



CITY COUNCIL MINUTES

Wednesday, January 14, 2026
Approved February 11, 2026

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 Council, media, and interested citizens.

Presiding: Mayor Lorin Palmer

Councilmembers Present: 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:

<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.

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:

<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.

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 Title 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:

<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.

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.

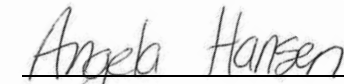
The Council reconvened the City Council meeting at 9:43 p.m.

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