



CITY COUNCIL AGENDA

Wednesday, March 25, 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 department requested fiscal year 2027 and 2028 budgets for Public Safety (Police, Animal Services, Community Services, Emergency Management, and Crossing Guards) – Kyle Maurer, Director of Finance and Administrative Services
- 2.2. City Status Report: February 2026 – Trevor Ram, Assistant to the City Manager

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.gov or by visiting Herriman.gov/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. UFA 2025 Annual Report – Division Chief Anthony Widdison

9. Public Hearing

9.1. Public Hearing and consideration of an ordinance to approve the updated Transportation Master Plan, Impact Fee Facility Plan, Impact Fee Analysis, and an Impact Fee Enactment that would impose a Transportation Impact Fee – Bryce Terry, City Engineer

10. Consent Agenda

10.1. Approval of the 2026 Arbor Day Proclamation

10.2. Accounting of Recently Approved Change Orders

10.3. Approval of the February 25, 2026 City Council meeting minutes

10.4. Approval of an Ordinance to Amend Section 4-2-3, of the Herriman City Code regarding Firework Discharge Restrictions and Adopting an updated Restriction Map

11. Discussion and Action Items

- 11.1. Discussion regarding the results of the Community Meeting on the Intersection of Herriman Rose Blvd & Herriman Main St – Bryce Terry, City Engineer
- 11.2. Discussion Regarding the Results of the Community Meeting Regarding a Petition to Vacate the Trail near Rose Creek Estates Subdivision – Bryce Terry, City Engineer
- 11.3. Discussion and consideration of an ordinance amending Chapter 6-6 of the Herriman City Code relating to the Parking Permit Program – Wendy Thomas, Assistant City Manager
- 11.4. Discussion and consideration to approve the Herriman Parks Mowing Contract – Anthony Teuscher, Deputy Director of Parks, Recreation and Events
- 11.5. Discussion and consideration of an amendment to the DAI and Wasatch South Hills Water Infrastructure Reimbursement Agreement – Justun Edwards, Public Works Director
- 11.6. Review and consider a recommendation to amend the Herriman City Official Zoning Map from OP Office Professional to C-1 Commercial for ±0.97 acres of property located generally at 6319 W 13400 South (City File No. Z2026-004) – Michael Maloy, City Planner

12. Future Meetings

- 12.1. Next Planning Meeting: April 1, 2026
- 12.2. Next City Council Meeting: April 8, 2026

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 the 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 19th day of March, 2026. /s/
Jackie Nostrom, City Recorder



DATE: March 16, 2026

TO: The Honorable Mayor and City Council

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Discussion of the department requested fiscal year 2027 and 2028 budgets for Public Safety (Police, Animal Services, Community Services, Emergency Management, and Crossing Guards)

RECOMMENDATION:

N/A – This is for discussion only

ISSUE BEFORE COUNCIL:

N/A – This is for discussion only

ALIGNMENT WITH STRATEGIC PLAN:

LV 2 – Quality Public Safety | LV 7 – Ensure Fiscal Sustainability Within All City Functions

BACKGROUND/SUMMARY:

Staff will present the fiscal year 2027 and 2028 department requested budgets for Public Safety.

DISCUSSION:

Police Department (HCSEA Funded)

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
Revenue								
Charges for Services	541,467	543,500	600,400	56,900	10%	627,400	27,000	4%
Miscellaneous	9,673	8,860	9,100	240	3%	9,100	-	0%
Intergovernmental	151,284	162,440	162,700	260	0%	165,700	3,000	2%
Transfers In	8,583,082	9,860,960	10,487,390	626,430	6%	10,623,738	136,348	1%
Other Financing Sources	345,381	-	-	-	0%	-	-	0%
Revenue Total	9,630,887	10,575,760	11,259,590	683,830	6%	11,425,938	166,348	1%
Expenditures								
Personnel	7,934,798	8,775,990	9,631,890	855,900	10%	10,270,350	638,460	7%
Operating	1,258,061	1,586,370	1,674,070	87,700	6%	1,859,160	185,090	11%
Debt Service	206,450	213,400	212,730	(670)	0%	212,400	(330)	0%
Capital Outlay	360,979	-	46,200	46,200	0%	46,200	-	0%
Transfers Out	22,560	-	168,000	168,000	0%	164,000	(4,000)	-2%
Expenditures Total	9,782,848	10,575,760	11,732,890	1,157,130	11%	12,552,110	819,220	7%
Expenditures Over/(Under) Revenues	(151,961)	-	(473,300)	(473,300)		(1,126,172)	(652,872)	
Tax Increase (Information Only)			4.46%			5.91%		

Overall, the Police Department’s expenditure request is \$11,732,890 for fiscal year 2027 and \$12,552,110 for fiscal year 2028. This represents an increase of 11% in fiscal year 2027 and 7% in fiscal year 2028. The net expenditure increase not covered by offsetting revenues is \$473,300 for fiscal year 2027 and \$1,126,172 for fiscal year 2028. For illustrative purposes only, if the entire deficit was funded with a property tax increase, this would be a 4.46% increase in FY2027 and a 5.91% increase in FY2028.

Personnel

Two positions are being requested for fiscal year 2027 (growth silo model personnel request follows this staff report):

- **Police Commander** – (\$364,633; \$96,750 one-time) – Salary would be split 40% Herriman City Safety Enforcement Area, 35% General Fund, and 25% Herriman City Fire Service Area.
- **Police Sergeant** – (\$315,475; \$96,750 one-time).

In addition, one Police Officer allocation is anticipated to be “triggered” in fiscal year 2028 (growth silo trigger 2.1). This allocation been added to the requested budget (\$310,110 total; \$96,750 one-time).

If the three requests are approved using “new growth” property tax funding, the balance of “new growth” funds remaining will be \$723,372. There is currently \$264,660 in “restricted” funding for the Mental Health Specialist position (\$88,220 for 3 years). Staff propose using \$80,000 for replacement of the FARO system and a light trailer.

The Police Department will no longer receive a grant from the state of Utah for the Victim Advocate position. This will result in a revenue loss of \$24,790, which will need to be covered by the Safety Enforcement Area.

The Human Resources department is recommending several market adjustments for fiscal year 2027, including:

- Police Chief – Move salary range to midpoint of comparable agencies - \$12,400. (This change impacts the range for the Chief’s position. It is unclear if this will result in additional cost until a new chief is selected.)
- Police Commanders and Deputy Police Chief – Alleviate salary compression with the Sergeants – 5% increase
- Two civilian positions that are out of market – 5% to 7% increase

These adjustments, along with other requested personnel adjustments, are as follows:

FY2027

Personnel Increase Type	Amount	% of Expenditure Increase
Step	\$144,006	12%
COLA	224,253	19%
Merit	5,698	0.5%
Market	47,616	4%
TOTAL INCREASE	\$421,573	36%

FY2028

Personnel Increase Type	Amount	% of Expenditure Increase
Step	\$123,345	15%
COLA	284,148	35%
Merit	6,973	0.8%
TOTAL INCREASE	\$414,466	50%

Approximately \$62,000 of the requested overtime increase is for reimbursable overtime (the total overtime increase request is \$111,600, or 9% of the overall increase request). Homeland Security Task Force overtime was doubled from its previous allocation as a second task force was added to that operation. Several of the overtime line items were not increased in the last biennial budget but need to be increased due to officer wage increases.

Operating

Clothing and Uniforms requested increase is \$23,000 (25%) due to the clothing and uniform allowance not increasing in several years, along with the increase in personnel.

Currently the Dispatch line is budgeted to increase \$60,250 (a 15% increase, or 5% of the total department increase). An additional 11% increase is requested for fiscal year 2028. Fiscal year 2027 was based on preliminary figures provided by our dispatch provider.

In fiscal year 2027, the Transfer Out of \$168,000 is for Commander and Sergeant vehicles for the proposed new allocations. In fiscal year 2028, the transfer of \$164,000 constitutes the following:

Item	Amount
Vehicle for new allocation	\$84,000
FARO replacement	65,000
Light trailer	15,000

Animal Services (General Fund)

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027
Revenue								
Charges for Services	19,170	15,400	14,000	(1,400)	-9%	14,000	-	0%
Miscellaneous	165	-	-	-	0%	-	-	0%
Licenses and Permits	11,430	14,000	12,000	(2,000)	-14%	12,000	-	0%
Revenue Total	30,765	29,400	26,000	(3,400)	-12%	26,000	-	0%
Expenditures								
Personnel	292,033	309,370	309,910	540	0%	324,050	14,140	5%
Operating	91,922	144,480	143,440	(1,040)	-1%	156,570	13,130	9%
Debt Service	141,327	145,560	149,940	4,380	3%	154,440	4,500	3%
Expenditures Total	525,281	599,410	603,290	3,880	1%	635,060	31,770	5%
Expenditures Over/(Under) Revenues	(494,516)	(570,010)	(577,290)	(7,280)		(609,060)	(31,770)	

Overall, the Animal Services department is requesting a \$3,680 increase in expenditures and a \$3,400 decrease in revenues in fiscal year 2027, mainly resulting from a rent and Common Area Maintenance increase at the City Animal Services facility.

In fiscal year 2028 an additional \$15,000 for Animal Shelter and Care is requested. This increase is in anticipation for supplies that will be needed for the new Animal Shelter.

Community Services (General Fund)

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
Revenue								
Fines and Forfeitures	5,250	10,000	6,000	(4,000)	-40%	6,000	-	0%
Revenue Total	5,250	10,000	6,000	(4,000)	-40%	6,000	-	0%
Expenditures								
Personnel	169,405	172,850	202,460	29,610	17%	212,400	9,940	5%
Operating	48,791	74,630	106,930	32,300	43%	112,020	5,090	5%
Capital Outlay	524	22,800	-	(22,800)	-100%	-	-	0%
Expenditures Total	218,720	270,280	309,390	39,110	14%	324,420	15,030	5%
Expenditures Over/(Under) Revenues	(213,470)	(260,280)	(303,390)	(43,110)		(318,420)	(15,030)	

Overall, the Community Services unit is requesting a \$39,110 increase in operating expenditures. The main reasons for this increase are as follows:

- **Personnel Changes** – The Unit has experienced a 100% turnover in personnel. Personnel hired, or anticipated personnel, are on the City’s insurance plans, where the former employees were not.

- **Increase in Administrative Law Judge (\$15,000)** – As the City continues enforcement on Code Enforcement cases, the use of the city’s Administrative Law Judge has increased. This is a 150% increase in the requested budget.
- **Software Subscriptions (\$15,800)** – The Unit is requesting to increase their use of Comcate software for code enforcement and add the AI module in fiscal year 2027. In addition, the software contract with Comcate has a 5% annual increase.

Emergency Management (General Fund)

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- vs Proposed	FY2028 Proposed	FY2028 Difference	%Difference- FY2028 Versus FY2027 Proposed
Expenditures								
Personnel	7,626	36,640	-	(36,640)	-100%	-	-	0%
Operating	8,856	14,000	14,000	-	0%	14,000	-	0%
Expenditures Total	16,482	50,640	14,000	(36,640)	-72%	14,000	-	0%

Overall, the Emergency Management department is requesting a \$36,640 decrease in personnel costs for fiscal year 2027. If the Commander position is approved, this position would assume the duties currently being performed by the Emergency Management Planning Specialist. As a point of reference, the proposed Commander position will require a \$127,622 contribution from the General Fund in fiscal year 2027 (35%) and a \$96,654 contribution in fiscal year 2028.

Crossing Guards (General Fund)

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
Expenditures								
Personnel	314,895	362,940	378,000	15,060	4%	393,130	15,130	4%
Operating	3,243	9,700	13,500	3,800	39%	13,500	-	0%
Expenditures Total	318,138	372,640	391,500	18,860	5%	406,630	15,130	4%

Overall, the Crossing Guard unit is requesting a \$18,860 increase in overall expenditures (5%). This is mainly due to an anticipated COLA of 3.21% and an increase in operations to account for the following (\$3,800):

- Supplies and equipment
- Annual skate party
- Homebase (scheduling) software (existing)
- Uniform allowance and replacements

ALTERNATIVES:

N/A – This is for Discussion Only

FISCAL IMPACT:

Fiscal impacts are dependent on the final budgets adopted by the City Council

ATTACHMENTS:

Growth Silo Personnel Justification

Detailed Budgets



Troy D. Carr
Chief of Police

Cody Stromberg
Deputy Chief of Police



Zach Adams
Special Services Commander

Brent Adamson
Operations Commander

HERRIMAN CITY POLICE DEPARTMENT

5355 West Herriman Main Street Suite 1300



Herriman, Utah 84096



801-858-0035



www.herrimanpd.org

January 29, 2026

To: Nathan Cherpeski, City Manager
From: HPD Command Staff
Re: HPD Growth Silo Personnel Request – FY27 & FY28

Pursuant to the Council's adopted Public Safety Growth Silo Model, HPD is requesting the following personnel allocations be added using restricted new growth fund balance within the HCSEA:

FY27 – One (1) sworn Commander and one (1) sworn Sergeant

FY28 – One (1) sworn Officer

FY27

The department is comprised of three divisions, each headed by a Division Commander. Currently, the Deputy Chief served concurrently as the Administration Division Commander. Over the past several years, the department has taken on additional operational functions (Animal Services, Community Services, Emergency Management, and Crossing Guards).

The proposed Commander allocation would be assigned as the Administration Division Commander. The responsibilities for supervision and operations of the Community Services Unit (incorporating Animal Services, Code Enforcement, Parking Enforcement, and the Administrative Law Judge processes) would be reassigned from the Operations Division to the Administration Division. These functions were absorbed by the Operations Division Commander as the Community Services Unit was developed and have demanded a significant amount of personnel time and attention.

Following the restructuring of Herriman City's Emergency Management program, the Operations Division Commander was assigned as the City's designated Emergency Manager. This proposal seeks to incorporate the responsibilities of Emergency Management into the job duties of the new Commander. The addition of a new Commander allocation will allow the City to both consolidate and expand on operational and strategic planning functions that are critical to Emergency Management, including public outreach, anticipated additional focus on fire mitigation and prevention efforts, particularly in the south mountain urban interface area, and updating the many required documents and plans.

As the Administration Division Commander, the Deputy Chief is currently responsible for the management of internal affairs investigations, planning and execution of department training, operational budgeting and purchasing, and projects related to technology. Those responsibilities will also be shifted to the new Commander. The Deputy Chief will be moved to the Office of the Chief and will primarily be responsible for data/analytics, capital projects, long-term strategic planning, and leadership development within the department.

Troy D. Carr
Chief of Police

Cody Stromberg
Deputy Chief of Police



Zach Adams
Special Services Commander

Brent Adamson
Operations Commander

HERRIMAN CITY POLICE DEPARTMENT

5355 West Herriman Main Street Suite 1300 ↓ Herriman, Utah 84096 ↓ 801-858-0035 ↓ www.herrimanpd.org

As the new Commander will have responsibilities associated with law enforcement operations, general fund operations, and fire operations, the department proposes that funding for this position be allocated from the HCSEA at 40%, from the General Fund at 35%, and from the HCFSA at 25%.

The sworn Sergeant allocation is associated with Growth Silo 3.1 under Investigations. The primary metric for growth in 3.1 is the total number of cases assigned per detective per month. Although caseloads continue to increase, this metric has not been triggered for calendar year 2025. However, there are some nuances with supervision within the unit that necessitate this change, primarily related to supervisory responsibilities with the addition of the Special Enforcement Team. Our SET detectives are engaged in proactive crime suppression efforts and operations throughout the south end of Salt Lake County, in partnership with our participating agencies. The nature of these operations can create substantial liability for a department, if not properly supervised. The requested sergeant allocation in investigations is necessary to balance the supervisory responsibilities between persons and property crime and provide needed oversight for the SET detectives and other task force operations. The adopted Growth Silo Model in its initial form does not contemplate supervisory structure and management oversight within the department. Supervisory span of control is one of the most critical areas in law enforcement for the mitigation of liability. An updated draft of the Growth Silo Model is being developed and will incorporate leadership structure and supervision needs.

FY28

The personnel request for FY28 is for one (1) sworn officer allocation per the GS 2.1 trigger (60% of Priority 1 call response times less than 6 minutes). The current 60th percentile of Priority 1 call response times is 6 minutes 40 seconds. We do anticipate this metric will continue to trend upward. One allocation was added in FY25 for a peak time deployment unit to begin to address both peak time call volume and Priority 1 call response times. However, due to turnover and other staffing challenges (extended leave time, disciplinary issues), the amount of time this position has been filled with regularity is insufficient to provide accurate data on whether the allocation of resources in FY25 can address the trigger. Although the trigger has been met, the request for this allocation is included in FY28 instead of FY27 to give the department time to gather more accurate data prior to committing to the expenditure of new growth funds. If the Priority 1 call response times metric continues its current upward trend, the department does anticipate a potential request for a second sworn officer allocation in FY28. The department will bring this issue back to the City Manager for discussion in FY27 once additional data is available.

Respectfully submitted,

HPD Command Staff

SAP Fund 101
 SAP Function FN200
 Department Police

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
Revenue								
Charges for Services								
FINGER PRINTING	2,490	4,000	2,500	(1,500)	-38%	2,500	-	0%
OFFENDER REGISTRY	425	250	400	150	60%	400	-	0%
OUTSIDE ENTITY REIMBURSEMENTS	12,643	1,250	15,000	13,750	1100%	18,000	3,000	20%
PROVIDENCE HALL SRO	67,500	70,000	76,500	6,500	9%	80,000	3,500	5%
REAL MONARCHS SECURITY	24,931	35,000	40,000	5,000	14%	40,000	-	0%
SALT LAKE BEES REIMBURSEMENT	-	-	10,000	10,000	0%	12,000	2,000	20%
UTAH GIRLS TACKLE FOOTBALL SECURITY	6,413	4,500	8,000	3,500	78%	10,000	2,000	25%
UTE CONFERENCE	16,737	18,000	22,000	4,000	22%	24,000	2,000	9%
Charges for Services Total	541,467	543,500	600,400	56,900	10%	627,400	27,000	4%
Miscellaneous								
HERRIMAN PEER COURT FEE	-	500	500	-	0%	500	-	0%
MISCELLANEOUS REVENUE	8,988	7,760	8,000	240	3%	8,000	-	0%
WITNESS PAYMENTS	685	600	600	-	0%	600	-	0%
Miscellaneous Total	9,673	8,860	9,100	240	3%	9,100	-	0%
Intergovernmental								
DEPARTMENT OF JUSTICE GRANTS	14,947	8,250	5,000	(3,250)	-39%	5,000	-	0%
ENDING ALCOHOL TO YOUTH	-	1,500	1,500	-	0%	1,500	-	0%
HIGHWAY SAFETY GRANTS	41,678	53,500	75,000	21,500	40%	78,000	3,000	4%
HOMELAND SECURITY TASK FORCE	1,883	15,000	25,000	10,000	67%	25,000	-	0%
INTERNET CRIMES AGAINST CHILDREN	4,957	13,200	10,000	(3,200)	-24%	10,000	-	0%
LIQUOR ALLOTMENT	60,627	46,200	46,200	-	0%	46,200	-	0%
VOCA/VOWA VICTIMS ADVOCATE	27,192	24,790	-	(24,790)	-100%	-	-	0%
Intergovernmental Total	151,284	162,440	162,700	260	0%	165,700	3,000	2%
Transfers In								
TRANSFER FROM GENERAL FUND	-	-	127,630	127,630	0%	96,960	(30,670)	-24%
TRANSFER FROM HCFA FUND	-	-	91,160	91,160	0%	69,260	(21,900)	-24%
TRANSFER FROM HCSEA	8,583,082	9,860,960	10,268,600	407,640	4%	10,457,518	188,918	2%
Transfers In Total	8,583,082	9,860,960	10,487,390	626,430	6%	10,623,738	136,348	1%
Other Financing Sources								
OTHER FINANCING SOURCE-CAPITAL LEASE	25,885	-	-	-	0%	-	-	0%
OTHER FINANCING SOURCE-SBITA	319,496	-	-	-	0%	-	-	0%
Other Financing Sources Total	345,381	-	-	-	0%	-	-	0%
Revenue Total	9,630,887	10,575,760	11,259,590	683,830	6%	11,425,938	166,348	1%
Expenditures								
Personnel								
INSURANCE BENEFIT	791,112	887,210	913,270	26,060	3%	1,014,020	100,750	11%
OVERTIME	412,783	466,900	578,500	111,600	24%	611,000	32,500	6%
PAYROLL TAX BENEFIT	107,857	81,670	92,050	10,380	13%	97,680	5,630	6%
RETIREMENT BENEFIT	1,322,327	1,513,650	1,571,540	57,890	4%	1,677,880	106,340	7%
RETIREMENT MATCH BENEFIT	591,858	655,040	693,320	38,280	6%	727,520	34,200	5%
SALARIES & WAGES	4,708,861	5,171,520	5,783,210	611,690	12%	6,142,250	359,040	6%
Personnel Total	7,934,798	8,775,990	9,631,890	855,900	10%	10,270,350	638,460	7%
Operating								
BANK AND CREDIT CARD PROCESSING CHARGES	1,931	1,000	2,000	1,000	100%	2,100	100	5%
CLOTHING & UNIFORMS	88,552	90,600	113,600	23,000	25%	113,600	-	0%
DISPATCH	370,966	405,350	465,600	60,250	15%	520,050	54,450	12%
EMERGENCY EVENTS	-	10,000	5,000	(5,000)	-50%	5,000	-	0%
EMPLOYEE RELATIONS	1,878	8,100	4,000	(4,100)	-51%	9,000	5,000	125%
FUEL	151,940	205,000	185,000	(20,000)	-10%	190,000	5,000	3%
GENERAL SUPPLIES	289,086	348,130	291,600	(56,530)	-16%	338,000	46,400	16%
INSURANCE	39,031	89,250	93,720	4,470	5%	98,410	4,690	5%
OFFICE SUPPLIES	2,851	3,800	-	(3,800)	-100%	-	-	0%
PEER COURT	-	1,500	-	(1,500)	-100%	-	-	0%
POSTAGE	496	500	1,000	500	100%	1,000	-	0%
REPAIR & MAINTENANCE - AUTO	139,217	145,000	150,000	5,000	3%	155,000	5,000	3%
SEMINARS, TRAINING, AND TRAVEL	45,865	90,450	79,100	(11,350)	-13%	95,100	16,000	20%
SERGEANT-OPERATING INCREASE	-	-	47,000	47,000	0%	29,500	(17,500)	-37%
COMMANDER-OPERATING INCREASE	-	-	31,000	31,000	0%	18,250	(12,750)	-41%

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
OFFICER 1 - OPERATING INCREASE	-	-	-	-	0%	47,300	47,300	0%
SOFTWARE COSTS	40,563	93,240	129,100	35,860	38%	158,300	29,200	23%
SUBSCRIPTIONS/MEMBERSHIPS/DUES	29,648	33,350	14,350	(19,000)	-57%	14,550	200	1%
TELEPHONE	56,037	61,100	62,000	900	1%	64,000	2,000	3%
TRAVEL & ACCOMODATIONS	-	-	-	-	0%	-	-	0%
Operating Total	1,258,061	1,586,370	1,674,070	87,700	6%	1,859,160	185,090	11%
Debt Service								
SUBSCRIPTION LEASE-INTEREST	30,462	49,110	40,120	(8,990)	-18%	34,000	(6,120)	-15%
SUBSCRIPTION LEASE-PRINCIPAL	175,988	164,290	172,610	8,320	5%	178,400	5,790	3%
Debt Service Total	206,450	213,400	212,730	(670)	0%	212,400	(330)	0%
Capital Outlay								
CAPITAL LEASE/SBITA RIGHT TO USE ASSET	345,381	-	-	-	0%	-	-	0%
CAPITAL OUTLAY	15,598	-	46,200	46,200	0%	46,200	-	0%
VEHICLE PURCHASES	-	-	-	-	0%	-	-	0%
Transfers Out								
TRANSFER TO CAPITAL EQUIPMENT FUND	22,560	-	168,000	168,000	0%	164,000	(4,000)	-2%
Transfers Out Total	22,560	-	168,000	168,000	0%	164,000	(4,000)	-2%
Expenditures Total	9,782,848	10,575,760	11,732,890	1,157,130	11%	12,552,110	819,220	7%

SAP Fund 100
 SAP Function FN200
 Department Animal Services

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
Revenue								
Charges for Services								
ADOPTION FEES	655	2,600	3,000	400	15%	3,000	-	0%
ANIMAL IMPOUND FEE	9,715	11,000	9,500	(1,500)	-14%	9,500	-	0%
BOARDING FEES	7,350	-	-	-	0%	-	-	0%
SPAY AND NEUTER FEES	1,450	1,800	1,500	(300)	-17%	1,500	-	0%
Charges for Services Total	19,170	15,400	14,000	(1,400)	-9%	14,000	-	0%
Miscellaneous								
ANIMAL SERVICES DONATIONS	165	-	-	-	0%	-	-	0%
Miscellaneous Total	165	-	-	-	0%	-	-	0%
Licenses and Permits								
ANIMAL LICENSES	11,430	14,000	12,000	(2,000)	-14%	12,000	-	0%
Licenses and Permits Total	11,430	14,000	12,000	(2,000)	-14%	12,000	-	0%
Revenue Total	30,765	29,400	26,000	(3,400)	-12%	26,000	-	0%
Expenditures								
Personnel								
SALARIES & WAGES	190,569	198,170	204,370	6,200	3%	212,560	8,190	4%
OVERTIME	5,648	12,000	8,000	(4,000)	-33%	8,000	-	0%
INSURANCE BENEFIT	32,897	33,910	44,590	10,680	31%	48,100	3,510	8%
PAYROLL TAX BENEFIT	4,208	3,050	3,080	30	1%	3,200	120	4%
RETIREMENT BENEFIT	31,621	33,670	29,740	(3,930)	-12%	30,890	1,150	4%
RETIREMENT MATCH BENEFIT	27,088	28,570	20,130	(8,440)	-30%	21,300	1,170	6%
Personnel Total	292,033	309,370	309,910	540	0%	324,050	14,140	5%
Operating								
ANIMAL SERVICES BUILDING LEASE - CAM FEE	35,520	36,750	37,970	1,220	3%	39,870	1,900	5%
ANIMAL SHELTER AND CARE	5,848	21,000	15,000	(6,000)	-29%	30,000	15,000	100%
BANK AND CREDIT CARD PROCESSING CHARGERS	820	1,200	2,000	800	67%	2,100	100	5%
CLOTHING & UNIFORMS	4,454	2,400	3,000	600	25%	3,000	-	0%
EMPLOYEE RELATIONS	750	750	750	-	0%	750	-	0%
FUEL	7,805	17,500	17,500	-	0%	17,500	-	0%
GENERAL SUPPLIES	4,183	5,800	6,000	200	3%	6,000	-	0%
INSURANCE	713	2,300	2,420	120	5%	2,550	130	5%
POSTAGE	457	700	2,000	1,300	186%	2,000	-	0%
PUBLIC OUTREACH	-	2,500	1,500	(1,000)	-40%	1,500	-	0%
REPAIR & MAINTENANCE - AUTO	5,560	5,750	6,500	750	13%	6,500	-	0%
SEMINARS & TRAINING	1,038	8,000	4,000	(4,000)	-50%	4,000	-	0%
SOFTWARE SUBSCRIPTIONS	1,532	1,800	11,800	10,000	556%	7,800	(4,000)	-34%
SUBSCRIPTIONS/MEMBERSHIPS/DUES	50	200	200	-	0%	200	-	0%
TELEPHONE	3,157	3,600	3,600	-	0%	3,600	-	0%
TRAVEL & ACCOMODATIONS	-	500	500	-	0%	500	-	0%
UTILITIES - ELECTRIC	3,908	8,000	6,000	(2,000)	-25%	6,000	-	0%
UTILITIES - JANITORIAL	6,957	7,430	7,500	70	1%	7,500	-	0%
UTILITIES - NATURAL GAS	1,078	6,000	3,000	(3,000)	-50%	3,000	-	0%
UTILITIES - SANITATION	-	1,500	500	(1,000)	-67%	500	-	0%
UTILITIES - TELECOMMUNICATIONS	4,800	3,600	5,000	1,400	39%	5,000	-	0%
UTILITIES - WATER AND SEWER	984	1,700	1,700	-	0%	1,700	-	0%
VETERINARY CARE	2,308	5,500	5,000	(500)	-9%	5,000	-	0%
Operating Total	91,922	144,480	143,440	(1,040)	-1%	156,570	13,130	9%
Debt Service								
ANIMAL SERVICES BUILDING LEASE - INTEREST	14,346	10,760	6,990	(3,770)	-35%	2,970	(4,020)	-58%
ANIMAL SERVICES BUILDING LEASE - PRINCIPAL	126,981	134,800	142,950	8,150	6%	151,470	8,520	6%
Debt Service Total	141,327	145,560	149,940	4,380	3%	154,440	4,500	3%
Expenditures Total	525,281	599,410	603,290	3,880	1%	635,060	31,770	5%

SAP Fund 100
SAP Function FN200
Department Community Services

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
Revenue								
Fines and Forfeitures								
FINES-CODE ENFORCEMENT	5,250	10,000	6,000	(4,000)	-40%	6,000	-	0%
Fines and Forfeitures Total	5,250	10,000	6,000	(4,000)	-40%	6,000	-	0%
Revenue Total	5,250	10,000	6,000	(4,000)	-40%	6,000	-	0%
Expenditures								
Personnel								
SALARIES & WAGES	114,713	118,250	122,990	4,740	4%	127,900	4,910	4%
OVERTIME	95	2,000	500	(1,500)	-75%	500	-	0%
INSURANCE BENEFIT	21,185	11,660	48,900	37,240	319%	52,740	3,840	8%
PAYROLL TAX BENEFIT	2,495	1,800	1,790	(10)	-1%	1,860	70	4%
RETIREMENT BENEFIT	18,325	20,390	16,300	(4,090)	-20%	16,950	650	4%
RETIREMENT MATCH BENEFIT	12,592	18,750	11,980	(6,770)	-36%	12,450	470	4%
Personnel Total	169,405	172,850	202,460	29,610	17%	212,400	9,940	5%
Operating								
ADMINISTRATIVE LAW JUDGE	19,730	10,000	25,000	15,000	150%	25,000	-	0%
BANK AND CREDIT CARD PROCESSING CHARGES	140	250	300	50	20%	320	20	7%
CLOTHING & UNIFORMS	1,401	1,600	2,000	400	25%	2,000	-	0%
EMPLOYEE RELATIONS	500	500	500	-	0%	500	-	0%
FUEL	6,203	9,500	9,500	-	0%	9,500	-	0%
GENERAL SUPPLIES	2,565	17,500	17,500	-	0%	17,500	-	0%
INSURANCE	1,028	1,260	1,330	70	6%	1,400	70	5%
POSTAGE	83	70	2,000	1,930	2757%	2,000	-	0%
REPAIR & MAINTENANCE - AUTO	2,558	3,150	4,000	850	27%	4,000	-	0%
SEMINARS & TRAINING	-	4,500	2,500	(2,000)	-44%	2,500	-	0%
SOFTWARE SUBSCRIPTIONS	12,861	23,200	39,000	15,800	68%	44,000	5,000	13%
SUBSCRIPTIONS/MEMBERSHIPS/DUES	-	500	500	-	0%	500	-	0%
TELEPHONE	1,722	2,600	2,800	200	8%	2,800	-	0%
Operating Total	48,791	74,630	106,930	32,300	43%	112,020	5,090	5%
Capital Outlay								
CAPITAL OUTLAY	524	22,800	-	(22,800)	-100%	-	-	0%
Capital Outlay Total	524	22,800	-	(22,800)	-100%	-	-	0%
Expenditures Total	218,720	270,280	309,390	39,110	14%	324,420	15,030	5%

SAP Fund 100
SAP Function FN200
Department Emergency Management

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
Expenditures								
Personnel								
SALARIES & WAGES	5,599	33,360	-	(33,360)	-100%	-	-	0%
OVERTIME	1,485	-	-	-	0%	-	-	0%
INSURANCE BENEFIT	3	280	-	(280)	-100%	-	-	0%
PAYROLL TAX BENEFIT	118	490	-	(490)	-100%	-	-	0%
RETIREMENT MATCH BENEFIT	420	2,510	-	(2,510)	-100%	-	-	0%
Personnel Total	7,626	36,640	-	(36,640)	-100%	-	-	0%
Operating								
BE READY HERRIMAN	-	500	-	(500)	-100%	-	-	0%
EMERGENCY MANAGEMENT	5,203	6,000	-	(6,000)	-100%	-	-	0%
GENERAL SUPPLIES	738	3,000	3,000	-	0%	3,000	-	0%
POSTAGE	-	-	500	500	0%	500	-	0%
SEMINARS & TRAINING	-	2,500	2,500	-	0%	2,500	-	0%
SOFTWARE SUBSCRIPTIONS	-	-	6,000	6,000	0%	6,000	-	0%
TELEPHONE	2,915	2,000	2,000	-	0%	2,000	-	0%
Operating Total	8,856	14,000	14,000	-	0%	14,000	-	0%
Expenditures Total	16,482	50,640	14,000	(36,640)	-72%	14,000	-	0%

SAP Fund 100
 SAP Function FN200
 Department Crossing Guards

	FY2025 (Actual)	FY2027 Base Budget	FY2027 Proposed	FY2027 Base vs. Proposed	% Difference- FY2027 Base vs Proposed	FY2028 Proposed	FY2028 Difference	% Difference- FY2028 Versus FY2027 Proposed
Expenditures								
Personnel								
SALARIES & WAGES	286,512	331,250	345,010	13,760	4%	358,820	13,810	4%
INSURANCE BENEFIT	1,544	2,030	2,110	80	4%	2,190	80	4%
PAYROLL TAX BENEFIT	5,336	4,810	5,000	190	4%	5,200	200	4%
RETIREMENT BENEFIT	14	-	-	-	0%	-	-	0%
RETIREMENT MATCH BENEFIT	21,489	24,850	25,880	1,030	4%	26,920	1,040	4%
Personnel Total	314,895	362,940	378,000	15,060	4%	393,130	15,130	4%
Operating								
CLOTHING & UNIFORMS	-	-	3,500	3,500	0%	3,500	-	0%
EMPLOYEE RELATIONS	-	-	1,500	1,500	0%	1,500	-	0%
GENERAL SUPPLIES	2,652	6,600	4,000	(2,600)	-39%	4,000	-	0%
SEMINARS & TRAINING	591	3,100	3,000	(100)	-3%	3,000	-	0%
SOFTWARE SUBSCRIPTIONS	-	-	1,500	1,500	0%	1,500	-	0%
Operating Total	3,243	9,700	13,500	3,800	39%	13,500	-	0%
Expenditures Total	318,138	372,640	391,500	18,860	5%	406,630	15,130	4%



DATE: March 12, 2026
TO: The Honorable Mayor and City Council
FROM: Trevor Ram
SUBJECT: City Status Report – February 2026

RECOMMENDATION:

Staff recommend accepting the City Status Report.

ISSUE BEFORE COUNCIL:

Should the City Council accept the City Status Report for February 2026?

ALIGNMENT WITH STRATEGIC PLAN:

CE 2 – Promote trust in government

BACKGROUND/SUMMARY:

This is the City Status Report for February 2026.

DISCUSSION:

Attached is the City Status Report for February 2026.

ALTERNATIVES:

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

HERRIMAN CITY STATUS REPORT

AS OF FEBRUARY 28, 2026

BUILDING PERMITS - FEB 2026

Issued: (Compare previous year)

23 <small>(32)</small>	5 <small>(8)</small>	49 <small>(54)</small>
Residential	Commercial	Other

New Residential Units:

22	10	0	0	0
<small>Single Family</small>	<small>Condos</small>	<small>Townhomes</small>	<small>Duplex</small>	<small>I-ADUs</small>

BUSINESSES

1,395	26
Total Businesses	New Businesses

80 Restaurants/Food
1,111 Home Occupation

HOUSING BY TYPE

Single Family 59.2%

Multi-Family 24.9%

Apartments 12.5%

Condos 3.1%

Herriman Housing Stock by Type: 2015-2026

Legend: ADUs, Apartment, Condos, Multi-Family, Single-Family

64,780	4.3%
<small>Population Estimate</small>	<small>Vacancy Rate</small>

PROJECT UPDATES

Wide Hollow Trailhead

- Parking lot open to the public
- Final connections to adjacent subdivision
- Working on restroom
- Estimated grand opening: June 2026

Main St. Median

- Essentially complete
- Waiting to test irrigation system
- Estimated completion: Spring 2026

6000 W (Silver Sky to Herriman Blvd)

- Precon meeting scheduled for March 18
- Start work: April 2026
- Estimated completion: End of 2026

6400 W (Herriman Blvd to Midas Creek)

- Finalizing Herriman Blvd. restriping (weather-dependent)
- Estimated completion: Spring 2026

Real Vista Widening and Traffic Signal

- Precon meeting scheduled for March 18
- Start work: April 2026
- Estimated completion: End of 2026

HERRIMAN CITY STATUS REPORT

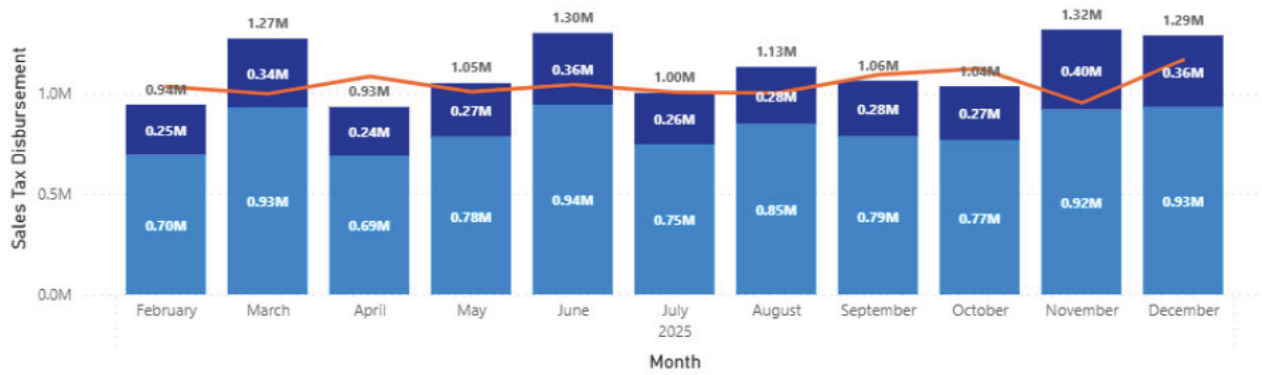
AS OF FEBRUARY 28, 2026

SALES TAX

\$1,255,587.86 Latest Sales Tax Disbursement

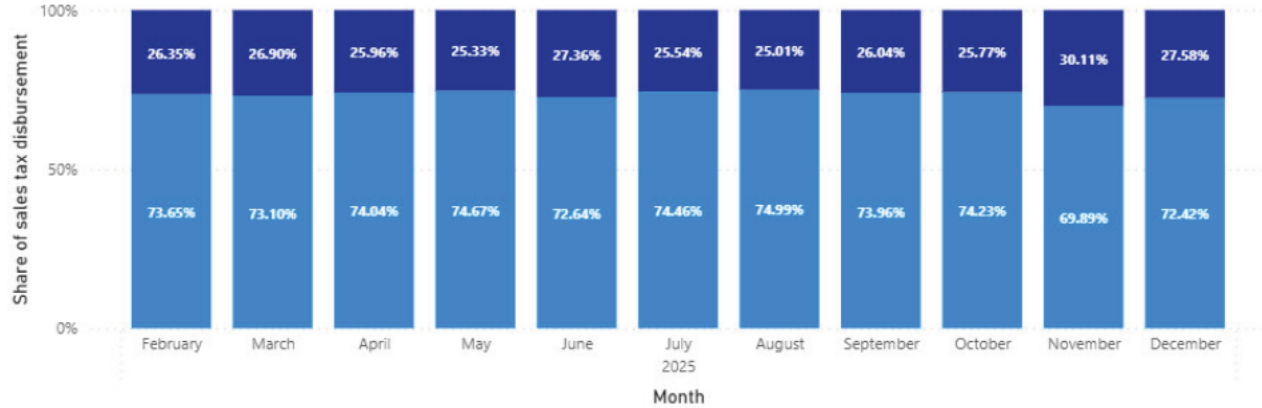
Population and direct sales - last 12 months

● Population ● Direct Sales ● Previous Year Total



Proportions

● Population ● Direct Sales



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



DATE: March 11, 2026
TO: The Honorable Mayor and City Council
FROM: Anthony Widdison
SUBJECT: UFA 2025 Annual Report – Division Chief Anthony Widdison

RECOMMENDATION:

Presentation only.

ISSUE BEFORE COUNCIL:

Presentation only.

ALIGNMENT WITH STRATEGIC PLAN:

ES 2 – Quality public safety

BACKGROUND/SUMMARY:

UFA Division Chief will present the UFA 2025 Annual Report to the Mayor and City Council.

DISCUSSION:

Presentation only.

ALTERNATIVES:

Presentation only.



DATE: March 10, 2026

TO: The Honorable Mayor and City Council

FROM: Bryce Terry, City Engineer

SUBJECT: Consideration to Adopt and Enact an updated Transportation Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis

RECOMMENDATION:

Staff recommends that the City Council take the following actions:

- Adopt the proposed Transportation Master Plan
- Adopt the proposed Impact Fee Facility Plan
- Adopt the proposed Impact Fee Analysis
- Enact the new Transportation Impact Fees as presented in the Impact Fee Analysis

ISSUE BEFORE COUNCIL:

The Council is asked to consider adopting and enacting the final draft of the Transportation Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis.

ALIGNMENT WITH STRATEGIC PLAN:

ES 8.1.1 – Master plans and impact fee analyses updates

BACKGROUND/SUMMARY:

Herriman City continues to experience rapid growth, with an estimated population of over 65,000 in 2025 and projections of approximately 115,000 by 2050. This growth requires an updated transportation planning framework to ensure an efficient, connected, and sustainable network.

The TMP update began in early 2025, led by Wall Consultant Group (WCG). The plan incorporates information from the City’s General Plan (Herriman NEXT), regional transportation plans, and community input gathered through public events and surveys, including outreach conducted at Herriman Towne Days.

The TMP project website, which includes maps, project lists, model results, and additional reference materials, is available at:

- <https://arcg.is/eyvSi1>

The draft TMP has been reviewed in previous City Council Work meetings and the current draft **was recommended by Planning Commission for adoption (6-0)**. With the Council's previous feedback and Commission's feedback incorporated, the document is now ready for formal adoption and attached to this report.

DISCUSSION:

Key highlights of the updated TMP include:

- **Population Growth:** A projected large increase in population by 2050, with major development areas including Olympia, Rosecrest, South Hills, and Panorama.
- **Roadway Projects:** 36 Phase 1 projects (2025–2034), including widening 11800 South and 12600 South, and major new connections such as Herriman Boulevard and Real Vista Drive.
- **Intersection Improvements:** 27 Phase 1 intersection projects, including signals at SR-111/11800 South and Herriman Boulevard/Olympia Boulevard.
- **Transit Enhancements:** Increased frequency on UTA Route 126 and a proposed park-and-ride at Porter Rockwell Boulevard.
- **Active Transportation Network:** Expansion to over 100 miles of bike lanes and paved paths, including priority projects on Rosecrest Road and 11800 South.
- **Safety & Connectivity:** Implementation of WFRC's CSAP recommendations, traffic calming, and improved crossings over the Welby Jacobs Canal.

Impact Fee Analysis:

The updated Impact Fee Analysis shows that Herriman's transportation impact fees will be reduced by approximately 30% from current rates. This reduction is driven by Public Infrastructure Districts in the South Hills and Panorama areas now constructing major roadway improvements previously included in the City's impact-fee-eligible project list, and by recent State legislation transferring responsibility for widening 12600 South to UDOT. With these costs removed and growth projections refined, the City's overall eligible project cost and associated fee calculation have decreased. As a result, projected impact fee revenue will also be lower, requiring staff to adjust the Capital Improvement Plan by deferring or phasing certain projects to reflect the more limited funding available. Despite these constraints, the reduced fee structure positions Herriman as a more attractive option for future economic development, supporting long-term diversification of the City's tax base.

ALTERNATIVES:

1. Adopt and Enact Transportation Master Plan, IFFP, and IFA [**Staff Recommendation**].
2. Proceed with adoption with modifications as directed by the Council
3. Continue the item to a future meeting for additional review.

FISCAL IMPACT:

The Fiscal Impact of the reduction of Transportation Impact Fees is conveyed in the above Discussion Section.

ATTACHMENTS:

The following Proposed Draft documents are included in the following link :

- TMP - <https://herriman-website-files.s3.us-west-1.amazonaws.com/Herriman+TMP+2026-02-17.pdf>
- IFFP - [https://herriman-website-files.s3.us-west-1.amazonaws.com/Herriman+IFFP+2026-02-17+\(1\).pdf](https://herriman-website-files.s3.us-west-1.amazonaws.com/Herriman+IFFP+2026-02-17+(1).pdf)
- IFA - <https://herriman-website-files.s3.us-west-1.amazonaws.com/Herriman+Transportation+IFA+022726.pdf>



DATE: March 06, 2026
TO: The Honorable Mayor and City Council
FROM: Jackie Nostrom | Wendy Thomas
SUBJECT: Approval of the 2026 Arbor Day Proclamation

RECOMMENDATION:

Staff recommends that the City Council approve and adopt the 2026 Arbor Day Proclamation, designating the last Friday in April as Arbor Day.

ISSUE BEFORE COUNCIL:

Would the Council like to adopt the 2026 Arbor Day Proclamation?

ALIGNMENT WITH STRATEGIC PLAN:

CE 4 – Sense of community | ES 3 – Natural resources, parks, trails, and amenities

BACKGROUND/SUMMARY:

Arbor Day is a long-standing national tradition dating back to 1872, when J. Sterling Morton proposed a dedicated day for planting trees. The holiday has since expanded nationwide and internationally, encouraging communities to care for and expand their urban forests.

The 2026 Arbor Day Proclamation highlights the significant environmental, economic, and social benefits of trees, including:

- Reducing soil erosion
- Improving air quality
- Moderating temperatures
- Providing habitat for wildlife
- Enhancing community beauty and property values

Adopting the proclamation continues Herriman City’s tradition of recognizing Arbor Day and encourages residents to participate in tree-planting activities

DISCUSSION:

Approval of this proclamation reinforces Herriman City’s ongoing commitment to environmental health and community beautification. The proclamation encourages residents to plant and maintain trees that support the long-term well-being of the community.

ALTERNATIVES:

- Adopt the 2026 Arbor Day Proclamation as presented
- Request revisions to the proclamation
- Decline to adopt the proclamation

ATTACHMENTS:

2026 Arbor Day Proclamation





2026 ARBOR DAY PROCLAMATION

WHEREAS, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and;

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and;

WHEREAS, Arbor Day is now observed throughout the nation and the world, and;

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and;

WHEREAS, trees are a renewable resource giving us paper, wood for construction of our homes, fuel for our fire, and;

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and;

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, DO I, Lorin Palmer, Mayor of Herriman City, proclaim the last Friday of April as Arbor Day in the City of Herriman, and urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

PASSED AND APPROVED by the Herriman City Council.

HERRIMAN CITY COUNCIL

By: _____
Lorin Palmer, Mayor

ATTEST:

Jackie Nostrom, City Recorder



STAFF REPORT

DATE: March 19, 2026
TO: The Honorable Mayor and City Council
FROM: Justun Edwards, Director of Public Works
SUBJECT: Accounting of Recently Approved Change Orders

RECOMMENDATION:

No action required; this report is for information only.

ISSUE BEFORE COUNCIL:

No action required; this report is for information only.

ALIGNMENT WITH STRATEGIC PLAN:

LV 4.2.4 – Fire station 103/Animal Services-

Occupy the new station in 2027 and transition the existing facility into an animal services facility.

BACKGROUND/SUMMARY:

The Engineering and Public Works Departments manage the construction of capital projects for the City. Occasionally, unforeseen conditions require amendments to construction contracts. In such cases, staff reviews and approves change orders before contractors proceed.

Per City policy, staff must notify the Council of any change order—or series of change orders—that exceeds \$50,000. This report summarizes recently approved change orders.

- 15.5 **Contract Change Orders** – The City Manager or Assistant City Manager is authorized to approve change orders to a contract when the total amount of such change orders is within the budget approved for the project.
 - 15.5.1 City staff will present to the City Council change orders, or a series of change orders, that exceed \$50,000.00.

DISCUSSION:

The project has approved the following change orders:

PCCO #1 Footing & Foundation Adjustments (\$20,118.23)

As the contractor was preparing footings and foundations, they noticed an issue with the depth of footings compared to finished grade (bottom of footing too shallow). This required additional excavation, rebar, and concrete to cure the issue.

PCCO #2 SCBA Breathing Air Pump Electrical (\$2,960.76)

The required power connection for the SCBA pump was identified on the architectural sheets but not identified on the mechanical drawings with appropriate details. The change order is to install the conduit, updated panelboard, and power for the SCBA pump.

PCCO #3 Installation of Additional Storm Drain Infrastructure (\$9,425.03)

As the site grading was occurring, the contractor identified a potential issue with final grade and slopes in the northeast corner of the site near the dumpster and generator pad. The grade is fairly flat with minimal slope to properly convey runoff to an inlet box. This change order will install an additional curb inlet box and approximately 55 LF of pipe to connect to the adjacent inlet box.

PCCO #4 Underground of Overhead Power (\$87,912.22)

This proposed addition will install the conduit, boxes, and pads ahead of RMP removing the poles and existing infrastructure, installing conductors, transformers, etc. The developer of the adjacent property has agreed to share the cost for the portion along with their property. Now that we have the costs, we will work to develop a reimbursement agreement.

PCCO #5 Traffic Control Signal- Installation of Conduit and Junction Boxes

(\$32,403.98) – (Approved)- The cost of this proposed addition represents the conduits and junction boxes from the fire station to the intersection of 12900 S Rosecrest. These conduits will allow the installation of power and control wires for the traffic control signal.

PCCO #6 Storage Shed Mechanical and Electrical Additions (\$13,211.19)

The original shed did not include ventilation or appropriate lighting. This change order includes the cost to install a ventilation fan in the roof, louver, lighting, and associated electrical. This was an oversight in the original design and was not included in the bid.

PCCO #7 Flag Pole Adjustments (\$2,740.41 – Credit)

The specifications called for a double truck pulley system that would allow 2 flags to be hung on each pole. Two flags on each pole is not needed or desired and will be switched to a single truck system which are cheaper providing a credit.

PCCO #8 Winter Conditions (December & January) (\$10,467.44)

We did not include winter conditions in the original bid because we did not want the cost of materials to include upcharges, or unit rates to be inflated unnecessarily. With the mild winter, this is proving to be beneficial. This change order includes the cost of space heaters and concrete blankets for December and January.

December costs- \$3,513

January costs- \$5,499,

Overhead & insurance- \$1,455.44

Total- \$10,467.44

PCCO #9 Electrical Circuit 9 Upgrade (\$395.42)

This change order is the increased cost to upsize the generator block heater electrical wire from #12 to #8, per the actual block heater load requirements and distance from power source.

PCCO #10 Mobile Storage Locker Upsize (\$822.34)

The mobile storage lockers in the design were drawn to the correct dimensions (24" wide), but the callout note on the plans called for 18" wide lockers which was bid by the contractor. UFA was asked if the lockers could remain 18" wide, and due to the size of the equipment and items stored in the lockers, 24" wide lockers are needed.

FISCAL IMPACT:

The project’s contingency budget can absorb these change order costs while maintaining sufficient funds to complete the work. A detailed change order log is attached.

Project Budget

FY26 Project Budget	\$ 7,945,340.00
Original Construction Contract	\$ 6,850,600.00
Approved COs	\$ 152,820.22
Proposed COs	\$ 22,155.98
Other Project Expenditures	\$ 586,540.34 (Permit fees, RMP, Design, Inspection)
Expenditures Paid from FY25	\$ 313,743.01
Total Cost W/ approved and proposed COs	\$ 7,612,116.54
Remaining Budget	\$ 646,966.47

ALTERNATIVES:

N/A

ATTACHMENTS:

- Project Change Order Log – Fire Station 103 Replacement



CITY COUNCIL MINUTES

Wednesday, February 25, 2026
Awaiting Formal Approval

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, February 25, 2026, at 5:30 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Mayor Lorin Palmer

Councilmembers Present: Terrah Anderson, Matt Basham, Jared Henderson, Teddy Hodges

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, City Attorney Todd Sheeran, Communications Manager Jonathan LaFollette, Police Chief Troy Carr, Deputy Police Chief Cody Stromberg, Assistant to the City Manager Trevor Ram, Community Development Director Blake Thomas, City Planner Michael Maloy, Public Works Director Justun Edwards, UFA Assistant Chief Anthony Widdison, Operations Director Monte Johnson, City Engineer Bryce Terry, Streets Manager Eric Didericksen, and HPD Community Services Sergeant Marcus Beckstead.

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

1. Council Business

Mayor Lorin Palmer called meeting to order at 5:31 p.m.

1.1. Review of this Evening's Agenda

Mayor Palmer requested that agenda item 2.4 be moved to the beginning of the meeting. The Council agreed.

1.2. Future Agenda Items

Councilmember Terrah Anderson discussed incorporating the city's strategic plan into a future discussion. She referenced prior discussions and stated that staff would include a concise report in the next council package highlighting three to four priority goals for alignment, including athletic conflict financing and resolution of the trash service issue. The intent was to emphasize key priorities drawn from the existing comprehensive plan rather than create a new plan. Mayor Palmer concurred, noting that clearly defined goals would support consistent communication with legislators and the public.

Mayor Palmer provided an update on the ongoing trash service matter, stating that the related bill was on the reading calendar and that discussions regarding future service structure were ongoing. He emphasized that the Council would need to address key questions about long-term arrangements.

Councilmember Jared Henderson provided an update on recent meetings regarding the waste management situation. He explained that there had been a follow-up meeting where representatives expressed willingness to find a mutual agreement to move forward rather than conducting an RFP for a feasibility study. Councilmember Henderson noted representatives indicated they were willing to forgo the feasibility study and come to a mutual separation agreement, with flexibility on timing to allow waste management to become operational. However, questions remained about the division of assets, particularly for taxpayers who have paid into the service district. Councilmember Henderson explained that their response about walking away from trash cans and handling branding was insufficient, as there are other assets that need consideration, including trucks, equipment, buildings, and fund balances. The matter would be brought back to the Council for further discussion.

City Manager Nathan Cherpeski added that he had initiated discussions with waste management representatives regarding lead times and would continue coordinating on implementation timelines.

The Council examined the complexity of asset division. Councilmember Teddy Hodges raised concerns about fair valuation, while Councilmember Matt Basham suggested exploring multi-year agreements similar to prior service district separations. Councilmember Henderson clarified that, unlike previous separations from UFSA, the current situation involved minimal liabilities, though recent investments, totaling millions of dollars in new equipment funded by ratepayers, must be accounted for. The Council referenced the 2024 study estimating approximately \$27 million in assets and minimal liabilities, resulting in net assets of about \$24 million. The primary challenge identified was ensuring an equitable distribution while maintaining the operational viability of the remaining service district.

1.3. Council discussion of future citizen recognitions

There was no future citizen recognitions discussed.

2. Administrative Reports

2.1. Discussion of the proposed fiscal year 2027 and 2028 budgets for Public Works –

Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented the proposed budgets for the Public Works divisions, emphasizing that the figures represented departmental requests rather than staff recommendations. Public Works Administration reported only one-time costs for computer replacements and proposed reductions in cell phones, fuel, training, and travel. The Streets Department's budget reflected a \$1.5 million decrease in fiscal year 2027 due to reallocating \$1.7 million in pavement management funds to the Rose Crest Road rehabilitation project under capital projects. The department requested increases of \$34,000 for sidewalk and right-of-way maintenance due to aging infrastructure and rising trip hazards, and \$35,000 for road improvements outside of pavement management. When accounting for the transferred capital project funds, the streets budget showed an overall 5.1% increase in fiscal year 2027 and remained relatively flat across both fiscal years. Street Signs and Street Lights included increases for fuel, damaged signs, electricity, and maintenance driven by new development and new installations by Salt Lake County.

Snow Removal and Fleet budgets included a redesigned incentive program costing approximately \$30,000 to ensure staff availability for snow events, funded partially by savings carried over from the prior year. Fleet operations stayed relatively flat aside from typical operating cost adjustments and one-time training expenses in fiscal year 2027. Facilities requested a 2% increase in fiscal year 2027 and 3% in fiscal year 2028, including \$8,000 in repairs and maintenance and \$9,000 in utilities. The division sought \$33,000 in capital funding to replace worn community room carpet and anticipated additional costs once the community center opened, including \$42,000 for utilities, \$28,500 for janitorial and pest control, a carpet vacuum purchase in fiscal year 2027, and asphalt maintenance in fiscal year 2028. Staff discussed possibly separating the community center into its own division to track costs more effectively, particularly because Columbus would be contributing to utility expenses.

The Water Department presented significant expenditure increases driven by both operational needs and external cost pressures. Revenue projections reflected an 11% increase in charges for services, consisting of a 6.5% rate increase and 4.5% growth assumption. Expenditure requests included \$25,500 for overtime due to increased water main breaks, \$47,000 for repairs, \$40,000 for notification and communication software, \$78,000 for Division of Drinking Water fees, \$30,000 for electricity, and substantial increases in water purchase costs from Jordan Valley Water

Conservancy District at \$1.3 million in fiscal year 2027 and \$1 million in fiscal year 2028. Public Works Director Justun Edwards explained that premature failures in service lateral materials installed roughly 20 years ago were contributing to rising repair costs, consistent with issues seen across the county. Overall, the water budget reflected a 13.7% increase in fiscal year 2027, exceeding the 6% annual operating increase assumed in the water model. Staff noted that they were evaluating possible reductions to bring the budget closer to model expectations, though some increases, such as Olympia area block 2 rates, were unavoidable.

The Council discussed state legislation proposing to require water utilities to generate minimum revenue based on 1.5% of median adjusted gross income multiplied by the number of connections. City Manager Cherpeski stated that the proposed House Bill 501 could require significant rate increases for Herriman but might not necessitate state funding. Councilmember Hodges asked whether last year's reduced rate increase had been appropriate given rising costs. Staff acknowledged that expenses were outpacing assumptions and that future rate adjustments might be needed.

The Impact Fee Fund showed minimal changes aside from increases in title research and legal expenses. Water rights purchases remained budgeted at \$4.2 million, with \$1.8 million becoming available after repayment of the interfund loan in June. The Storm Water Division reported a rare expenditure decrease due to removal of budgeted one-time project costs, offset by expected operating increases in fiscal year 2028.

2.2. Legislative Update – Todd Sheeran, City Attorney

City Attorney Todd Sheeran provided an overview of key legislation impacting the City. He reported that House Bill 129 on service district withdrawal had passed unanimously through the House committee (10-1), the House floor, and the Senate committee (6-0), and was on the Senate reading calendar awaiting final passage. He explained that Senate Bill 284, originally a broader proposal affecting home rule authority, had been narrowed to cleanup items related to planning commission procedures, training requirements, and limits on appeal authority. City Attorney Sheeran also discussed House Bill 88 addressing public assistance amendments, noting that it would prohibit benefits to illegal immigrants and impose penalties on municipal employees. He expressed concern about the bill's broad definitions and the possibility that it could unintentionally affect services offered in leased facilities such as the Columbus Center.

Police Chief Troy Carr briefed the Council on Senate Bill 262, which would prohibit law enforcement from using unmarked vehicles for traffic stops. Chief Carr strongly opposed the bill, stating that it would significantly impair police operations and investigative capabilities. He noted that the Law Enforcement Legislative Coalition remained actively opposed and cited data showing that only 0.062% of traffic stops involved misuse of emergency lights over several years. Council

and staff also discussed House Bill 561 related to e-bikes and motorcycles, raising concerns about the removal of impoundment authority and the creation of separate regulatory structures for electric versus gas-powered engines when existing statutes could instead be updated to include electric motors.

Additional legislative items were briefly reviewed, including House Bill 568 limiting impact fees to \$50,000, Senate Bill 211 on damages calculations, and other bills still moving through the legislature.

2.3. City Status Report: January 2026 – Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Trevor Ram presented the January 2026 city status report, highlighting that the city was permitting various types of residential units across different categories. He noted that sales tax revenue had reached a 70/30 split, representing the highest proportion of direct sales versus population-based revenue the city had ever achieved, indicating strong local purchasing activity.

Councilmember Henderson requested that future reports include the number of entitled housing units in addition to permitted units to provide better data for legislative discussions and board meeting

2.4. Review and discuss a request for an easement or revocable encroachment permit to facilitate construction of a multi-tenant sign for the Mountain Point Retail development located approximately at 3512 W Maradona Drive – Michael Maloy, City Planner

City Planner Michael Maloy presented a request for a revocable encroachment permit for signage placement. He explained that the unusual relationship between property lines and right-of-way lines in the area resulted in the right-of-way being much wider than the actual street, causing signs to be set back further than typical. The city had used similar revocable encroachment permits in the past for comparable situations.

City Planner Maloy displayed a map showing the 30-foot setback behind the sidewalk and explained that while typically the property line would be immediately behind the sidewalk, the right-of-way line extended further into the property. The applicant was seeking permission to place signage on city property through a revocable encroachment permit, understanding that the city could revoke the permit at any time, requiring sign removal at the property owner's expense.

Planning Commission had been informed that city permission would be required since the proposed location was on city property. City Manager Cherpeski confirmed he had no concerns

with the arrangement. City Council expressed support for the request, noting that the area needed signage support and acknowledging the challenging topography.

Staff clarified that the permit would be tied to the property and that either the property owner would be responsible for compliance or removal costs, depending on the specific permit terms. The Council indicated approval for staff to proceed with the revocable encroachment permit process.

2.5. (Beginning at 6:30 p.m.) WFRC Transit Fresh Look Update – Ted Knowlton, Deputy Director Wasatch Front Regional Council

Wasatch Front Regional Council Deputy Director Ted Knowlton (WFRC) presented an update on the Transit Fresh Look study and explained that WFRC developed the 30-year regional transportation plan that informs major road, transit, and trail projects. He noted that the Transit Fresh Look followed a vision-driven approach focused on shared community goals rather than feasibility testing. The study involved extensive regional participation, with Herriman represented primarily by Mayor Palmer, City Manager Cherpeski, and Community Development Director Blake Thomas, with additional involvement from Councilmember Henderson and Assistant City Manager Wendy Thomas. The resulting vision identified several transit concepts relevant to Herriman. The highest-priority concept was extending the red line light rail from Daybreak through northern Herriman, turning into Riverton, and connecting to Bangerter Highway, which would require major funding and interagency cooperation. Other concepts included a Rio Tinto Loop bus rapid transit (BRT) serving development west of Highway 111, BRT along 118th South, and a cross-valley connection on Mountain View Corridor linking Salt Lake and Utah Counties.

Deputy Director Knowlton emphasized that advancing any vision concept would require progress in at least two of three areas: securing funding through federal, state, local, or value-capture methods; increasing land-use intensity around station areas; or building transit market demand through expanded bus service. He reviewed examples of development patterns needed to support each mode, noting that light rail required higher-density station-area development, while BRT generally required two- to three-story nodes. Corridor profiles would identify potential zoning changes, preliminary station locations, and implementation steps. He clarified that communities were not required to pursue all three advancement strategies but excluding one would necessitate stronger emphasis on the others. WFRC committed to convening involved communities and providing support for advancing concepts selected by the partnership.

Council discussion focused on feasibility and timing. Deputy Director Knowlton explained that whether BRT would include dedicated lanes would depend on future detailed planning, acknowledging that dedicated lanes would increase costs but improve service and require stronger land-use support. Councilmember Anderson asked about ridership data for Herriman's current bus

service and it was confirmed that UTA tracks ridership and committed to providing regular updates. Councilmember Basham asked about the likelihood of light rail implementation given high costs and whether federal opportunities, such as potential Olympic-related funding, could apply. Mayor Palmer noted the federal trend toward prioritizing BRT as a more flexible, cost-effective investment. Deputy Director Knowlton confirmed that under current federal standards light rail would not be competitive due to insufficient supportive land use, despite strong network connectivity benefits. He stated that state funding would likely be required and that success would depend on sustained multi-jurisdictional commitment. He added that light rail would not be an Olympics-timed project, though early express bus service along Bangerter could potentially occur before the Olympic games. Councilmember Henderson observed that much of the proposed corridor already met two of the three advancement criteria: transit market and some land-use development with funding remaining the principal missing component. He noted that having a shared plan was essential before pursuing opportunities. Mayor Palmer suggested including transit planning as a priority topic in upcoming strategic planning discussions. Deputy Director Knowlton concluded with a commitment for WFRC to follow up with communities in the coming months to identify priorities and assist with next-step planning.

3. Adjournment

Councilmember Basham moved to adjourn the City Council work meeting at 6:59 p.m. Councilmember Hodges seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:08 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Ms. Andrea Bradford led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

The Council held a recognition ceremony honoring retiring Police Chief Troy Carr for his eight years of service with the Herriman Police Department. Mayor Palmer described Chief Carr as an exceptional public servant and individual.

The Council shared brief remarks highlighting Chief Carr's leadership, humor, and commitment to community-oriented policing. Councilmember Anderson emphasized his ability to communicate complex issues clearly and his vision of policing as a partnership with the community. Councilmember Basham noted the remarkable achievement of building the department from the ground up in a short timeframe, while Councilmember Hodges commended his steady leadership through growth, budgeting, and crises, as well as his efforts to prepare the

council for his eventual retirement. Councilmember Henderson reflected on Chief Carr's instrumental role in establishing a highly regarded and innovative department, as well as his personal support and character. City Manager Cherpeski praised Chief Carr as one of the top police chiefs of his career and expressed both professional and personal appreciation.

A representative from Congressman Burgess Owens' office presented a certificate of congressional recognition, and the City awarded Chief Carr a commemorative plaque honoring his service.

Chief Carr expressed gratitude and reiterated that his goal had been to establish a strong foundation for the department's continued success, crediting the officers and staff for their work. The ceremony concluded with Mayor Palmer thanking Chief Carr's family for their support and expressing confidence in the department's future.

5. Public Comment

Andrea Bradford informed the Council of her desire to expand on her earlier emailed comments regarding House Bill 477. She noted that the impetus of the bill likely originated from the state legislature and seemed likely to pass. Ms. Bradford specifically pointed out that the bill appeared to stipulate prohibitions against allowing more than one accessory dwelling unit (ADU) per lot or parcel. This raised concerns for her about the current proposal being considered by the City Council, which would allow properties to have both a detached and an internal ADU. In light of House Bill 477, she requested that if the Council were to move forward with permitting detached ADUs, they consider adopting a more restrictive approach in line with the state's intent. Specifically, she asked that the Council limit properties to having either a detached or an internal ADU, but not both, in order to comply with the proposed state regulations and prevent potential issues related to increased density and parking challenges. Ms. Bradford emphasized this recommendation in her request to the Council, urging them to align with the state's stance to better manage the impact on neighborhoods.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson referenced earlier work meeting discussions about the garbage board and budget processes. Regarding UFA, he reported they were in the midst of budget work for an organization with over \$100 million in expenses compared to the city's \$25-30 million total budget including public safety. The UFA budget process spans six months with extensive committee meetings, and they were approximately one-third through the process. Councilmember Henderson expected to have details about Herriman's share of any increase within four weeks and would report back with specifics, likely leading to an April board meeting with recommended numbers

6.2. Councilmember Teddy Hodges

Councilmember Hodges provided an update on Jordan Basin Improvement District, reporting they were completing plant walk-throughs with engineers for plant expansion proposals. He expected cost numbers and target dates for acceptance and construction to be presented at upcoming meetings.

6.3. Councilmember Matt Basham

Councilmember Basham reported on recent ribbon cutting ceremonies for new businesses which had good community attendance. He praised the continuing positive direction of economic development in the city.

6.4. Councilmember Terrah Anderson

Councilmember Anderson had nothing to report.

7. Mayor Report

Mayor Palmer announced that Governor Spencer Cox had officially nominated him to serve on the state air quality board, with Senate confirmation scheduled for the following day at 2:00 PM during the Senate session. He expressed excitement about serving in this additional capacity, noting it would involve quarterly board meetings.

8. Consent Agenda

8.1. Approval of the January 28, 2026 City Council meeting minutes

8.2. Approval of a Resolution to grant Local Consent for a Restaurant Full-Service License for Toscano Herriman, LLC located at 12543 S Herriman Auto Row to be issued and regulated by the Utah Department of Alcoholic Beverage Services (DABS)

8.3. Discussion and consider authorization to enter into an agreement with Madison AI – Trevor Ram, Assistant to the City Manager

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

The vote was recorded as follows:

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

The motion passed unanimously.

expected by May 2028. The nearly two-year duration reflected procurement needs, winter weather constraints on asphalt placement, and complex concrete structure construction.

Van Con was the low bidder for both projects at just over \$1.7 million for roadway work. The meter vault improvements would cost approximately \$46,000, representing Herriman's 50% share per existing agreements with Jordan Valley. Total project costs were covered by \$1.6 million reserved in fiscal year 2026 and \$1.7 million in fiscal year 2027, with remaining funds retained for contingencies and potential change orders.

The agreement required Herriman to reimburse Jordan Valley through monthly invoices as work progressed, with reimbursable amounts including the meter vault and roadway costs plus approved change orders. Herriman would provide inspection and management services for the roadway project.

Councilmember Anderson thanked Director Edwards for answering her earlier questions and emphasized the critical importance of extensive public education and communication. The project would significantly impact residents, particularly those accessing Blackridge Elementary, requiring comprehensive advance notice and easy-to-understand information.

Director Edwards confirmed plans for an open house before construction begins, with contractor, Jordan Valley, and staff available to answer questions. A third-party public involvement officer would coordinate communications between city teams and Jordan Valley, utilizing the city's existing project communication website and methods residents had become accustomed to using.

Councilmember Hodges asked about traffic management, and Edwards explained that contractors were required to maintain two lanes of travel throughout most of the project, though there might be brief closures for specific operations like road crossings. Temporary impacts to side roads and some access limitations were anticipated, with traffic control plans subject to engineering review.

Councilmember Basham praised the coordination between the City and Service District to achieve cost savings and avoid duplicated disruption, referencing previous problems on 13400 West with repeated utility installations over multiple years.

Councilmember Hodges moved to approve Resolution No. R08-2026 approving a cost share agreement between Herriman City and Jordan Valley Water Conservancy District. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson

Aye

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

The motion passed unanimously.

9.3. Discussion and Consideration of Amendments to Title 10 Land Development Code to Permit Detached Accessory Dwelling Units on Lots or Parcels that Have a Legal, Owner-Occupied, Single-Family Dwelling in Compliance with City Standards (Z2026-002) - Michael Maloy, City Planner

City Planner Michael Maloy presented proposed amendments to allow detached accessory dwelling units (ADUs), explaining this was a familiar topic that the council had been working on periodically. The city already had internal ADU regulations responding to a state mandate, and detached ADUs represented another potential state mandate currently under legislative consideration.

The proposal was also included in the city's moderate income housing plan as a state-required strategy for addressing moderate housing needs. While the city doesn't build housing directly, it established regulations guiding where such housing may occur. Staff had studied the issue to determine appropriateness for the city and had received resident interest, though public hearing comments included both support and opposition.

City Planner Maloy emphasized the proposal's malleable nature, expecting Council input and adjustments as appropriate. The Planning Commission had provided recommendations including modifications not incorporated into the draft ordinance.

The general proposal would permit detached ADUs citywide but only for single-family residential properties in residential, agricultural, forestry recreational, and mixed-use zones where single-family housing was permitted. The draft required one additional parking stall for detached ADUs, consistent with current state proposals, with a potential second stall if the ADU exceeded 650 square feet.

The Planning Commission recommendation would allow both one detached and one internal ADU per lot if complying with all standards. The current state bill indicated this might be permissible, but cities could regulate or prohibit multiple ADU types.

The proposal maintained existing lot coverage requirements, meaning accessory structures could only be built where space was available within current zoning standards. Maximum square footage

would be 1,000 square feet, consistent with the state bill. The Planning Commission recommended a 7,000 square foot minimum lot size compared to the current 6,000 square foot requirement for internal ADUs.

Maximum height would be 25-feet compared to 35-feet for single-family homes, with no dependency on existing home height per Planning Commission recommendation. The draft proposed 10-foot rear and 8-foot side setbacks, larger than typical accessory building requirements due to residential occupancy impacts. However, the Planning Commission recommended mirroring current accessory structure setbacks, creating potential conflicts with the 25-foot height allowance that might exceed height limits for smaller lots.

Design standards required matching the primary home, though recent state bill language seemed to discourage municipal design regulations for ADUs. Optional Planning Commission reviews were included for property owners seeking modifications, similar to previous single-family home processes that had worked successfully.

Owner occupancy requirements remained, with the property owner living in either the primary dwelling or ADU. City Planner Maloy included defensible language used successfully in other cities, with provisions for temporary assignments like military or ecclesiastical service requiring property manager designation.

Short-term rental prohibitions would be maintained for anything less than 30 days, consistent with current state draft language.

City Planner Maloy presented several decision points for council consideration: allowing both internal and detached ADUs on the same lot (Planning Commission recommended yes); allowing detached ADUs taller than the primary dwelling (Planning Commission recommended yes); requiring two parking stalls for ADUs larger than 650 square feet (Planning Commission recommended one stall only); requiring additional design standards (Planning Commission recommended yes); and modifying setbacks to mirror accessory structure requirements (Planning Commission recommended yes, though this conflicted with height standards).

Additional unresolved issues included metering requirements and impact fees. Previous experience in other cities showed public utilities often lacked strong preferences on metering approaches. Impact fees typically accompanied separate meters, though state discussions suggested reduced rates compared to standard single-family homes.

Staff recommendation included combining internal and detached ADU regulations into one code section, implementing the 7,000 square foot minimum, maintaining 25-foot height limits,

addressing setback/height conflicts, and considering road impact concerns from new lateral installations and road cuts.

A permitting process challenge existed with builders applying for internal ADUs during new construction when owner occupancy requirements couldn't be verified until property transfer. City Planner Maloy suggested potential solutions involving recorded documents against properties that would appear in title searches, ensuring future owners understood occupancy requirements.

Extensive Council discussion followed regarding enforcement challenges, particularly with spec-built homes designed for rental rather than owner occupancy. Councilmember Henderson expressed strong concerns about streamlining processes that could exacerbate homeownership displacement by encouraging rental development.

The council worked through each recommendation:

- One or the other ADU type: Council consensus supported allowing only one type (internal or detached) per property, not both, to address parking, traffic, and density concerns.
- Minimum lot size: Mayor Palmer suggested 10,000 square feet rather than 7,000 to reduce staff time reviewing impractical applications on smaller lots, though this could be revisited later based on demand.
- Height limitations: Councilmember Henderson preferred limiting height to no taller than the existing dwelling, while others noted potential state law conflicts. The discussion revealed current state bill language allowing cities to require conformance with existing structure dimensions.
- Setbacks: Council supported maintaining larger proposed setbacks rather than mirroring accessory structure standards, given the different use intensity.
- Utility connections: Discussion favored allowing shared connections through existing infrastructure rather than requiring separate meters and costly road cuts.
- Parking requirements: Council supported following state language requiring two spaces for ADUs over 650 square feet, acknowledging parking as the primary community complaint anticipated.
- Permit process improvements: Councilmember Henderson opposed streamlining builder applications for spec construction, preferring current owner-applicant requirements despite administrative burdens.

City Manager Cherpeski recommended directing staff to return with revisions incorporating discussed changes after the legislative session concluded, allowing incorporation of final state bill language. He requested avoiding complex motions given the ordinance's complexity.

Councilmember Henderson moved to continue the ordinance to amend the land development code regarding accessory dwelling units. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

10. Future Meetings

10.1. Next Planning Meeting: March 4, 2026

10.2. Next City Council Meeting: March 11, 2026

11. Events

11.1. Senior Paint Class: March 5, 2026, Herriman City Hall @ 10:00 a.m. RSVP Required

11.2. FOH: Community Showcase, March 6, 2026: Herriman High School @ 7:00 p.m.

12. Closed Session

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

Councilmember Basham moved to temporarily recess the City Council meeting to convene in a closed session to discuss pending or reasonably imminent litigation, as provided by Utah Code Annotated §52-4-205 at 8:49 p.m. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

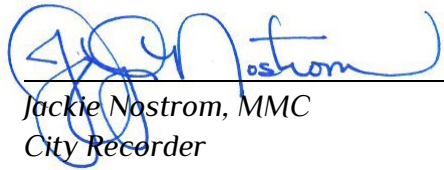
The Council reconvened the Council work meeting at 8:56 p.m.

13. Adjournment

Councilmember Henderson moved to adjourn the City Council meeting at 8:56 p.m. Councilmember Hodges seconded the motion, and all voted aye.

14. Recommence to Work Meeting (If Needed)

I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 25, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder



DATE: March 16, 2026

TO: The Honorable Mayor and City Council

FROM: Wendy Thomas | Anthony Widdison | Blake Thomas

SUBJECT: Ordinance to Amend Section 4-2-3, of the Herriman City Code regarding Firework Discharge Restrictions and Adopting an updated Restriction Map

RECOMMENDATION:

Staff recommend the approval of an ordinance amending Section 4-2-3, of the Herriman City Code regarding firework discharge restrictions and adopting an updated restriction map.

ISSUE BEFORE COUNCIL:

Does the City Council want to approve an ordinance to amend Section 4-2-3, of the Herriman City Code?

ALIGNMENT WITH STRATEGIC PLAN:

ES 2 – Quality public safety

BACKGROUND/SUMMARY:

Herriman City has a history of fire incidents, including those that have been caused by fireworks, both in restricted areas and non-restricted areas. Herriman City reviews the firework restriction areas on an annual basis and recommends changes primarily based on development patterns. A municipality must submit any changes to Salt Lake County for a county wide map to be produced. The map is updated annually as development patterns change.

The proposed amended code refers to an adopted map for firework restrictions instead of dedicated street alignments. Staff believe this approach gives the City Council more flexibility in map restriction designations as the City continues to develop, especially in the southeast and southwest areas of the City.

If the ordinance is approved, the City Council is effectively doing two things. First, updating the City Code to reflect the adoption of a map and removing any reference to specific streets.

Second, adoption of the map that will be submitted to Salt Lake County. The Council can request changes to the map as part of the motion.

ALTERNATIVES:

Alternative	Challenge	Benefit
Approve the ordinance and adopt the proposed map (Recommended)	Unknown	Provides Council flexibility in future firework restriction maps as development patterns change.
Direct changes to the 2026 Firework Restriction Map for adoption, approve the ordinance	Unknown	Provides Council with the opportunity to add or remove areas from the firework restriction area.
Do not approve the ordinance or map	New restriction map will not be submitted to SLCO for 2026	Unknown

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance
2026 Firework Restriction Map

HERRIMAN, UTAH
ORDINANCE NO 2026-XX

AN ORDINANCE OF THE HERRIMAN CITY COUNCIL AMENDING SECTION 4-2-3, OF THE HERRIMAN CITY CODE REGARDING FIREWORK DISCHARGE RESTRICTIONS AND ADOPTING AN UPDATED RESTRICTION MAP.

WHEREAS, the Herriman City Council has the authority to regulate the discharge of fireworks within city limits to ensure the safety, health, and welfare of its residents; and

WHEREAS, certain geographical areas within Herriman City pose a significantly higher risk for fire hazards due to vegetation, topography, and proximity to wildland areas; and

WHEREAS, the City Council desires to clarify the enforcement areas for firework restrictions by referencing an officially adopted map; and

WHEREAS, the proposed amendment to Section 4-2-3, will provide clear guidance to the public regarding prohibited discharge zones.

NOW, THEREFORE, BE IT ORDAINED BY THE HERRIMAN CITY COUNCIL AS FOLLOWS:

1. Amendment of City Code: The Herriman City Council hereby approves the amendment to Section 4-2-3, as set forth in Exhibit A, attached hereto and incorporated by reference.
2. Adoption of Map: The Herriman City Council hereby adopts the updated Firework Restriction Map, as set forth in Exhibit B, attached hereto and incorporated by reference.
3. Conflict: All sections of the Herriman City Code or prior resolutions in conflict herewith are hereby amended to the extent of such conflict.
4. Effective Date: This Ordinance shall take effect immediately upon recording or not later than 30 days of the date hereof, whichever is sooner, pursuant to Utah Code Ann. § 10-3-705.

5.

PASSED AND APPROVED by the Herriman City Council this 25th day of March, 2026.

HERRIMAN

Lorin Palmer, Mayor

**Jackie Nostrom, MMC
City Recorder**

Exhibit A

(Text Amendment)

4-2-3 Discharge Of Fireworks

A. *Generally.*

1. Fireworks may be discharged on the dates set forth in U.C.A. 1953, § 53-7-201.
2. The definition of the term "fireworks" is the same as set forth in U.C.A. 1953, § 53-7-202(14)(a).

~~Except for display operators properly licensed as required by state law, it is unlawful for any person to display, discharge, ignite, explode, project or otherwise fire or permit the ignition, expulsion, projection of any fireworks or open flame fires within 200 feet of an undeveloped property or agricultural field or south of 14200 South, extending to the intersection of Emmeline, following Emmeline and all the property south of Emmeline to Juniper Crest Drive. The discharge of fireworks shall be prohibited in all areas of Herriman City shown as restricted on the official Firework Restriction Map adopted by the Herriman City Council. It shall be unlawful for any person to discharge fireworks within these designated boundaries.~~


- B. Any person convicted of violating the provisions of this section shall be guilty of an infraction.

(Code 2023, § 4-2-3; Ord. No. 11-13, 6-9-2011; Ord. No. 2015-01, 1-14-2015)

Exhibit B

(Firework Restriction Map)

HERRIMAN CITY 2026 FIREWORK RESTRICTION AREA

 HERRIMAN CITY LIMIT
 RESTRICTED AREA



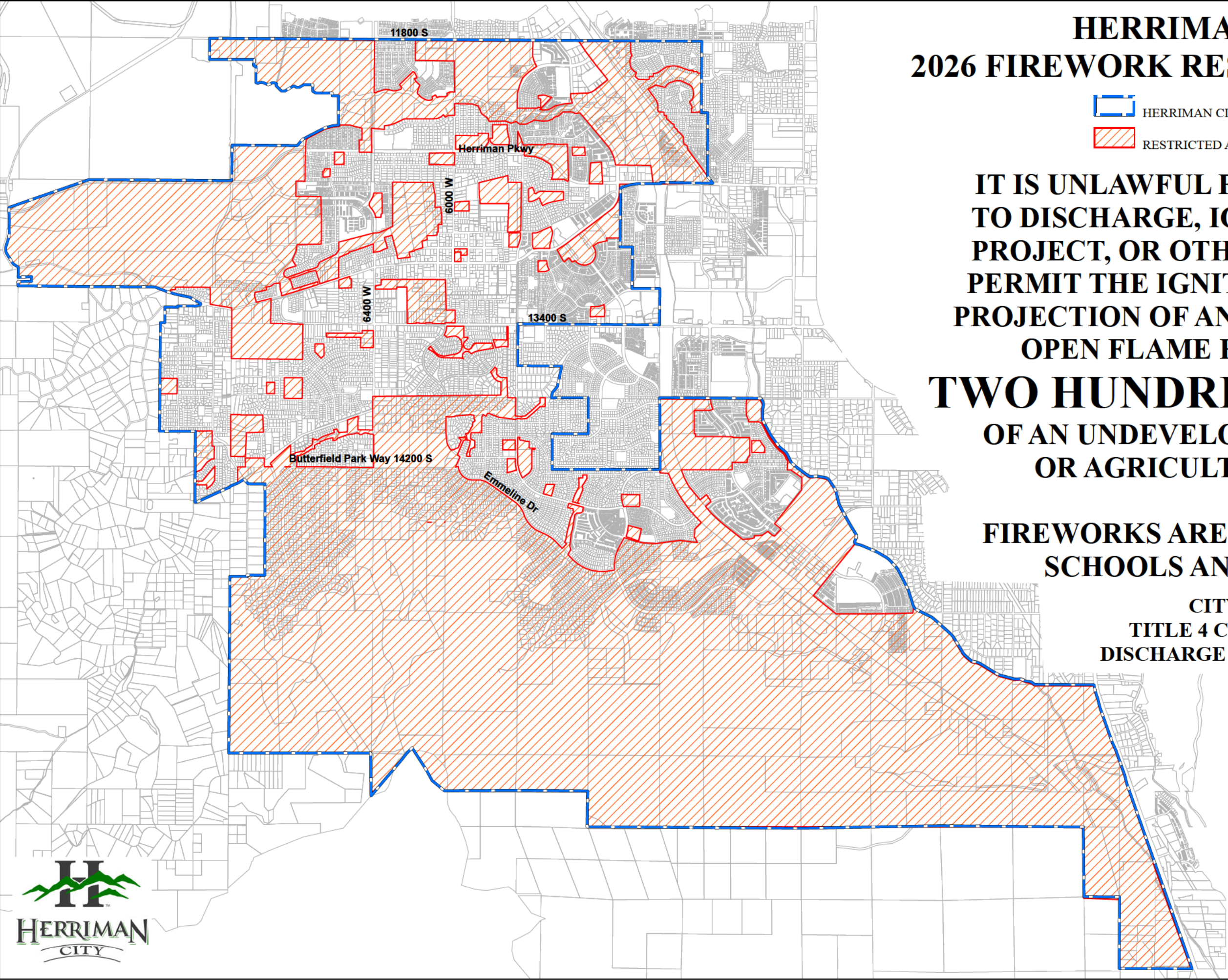
IT IS UNLAWFUL FOR ANY PERSON TO DISCHARGE, IGNITE, EXPLODE, PROJECT, OR OTHERWISE FIRE OR PERMIT THE IGNITION, EXPULSION PROJECTION OF ANY FIREWORKS OR OPEN FLAME FIRES WITHIN

TWO HUNDRED (200) FEET

OF AN UNDEVELOPED PROPERTY OR AGRICULTURAL FIELD.

FIREWORKS ARE PROHIBITED AT SCHOOLS AND IN PARKS.

**CITY CODE
TITLE 4 CHAPTER 4-2-3
DISCHARGE OF FIREWORKS**





STAFF REPORT

DATE: March 13, 2026

TO: The Honorable Mayor and City Council

FROM: Bryce Terry, City Engineer

SUBJECT: Discussion Regarding the Safe Route to School (SRTS) Grant Application for Intersection Improvements at Herriman Rose Blvd and Herriman Main St

RECOMMENDATION:

Given the significant negative feedback from the neighborhood, staff recommends proceeding with the existing safe route to school, continuing to cross children at the traffic signal and decline funds for the project.

ISSUE BEFORE COUNCIL:

Council direction is needed on whether to: (1) discontinue the project as scoped, or (2) pursue an alternative approach and request a scope change from UDOT.

ALIGNMENT WITH STRATEGIC PLAN:

- LV5.1 – Seek outside funding sources for capital transportation projects
- LV 5.3 - Trails and Sidewalks

BACKGROUND/SUMMARY:

In 2025, the City applied for and received notice of an SRTS award for improvements at this location. The conceptual scope ("Option 4") included a median refuge island, RRFBs, lighting and visibility upgrades, and permanent restrictions on left-turn/through movements from Herriman Rose. The total programmed cost estimate is approximately \$615,000, with a minimum 6.77% local match (about \$55,000). UDOT's program schedule targeted construction in FY2027.

Community Feedback Summary:

Residents expressed strong opposition to permanently removing the ability to turn left from Herriman Rose onto Main St or proceed straight toward the library/recreation center. Key concerns include access and circulation for nearby neighborhoods; shifting traffic (including U-turns and cut-through) to other streets; and skepticism that a refuge island will slow east-west traffic or materially reduce risk.

The most common request was for either a full traffic signal or a pedestrian-activated HAWK/PHB signal. Across comments, residents also asked the City to consider

visibility/lighting upgrades, traffic calming (e.g., raised intersection), school-zone speed management, and operational/time-limited measures during school crossing periods.

Lessons Learned:

- Public support for pedestrian crossing upgrades was highly contingent on maintaining neighborhood access. Once permanent restrictions to vehicular movements were introduced, community willingness to prioritize the proposed crosswalk option decreased substantially.
- Emphasize speed/visibility: Many comments identified vehicle speed and driver behavior on Main St as the underlying safety issue.

DISCUSSION:

The SRTS award is intended to improve student walking/biking safety and, if constructed, the crossing would need to be reflected on the school’s official Safe Route. The programmed estimate is approximately \$615,000 (federal funds ~ \$561,250; local match ~6.77%). Any change to scope or location requires UDOT review for eligibility and could affect cost and schedule.

ALTERNATIVES:

1. Decline funds and proceed with Existing Safe Route to School (SRTS) [**Recommended**]
 - a. Notify UDOT that we will not proceed with the awarded scope and release funds.
 - b. Any future improvements at this location would require separate funding and approvals.
 - c. Safest crossing location with existing infrastructure
 - d. Provides one major crossing location across Herriman Main St for the school
2. Pursue alternative solutions that UDOT may be willing to fund (if feasible)
 - a. A PHB/HAWK signal could be explored further, but:
 - i. Preliminary analysis shows there is not a great location to place this to achieve proper sight distance without offsetting for the intersection at least 100’.
 - ii. UDOT would have to approve a significant scope change
 - iii. May get stuck in the same process of public feedback (school crossing vs overall safety concerns vs neighborhood access)

FISCAL IMPACT:

Current programmed estimate: ~\$615,000; UDOT federal funds ~\$561,250 with a minimum local match of ~6.77% (~\$55,000). If the City declines the project, no local funds are required. If the City pursues a scope change, costs and match requirements may change; funding eligibility is subject to UDOT approval.

A future non-grant funded project would have to compete with the many other capital needs within the City. There is no guarantee that funding would be available for a future project outside of this type of grant.

ATTACHMENTS:

N/A



DATE: March 12, 2026

TO: The Honorable Mayor and City Council

FROM: Bryce Terry, City Engineer

SUBJECT: Discussion Regarding the Results of the Community Meeting Regarding a Petition to Vacate a Public Trail near Rose Creek Estates Subdivision

RECOMMENDATION:

Retain the trail as a public facility and implement a few improvements as discussed in the report.

ISSUE BEFORE COUNCIL:

Whether to initiate proceedings to vacate a public trail located behind properties in Rose Creek Estates Phases 7a and 7b, following receipt of a resident petition citing safety, privacy, and maintenance concerns.

ALIGNMENT WITH STRATEGIC PLAN:

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.

BACKGROUND/SUMMARY:

- The City received a petition signed by 13 of 16 homeowners whose lots immediately abut an asphalt-paved public trail dedicated with Rose Creek Estates Phase 7a. The trail connects to 13400 South and links sidewalks and neighborhood streets within the subdivision.
- Petitioners cited concerns including the 12-foot-wide corridor contributing to safety concerns; loitering, littering, and occasional unauthorized vehicle use; limited City maintenance leading to overgrowth/weeds; privacy and security; and proximity to 13400 South contributing to perceived safety risks. Some residents installed privacy

fencing contrary to City policy; a resident anecdote described a pet entering the trail and being killed on 13400 South.

- The City Council requested information on process and cost details to vacate the trail in August 2025, during a City Council work meeting. The Council again reviewed the matter and requested that greater community feedback be gathered in another City Council meeting in September 2025.

DISCUSSION:

City Staff held a public community meeting and posted A-frame signs at the entrances of the trail with QR Codes to give any feedback regarding the trail. The feedback received is summarized below:

- Against closing (retain trail): ~60%
- For closing (vacate): ~30%
- Unclear / questions: ~10%

Themes:

- Opposed to vacating trail: Frequent neighborhood use (walking, jogging, biking, dog walking); safer alternative to busy roadways (including for children); concern about setting a precedent that could degrade connectivity; preference for operational/physical mitigations (lighting, patrols, gates) before any permanent change.
- Support vacating trail: Predominantly, adjacent residents cite loitering/late-night activity, trespassing, people looking into yards, and throwing trash/objects over fences. Some adjacent residents reported adding private security measures and avoiding use of the trail corridor due to safety concerns.

Staff acknowledges adjacent residents' concerns as real and site specific, while noting overall input favors retaining the trail with mitigations.

Findings

1. The trail continues to serve an **intended public purpose**—providing pedestrian connectivity within the subdivision and to the broader sidewalk/trail network.
2. **Majority public input** supports keeping the trail open, with many commenters requesting **targeted operational/physical improvements** in lieu of vacating the trail.
3. Concerns raised by adjacent residents—**privacy, nuisance, after-hours activity, and unauthorized access**—are **credible**. Potential mitigation improvements could include updated signage and installing gates at the entrances of the trail, at the City Council's discretion.
4. Vacating the corridor would **remove an established public asset** and reduce neighborhood connectivity; relocation/replacement would require time, funding, and potentially set a precedent with other trails.

ALTERNATIVES:

1. Retain the trail [**Recommended**]
2. Conduct broader public outreach if the Council desires additional data before formal action.
3. Initiate a formal vacation process, including public notice and evaluation of reversionary interests, using plat amendment or quit claim deeds

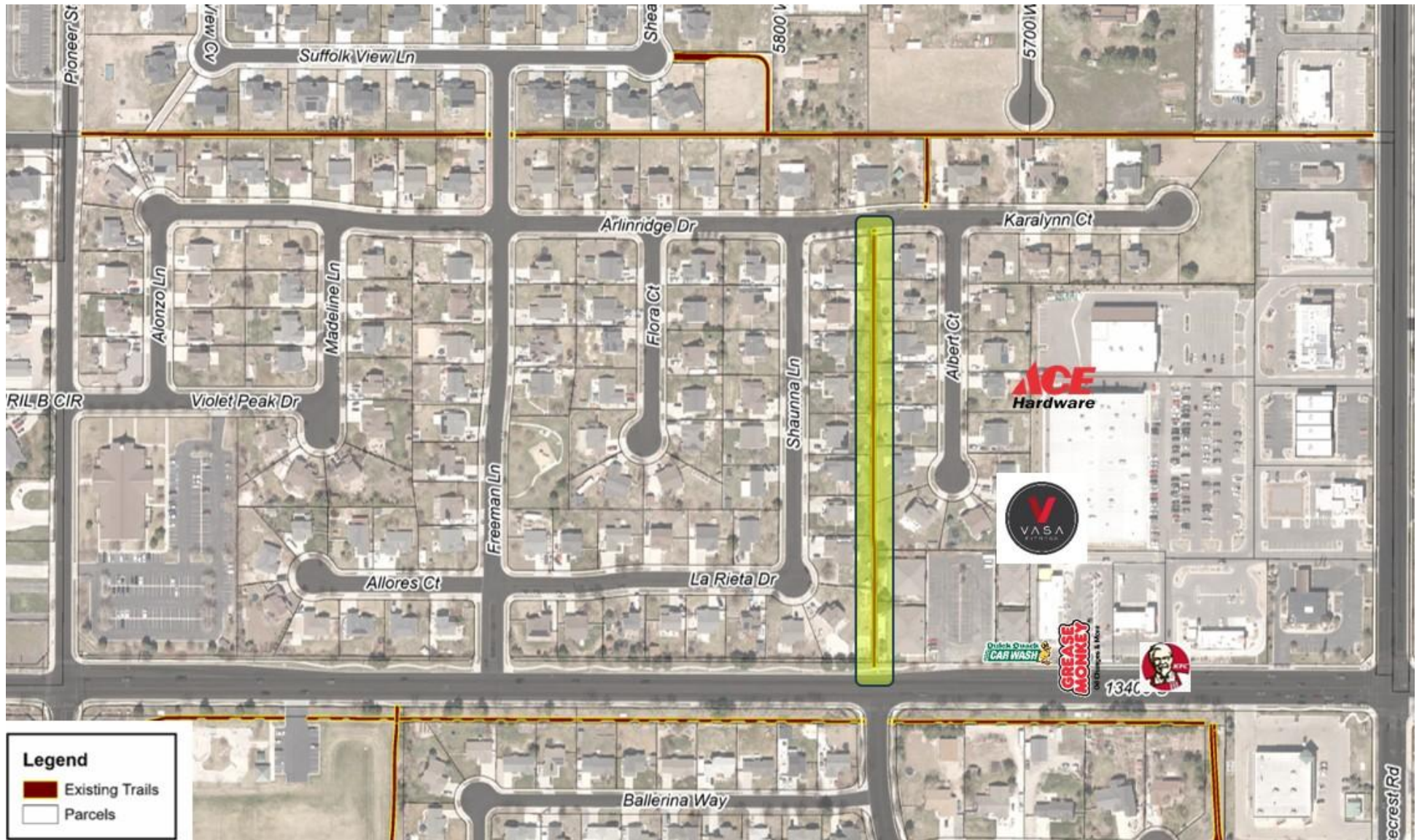
FISCAL IMPACT:

No Major Fiscal Impacts at this time

ATTACHMENTS:

- **Exhibit 1** – Location of the Trail (Rose Creek Estates)

EXHIBIT 1 – Location of Trail





STAFF REPORT

DATE: March 6, 2026

TO: The Honorable Mayor and City Council

FROM: Jackie Nostrom, City Recorder & Wendy Thomas, Assistant City Manager

SUBJECT: Amendment to Herriman City Code Chapter 6-6, Parking Permit Program

RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No 2026-__ amending Chapter 6-6 of the Herriman City Code to (1) allow administrative authority for the Parking Permit Program to be assigned to the City Manager or designee, and (2) remove requirements to collect or retain unnecessary personally identifiable information (PII) as part of the permit application process.

ISSUE BEFORE COUNCIL:

Should the Council approve the proposed amendments to the Parking Permit Program to align the ordinance with current administrative practices?

ALIGNMENT WITH STRATEGIC PLAN:

CE-1 – Sense of community
EV-5 – Neighborhood quality
LV8 – Parks and amenities

BACKGROUND/SUMMARY:

The Herriman City Parking Permit Program (HCC Chapter 6-6) was originally drafted assigning program administration to the Community Development Department and the Community Development Director. The program has been administered by the Administration Department.

During review of the ordinance, staff identified the need to (1) ensure the ordinance is department-neutral to allow flexibility in administrative assignments, and (2) remove references requiring the collection of personally identifiable information that exceeds what is necessary to verify eligibility for a parking permit.

The proposed amendments update Chapter 6-6 to clarify that the program is administered by the City Manager or designee and modify the application requirements to limit information collected solely to what is needed to verify residency or business location within an established permit area.

DISCUSSION:

Existing ordinance language assigns specific responsibility to the Community Development Department. Because the program has been administered by the Administration Department, staff recommend replacing department specific references with the neutral and standard term: City Manager or designee.

Current code requires permit applicants to provide information sufficient to identify the applicant's identity, and it is proposed to revise the section to align with best practices in privacy protection and reduces the amount of sensitive information retained by the City.

ALTERNATIVES:

- Adopt the ordinance as proposed
- Adopt the ordinance with modifications
- Take no action

FISCAL IMPACT:

No significant fiscal impact is anticipated.

HERRIMAN, UTAH
ORDINANCE NO. 2026-

AN ORDINANCE AMENDING TITLE 6, CHAPTER 6 RELATING TO THE PARKING PERMIT PROGRAM

WHEREAS, the City Council met in regular session on March 25, 2026, to consider, among other things, an ordinance amending the parking permit program; and

WHEREAS, the City has adopted Chapter 6-6 of the Herriman City Code establishing a Parking Permit Program to manage parking impacts within designated neighborhoods; and

WHEREAS, the City desires to amend portions of Chapter 6-6 to ensure the program may be administered by the city manager or designee, rather than by any particular department or director, thereby providing administrative flexibility; and

WHEREAS, the City further desires to remove requirements for the collection of personally identifiable information (PII) beyond that which is necessary to verify eligibility for a parking permit, in furtherance of privacy protections for residents and businesses; and

WHEREAS, Utah State Code authorizes cities to enact ordinances necessary for the administration of city affairs, including amendments to existing ordinances, under Utah State Code Annotated § 10-3-701 et seq.

WHEREAS, after careful consideration, the City Council has determined that it is in the best interest of the health, safety and welfare of the citizens of Herriman to amend the ordinance that created a parking permit program.

NOW, THEREFORE, BE IT ORDAINED by the Herriman City Council that the following be amended as follows. Additions are underlined; deletions are stricken.

CHAPTER 6-6 PARKING PERMIT PROGRAM

6-6-1 Purpose

6-6-2 Definitions

6-6-3 Area Designation--Authority

6-6-4 Area Designation--Criteria

6-6-5 Area Designation--Process

6-6-6 Area Designation--Approval; Declaration; Conditional Citation Program

6-6-7 Signs And Markings In Designated Areas

6-6-8 Parking Permit--Application; Term

6-6-9 Parking Permit--Fees

6-6-10 Parking Permit--Issuance Conditions

6-6-11 Parking Permit--Display Required

6-6-12 Parking Permit--Activities Permitted

[6-6-13 Guest Permits](#)

[6-6-14 Revocation Conditions](#)

[6-6-15 Enlargement Of Area](#)

[6-6-16 Removal Of Area Designation Or Deletion Of Streets](#)

[6-6-17 Modification Of Regulations](#)

[6-6-18 Unlawful Activities; Penalty](#)

6-6-1 Purpose

1. There exist certain facilities within the city, such as schools and parks which attract commuters seeking parking in nearby areas which are predominantly residential in nature. The increased demand often exacerbates the severe shortage of on-street parking for residents in such areas.
2. This chapter authorizes a program and implements a procedural system by which residents and businesses within qualifying areas may receive preferential treatment when competing with commuter vehicles for available on-street parking in predominantly residential neighborhoods of the city. The enactment of a preferential parking permit program administered and coordinated by ~~community-development~~ the department or office designated by the city manager can address the adverse effect of motor vehicle congestion caused by the long-term parking of commuter vehicles within these areas by:
 1. Increasing access to residents;
 2. Increasing traffic/pedestrian safety by reducing traffic congestion;
 3. Reducing the adverse environmental impacts on an area created by excessive air and noise pollution and the accumulation of trash and refuse on public streets;
 4. Encouraging the use of mass transit, carpooling and other alternative modes of transaction by reducing commuter vehicle traffic that originates from outside the permit area and has no apparent relation to area residents; and
 5. Promoting the tranquility, safety, health and welfare of area inhabitants, which are desirable attributes that are associated with a positive urban environment.

(Code 2023, § 6-6-1; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-2 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Address means the street number and applicable apartment/condominium number for each dwelling unit, business, or other use. Each apartment or commercial unit is regarded as a separate address.

Area, without reference to zoning, means a geographical region, not necessarily contiguous, where residents dwell and businesses may operate.

Area business means any professional establishment or nonresident property owner whose business property is located within a city parking permit area.

Area permittee means an area resident or an area business which has received from the city an area regular permit.

Area regular permit or *regular permit decal* means a valid decal or cardstock placard hung from the vehicle's rearview mirror issued by the city for assignment to vehicles under the legal control of area residents and/or area businesses.

Area resident means any person who is a bona fide resident of a parking permit area.

Area vehicle means a vehicle that originates from inside a parking permit area and is under the control of area residents or area business owners and includes automobiles, trucks, motorcycles, or other motor-driven forms of transportation. The term "area vehicle" does not include boats and trailers.

City permit area or *parking permit area* means any area designated by the city council as a permit parking area within the corporate limits of the city wherein motor vehicles displaying a permit as described herein shall be exempt from parking regulations or restrictions solely applicable to commuter vehicles.

City permit program means any city permit parking program, as a whole, administered by ~~community development~~ the department or office designated by the city manager.

Commuter vehicle means a motor vehicle parked in a city permit parking area that:

1. Is not under the control of an area resident or area business; and
2. Does not bear a permit as described herein for the parking permit area.

Dwelling means a building, or portion thereof, which is designated for residential purposes. Such dwelling must bear an address. The number of independent dwelling units recognized therein shall not exceed the number authorized by the applicable zoning ordinances.

Guest permit means the portable cardstock placard issued by the city to area residents and area businesses for use on vehicles under the legal control of guests, customers and/or clients during periods when persons operating said vehicles are actually visiting or engaged in business at the permittee's address not to exceed 45 days.

Lease means a person pays rent or other remuneration for use of a parcel of real property as such person's residence or place of business.

Owns means a person has at least one-fourth of the fee or equitable interest in a parcel of real property within a city permit parking area.

Permit vehicle means any vehicle properly displaying a regular permit or a guest permit issued by the city for authorized use on such vehicles.

Permit year means the 12-month period set for the administration of a city permit area, including the expiration and renewal of permit area regular and guest permits.

Program means the process of designation, administration and enforcement of all city parking permit areas and regulations established by the city council pursuant to the provisions of this chapter.

Regular permit means an adhesive decal or cardstock placard hung from the vehicle's rearview mirror that was issued by the city for assignment to vehicles under the legal control of area residents and area businesses.

Resident means a person who resides or dwells in the city parking permit area on a regular basis.

(Code 2023, § 6-6-2; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-3 Area Designation--Authority

The city council may designate as a parking permit area any area, within the corporate limits of the city, which the city council finds to satisfy the area designation criteria detailed in HCC 6-6-4. Such area shall then be a city permit area in which motor vehicles

displaying an area regular permit or guest permit may stand or be parked without limitations imposed on commuter vehicles by the parking regulations in the area.

(Code 2023, § 6-6-3; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. 2025-13 on 5/14/2025

6-6-4 Area Designation--Criteria

1. An area may be eligible for consideration as a city permit area if the ~~community-development director~~ city manager or designee determines, after proper evaluation, that the qualified area is adversely affected by commuter vehicles for any extended period during the day or night, on weekends or holidays.
2. In determining adverse effects upon an area, the ~~community-development director~~ city manager or designee shall analyze and evaluate factors which include, but are not limited to, the following:
 1. The extent of the desire and perception of need by the residents for permit parking as evidenced by receipt of petitions as required herein;
 2. The extent to which legal on-street parking spaces are occupied by motor vehicles during any given time period; and
 3. The extent to which vehicles parking in the area during the period proposed for parking regulations are commuter vehicles rather than resident vehicles.
3. The ~~community-development director~~ city manager or designee may consider for proposed designation as a city permit area an area whose streets (or portions thereof) qualify by satisfying the following eligibility criteria:
 1. A major portion of the parking capacity is generally occupied;
 2. Such occupancy continues for any consecutive four-hour period and such occupancy rate occurs on an average of at least four days per week;
 3. 25 percent of the vehicles occupying the on-street spaces are other than area vehicles; and
 4. The requesting area consists of curb space fronting a minimum of ten contiguous residences in length.

(Code 2023, § 6-6-4; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-5 Area Designation--Process

1. Persons desiring to have an area designated a parking permit area shall consult with the ~~community development director~~ city manager or designee to tentatively establish the boundaries of the area proposed for designation.
2. As soon as practical after consulting with the ~~community development director~~ city manager or designee, the proponents of the parking permit area shall submit a petition in a form acceptable to the city containing the signatures of a minimum of 51 percent of the residents living within the boundaries of the area proposed for the parking permit area.
3. As soon as practical after submitting the petition containing the required signatures, the proponents of the parking permit area shall submit a list from the county assessor's office that list each separate tax parcel/property owner of record within the proposed parking permit area together with the complete address of such owner.
4. Upon receipt of the petition containing the required signatures and the list from the county assessor's office and on the ~~community development director's~~ city manager or designee's favorable recommendation to establish a parking permit area, the city council, as soon as practicable consistent with scheduling constraints, may fix a time, date and location for a public hearing to consider the petition and the ~~community development director's~~ staff's recommendation to designate the proposed area a parking permit area where on-street parking is restricted or allowed by area regular permit or temporary visitor permit only. Said hearing shall also be conducted for comment and analysis to determine the boundaries as well as the appropriate area rules and regulations, parking restrictions, issuance of permits, fees and other facets of appropriate implementation.
5. *Written notice.*
 1. At least ten days prior to the hearing date, written notice of the public hearing provided for herein shall be:
 1. Published in a newspaper of general circulation;

2. Posted not more than 400 feet apart along the streets proposed in the permit area;
 3. Mailed to the property owners within the proposed area; and
 4. On the state public notice website created under U.C.A. 1953, § 63A-16-601.
2. The notice shall state the purpose of the hearing, the location of the hearing, the proposed boundaries of the parking permit area, the proposed permit fee schedules and formulas for issuance, if any, and the location where the petition and other information is on file and available for public review.
6. Any interested party shall be entitled to appear and be heard on the public hearing subject to city council rules of procedure.

(Code 2023, § 6-6-5; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-6 Area Designation--Approval; Declaration; Conditional Citation Program

1. Within 30 days following the hearing, the city council shall deny or approve the designation of a parking permit area.
2. If the city council approves creation of a parking permit area, a declaration of designation shall be prepared establishing the program, including the boundaries, parking regulations, fees, etc., for its administration and implementation. The declaration of designation shall be mailed to each property owner supplied pursuant to HCC 6-6-5.
3. As part of a declaration of designation, the city council may establish a conditional citation program. The conditional citation program may include such terms and conditions as the city council shall determine appropriate and shall be included as part of the declaration of designation.

(Code 2023, § 6-6-6; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-7 Signs And Markings In Designated Areas

Upon the declaration of designation, the city shall cause appropriate signs, markings and/or meters to be erected in the area, indicating prominently thereon the parking regulations, the effective date, and conditions under which permit parking shall be exempt therefrom.

(Code 2023, § 6-6-7; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-8 Parking Permit--Application; Term

Each area regular permit shall be valid for one year or portion as set forth in the declaration of designation. Permits shall not be transferable but may be renewed annually upon reapplication in the manner required by ~~community development~~ the city. Each application or reapplication for an area regular permit or guest permit shall contain information sufficient to ~~identify the applicant's identity, claim for permit eligibility, authorized residence or business address within the city permit area, the license number of the motor vehicle for which application is made, and such other information that may be deemed relevant by community development~~ to verify the applicant's eligibility and address within the parking permit area. Applications shall be accompanied by the fee established in the declaration of designation.

(Code 2023, § 6-6-8; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-9 Parking Permit--Fees

To defray program administration costs, the regular permit fee for two permits and one guest permit fee shall be as provided in the master fee schedule. The cost to replace a lost or stolen regular permit or a guest permit shall be as provided in the master fee schedule.

(Code 2023, § 6-6-9; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-10 Parking Permit--Issuance Conditions

Area regular permits or guest permits shall be issued by ~~community development~~ the city. Each such permit shall be designed to state or reflect thereon the particular city

permit parking area. No more than one such permit shall be issued for each motor vehicle indicated on the application. The number of permits available and the manner for allocating permits between various competing resident (as opposed to commuter) vehicles, and the manner in which the process will be administered for each designated area in the program shall be established in the declaration of designation.

(Code 2023, § 6-6-10; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-11 Parking Permit--Display Required

Area regular permits or guest permits shall be displayed on or in the authorized vehicle by means of an adhesive decal attached to the rear window of the authorized vehicle or a cardstock placard hung from the rearview mirror of the authorized vehicle.

(Code 2023, § 6-6-11; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-12 Parking Permit--Activities Permitted

A motor vehicle bearing an area regular permit or guest permit properly displayed as provided for herein shall be permitted to stand or be parked in the parking permit area for which the permit has been issued without being limited by parking regulations or prohibitions solely applicable to commuter vehicles. The permit does not exempt drivers or owners from complying with general parking regulations and penalties imposed by an applicable traffic code or ordinance. All other motor vehicles not bearing an area permit or guest permit properly displayed as provided for herein that are parked within a parking permit area shall be subject to the commuter parking regulations established in the declaration of designation and the penalties provided for herein.

(Code 2023, § 6-6-12; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-13 Guest Permits

The ~~community development director~~ city manager or designee is authorized to issue guest permits to residents and businesses located within designated permit areas for use of their bona fide transient visitors, service persons, and construction personnel for a

limited duration not to exceed 45 days. Prior to expiration, a vehicle bearing a guest permit shall have all the parking rights, obligations and privileges given to area permittees.

(Code 2023, § 6-6-13; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-14 Revocation Conditions

1. Faithful compliance with the terms of the permit program is a condition subsequent to the privilege of obtaining an area regular permit or guest permit. Violation of the terms of the city permit program shall be deemed a forfeiture of those privileges.
 1. Any person holding an area regular permit or guest permit that is convicted of a violation of this chapter may be required to surrender such permit as a part of sentencing.
 2. The ~~community development director~~ city manager or designee is authorized to revoke an area regular permit or guest permit of any person found to be in violation of this chapter, and, upon written notification thereof, the person shall surrender such permit to the city. Failure, when so requested, to surrender such a permit so revoked shall constitute an infraction.
 3. In the event ~~the community development director~~ the city has good cause to believe that any person or entity is abusing the guest permit system, ~~he~~ the city shall so notify such person abusing the guest permit system. Any further application for a guest permit by such person found abusing the guest permit system may be denied for a period of not more than one year.
2. Any person aggrieved by such a determination made by the ~~community development director~~ city manager or designee of this section shall have the right to appeal to the city manager within seven days of such determination.

(Code 2023, § 6-6-14; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-15 Enlargement Of Area

Any existing parking permit area may be enlarged by following substantially the same procedure set forth in HCC 6-6-3 through 6-6-5 for such enlarged area.

(Code 2023, § 6-6-15; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-16 Removal Of Area Designation Or Deletion Of Streets

The city council may delete an area or selected street from the parking permit area according to the following procedure:

1. The city council shall give notice to all addresses within the boundary of the permit parking area proposed to be wholly removed from permit parking designation or within the boundary of an existing permit parking area where certain streets (or portions thereof) are proposed to be deleted from permit parking area that a public hearing is to be held to consider this action. Such notice shall be given as provided for in HCC 6-6-5(E).
2. Such notice shall contain:
 1. The date, time and place of the public hearing to consider the proposed removal or deletion.
 2. A description of the city council's intention to remove from designation a permit parking area or to delete certain streets (or portions thereof) from an existing permit parking area.
 3. A listing of the streets (or portions thereof) proposed for removal from designation or deletion from a permit parking area.
3. The hearing shall be conducted as provided herein.
4. Within 30 days of the public hearing, the city council shall approve or deny the proposed removal from permit designation of an entire permit parking area or the proposed deletion of certain streets (or portions thereof) from an existing permit parking area.
5. If permit parking area designation is removed from an entire area or if the deletion of certain streets (or portions thereof) from an existing permit parking area is approved, a declaration of removal shall be prepared and distributed to the areas so affected using the criteria outlined herein.

(Code 2023, § 6-6-16; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-17 Modification Of Regulations

The city council may modify the rules, regulations or restrictions governing an existing permit parking area according to the following procedure:

1. The city council shall give notice to all addresses within the boundary of the existing permit area subject to the proposed modifications of a public hearing to be held.
2. Such notice shall contain:
 1. The date, time and place of the public hearing to consider the proposed modifications.
 2. A description of the city council's proposed modifications to the existing permit parking area.
 3. A listing of the streets (or portions thereof) that will be affected by the proposed modifications.
3. The hearing shall be conducted as provided herein.
4. Within 30 days of the public hearing, the city council shall approve or deny the proposed modification.
5. If the modification is approved, a notice shall be prepared and distributed to the areas so affected using the criteria outlined herein.

(Code 2023, § 6-6-17; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-18 Unlawful Activities; Penalty

1. It is unlawful and a violation of this chapter for any person to stand or park a motor vehicle or to cause the same to be done contrary to the parking regulations established pursuant hereto. Such violation shall be punishable by a fine not to exceed \$100.00.

2. It is unlawful and a violation of this chapter for a person to falsely represent himself as eligible for an area regular permit or a guest permit, or to furnish false information in an application therefor to the ~~community development director~~ city manager or designee.
3. It is unlawful and a violation of this chapter for a person holding an area regular permit to permit the use or display of such permit on a motor vehicle other than that for which the permit is issued. Such conduct shall constitute an unlawful act and violation of this chapter, both by the person holding the valid parking permit and the person who so uses or displays the permit on a motor vehicle other than that for which it is issued. Such violation shall be punishable by a fine not to exceed \$200.00.
4. It is unlawful and a violation of this chapter for a person to copy, produce or otherwise bring into existence a facsimile or counterfeit area regular permit or a guest permit in order to evade parking regulations applicable in a city permit parking area.

(Code 2023, § 6-6-18; Ord. No. 2021-10, 4-14-2021; Ord. No. 2024-03, exh. A(6-6-18), 3-13-2024)

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

PASSED AND APPROVED this 25th day of March, 2026.

HERRIMAN CITY COUNCIL

By: _____
Lorin Palmer, Mayor

ATTEST:

Jackie Nostrom, Recorder

CHAPTER 6-6 PARKING PERMIT PROGRAM

6-6-1 Purpose

6-6-2 Definitions

6-6-3 Area Designation--Authority

6-6-4 Area Designation--Criteria

6-6-5 Area Designation--Process

6-6-6 Area Designation--Approval; Declaration; Conditional Citation Program

6-6-7 Signs And Markings In Designated Areas

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6-6-11 Parking Permit--Display Required

6-6-12 Parking Permit--Activities Permitted

6-6-13 Guest Permits

6-6-14 Revocation Conditions

6-6-15 Enlargement Of Area

6-6-16 Removal Of Area Designation Or Deletion Of Streets

6-6-17 Modification Of Regulations

6-6-18 Unlawful Activities; Penalty

6-6-1 Purpose

1. There exist certain facilities within the city, such as schools and parks which attract commuters seeking parking in nearby areas which are predominantly residential in nature. The increased demand often exacerbates the severe shortage of on-street parking for residents in such areas.
2. This chapter authorizes a program and implements a procedural system by which residents and businesses within qualifying areas may receive preferential treatment when competing with commuter vehicles for available on-street parking in predominantly residential neighborhoods of the city. The enactment of a preferential parking permit program administered and coordinated by community development the department or office designated by the city manager can address the adverse effect of motor vehicle congestion caused by the long-term parking of commuter vehicles within these areas by:
 1. Increasing access to residents;
 2. Increasing traffic/pedestrian safety by reducing traffic congestion;

3. Reducing the adverse environmental impacts on an area created by excessive air and noise pollution and the accumulation of trash and refuse on public streets;
4. Encouraging the use of mass transit, carpooling and other alternative modes of transaction by reducing commuter vehicle traffic that originates from outside the permit area and has no apparent relation to area residents; and
5. Promoting the tranquility, safety, health and welfare of area inhabitants, which are desirable attributes that are associated with a positive urban environment.

(Code 2023, § 6-6-1; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-2 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Address means the street number and applicable apartment/condominium number for each dwelling unit, business, or other use. Each apartment or commercial unit is regarded as a separate address.

Area, without reference to zoning, means a geographical region, not necessarily contiguous, where residents dwell and businesses may operate.

Area business means any professional establishment or nonresident property owner whose business property is located within a city parking permit area.

Area permittee means an area resident or an area business which has received from the city an area regular permit.

Area regular permit or *regular permit decal* means a valid decal or cardstock placard hung from the vehicle's rearview mirror issued by the city for assignment to vehicles under the legal control of area residents and/or area businesses.

Area resident means any person who is a bona fide resident of a parking permit area.

Area vehicle means a vehicle that originates from inside a parking permit area and is under the control of area residents or area business owners and includes automobiles, trucks, motorcycles, or other motor-driven forms of transportation. The term "area vehicle" does not include boats and trailers.

City permit area or parking permit area means any area designated by the city council as a permit parking area within the corporate limits of the city wherein motor vehicles displaying a permit as described herein shall be exempt from parking regulations or restrictions solely applicable to commuter vehicles.

City permit program means any city permit parking program, as a whole, administered by ~~community development~~the department or office designated by the city manager.

Commuter vehicle means a motor vehicle parked in a city permit parking area that:

1. Is not under the control of an area resident or area business; and
2. Does not bear a permit as described herein for the parking permit area.

Dwelling means a building, or portion thereof, which is designated for residential purposes. Such dwelling must bear an address. The number of independent dwelling units recognized therein shall not exceed the number authorized by the applicable zoning ordinances.

Guest permit means the portable cardstock placard issued by the city to area residents and area businesses for use on vehicles under the legal control of guests, customers and/or clients during periods when persons operating said vehicles are actually visiting or engaged in business at the permittee's address not to exceed 45 days.

Lease means a person pays rent or other remuneration for use of a parcel of real property as such person's residence or place of business.

Owns means a person has at least one-fourth of the fee or equitable interest in a parcel of real property within a city permit parking area.

Permit vehicle means any vehicle properly displaying a regular permit or a guest permit issued by the city for authorized use on such vehicles.

Permit year means the 12-month period set for the administration of a city permit area, including the expiration and renewal of permit area regular and guest permits.

Program means the process of designation, administration and enforcement of all city parking permit areas and regulations established by the city council pursuant to the provisions of this chapter.

Regular permit means an adhesive decal or cardstock placard hung from the vehicle's rearview mirror that was issued by the city for assignment to vehicles under the legal control of area residents and area businesses.

Resident means a person who resides or dwells in the city parking permit area on a regular basis.

(Code 2023, § 6-6-2; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-3 Area Designation--Authority

The city council may designate as a parking permit area any area, within the corporate limits of the city, which the city council finds to satisfy the area designation criteria detailed in HCC 6-6-4. Such area shall then be a city permit area in which motor vehicles displaying an area regular permit or guest permit may stand or be parked without limitations imposed on commuter vehicles by the parking regulations in the area.

(Code 2023, § 6-6-3; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-4 Area Designation--Criteria

1. An area may be eligible for consideration as a city permit area if the ~~community development director~~city manager or designee determines, after proper evaluation, that the qualified area is adversely affected by commuter vehicles for any extended period during the day or night, on weekends or holidays.
2. In determining adverse effects upon an area, the ~~community development director~~city manager or designee shall analyze and evaluate factors which include, but are not limited to, the following:
 1. The extent of the desire and perception of need by the residents for permit parking as evidenced by receipt of petitions as required herein;
 2. The extent to which legal on-street parking spaces are occupied by motor vehicles during any given time period; and
 3. The extent to which vehicles parking in the area during the period proposed for parking regulations are commuter vehicles rather than resident vehicles.
3. The ~~community development director~~city manager or designee may consider for proposed designation as a city permit area an area whose streets (or portions thereof) qualify by satisfying the following eligibility criteria:
 1. A major portion of the parking capacity is generally occupied;
 2. Such occupancy continues for any consecutive four-hour period and such occupancy rate occurs on an average of at least four days per week;

3. 25 percent of the vehicles occupying the on-street spaces are other than area vehicles; and
4. The requesting area consists of curb space fronting a minimum of ten contiguous residences in length.

(Code 2023, § 6-6-4; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-5 Area Designation--Process

1. Persons desiring to have an area designated a parking permit area shall consult with the ~~community development director~~city manager or designee to tentatively establish the boundaries of the area proposed for designation.
2. As soon as practical after consulting with the ~~community development director~~city manager or designee, the proponents of the parking permit area shall submit a petition in a form acceptable to the city containing the signatures of a minimum of 51 percent of the residents living within the boundaries of the area proposed for the parking permit area.
3. As soon as practical after submitting the petition containing the required signatures, the proponents of the parking permit area shall submit a list from the county assessor's office that list each separate tax parcel/property owner of record within the proposed parking permit area together with the complete address of such owner.
4. Upon receipt of the petition containing the required signatures and the list from the county assessor's office and on the ~~community development director's~~city manager or designee's favorable recommendation to establish a parking permit area, the city council, as soon as practicable consistent with scheduling constraints, may fix a time, date and location for a public hearing to consider the petition and the ~~community development director's staff's~~ recommendation to designate the proposed area a parking permit area where on-street parking is restricted or allowed by area regular permit or temporary visitor permit only. Said hearing shall also be conducted for comment and analysis to determine the boundaries as well as the appropriate area rules and regulations, parking restrictions, issuance of permits, fees and other facets of appropriate implementation.
5. *Written notice.*

1. At least ten days prior to the hearing date, written notice of the public hearing provided for herein shall be:
 1. Published in a newspaper of general circulation;
 2. Posted not more than 400 feet apart along the streets proposed in the permit area;
 3. Mailed to the property owners within the proposed area; and
 4. On the state public notice website created under U.C.A. 1953, § 63A-16-601.
2. The notice shall state the purpose of the hearing, the location of the hearing, the proposed boundaries of the parking permit area, the proposed permit fee schedules and formulas for issuance, if any, and the location where the petition and other information is on file and available for public review.
6. Any interested party shall be entitled to appear and be heard on the public hearing subject to city council rules of procedure.

(Code 2023, § 6-6-5; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-6 Area Designation--Approval; Declaration; Conditional Citation Program

1. Within 30 days following the hearing, the city council shall deny or approve the designation of a parking permit area.
2. If the city council approves creation of a parking permit area, a declaration of designation shall be prepared establishing the program, including the boundaries, parking regulations, fees, etc., for its administration and implementation. The declaration of designation shall be mailed to each property owner supplied pursuant to HCC 6-6-5.
3. As part of a declaration of designation, the city council may establish a conditional citation program. The conditional citation program may include such terms and conditions as the city council shall determine appropriate and shall be included as part of the declaration of designation.

(Code 2023, § 6-6-6; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-7 Signs And Markings In Designated Areas

Upon the declaration of designation, the city shall cause appropriate signs, markings and/or meters to be erected in the area, indicating prominently thereon the parking regulations, the effective date, and conditions under which permit parking shall be exempt therefrom.

(Code 2023, § 6-6-7; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-8 Parking Permit--Application; Term

Each area regular permit shall be valid for one year or portion as set forth in the declaration of designation. Permits shall not be transferable but may be renewed annually upon reapplication in the manner required by ~~community development~~the city. Each application or reapplication for an area regular permit or guest permit shall contain information sufficient ~~to identify the applicant's identity, claim for permit eligibility, authorized residence or business address within the city permit area, the license number of the motor vehicle for which application is made, and such other information that may be deemed relevant by community development~~to verify the applicant's eligibility and address within the parking permit area. Applications shall be accompanied by the fee established in the declaration of designation.

(Code 2023, § 6-6-8; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-9 Parking Permit--Fees

To defray program administration costs, the regular permit fee for two permits and one guest permit fee shall be as provided in the master fee schedule. The cost to replace a lost or stolen regular permit or a guest permit shall be as provided in the master fee schedule.

(Code 2023, § 6-6-9; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-10 Parking Permit--Issuance Conditions

Area regular permits or guest permits shall be issued by ~~community development~~the city. Each such permit shall be designed to state or reflect thereon the particular city permit parking area. No more than one such permit shall be issued for each motor

vehicle indicated on the application. The number of permits available and the manner for allocating permits between various competing resident (as opposed to commuter) vehicles, and the manner in which the process will be administered for each designated area in the program shall be established in the declaration of designation.

(Code 2023, § 6-6-10; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-11 Parking Permit--Display Required

Area regular permits or guest permits shall be displayed on or in the authorized vehicle by means of an adhesive decal attached to the rear window of the authorized vehicle or a cardstock placard hung from the rearview mirror of the authorized vehicle.

(Code 2023, § 6-6-11; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-12 Parking Permit--Activities Permitted

A motor vehicle bearing an area regular permit or guest permit properly displayed as provided for herein shall be permitted to stand or be parked in the parking permit area for which the permit has been issued without being limited by parking regulations or prohibitions solely applicable to commuter vehicles. The permit does not exempt drivers or owners from complying with general parking regulations and penalties imposed by an applicable traffic code or ordinance. All other motor vehicles not bearing an area permit or guest permit properly displayed as provided for herein that are parked within a parking permit area shall be subject to the commuter parking regulations established in the declaration of designation and the penalties provided for herein.

(Code 2023, § 6-6-12; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-13 Guest Permits

The ~~community development director~~city manager or designee is authorized to issue guest permits to residents and businesses located within designated permit areas for use of their bona fide transient visitors, service persons, and construction personnel for a limited duration not to exceed 45 days. Prior to expiration, a vehicle bearing a guest permit shall have all the parking rights, obligations and privileges given to area permittees.

(Code 2023, § 6-6-13; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. 2025-13 on 5/14/2025

6-6-14 Revocation Conditions

1. Faithful compliance with the terms of the permit program is a condition subsequent to the privilege of obtaining an area regular permit or guest permit. Violation of the terms of the city permit program shall be deemed a forfeiture of those privileges.
 1. Any person holding an area regular permit or guest permit that is convicted of a violation of this chapter may be required to surrender such permit as a part of sentencing.
 2. The ~~community development director~~city manager or designee is authorized to revoke an area regular permit or guest permit of any person found to be in violation of this chapter, and, upon written notification thereof, the person shall surrender such permit to the ~~community development director~~city. Failure, when so requested, to surrender such a permit so revoked shall constitute an infraction.
 3. In the event the ~~community development director~~city has good cause to believe that any person or entity is abusing the guest permit system, ~~he~~ the city shall so notify such person abusing the guest permit system. Any further application for a guest permit by such person found abusing the guest permit system may be denied for a period of not more than one year.
2. Any person aggrieved by such a determination made by the ~~community development director~~city manager or designee of this section shall have the right to appeal to the city manager within seven days of such determination.

(Code 2023, § 6-6-14; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. 2025-13 on 5/14/2025

6-6-15 Enlargement Of Area

Any existing parking permit area may be enlarged by following substantially the same procedure set forth in HCC 6-6-3 through 6-6-5 for such enlarged area.

(Code 2023, § 6-6-15; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-16 Removal Of Area Designation Or Deletion Of Streets

The city council may delete an area or selected street from the parking permit area according to the following procedure:

1. The city council shall give notice to all addresses within the boundary of the permit parking area proposed to be wholly removed from permit parking designation or within the boundary of an existing permit parking area where certain streets (or portions thereof) are proposed to be deleted from permit parking area that a public hearing is to be held to consider this action. Such notice shall be given as provided for in HCC 6-6-5(E).
2. Such notice shall contain:
 1. The date, time and place of the public hearing to consider the proposed removal or deletion.
 2. A description of the city council's intention to remove from designation a permit parking area or to delete certain streets (or portions thereof) from an existing permit parking area.
 3. A listing of the streets (or portions thereof) proposed for removal from designation or deletion from a permit parking area.
3. The hearing shall be conducted as provided herein.
4. Within 30 days of the public hearing, the city council shall approve or deny the proposed removal from permit designation of an entire permit parking area or the proposed deletion of certain streets (or portions thereof) from an existing permit parking area.
5. If permit parking area designation is removed from an entire area or if the deletion of certain streets (or portions thereof) from an existing permit parking area is approved, a declaration of removal shall be prepared and distributed to the areas so affected using the criteria outlined herein.

(Code 2023, § 6-6-16; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-17 Modification Of Regulations

The city council may modify the rules, regulations or restrictions governing an existing permit parking area according to the following procedure:

1. The city council shall give notice to all addresses within the boundary of the existing permit area subject to the proposed modifications of a public hearing to be held.
2. Such notice shall contain:
 1. The date, time and place of the public hearing to consider the proposed modifications.
 2. A description of the city council's proposed modifications to the existing permit parking area.
 3. A listing of the streets (or portions thereof) that will be affected by the proposed modifications.
3. The hearing shall be conducted as provided herein.
4. Within 30 days of the public hearing, the city council shall approve or deny the proposed modification.
5. If the modification is approved, a notice shall be prepared and distributed to the areas so affected using the criteria outlined herein.

(Code 2023, § 6-6-17; Ord. No. 2021-10, 4-14-2021)

HISTORY

Adopted by Ord. [2025-13](#) on 5/14/2025

6-6-18 Unlawful Activities; Penalty

1. It is unlawful and a violation of this chapter for any person to stand or park a motor vehicle or to cause the same to be done contrary to the parking regulations established pursuant hereto. Such violation shall be punishable by a fine not to exceed \$100.00.
2. It is unlawful and a violation of this chapter for a person to falsely represent himself as eligible for an area regular permit or a guest permit, or to furnish false information in an application therefor to the ~~community development director~~city manager or designee.
3. It is unlawful and a violation of this chapter for a person holding an area regular permit to permit the use or display of such permit on a motor vehicle other than that for which the permit is issued. Such conduct shall constitute an unlawful act and violation of this chapter, both by the person holding the valid parking permit

and the person who so uses or displays the permit on a motor vehicle other than that for which it is issued. Such violation shall be punishable by a fine not to exceed \$200.00.

4. It is unlawful and a violation of this chapter for a person to copy, produce or otherwise bring into existence a facsimile or counterfeit area regular permit or a guest permit in order to evade parking regulations applicable in a city permit parking area.

(Code 2023, § 6-6-18; Ord. No. 2021-10, 4-14-2021; Ord. No. 2024-03, exh. A(6-6-18), 3-13-2024)



STAFF REPORT

DATE: March 11, 2026

TO: The Honorable Mayor and City Council

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

SUBJECT: Consideration to Approve the Herriman Parks Mowing Contract

RECOMMENDATION:

Staff recommends awarding the Herriman City Parks Mowing Services contract to Huskiez Landscaping as the highest-ranked proposer and authorizing the City to enter into contract negotiations. Should negotiations not be successful, staff recommends Cutting Edge Landscape as the first alternate contractor and Lawn Butler Holdings as the second alternate contractor.

ISSUE BEFORE COUNCIL:

Consideration and approval to award the Parks Mowing Services contract to Huskie'z Landscaping following the competitive Request for Proposals (RFP) process.

ALIGNMENT WITH STRATEGIC PLAN:

LV 8.1 – Parks and amenities standards

BACKGROUND/SUMMARY:

Herriman City issued a Request for Proposals (RFP) seeking qualified contractors to provide mowing services for City parks. The purpose of the RFP was to identify a contractor capable of providing reliable, high-quality turf maintenance services that meet the City's operational standards and service expectations.

A total of 19 proposals were received and evaluated by a 5-person review committee comprised of 3 separate city departments. Proposals were scored based on the evaluation criteria outlined in the RFP, which included:

- Project Team Organization and Qualifications – 25%
- Scope of Services – 25%
- Cost – 25%
- Schedule – 25%

Each proposal was reviewed and scored independently by members of the evaluation committee. Final rankings were determined based on average total scores.

DISCUSSION:

The following is a brief summary of the proposals from the top 5 ranked candidates:

Cutting Edge Landscape

Cutting Edge Landscape proposes a traditional multi-crew mowing operation focused on reliability, route efficiency, and redundancy of equipment. They emphasize structured routing and supervisory inspections for municipal contracts.

Proposed Crew Structure

- 3–4 dedicated mowing crews
- Crew composition:
 - 1 Crew Lead
 - 2–3 Crew Members (depending on site size)
- Two smaller 2-person crews for park strips and tighter areas
- Two 3–4 person crews for larger parks
- Estimated ~294 labor hours per week

Proposed Equipment

- 72"+ specialty commercial zero-turn mowers
- 60–72" zero-turn mowers
- 48–54" stand-on mowers
- Commercial walk-behind mowers
- Backup mower units and handheld equipment
- Company reports ~46 maintenance mowers in their fleet

Operational Notes

- Dedicated crews assigned to the contract
- Equipment redundancy to prevent service interruptions
- Multiple crews allow parks to be serviced simultaneously, providing flexibility to maintain weekly mowing cycles and adjust routes during peak growth periods or weather delays

Elite Grounds

Elite Grounds proposes a single larger dedicated crew supported by commercial wide-area mowing equipment designed for municipal properties.

Proposed Crew Structure

- 6–8 field personnel
- Led by an on-site crew leader
- Staffing scalable depending on seasonal demand

Proposed Equipment

- 96" wide-area commercial mowers for large turf areas
- 60" and 44–52" zero-turn mowers
- Walk-behind mowers for tight areas and park strips
- Fleet vehicles equipped with GPS tracking

Operational Notes

- Focus on route monitoring using GPS
- Standard municipal mowing approach with wide-area mowing equipment
- Larger crew size and wide-area mowers are intended to allow efficient completion of weekly mowing routes across larger park sites

Horticultural Group – Herriman City’s Previous Fertilization Contractor

Horticultural Group proposes a hybrid autonomous mowing model, combining robotic mowing with a small conventional crew.

Proposed Crew Structure

- 1 conventional crew (3 personnel):
 - Crew Lead / Operator
 - Grounds Specialist (trimming/edging)
 - Grounds Technician
- 3 autonomous mower units operating alongside the crew

Proposed Equipment

- Voyager autonomous robotic mowers
- Conventional mowing equipment for backup and specialty areas
- Battery-forward equipment strategy to reduce noise and emissions

Operational Model

- “One Human + One Robot” concept
- Robots perform base mowing
- Crew focuses on:
 - trimming
 - edging
 - cleanup
 - public interface
- Autonomous mowing runs concurrently with the crew to maintain weekly service levels
- Continuous robotic mowing is intended to support consistent mowing intervals and help maintain weekly service levels across park properties

Huskie'z Landscaping – Herriman City's Previous Mowing Contractor

Huskie'z is a large regional contractor specializing in municipal work with significant staffing and mowing capacity. Huskie'z has provided mowing services for Herriman City since 2015 and has consistently delivered strong performance while maintaining competitive pricing throughout their tenure.

Proposed Crew Structure

Typical crews of 4–8 workers

- Example crew structure:
 - Foreman
 - 2–5 crew members
- Estimated 6-person crews for primary mowing operations
- A six-person crew can mow 1.4–1.6 million sq ft per day

Proposed Equipment

- 150" Jacobsen commercial mower
- 72" Exmark commercial mowers
- Weed trimmers
- Edgers
- Fully owned fleet of mowing and landscape equipment

Operational Notes

- Long history in municipal maintenance
- High-capacity crews designed for large acreage coverage
- Large crew size and equipment capacity allow the contractor to maintain weekly mowing schedules even during periods of rapid turf growth

Lawn Butler Holdings

Lawn Butler is a large regional company (part of the Outworx Group) with significant workforce capacity and a large equipment fleet.

Proposed Crew Structure

- 2 crews assigned weekly
- Each crew led by an experienced crew lead
- Additional supervision and scheduling adjustments as needed

Proposed Equipment

- 1 × 96" wide-area mower
- 2 × 60" commercial mowers
- 2 × 30" mowers
- Additional handheld equipment (trimmers, edging tools)

Operational Notes

- Large corporate support structure
- Crews trained for high-visibility public park environments

- Two dedicated crews are proposed to maintain weekly mowing schedules, with the ability to deploy additional company resources if needed

Recommended Contractor

City staff reviewed each proposal based on several key factors including contractor experience, staffing capacity, equipment resources, operational approach, and ability to maintain the required mowing schedule for Herriman City parks and landscaped areas.

Staff reviewed all submitted proposals to determine each contractor’s ability to provide mowing services at the scale required by the City. Several proposals utilized traditional multi-crew mowing models supported by commercial mowing equipment, while one proposal incorporated autonomous mowing technology to supplement a smaller crew. Proposals also varied in staffing structures, with some contractors proposing multiple dedicated crews and others relying on larger crews or broader company resources to maintain service schedules. While several contractors demonstrated approaches that align well with the City’s operational needs and service expectations, staff identified differences in proposed staffing models and operational capacity that may affect the ability of some contractors to consistently meet the City’s service requirements.

Contractors with larger equipment fleets and multiple crews demonstrated greater operational redundancy, which may provide additional flexibility when addressing weather delays, seasonal turf growth, or equipment maintenance. Other proposals focused on route efficiency through wide-area mowing equipment or technological innovations designed to maintain consistent mowing intervals.

Based on the evaluation of proposals, contractor qualifications, and past performance, staff recommends that the City continue to utilize Huskie’z a contractor that demonstrates the ability to reliably maintain service levels across the City’s park system while providing competitive pricing and sufficient operational capacity. Their proposal includes experienced crews, commercial mowing equipment, and the capacity to maintain the City’s required mowing schedule.

Staff therefore recommends award of the contract to the highest-ranked responsive proposal, **Huskie’z Landscaping**, following completion of the City’s evaluation and procurement process.

Scoring Matrix:

Company	Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	Reviewer 5	Average	Rank
Aeroscape	80.9	87.9	81.9	86.9	84.9	84.5	10
Boulder Landscaping	57.6	79.5	80.5	75.5	85.5	75.7	16

BrighView Landscape Service	80.7	69.7	84.7	86.7	69.7	78.3	15
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Cutting Edge Landscape	91.9	93.9	91.9	86.9	90.9	91.1	2
Elite Grounds	89.7	90.7	90.7	88.7	91.7	90.3	5
Golden Landscaping & Lawn	83.9	83.9	85.9	87.9	89.9	86.3	6
Green Touch	83.9	85.9	84.9	86.9	85.9	85.5	9
Horticulture Group	91.0	90.0	95.0	87.0	90.0	90.6	4
Huskiez Landscaping	96.7	95.7	95.7	96.7	95.7	96.1	1
Landscape Solutions	55.6	66.6	67.6	67.6	63.6	64.2	19
Lawn Butler Holdings	91.7	89.7	92.7	89.7	89.7	90.7	3
LMS	79.2	82.2	84.2	84.2	83.2	82.6	13
MD Property Services	70.5	76.5	70.5	80.5	74.5	74.5	17
Milburn Lawn & Landscape	85.6	88.6	84.6	86.6	82.6	85.6	7
Olympus Maintenance of Utah	83.8	82.8	79.8	81.8	86.8	83.0	12
Robo Pro	81.9	81.9	88.9	77.9	85.9	83.3	11
Roth Landscape Services	82.5	83.5	87.5	89.5	84.5	85.5	8
Rubicon	60.6	72.6	68.6	68.6	70.6	68.2	18
Thrive Landscaping	75.0	80.0	79.0	83.0	80.0	79.4	14

ALTERNATIVES:

- Direct staff to negotiate with another proposer.
- Reject all proposals and direct staff to reissue the RFP.

FISCAL IMPACT:

Below are the weekly and seasonal prices submitted by each applicant. The seasonal price assumes a 30 week season. The 5 most competitive proposals are highlighted:

Company	Weekly Price	Seasonal Price
Aeroscape	\$14,487.66	\$434,629.86
Boulder Landscaping	\$18,239.00	\$547,170.00
BrighView Landscape Service	\$13,759.23	\$412,776.97
Cutting Edge Landscape	\$10,521.77	\$315,652.97
Elite Grounds	\$11,658.00	\$349,740.00
Golden Landscaping & Lawn	\$12,166.00	\$364,980.00
Green Touch		\$385,501.31

Horticulture Group	\$9,197.35	\$275,920.50
Huskiez Landscaping	\$10,587.00	\$317,610.00
Landscape Solutions	\$23,961.00	\$718,830.00
Lawn Butler Holdings	\$9,702.17	\$291,065
LMS	\$17,482.32	\$524,469.56
MD Property Services	\$35,438.00	\$1,063,140.00
Milburn Lawn & Landscape	\$13,819.00	\$414,570.00
Olympus Maintenance of Utah	\$15,539.00	\$466,170.00
Robo Pro	\$12,836.55	\$385,096.63
Roth Landscape Services	\$15,845.59	\$475,367.78
Rubicon	\$372,308.64	
Thrive Landscaping	\$17,687.50	\$530,625.00

Company	Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	Reviewer 5	Average	Rank
Aeroscape	80.9	87.9	81.9	86.9	84.9	84.5	10
Boulder Landscaping	57.6	79.5	80.5	75.5	85.5	75.7	16
BrighView Landscape Service	80.7	69.7	84.7	86.7	69.7	78.3	15
Cutting Edge Landscape	91.9	93.9	91.9	86.9	90.9	91.1	2
Elite Grounds	89.7	90.7	90.7	88.7	91.7	90.3	5
Golden Landscaping & Lawn	83.9	83.9	85.9	87.9	89.9	86.3	6
Green Touch	83.9	85.9	84.9	86.9	85.9	85.5	9
Horticulture Group	91.0	90.0	95.0	87.0	90.0	90.6	4
Huskiez Landscaping	96.7	95.7	95.7	96.7	95.7	96.1	1
Landscape Solutions	55.6	66.6	67.6	67.6	63.6	64.2	19
Lawn Butler Holdings	91.7	89.7	92.7	89.7	89.7	90.7	3
LMS	79.2	82.2	84.2	84.2	83.2	82.6	13
MD Property Services	70.5	76.5	70.5	80.5	74.5	74.5	17
Milburn Lawn & Landscape	85.6	88.6	84.6	86.6	82.6	85.6	7
Olympus Maintenance of Utah	83.8	82.8	79.8	81.8	86.8	83.0	12
Robo Pro	81.9	81.9	88.9	77.9	85.9	83.3	11
Roth Landscape Services	82.5	83.5	87.5	89.5	84.5	85.5	8
Rubicon	60.6	72.6	68.6	68.6	70.6	68.2	18
Thrive Landscaping	75.0	80.0	79.0	83.0	80.0	79.4	14

Cost Comparison

Company	Weekly Price	Seasonal Price
Aeroscape	\$14,487.66	\$434,629.86
Boulder Landscaping	\$18,239.00	\$547,170.00
BrighView Landscape Service	\$13,759.23	\$412,776.97
Cutting Edge Landscape	\$10,521.77	\$315,652.97
Elite Grounds	\$11,658.00	\$349,740.00
Golden Landscaping & Lawn	\$12,166.00	\$364,980.00
Green Touch		\$385,501.31
Horticulture Group	\$9,197.35	\$275,920.50
Huskiez Landscaping	\$10,587.00	\$317,610.00
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Robo Pro	\$12,836.55	\$385,096.63
Roth Landscape Services	\$15,845.59	\$475,367.78
Rubicon	\$372,308.64	
Thrive Landscaping	\$17,687.50	\$530,625.00

Company	Project Team Organization & Qualification (25 pts)	Scope (25 pts)	Cost (25 pts)	Schedule (25 pts)	Total Score (100 pts)	Price per SF	Weekly Price	Seasonal Price	Comments
Aeroscape	20	20	15.9	25	80.9	\$0.001790	\$14,487.66	\$434,629.86	Does not give detail about equipment or personnel. Pricing is high.
Boulder Landscaping	20	20	12.6	5	57.6		\$18,239.00	\$547,170.00	Very high price. Did not give price per square foot as requested. Lacked specificity and detailed information. No schedule info.
BrighView Landscape Service	22	22	16.7	20	80.7	\$0.001700	\$13,759.23	\$412,776.97	Price high. Didn't include letter. Didn't provide a great price proposal. Included price per linear foot for edging/trimming.
Cutting Edge Landscape	23	22	21.9	25	91.9	\$0.001300	\$10,521.77	\$315,652.97	Good proposal. Good price.
Elite Grounds	23	22	19.7	25	89.7		\$11,658.00	\$349,740.00	Good proposal.
Golden Landscaping & Lawn	23	22	18.9	20	83.9		\$12,166.00	\$364,980.00	Didn't provide a detailed schedule.
Green Touch	20	21	17.9	25	83.9	\$0.047630		\$385,501.31	Didn't provide season length. Lacks demonstrator of similar type maintenance. Not impressed with prior services from them. Question the ability to cover the required area with autonomous mowers. Do not have confidence in their work based on previous history with the company. Autonomous mowing technology is still new. References were not favorable and said they did not provide mowing services for them.
Horticulture Group	22	20	25.0	24	91.0	\$0.001281	\$9,197.35	\$275,920.50	Have experience with them. Very satisfied with their past work for the city. Very professional. Established schedule. They already know the nuances and geography of the city.
Huskiez Landscaping	25	25	21.7	25	96.7		\$10,587.00	\$317,610.00	Lacked detail. Only had a payment schedule.
Landscape Solutions	20	21	9.6	5	55.6		\$23,961.00	\$718,830.00	
Lawn Butler Holdings	22	22	23.7	24	91.7		\$9,702.17	\$291,065	Lowest price. Concerns about upholding contract at that price.
LMS	21	22	13.2	23	79.2	\$0.002160	\$17,482.32	\$524,469.56	Very high price.
MD Property Services	20	21	6.5	23	70.5		\$35,438.00	\$1,063,140.00	Good proposal. Very high price.
Milburn Lawn & Landscape	22	22	16.6	25	85.6		\$13,819.00	\$414,570.00	Very high price.
Olympus Maintenance of Utah	23	23	14.8	23	83.8	\$0.001920	\$15,539.00	\$466,170.00	Very high price.
Robo Pro	20	21	17.9	23	81.9	\$0.001586	\$12,836.55	\$385,096.63	Mowers are stored and charged on site. New technology and young company.
Roth Landscape Services	22	23	14.5	23	82.5	\$0.001900	\$15,845.59	\$475,367.78	Not much experience.
Rubicon	20	17	0.6	23	60.6	\$0.046000	\$372,308.64	\$11,169,259.08	Must be a mistake. .046 must be a seasonal price per SF. Small crew and small mowers. Looks more like a residential mowing company.
Thrive Landscaping	20	20	13.0	22	75.0	\$0.056000	\$17,687.50	\$530,625.00	Very high price.

Price/sf	Weeks in season
8,093,666	30

Rank	Company	Project Team Organization & Qualification (25 pts)	Scope (25 pts)	Cost (25 pts)	Schedule (25 pts)	Total Score (100 pts)	Comments	8093666	Total \$	30
7	Aeroscape	23	25	15.9	24	87.9	Large company, equiped to handle job, per hr \$45	\$0.001790	\$14,487.66	\$434,630
15	Boulder Landscaping	21	22	13.5	23	79.5	No per sq ft price, per hr \$65			\$510,713
18	BrighView Landscape Service	23	15	16.7	15	69.7	Cost not clearly defined	\$0.001700	\$13,759.23	\$412,777 This is only
2	Cutting Edge Landscape	23	25	21.9	24	93.9	No fuel surcharge, per hr \$75	\$0.001300	\$10,521.77	\$315,653
3	Elite Grounds	23	25	19.7	23	90.7	per hr \$65		\$11,658.00	\$349,740
9	Golden Landscaping & Lawn	23	22	18.9	20	83.9	per hr \$70		\$12,166.00	\$364,980
8	Green Touch	22	23	17.9	23	85.9	No fuel surcharge, per hr \$75	\$0.047630		\$385,501 sq ft per se
4	Horticulture Group	21	22	25.0	22	90.0	some robot & battery, per hr \$65 (varies)	\$0.001281	\$9,197.35	\$275,921
1	Huskiez Landscaping	25	25	21.7	24	95.7	per hr \$70		\$10,587.00	\$317,610
19	Landscape Solutions	22	20	9.6	15	66.6	no schedule or scope info		\$23,961.00	\$718,830
5	Lawn Butler Holdings	22	22	23.7	22	89.7	per hr \$50		\$9,702.17	\$291,065
12	LMS	22	25	13.2	22	82.2	per hr \$45	\$0.002160	\$17,482.32	\$524,470
16	MD Property Services	23	25	6.5	22	76.5			\$35,438.00	\$1,063,140
6	Milburn Lawn & Landscape	23	25	16.6	24	88.6	per hr \$55		\$13,819.00	\$414,570
11	Olympus Maintenance of Utah	22	23	14.8	23	82.8		\$0.001920	\$15,539.00	\$466,170
13	Robo Pro	22	20	17.9	22	81.9	robots?, per hr \$45	\$0.001586	\$12,836.55	\$385,097
10	Roth Landscape Services	23	22	14.5	24	83.5	per hr \$50	\$0.001900	\$15,845.59	\$475,368
17	Rubicon	23	25	0.6	24	72.6	per hr \$45, per week or per season price?	\$0.046000	\$372,308.64	\$1,169,259 They indica
14	Thrive Landscaping	21	24	13.0	22	80.0	per hr \$50	\$0.056000	\$17,687.50	\$530,625 sq ft per se

General notes on my evaluation:

Proposals were based on between 26-32 weeks. I converted all pricing to a total based on 30 weeks.
I would be concerned with some of the proposals using robot mowing technology. I'm not confident in new technology serving us well without more of a track record to go on.

Rank	Company	Project Team Organization & Qualification (25 pts)	Scope (25 pts)	Cost (25 pts)	Schedule (25 pts)	Total Score (100 pts)	Comments	8093666	Total \$\$	30
13	Aeroscape	19	25	15.9	22	81.9	7 day wrk wk, not sure on crew members, per hr \$45 5 day wrk wk, 12 crew mem, won't be liable for property damages	\$0.001790	\$14,487.66	\$434,630
14	Boulder Landscaping	20	23	13.5	24	80.5			\$510,713	This is only mowing, not edging/trimming. They give a price per linear foot of trimming and edging. We don't know and they don't know how many linear feet we have. This number is meaningless.
10	BrighView Landscape Service	25	20	16.7	23	84.7	no per hr \$, 3 crews 9 crew mem,	\$0.001700	\$13,759.23	\$412,777
4	Cutting Edge Landscape	24	23	21.9	23	91.9	No fuel surcharge, per hr \$75, 8 crew mem,	\$0.001300	\$10,521.77	\$315,653
5	Elite Grounds	23	23	19.7	25	90.7	per hr \$65, 6-8 crew mem, 4 day wrk wk,		\$11,658.00	\$349,740
8	Golden Landscaping & Lawn	22	24	18.9	21	85.9	per hr \$70, 6-8 crew mem,		\$12,166.00	\$364,980
9	Green Touch	22	23	17.9	22	84.9	No fuel surcharge, per hr \$75, 8-12 crew mem,	\$0.047630		\$385,501
2	Horticulture Group	23	24	25.0	23	95.0	3 robot & battery, 3 crew, per hr \$65 (varies) 5 day wrk v	\$0.001281	\$9,197.35	\$275,921
1	Huskiez Landscaping	25	24	21.7	25	95.7	per hr \$70, 4 day wrk wk, 4-8 per crews,		\$10,587.00	\$317,610
19	Landscape Solutions	19	20	9.6	19	67.6	no schedule or scope info, no per hr \$		\$23,961.00	\$718,830
3	Lawn Butler Holdings	20	25	23.7	24	92.7	per hr \$50, 2 crews		\$9,702.17	\$291,065
12	LMS	22	25	13.2	24	84.2	per hr \$45, 2 crews w 4 mem,	\$0.002160	\$17,482.32	\$524,470
17	MD Property Services	24	20	6.5	20	70.5	4 crews-3 mem each, no per hr \$		\$35,438.00	\$1,063,140
11	Milburn Lawn & Landscape	20	25	16.6	23	84.6	per hr \$55, 2crew with 3 each,		\$13,819.00	\$414,570
15	Olympus Maintenance of Utah	22	20	14.8	23	79.8	10-15 locations per day, no per hr \$	\$0.001920	\$15,539.00	\$466,170
6	Robo Pro	23	25	17.9	23	88.9	6 robots stationed at locations, per hr \$45	\$0.001586	\$12,836.55	\$385,097
7	Roth Landscape Services	25	25	14.5	23	87.5	per hr \$50, 3 crews of 3 each	\$0.001900	\$15,845.59	\$475,368
18	Rubicon	21	25	0.6	22	68.6	per hr \$45, per week or per season price? 4 crews of 2-3	\$0.046000	\$372,308.64	\$1,169,258
16	Thrive Landscaping	22	23	13.0	21	79.0	per hr \$50, 1 supervisor w/ 3-6 techs	\$0.056000	\$17,687.50	\$530,625

General notes on my evaluation:

Proposals were based on between 26-32 weeks. I converted all pricing to a total based on 30 weeks. I would be concerned with some of the proposals using robot mowing technology.

Rank	Company	Project Team Organization & Qualification (25 pts)	Scope (25 pts)	Cost (25 pts)	Schedule (25 pts)	Total Score (100 pts)	Comments	8093666	Total \$\$	
8	Aeroscape	25	23	15.9	23	86.9	5 day	\$0.001790	\$14,487.66	\$434,630
17	Boulder Landscaping	20	22	13.5	20	75.5	no schedule, no experience w/ something this large			\$510,713
10	BrighView Landscape Service	25	25	16.7	20	86.7	Cost not clearly defined, large company that's organized	\$0.001700	\$13,759.23	\$412,777
9	Cutting Edge Landscape	23	22	21.9	20	86.9	large compnay w/backup, no days scheduled	\$0.001300	\$10,521.77	\$315,653
4	Elite Grounds	24	24	19.7	21	88.7	exp w/ lrg jobs, 4 day weeks, does a lot of municiple		\$11,658.00	\$349,740
5	Golden Landscaping & Lawn	25	23	18.9	21	87.9	not a large crew but lrg company w/ exp		\$12,166.00	\$364,980
7	Green Touch	20	24	17.9	25	86.9	well planned schedule, no ex of large clients	\$0.047630		\$385,501
6	Horticulture Group	22	20	25.0	20	87.0	vauge schedule, robots?, young company w/ not much e	\$0.001281	\$9,197.35	\$275,921
1	Huskiez Landscaping	25	25	21.7	25	96.7	schedule listed works, great service over the years		\$10,587.00	\$317,610
19	Landscape Solutions	20	23	9.6	15	67.6	lrg comp, lrg crew, no schedule, no referrals but organized		\$23,961.00	\$718,830
2	Lawn Butler Holdings	23	23	23.7	20	89.7	lrg comp, lrg crew, no map, no referrals but organized		\$9,702.17	\$291,065
12	LMS	25	23	13.2	23	84.2	small crew, based on size no location, well organized	\$0.002160	\$17,482.32	\$524,470
15	MD Property Services	25	25	6.5	24	80.5	lrg comp, lrg crew, Friday is open, well organized		\$35,438.00	\$1,063,140
11	Milburn Lawn & Landscape	23	22	16.6	25	86.6	small crew, great schedule, exp with larger jobs		\$13,819.00	\$414,570
14	Olympus Maintenance of Utah	22	23	14.8	22	81.8	smalle crew, no schedule but days seems ok, concerene	\$0.001920	\$15,539.00	\$466,170
16	Robo Pro	20	20	17.9	20	77.9	small crew, no schedule, organized but no exp with our	\$0.001586	\$12,836.55	\$385,097
3	Roth Landscape Services	25	25	14.5	25	89.5	understands the need, brokw out schedule, great exp wi	\$0.001900	\$15,845.59	\$475,368
18	Rubicon	23	23	0.6	22	68.6	largecrew, no real schedule, organized with exp	\$0.046000	\$372,308.64	\$11,169,259
13	Thrive Landscaping	23	24	13.0	23	83.0	understands the need, no real schedule, large exp comp	\$0.056000	\$17,687.50	\$530,625

General notes on my evaluation:

Proposals were based on between 26-32 weeks. I converted all pricing to a total based on 30 weeks.

Company	Project Team Organization & Qualification (25 pts)	Scope (25 pts)	Cost (25 pts)	Schedule (25 pts)	Total Score (100 pts)	Comments	Rank
Aeroscape	24	24	15.9	21	84.9		11
Boulder Landscaping	22	25	13.5	25	85.5		10
BrighView Landscape Service	23	15	16.7	15	69.7		18
Cutting Edge Landscape	23	25	21.9	21	90.9		3
Elite Grounds	25	25	19.7	22	91.7		2
Golden Landscaping & Lawn	23	23	18.9	25	89.9		5
Green Touch	24	22	17.9	22	85.9		9
Horticulture Group	23	21	25.0	21	90.0		4
Huskiez Landscaping	25	25	21.7	24	95.7		1
Landscape Solutions	24	15	9.6	15	63.6		19
Lawn Butler Holdings	21	22	23.7	23	89.7		6
LMS	21	24	13.2	25	83.2		13
MD Property Services	22	22	6.5	24	74.5		16
Milburn Lawn & Landscape	21	22	16.6	23	82.6		14
Olympus Maintenance of Utah	24	24	14.8	24	86.8		7
Robo Pro	25	21	17.9	22	85.9		8
Roth Landscape Services	23	25	14.5	22	84.5		12
Rubicon	22	23	0.6	25	70.6		17
Thrive Landscaping	22	21	13.0	24	80.0		15



RE: HERRIMAN CITY – PARK MOWING, TRIMMING AND EDGING RFP HERR02102026

RFP Qualifications and Questions:

3.1

Dear Herriman City Evaluation Committee,

Cutting Edge Landscape is pleased to submit our proposal for the Herriman City Park Mowing Services Request for Proposals. We appreciate the opportunity to partner with Herriman City in maintaining the beauty, safety, and usability of its parks and public spaces.

At Cutting Edge Landscape, we understand that public parks reflect the community. Consistent, high-quality mowing and grounds maintenance are essential not only for appearance, but also for public safety and long-term turf health. Our team is committed to delivering dependable service, professional communication, and meticulous attention to detail on every site we maintain.

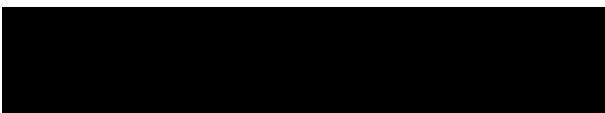
Our company is fully licensed and insured, and our crews are trained in efficient routing, equipment safety, and proactive property care. We utilize well-maintained commercial-grade equipment to ensure clean cuts, minimal turf stress, and timely completion of all scheduled services. We also prioritize responsiveness and accountability, with dedicated management oversight to ensure contract standards are consistently met or exceeded.

Cutting Edge Landscape takes pride in building long-term partnerships with municipalities and organizations through reliability, transparency, and performance. We are confident that our experience, operational systems, and commitment to excellence make us a strong partner for Herriman City.

Thank you for your consideration. We look forward to the opportunity to contribute to the continued quality and appearance of Herriman’s parks and community spaces.

Sincerely,

Jeremy Bailey
Cutting Edge Landscape
Business Development Manager



Project Title: Park Mowing, Trimming and Edging

Solicitation / RFP Number: REF# HERR02102026

Proposal Due Date: 2/27/2026

Submitted To:

Herriman City Parks

5355 W Herriman Main St

Herriman, UT 84096

Submitted By:

Cutting Edge Landscape

Salt Lake City, Utah


Website: www.cuttingedgelandscape.com

Company Information:

- **Legal Business Name:** Cutting Edge Landscape Utah LLC
- **Business Structure:** LLC
- **State of Incorporation:** Utah
- **Utah Contractor License #:** 11440186-5501
- **Years in Business:** 31
- **Employee Count:** 417 total, 108 in Salt Lake Branch
- **Equipment Count:**
 - 31 Maintenance Trucks
 - 14 Maintenance Trailers
 - 46 Maintenance Mowers

Company Experience and Proven Performance

Cutting Edge Landscape has extensive experience providing commercial and municipal mowing services for parks, HOAs, schools, athletic fields, and large commercial properties. We understand the scheduling precision, consistency, and quality standards required to maintain high-visibility public spaces.

Our team has successfully managed multi-site contracts requiring strict adherence to performance specifications and service frequencies. We utilize structured route scheduling, dedicated crew assignments, supervisory inspections, and equipment redundancy to ensure reliable, uninterrupted service. Our proven performance record is built on consistency, accountability, and responsive communication with municipal clients.

Staffing and Supervisory Structure

For the Herriman City Park Mowing contract, Cutting Edge Landscape will assign dedicated crews supported by active management oversight to ensure performance standards are met or exceeded.

Proposed Staffing Structure:

- **1 Account Manager / Operations Supervisor** – Primary City contact; oversees scheduling, compliance, and quality control.
- **1 Field Supervisor** – Manages daily operations, safety compliance, and field inspections.
- **3-4 Dedicated Mowing Crews** (as required by acreage and frequency), each consisting of:
 - 1 Crew Lead
 - 2–3 Landscape Technicians

This structure provides adequate staffing levels, flexibility for weather recovery, and sufficient manpower to maintain all assigned parks within required service intervals.

All personnel are trained in commercial equipment operation, safety protocols, turf best practices, and public-facing professionalism.

Equipment and Capacity

Cutting Edge Landscape utilizes commercial-grade, professionally maintained equipment appropriate for large municipal properties. Equipment includes:

Mowing Equipment:

- 72”+ Specialty Commercial Zero-Turn Mowers (specialty units for extra-large areas)
- 60”–72” Commercial Zero-Turn Mowers (primary units for large turf areas)

- 48”–54” Stand-On Mowers (for medium and tighter areas)
- Commercial Walk-Behind Mowers (for confined or sensitive turf areas)

Trimming and Edging:

- Commercial String Trimmers
- Stick Edgers
- Bed Edgers (as needed)

Cleanup:

- Commercial Backpack Blowers
- Hand tools and brooms for detailed finishing

Support and Redundancy:

- Fully equipped trucks and trailers
- Backup mower units and handheld equipment to prevent service disruption

Adequate staffing levels and appropriate equipment capacity ensure the City’s performance standards are consistently achieved, with the ability to operate multiple crews simultaneously and respond quickly to weather or special service needs.

3.3

Cutting Edge Landscape understands that this contract requires structured, detail-oriented mowing and debris removal services to maintain City-owned properties in a safe, clean, and professional condition. We recognize the importance of strict adherence to mowing heights, defined service frequencies, cemetery-specific scheduling requirements, debris control standards, and all public safety protocols outlined in Exhibit “A”.

Our operational plan is designed specifically to meet the City’s standards for weekly mowing, bi-weekly edging, cemetery care, debris management, and compliance with noise and safety regulations.

3.4

Cutting Edge Landscape has not, nor do we ever plan to establish a fuel surcharge. We understand the impact that it may have on our customers and have chosen to take on the burden of fuel costs ourselves.

**Pricing for Exhibit “A” as follows:

- A. Mowing and Trimming: Park areas will be mowed at a cost of **\$.00128/sf**; park strip areas will be mowed at a cost of **\$.0013/sf**. Both costs are per service.
- B. Edging: Bi-weekly edging will be done under the cost above associated with parks and park strip areas.

- C. Cemetery Requirements: Cutting Edge acknowledges the expectations of the Cemetery turf and headstone maintenance as well as the schedule prior to Memorial Day. This will be done under the cost associated with park and park strip areas
- D. Ancillary Services: Any services not listed in Exhibit "A" will be done at a cost of \$75/man hour

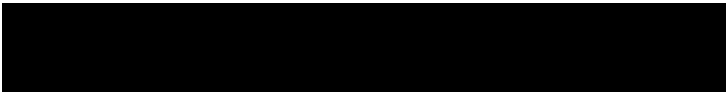
3.5

Cutting Edge Landscape takes our ability to perform services when scheduled with the utmost seriousness. Once awarded the contract we will put together 4 crews together to manage the Herriman City locations. Of those crews, two of the crews will be two person crews to work through the park strip areas with smaller equipment made for those types of locations. Two of the crews will be 3-4 person crews to work on the larger park areas, we anticipate needing 294 man hours per week to maintain the properties to the expectation level of Herriman City and our own. With planning to have 10-12 assigned employees we have more than enough resources to handle this work each week and with over 100 employees we have back-ups in case we run into any issues.

3.6

Here are just a few government agencies we've provided maintenance work for in the past:

- University of Utah – Research Park (multiple sites)
 - Jeremy Ferguson



- Department of Treasury (single site)
 - Bryce Peay



- University of Utah – Fort Douglas (multiple sites)
 - Jeremy Connell





Maintenance Department Manager – Justin Freeman

Justin Freeman serves as Maintenance Manager for Cutting Edge Landscape, bringing nearly two decades of hands-on and leadership experience across multiple service lines. In 2021, Justin transitioned from the Idaho branch to the Utah branch, maintaining operational leadership while supporting regional consistency and workforce development. Promoted to Maintenance Manager in May 2025, he now leads maintenance operations with a focus on team accountability, proactive risk management, and delivering reliable, high-quality service on complex, long-term contracts.



Account Manager – Ally Warner

Ally believes great landscapes start with great relationships. With over 7 years in landscape management, Ally is a strategic and service-oriented account manager with expertise in client retention, proactive communication, and keen eye for detail. Whether it's making suggestions for improvements to enhance a property, or resolving pre-existing issues at a property, Ally knows she's done her job if her customers are happy at the end of the day. She loves to strategize with other departments to generate solutions, like addressing clients' concerns to improve the company's customer care and support service.



Account Manager – Rhiley Briggs

For over six years at Cutting Edge, Rhiley Briggs brings a dedicated, client focused approach to her role as Account Manager in the landscape industry. She has worked extensively with universities, large management groups, HOAs, and apartment managers, while also partnering closely with individual communities and businesses to support their ongoing landscape needs. Known for her clear communication and strong attention to detail, Rhiley is committed to understanding each client's priorities and ensuring consistent, high-quality service. She values building lasting relationships and takes pride in being a reliable point of contact for her clients. Rhiley's proactive approach and emphasis on long-term partnerships make her a valued advocate for her clients and their properties.



Business Development Manager – Jeremy Bailey

With nearly 20 years of experience in the landscape industry, Jeremy is one of the most accomplished and well-rounded professionals in Business Development. He has supported major organizations in expanding into new markets and helped emerging local companies establish a strong foothold. Operating his own company gave him firsthand insight into the operational challenges of landscape maintenance. That experience deepened his drive and sharpened his effectiveness when he returned to Business Development at Cutting Edge. In a rapidly evolving industry, Jeremy remains a trusted, solution-focused partner for any property in need of expert landscape guidance.

Exhibit "B"
CERTIFICATION

The undersigned Proposer certifies that it has not:

1. Provided an illegal gift or payoff to a City officer or employee or former City officer or employee or his or her relative or business entity;
2. Retained any person to solicit or secure this contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; or
3. Knowingly influenced and hereby promised that it will not knowingly influence and City officer or an employee or former City officer or employee to break any applicable ethical standard or rules.

The undersigned Proposer certifies that:

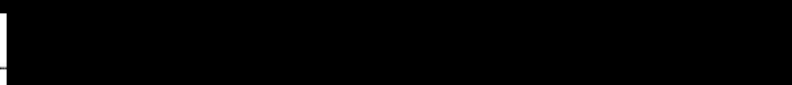
1. The Proposal is made in good faith.
2. The Proposal is made in conformity with the specifications and qualifications contained in the Request.

Name of Proposer: CUTTING EDGE LANDSCAPE

Name of Authorized Representative: JEREMY BAILEY

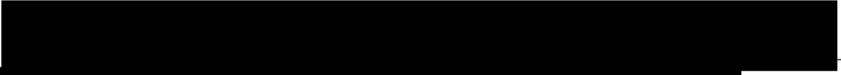
Signature of Authorized Representative: 

Address: 

City/State/Zip: 

Telephone Number: 

Fax Number: N/A

Web Site Address: 

Email Address: 

Date Signed: 2/12/26



Herriman City Park Mowing Pricing Schedule

1. Park Area Mow and Trim	\$.00128/sf
2. Park Strip Mow and Trim	\$.0013/sf
3. Bi-weekly Edging	Included with above pricing
4. Cemetery Headstone Maintenance	Included with above pricing
5. Ancillary Services	\$75/man hour





Proposal for

Park Mowing, Trimming, and Edging Services Herriman City

Parks, Recreation, and Events Department

Submitted By: Elite Grounds
Address: 754 W 700 S, Pleasant Grove, UT 84062
Contact: Brent Gurney, VP of Operations
Phone: [REDACTED]
Email: [REDACTED]
Date: February 2026

Introductory Letter

Elite Grounds

754 W 700 S
Pleasant Grove, UT 84062

Anthony Teuscher, Deputy Director of Parks, Recreation, and Events
Herriman City
5355 W Herriman Main Street
Herriman, UT 84096

Dear Mr. Teuscher and Selection Committee,

Elite Grounds is pleased to submit this proposal in response to the Request for Proposals for Park Mowing, Trimming, and Edging Services for Herriman City. We have reviewed the RFP documents and evaluated the scope of work, including the 8,093,666 square feet of City-owned parks, open spaces, trail corridors, and the Herriman City Cemetery.

Elite Grounds understands the expectations associated with maintaining public parks and community spaces that are actively used by residents and visitors on a daily basis. This proposal reflects our understanding of the required service levels, performance standards, scheduling requirements, and safety expectations outlined in the RFP.

This submission includes a detailed description of our organization's experience and qualifications, our understanding of the project scope, a proposed service schedule, cost breakdown, and references from municipalities where we currently provide similar services.

Elite Grounds has extensive experience working with Utah municipalities and public agencies, including Lindon City, Eagle Mountain City, Tooele City, Payson City, Provo City, Herriman City, Sandy City, Draper City, and the Daybreak community. We understand the importance of collaboration, responsiveness, and consistency in a public setting.

If awarded the contract, Elite Grounds will work collaboratively with Herriman City staff and will approach this partnership with the intent to support the Parks, Recreation, and Events Department's goals. We believe our pricing, technical responses, and operational approach demonstrate both our ability and our willingness to work hand in hand with the City.

Brent Gurney, VP of Operations for Elite Grounds, will serve as the authorized representative and primary contact for this proposal.

Authorized Representative:

Brent Gurney, VP of Operations

Email: [REDACTED]

Phone: [REDACTED]

Introductory Letter Continued

We appreciate the opportunity to submit this proposal and welcome the opportunity to serve Herriman City.

Sincerely,

Elite Grounds

By Stratton Landscape Group

Organization Experience & Qualifications

Company Overview

Elite Grounds, a division of Stratton Landscape Group, LLC, is a full-service landscape maintenance company headquartered in Pleasant Grove, Utah. We specialize in municipal landscape maintenance, including City parks, open spaces, trail corridors, interchanges, roadways, cemeteries, and civic facilities. Elite Grounds is locally owned and operated and directly accountable to the communities we serve.

In the last several years, Elite Grounds has managed parks, open spaces, interchanges, roadways, and other landscaped areas for Eagle Mountain City, Tooele City, Payson City, Provo City, Lindon City, Herriman City, Sandy City, Draper City, and the Daybreak master-planned community. This extensive municipal portfolio demonstrates our proven ability to handle large-scale, multi-site operations at the level Herriman City requires.

Key Personnel

Brent Gurney — VP of Operations (Primary Contact)

Brent brings 28 years of green industry experience and oversees all accounts and field managers. He is an expert in turf management, arboriculture, and chemical applications. Brent is IQ4 factory trained, an authorized irrigation service technician, a Licensed Arborist, and holds a Commercial Pesticide License. He will serve as the primary point of contact for Herriman City and will provide direct oversight of this contract.

Kyle Jensen — Account Manager

Kyle is a Landscape Maintenance Account Manager with a BA in Landscape Management. He specializes in plant health care and chemical applications. Originally from the Boston area, Kyle has experience maintaining multi-million-dollar residential estates and high-end commercial properties. He holds Turf Grass Expert and Commercial Pesticide License certifications.

Jared Purser — Account Manager

Jared has been with Elite Grounds for nearly two decades. He is an expert in irrigation systems, water-saving techniques, and tree care. Jared holds certifications including AI Certified, Turf Grass Expert, QWAL, Backflow Certified, Commercial Pesticide License, and Licensed Arborist.

Management Commitment

Elite Grounds will allocate 30–40% of each manager's weekly time to the management of Herriman City properties. This does not include additional on-site training or field support provided to crews as needed.

Equipment & Staffing

Elite Grounds maintains a fleet of commercial-grade equipment specifically suited for large-scale municipal park mowing. Equipment assigned to this contract will include:

- 96-inch wide-area commercial mowers for large open turf areas
- 44-52-inch and 60-inch zero-turn commercial mowers for parks and trail corridors
- Walk-behind mowers for tight areas, park strips, and cemetery sections
- Commercial string trimmers for all turf transitions, obstacles, headstones, and site furnishings

-
- Mechanical edgers for bi-weekly hardscape edging
 - Commercial backpack blowers for cleanup of sidewalks, trails, parking lots, and hardscape areas
 - Dedicated trucks, trailers, and support vehicles

Staffing: Elite Grounds will assign a dedicated crew of 6–8 field personnel to Herriman City operations, led by a designated Account Manager (Kyle Jensen or Jared Purser) with direct oversight from Brent Gurney. Supervisory structure includes a field crew lead on-site at all times during service. Staffing levels will be scaled as needed to ensure all 8,093,666 square feet are serviced weekly within schedule requirements.

Certifications & Licensing

- Utah Contractor License #8831565-5501 (B100, E100, S330) — Exp. 11/30/2026
- Certified Landscape Contractor (CLC)
- Certified Arborist (ISA)
- Commercial Pesticide Licenses
- QWEL Certified (Qualified Water Efficient Landscaper)
- Rainbird Authorized Contractor
- IQ4 Factory Trained / Weather Track Factory Trained
- CILA Certified

Scope of Services

Elite Grounds will furnish all labor, equipment, supervision, and materials necessary to perform mowing, trimming, edging, and cleanup services across the 8,093,666 total square feet of Herriman City parks, open spaces, trail corridors, and the Herriman City Cemetery. Our understanding and approach for each service area is detailed below.

A. Mowing and Trimming

- All designated turf areas will be mowed weekly at a maintained height of 3.5 inches, consistent with Herriman City's specification. Lower mowing heights will be performed on athletic fields upon City request.
- Mowing operations will utilize 96-inch, 60-inch, and 44-52-inch commercial mowers matched to site size and layout. Walk-behind mowers will be deployed for tight areas and smaller park strips.
- All grass clippings will be managed by mulching. Bagging and disposal will be performed when conditions require it (heavy growth, wet conditions, or visible clipping buildup).
- Trash and debris will be picked up prior to mowing on each visit.
- String trimming will be performed around all obstacles including trees, fences, headstones, signs, playground equipment, and site furnishings.
- Turf conditions will be evaluated at the time of service to avoid scalping, stress, or excessive clippings.
- Work will be performed with awareness of public presence at all times.

B. Edging

- Bi-weekly mechanical edging will be performed at all concrete, asphalt, metal, and hardscape edges.
- All sidewalks, trails, parking lots, and hardscape areas will be blown clean immediately after edging service.
- Grass clippings will not be blown into streets, gutters, or storm drains.
- High-visibility areas and civic properties will receive added attention to maintain defined, consistent edges.

C. Cemetery Requirements

- Herriman City Cemetery turf will be mowed weekly, scheduled on Tuesdays, to provide consistency and reduce conflicts with higher visitation periods.
- All headstones will be trimmed and blown off weekly.
- During the week prior to Memorial Day, the Cemetery and Main Street Park will be mowed twice (Monday and Thursday) as specified in the RFP.
- Required trimming and edging around headstones will be completed with care to protect cemetery features and maintain a dignified appearance.

D. Cleanup & Debris Removal

Trash, litter, and debris will be collected and removed during each service visit. All hardscape areas will be blown clean following mowing, trimming, and edging operations. Cleanup will be performed with consideration for public presence and safety.

E. Operating Hours

All work will be performed during hours that comply with Herriman City's noise ordinance policy. Elite Grounds will operate on a four ten-hour day (4/10) work schedule for this contract, providing a built-in flex day to address weather delays, special requests, or unforeseen site issues without disrupting service levels.

F. Safety

Public safety will be considered at all times. Elite Grounds will take all necessary precautions to utilize and store materials and equipment in a manner that prevents injury to citizens. The following safety protocols will be maintained:

- All field personnel will wear high-visibility safety vests at all times while working on City properties.
- Proper signs, caution tape, physical barriers, or other devices will be utilized as needed to signal hazards or restrict public access.
- All crews will adhere to industry best practices, OSHA safety standards, and applicable traffic safety guidelines.
- Elite Grounds maintains a comprehensive four-cornerstone safety program: vehicle safety with GPS tracking, daily pre-task planning, equipment certification and operator education, and consistent performance measurement and reporting.
- The City Project Manager's authority to temporarily stop work for unsafe practices is acknowledged and respected.

Additional Services (Available Upon Request)

Elite Grounds is prepared to provide ancillary services as requested by the City, including deadheading, hand weeding, and other maintenance tasks. Hourly pricing for these services is included in our cost proposal.

Service Schedule

Elite Grounds will begin services on or about April 1 and conclude on or about November 1 of each contract year, consistent with the RFP. The following monthly schedule outlines planned activities and communication touchpoints:

Month	Key Activities	Communication Focus
April	Begin weekly mowing (1x/week as turf establishes). Spring cleanup and debris removal. Establish crew routing for all sites.	Joint startup walkthrough with City staff. Route and schedule confirmation.
May	Full weekly mowing, trimming, and bi-weekly edging. Memorial Day: Cemetery & Main St Park mowed 2x (Mon/Thu). Cemetery trimming and edging on Tuesday schedule.	Monthly progress report. Memorial Day readiness confirmation.
June	Maintain full mowing, trimming, edging schedule. Peak growth management. Ongoing debris and litter removal.	Mid-season quality check. Site condition updates.
July	Continue all weekly/bi-weekly services. Heat management & adjust timing as needed. Monitor turf stress areas.	Summer condition report. Water management coordination.
August	Continue all services at full schedule. Crew refresher training for detail standards. Early planning for fall transition.	Proactive updates. Early fall preparation discussion.
September	Continue mowing, trimming, edging. Monitor seasonal growth slowdown. Begin fall transition planning.	Fall readiness plan. Schedule review with City staff.
October	Complete final mowing cycles as growth permits. Final edging of season. Fall cleanup and debris removal.	Year-end performance review. Planning for upcoming year.
November	Final cleanup and leaf removal (as weather allows). End-of-season demobilization. Season review and reporting.	End-of-season service summary. Lessons learned discussion.

Schedule Control Methods

- **GPS Fleet Tracking:** All vehicles and crews are tracked via GPS to monitor route completion and time on site.
- **Weekly Service Logs:** Digital service logs will document each property visited, services performed, and any issues noted.
- **Client Management Software:** Service requests are tracked and completed through our client management platform, ensuring clear accountability and prompt resolution.
- **Monthly Reporting:** Elite Grounds will provide monthly service reports with documentation of completed work, conditions observed, and any recommendations.
- **Flex Day Scheduling:** Our 4/10 work schedule provides a built-in flex day each week to absorb weather delays or special requests without impacting the weekly service cycle.

-
- **Square Footage Adjustments:** Elite Grounds acknowledges that Herriman City may increase or decrease total square footage during the agreement. We will invoice based on total square footage actually serviced each week.

References

Elite Grounds provides landscape maintenance services for multiple Utah municipalities. The following references represent government agencies where we currently or recently have provided similar services:

Lindon City

Contact: Heath Bateman
Phone: [REDACTED]
Address: Lindon City Offices, Lindon, UT

Scope: Full landscape maintenance services for City parks, open spaces, and public landscaped areas including turf maintenance, irrigation management, pruning, weed control, seasonal cleanup, and coordination with City staff.

Daybreak Community (CCMC)

Contact: Richard Fotheringham
Phone: [REDACTED]
Address: South Jordan, UT

Scope: Landscape maintenance services for multiple areas within the Daybreak master-planned community, including large open spaces, parks, trail corridors, and common areas. Work involves maintaining high-visibility landscapes, managing turf on large-scale properties, and supporting areas with significant daily public use.

Sun River HOA (PMP)

Contact: Lisa
Phone: [REDACTED]
Address: 4275 Country Club Dr. St. George, UT 84790

Scope: Comprehensive landscape maintenance for entire community including common areas, parks, medians, and nearly 3200 homes. Services including mowing, trimming, edging, irrigation management, chemical applications, pruning, seasonal cleanups.

Additional Municipal Experience: Elite Grounds has also provided park and landscape maintenance services for Eagle Mountain City, Tooele City, Payson City, Provo City, Herriman City, Sandy City, and Draper City.

Cost Proposal

Note: Per RFP instructions, this cost section is submitted separately. Pricing is provided on a square-foot basis as required.

Total Service Area: 8,093,666 square feet

- Park Strip Areas: 1,262,209 sq ft
- Large Grass Areas: 6,831,457 sq ft

Service	Frequency	Price Per Sq Ft (per service)	Estimated Weekly Cost
Mowing & Trimming (Grass Areas not Cemetery)	Weekly	\$0.00128644	\$10,030.77
Edging	Bi-Weekly	\$0.010161	\$1,828.98/mo
Cemetery Mowing& Triming	Weekly (Tuesdays)	\$0.0039481	\$1,169.99
Debris/Litter Cleanup	Each Visit	Included	Included
Memorial Day Prep (2x mowing week)	Annual	Included	Included

Estimated Seasonal Cost Summary (April 1 – November 1):

Weekly Mowing & Trimming (28 weeks)	\$11,200.76/week x 28	\$313,621.38
Bi-Weekly Edging (14 cycles)	\$914.49/cycle x 14	\$12,802.80

Estimated Annual Total **\$326,424.18**

Note: Actual invoicing will be based on total square footage actually serviced each week, as specified in the RFP. The City may increase or decrease total square footage during the agreement. Elite Grounds acknowledges and agrees to invoice based on actual serviced areas.

Ancillary Services — Hourly Pricing

Service	Rate (Per Man Hour)
Deadheading	\$65.00
Hand Weeding	\$65.00
Other Maintenance Tasks (as requested)	\$65.00

Cost Proposal Continued

Fuel Surcharge

Elite Grounds acknowledges the fuel surcharge provision outlined in the RFP. At the beginning of each maintenance season, and not more than once during each maintenance season, Elite Grounds may establish a reasonable fuel surcharge based on the April 1 Weekly Retail Gasoline and Diesel Prices for the Rocky Mountain Area (PADD 4) as published by the Energy Information Administration (DOE). Any surcharge will reflect increased fuel costs directly related to performance of the services (excluding travel) and will be calculated transparently using the specified index.

Certification (Exhibit B)

The undersigned Proposer certifies that it has not:

1. Provided an illegal gift or payoff to a City officer or employee or former City officer or employee or his or her relative or business entity;
2. Retained any person to solicit or secure this contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; or
3. Knowingly influenced and hereby promises that it will not knowingly influence any City officer or an employee or former City officer or employee to break any applicable ethical standard or rules.

The undersigned Proposer certifies that:

1. The Proposal is made in good faith.
2. The Proposal is made in conformity with the specifications and qualifications contained in the Request.

Name of Proposer:	Elite Grounds (Stratton Landscape Group, LLC)
Name of Authorized Representative:	Brent Gurney
Signature of Authorized Representative:	<u>Brent Gurney</u>
Address:	754 W 700 S, Pleasant Grove, UT 84062
City/State/Zip:	Pleasant Grove, UT 84062
Telephone Number:	██████████
Fax Number:	N/A
Web Site Address:	www.elitegrounds.com
Email Address:	██████████
Date Signed:	02/27/2026



STAFF REPORT

DATE: 03/11/2026

TO: The Honorable Mayor and City Council

FROM: Justun Edwards, Director of Public Works

SUBJECT: Amendment to the DAI and Wasatch South Hills Water Infrastructure Reimbursement Agreement

RECOMMENDATION:

No action required, discussion only.

ISSUE BEFORE COUNCIL:

Should the City Council amend the existing Water Infrastructure Reimbursement Agreement to extend the infrastructure completion deadline and remove the requirement for developers to post a completion assurance bond?

ALIGNMENT WITH STRATEGIC PLAN:

- LV 6- Consistent, safe, and reliable utility services
- LV 7.1- Capital Improvement Plan

BACKGROUND/SUMMARY:

On August 22, 2024, the City, DAI, and Wasatch South Hills executed a reimbursement agreement for the construction of two water tanks, a pump station, and associated infrastructure.

The agreement provided an 18-month completion period, extending through February 22, 2026.

The agreement also required the developers to post a completion assurance bond equal to the estimated cost to complete the project if construction was not finished by the deadline.

Shortly before the deadline, the developers requested an amendment extending the completion date, noting that construction complications and circumstances beyond their control prevented timely completion.

DISCUSSION:

Although construction has continued to progress, the original contractual deadline has passed, and the project remains unfinished. The developers are requesting an extension of the completion deadline to October 31, 2026, to avoid the requirement to post a completion assurance bond.

Project Status

Zone 3 Tank

- Tank is fully constructed and operational.
- Ongoing work includes backfill and grading.
- Remaining items: backfill, access road, drainage, electrical work, surface concrete, landscaping, and fencing.

Zone 2 Tank

- Tank structure and valve vault are complete.
- Contractor is installing site piping and utilities in preparation for cleaning and leak testing.
- Remaining items: cleaning, leak testing, backfill, final grading, electrical work, surface concrete, access road, landscaping, and fencing.

Pump Station

- Contractor is installing underground piping and preparing for foundation construction.
- Remaining items include: footings and foundation, underground electrical, floor slab, building construction, pump installation, interior piping, roofing, motor controls, electrical equipment, site utilities, final grading, retaining walls, access roads, landscaping, and fencing.

Overall Project Status

The project is approximately 65% complete, with an estimated \$6,900,000 in remaining work.

Under the existing agreement, the developers would be required to post a bond equal to this remaining cost. They have indicated that doing so would create significant financial strain, reduce their capacity to complete the improvements, and delay the installation of water infrastructure required for their developments.

The developers rely on the completion of the infrastructure to proceed with their respective projects and therefore remain incentivized to complete the improvements as efficiently as possible.

ALTERNATIVES:

1. Approve the Amendment (Recommended)

Pros:

- Avoids imposing substantial financial burden on the developers.
- Supports continued progress on critical water infrastructure within the associated developments.

Cons:

- The City assumes increased risk if it must complete the improvements at costs exceeding the reimbursable amount.

2. Deny the Amendment

Pros:

- Reduces financial risk to the City.

Cons:

- May delay completion of the project.
- Could slow delivery of water infrastructure needed to support ongoing development.

3. Provide Direction for Modifications

Staff will revise the proposed amendment based on the City Council’s feedback and return with updated language.

FISCAL IMPACT:

The City allocated \$16,500,000 from the 2021 bond proceeds to construct the required infrastructure. Of this amount, the City retained \$600,000 to cover remaining design, construction administration, and inspection services. The remaining \$15,900,000 was allocated for reimbursement to the developers for construction activities.

Any additional funds needed to address approved change orders, or to complete the infrastructure in the event the developers do not, would be sourced from water impact fees or the Water Enterprise Fund.

ATTACHMENTS:

- Original Water Infrastructure Reimbursement Agreement
- First Amendment to Water Infrastructure Reimbursement Agreement

WATER INFRASTRUCTURE REIMBURSEMENT AGREEMENT

(Zones 2 & 3)

This Water Infrastructure Reimbursement Agreement (“Agreement”) is between: (1) Herriman City, a municipal corporation of the State of Utah (“City”); (2) DAI Rosecrest, LLC, a Utah limited liability company (“DAI”); and (3) Wasatch South Hills Development Co, LLC, Utah limited liability company (“Wasatch”). DAI and Wasatch are collectively referred to herein as the “Developers” or each individually as a “Developer.” City and Developers may also be collectively referred to herein as the “Parties” or individually as a “Party”. This Agreement is effective on the date that the last party executes this Agreement as indicated by the date stated under that party’s signature line (“Effective Date”).

RECITALS

A. DAI is the owner of certain real property located within the boundaries of the City (“DAI Property”). DAI is currently negotiating with the City a master development agreement (“Panorama MDA”) wherein DAI will act as master developer for the DAI Property and other adjacent property for a master planned project to be known as “Panorama”.

B. Wasatch is the owner of certain real property located within the boundaries of the City (“Wasatch Property”). The Wasatch Property is subject to an existing master development agreement (“South Hills MDA”) which vests Wasatch with certain development rights for a master planned project known as “Wasatch South Hills”.

C. The DAI Property and Wasatch Property are collectively referred to herein as the “Property” and are each depicted in the attached Exhibit A. Developers’ respective developments are collectively referred to herein as the “Projects”.

D. As part of the Projects, Developers are required to construct and dedicate certain public improvements (“Project Improvements,” which is defined in Utah Code § 11-36a-102(15)). As a condition of development, the City has required certain public infrastructure to be included (“System Improvements,” as defined in Utah Code § 11-36a-102(22)). System Improvements shall be referred to as “Improvements”. The Improvements are detailed, designed, and depicted in the “Plans” attached as Exhibit B.

E. The City issued Series 2021 Water Revenue Bonds (the “2021 Bond”) to help pay for Improvements listed in Exhibit C.

F. The Parties recognize that there are cost savings in collaborating on the design and construction of the Improvements.

G. It is the intent of the Parties that, upon the terms and conditions set forth herein, Developers will complete and dedicate to the City the Improvements and that the City will reimburse Developers for completion of the same.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereto agree as follows.

AGREEMENT

1. **Obligation to Reimburse.** Subject to the terms and conditions contained herein, the City shall reimburse Developers for System Improvements. Unless specifically stated otherwise in this Agreement or in the City’s adopted regulations, the Parties shall incorporate and follow the Manual of Standard Specifications, published by the Utah Chapter of the APWA, 2017 (“APWA Standards”).

2. **Update to IFFP/IEA.** The City's obligation to reimburse Developers for the System Improvements shall not be negated or otherwise discharged for failure to update the City's IFFP and/or IFA to include some or part of the Improvements as detailed herein.

3. **Construction of Improvements.** Developers will construct and install, or cause to be constructed and installed, the Improvements according to the Plans and in accordance with all applicable City and Utah State standards, and in compliance with the following:

3.1. **Prequalified Contractors.** Developers shall request bids for the Improvements from the City's prequalified contractor list for tanks and pump stations. Developers may also solicit bids from contractors not listed on the City's prequalified contractor list so long as the contractor selected by Developers to construct the Improvements is qualified and capable of constructing the Improvements to the standards and conditions of the City and the Plans.

3.2. **Inspection.** The City will provide inspection services for all infrastructure for the Improvements, including third-party special inspection. The City will be responsible for all costs associated with the inspections for the Improvements.

3.3. **Access and Easements.** The Parties grant the other Parties a non-exclusive access and construction easement over their properties in order to perform their obligations under this Agreement. This non-exclusive access and construction easement shall automatically terminate upon Developers fulfilling its obligations herein.

3.4. **Dedication.** Within 90 days of completion of the Improvements, and upon the inspection and acceptance of the same by the City, Developers will dedicate or convey to the City the Improvements, and the City shall thereafter own and maintain the Improvements, including the real property, upon which the Improvements are located. All such property dedications to the City shall be made by General Warranty Deed, free and clear of any financial or other encumbrances that materially and adversely interfere with the use of the Improvements.

3.5. **Completion Timeframe.** Developers agree to complete the Improvements within eighteen (18) months of the Effective Date ("Deadline"). Because the City has issued the 2021 Bond, Developers shall not be required to post a completion assurance bond for the construction of the Improvements prior to the Deadline. If the Improvements are not completed upon the expiration of the Deadline, Developers will post a completion assurance bond with the City in an amount equal to the estimated cost to complete the Improvements (as determined by the City and Bowen Collins). Such completion assurance bond shall be intermittently released as portions of the Improvements are completed and the City's acceptance of the same into warranty.

4. **Costs and Reimbursements.**

4.1. **Costs.** The initial costs for the Improvements will be borne by Developers.

4.2. **Reimbursement for Costs.** The City shall reimburse Developers for the actual costs of installing and constructing the Improvements. "Actual Costs" means the costs actually incurred or expended to construct or install the Improvements and disbursements to general contractors for construction labor and materials. With the exception of costs for surveys, geotechnical reports or studies, materials testing, engineering, and inspections, Actual Costs shall not include financing costs, interest, "soft costs" or expenses incurred or expended for the acquisition of real property. Subject only to increases approved through the change order process identified herein, the reimbursement amount shall not exceed \$15,900,000 ("Total Reimbursement Amount"). Developers shall be responsible for any costs that exceed the Total Reimbursement Amount that are not approved as part of the change order process identified herein.

4.3. **Change Orders.** Subject to City Code § 1-10-5(H), the Parties agree to adhere to the change order processes outlined in the APWA Standards. In the event of any proposed change order ("PCO") affecting the Plans, Developers shall provide the City with notice of the PCO no later than one business day after the need for a

PCO arises. For purposes of this section, “notice” shall mean an email to the City’s Engineering Department (engineering@herriman.org) and Public Works Department (publicworks@herriman.org). The City shall respond to the notice of PCO within three business days of receiving such notice. Any modifications to the Plans that may occur during the construction process shall be approved by the City’s Outside Design Engineer, Bowen Collins & Associates (“Bowen Collins”). In the event of an emergency or time-sensitive change to the Plans, a meeting may be scheduled to discuss changes to the Plans with verbal approval of the PCO by the City’s Public Works Director, whereafter the Parties will document the verbal approval, and Bowen Collins shall update the Plans as needed. Developers understand that if they execute emergency or time-sensitive changes to the Plans prior to verbal approval from the City’s Public Works Director or a fully executed change order, they are doing so at their own risk.

4.4. **True-Up of Actual Costs.** Developers may submit for progress payments in accordance with Section 14.2 of the APWA Standards (“Progress Payments”). All Progress Payments shall be adjusted to reflect the Actual Costs of an item requested to be reimbursed.

4.5. **Transmission and System Improvement Pipelines.** The Parties agree that separate reimbursement agreements may be executed with each Developer for the transmission lines between the tanks and pump station as well as for system improvement pipelines and/or upsizing to project improvements within their respective developments.

5. **Warranty and Warranty Holdback.**

5.1. **Warranty.** Developers’ correction period shall be for one (1) year after the date of Substantial Completion (“correction period” may also be referred to as “warranty period”). If Developers fail to timely correct Defective Work, Developers shall be responsible for all the City’s direct, indirect, and consequential costs to correct, remove, or replace Defective Work. Monies owed to the City under this section may be withheld from the Warranty Holdback, deducted from any requested invoices, or charged to Developers. Any charges under this section shall be paid by Developers to the City within 30 days of written request for payment. In addition to any other remedies available to the City if Developers fail to submit timely payments, the City may withhold any permits to any person seeking permits within the Property until the Developers have fully paid any outstanding amounts to the City.

5.2. **Warranty Holdback.** In lieu of a warranty bond or retainage of actual deposits, the City shall withhold up to \$800,000 of the 2021 Bond for warranty work (“Warranty Amount”). If the Improvements have been completed and the Progress Payments plus the Warranty Amount are less than the Total Reimbursement Amount ($\text{Progress Payment} + \text{Warranty Amount} < \text{Total Reimbursement Amount}$), the City shall not require a warranty bond or withhold monies for warranty work. If the Progress Payments plus the Warrant Amount exceeds the Total Reimbursement Amount ($\text{Progress Payments} + \text{Warranty Amount} > \text{Total Reimbursement Amount}$), the City shall withhold the Warranty Amount during the warranty period (“Warranty Holdback”). Developers acknowledge that the amount of the Warranty Holdback released to Developers shall not exceed the Reimbursement Amount.

5.3. **Partial Release of Warranty Holdback.** After six months into the warranty period and there are no outstanding warranty claims, the City shall release 50% of the Warranty Amount to Developers. At the end of the warranty period, the City shall release the remaining monies in the Warranty Holdback if there are no outstanding warranty claims.

6. **Review and Verification of Reimbursable Requests.** Prior to the City reimbursing Developers for the Improvements, the City shall have an opportunity to review and verify that Developers’ reimbursement request accurately reflects the Actual Costs of the Improvements. The review and verification of reimbursable requests shall be in accordance with the following:

6.1. **Developers’ Administrator.** For purposes of this Agreement, Developers appoint DAI as their administrator (“Administrator”) and point of contact with the City regarding the submittal of all reimbursement requests. Developers may change the Administrator upon written notice signed by all Developers. The

Administrator shall include the other Developers on any communications and/or notices with the City for any matter related to this Agreement for which the Administrator communicates with the City.

6.2. **Frequency.** Administrator may submit requests for reimbursement for the Improvements no more frequently than once each month. Reimbursement requests shall be submitted to the City's Finance and Public Works Departments (ap@herriman.org and publicworks@herriman.org).

6.3. **Contents.** Reimbursement requests shall include itemized invoices detailing all material, labor, equipment, services, or other costs as well as a description detailing what portion(s) of the Improvements such costs are for. Reimbursement Requests shall also detail the name of the Developer(s) to whom the reimbursement should be made.

6.4. **Timeframe for Review.** City shall have ten (10) business days to review reimbursement requests and determine whether the information provided in the reimbursement request is sufficient to verify the accuracy of the Actual Costs detailed therein. The City may request in writing that the Administrator provide additional information that is reasonably necessary to further detail the costs itemized in the reimbursement request. The Administrator shall provide the additional information, whereupon the City shall review the reimbursement request and additional information within five (5) business days of resubmittal by the Administrator.

6.5. **Verification.** Upon a complete review of a reimbursement request, the City shall provide written notice to the Administrator that the contents of the reimbursement request are verified and the City shall issue reimbursement within 30 calendar days.

7. **Impact Fees.** Nothing in this Agreement shall limit the City's ability to collect impact fees for lots or parcels developed in the Property pursuant to the City's IFFP and IFA.

8. **Remedies.** The Parties will be entitled to enforce their respective rights under this Agreement through all rights and remedies available in equity including, but not limited to, injunctive relief and/or specific performance and to recover costs (including attorney's fees as provided herein). Developers agree and acknowledge that the City shall not be liable to Developers for any indirect, special, punitive, incidental, or consequential damages and Developers hereby waive any future claims to the same.

9. **Offset Rights.** Developers agree that, in addition to any other rights and remedies available under this Agreement, at law, or in equity, the City may set off against any payments otherwise due and owing to Developers under this Agreement any amount that the City may be entitled to recover from Developers pursuant to indemnification provisions of this Agreement. Neither the exercise nor the failure to exercise such right of setoff will constitute an election of remedies or limit any of the City's indemnifications pursuant to this Agreement.

10. **General Provisions.**

10.1. **Recitals.** The above-stated recitals are incorporated herein as part of this Agreement.

10.2. **Governmental Immunity.** The City is a governmental entity under the Utah Governmental Immunity Act (Utah Code Ann. § 63-30-1, et seq.) (the "Immunity Act"). Nothing herein shall be construed as a waiver of any defenses available under the Immunity Act nor does City waive any limits of liability provided by the Immunity Act or any other provisions of Utah law.

10.3. **Indemnification.** To the fullest extent allowed by law, Developers shall indemnify, defend, and hold harmless the City, its affiliates, agents, employees, and elected and appointed officials from and against any and all actions, claims, losses, damages, and expenses (including reasonable attorneys' fees) arising out of or connected in any way to Developers' negligent acts or omissions in connection with the design, fabrication, construction, installation, operation, maintenance, or testing of the Improvements for a period of one (1) year after acceptance of the Improvements by the City. If any claim is made against the City during said one-year period to which the City has a right of indemnification from Developers hereunder, the City shall have the right, but not the

obligation, to assume the entire control of the defense and/or settlement of the claim, through attorneys selected by the City, and Developers shall cooperate fully with the City in connection with the same. If the City elects to assume control of the defense and/or settlement of the claim, Developers shall be liable for all City's related costs and expenses, including, without limitation, reasonable attorneys' fees, all judgments or verdicts, and all monies paid in settlement. In addition, for a period of one (1) year after acceptance of the Improvements by the City, Developers warrant and certify to the City that all work performed and materials used in connection with the Improvements are free and clear of any defects. Developers shall indemnify and hold the City harmless for breach of any warranties hereunder.

10.4. **Binding Agreement.** This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties.

10.5. **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

10.6. **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable, or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

10.7. **Waiver.** No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either Party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to, any subsequent breach of this Agreement.

10.8. **Cumulative Remedies.** The rights and remedies of the Parties shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of any other right, remedy or priority allowed by law.

10.9. **Amendment.** This Agreement may not be modified or amended except by any instrument in writing signed by both Parties.

10.10. **Interpretation.** This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

10.11. **Exhibits.** All exhibits attached hereto are expressly made a part of this Agreement as though completely set forth herein. All references to this Agreement, either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such exhibits and writings.

10.12. **Attorney Fees.** If any Party is required to engage the services of counsel by reason of the default of the other Parties, the non-defaulting Party shall be entitled to receive its costs and actual attorney fees, both before and after judgment and whether or not suit be filed, or the provisions of this Agreement be enforced through mediation or arbitration.


10.13. **No Third-Party Beneficiaries.** Enforcement of the terms of this Agreement is reserved to the Parties and their respective successors and assigns, and nothing contained herein provides any claim, benefit, or right of action for enforcement to any other person or entity not a party hereto.

10.14. **No Partnership.** The Parties do not by this Agreement in any way or for any purpose become partners or joint ventures with each other.

10.15. **Dispute Resolution.** The Parties agree to adhere to the dispute resolution processes outlined in the APWA Standards.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

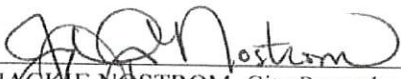
HERRIMAN CITY



LORIN PALMER, Mayor

Date: 8/14/2024

ATTEST



JACKIE NOSTROM, City Recorder



TODD SHEERAN, City Attorney
Approved as to form



DAI ROSECREST, LLC
A UTAH LIMITED LIABILITY COMPANY

Signature: _____ 

Print Name: Jim Giles

Title: Manager

Date: 8/22/2024

SOUTH HILLS DEVELOPMENT CO, LLC
A UTAH LIMITED LIABILITY COMPANY

Signature: _____

Print Name: _____

Title: _____

Date: _____

DAI ROSECREST, LLC
A UTAH LIMITED LIABILITY COMPANY

Signature: _____

Print Name: _____

Title: _____

Date: _____

~~WASSET~~ **SOUTH HILLS DEVELOPMENT CO, LLC**
A UTAH LIMITED LIABILITY COMPANY

Signature: Craig E. Martin

Print Name: CRIG E. MARTIN

Title: PRESIDENT

Date: AUGUST 22ND, 2024

EXHIBIT A
Description of Properties (by Parcel Number)

DAI PROPERTIES

33182760040000
33182760060000
33182510010000
33182760080000
33182010010000
33171270010000
33171760120000
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WASATCH PROPERTIES

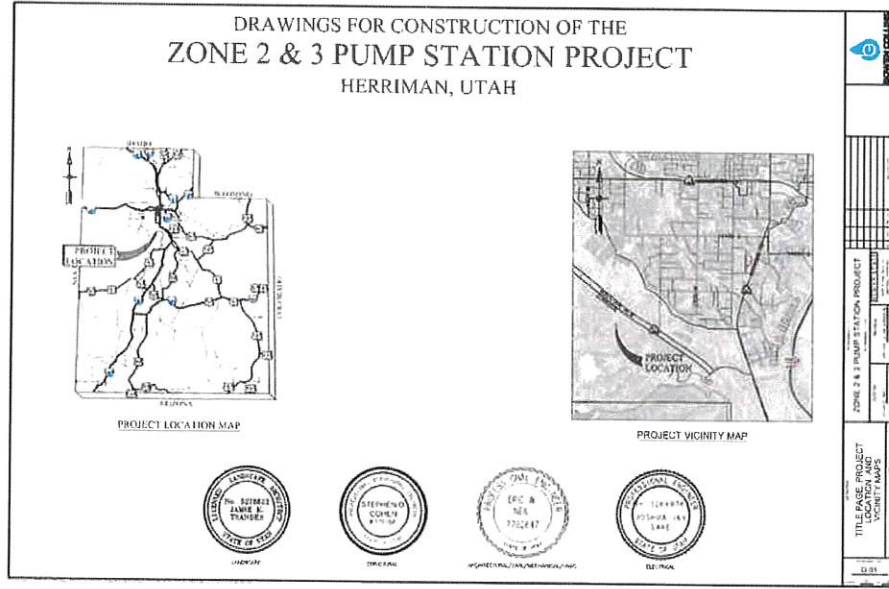
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33163000310000
33163000330000
33163000380000
33163000320000
33163000390000
33163760020000
33211000200000
33212000180000

EXHIBIT B
Improvement Plans

Copies of the following Improvement Plans (the cover page of which is included in this Exhibit B) have been provided to each of the Parties and copies thereof are on file with the City:

PUMP STATION PLANS

- Title: DRAWINGS FOR CONSTRUCTION OF THE ZONE 2 & 3 PUMP STATION PROJECT HERRIMAN, UTAH
- Date: June 2024
- Project Number: 217-19-04
- Total Pages: 72



TANK PLANS

- Title: DRAWINGS FOR CONSTRUCTION OF THE ZONE 2 & 3 TANKS PROJECT HERRIMAN, UTAH
- Date: February 2024
- Project Number: 217-19-04
- Total Pages: 89

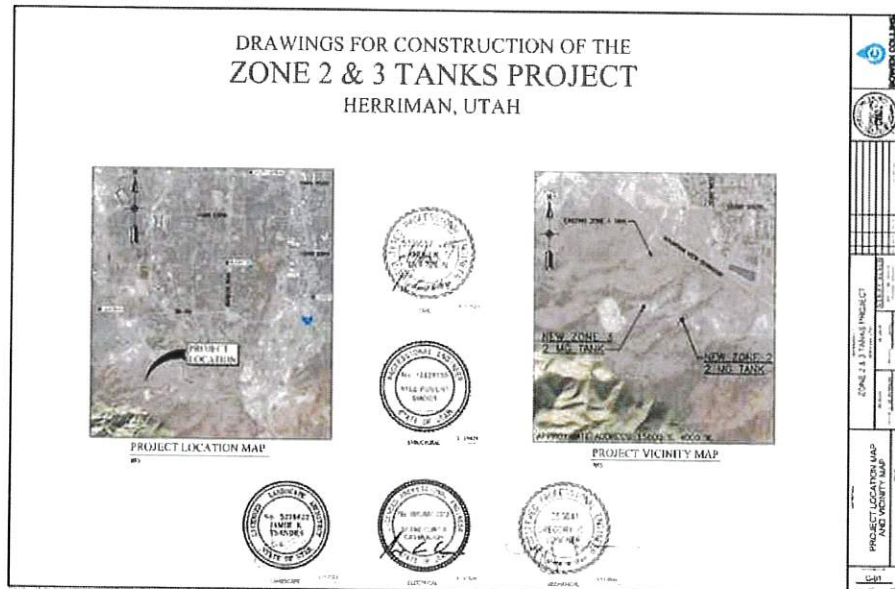


EXHIBIT C
Summary of Estimated Costs

Herriman Zone 2 & 3 Tanks & Pump Station
Preliminary Engineers Cost Estimate - 7/23/2024

Item	Unit	Unit Price	Quantity	Total Price
Storage Tanks				
Zone 2 - D115 Concrete Tank & Vault (FX)	LS	\$ 4,067,790	1	\$ 4,067,790
Zone 2 - Tank Excavation & Surcharge (Reynolds)	LS	\$ 207,915	1	\$ 207,915
Zone 2 - Tank Backfill (Reynolds)	LS	\$ 500,000	1	\$ 500,000
Zone 2 - Site Piping & Improvements (Reynolds)	LS	\$ 300,000	1	\$ 300,000
Zone 3 - D115 Concrete Tank & Vault (FX)	LS	\$ 4,138,315	1	\$ 4,138,315
Zone 3 - Tank Excavation & Backfill (Reynolds)	LS	\$ 750,000	1	\$ 750,000
Zone 3 - Site Piping & Improvements (Reynolds)	LS	\$ 675,000	1	\$ 675,000

Engineering & Admin (4%) \$ 425,561
 Contingency (5%) \$ 531,951
Total for Storage Tanks \$ 11,600,000

Zone 2 & Zone 3 Pump Station

Pump Station Bldg	SF	\$ 390	2400	\$ 936,000
Piping/Valving and Equipment per Plans	LS	\$ 800,000	1	\$ 800,000
Pumps (2-100 HP & 2-200 HP)	LS	\$ 320,000	1	\$ 320,000
Excavation/Backfill	LS	\$ 250,000	1	\$ 250,000
Site Improvements	LS	\$ 350,000	1	\$ 350,000
Site Piping	LS	\$ 500,000	1	\$ 500,000
Prepurchased Electrical Equipment	LS	\$ 750,000	1	\$ 750,000
Electrical & HVAC Installation	LS	\$ 350,000	1	\$ 350,000

Engineering & Admin (5%) \$ 212,800
 Contingency (10%) \$ 425,600
Total for Zone 2 & Zone 3 Pump Station \$ 4,900,000

ZONE 2 & 3 TANKS AND PUMP STATION TOTAL COST ESTIMATE \$ 16,500,000

**FIRST AMENDMENT
TO
WATER INFRASTRUCTURE REIMBURSEMENT AGREEMENT**
(Zones 2 & 3)

This First Amendment to Water Infrastructure Reimbursement Agreement (“First Amendment”) is made and entered into this _____ day of _____, 2026, by and between: (1) Herriman City, a municipal corporation of the State of Utah (“City”); (2) DAI Rosecrest, LLC, a Utah limited liability company (“DAI”); and (3) Wasatch South Hills Development Co, LLC, a Utah limited liability company (“Wasatch”). DAI and Wasatch are collectively referred to herein as the “Developers” or each individually as a “Developer.” City and Developers may also be collectively referred to herein as the “Parties” or individually as a “Party.”

RECITALS

A. On or about August 22, 2024, the Parties entered into a Water Infrastructure Reimbursement Agreement (the “Original Agreement”) regarding the Developers’ construction of Zones 2 and 3 Improvements (as defined in the Original Agreement), and the City’s subsequent reimbursement to Developers for the completion thereof.

B. Because the City had issued the 2021 Bond to help pay for the Improvements, Developers were not required to post a completion assurance bond for the construction of the Improvements. Notwithstanding, the Original Agreement contemplated that if the Improvements were not completed within 18 months of the Effective Date of the Original Agreement, that Developers would post a completion assurance bond for the remaining, unfinished portions of the Improvements.

C. Despite the Parties’ best efforts and mutual collaboration on the construction of the Improvements, and due to construction complications and other causes beyond the control of the Parties, the Improvements are not yet complete. However, because the events causing the delays were beyond the control of the Parties, the Parties desire to amend the Original Agreement to extend the period of time by which Developers are to complete the Improvements without requiring an improvement completion assurance bond.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereto agree as follows:

AMENDMENT

1. **Recitals; Capitalized Terms.** The above recitals are incorporated into the body of this First Amendment by reference. All capitalized terms used herein and not otherwise specifically defined herein shall have the meanings set forth in the Original Agreement.

2. **Effect of Amendment.** Except as specifically amended by this First Amendment, the Original Agreement shall remain in full force and effect.

3. **Completion Timeframe.** The Deadline referenced in Section 3.5 of the Original Agreement shall be extended to October 31, 2026.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date written above.

HERRIMAN CITY

LORIN PALMER, Mayor

ATTEST

Jackie Nostrom, City Recorder

TODD SHEERAN, City Attorney
Approved as to form

DAI ROSECREST, LLC
A Utah limited liability company

JIM GILES, Manager

WASATCH SOUTH HILLS DEVELOPMENT CO, LLC
A Utah limited liability company

CRAIG E. MARTIN, President



STAFF REPORT

DATE: March 25, 2026
TO: City Council
FROM: Laurin Hoadley, Planner I
SUBJECT: Review and consider a recommendation to amend the Herriman City Official Zoning Map from OP Office Professional to C-1 Commercial for ±0.97 acres of property located generally at 6319 W 13400 South. (City File No. Z2026-004)

RECOMMENDATION:

The Herriman City Planning Commission and staff recommend that the City Council amend the Herriman City Official Zoning Map for ±0.97 acres of property located at 6319 W 13400 South Street from OP Office Professional to C-1 Commercial to facilitate the development of additional commercial services within Herriman.

ISSUE BEFORE COUNCIL:

Should the City amend the Herriman City Official Zoning Map to rezone the subject property from OP Office Professional Zone to C-1 Commercial Zone as proposed by the applicant?

ALIGNMENT WITH STRATEGIC PLAN:

- **ES 4** – Regional relationships and planning

BACKGROUND & SUMMARY:

The applicant requested the zoning map amendment for ±0.97 acres of property located generally at 6319 W 13400 South Street from the OP Office Professional Zone to the C-1 Commercial Zone. The subject property currently has a future land use designation of “Neighborhood Commercial” in the General Plan, which supports the requested rezone. The proposed rezone would allow commercial development consistent with existing development adjacent to the subject property.

As per Herriman City Code, a Zoning Map Amendment is a legislative decision of the City Council, pending a Planning Commission public hearing and recommendation. As such, the Planning Commission held a public hearing on March 4, 2026, and voted 6-0 to recommend approval of the amendment to the City Council. Upon receipt of the recommendation, the City

Council must hold a public meeting, consider the recommendation, and vote to approve, deny, or modify the proposal.

Concerning the Planning Commission Public Hearing, a notice of the hearing was posted in three (3) public places within Herriman and on the Utah State Public Notice website. Twenty-six (26) public hearing notices were also mailed to all affected entities and property owners within three hundred feet of the subject property at least ten (10) days before the public hearing.

Prior to publication of this report, staff had not received any public comment for or against the proposal.

DISCUSSION:

Engineering Compliance:

Staff Finding – Engineering reviewed the request and expressed no concern with the proposed zoning map amendment.

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;

Staff Finding – The Future Land Use Map in the General Plan classifies the proposed development as “Neighborhood Commercial,” 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;

Staff Finding – Properties west of the subject property have a similar zoning designation of OP Office Professional with commercial uses. The properties to the north (across 13400 South) are C-2 Commercial and A-1-43 Agricultural. Properties to the east and south are residential. Whereas the stated intent of the C-1 Commercial Zone is to accommodate “neighborhood commercial development,” staff finds the proposed amendment would be 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;

Staff Finding – Whereas the permitted and conditional land uses within the proposed C-1 Commercial Zone provide neighborhood commercial services that are conducive to the needs of residential development, staff finds the proposed amendment will not adversely affect adjacent properties.

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.**

Staff 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 development review and permitting process.

In conclusion, based on the findings in this report, staff recommends approval of the proposal.

ALTERNATIVES:

The City Council may consider the following alternatives:

Alternatives	Recommendation	Reasons For Motion	Reasons Against Motion
Approve proposal as submitted	Yes	Proposal complies with the General Plan and facilitates the development of additional commercial services	None identified by staff
Modify proposal		Modification(s) may improve the proposal	Modification(s) may not be based on facts or recommended practices and may have unintended consequences
Postpone proposal (with or without date)		Postponing the proposal would allow the applicant and staff additional time to research and revise the proposal if needed	Postponing would extend the decision-making process and require additional resources
Deny proposal		Denial of the proposal maintains the “status quo” regarding potential land uses on the subject property	Denial may inhibit redevelopment, suppress property values, and diminish tax revenues needed for maintenance of public infrastructure and services

FISCAL IMPACTS:

None. The proposal does not obligate or impact the current or future adopted City Budget.

ATTACHMENTS:

- A. Current General Plan & Zoning Maps
- B. Draft Ordinance

ATTACHMENT B

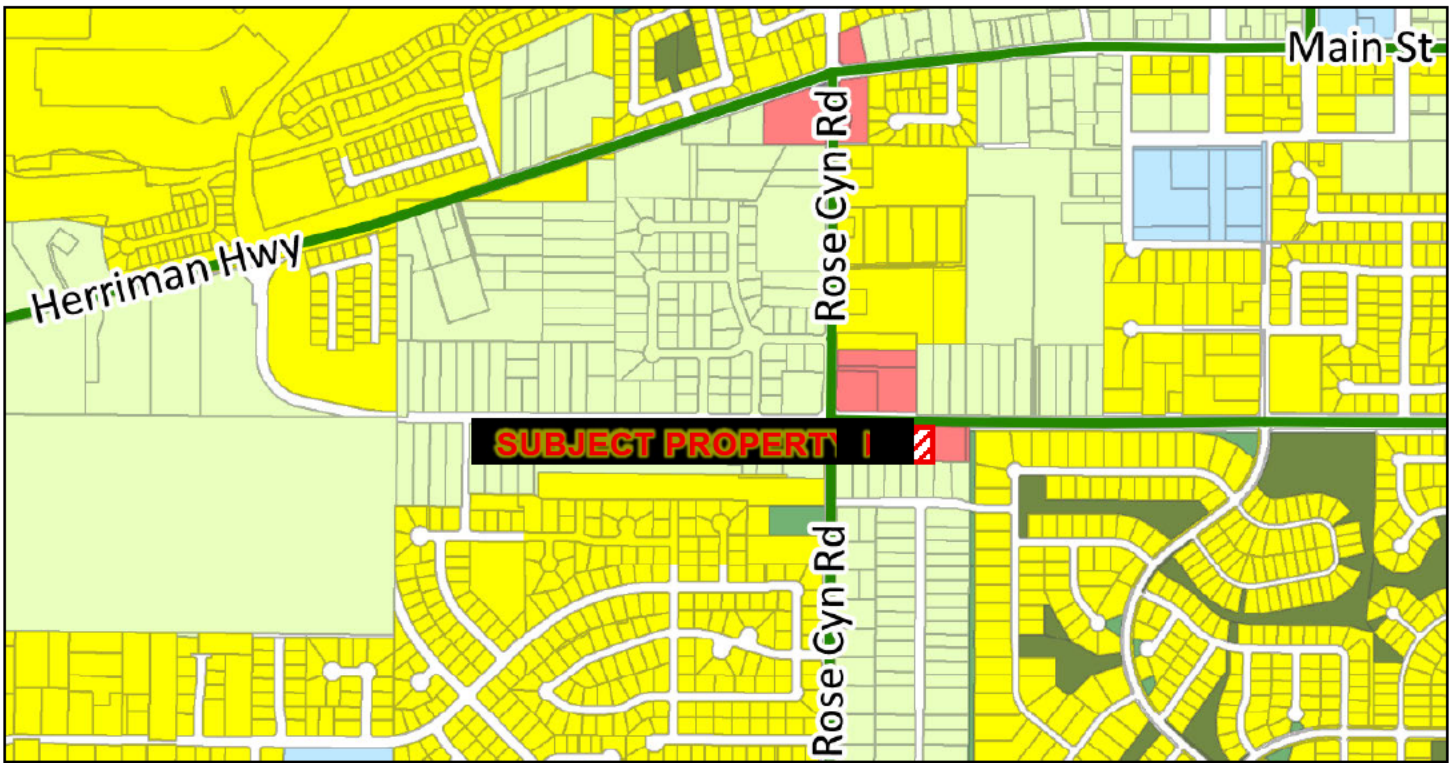


Figure 1 – Current General Plan Map

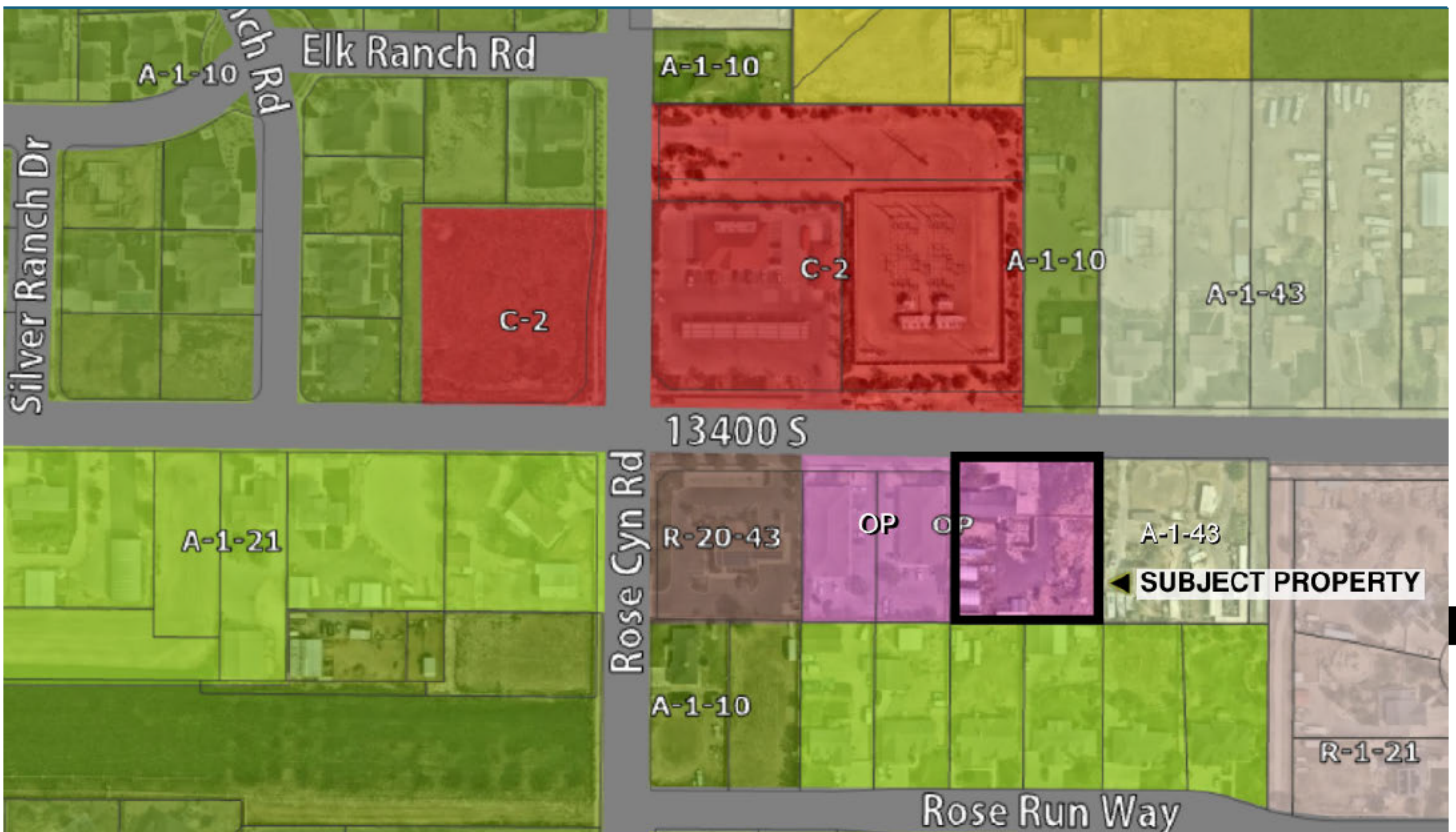


Figure 2 – Current Zoning Map

HERRIMAN, UTAH
ORDINANCE NO. 2026-

**AMENDING HERRIMAN CITY’S OFFICIAL ZONING MAP
FOR ±0.97 ACRES LOCATED GENERALLY AT 6319 W 13400 SOUTH FROM
OP OFFICE PROFESSIONAL TO C-1 COMMERCIAL**

WHEREAS, the Herriman City Council (“Council”) met in regular session on March 25, 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 February 19, 2026, the required public hearing notice was mailed to all affected property owners and entities; and

WHEREAS, on February 19, 2026, the required public hearing notice was posted in three public places within the City; and

WHEREAS, on March 4, 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 March 4, 2026, the Commission voted 6-0 to recommend approval of the proposed Zoning Map amendment; and

WHEREAS, on March 25, 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 as recommended by the Planning Commission;

NOW, THEREFORE, be it ordained by the Herriman City Council for approval to amend the Herriman City Official Zoning Map for ±0.97 acres of property located at 6319 W 13400 South Street from OP Office Professional to C-1 Commercial 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 25th day of March 2026.

HERRIMAN

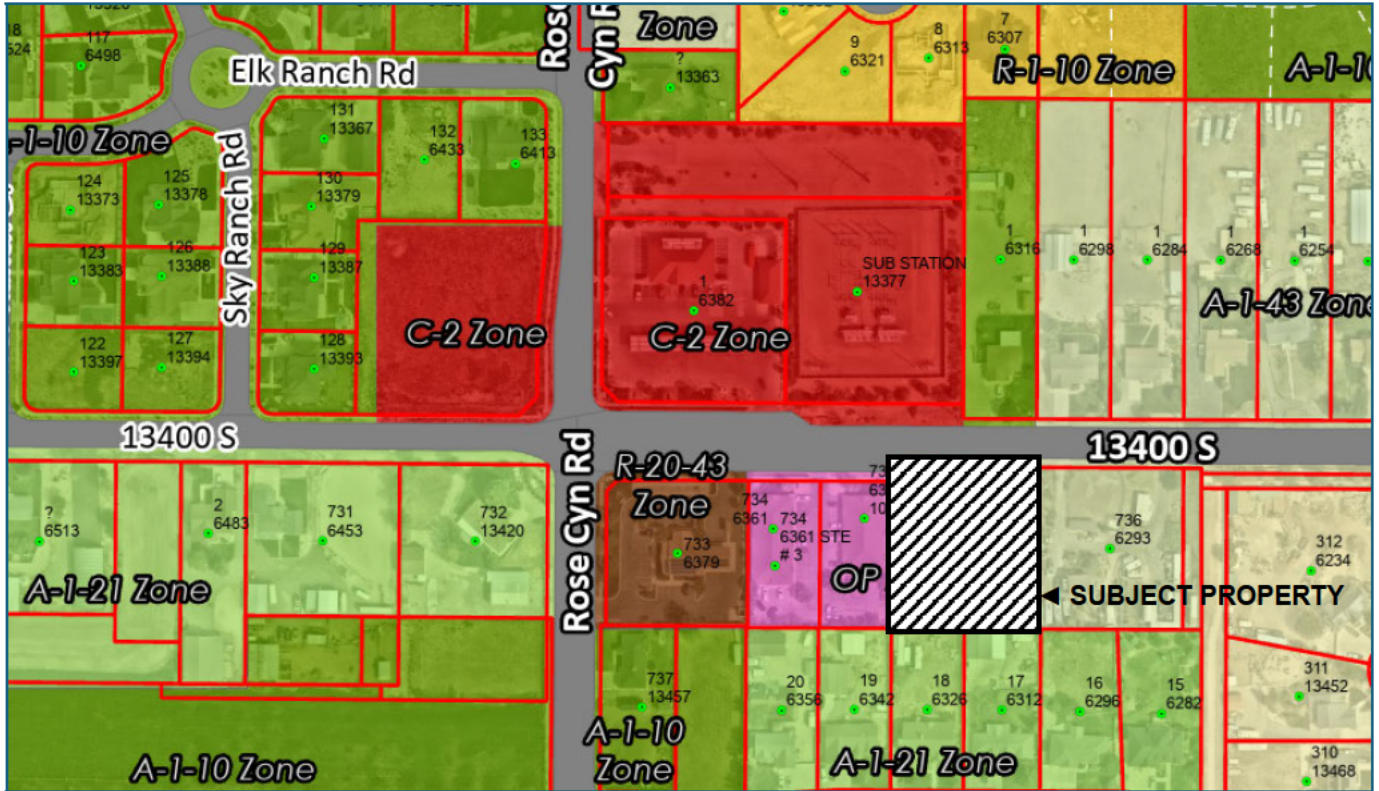
ATTEST:

Mayor Lorin Palmer

Jackie Nostrom, City Recorder

Exhibit A

Property Map:



Legal Description:

Legal description for parcel identification (PID) number 32-02-101-010-0000 is as follows:

BEG 429 FT E FR NW COR SEC 2, T 4S, R 2W, S L M; E 198 FT; S0°02'20" W 253 FT; W 198 FT; N 0°02'20" E 253 FT TO BEG. LESS STREET. 1.00 AC M OR L 5472-0705 5467-1408 7320-1307 THRU 1313 9200-8601 9379-2641 9391-6552 09391-6577 11318-4673