operating	5,004	38,337	230,150	191,813	17%	41,909	91%
Capital	-	-	4,000	4,000	0%	7,013	0%
Total Maintenance	\$ 38,072	\$ 203,316	\$ 736,070	\$ 532,754	28%	\$ 218,890	93%
Engineering							
Operating	222	16,275	77,950	61,675	21%	15,650	104%
Administrative Chargeback	10,589	55,538	142,050	86,512	39%	53,686	103%
Total Engineering	\$ 10,811	\$ 71,813	\$ 220,000	\$ 148,187	33%	\$ 69,336	104%
Total Expenses	\$ 81,563	\$ 851,845	\$ 1,861,410	\$ 1,009,565	46%	\$ 459,907	185%
Excess of Revenues Over (Under) Expenses	\$ 72,122	\$ (60,435)	\$ -			\$ 289,466	

1 Full transfer to Storm Water Capital Projects made in July (timing difference).

Fund Balance Available (Current Assets Less Current Liabilities)					
	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 402,487	\$ 570,054	\$ 672,381	\$ 1,257,984	\$ 1,902,700
Addition (Use of)	\$ 167,567	\$ 102,327	\$ 585,603	\$ 644,716	\$ (18,740)
Ending Balance	\$ 570,054	\$ 672,381	\$ 1,257,984	\$ 1,902,700	\$ 1,883,960
Over (Under) Fund Balance Policy				\$ 1,332,541	\$ 1,152,755

City of Herriman Budget Versus Actual Report - November 2025

Storm Water Fund Summary							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue	\$ 153,685	\$ 791,410	\$ 1,861,410	1,070,000	43%	\$ 749,373	105.6%
Expenditures							
Personnel	33,068	164,979	501,920	336,941	33%	169,968	97%
Operating	9,780	76,300	410,000	333,700	19%	77,306	99%
Capital	-	-	4,000	4,000	0%	7,013	0%
Administrative Chargeback	38,715	215,566	550,490	334,924	39%	205,620	105%
Transfers/Contribution to Fund Balance	-	395,000	395,000	-	100%	-	0%
Total Expenditures	\$ 81,563	\$ 851,845	\$ 1,861,410	\$ 1,009,565	46%	\$ 459,907	185.2%
Excess of Revenues Over (Under) Expenditures	\$ 72,122	\$ (60,435)	\$ -			\$ 289,466	

City of Herriman Budget Versus Actual Report - November 2025

Storm Water Impact Fee Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Storm Drain Fees	4,830	91,191	200,000	108,809	46%	61,771	148%
Interest Income	9,792	53,079	36,200	(16,879)	147%	64,737	82%
Use of Fund Balance	-	-	1,484,760	1,484,760	0%	-	0%
Total Revenue	\$ 14,622	\$ 144,270	\$ 1,720,960	\$ 1,576,690	8%	\$ 126,508	114%
Expenditures							
0120-00 Master Planning - Storm Drain	-	-	105,000	105,000	0%	-	0%
0103-00 Rose Creek Storm Drain	-	-	787,000	787,000	0%	-	0%
0010-01 6000 W Road Widening Phase 1	-	-	460,840	460,840	0%	-	0%
6400 W Improvements Phase 3 Reimbursement	-	-	368,120	368,120	0%	-	0%
Total Expenditures	\$ -	\$ -	\$ 1,720,960	\$ 1,720,960	0%	\$ -	0%
Excess of Revenues Over (Under) Expenditures	\$ 14,622	\$ 144,270	\$ -			\$ 126,508	

Fund Balance Available (Current Assets Less Current Liabilities)

	FY2022 (ACFR)	FY2023 (ACFR)	FY2024 (ACFR)	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ -	\$ -	\$ 3,062,527	\$ 2,304,094	\$ 2,872,080
Addition (Use of)	-	3,062,527	(758,433)	567,986	(1,484,760)
Ending Balance	\$ -	\$ 3,062,527	\$ 2,304,094	\$ 2,872,080	\$ 1,387,320

City of Herriman Budget Versus Actual Report - November 2025

Storm Water Capital Projects Fund

	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Grant - State of Utah	-	31,395	412,250	380,855	8%	-	0%
Interest Income	540	5,291	-	(5,291)	0%	-	0%
Sale of Capital Assets	-	309	-	(309)	0%	-	0%
Budgeted Use of Fund Balance	-	-	269,869	269,869	0%	-	0%
Transfer from Storm Water Fund	-	395,000	395,000	-	100%	-	0%
Total Revenue	\$ 540	\$ 431,995	\$ 1,077,119	\$ 645,124	40%	\$ -	0%
Expenditures							
0151-00 Storm Drain Retrofit Projects	5,234	528,023	636,431	108,408	83%	-	0%
0162-00 Automall Pond Relocation	-	-	85,000	85,000	0%	-	0%
Flood Mitigation Grant	5,626	39,269	250,688	211,419	16%	-	0%
0152-00 Storm Drain SCADA Master Plan Projects	-	-	75,000	75,000	0%	-	0%
0060-00 Hi Country Rd Storm Drain	-	-	30,000	30,000	0%	-	0%
Total Expenditures	\$ 10,860	\$ 567,292	\$ 1,077,119	\$ 509,827	53%	\$ -	0%
Excess of Revenues Over (Under) Expenditures	\$ (10,320)	\$ (135,297)	\$ -			\$ -	

1 Project is nearly complete (timing difference).

City of Herriman Budget Versus Actual Report - November 2025

Benefits Management Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Benefits Management Charges	3,792	126,202	163,100	36,898	77%	-	0%
Interest Income	192	1,542	-	(1,542)	0%	-	0%
Total Revenue	\$ 3,984	\$ 127,744	\$ 163,100	\$ 35,356	78%	\$ -	0%
Expenditures							
Claims and Professional Services	12,954	69,936	163,100	93,164	43%	-	0%
Total Expenditures	\$ 12,954	\$ 69,936	\$ 163,100	\$ 93,164	43%	\$ -	0%
Excess of Revenues Over (Under) Expenditures	\$ (8,970)	\$ 57,808	\$ -			\$ -	

City of Herriman Budget Versus Actual Report - November 2025

Risk Management Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Risk Management Charges	-	515,460	515,460	-	100%	-	0%
Interest Income	661	4,894	-	(4,894)	0%	-	0%
Total Revenue	\$ 661	\$ 520,354	\$ 515,460	\$ (4,894)	101%	\$ -	0%
Expenditures							
Insurance	-	309,438	323,000	13,562	96%	-	0%
Claims and Professional Services	-	7,731	61,000	53,269	13%	-	0%
Contribution to Fund Balance	-	-	131,460	131,460	0%	-	0%
Total Expenditures	\$ -	\$ 317,169	\$ 515,460	\$ 198,291	62%	\$ -	0%
Excess of Revenues Over (Under) Expenditures	\$ 661	\$ 203,185	\$ -			\$ -	

1 Insurance payments are made in July (timing difference).

City of Herriman Budget Versus Actual Report - November 2025

High Country I Water Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Water Sales	9,539	71,780	-	(71,780)	0%	69,653	103%
Penalties	108	388	-	(388)	0%	-	0%
Connection Fee	-	16,884	-	(16,884)	0%	325	5195%
Interest Income	989	5,303	-	(5,303)	0%	6,551	81%
Total Revenue	\$ 10,636	\$ 94,355	\$ -	\$ (94,355)	0%	\$ 76,529	123%
Expenditures							
Administration							
Personnel	-	-	-	-	0%	2,723	0%
Operating	212	1,046	-	(1,046)	0%	16,711	6%
Total Administration	\$ 212	\$ 1,046	\$ -	\$ (1,046)	0%	\$ 19,434	5%
Maintenance							
Personnel	1,481	10,652	-	(10,652)	0%	15,978	67%
Operating	4,195	31,531	-	(31,531)	0%	-	0%
Capital	-	-	-	-	0%	-	0%
Total Maintenance	\$ 5,676	\$ 42,183	\$ -	\$ (42,183)	0%	\$ 15,978	264%
Total Expenditures	\$ 5,888	\$ 43,229	\$ -	\$ (43,229)	0%	\$ 35,412	122%
Excess of Revenues Over (Under) Expenditures	\$ 4,748	\$ 51,126	\$ -			\$ 41,117	

Fund Balance Available (Unrestricted)					
	FY2022	FY2023	FY2024	FY2025 (Estimated)*	FY2026 (Budget)
Beginning Balance	\$ 86,917	\$ 103,771	\$ 103,533	\$ 65,462	\$ (16,300)
Addition (Use of)	60,986	47,453	13,831	(17,597)	-
Capital Reserve	(44,132)	(47,691)	(51,902)	(64,165)	-
Ending Balance	\$ 103,771	\$ 103,533	\$ 65,462	\$ (16,300)	\$ (16,300)
<i>*Unaudited</i>					
Capital Reserve Balance	\$ 136,548	\$ 184,239	\$ 236,141	\$ 300,306	\$ 300,306

City of Herriman Budget Versus Actual Report - November 2025

High Country II Water Fund							
	Current Month	YTD Amount	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue							
Water Sales	15,255	118,888	-	(118,888)	0%	116,980	102%
Water Impact Fees	-	-	-	-	0%	(16,884)	0%
Interest Income	2,294	12,474	-	(12,474)	0%	13,044	96%
Total Revenue	\$ 17,549	\$ 131,362	\$ -	\$ (131,362)	0%	\$ 113,140	116.1%
Expenditures							
Personnel	1,968	13,194	-	(13,194)	0%	37,899	35%
Operating	4,632	33,525	-	(33,525)	0%	53,964	62%
Capital	-	-	-	-	0%	-	0%
Total Expenditures	\$ 6,600	\$ 46,719	\$ -	\$ (46,719)	0%	\$ 91,863	50.9%
Excess of Revenues Over (Under) Expenditures	\$ 10,949	\$ 84,643	\$ -			\$ 21,277	

Fund Balance Available					
	FY2022	FY2023	FY2024	FY2025 (Audited)	FY2026 (Budget)
Beginning Balance	\$ 617,677	\$ 788,439	\$ 471,185	\$ 581,707	\$ 684,670
Addition (Use of)	170,762	(317,254)	110,522	102,963	-
Ending Balance	\$ 788,439	\$ 471,185	\$ 581,707	\$ 684,670	\$ 684,670



DATE: January 26, 2026

TO: The Honorable Mayor and City Council

FROM: Wendy Thomas

SUBJECT: Approval of a Sub-Recipient Agreement with The Conservation Fund for the Purchase of a Conservation Easement – Wendy Thomas, Assistant City Manager

RECOMMENDATION:

Staff recommend approval of the agreement.

ISSUE BEFORE COUNCIL:

Does the City Council want to enter into a sub-recipient agreement with The Conservation Fund to transfer \$1,169,614.15 of FY2022 obligated Readiness and Environmental Protection Integration (REPI) funding to acquire conservation easements in Eagle Mountain per the Army National Guard's (ARNG) request?

ALIGNMENT WITH STRATEGIC PLAN:

ES 4 – Regional relationships and planning

BACKGROUND/SUMMARY:

Camp Williams and the ARNG have requested that Herriman City enter into a Sub-Recipient Agreement with The Conservation Fund to purchase conservation easements on approximately 90 acres of undeveloped land using REPI funding.

DISCUSSION:

Staff first presented a request from the ARNG to enter into a sub-recipient agreement with The Conservation Fund at the City Council Work Meeting on September 24, 2025. The City Council unanimously supported moving forward with the draft of the agreement.

The proposal involved the use of federal funds allocated to Herriman City through an agreement with the Department of Defense (DoD) from fiscal year 2022, which currently remains unused. As Herriman has no willing property sellers at this time, the ARNG proposed using the funds to purchase conservation easements on the Holbrook property in Eagle Mountain, adjacent to the camp border. The conservation easements would prohibit residential development near the military installation, serving as a long-term encroachment buffer for Camp Williams to continue its mission.

Proceeding with the agreement will improve Herriman's REPI fund utilization score, which has been impacted by the lack of local property acquisitions over the last few years.

Staff worked with The Conservation Fund on the agreement and have the final draft available for City Council approval.

ALTERNATIVES:

Alternative	Benefit	Challenge
Approve the agreement	Continues the Camp's mission; clears unspent funding from FY2022 books	No known challenge
Do not approve the agreement	No known benefit	Could negatively impact future REPI funding to Herriman City

FISCAL IMPACT:

None

ATTACHMENTS:

Sub-recipient Agreement - TCF

Project Title	Holbrook Phase 3 Conservation Easement – 90 Acres		
Subrecipient		Recipient	
The Conservation Fund, a nonprofit corporation (TCF) 1655 N Fort Myer Drive Suite 1300 Arlington, Virginia 22209		Herriman City 5355 W Herriman Main Street Herriman, Utah 84096	
Subrecipient Project Manger	Gavin Kakol	Recipient Project Manager	Wendy Thomas
UEI	JZWRG5JGXS61	UEI	D557LBQ1LEY7
Tax ID Number	52-1388917	Tax ID Number	87-0632910
Award Number		Modification	P22033 P22004
Amount Federal Funds Previously Authorized	\$0	Period of Performance Start Date	06/29/2021
Amount Federal Funds Authorized By this Action	\$0	Period of Performance End Date	09/30/2031
Total Federal Award Value	\$0	Total Non-Federal Funds Authorized	\$1,169,614.15
[X] This award is funded by a U.S. federal government assistance award and is governed by the regulations set forth in 2 CFR 200. [] This is a Research and Development (R&D) award			
Federal Award Identification Number (FAIN)	W9133L-21-2-3097	Authorization/ Appropriation	10 U.S.C. 2684a 31 U.S.C. Chapter 63
Awarding Agency	National Guard Bureau, United States Army		
Assistance Listing		Federal Award Date	

SUBRECIPIENT AGREEMENT BETWEEN HERRIMAN CITY AND THE CONSERVATION FUND

This Agreement sets forth the terms of a Subrecipient Agreement (the "Agreement") by and between Herriman City, with an address at 5355 W Herriman Main Street, Herriman City, UT 84096 ("Recipient") and **THE CONSERVATION FUND**, with an address at 1655 N. Ft. Myer Drive, Suite 1300, Arlington, Virginia 22209 (the "Subrecipient").

WHEREAS, pursuant to Cooperative Agreement W9133L-21-2-3097 dated July 1, 2021 ("Prime Award"), Recipient has obtained a grant from National Guard Bureau, United States Army ("Agency") for completion of the Project (as defined herein);

WHEREAS, Recipient has engaged Subrecipient to support the accomplishment of the Project, and Subrecipient is willing and has the specialized expertise to do so.

NOW THEREFORE, in consideration of the mutual promises and conditions set forth herein, and for other good and valuable consideration, the parties mutually agree as follows:

1. Engagement. Recipient engages Subrecipient to carry out the Project as outlined in this Agreement, and Subrecipient accepts such engagement and agrees to carry out the Project in conformance with this Agreement.

2. Reporting and Record-Keeping Requirements.

a. Subject to such procedures and format as Recipient may provide, Subrecipient shall provide technical/programmatic and financial reports to Recipient as required by the Prime Award and requested by the Recipient. These reports should be in an agreed-upon format outlining the work performed during the preceding period and the work to be completed during the upcoming period.

b. Subrecipient shall maintain complete books and records of revenues and expenditures relating to this Agreement, together with appropriate supporting documentation. These books and records shall be made available for inspection at reasonable times upon the request of Recipient or Agency during the Period of Performance and the Document Retention Period. Records pertaining to this Agreement shall be retained by Subrecipient for at least three (3) years after the final financial report is submitted by Subrecipient to Recipient and until any litigation, claims, or audit findings involving the records have been resolved (the "Document Retention Period"). This clause shall survive the expiration or termination of this Agreement.

c. It is Recipient's policy that all subrecipients have a compliant timekeeping system that conforms with applicable U.S. Government requirements. Subrecipient confirms that it has and will maintain, throughout the life of this Agreement, a timekeeping system compliant with applicable provisions of 2 CFR Part 200 and that salary and fringe claims are based on actual project effort.

3. Publicity and Copyright.

a. Recipient shall have the right to review and approve in advance the content of all materials of any kind disseminated by Subrecipient to third parties pertaining to the Project, and Subrecipient shall obtain the prior written approval of Recipient before any use by Subrecipient of Recipient's letterhead, name, or logo.

b. Copyright in any work product created by Subrecipient in furtherance of this Agreement shall be

held by Subrecipient. Notwithstanding the foregoing, Subrecipient grants Recipient and Agency a royalty free, lifetime, non-exclusive right to reproduce, publish, or otherwise use the work products.

c. All publications and other deliverables of Subrecipient associated with this Agreement will contain an acknowledgement of Recipient and Agency support as follows: "This publication is based on work supported by a grant from The Conservation Fund with funding provided by [Agency]. Any opinions, findings and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of either The Conservation Fund or [Agency]". Recipient gives Subrecipient the right to publicize Recipient's financial support for this Project in press releases, publications, and other public communications, subject to Section 6.a. of this Agreement.

d. The provisions of this Section 2 shall survive the expiration or termination of this Agreement.

4. Termination.

a. Recipient may terminate this Agreement (i) at any time upon notifying Subrecipient that Recipient has failed to receive the necessary funding for the Project from Agency, (ii) for any reason upon thirty (30) days' written notice, or (iii) at any time upon Subrecipient's default under this Agreement, which default remains uncured for a period of fifteen (15) days, or such longer period of time as reasonably required to cure such default not to exceed thirty (30) days, after notice thereof from Recipient. In the event of an uncured Subrecipient default hereunder, Recipient may invoke any and all remedies, at law or in equity, including rescission and recapture of any funds already disbursed.

b. Upon termination of this Agreement other than termination as a result of default by Subrecipient hereunder, Recipient shall pay any allowable documented fees and out-of-pocket expenses to Subrecipient in accordance with the terms and provisions of this Agreement, accrued through the effective date of such termination. Upon termination of this Agreement as a result of default by Subrecipient hereunder, to the extent required by applicable law, Recipient shall pay any allowable documented fees and out-of-pocket expenses to Subrecipient in accordance with the terms and provisions of this Agreement, accrued through the effective date of such termination. This Agreement shall thereafter remain in effect, however, with respect to any continuing obligations of the parties specifically provided for in this Agreement.

c. The provisions of this Section 4 shall survive the expiration or termination of this Agreement.

5. Subrecipient Status. Subrecipient's relationship with Recipient will be that of a subrecipient of funds, and Subrecipient will not act or represent itself to be acting in the capacity of an agent or representative of Recipient for any purpose whatsoever. This Agreement does not constitute a partnership, joint venture, or agency between the parties, nor shall either party be bound or become liable because of any representation, action, or omission of the other. Subrecipient will act at all times in accordance with instructions received from the Recipient and in accordance with such procedures as may be established from time to time by Recipient regarding the reimbursement of expenses and expenditure of funds.

6. Subrecipient Representations, Warranties, and Covenants. Subrecipient is, and shall at all times during the term of this Agreement remain, in compliance with all federal, state, and local laws applicable to Subrecipient and/or the Project. Without limiting the generality of the foregoing, Subrecipient represents, warrants, and covenants as follows:

a. Neither Subrecipient nor any of its principals is currently, nor will become during the term of this Agreement, a party listed on the General Services Administration government-wide System for Award Management

Exclusions (“SAM Exclusions”) in accordance with the OMB guidelines at 2 CFR Part 180 that implements Executive Orders 12549 and 12689 “Debarment and Suspension”. Subrecipient agrees that it shall not enter into any sub-award, contract or other agreement using funds received pursuant to this Agreement with any party listed on the SAM Exclusions.

b. Subrecipient is not currently, nor will it become during the term of this Agreement, (i) subject to sanctions of the United States government, (ii) in violation of any laws relating to terrorism or money laundering, including Executive Order 13224 (“Terrorism Executive Order”), (iii) included within the term “designated national” as defined in the Cuban Assets Control Regulations, 31 CFR Part 515, or designated under Sections 1(a), 1(b), 1(c) or 1(d) of the Terrorism Executive Order, (iv) listed on the Specially Designated Nationals and Blocked Person List (the “SDN List”) maintained by the Office of Foreign Assets Control (“OFAC”), Department of the Treasury, and/or on any other similar list (collectively with the SDN List, the “Lists”) maintained by the OFAC pursuant to any authorizing statute, Executive Order or regulation, or (v) a person similarly designated under any related enabling legislation or any other similar Executive Orders, the Patriot Act, any sanctions and regulations promulgated under authority granted by the Trading with the Enemy Act, 50 U.S.C. App. 1-44, the International Emergency Economic Powers Act, 50 U.S.C. §§ 1701-06, the Iraqi Sanctions Act, Publ. L. No. 101-513, United Nations Participation Act, 22 U.S.C. § 287c, the International Security and Development Cooperation Act, 22 U.S.C. § 2349 aa-9, The Cuban Democracy Act, 22 U.S.C. §§ 6001-10, The Cuban Liberty and Democratic Solidarity Act, 18 U.S.C. §§ 2332d and 2339b, or The Foreign Narcotics Kingpin Designation Act, Publ. L. No. 106-120, in each case, as amended from time to time.

c. Subrecipient acknowledges and agrees that the Subaward is subject to the OMB guidance in 2 CFR Part 200, and that Subrecipient shall comply with any other applicable federal, state, and local laws as described therein. Subrecipient acknowledges and agrees that to the extent applicable, it is the responsibility of Subrecipient to arrange for the conduct of audits as required by 2 CFR Part 200, Subpart F – Audit Requirements.

d. Subrecipient shall ensure that its activities under this Agreement comply with all applicable U.S. laws, regulations and executive orders regarding money laundering, terrorist financing, U.S. sanctions law, U.S. export controls, restrictive trade practices, boycotts, and all other economic sanctions and trade restrictions promulgated from time to time by means of statute, executive order, regulation or as administered by the U.S. Department of State, OFAC, the U.S. Department of Treasury, or the Bureau of Industry and Security, U.S. Department of Commerce. Subrecipient shall ensure that no payments have been or will be made or received by Subrecipient in connection with this Agreement in violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended (15 U.S.C. § 78dd-1 *et seq.*) or any other applicable anticorruption laws or regulations.

e. Subrecipient shall not provide material support or resources directly or indirectly to, or knowingly permit any funds provided pursuant to this Agreement to be transferred to, any individual, corporation or other entity that the Subrecipient knows, or has reason to know, commits, attempts to commit, advocates, facilitates, or participates in any terrorist activity, or has committed, attempted to commit, advocated, facilitated or participated in any terrorist activity, including, but not limited to, the individuals and entities on the Lists or on such other list as the Agency may identify from time to time.

f. Subrecipient must disclose, in writing and in a timely manner, to Recipient and Agency any and all violations of federal law involving fraud, bribery or gratuity violations potentially involving the Subrecipient. Failure to make such disclosures will be a breach of this Agreement and Recipient and/or Agency may invoke any and all remedies, at law or in equity, including termination of this Agreement, rescission and recapture of any funds already disbursed, and suspension or debarment by cognizant federal authorities.

g. Pursuant to Section 106(a) of the Trafficking Victims Protection Act of 2000 (“TVPA”), as amended (22 U.S.C. § 7104(g)) (codified at 2 CFR Part 175), Subrecipient shall comply with the following provisions:

i. Subrecipient and its employees may not:

- A. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;
- B. Procure a commercial sex act during the period of time that the award is in effect; or
- C. Use forced labor in the performance of the award or subawards under the award.

ii. Subrecipient must inform Recipient and Agency immediately of any information Subrecipient receives from any source alleging a violation of a prohibition of this subsection.

iii. For purposes of this subsection:

- A. “Employee” means either: (x) an individual employed by Subrecipient who is engaged in the performance of the Project; or (y) another person engaged in the performance of the Project and not compensated by Subrecipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.
- B. “Forced labor” means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
- C. “Severe forms of trafficking in persons,” “commercial sex act,” and “coercion” have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. § 7102).

h. Subrecipient shall inform its employees in writing, in the predominant language of the workforce, of the employee whistleblower rights and protections under 41 U.S.C. § 4712.

i. No share or part of the award hereunder, or benefit arising therefrom, has been or will be paid or granted by or on behalf of Subrecipient to any member of or delegate to Congress or Resident Commissioner; provided, that such provision shall not be construed to extend to an award made to a corporation for the public’s general benefit.

j. Subrecipient shall comply with 43 CFR 18, New Restrictions on Lobbying, , and certifies as follows:

i. No Federal appropriated funds have been paid or will be paid, by or on behalf of Subrecipient, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, Subrecipient shall complete and submit Standard Form-

LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions.

iii. Subrecipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code.

k. No U.S. citizen or legal resident shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination on the basis of race, color, national origin, age, disability, or sex under any program or activity funded by the Subaward.

7. Prime Award. Subrecipient shall comply with the terms and conditions of the Prime Award applicable to Subrecipient as if fully set forth herein. To the extent of any conflict between the terms and conditions of the Prime Award and the terms of this Agreement, the Prime Award shall govern and control, unless otherwise expressly stated.

8. Liability and Indemnification. The Project shall be performed entirely at the risk of Subrecipient. Subrecipient shall be solely responsible for, and for the payment of any and all claims with respect to, any loss, personal injury, death, property damage, or otherwise, arising out of any act or omission of Subrecipient, its employees, or agents in connection with the Project, and Subrecipient shall indemnify and defend Recipient and Agency, and each of the officers, directors, employees, and agents of Recipient and Agency (in each case, an "Indemnified Party") against, and shall hold each Indemnified Party harmless of and from, any and all claims, liabilities, losses, costs, damages, and other expenses of any kind or nature whatsoever, including, but not limited to, attorneys' fees and expenses, as well as costs of suit, which any Indemnified Party may incur as a result of or in connection with (x) the Project or (y) any act or omission of Subrecipient that may cause Recipient to be in default under the Prime Award, result in the termination of the Prime Award, or cause Recipient to be required to forfeit or repay any sums received pursuant to the Prime Award. This Section shall survive the expiration or termination of this Agreement.

9. Insurance. Subrecipient shall maintain the following insurance policies:

a. Comprehensive commercial general liability insurance for all of its activities and those of its agents and employees, applying to personal injury, bodily injury, and property damage, and including broad form contractual liability coverage, with a combined single limit of liability of not less than \$1,000,000, which shall include coverage for contractual liability coverage specifically covering this Agreement.

b. Worker's compensation insurance for all of Subrecipient's employees, in compliance with all applicable laws.

c. Comprehensive vehicle liability insurance for owned, non-owned, and hired vehicles, applying to personal injury, bodily injury and property damage, with a combined single limit of liability of not less than \$1,000,000 per occurrence.

Upon request, Subrecipient shall name Recipient and Agency as additional insureds. Subrecipient shall also provide Recipient and Agency with thirty (30) days written notice prior to cancellation, termination, alteration, or material change to such policy and shall provide Recipient and Agency assurances as to the timely acquisition of replacement insurance.

10. Notices. All notices required or permitted by this Agreement shall be in writing. All such

communications shall be delivered to the names and addresses below, and may be (a) delivered personally, (b) sent by recognized overnight delivery service, with receipt confirmed, or (c) sent by electronic mail, with receipt confirmed. Notices shall be deemed delivered upon actual receipt or refusal of delivery by the party to whom it is addressed. Any party may change its notice address by giving notice of change of address to the other party as provided herein:

In the case of Recipient:

Herriman City
City Manager
5355 W Herriman Main Street_
Herriman, UT 84096
Email: ncherpeski@herriman.gov

Herriman City
City Attorney
5355 W Herriman Main Street
Herriman, UT 84096
Email : tsheeran@herriman.gov

In the case of Subrecipient:

The Conservation Fund
1655 Fort Myer Drive
Suite 1300
Arlington, VA 22209
Attn: Scott M. Tison
Email: stison@conservationfund.org

11. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah and applicable federal law.

12. Successors and Assigns. This Agreement shall be binding upon Recipient, its successors and assigns, and Subrecipient and its successors and assigns. Subrecipient may not assign, subcontract, or subaward its right to payment or its obligations and duties under this Agreement, in whole or in part, without the prior written consent of Recipient. If subcontracting or subawarding is permitted, Subrecipient shall (x) obtain any subawardee's or subcontractor's agreement in writing to be bound by the terms and conditions of this Agreement, (y) insert the terms and conditions of Section 9 of this Agreement in any agreement with such subawardee or subcontract, and (z) remain liable and responsible for any breach of this Agreement by such subawardee or subcontractor.

13. Entire Contract. This Agreement constitutes the entire understanding and agreement between the parties with regard to all matters herein. There are no other agreements, conditions or representations, oral or written, express or implied, with regard thereto. This Agreement may be amended only in writing, signed by all parties.

14. Non-waiver. A delay or failure by any party to exercise a right under this Agreement, or a partial or single exercise of that right, shall not constitute a waiver of that or any other right.

15. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret

or construe its provisions.

16. Counterparts. This Agreement may be executed in any number of counterparts or by electronic signature, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Any electronically transmitted copies hereof or signature hereon shall, for all purposes, be deemed originals. If this Agreement is executed by electronic signature, all parties executing this document are expressly consenting under the Electronic Signatures in Global and National Commerce Act ("E-SIGN"), and Uniform Electronic Transactions Act ("UETA"), that a signature by fax, email or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this transaction.

17. Binding Agreement. Each party warrants that the individual signing below as its signatory has authority to bind such party and that the execution of this Agreement does not contravene any existing agreement to which such party is bound.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of _____, 2026.

THE CONSERVATION FUND

HERRIMAN CITY

BY: _____

BY: _____

Name:

Name: Nathan Cherpeski

Title:

Title: City Manager

Date: _____

Date: _____



CITY COUNCIL MINUTES

Wednesday, January 14, 2026

Draft Pending Formal Approval

The following are the minutes of the Herriman City Council meeting held on **Wednesday, January 14, 2026, at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Commission, media, and interested citizens.

Presiding: Mayor Lorin Palmer

Commissioners Present at Work Meeting: Jared Henderson, Teddy Hodges, Matt Basham, and Terrah Anderson

Staff Present: City Manager Nathan Cherpeski, Communications Manager Jon LaFollette, Economic Development Coordinator Sandra Llewellyn, City Engineer Bryce Terry, Assistant to the City Manager Trevor Ram, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Director of Operations Monte Johnson, Deputy Director of Parks, Recreation & Events Anthony Teuscher, Deputy Recorder Angela Hansen, Director of Public Works Justun Edwards, Chief of Police Troy Carr, Assistant City Manager Wendy Thomas, Community Development Director Blake Thomas, Planning Director Michael Maloy, UFA Division Chief Anthony Widdison and Deputy Chief of Police Cody Stromberg

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

Mayor Palmer called the meeting to order at 5:03 p.m.

1. Council Business

1.1. Review of this Evening's Agenda

The Council began their meeting with a review of the evening's agenda. No changes were proposed.

1.2. Future Agenda Items

Assistant City Manager Thomas informed the Council that Herriman High School and Mountain Creek Middle School had requested to make a Chinese New Year presentation at the January 28th meeting. The Council agreed this would be a welcome addition to the agenda.

1.3. Council discussion of future citizen recognitions

No specific citizen recognitions were discussed at this meeting.

2. Administrative Reports

2.1. Fiscal year 2027 and 2028 budget discussion: Revenues and debt service – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Maurer presented the revenue and debt service forecast for fiscal years 2027-2028. He noted that the general fund is expected to increase by approximately \$1.4 million in FY2027, primarily from intergovernmental funds (Class C Road funds) and sales tax revenue. He explained that they use a 10-year average of the Consumer Price Index (CPI) for budget planning, which is currently 3.26%. He presented projections for various revenue sources including general property tax, which is expected to remain flat, sales tax, expected to increase with new commercial developments including a planned auto dealership, and Class C Road funds, which are expected to increase after being historically underbudgeted. Other projections include a 4% growth for the HCSEA (Herriman City Safety Enforcement Area), 3% growth for the HCFSA (Herriman City Fire Service Area), transportation impact fees not meeting budget expectations, water fund reflecting recent rate increases, and storm water fund expected to increase 3.5% due to growth. Regarding debt service, Director Maurer reported that the city has approximately \$77.7 million in bonded debt. Major bonds include the 2015 bonds for City Hall and Crane Park, 2021 bonds for Main Street reconstruction, and recently issued bonds for Master Development Agreement (MDA) requirements. He also outlined potential future bonding needs including public works facilities, police station, and future fire stations. Council members did not raise significant concerns about the budget projections.

2.2. Discussion Regarding Proposed Transportation Master Plan and Impact Fee Analysis – Bryce Terry, City Engineer

City Engineer Terry and Consultant Jeremy Searles (WCG) presented an update on the Transportation Master Plan. They highlighted that the comprehensive plan outlines future roadway and intersection projects, divided into three phases over the next 30 years, with Phase 1 focused on the upcoming 10 years.

The Council engaged with consultant Searles as he led the presentation, using an online tool developed by the consultant Web Consultants Group (WCG) to provide a concise overview of all the key components within the 200-page Transportation Master Plan. The tool, available on the

Herriman website, simplifies the complex document into accessible information for the public, while still maintaining transparency.

Consultant Searles explained that they conducted a thorough evaluation of current land use, future growth projections, and development demands to develop the plan. Based on this study, they identified the future demands on Herriman's roadways and intersections, thereby planning where infrastructure improvements are needed to accommodate growth efficiently and safely.

The Council were particularly interested in a map displayed during the meeting that identified planned projects within three distinct phases. They noted a lot of development activities are occurring in regions like the Olympia areas, characterized by high growth. In Phase 1, several projects are concentrated in these locations, aligning with the current and expected growth dynamics.

Consultant Searles and City Engineer Terry addressed questions regarding the anticipated decline in impact fees, noting an expected reduction of approximately 30%. This decrease primarily stems from adopting Public Infrastructure Districts (PIDs) in areas like Panorama and South Hills, where developers will now shoulder the road construction costs instead of the city. Additionally, City Engineer Terry explained that updates to population projections, taking into account the recent decision to annex certain areas into South Jordan instead of Herriman, further contributed to the anticipated reduction in impact fee revenue.

The discussion also delved into the transfer of jurisdiction for 12600 South to UDOT, which removed certain costs from the city's responsibilities and thereby altered the impact fee structure and projections for future city revenues. City Engineer Terry reiterated that developers could only be charged impact fees for the incremental capacity directly linked to new development. This means the city can only collect fees proportional to the future use (often calculated as 25% or less of a project's total cost) by new developments, leaving room for existing users being part of the cost considerations.

The Council expressed their appreciation for the detailed analysis and feedback provided during the presentation and acknowledged the necessity to adjust revenue forecasts in consideration of the projected decrease in impact fees. City Engineer Terry assured the council that the next steps involve submitting the plan to the Planning Commission in February, with the hope of adopting it officially by the City Council in March.

2.3. Discussion regarding a proposed amendment to the Teton Commercial Project Master Development Agreement – Blake Thomas, Community Development Director

Community Development Director Thomas and Developer John Gust from Teton Commercial presented a proposal to amend the Master Development Agreement for the Teton Commercial Project located at 28 Kings House and 6000 West (across from Herriman High School).

Developer Gust explained that their original plan for a large retail development has become less viable. After consulting with analysts, they determined that placing a grocery store at this location would not be sustainable given its position between existing stores and potential future development in Olympia. Instead, they proposed a mixed-use concept featuring live-work units that would combine residential space with ground-floor commercial space for small businesses.

The proposal would target the approximately 1,200 home-based businesses in Herriman, providing them with professional space with separate entrances for residential and commercial areas.

The Council expressed appreciation for the innovative concept but shared concerns about changing a commercial property to include residential uses. Mayor Palmer suggested they continue exploring commercial options before making such a significant change, noting it had only been a couple of years since the current agreement was approved. The Council directed staff not to proceed with the amendment at this time

2.4. Herriman General Fund Grant Criteria Discussion – Wendy Thomas, Assistant City Manager

Assistant City Manager Thomas reviewed the city's grant application process and criteria with the Council. The current application is intentionally simple and straightforward. The Council had previously allocated \$90,500 annually for grants.

Councilmember Hodges suggested adding a field to identify if applicants are non-profit or for-profit entities. Council agreed to maintain the existing simple structure of the application as it has been working well, with this minor addition.

2.5. Blackridge Reservoir Solutions – Wendy Thomas, Assistant City Manager

Assistant City Manager Thomas presented potential safety solutions for Blackridge Reservoir following previous incidents. The presentation included several options for improving safety at the reservoir. One potential solution involved additional modular signage that could be updated seasonally with relevant warnings to ensure visitors were aware of current conditions and potential hazards. This would allow for changing messages based on conditions and prevent sign fatigue, which was a concern raised by Councilmember Basham, who noted that rotating signs might help maintain public attention and awareness.

Another option considered was the installation of floating safety buoys in the deeper areas of the water. While initially proposed, the simple buoys were deemed beneficial only if used to mark the drop-off wall area. However, they should not create a designated swimming area, as doing so might attract more swimmers to deeper parts and could become a draw for dangerous activity. The Council discussed their concerns about these buoys becoming an attractive nuisance and suitable anchoring to minimize vandalism, which Assistant City Manager Thomas noted as a potential issue due to vandalism risks.

Swimming area boundaries with ropes were also considered, but the Council advised against this approach since these could be easily vandalized and again create an attractive nuisance. Instead, there was general consensus to opt for non-descript buoys that would merely signify the area with drop-offs rather than imply a designated swimming area.

The idea of implementing life jacket loaner stations was also brought up but was ultimately rejected mainly due to maintenance challenges and significant liability concerns, as expressed by City Manager Cherpeski, who remarked that they might add unnecessary complications. Councilmember Henderson emphasized the importance of keeping the reservoir feeling natural and open to avoid the perception of it being akin to a swimming pool, rather than an open body of water.

The discussion revolved around the necessity of balancing a level of improved safety with personal responsibility. The Council collectively agreed that, while improving safety measures was important, there was a point where personal responsibility should prevail in ensuring guest safety. Ultimately, they directed staff to move forward with the modular signage solution and the installation of simple buoys that demarcate the drop-off area, both seen as practical and beneficial improvements to the existing safety measures at Blackridge Reservoir.

2.6. Proposed City Code Amendment: Process for Resident-Initiated Changes – Todd Sheeran, City Attorney

City Attorney Sheeran explained that the current city code allows any property owner to initiate text amendments, which can consume significant staff resources even when there is little support for the proposed change.

He recommended amending the code to require a council sponsor before text amendments can be initiated by residents or property owners. The Council agreed with this approach, suggesting that requiring residents to work through their district's council member would be appropriate, though they didn't want to make it overly restrictive if a resident had difficulty working with their specific council member.

The Council directed the City Attorney to prepare language for a future amendment that would require council sponsorship for citizen-initiated text amendments.

2.7. Senate Bill 23: First Home Investment Zones (FHIZ) overview and discussion – Nathan Cherpeski, City Manager; Wendy Thomas, Assistant City Manager; Blake Thomas, Community Development Director

City Manager Cherpeski and Assistant City Manager Thomas provided an overview of the First Home Investment Zone (FHIZ) program created by Senate Bill 23, emphasizing that the state-authorized financing tool is designed to boost housing and mixed-use development through tax increment financing. This tool enables cities to capture the incremental tax growth, utilizing it to fund necessary infrastructure to support housing expansion and affordability goals. Key

requirements of the program include that projects must comprise between 10 and 100 developable acres, and at least 51% of the total must be allocated to residential use, demanding a residential density of 30 units per acre within the zone. Additionally, 50% of the constructed units must be for sale as owner-occupied, with 25% remaining as such for a duration of 25 years. Furthermore, the program mandates that 12% of both owner-occupied and rental units be designated as affordable.

City Manager Cherpeski underscored the intricacy of the financial maneuvers permitted under the program, including capturing 60% of the property tax increment for a span of 25 years within a flexible 45-year window. This feature allows for strategic financial planning to accommodate infrastructure investment requirements over an extended period. Moreover, the FHIZ program permits the incorporation of up to 2% of the increment for administrative costs, ensuring orderly management over the duration of the project.

During the discussion, Councilmember Henderson highlighted that while the FHIZ program could potentially position Herriman to better compete with neighboring cities that have successfully employed similar tax increment financing tools, there remains a concern about the stipulation for high-density housing, especially in areas like Olympia Hills, already earmarked as potentially one of the densest developments in the country. Henderson pointed out the necessity to balance housing growth with quality infrastructure and community needs, emphasizing how the program could be instrumental yet challenging due to its stringent requirements.

The Council acknowledged the potential advantages this program could provide in terms of infrastructure enhancement and aiding small businesses by possibly lowering their operating costs through better-planned developments. However, it was apparent that the complexity and specific stipulations of FHIZ required careful consideration, including potential implications for local property markets and community dynamics. Consequently, while the Council remained open to continuing the exploration of FHIZ as a viable tool, they opted to withhold any immediate commitments to its implementation, preferring to more thoroughly assess its impacts and feasibility for Herriman City.

3. Adjournment

Councilmember Hodges moved to adjourn the City Council work meeting at 7:07 p.m. Councilmember Anderson seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:15 pm

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Gavin Nyberg led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Councilmember Hodges recognized staff member Shelly Peterson, the Wreaths Across America staff members, as well as first responders who participated in a flag ceremony the previous Month for their wonderful job.

Mayor Palmer noted that while the city generally does not adopt proclamations, he wanted to acknowledge National Religious Freedom Day coming up that Friday. He mentioned a resident named Grant who had been working to have cities issue proclamations for this day, and while the Council would not issue a formal proclamation, they fully supported the observance.

5. Public Comment

Rod Sylvester addressed the Council regarding deer depredation in Herriman City. He described damage to his landscaping costing over \$2,000 and requested the city contact the Division of Wildlife Resources (DWR) to address the deer population. He also requested consideration of an indoor tennis facility and improvements to existing tennis courts.

Gavin Nyberg spoke about safety concerns regarding his path to school, noting it was narrow and bumpy with water pipes alongside it. He mentioned that speed limit signs had been removed, making the area more dangerous, and suggested installing a light at the Herriman Rose Boulevard and Main Street intersection.

Lacey Taylor, representing the school community council, discussed ongoing safety issues with the designated safe walking route to school. She reported that a survey showed a 43% increase in parents driving students due to concerns with the route and noted unsafe practices like illegal U-turns and jaywalking across major roads. She advocated for a traffic signal at Herriman Rose Boulevard and Main Street.

Colin Ricks spoke as a community member and licensed civil engineer about safety on Main Street, noting over 160 crashes since 2010. He suggested several immediate improvements including reducing the speed limit from 35 to 30 mph, adding radar feedback signs, implementing raised intersections, and enhancing crosswalk visibility with transverse pavement markings.

6. City Council Reports

6.1. Councilmember Jared Henderson

There was no report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges clarified regarding the Herriman Rose Boulevard intersection that no decisions had been made yet, and there would be upcoming open houses and public hearings to discuss various options.

6.3. Councilmember Matt Basham

There was no report.

6.4. Councilmember Terrah Anderson

Councilmember Anderson reported on the Herriman Youth Council's recent culture night, expressing appreciation for community support and the youth council's eagerness to serve.

7. Mayor Report

There was no report.

8. Reports, Presentations and Appointments

8.1. Presentation of the Audited Financial Statements for Fiscal Year 2025 – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Maurer presented the audited financial statements for fiscal year 2025, explaining that normally the audit partner would present but was unable to attend due to the city's implementation of new financial software. Director Maurer highlighted key sections of the financial report including: Management's discussion and analysis, Government-wide financial statements, Governmental funds balance sheet, Statement of revenues, expenditures, and changes in fund balances, Notes on cash positions and investments, Debt information, Tax abatement agreements. He explained that the audit covers the fiscal year from July to June, and that the audit opinion states the financial statements are presented fairly in all material respects. He noted that the city received no findings, and our auditors did not issue what's called a management letter this year, which is a positive outcome.

9. Consent Agenda

9.1. Approval of the December 10, 2025 City Council meeting minutes

9.2. Review and consider reappointment of a Herriman City Planning Commission Alternate Member for a one-year term. Michael Maloy, City Planner

9.3. Review and approval of the October 2025 financial summary – Kyle Maurer, Director of Finance and Administrative Services

9.4. Consideration to Award the Construction Contract for the Real Vista Dr. Intersection Improvement Project – Bryce Terry, City Engineer

9.5. An Accounting of Recently Approved Construction Change Orders – Bryce Terry, City Engineer

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

The vote was recorded as follows:

Councilmember Jared Henderson Aye
Councilmember Teddy Hodges Aye
Councilmember Matt Basham Aye
Councilmember Terrah Anderson Aye
Mayor Lorin Palmer Aye

The motion passed unanimously.

10. Discussion and Action Items

10.1. Appointment of Council representatives to various committees – Nathan Cherpeski, City Manager

City Manager Cherpeski presented vacancies on various committees that needed to be filled following the transition from former Councilmember Orn to new Councilmember Basham.

After discussion, the Council made the following appointments:

- Councilmember Henderson to the Wasatch Front Waste and Recycling Board
- Councilmember Basham to the South Valley Chamber of Commerce Board, ULCT Legislative Policy Committee, Community Development Board, and Audit Committee
- Councilmember Anderson to the Education Committee and Youth Council

Councilmember Henderson moved to approve Resolution R01-2026 appointing Councilmember Jared Henderson to serve on the Wasatch Front Waste and Recycling District Board. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

Councilmember Jared Henderson Aye
Councilmember Teddy Hodges Aye
Councilmember Matt Basham Aye
Councilmember Terrah Anderson Aye
Mayor Lorin Palmer Aye

The motion passed unanimously.

Councilmember Henderson moved to nominate Councilmember Matt Basham to the South Valley Chamber of Commerce Board; nominate Councilmember Matt Basham to the ULCT Legislative

Policy Committee: nominate Councilmember Matt Basham to the Community Development Board: nominate Councilmember Terrah Anderson to the Education Committee: nominate Councilmember Matt Basham to the Audit Committee: nominate Councilmember Terrah Anderson to serve on the Youth Council: Councilmember Hodges seconded the motion, and all voted aye

10.2. Discussion and consideration to enact Herriman City Code § 1-12 regarding Personnel Appeals – Todd Sheeran, City Attorney

City Attorney Sheeran presented an ordinance to establish a formal personnel appeals process as required by Utah Code. The proposed ordinance would establish who hears personnel appeals with his recommendation to a hearing officer rather than an appeals board, create a process for filing appeals, establish a standard of review, and direct further appeals to the Utah Court of Appeals.

Councilmember Henderson moved to approve Ordinance No 2026-01 amending Tittle 1 of the Herriman City Code enacting chapter 12 to create a formal personnel appeals process. Councilmember Basham seconded the motion.

The vote was recorded as follows:

Councilmember Jared Henderson Aye
Councilmember Teddy Hodges Aye
Councilmember Matt Basham Aye
Councilmember Terrah Anderson Aye
Mayor Lorin Palmer Aye

The motion passed unanimously.

10.3. Approval of a Facility Use Agreement with the Utah Soccer Federation – Wendy Thomas, Assistant City Manager

Assistant City Manager Thomas presented a facility use agreement with the Utah Soccer Federation to construct two athletic fields with amenities at approximately 14002 South Sentinel Ridge Boulevard. The 5-acre parcel was previously designated for civic use as part of a master development agreement.

She noted that the agreement had been in development for approximately three years. The Utah Soccer Federation's Legacy Fields program would fund most of the development in exchange for priority use for 12 weeks in spring and 12 weeks in fall. The city would contribute approximately \$100,000 for landscaping and sidewalk installation, which could be funded through park impact fees.

Councilmember Hodges moved to approve a facility use agreement with the Utah Soccer Federation to construct two athletic fields and other amenities to be located at approximately 14002 S Sentinel Ridge Blvd. Councilmember Anderson seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Matt Basham</i>	<i>Aye</i>
<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

11. Future Meetings

11.1. Next Planning Meeting: January 21, 2026

11.2. Next City Council Meeting: January 28, 2026

12. Events

12.1. Yeti Hunt: January 12 – 26, 2026: Various locations

12.2. Martin Luther King Jr. Day: January 19, 2026: City Offices Closed

13. Closed Session

The Herriman City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

Councilmember Basham moved to temporarily recess the City Council work meeting to convene in a closed session to discuss pending or reasonably imminent litigation, and discussion regarding deployment of security personnel, devices, or systems, as provided by Utah Code Annotated §52-4-205 at 8:08 p.m. Councilmember Anderson seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Teddy Hodges</i>	<i>Aye</i>
<i>Councilmember Matt Basham</i>	<i>Aye</i>
<i>Councilmember Terrah Anderson</i>	<i>Aye</i>
<i>Mayor Lorin Palmer</i>	<i>Aye</i>

The motion passed unanimously.

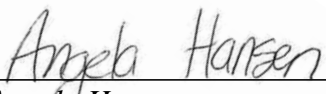
The Council reconvened the City Council meeting at 9:43 p.m.

14. Adjournment

Councilmember Hodges moved to adjourn the City Council meeting at 9:43 p.m. Councilmember Henderson seconded the motion, and all voted aye.

15. Recommence to Work Meeting (If Needed)

I, Angela Hansen, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 14, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.



Angela Hansen
Deputy City Recorder



DATE: January 29, 2026

TO: The Honorable Mayor and City Council

FROM: Nathan Cherpeski

SUBJECT: Approve the updated Strategic Plan

RECOMMENDATION:

Staff Recommends approving the updated plan as discussed at the last meeting

ISSUE BEFORE COUNCIL:

Does the Council wish to approve the updated strategic plan?

ALIGNMENT WITH STRATEGIC PLAN:

This action revises the strategic plan.

BACKGROUND/SUMMARY:

Staff adjusted wording in the overall goals and direction. Additionally, staff changed the language to an annual review and added a goal on fees and sustainability for city resources.

DISCUSSION:

Staff proposes changing the overall strategies to read as follows:

- Staff reworded the three overall goals of the City

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
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- A vision statement was added “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.”
- Frequency of Review was changed from biennially to annually.
- A new goal, LV 8.3 Fees and sustainability of City recreation resources was also added.

ALTERNATIVES:

1. Approve the revised Strategic Plan
2. Decline to act at this time and provide staff further direction.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Draft Strategic Plan
Analysis Questions

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 each year. 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.

LV 8.3 Fees and sustainability of City recreation resources

Develop a sustainability plan for all recreation resources for Council consideration. and
level of subsidy for park rentals for all facility types..

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 sports 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

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.



STAFF REPORT

DATE: January 28, 2026

TO: The Honorable Mayor and City Council

FROM: Bryce Terry, City Engineer

SUBJECT: Consideration to Approve Construction Contract for the 6000 West Widening Project.

RECOMMENDATION:

It is recommended to award the contract for the 6000 West Widening Project to Newman Construction, as outlined in Option 1.

ISSUE BEFORE COUNCIL:

Should the City Council approve the proposed construction contract with Newman Construction for the 6000 West Widening Project?

ALIGNMENT WITH STRATEGIC PLAN:

ES 6 – Transportation systems | ES 6.2 – Roadway pavement management

BACKGROUND/SUMMARY:

This project is listed in the Capital Improvement Plan (CIP) as project number 0010-01 and is in the 2026 fiscal budget for \$3,660,840. Funding will be as follows: \$2,300,000 from the General Fund, \$460,840 from Storm Water Impact Fee, and \$900,000 from Water Impact Fee. Jordan Basin Improvement District will also participate in a cost-sharing agreement for the sewer portion of the project in the amount of \$827,031. As shown in Exhibit A, the anticipated expenses for the project, including owner's contingency, are within budget.

The intent of this project is to replace the roadway surface and improve the road shoulders with curb, gutter and sidewalk between Silver Sky Dr. and Herriman Blvd. A new storm drain system and secondary water line will also be installed with this project, as well as new streetlights. Jordan Basin Improvement District will partner on this project to replace their sewer lines through this corridor. Park strips will also be landscaped with a design that mirrors what was done on the most recent Main Street widening project.

City staff publicly solicited bids from contractors starting on December 16, 2025, and bids were received from Ten (10) bidders at closing of the bid on January 22, 2026. *Table 1* shown on page 2 summarizes the bid results.

Table 1. Bid Results Summary

Contractor	Bid Amount
Newman Construction	\$3,085,071.00
Cody Ekker Construction	\$3,306,537.35
Pronghorn Construction	\$3,557,788.50
J&B Excavation	\$3,752,253.94
Staker Parson	\$3,832,685.00
Condie Construction	\$3,974,318.30
Landmark Excavating	\$4,056,604.25
Geneva Rock	\$4,405,622.25
Lyndon Jones Construction	\$5,188,462.70
MC Contractors, Inc	\$5,530,947.22

DISCUSSION:

City staff has performed a due diligence review of the lowest bidder and found the following:

1. The bidder has an active general contractor's license with the Utah State Division of Professional Licensing, i.e. E100 – General Engineering Qualifier and B100 – General Building Qualifier.
2. The bidder provided adequate job experience that are comparable to the project and has completed projects for the city in the past with good results.
3. References on prior projects indicate that the bidder will be capable of providing the level of service required by the city.
4. There are no apparent math or any errors in the bid quantity and price.

In accordance with city operating procedure, payment and performance bonds and proof of insurance will be required prior to issuing Notice to Proceed (NTP).

FISCAL IMPACT:

As outlined in the attached Project Budget Analysis, the total project construction cost to the City, including the construction contract and owner's contingency, will be \$2,971,952. See attached for project budget analysis for further information and details.

ALTERNATIVES:

Option 1 – Award the construction contract to Newman Construction and authorize the City Manager to execute the contract.

Option 2 – Reject all bids and re-bid at a later date.



Herriman City Capital Project Budget Analysis Form

Date: January 28, 2026
Project Name: 6000 West Widening Project

		Current Expenditure 1/26/26	Future Projected Expenditure	Total Expenditure
Design Phase				
Survey, Drafting, Geotech, etc.	Herriman City Internal Design	\$ 139,702.30	\$ -	\$ 139,702.30
ROW Acquisition		\$ 82,675.00	\$ -	\$ 82,675.00
Construction Phase				
Contractor (Project Total):	Newman Construction	\$ 3,085,071.00	\$ 3,085,071.00	
Contractor (JBID Obligation):		\$ (827,031.00)	\$ (827,031.00)	
Owners Contingency (~30%)		\$ 677,412.00	\$ 677,412.00	
PI Consultant (Project Total)	(estimate)	\$ 50,000.00	\$ 50,000.00	
PI Consultant (JBID Obligation)		\$ (13,500.00)	\$ (13,500.00)	
Miscellaneous Costs				
Advertisement	Public Notification (approx.)	\$ 100.00	\$ 100.00	
		\$ -	\$ -	
TOTAL HERRIMAN CITY =		\$ 222,477.30	\$ 2,971,952.00	\$ 3,194,429.30

Budgeted Funds				
FY 2025/26	General Fund	\$ 2,300,000.00		
FY 2025/26	Storm Water Impact	\$ 460,840.00		
FY 2025/26	Water Impact	\$ 900,000.00		
		Total Herriman City =	\$ 3,660,840.00	
Project	JBID Cost Sharing		Total JBID =	\$ 840,531.00
			Total Project =	\$ 4,501,371.00



STAFF REPORT

DATE: January 28, 2026

TO: The Honorable Mayor and City Council

FROM: Bryce Terry, City Engineer

SUBJECT: Consideration to Approve Cost Share Agreement with Jordan Basin Improvement District for the 6000 West Widening Project.

RECOMMENDATION:

It is recommended that the City Council approve the Cost Share Agreement with Jordan Basin Improvement District (JBID) for sewer improvements associated with the 6000 West Widening Project and authorize the Mayor to execute the agreement.

ISSUE BEFORE COUNCIL:

Should the City Council approve a cost share (interlocal) agreement with Jordan Basin Improvement District for sewer improvements that are being constructed concurrently with the 6000 West Widening Project?

ALIGNMENT WITH STRATEGIC PLAN:

ES 6 – Transportation systems | ES 6.2 – Roadway pavement management

BACKGROUND/SUMMARY:

The City is undertaking the 6000 West Widening Project between Silver Sky Drive and Herriman Boulevard, which includes roadway reconstruction and widening, curb, gutter, sidewalk, park strip landscaping, storm drain, secondary water improvements, and associated surface restoration.

Jordan Basin Improvement District operates and maintains sewer infrastructure within this corridor and has identified the need to abandon and replace approximately 2,000 linear feet of existing sewer main and associated appurtenances. To minimize disruption to the public, reduce overall project costs, and improve construction efficiency, the sewer improvements have been incorporated into the City's roadway construction contract.

The attached Cost Share Agreement establishes the responsibilities of the City and JBID related to construction administration, inspection, cost participation, and final acceptance of the sewer improvements. Under the agreement, the City will manage the construction contract and

administration, while JBID will retain responsibility for sewer design review, inspection, and long-term ownership and maintenance of the sewer facilities.

JBID's participation includes payment for sewer-specific bid items and its allocated share of shared construction items such as mobilization, traffic control, surveying, materials testing, and asphalt patching. Based on the bid schedule, the estimated JBID cost participation for the sewer portion of the project is **\$827,030.61**, subject to final quantity reconciliation and approved change orders.

DISCUSSION:

Executing a cost share agreement allows the City and JBID to coordinate construction under a single contract, which avoids duplicative roadway cuts, shortens overall construction duration, and reduces impacts to residents and traffic along 6000 West. This approach is consistent with past City practice on corridor projects involving multiple utility partners.

The agreement clearly defines roles and responsibilities, including City procurement and construction administration; JBID review and acceptance of sewer-related work; procedures for cost sharing, invoicing, and final reconciliation; and ownership, warranty, and long-term maintenance responsibilities.

FISCAL IMPACT:

The sewer-related costs identified in the construction bid are funded by Jordan Basin Improvement District and will be reimbursed to the City in accordance with the terms of the Cost Share Agreement. These costs are not borne by the City's General Fund or utility funds and are not anticipated to adversely impact the approved project budget.

ALTERNATIVES:

Option 1 [Recommended] – Approve the Cost Share Agreement with Jordan Basin Improvement District for the 6000 West Widening Project and authorize the Mayor to execute the agreement.

Option 2 – Do not approve the Cost Share Agreement, which would require separate construction of sewer improvements at a later date and could result in increased costs and additional roadway impacts.

ATTACHMENTS

- Cost Share Agreement with Jordan Basin Improvement District

COST SHARE AGREEMENT FOR SEWER IMPROVEMENTS WITHIN THE 6000 WEST ROADWAY WIDENING PROJECT

This Cost Share Agreement (the "Agreement") is made and entered into as of **February 2026** by and between Jordan Basin Improvement District, a wastewater collection and treatment district organized under the laws of the State of Utah (the "District"), and Herriman City, a Utah municipal corporation (the "City").

RECITALS

WHEREAS, the City is undertaking roadway improvements along 6000 West from 12400 South to 12700 South, including roadway reconstruction and widening, installation of curb, gutter, sidewalk, landscaping, storm drain, and secondary water improvements (the "Roadway Project");

WHEREAS, the District desires to abandon and replace approximately 2000 linear feet of sewer main and associated appurtenances within the Roadway Project limits (the "Sewer Improvements");

WHEREAS, the parties desire to coordinate construction to minimize public impacts, reduce costs, and improve efficiency by incorporating the Sewer Improvements into the City's Roadway Project contract; and

WHEREAS, the parties wish to establish their respective cost responsibilities for the Sewer Improvements and certain shared items through this Agreement and Exhibit A (the "Cost Share Table").

WHEREAS, for the purpose of expediting any required Third-Party Work and reimbursements in connection therewith (if any), the Parties are entering into this Agreement to set out the general terms and conditions for the Third-Party Work, with the understanding that future Supplemental Agreements to this Agreement may be entered into covering specific requirements for the Third Party Work.

AGREEMENT

1. Definitions.

"Project" means the coordinated effort consisting of the Roadway Project and the Sewer Improvements within the limits shown on the construction plan set.

"Sewer Improvements" means the abandonment and replacement of, including but not limited to, sewer mains, laterals, manholes, and appurtenances, together with trenching, bedding, backfill, compaction, testing, CCTV, surface restoration, and related work described in Exhibit B.

"Roadway Improvements" means the roadway construction and widening with asphalt milling and paving, installation of curb, gutter, sidewalk, landscaping, storm drains, secondary water improvements and roadway excavations.

"Shared Items" means construction bid items that benefit both the Roadway Project and the Sewer Improvements, such as mobilization, traffic control, surveying/staking, materials testing, and asphalt patching, as further identified in Exhibit A.

"Bid Documents" means the City's contract, plans, specifications, and standard details for the Project, including the District standards and details for sewer work.

"Contractor" means the City's prime contractor procured for the Roadway Project.

2. Scope of Work.

2.1 City Integration. The City shall prepare and advertise Bid Documents for the Roadway Project, incorporating the Sewer Improvements. The City will administer the contract and manage the construction of the Sewer Improvements with the District participation as described herein.

2.2 Design and Review: The District shall design all sewer improvements. The City will incorporate these designs into its roadway plans. The District shall review and approve sewer-related plans, specifications, and submittals within 14 business days of receipt. The District shall be responsible for any and all design plans that are not incorporated in the project and any fees associated with the project. The District shall be responsible for any fees associated with the delay of submittals if not received upon 14 amount of days and Contractor is unable to proceed with required work.

2.3 Inspection and Testing. The District will provide on-site inspection of sewer-related improvements. The City will require the Contractor to perform all testing required by the District, including leakage tests and post-construction CCTV, and will provide test reports and videos to the District.

3. Procurement and Construction Administration.

3.1 Procurement. The City will procure the Contractor in accordance with applicable law and City procurement policies.

3.2 Change Orders. Any change orders affecting sewer-related bid items or Shared Items shall be coordinated with and approved by the District prior to approval and issuance to the Contractor, except in emergencies where immediate action is required to protect public health and safety.

3.3 Completion and Acceptance: Substantial completion and final acceptance of Sewer Improvements shall be determined by the District following successful punch list completion.

3.4 Non-Funding Clause. It is anticipated that each party have the appropriate funds for the respective cost sharing of the project. Each party understands and agrees funds are not presently available for performance of this Agreement beyond the end of the City fiscal year, which is June, 30 2026. Each party's obligation for performance of this Agreement beyond such date is contingent upon funds being budgeted and appropriated for payment with respect to this Agreement. If no such funds or insufficient funds are appropriated and budgeted in any fiscal

year, or if there is a reduction in appropriation due to insufficient revenues, resulting in insufficient funds for the payments due or about to become due under this Agreement, then this Agreement shall create no obligation on the parties as to such fiscal years (or any succeeding fiscal year), and all obligations thereunder shall terminate and become null and void on the first day of the fiscal year on which funds were not budgeted or appropriated or in the event of reduction in appropriation on the last day before the reduction became effective (except as those portions of payments herein then agreed upon for which funds are appropriated and budgeted.) Such said termination shall not be construed as a breach of or a default under this Agreement and such termination shall be without penalty, additional payment, or other charges of any kind whatsoever.

4. Cost Sharing and Payment.

4.1 District Share. The District shall compensate the City a total amount of \$827,030.60 for sewer-specific bid items and its allocated share of Shared Items, as set forth in Exhibit A. The fee for the District share may increase in the case that any change orders are approved.

4.2 Final Reconciliation. The parties agree to reconcile the District's payment to actual quantities and authorized change orders upon contract closeout. Any overpayment or underpayment will be adjusted within thirty (30) days of final reconciliation.

4.3 Invoicing. The City will invoice the District no more often than monthly for work completed on sewer-related items and Shared Items, supported by pay applications, quantity summaries, and change orders. The District shall remit payment within thirty (30) days of receipt of a proper invoice.

4.4 Retainage. If retainage applies, the District's share shall mirror the City's practice and be released upon District acceptance of the Sewer Improvements.

5. Ownership, Maintenance, and Warranty.

5.1 Ownership. Upon District acceptance, the Sewer Improvements located within City rights-of-way shall be and remain the property of the District.

5.2 Maintenance. The District shall operate, maintain, repair, and replace the Sewer Improvements in accordance with District policies, rules, and regulations.

5.3 Warranty. The City shall require the Contractor to provide a one-year warranty on all work from the date of acceptance.

6. Indemnification.

6.1 Indemnification. To the extent permitted by Utah law, each party shall be responsible for the negligent acts or omissions of its officers, employees, and agents. Neither party waives any defenses or limitations under the Utah Governmental Immunity Act. The City will require the

Contractor to indemnify, defend, and hold harmless the City and District for claims arising from the Contractor's work.

City and District advise that they are a governmental entity in the State of Utah and is bound by the provisions of the Utah Governmental Immunity Act (Title 63G, Chapter 7, Utah Code Annotated, 1953, as amended) and does not waive any procedural or substantive defense or benefit provided or to be provided by the Governmental Immunity Act or comparable legislative enactment, including without limitation, the provisions of Section 63G-7- 604 regarding limitation of judgments. Any indemnity and insurance obligations incurred by City or District under this Agreement are expressly limited to the amounts identified in the Act

Nothing in this paragraph is intended to create additional rights to third parties, or to waive any of the provisions of the Governmental Immunity Act, or to prevent a Party from tendering a claim to its authorized agents, contractors, or others.

7. Utah Interlocal Cooperation Act Compliance.

7.1 Authority. This Agreement is entered under the Utah Interlocal Cooperation Act, Utah Code Ann. § 11-13-101 et seq. (the "Interlocal Act").

7.2 Approvals and Filings. Each party's governing body has approved this Agreement, and each party's attorney has reviewed it as to form. The parties shall file a fully executed copy with their respective records custodians and comply with any publication or notice requirements under the Interlocal Act.

8. Term and Termination.

8.1 Term. This Agreement commences on the Effective Date and continues through final acceptance of the Sewer Improvements and completion of final reconciliation and payment.

8.2 Termination for Cause. Either party may terminate for material breach after providing written notice and a thirty (30) day opportunity to cure.

8.3 Termination for Convenience. The parties may terminate by mutual written agreement and shall equitably apportion costs incurred through the effective date of termination.

9. Dispute Resolution.

9.1 Good Faith Negotiation. The parties shall first attempt to resolve disputes informally through good faith negotiations between project representatives. The City representative is the City Engineer and the District is District Engineer.

9.2 Mediation. If not resolved within thirty (30) days, the parties agree to non-binding mediation in Salt Lake County, Utah, before proceeding to litigation.

9.3 Venue and Fees. Claims, disputes, and other issues between the parties arising out of or related to this Agreement shall be decided by litigation in the Third Judicial District Court in and for Salt Lake County, Utah. The prevailing party shall be entitled to reasonable attorneys' fees and costs.

10. Notices.

All notices under this Agreement shall be in writing and deemed given when delivered personally, by certified mail (return receipt requested), or by nationally recognized overnight courier, to the addresses below (or to such other address a party designates by notice):

If to the District:

Jordan Basin Improvement District
Attn: District Engineer
1253 W. Jordan Basin Lane
Bluffdale, UT 84065

If to the City:

Herriman City
Attn: City Engineer
5335 W Herriman Main St
Herriman, UT 84096

11. Miscellaneous.

11.1 Assignment. Neither party may assign this Agreement without the prior written consent of the other, except to a successor entity.

11.2 Independent Parties. This Agreement does not create a partnership, joint venture, agency, or employment relationship.

11.3 Compliance with Law. The parties shall comply with all applicable federal, state, and local laws and ordinances.

11.4 Entire Agreement; Amendments. This Agreement, including Exhibits A and B, constitutes the entire agreement of the parties with respect to the subject matter and may be amended only by a written instrument signed by both parties.

11.5 Severability. If any provision is found unlawful or unenforceable, the remainder shall remain in full force.

11.6 Survival. All agreements, covenants, representations, and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this agreement.

11.7 Force Majeure. Neither party shall be liable for delays or failures caused by events beyond its reasonable control, including acts of God, labor disputes, or governmental actions.

11.8 Public Records and Audit. Records pertinent to cost sharing shall be maintained by the City and available to the District for inspection and audit upon reasonable notice for three (3) years after final payment.

11.9 Public Information. City and District understands and agrees that this Agreement and related invoices, etc., will be public documents, as provided Utah Code Ann § 63G-2-101, *et seq.*

11.10 Privacy Requirements. If the City or District obtains, processes, or has access to personal data as part of the Parties duties, the Parties shall comply with personal data privacy requirements found in Utah Code § 63A-19-101, *et seq.* "Personal Data" has the same definition as in Utah Code § 63A-19-101(13).

11.11 Non-Discrimination; Safety. The City shall require the Contractor to comply with applicable non-discrimination, safety, and environmental laws and regulations.

IN WITNESS WHEREOF, the undersigned have signed this Agreement on the day and year last below written.

HERRIMAN CITY

By _____
Lorin Palmer, Mayor

ATTEST:

Jackie Nostrom, City Recorder

STATE OF UTAH)

)ss:

COUNTY OF SALT LAKE)

On this _____ day of _____, in the year 20____, before me, _____ a notary public, personally appeared _____, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

Notary Public

(Seal)

JORDAN BASIN IMPROVEMENT DISTRICT

By _____

Its: _____

Dated: _____

STATE OF UTAH)

)ss:

COUNTY OF SALT LAKE)

On this _____ day of _____, in the year 20____, before me, _____ a notary public, personally appeared _____, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

Notary Public

(Seal)

EXHIBIT A
COST SHARE TABLE

Bid Schedule A: Herriman 6000 W Roadway Widening Phase 1					
Item No.	Item	Quantity	Unit	Unit Price	Total Price
General / Mobilization / Regulatory					
1	Mobilization	1	LS	\$ 40,000.00	\$ 40,000.00
2	Traffic Control	1	LS	\$ 70,000.00	\$ 70,000.00
3	Temporary Controls	1	LS	\$ 5,000.00	\$ 5,000.00
4	Construction Survey	1	LS	\$ 26,000.00	\$ 26,000.00
5	Quality Assurance	1	LS	\$ 68,000.00	\$ 68,000.00
Site Demo and Removals					
6	Remove HMA Roadway Pavement	84,675	SF	\$ 0.44	\$ 37,257.00
7	Roadway Excavation	4,000	CY	\$ 9.50	\$ 38,000.00
8	Remove Curb & Gutter	333	LF	\$ 4.00	\$ 1,332.00
9	Remove Concrete Flatwork (sidewalk, access ramps, waterway)	1,220	SF	\$ 1.25	\$ 1,525.00
10	Remove Concrete/Asphalt Driveway	3,182	SF	\$ 1.25	\$ 3,977.50
11	2" Asphalt Milling	7,020	SF	\$ 0.85	\$ 5,967.00
12	Site Clearing	1	LS	\$ 7,600.00	\$ 7,600.00
13	Remove Sign and Post	2	EA	\$ 137.00	\$ 137.00
14	Relocate/Replace Mailbox	14	EA	\$ 433.00	\$ 6,062.00
15	Remove Masonry Post Fence	1	LS	\$ 1,100.00	\$ 1,100.00
Roadway					
16	4 Inch - 1/2" HMA w/fiber PG 64-34 (30% MAX RAP)	92,250	SF	\$ 3.00	\$ 276,750.00
17	Untreated Base Course (Roadway)	3,370	CY	\$ 43.50	\$ 146,595.00
18	HMA T-Patch	130	LF	\$ 59.00	\$ 7,670.00
19	2 Inch Overlay - 1/2" HMA w/fiber PG 64-34 (30% MAX RAP)	7,020	SF	\$ 2.30	\$ 16,146.00
20	Treat Existing Base Course(grade, compact, proof roll, and test)	1,320	SF	\$ 1.00	\$ 1,320.00
21	Existing Base Course Soft Spot Repair (Contingency)	100	CY	\$ 65.00	\$ 6,500.00
22	Granular Borrow - Roadway (utility trench excluded)	90	CY	\$ 45.00	\$ 4,050.00
23	5' Concrete Sidewalk, 6"Thick (includes UTBC)	9,125	SF	\$ 10.00	\$ 91,250.00
24	5' Concrete Sidwalk w/Thickend Edge (includes UTBC)	425	SF	\$ 11.00	\$ 4,675.00
25	Concrete ADA Pedestrian Ramp (includes UTBC)	220	SF	\$ 19.50	\$ 4,290.00
26	Concrete ADA Pedestrian Ramp Replacement (use existing base)	670	SF	\$ 15.50	\$ 10,385.00
27	Driveway Approach (includes UTBC)	1,555	SF	\$ 11.00	\$ 17,105.00
28	3 Inch HMA Driveway (includes UTBC)	220	SF	\$ 10.50	\$ 2,310.00
29	6 Inch Concrete Driveway (includes UTBC)	1,700	SF	\$ 9.50	\$ 16,150.00
30	6 Inch Gravel/Road Base Driveway	2,555	SF	\$ 2.00	\$ 5,110.00
31	Curb and Gutter, Type A (includes UTBC)	1,892	LF	\$ 28.50	\$ 53,922.00
32	Curb and Gutter, Type A Replacement (use existing base)	333	LF	\$ 41.00	\$ 13,653.00
Signing and Striping					
33	Solid White Line 4"	3,440	LF	\$ 0.50	\$ 1,720.00
34	Solid White Line 8"	448	LF	\$ 0.50	\$ 224.00
35	Solid White Line 12"	270	LF	\$ 2.00	\$ 540.00
36	Dotted White Line 4"	100	LF	\$ 2.00	\$ 200.00
37	Double Yellow Line 4"	450	LF	\$ 2.00	\$ 900.00
38	Solid & Broken Double "Permissive" Yellow Line 4"	2,385	LF	\$ 0.50	\$ 1,192.50
39	Solid Yellow Line 4"	365	LF	\$ 2.00	\$ 730.00
40	Message, Bike Symbol w/ Arrow	9	EA	\$ 65.00	\$ 585.00
41	Message, Bike Symbol w/ "Sharrow"	3	EA	\$ 65.00	\$ 195.00
42	Message, Right Turn Arrow	3	EA	\$ 53.00	\$ 159.00
43	Message, Left Turn Arrow	4	EA	\$ 53.00	\$ 212.00
44	Message, Yield Bar (full width of lane)	3	EA	\$ 118.00	\$ 354.00
45	School "Zebra" Crossing	1	EA	\$ 940.00	\$ 940.00
46	Remove Pavement Striping	25	LF	\$ 11.00	\$ 275.00
47	Relocate Sign and Post	2	EA	\$ 176.00	\$ 528.00
48	RRFB - Rectangular Rapid Flashing Beacon (both sides of road)	1	EA	\$ 9,500.00	\$ 9,500.00
49	R2-1, Speed Limit (24x30) w/post	1	EA	\$ 1,400.00	\$ 1,400.00
50	R3-17, Bike Lane (24x18) w/post	5	EA	\$ 1,300.00	\$ 6,500.00
51	R3-17/R3-9dP, Bike Lane (24x18), End (24x12) w/post	2	EA	\$ 1,400.00	\$ 2,800.00
52	R4-4, Begin Right Turn Lane Yelid to Bikes (36x30) w/post	2	EA	\$ 1,450.00	\$ 2,900.00
53	W11-2/W16-9P, Ped Crossing (30x30), Ahead (24x12) w/post	2	EA	\$ 1,550.00	\$ 3,100.00
Drainage					
54	15" Dia. PP Pipe	192	LF	\$ 78.00	\$ 14,976.00

Portion Paid by JBID	
Percentage	Total Price
30%	\$ 12,000.00
30%	\$ 21,000.00
30%	\$ 1,500.00
30%	\$ 7,800.00
30%	\$ 20,400.00

30%	\$ 11,177.10
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55	18" Dia. PP Pipe	76	LF	\$ 88.00	\$ 6,688.00
56	24" Dia. PP Pipe	885	LF	\$ 118.00	\$ 104,430.00
57	Catch Basin, single grate w/6" sump Per modified APWA Detail 315.1	5	EA	\$ 3,900.00	\$ 19,500.00
58	Combo Box, single grate w/6" sump Per modified APWA Detail 316	4	EA	\$ 8,000.00	\$ 32,000.00
59	Core & Grount New SD Connection (catchbasin/manhole)	3	EA	\$ 2,380.00	\$ 7,140.00
60	Cleanout Box, 4' x 7' on Existing 60" SD Pipe Per APWA Detail 331.2	2	EA	\$ 12,500.00	\$ 25,000.00
61	Remove and Dispose of Existing SD Box	2	EA	\$ 860.00	\$ 1,720.00
62	Plug & Grout Existing SD Outlets	2	EA	\$ 630.00	\$ 1,260.00
63	Raise Sump of Existing Catch Basin	1	EA	\$ 913.00	\$ 913.00
64	Flowable Fill	4	EA	\$ 395.00	\$ 1,580.00
General Utilities					
65	Adjust to Grade, Valve Box Cover & Collar	6	EA	\$ 530.00	\$ 3,180.00
66	Adjust to Grade, Manhole Cover & Collar	6	EA	\$ 885.00	\$ 5,310.00
67	Adjust to Grade, Survey Monument Cover & Collar	2	EA	\$ 2,350.00	\$ 4,700.00
68	Loop 8" Water Line (Contingency) Per APWA Plan 543 type A or B	2	EA	\$ 9,700.00	\$ 19,400.00
69	Loop 8" Water Line (Contingency) Per APWA Plan 543 type C	2	EA	\$ 9,200.00	\$ 18,400.00
70	Loop 16" Water Line (Contingency) Per APWA Plan 543 type A or B	2	EA	\$ 27,000.00	\$ 54,000.00
71	Loop 16" Water Line (Contingency) Per APWA Plan 543 type C	2	EA	\$ 25,000.00	\$ 50,000.00
72	Secondary Water Drain (Per Plan & Contingency) Per HC Standard Detail SW-15	3	EA	\$ 3,600.00	\$ 10,800.00
73	4" PVC Sleeves (2 pipes side by side)	214	LF	\$ 19.00	\$ 4,066.00
Secondary Water					
74	Install 16" DIP with Purple Polywrap and Trench Per HC Standard Detail CW-02	2,115	LF	\$ 160.00	\$ 338,400.00
75	8" C900 DR-18 PVC (Purple) and Trench Per HC Standard Detail CW-02	90	LF	\$ 83.00	\$ 7,470.00
76	Connect to Existing 8" Secondary Waterline	3	EA	\$ 2,490.00	\$ 7,470.00
77	16"x8" D.I. Tee and Thrust Block	3	EA	\$ 9,560.00	\$ 28,680.00
78	16"x20" D.I. Reducer	1	EA	\$ 9,550.00	\$ 9,550.00
79	16" D.I. 45° Bend and Thrust Block	2	EA	\$ 3,950.00	\$ 7,900.00
80	8" PVC 90° Elbow and Thrust Block	2	EA	\$ 1,350.00	\$ 2,700.00
81	8" Gate Valve and Thrust Block Per HC Standard Detail SW-08	2	EA	\$ 4,000.00	\$ 12,000.00
82	16" Butterfly Valve and Thrust Block Per HC Standard Detail SW-08	4	EA	\$ 8,200.00	\$ 49,200.00
83	Temporary Blow Off Per HC Standard Detail SW-14A	1	EA	\$ 12,000.00	\$ 12,000.00
84	New 1" Secondary Water Lateral, Setter And Meter Box Per HC Standard Detail SW-01 & SW-PL1	15	EA	\$ 2,950.00	\$ 44,250.00
85	New 2" Secondary Water Lateral, Setter And Meter Box Per HC Standard Detail SW-01 & SW-PL1	1	EA	\$ 6,100.00	\$ 6,100.00
Culinary Water					
86	Relocate Culinary Water Meter Per HC Standard Detail CW-01A & CW-01B	7	EA	\$ 1,800.00	\$ 12,600.00
87	Relocate Culinary Water Meter, Add Traffic Rated Barrel and Lid Per HC Standard Detail CW-01A & CW-01B	2	EA	\$ 2,700.00	\$ 5,400.00
88	New 1" Culinary Water Lateral, Setter And Meter Box w/traffic Rated Barrel and Lid Per HC Standard Detail CW-01 & 01A	1	EA	\$ 4,400.00	\$ 4,400.00
89	New 1.5" Culinary Water Lateral, Setter And Meter Box Per HC Standard Detail CW-01 & CW-01A	1	EA	\$ 8,550.00	\$ 8,550.00
90	Adjust Existing Water Meter Barrel and Cover to Finish Grade Per HC Standard Detail CW-01A	3	EA	\$ 250.00	\$ 750.00
91	Connect to Existing Waterline using 16"x8" D.I. Tee And Thrust Block	1	EA	\$ 12,120.00	\$ 12,120.00
92	Connect to Existing Waterline using 16"x6" D.I. Tee And Thrust Block	1	EA	\$ 7,000.00	\$ 7,000.00
93	16" Butterfly Valve and Thrust Block Per HC Standard Detail CW-08	2	EA	\$ 8,000.00	\$ 16,000.00
94	8" Gate Valve and Thrust Block Per HC Standard Detail CW-08	1	EA	\$ 3,800.00	\$ 3,800.00
95	Cap & Block with Temporary Blow Off Per HC Standard Detail CW-14A	1	EA	\$ 5,150.00	\$ 5,150.00
96	8" C900 DR-18 PVC (Blue) and Trench Per HC Standard Detail	57	LF	\$ 89.00	\$ 5,073.00
97	Relocate Fire Hydrant Per HC Standard Detail CW-15	1	EA	\$ 9,200.00	\$ 9,200.00
Lighting					
98	Residential Street Light Per HC Standard Detail SL-01 & 08	4	EA	\$ 11,500.00	\$ 46,000.00
99	Street Light Junction Box Per HC Standard Detail SL-08 & 08A	5	EA	\$ 340.00	\$ 2,380.00

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STAFF REPORT

DATE: February 11, 2026

TO: The Honorable Mayor and Members of the City Council

FROM: Michael Maloy, City Planner

SUBJECT: Review and consider a recommendation to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural Zone to A-1-10 Single Family Agricultural Zone with a Zoning Condition limiting the overall density to two (2) units per acre for property located generally at 7411 W Hi Country Road. (City File Z2025-070).

RECOMMENDATION:

Staff recommends the City Council approve the draft ordinance to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural Zone to A-1-10 Single Family Agricultural Zone with a Zoning Condition limiting the overall density to two (2) units per acre for property located generally at 7411 W Hi Country Road.

ISSUE BEFORE COUNCIL:

Should the City amend the Herriman City Official Zoning Map to rezone the subject property from A-1-43 Agricultural Zone to A-1-10 Agricultural Zone as proposed by the applicant?

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.

BACKGROUND & SUMMARY:

The applicant has requested a zoning map amendment for ± 1.06 acres of property located generally at 7411 W Hi Country Road, from the A-1-43 Single-Family Agricultural Zone to the A-1-10 Single-Family Agricultural Zone.

The purpose of the request is to facilitate a two-lot subdivision, which is dependent on approval of the rezone. Other properties adjacent to the applicants' with frontage on Hi Country Road have done similar subdivisions with one "flag" lot and one regular lot. Because of the location of the applicant's home on the lot, the regular lot will be smaller than what is allowed in the A-1-43 Zone, necessitating the rezone to the A-1-10 Zone to accommodate a lot size smaller than 43,560 square feet. The current subdivision layout proposes one lot at 14,224 square feet (0.36 ac.) and a "flag lot" at 32,191 square feet (or 0.74 acre).

As per the Herriman City Code, a Zoning Map Amendment is a legislative decision. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will then hold a public meeting and decide on the application.

As required by the Utah State Code, public hearing notices were posted in three (3) public places and on the Utah State Public Notice website. Fifty-five (55) public hearing notices were also mailed to all affected entities and property owners within three hundred feet of the subject properties on January 9, 2026. The Planning Commission conducted a public hearing on January 21, 2026, during which no public comments were received. Following the hearing, the Commission ***voted 6-0 to recommend approval*** of the proposal.

DISCUSSION:

Zoning Ordinance Compliance:

Per City Code 10-5-8 Zoning Map and Text Amendment, 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 goals, objectives, and policies of the General Plan;

Finding: *The Future Land Use Map in the General Plan classifies the applicant's property as "Neighborhood One," which supports the requested rezone.*

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

Finding: *Properties west of the subject property are zoned A-1-21, which requires a minimum lot area of 21,780 sq ft (or 1/2 acre). The applicant is requesting a rezone to A-1-10, which requires a minimum lot area of 10,000 sq ft (or approximately 1/4 acre). The primary reason for the proposed rezone is that the location of the applicant's home impedes the development of two 1/2-acre lots without demolishing the existing home.*

While adjacent properties were able to subdivide within the A-1-21 Zone, requiring the applicant to maintain the current zoning district would restrict the applicant from subdividing and creating a “flag lot” as other property owners have done.

The property on the east side of the subject property is zoned A-1-43 and contains a single-family residence on a 1-acre lot that could be subdivided in the future, similar to the applicant’s proposal.

Based on the existing and potential development patterns of most properties surrounding the proposal, staff finds the proposal is harmonious with the overall character of existing development within the vicinity of the subject property, with a recommended zoning condition that the density of the rezone not allow more than two (2) units per acre. This zoning condition would allow only two (2) lots, similar to those of the surrounding properties. Without the recommended zoning condition, the applicant could potentially add a “third lot” in the future, which would be out of character for the neighborhood.

3. The extent to which the proposed amendment may adversely affect adjacent property;

Finding: *Whereas the adjacent properties have been developed with single-family homes, consistent with the applicants’ proposal, staff finds the proposed amendment would not adversely affect adjacent properties. Furthermore, if the City Council approves the proposal, staff finds that the amendment would likely improve potential property values (because the rezone would facilitate development of a new single-family home).*

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: *City staff reviewed the proposal and did not identify any facility or service deficiencies that could not be addressed by the applicant through the subdivision review, permitting, and construction process.*

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.

ATTACHMENTS:

- A. Vicinity Map/Existing Zone/FLU Designation
- B. Proposed Zone and Legal Descriptions
- C. Conceptual Subdivision
- D. Public Notice/Community Meeting
- E. Draft Ordinance



Rezone Application

PROPERTY INFORMATION			
Property Address: 7411 W. Hi Country Road Herriman UT 84096			
Parcel Numbers: 26-33-478-032			
Current Zone: A-1-43		Requested Zone: A-1-10	
Total Acres: 1.06			
Name of Proposed Development:			
APPLICANT INFORMATION			
Name of Applicant: Rodger Duke			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other			
Engineer: (if not listed above) Tracy Singson			
Email of Engineer: [REDACTED]		Phone of Engineer: [REDACTED]	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above)			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

APPLICANT'S AFFIDAVIT

State of Utah)
City of Herriman)

I (we), _____, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of owner, of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this _____ of _____, in the year 20____, before me _____, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document in my presence.

Notary Signature

*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of the property.

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property at _____ Herriman, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City Boards considering this application.

Signed _____

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

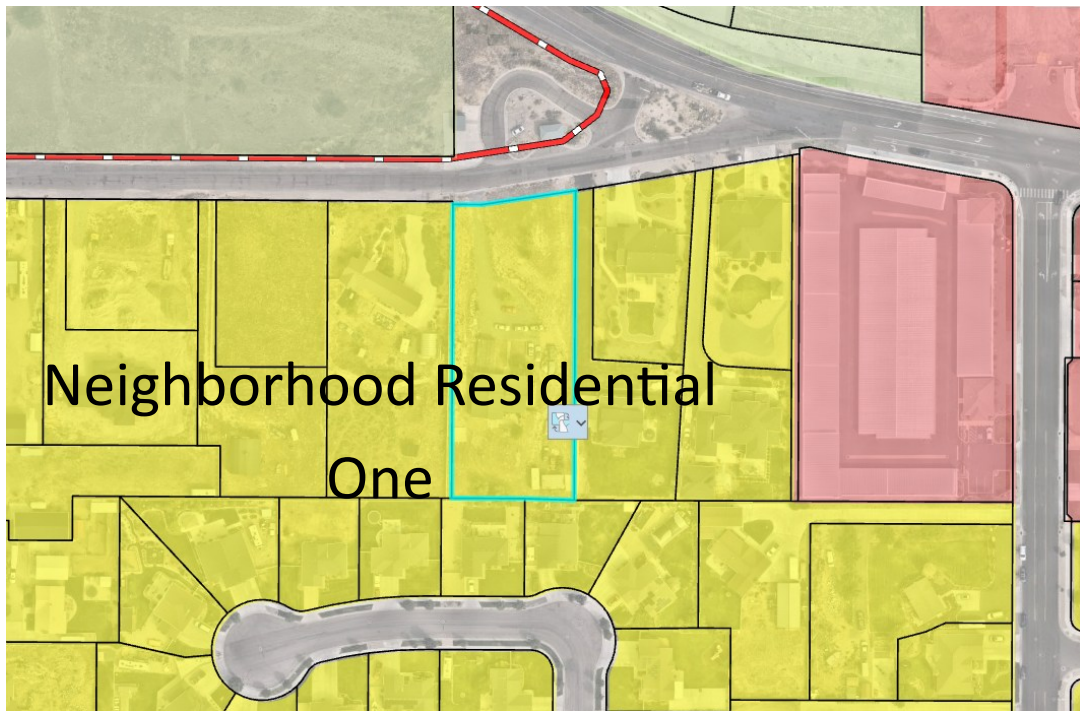
On this _____ of _____, in the year 20____, before me _____, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document in my presence.

Notary Signature

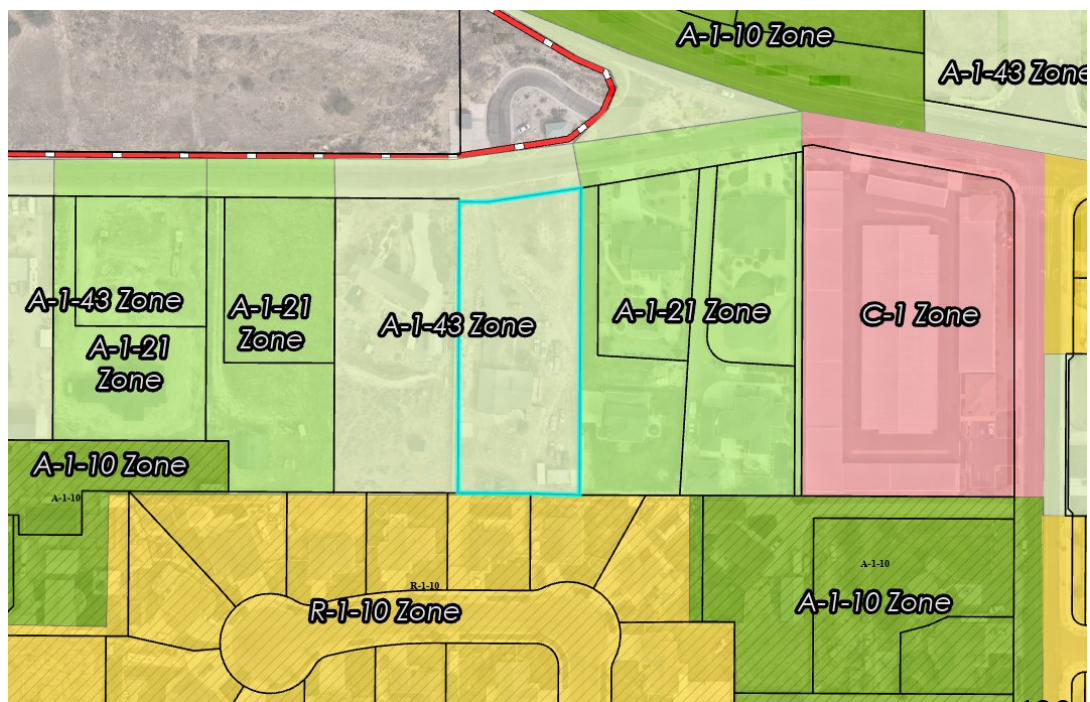
Rodger Duke Rezone

Current General Plan Map

7411 W Hi Country Road



Current Zoning Map

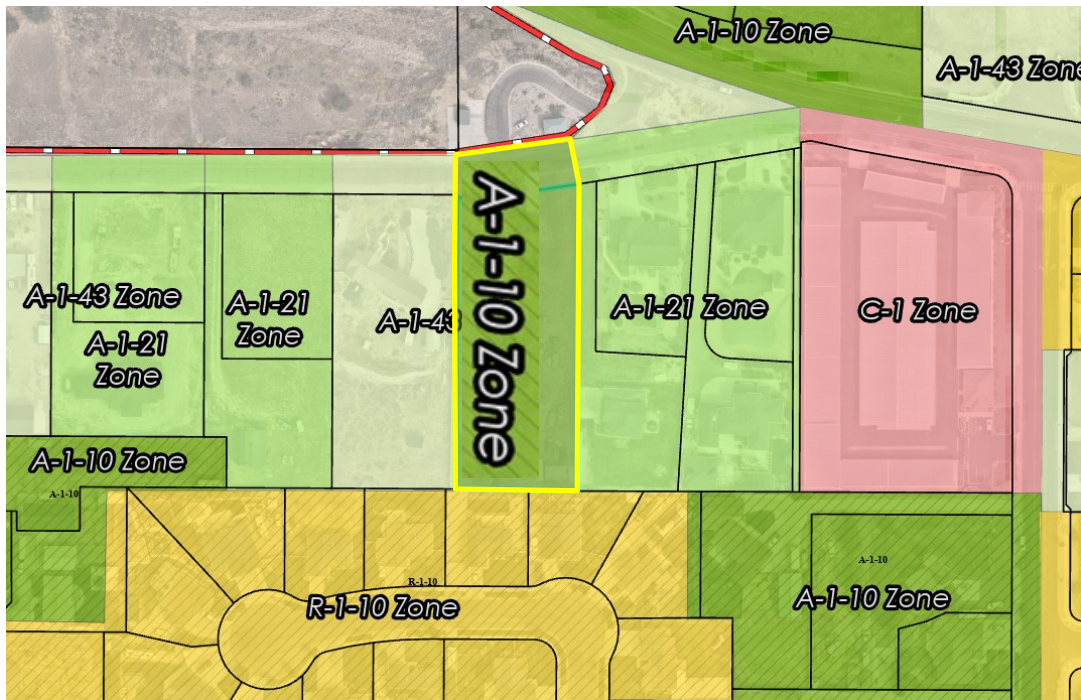


Attachment C

Rodger Duke Rezone

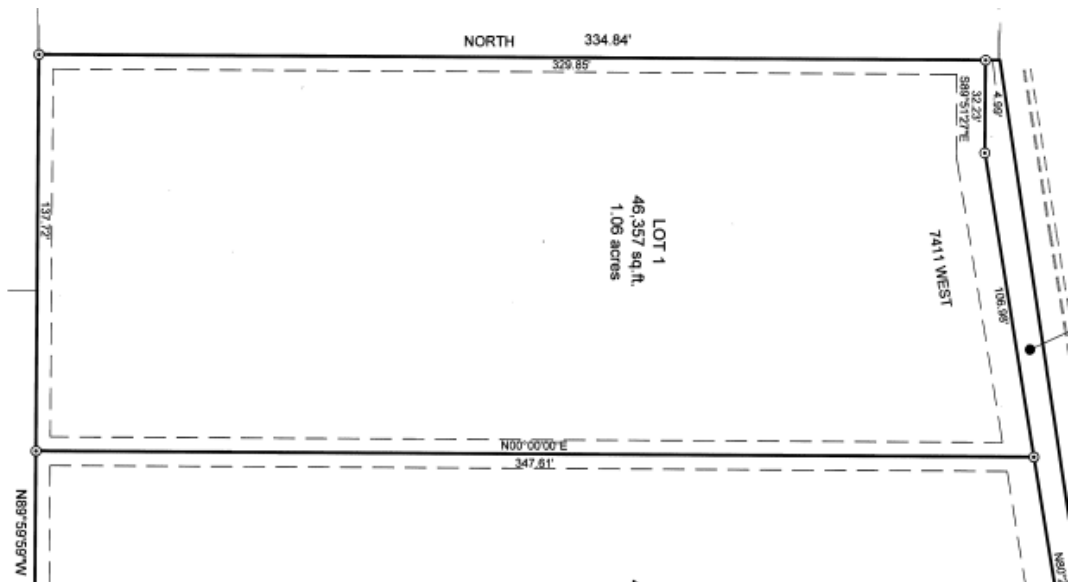
Proposed Zoning Map Amendment

7411 W Hi Country Road



Property Description

LOT 1, IVIES PLACE SUB. 10392-7264





SURVEYOR'S CERTIFICATE:

I, SHAD D HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6269078 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

METS PLACE PLAT C AMENDING LOT 1

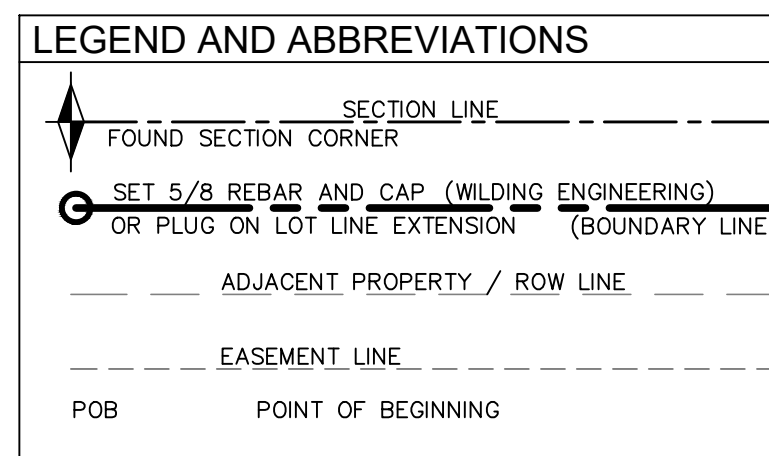
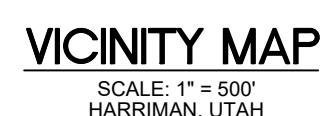
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

6269078

SHAD D HALL
10-28-25

PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

PRELIMINARY



ENBRIDGE GAS UTAH – NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20____.

BY: _____

TITLE – _____

OWNER
RODGER DUKE
561-225-6857
RODGERHDUKE@HOTMAIL.COM

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, a Notary Public in and for the State of Utah, _____, who being duly sworn and affirmed, did say that (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE	PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER	EXPIRATION DATE

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____ A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEED/NOTE AND THAT SAID DEED/NOTE WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE	PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER	EXPIRATION DATE

WIE'S PLACE PLAT C AMENDING LOT 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
HERRIMAN, SALT LAKE COUNTY, STATE OF UTAH

 SALT LAKE COUNTY RECORDER

 OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 BEST OF _____
 ENTRY _____ BOOK _____ PAGE _____

 DEPUTY SALT LAKE COUNTY RECORDER

HERRIMAN CITY ENGINEER

HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS
 OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION
 ON FILE AND IS HEREBY APPROVED.

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____

A.D., 20 _____

HARRIMAN CITY COUNCIL

APPROVED THIS _____ DAY OF _____

A.D., 20____

MAYOR

ATTEST, CITY RECORDER

JORDAN VALLEY IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____
A.D., 20__ BY SOUTH VALLEY SEWER

JORDAN VALLEY IMPROVEMENT DISTRICT

ZONING ADMINISTRATOR

PROVED THIS _____ DAY OF _____

20____ BY THE DRAPER CITY ZONING ADMINISTRATOR

HERRIMAN CITY ZONING ADMINISTRATOR

SALT LAKE COUNTY
HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D., 20____.

REPRESENTATIVE

COMCAST

APPROVED THIS _____ DAY OF _____
A.D., 20____.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____
A.D., 20____.

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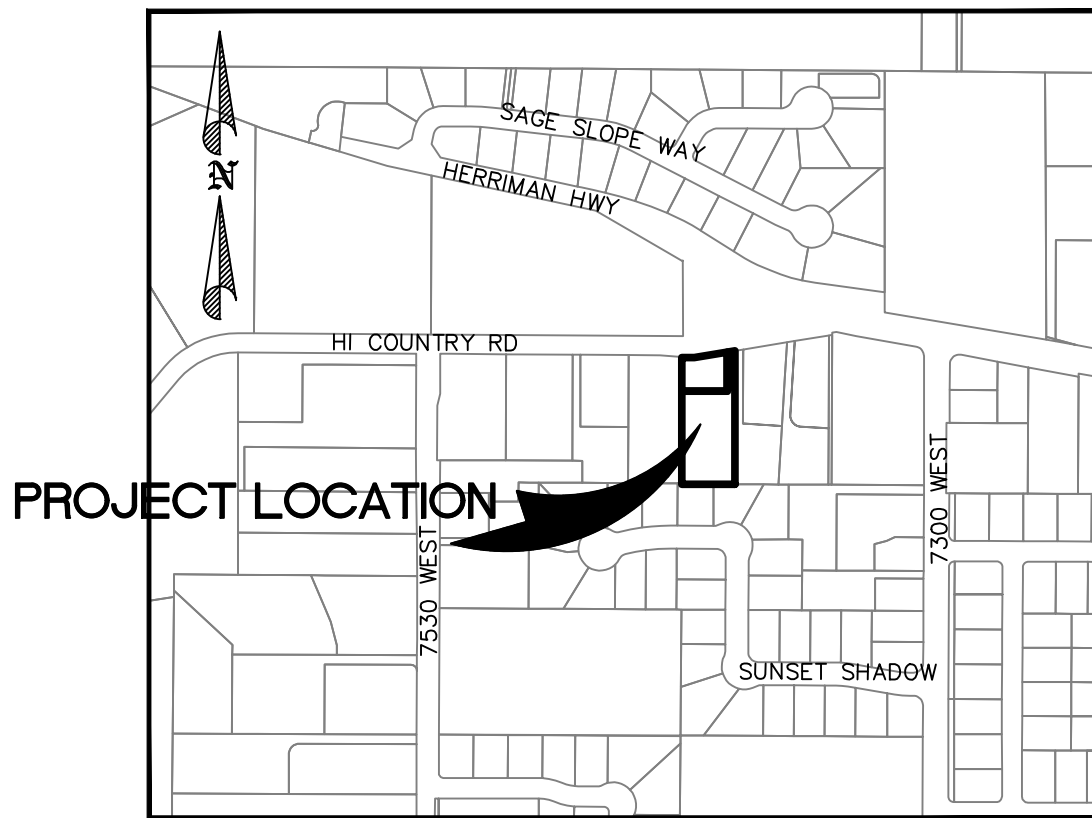
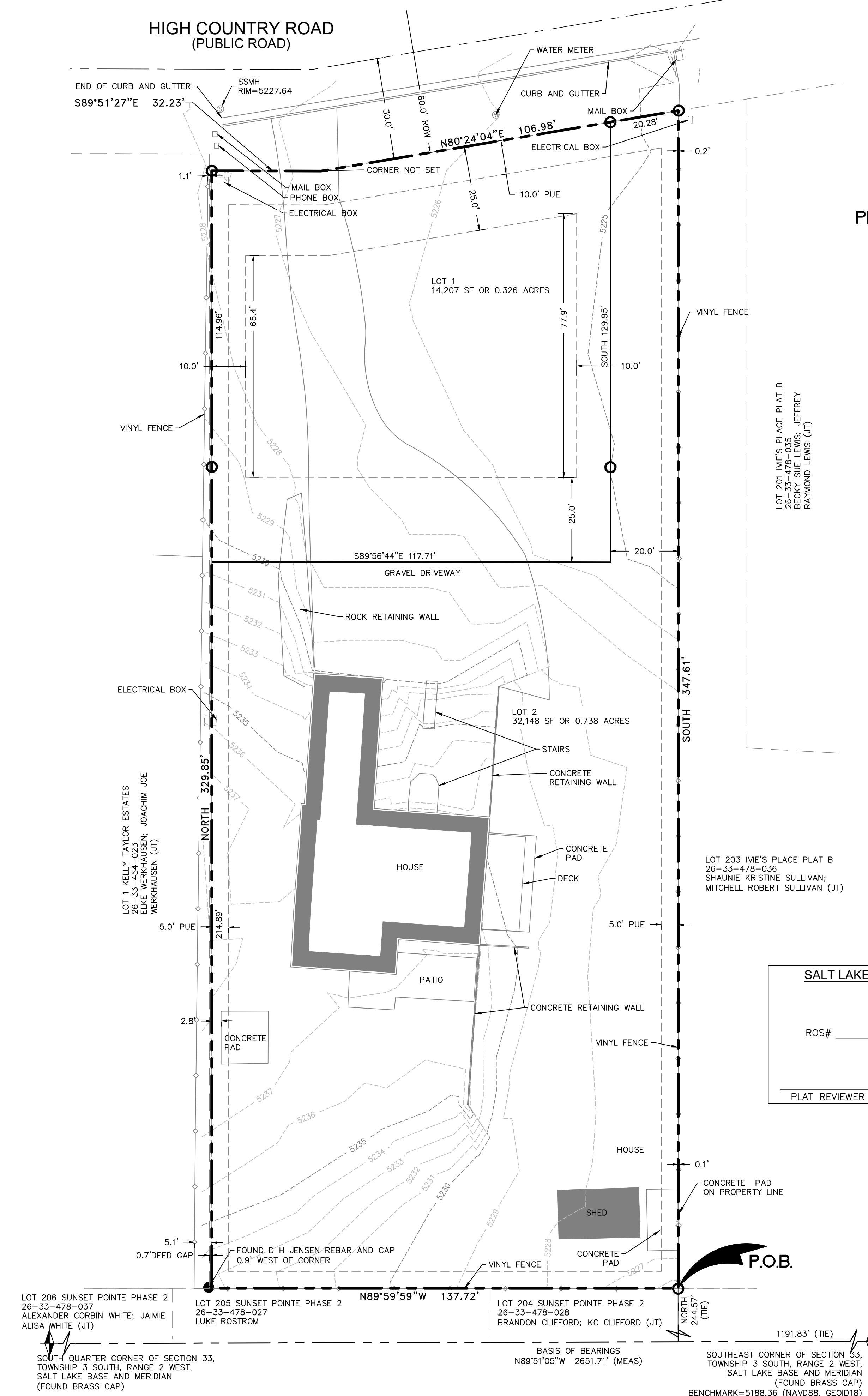
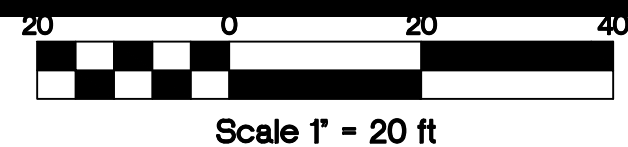
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NOT FOR RECORDATION

Attachment D

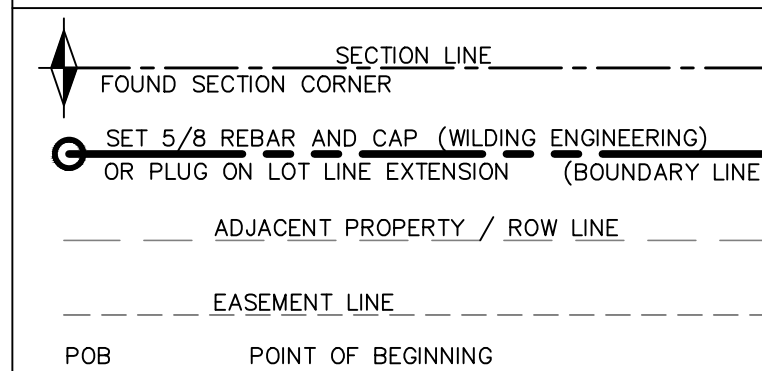
IVIE'S PLACE PLAT C AMENDING LOT 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
JUNE 2025
PRELIMINARY PLAT



VICINITY MAP
SCALE: 1" = 500'
HARRIMAN, UTAH

LEGEND AND ABBREVIATIONS



ENBRIDGE GAS UTAH - NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ('ENBRIDGE'), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
APPROVED THIS _____ DAY OF _____, 20 ____
BY- _____
TITLE - _____

SALT LAKE COUNTY SURVEYOR

ROS# _____
PLAT REVIEWER _____ DATE _____

COMCAST

APPROVED THIS _____ DAY OF _____
A.D., 20 ____.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____
A.D., 20 ____.

LUMEN

APPROVED THIS _____ DAY OF _____
A.D., 20 ____.

JORDAN VALLEY IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____
A.D., 20 ____ BY SOUTH VALLEY SEWER

ZONING ADMINISTRATOR

APPROVED THIS _____ DAY OF _____
A.D., 20 ____ BY THE DRAPER CITY ZONING ADMINISTRATOR.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D., 20 ____.

HERRIMAN CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.

HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____
A.D., 20 ____

HERRIMAN CITY ATTORNEY

HARRIMAN CITY COUNCIL

APPROVED THIS _____ DAY OF _____
A.D., 20 ____

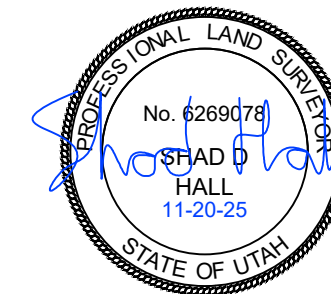
MAYOR _____ ATTEST, CITY RECORDER _____

SURVEYOR'S CERTIFICATE:

I, SHAD D HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6269078 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREFTER TO BE KNOWN AS:

IVIE'S PLACE PLAT C AMENDING LOT 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION

LOT 1, IVIE'S PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 89°51'05" WEST BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 33, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 1, IVIE'S PLACE SUBDIVISION, SAID POINT BEING NORTH 89°51'05" WEST ALONG THE SECTION LINE 1,191.83 FEET; THENCE NORTH 244.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 33 AND RUNNING ALONG SAID LOT ONE OF IVIE'S PLACE SUBDIVISION THE FOLLOWING (5) FIVE COURSES: 1) NORTH 89°58'59" WEST 137.71 FEET; 2) NORTH 329.85 FEET; 3) SOUTH 89°51'27" EAST 32.23 FEET; 4) NORTH 80°24'04" EAST 106.98 FEET; 5) SOUTH 347.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 46,355 SQUARE FEET OR 1.064 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°51'05" WEST BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT:

IVIE'S PLACE PLAT C AMENDING LOT 1

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO HERRIMAN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS _____ DAY OF _____, A.D. 20 ____

RODGER DUKE

LINA DUKE

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

IVIE'S PLACE PLAT C AMENDING LOT 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
HERRIMAN, SALT LAKE COUNTY, STATE OF UTAH

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

FEE _____ DEPUTY SALT LAKE COUNTY RECORDER _____

NOT FOR RECORDATION

HERRIMAN, UTAH
ORDINANCE NO. 2026-

**AMENDING HERRIMAN CITY’S OFFICIAL ZONING MAP
FOR ±1.06 ACRES OF PROPERTY LOCATED GENERALLY AT 7411 W HI
COUNTRY ROAD FROM A-1-43 AGRICULTURAL SINGLE FAMILY TO A-1-10
AGRICULTURAL SINGLE FAMILY WITH A ZONING CONDITION**

WHEREAS, the Herriman City Council (“Council”) met in regular session on February 11, 2026, to consider, among other things, an ordinance to amend the Herriman City Official Zoning Map (“Zoning Map”); and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make amendments to the adopted Zoning Map; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its Zoning Map unless it is first submitted to the Planning Commission (“Commission”) for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides that the Commission shall provide notice as required by Subsection 10-9a-205(1)(a) and hold a public hearing on a proposed Zoning Map amendment; and

WHEREAS, on January 9, 2026, the required public hearing notice was mailed to all affected property owners and entities; and

WHEREAS, on January 9, 2026, the required public hearing notice was posted in three public places within the City; and

WHEREAS, on January 21, 2026, at 7:00 PM in the Council Chambers, the Commission held a required public hearing with respect to the proposed Zoning Map amendment; and

WHEREAS, on January 21, 2026, the Commission voted 6-0 to recommend approval of the proposed Zoning Map amendment; and

WHEREAS, on February 11, 2026, the Council considered the proposed Zoning Map amendment during a public meeting; and

WHEREAS, the Council finds that it is in the best interest of the residents of Herriman to adopt the proposed Zoning Map amendment with the addition of a zoning condition (ZC) that limits development to two (2) dwelling units per acre maximum.

NOW, THEREFORE, be it ordained by the Herriman City Council for approval to amend the Herriman City Official Zoning Map for ±1.06 acres of property located at 7411 W Hi Country Road from A-1-43 Agricultural to A-1-10 Agricultural as described in **Exhibit A**.

This 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's recorder.

PASSED AND APPROVED this 11th day of February 2026.

HERRIMAN

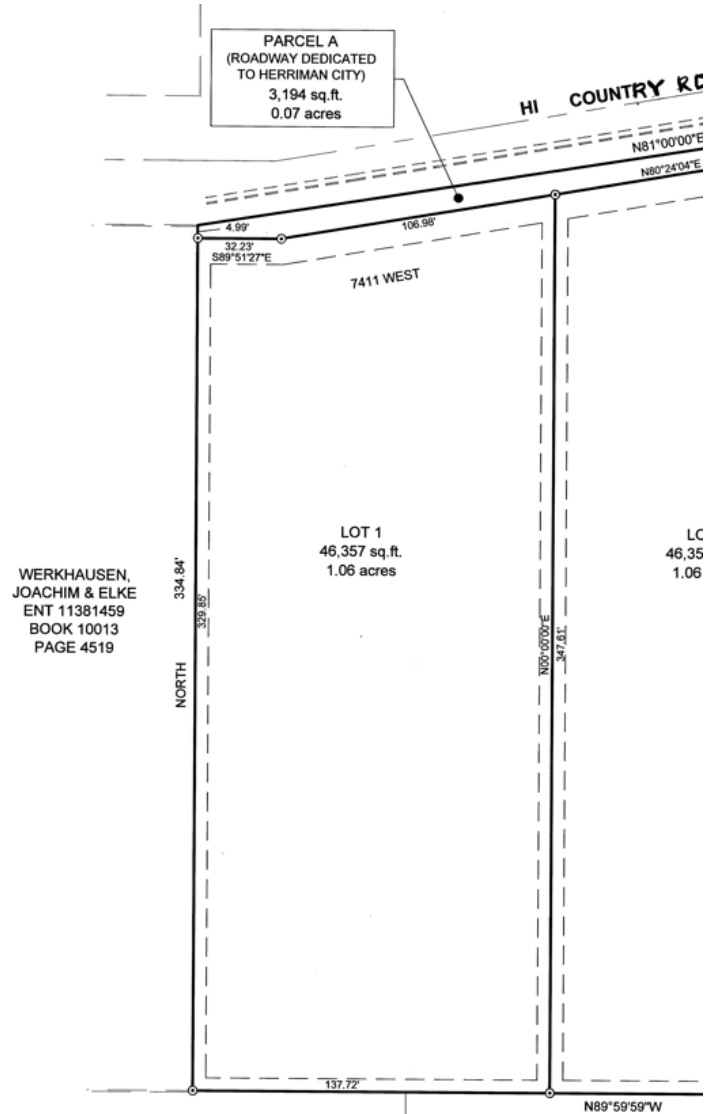
ATTEST:

Mayor Lorin Palmer

Jackie Nostrom, City Recorder

Exhibit A

Property Map:



Property Description:

Lot 1, Ivie's Place Subdivision 10392-7264



STAFF REPORT

DATE: February 11, 2026

TO: The Planning Commission

FROM: Michael Maloy, City Planner

SUBJECT: Review and consider a recommendation to amend Chapter 10-21 Fencing, and other Chapters in Title 10 Land Development Code, to update standards for fencing in Herriman. (City File No. Z2026-001)

RECOMMENDATION:

Staff recommends the City Council adopt the proposed amendments to Chapter 10-21 Fencing, and other Chapters in Title 10 Land Development Code, to update fencing standards in Herriman.

ISSUE BEFORE COUNCIL:

Should the City update the fencing standards in Herriman City Code as proposed?

BACKGROUND & SUMMARY:

City staff have identified several minor, technical amendments regarding fencing standards in Herriman. The primary objectives of the proposal are:

- Consolidate general regulations (where applicable) to reduce redundancy,
- Eliminate regulatory conflicts (where identified),
- Update fence standards to clarify standards and requirements,
- Permit wood fence materials in all zoning districts; and
- Enhance fence regulations within FR Forest Recreation zoning districts and natural open spaces.

DISCUSSION:

Amendments to Title 10 Land Development Code require the Planning Commission to conduct a public hearing and forward a recommendation to the City Council as specified in the following City Code:

City Code 10-5-8. E. 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: Staff finds the proposed amendment consistent with the applicable factors listed above. Following the January 21, 2026, public hearing, during which no public comments were received, the Planning Commission voted 5-1 to recommend approval of the proposal.

ALTERNATIVES:

The City Council may consider the following alternatives:

- ✓ **Recommend approval of the amendment as proposed.**
- Recommend approval of the amendment with modifications by the Commission.
- Recommend denial of the amendment based on findings stated by the Commission.
- Close the public hearing and “table” the proposal for further review and consideration; the Commission may request additional information or modifications, if needed.
- Continue the public hearing and “table” the proposal for further consideration; the Commission may request additional information or modifications, if needed.

ATTACHMENTS:

A. Draft Ordinance

HERRIMAN, UTAH
ORDINANCE NO. 2026 -

**AMENDING HERRIMAN CITY LAND DEVELOPMENT CODE
REGARDING FENCE MATERIALS AND DEVELOPMENT REQUIREMENTS
AFFECTING ALL HERRIMAN CITY ZONING DISTRICTS**

WHEREAS, the Herriman City Council (“Council”) met in regular session on February 11, 2026, to consider, among other things, an ordinance to amend Title 10 Land Development Code (“Zoning Code”); and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make amendments to the adopted Zoning Code; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its Zoning Code unless it is first submitted to the Planning Commission (“Commission”) for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides that the Commission shall provide notice as required by Subsection 10-9a-205(1)(a) and hold a public hearing on a proposed Zoning Code amendment; and

WHEREAS, on January 9, 2026, the required public hearing notice was mailed to all affected property owners and entities; and

WHEREAS, on January 9, 2026, the required public hearing notice was posted in three public places within the City; and

WHEREAS, on January 21, 2026, at 7:00 PM in the Council Chambers, the Commission held a required public hearing with respect to the proposed Zoning Code amendment; and

WHEREAS, on January 21, 2026, the Commission voted 5-1 to recommend approval of the proposed Zoning Code amendment; and

WHEREAS, on February 11, 2026, the Council considered the proposed Zoning Code amendment during a public meeting; and

WHEREAS, the Council finds that it is in the best interest of the residents of Herriman to adopt the proposed Zoning Code amendment;

NOW, THEREFORE, be it ordained by the Herriman City Council for approval to amend the Herriman City Land Development Code regarding fence material and development standards affecting all Herriman City zoning districts as described in **Exhibit “A”**.

This 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's recorder.

PASSED AND APPROVED this 11th day of February 2026.

HERRIMAN

ATTEST:

Mayor Lorin Palmer

Jackie Nostrom, City Recorder

Exhibit “A”

CHAPTER 10-3 DEFINITIONS

10-3-5 Definitions Generally

Double fencing means fences running parallel ~~with each other, which are located with a separation distance to each other, separated by~~ less than six feet. Fences running parallel with each other, greater than six feet in separation distance, properly gated or accessible for maintenance purposes, shall not be considered a double fence.

Fence means any tangible barrier, an obstruction of any material, a line of obstacles, latticework, screening material, wall, hedge, or continuous growth of shrubs or trees with the purpose of or having the effect of preventing passage or view across the fence line.

Height, fence, means the vertical distance from the ground to the top of a fence panel (portion of fence between the fence poles or supports). Fence height excludes minimal fence poles or supports that extend no higher than six inches above the fence panel.

Yard means a space on a lot, other than a court, unoccupied and unobstructed from the ground upward by buildings or structures, except as follows:

- A. Fences;
- B. Canopies allowed under this title;
- C. Accessory buildings in a rear yard;
- D. The ordinary projections of windows where the projection is at least 18 inches above floor level, roofs, cornices, chimneys, flues, and other ornamental features which project into a yard not more than three feet;
- E. Open or lattice enclosed exterior stairways, located in a commercial or manufacturing zone, projecting into a yard not more than five feet; and
- F. Structures less than 30 inches in height from the finished ground surface.

CHAPTER 10-5 ADMINISTRATION AND DEVELOPMENT REVIEW PROCEDURES

10-5-10 Conditional Uses

- E. *Approval standards.*
 - 3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
 - a. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.

CHAPTER 10-11 RECREATIONAL ZONES

10-11-6 Development Standards

- C. Design criteria. The following standards shall apply to development in the recreation community zone:
 - 11. *Wildlife habitat.* Protecting wildlife and their natural habitat is important for maintaining the natural ecosystem and for the enjoyment of residents and visitors.
 - a. Proposals in the resort community zone shall note important natural features and vegetation that serve as habitat, and identify wildlife that may be present in different seasons.

- b. Site plans should minimize the impact of development by:
 - (1) Siting buildings, structures, roads, trails, and other construction to avoid significant natural features and to maintain a sufficient buffer between these important natural areas and human activity;
 - (2) Facilitate wildlife movement by designing natural corridors between natural areas and by minimizing fences and road crossings;
 - (3) Maintaining the natural structure of the site, different layers of vegetation; and
 - (4) Revegetating degraded areas with native plants and selecting plants that benefit wildlife for new landscaped areas.
- 18. *Fences.* Fences should be used to the minimum extent possible to limit their visual impact and allow access to public areas, as needed. Fences shall conform to the standards set forth in the city engineering standards, and the following additional requirements:-
 - a. No fence shall be constructed unless shown on ~~an approved~~ a site plan approved by the city.
 - b. No fence in excess of 42 inches in height shall be constructed or installed outside the designated limits of disturbance, except as required by the city for uses, such as corrals for permitted animals.
 - c. Fences in front yards and along roadways shall not exceed 42 inches in height.
 - d. Fences shall not inhibit the movement of wildlife along known travel corridors.
 - e. Use of opaque fence materials outside the designated limits of disturbance shall be prohibited. Split wood rail fencing, or a combination of wood and wire fencing designed in compliance with the specifications for wildlife-friendly fencing provided by the Utah State Division of Natural Wildlife Resources, is encouraged.

CHAPTER 10-13 MANUFACTURING ZONES

10-13-4 Uses Allowed

D. Businesses and uses; conditions.

- 1. Metal buildings shall be prohibited.
- 2. Outdoor storage of materials, products, and equipment in the T-M zone shall be allowed only when incidental to an allowed use. Outside storage shall be screened by a minimum six-foot-high decorative precast masonry wall ~~consistent with fencing requirement, consistent with the fencing requirements~~ set forth in HCC chapter 10-21.
- 3. All outside storage shall be screened by a minimum six-foot-high decorative precast masonry wall ~~consistent with fencing requirement, consistent with the fencing requirements~~ set forth in HCC chapter 10-21. No storage of material may exceed the height of the provided screening fence.

CHAPTER 10-15 OVERLAY ZONES

10-15-3 Planned Development Overlay Zone

E. Development approval

- 8. Development agreement. In conjunction with approval of a preliminary site plan or a zone change application, the city may elect to enter into a development agreement with the owner of a proposed planned unit development, which includes the following provisions.
 - b. The development agreement may, among other things, provide that:
 - (1) Any grading and drainage plans, landscaping, fencing, and screening plans, signs and floodlighting, and site plans will be required as part of the site plan approval.

F. Development standards

- 12. Required improvements.

- e. Infrastructure improvements, including, but not limited to, utilities, irrigation, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 14. Landscaping, fencing, and screening ~~shall requirements.~~ **related to the site's land uses, within the site and serve as a means of integrating serve to integrate the proposed development into its surroundings, and shall be submitted as part of a site plan application.**
 - a. Where a specific nonvisual barrier fence is required within a planned development, double fencing shall not be installed within six feet of an existing fence.
 - b. Where a specific nonvisual barrier fence is required within a planned development, double fencing shall not be installed within six feet of an existing fence.

10-15-4 Wind Energy Facilities Overlay Zone

E. Development approval

- 6. Additional information required. An application for a wind energy facility shall include the following as part of an application for approval of a conditional use permit and a site plan:
 - e. A plot plan prepared by a licensed surveyor or engineer, drawn at an appropriate scale and in sufficient detail to clearly describe the following:
 - (6) Proposed landscaping, screening, and fencing.

F. Development approval

- 2. Wind energy facilities. The development standards set forth in this subsection (F) shall apply to wind energy facilities in addition to the development standards set forth ~~outlined in the~~ underlying zone, except as modified by this section.
 - b. Visual appearance; lighting; power lines.
 - (5) Advertising signs shall be prohibited on any part of the wind energy facility, including fencing, support structures, and wind turbines, except for reasonable identification of the manufacturer or operator of the wind energy facility. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.

10-15-5 Sports and Entertainment Mixed Use Overlay Zone

G. Development approval

- 2. In addition to the information required for a building permit as described in subsection (G)(1) of this section, and the requirements as ~~set forth~~ outlined in HCC chapter 10-27, an application for a regional sports facility sign and a regional sports facility sign shall satisfy the following requirements:
 - a. site plan depicting the location of the proposed sign on the subject property, a rendering of the sign, and any fencing or other screening to segregate the sign area from adjoining uses;

10-15-7 Major Corridor Sign Overlay Zone

F. Sign development standards

- 2. In addition to the information required for a building permit as described in subsection (F)(1) of this section, and the requirements as ~~set forth~~ outlined in HCC chapter 10-27, an application for a multi-tenant center sign shall satisfy the requirements described below:
 - a. A site plan depicting the location of the proposed sign on the subject property, a rendering of the sign calling out materials and sign dimensions, and any fencing or other screening to segregate the sign area from adjoining uses;

CHAPTER 10-16 TABLE OF USES

10-16-1 Uses

Uses ¹	Zones																		
	A-1- 10	A-1- 21	A-1- 43	R-1- 10	R-1- 15	R-1- 21	R-1- 43	R-2- 10	R-2- 15	R-M	FR2	R C	O P	C-1	C-2	M-1	T-M	M-2	M U
School, charter ¹⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
School, elementary, middle, or high ¹⁶	P	P	P	P	P	P	P	P	P	P			P	P	P				P

¹⁵ As provided in U.C.A. 1953, § 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, city building codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.

¹⁶ As provided in U.C.A. 1953, § 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, city building codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.

CHAPTER 10-21 FENCING

10-21-1 Purpose

The purpose of this chapter is to promote architectural compatibility, individual property safety, and vehicular and pedestrian safety through fence design, height, and placement.

10-21-2 Definitions

Certain words and phrases in this chapter are defined in HCC chapter 10-3.

10-21-3 Residential Fencing

- A. *Applicability.* The requirements of this section shall apply to any fence located on a lot or parcel in a residential zone.
- B. *Front yard setback.* Within a front yard setback or along a front lot line:
 1. A solid fence shall not exceed three feet in height; and
 2. An ~~open~~-open-type fence, e.g., wrought iron, shall not exceed four feet in height.
- C. *Side and/or rear yard setback.* A fence ~~which~~-that exceeds eight feet in height shall not be constructed:
 1. Within a side yard ~~and~~/or rear yard; or
 2. Along a side yard or rear yard lot line.

10-21-4 Fencing Materials

- A. *Permitted fence materials.* Fences and walls shall be made of ~~high~~-high-quality, durable materials that require minimal maintenance. The following fencing materials shall be allowed in all zones, except as otherwise provided in this section or by a more restrictive provision of this title or engineering standard:
 1. Decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry wall materials;
 2. Heavy-gauge vinyl or synthetic composite fence materials with beige, white, or neutral colors;

3. Natural, treated, or composite wood fence materials intended for weather-exposed construction; or
 4. Decorative wrought iron fence materials.
- B. *Prohibited fence materials.* The following fencing materials shall be prohibited in all zones:
1. Plastic materials other than vinyl;
 2. Materials not typically used, designated, or manufactured for fencing, such as metal roofing panels, corrugated or sheet metal, tarps, or plywood;
 3. Scrap materials such as scrap lumber and scrap metal;
 4. ~~Wood fencing of any type~~; Chain-link fencing, with or without slats; or
 5. Barbed wire, concertina wire, razor ribbon, and similar fencing material, except where otherwise permitted within this title or adopted engineering standard.
- C. *Fence material exceptions.* The following fence materials may be permitted if they are compliant with ~~the~~ specified requirements:
1. ~~Vinyl~~ Vinyl-coated chain-link fencing may be erected for recreational land uses as provided in HCC 10-21-9-40;
 2. Straight-line barbed wire with wood or metal fence posts may be used to enclose or protect an agricultural land use that encompasses five acres or more of property and is registered as a protected greenbelt as per the Utah Farmland Assessment Act (U.C.A. 1953, § 5-2-501); ~~or and~~
 3. Large animal corrals in agricultural zones shall be constructed of sturdy fence materials ~~that may include metal pipes, horse-grade vinyl, wood posts, or a minimum of 1 1/2 inch~~, including metal pipes, horse-grade vinyl, wood posts, or a minimum of 1-1/2" thick wood planks without dangerous protrusions. Electric fence wire may also be used if attached along the top of an approved fence material. Electrically charged fence wire must be removed within 30 days of the time when large animals no longer live on the property. No electrically charged fences will be permitted between non-compatible uses, nor along any public rights-of-way.

10-21-5 Visual Obstructions

- A. *Corner lot visual obstruction.* No obstruction to view which exceeds three feet in height shall be placed on a corner lot within the triangular area formed by a right-of-way boundary line and the line connecting them at points 30 feet from the intersection of the right-of-way boundary line. A fence on a corner lot or parcel adjacent to a collector or arterial road shall be approved by the city engineer.
- B. *Right-of-way visual obstruction.* No plant material, monument sign, or other obstruction shall be permitted above three feet in height within the triangular area formed by a right-of-way boundary line and the line connecting them at points 30 feet from the intersection of the right-of-way boundary line.
- C. *Driveway visual obstruction.* No obstruction to view in excess of three feet in height shall be placed at any driveway or automobile accessway within the triangular area formed by connecting the points of intersection of the side driveway or accessway line and the property or side street line with points 12 feet along the property line and 12 feet along the driveway line.

10-21-6 Fencing Between Incompatible Uses

Whenever a lot is developed with a use that is incompatible with a use located on an abutting lot or parcel, the new development shall include installation of a fence or wall along the property line between the incompatible uses as provided in this section.

- A. *Residential and agricultural uses.* A minimum six-foot-high solid vinyl fence shall be installed between residential uses and existing agricultural uses.

- B. *Residential and commercial uses.* A minimum six-foot-high decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall shall be installed between residential uses and commercial uses.
- C. *Commercial or office and agricultural or residential zones.* A minimum six-foot-high decorative masonry wall is required between commercial or office zones and agricultural or residential zones. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces, or other uses.
- D. *Warehousing or manufacturing and residential, commercial, or professional office uses.* A minimum six-foot-high solid vinyl, simulated wood, wrought iron, or masonry fence is required between warehousing or manufacturing uses and residential, commercial, or professional office uses. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces, or other uses.
- E. *Higher fence or wall.* Notwithstanding the foregoing provisions, the planning commission may require a higher fence or wall under the following circumstances:
 - 1. Unusual topography.
 - 2. For a major utility.

10-21-7 Walls Along Collector and Arterial Streets

- A. *Applicability.*
 - 1. Whenever a lot or parcel is proposed to be developed ~~which~~that abuts a collector street, as identified in the city master street plan, a minimum six-foot-high wall shall be installed along the street right-of-way line adjoining the lot or parcel as provided in this section.
 - 2. Whenever a lot or parcel is proposed to be developed ~~which~~that abuts an arterial street, as identified in the city master street plan, a minimum eight-foot-high wall shall be installed along the street right-of-way line adjoining the lot or parcel as provided in this section.
 - 3. Exception: The community development director may modify or waive the wall requirement along a front yard property line for lots that were recognized as legal by the city upon annexation or have been approved by the city since incorporation.
- B. *Materials.* A wall located on the right-of-way line of an identified collector or arterial street shall be constructed of masonry or precast concrete in a style and color consistent with existing walls already installed along the length of the street. If no wall has been constructed along the street, the wall shall have a style and color consistent with other walls in the vicinity.
- C. *Mountain View Corridor noise walls.* Any development abutting the Mountain View Corridor shall include construction of a noise wall along the corridor right-of-way line if the Utah state Department of Transportation determines ~~that such~~the wall is necessary pursuant to an environmental study.

10-21-8 Fencing Along Trails

- A. *Permitted.* A full privacy fence may be installed along a trail if the minimum distance, at any arc or angle, between any point on a property line to the closest private property line opposite a park, trail, or open space is 50 feet or more.
- B. *Prohibited.* A full privacy fence is prohibited if the minimum distance, at any arc or angle, between any point on the property line to the closest private property line opposite a park, trail, or open space is less than 50 feet. In such a case, a semi-private six-foot-high fence with slats may be installed.
- C. *Maintenance.* Any vegetation on fencing along trails shall be maintained by the abutting property owner so that it does not interfere with the use or maintenance of the trail.

10-21-9 Fences For Recreational Land Uses

On interior, side, and rear lot lines, vinyl-coated chain-link fences for recreational land uses such as tennis court enclosures, sport courts, covered Jacuzzis®, and ball diamond backstops may be erected to a height greater than eight feet, but shall not exceed a height of 18 feet and shall meet accessory building setback requirements for the zone in which the fence is located.

10-21-10 Double Fencing

Double fences shall be prohibited except for the following:

- A. When located adjacent to an existing agricultural or animal use. This exception means that owners who wish to construct a fence may need to tie ~~their fence into an existing fence located~~ it into an existing fence on an adjacent lot or parcel, unless the fence is not deemed a double fence as defined in HCC chapter 10-3.
- B. Lots located directly adjacent to school district property.
- C. When an adjacent property owner is unwilling to allow the removal and replacement of an existing fence located on or near a common property line, the community development director may permit double fencing to mitigate reasonably anticipated detrimental impacts from incompatible land uses as defined within this title.

10-21-11 Fence Maintenance

Following the release of any improvement completion assurance for the construction of a fence, the abutting property owner shall maintain the fence in good condition unless the city specifically agrees to maintain the fence. All fences must be maintained in good condition and free from damage, breaks, or missing parts.

10-21-12 Fence Height Measurement

When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from the average elevation of the finished grade of adjoining properties at the fence line.

CHAPTER 10-23 LANDSCAPING AND SCREENING

10-23-7 Landscaping Design Standards

- B. Buffer landscaping between residential and nonresidential development. A landscaped buffer, at least 15 feet wide, shall be installed along side and rear lot lines ~~which~~ that abut a residential zone.
 1. Evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise-reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.

10-23-13 Screening Requirements

- B. *Trash receptacles.* Trash receptacles not located within a building shall be screened from view by a solid barrier fence or wall, which is:
 1. ~~At~~ is at least six feet high;
 2. Provides complete visual screening of the receptacle; and
 3. ~~Is~~ is similar to the architecture, material, and color of the main building located on the lot.
- C. *Outdoor storage areas.* Outdoor storage areas permitted by this title shall be screened from view by an opaque fence or wall. ~~Non-opaque fencing, such as powder or vinyl-coated chain-link, may be used to satisfy this requirement in manufacturing zones if vinyl slats are inserted into the fence.~~

10-28-21 Fencing Requirements

- A. *Areas where fencing is required.* The applicant shall install a six-foot non-climbable chain-link fence, or its equivalent, in conformance with all applicable ~~the standards and rules and regulations as provided~~ in HCC chapter 10-21, along all open ditches, canals, or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way, and other such features of potentially hazardous nature located upon, crossing across, or contiguous to the property being subdivided, except along ~~those features which that~~ the planning commission ~~shall determine~~s would not be a hazard to life, or where the conforming structure would create a hazard to the safety of the public.
- B. *Non-access streets.* Fencing and landscaping along non-access streets shall be reviewed and approved by the planning commission to provide a uniform and aesthetically pleasing streetscape.
- C. *Lots on a private right-of-way.* All lots on a private right-of-way shall have a six-foot solid vinyl fence along both sides of the private right-of-way.

CHAPTER 10-29 SUPPLEMENTARY AND QUALIFYING REGULATIONS

10-29-20 Flag Lots

- B. *Minimum requirements.* A flag lot shall meet the following minimum requirements:
 - 2. The minimum width of the staff portion of a flag lot shall be 25 feet to accommodate the required drivable surface, drive approach, utilities, fencing, and landscaping as needed. ~~For~~On properties where the length of the staff is ~~greater than~~exceeds 150 feet, the width of the staff may be increased if recommended by the city engineer, ~~and the~~ authority having jurisdiction for fire services, ~~and~~ approved by the planning commission.
 - 4. The flag lot shall have a hard-surfaced driveway from a public street to the required parking area ~~for the flag lot~~. Adequate provisions shall be made for driveway drainage, such as curb and gutter, landscaped berms or swales, and fencing.
 - 14. A six-foot privacy fence shall be installed on all sides of a flag lot, including along both sides of the staff portion of the lot, subject only to the requirements of HCC 10-21-3 regarding front yard fencing. The planning commission may remove or modify this standard to avoid double fencing, preserve mature vegetation, or maintain clear views for public safety.

10-29-53 Retaining Walls

- E. Height: ~~For the purposes of this subsection,~~ the height of a retaining wall, excluding rockeries, is measured as the exposed height (H) of the wall. The height of a rockery is measured from the bottom of the footing, or base stone, to the top of the wall. If a retaining wall has a varying height along its length, the height is the largest value of the measured height along the length of the wall.
 - 1. Residential, Forestry Recreation, and Agricultural Zones.
 - d. When a grade change of four feet or greater is created by a proposed retaining wall along the boundary of the subject property, fencing with a minimum height of three feet shall be installed along the boundary of the property where a grade change of four feet or more occurs.
 - 2. All other Zones
 - c. When a grade change of (4) four feet or greater is created by a proposed retaining wall along the boundary of the subject property, fencing with a minimum height of (3) three feet shall be installed along the boundary of the property where a grade change of (4) four feet or more occurs.

CHAPTER 10-31 AUTO MALL SPECIAL DISTRICT

- D. *Buffers, fences, and walls.* As part of the site plan approval process, special buffers, fences, and walls shall be required to ~~provide separations between public/commercial areas~~ separate publicly accessible areas from commercial service areas, including, service, loading, refuse collection, mechanical equipment, and/or storage areas.
- I. *Security for display vehicles.* To the extent deemed necessary by individual dealers, curb walls no higher than 16 inches, closely spaced concrete bollards, berms, low-security fencing, and rails may be used. The design must be compatible with the project theme and architectural detailing in other parts of the site.
- L. *Fences, screens, and walls*
 - 1. Fences, screens, and walls shall be compatible and architecturally complementary between two adjoining sites. This may be achieved by ~~using use of similar materials and finishes to~~ materials and finishes similar to those of the building, landscaping materials, or other architectural design features.
 - 2. Location of fences shall be compatible with adjoining property users to permit the common use of gates and accesses.
 - 3. ~~CNeither chain-link fencing fences and nor plain concrete block fences are~~ block walls are prohibited. permitted.
 - 4. Ten-foot screening walls around auto storage areas shall be permitted.

10-31-9 Development Standards For Non-Franchise Dealerships

- K. *Security for display vehicles.* To the extent deemed necessary by individual dealers, curb walls no higher than 16 inches, closely spaced concrete bollards, berms, low-security fencing, and rails may be used. The design must be compatible with the project theme and architectural detailing in other parts of the site.
- N. *Fences, screens, and walls*
 - 1. Fences, screens, and walls shall be compatible and architecturally complementary between two adjoining sites. This may be achieved by ~~using use of similar materials and finishes to~~ materials and finishes similar to those of the building, landscaping materials, or other architectural design features.
 - 2. Location of fences shall be compatible with adjoining property users to permit the common use of gates and accesses.
 - 3. ~~CNeither chain-link fences ing and nor plain concrete block fences are~~ block walls are prohibited. permitted.
 - 4. Ten-foot screening walls around auto storage areas shall be permitted.

10-31-10 Landscape And Other Standards

- H. *Vehicle storage.* The accessory use of vehicle storage shall comply with the following:
 - 4. *Fencing.* Vehicle storage shall be screened by a ~~minimum six foot high masonry fence~~ masonry wall at least 6 feet high.

10-31-12 Signage

- D. *Development standards.* Signage is an important component of land use within the AMSD. All signs shall comply with the HCC chapter 10-27, with the following exceptions:
 - 7. *Additional standards*
 - d. In addition to the information required for a building permit, and the requirements as ~~set forth~~ outlined in HCC chapter 10-27, an application for sign 1, 2, or 3 shall satisfy the requirements described below:

- (1) A site plan depicting the location of the proposed sign on the subject property, a rendering of the sign calling out materials and sign dimensions, and any fencing or other screening to segregate the sign area from adjoining uses;

10-35-7 Engineering and Design Standards

- K. Support equipment pads, cabinets, shelters, and buildings require architectural, landscape, color, fencing, or other camouflage treatment to minimize visual impacts to the extent deemed necessary by the Planning Director. Landscaping screening should also be provided if irrigation water is available.



STAFF REPORT

DATE: January 29, 2026

TO: The Honorable Mayor and City Council

FROM: Jonathan Bowers, Engineer of Public Utilities

SUBJECT: Review of Procedure for Land Use Applications for Areas with Limited Water Capacity.

RECOMMENDATION:

Staff recommends that the City Council proceed with Option 1.

ISSUE BEFORE COUNCIL:

Should city staff proceed with the proposed plan for areas with limited water delivery capacity, Option 1?

ALIGNMENT WITH STRATEGIC PLAN:

ES 1 – Establish appropriate levels of service by function.

BACKGROUND/SUMMARY:

City staff is receiving requests from developers to submit Land Use Applications (LUA) for areas where the city's water availability is limited, but the needed infrastructure is imminent. That is, the needed infrastructure for the LUAs are in the design or construction phase, depending on the area.

A water utility is a statutory requirement for a building permit. That is, an applicant for a building permit may not apply or receive permit issuance until a commissioned water system is present at the site. Additionally, a water availability letter, signed by Herriman City, which

commits water to the proposed project, is required prior to allowing the subdivision plat to be recorded. Once the plat is recorded, building permit applications may received.



DISCUSSION:

Herriman City, in partnership with land developers, is currently designing or constructing needed infrastructure, i.e. water tanks and transmissions waterlines, that will supply water for many projects, including but not limited to Olympia, Panorama, and South Hills. Until that infrastructure is complete, the city is limited in its ability to record subdivision plats or issue building permits.

Affected developers are proposing that the city allow receipt of their LUAs in these areas and allow them to proceed with their projects and pause on the process at the point that requires completion of the needed water infrastructure. That is, for areas where needed water infrastructure is currently in design or construction phase, the city would 1) allow receipt of the Land Use Application, 2) review and approve construction drawings, 3) allow for construction of their project's supporting infrastructure, but 3) withhold plat recordation until the needed water infrastructure is complete, commissioned, and accepted by the city.

In consultation with executive staff, the engineering department is amenable to this means to allow developers to proceed. This would allow applicants to work on their projects while waiting for the completion of the needed water improvements. No building permits will be issued until the plat is recorded.

As city staff receives Land Use Applications, the department finds it prudent to clearly outline 1) the areas that are allowed to submit Land Use applications and 2) the conditions tied to those areas. Exhibit A, attached to this staff report, is intended to outline these requirements.

ALTERNATIVES:

Option 1 - As shown in Exhibit A, it is proposed to allow applicants to proceed as outlined above for areas where needed infrastructure is currently in the design or construction phase. For areas where needed water infrastructure has not matured to the design or construction phase, the associated Land Use Applications will not be accepted at this time. Exhibit A, attached to this report, outlines the proposed procedure by area.

Option 2 - Alternatively, city staff may be directed to reject Land Use Applications for any area that requires additional water infrastructure regardless of its phase of design or construction.

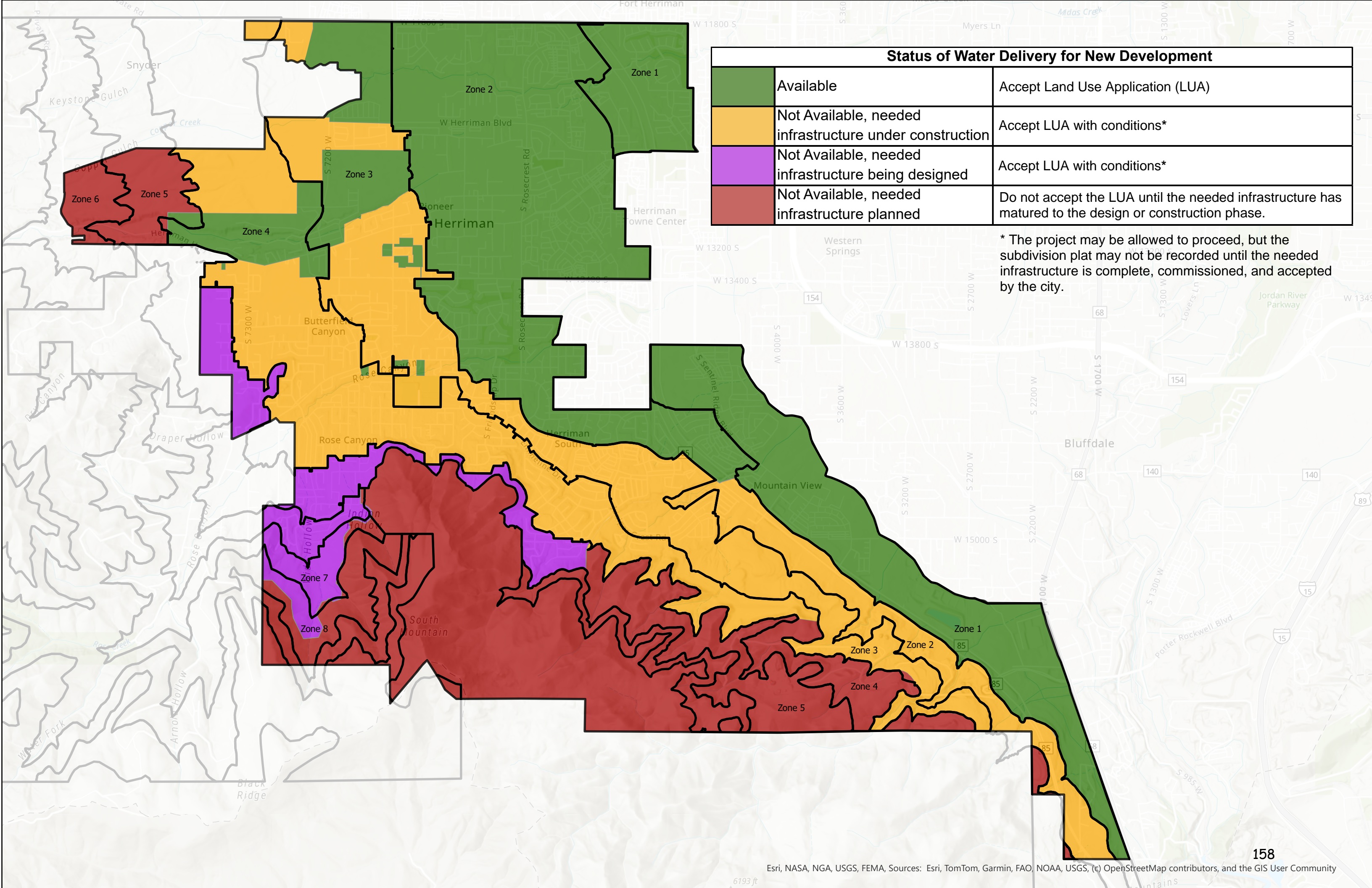
FISCAL IMPACT:

None.

ATTACHMENTS:

Exhibit A – Land Use Application Procedure in Areas of Water Serviceability





Status of Water Delivery for New Development		
	Available	Accept Land Use Application (LUA)
	Not Available, needed infrastructure under construction	Accept LUA with conditions*
	Not Available, needed infrastructure being designed	Accept LUA with conditions*
	Not Available, needed infrastructure planned	Do not accept the LUA until the needed infrastructure has matured to the design or construction phase.

* The project may be allowed to proceed, but the subdivision plat may not be recorded until the needed infrastructure is complete, commissioned, and accepted by the city.