



CITY COUNCIL MINUTES

Wednesday, February 25, 2026
Approved March 25, 2026

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.

Councilmember Jared Henderson *Aye*
Councilmember Teddy Hodges *Aye*
Mayor Lorin Palmer *Aye*

The motion passed unanimously.

9.2. Discussion and consideration of the JWCD & Herriman Cost Share Agreement –
Justun Edwards, Public Works Director

Public Works Director Edwards presented a cost share agreement with Jordan Valley Water Conservancy District for a pipeline project on Rosecrest Road from 13400 South extending southward. Rosecrest Road had needed desperate repair for several years, but when the City planned improvements in 2024, Jordan Valley informed them of the concurrent pipeline project. The City postponed road work to avoid constructing a road only to have it excavated later.

The projects were designed together and bid as one project for efficiency and timing benefits. Jordan Valley's board approved the agreement in January following December bidding.

Director Edwards provided extensive detail about Jordan Valley's pipeline capacity project, which was identified in their master plan for several years. The new pipeline would run parallel to an existing pipeline reaching capacity, conveying water from Jordan Valley's storage tank on the hill from 13400 South. The project was needed to meet existing and future demands for Herriman, South Jordan, Riverton, and Bluffdale, with an anticipated 70-plus year service life.

Rosecrest Road improvements would address damage from heavy construction traffic during early development phases. The reconstruction would use two different methods: full depth reclamation from 13400 South to Rocky Point Drive, involving milling asphalt, mixing with base course, adding cement treatment, and applying five inches of new asphalt; and soft spot repair with three-inch mill and overlay for the southern section in better condition. The project was expected to last at least 30 years before major reconstruction would be needed.

The Jordan Valley project included approximately 7,500 linear feet of waterline ranging from 30 to 16 inches, meter vaults with city participation, and various associated infrastructure. Herriman would reconstruct approximately 5,900 linear feet of roadway, including ADA ramp improvements and curb and gutter work.

Utility locating and minor relocations would begin in April, with main construction anticipated in June or July depending on material procurement. Edwards emphasized that work near Blackridge Elementary would be completed during summer break in June, with substantial completion

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.

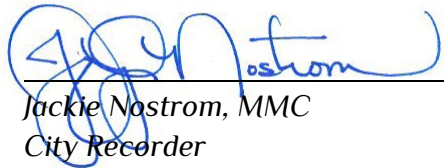
The Council reconvened the Council work meeting at 8:56 p.m.

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