Next

CITY COUNCIL AGENDA

Wednesday, September 09, 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

5:00 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. **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

3. **Administrative Reports**
   - **3.1. Herriman History Park and Dansie House Discussion** – Bryce Terry, Assistant City Engineer and Wendy Thomas, Assistant City Manager
   - **3.2. Discussion of the City's Secondary Water system and future planning** – Trevor Ram, Assistant to the City Manager | Justun Edwards, Director of Public Works

4. **Adjournment**

7:00 PM – GENERAL MEETING:

5. **Call to Order**
   - **5.1. Invocation/Thought/Reading and Pledge of Allegiance**
   - **5.2. City Council Comments and Recognitions**

6. **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.

7. **City Council Reports**
   - **7.1. Councilmember Jared Henderson**
   - **7.2. Councilmember Teddy Hodges**
   - **7.3. Councilmember Matt Basham**
   - **7.4. Councilmember Terrah Anderson**

8. **Mayor Report**

9. **Public Hearing**
   - **9.1. Public hearing and consideration of a Resolution amending the fiscal year 2027 City of Herriman budget** – Kyle Maurer, Director of Finance and Administrative Services

10. **Consent Agenda**
    - **10.1. Review and approval of the July 2026 financial summary –** Kyle Maurer, Director of Finance and Administrative Services
    - **10.2. Approval of a Resolution amending the Job Classification Plan for fiscal year 2027 and 2028 –** Kyle Maurer, Director of Finance and Administrative Services
    - **10.3. Approval of a parental leave benefit policy –** Travis Dunn, Human Resources Manager
    - **10.4. Approval of an amendment to the Thomas Butterfield Community Service Scholarship Policy –** Jackie Nostrom, City Recorder
    - **10.5. Adoption of a Field Rental Policy for Herriman City fields and facilities –** Trevor Ram, Assistant to the City Manager
    - **10.6. Approval of the August 11, 2026 City Council meeting minutes**

11. Discussion and Action Items

11.1. Review and consider a recommendation to amend the Herriman City Zoning Map from A-1-43 Single-Family Agricultural Zone (1-acre per lot minimum) to A-1-10 Single-Family Agricultural Zone (10,000 sq ft lot minimum) located at 13727 S 7300 West (File No. Z2026-112) - Michael Maloy, Planning Director

11.2. Review and consider a recommendation to approve the Black Clover Holdings Master Development Agreement for the property located at 5200 W Herriman Boulevard in the C-2 Commercial Zone. The proposal modifies the underlying zone to: (1) add "wholesale and warehousing, general" and "recreation and entertainment, outdoor" as permitted uses in the C-2 Zone; (2) allow concrete masonry units, metal, stucco, engineered wood, and fiber cement board in lieu of the masonry requirement; and (3) modify the commercial-to-residential buffer with a landscaped berm adjacent to all residential properties (File No. M2026-117) - Michael Maloy, Planning Director

11.3. Discussion regarding an Interlocal Agreement Detailing Terms of Withdrawal of Herriman City from Wasatch Front Waste and Recycling District – Nathan Cherpeski, City Manager | Trevor Ram, Assistant to the City Manager

11.4. Consideration of a Franchise Agreement with Waste Management of Utah, Inc – Nathan Cherpeski, City Manager | Trevor Ram, Assistant to the City Manager

11.5. Consideration of a Resolution to Adopt the Wildland Urban Interface Area Map – Blake Thomas, Community Development Director

11.6. Consideration of a proposed City Council Policy and Fee Schedule for the Herriman Community Center Heritage Room located at 13011 S Pioneer Street – Wendy Thomas, Assistant City Manager and Trevor Ram, Assistant to the City Manager

11.7. Consideration of a Resolution amending the Master Fee Schedule for the City of Herriman – Trevor Ram, Assistant to the City Manager

11.8. Consent to the City Manager to appoint a new City Attorney – Nathan Cherpeski, City Manager

12. Future Meetings

12.1. Next Planning Meeting: September 16, 2026

12.2. Next City Council Meeting: September 23, 2026

13. Events

13.1. Hungry Herriman Food Truck Roundup: Mondays @ Crane Park 5:00 p.m.
13.2. Patriot Fest 2026: September 12, 2026, Crane Park @ 4:00 p.m.
13.3. Herriman Summer Sunset Series – Inflatable Dash: September 14,2026 @ Crane Park 5:00 p.m.
13.4. Skate the Park: 00s: September 18, 2026 @ Crane Park 6:00 p.m.
13.5. Friday Night Lights Family Fun Run and Hike: September 18, 2026 @ Blackridge Reservoir 7:00 p.m.

14. 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

15. Adjournment

16. 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 3rd day of September, 2026. /s/ Jackie Nostrom, City Recorder

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DATE: **August 18, 2026**

TO: The Honorable Mayor and City Council

FROM: Bryce Terry | Wendy Thomas

SUBJECT: Herriman History Park and Dansie House Discussion – Bryce Terry, Assistant City Engineer and Wendy Thomas, Assistant City Manager

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RECOMMENDATION:
This item is for discussion and to give staff direction on the scope of the Herriman History Park and the restoration of the Dansie House.

ISSUE BEFORE COUNCIL:
Discussion regarding the scope of the Herriman History Park and Dansie House Preservation Project.

ALIGNMENT WITH STRATEGIC PLAN:
LV3 – Parks, Trails and Open Space

BACKGROUND/SUMMARY:
The Dansie home, located at 6882 W Herriman Main Street, was the first home constructed outside of "Fort Herriman" in 1869. The home has been remodeled and has had additions over the years. Herriman City obtained the property and the home as part of the open space requirement in the Hidden Oaks Master Development Agreement in 2018. The total open space required as part of the development was ±90.64 acres, and it included the Butterfield Creek trail corridors, future park locations and detention areas.

DISCUSSION:
Members of the City Council have requested that we bring this item, specifically the cost and restoration of the home, to a meeting for further discussion.

ALTERNATIVES:

Alternative	Challenge	Benefit
Demolish the home and put the funds toward the Historic park project, another park project or another historic project	Historic home, once it's gone can't bring it back	Allows the transfer of funding to a project that might be more utilized
Keep the home, restore it for viewing from the outside	Costly, low utilization	Preserves part of the history of Herriman

FISCAL IMPACT:
Currently budgeted funds:
Herriman History Park: $1,992,385
Dansie Home: $439,174
Ongoing operations and maintenance will be part of the presentation to City Council

ATTACHMENTS:
Hidden Oaks Open Space Exhibit
260112 Herriman Historic Redesign_Final Concept
Dansie House Report
Cost Estimate Dansie Home Exterior Restoration
22-026 Dansie Review Set PDF 2025-11-11
Rock Home Construction
251118_Herriman Historic Park Redesign Schematic_Concept Cost Estimate

Proposed Land Use

Site Summary

Total Site Area	371.97	acres
Total Site Area without Schools & churches	326.53	acres
Total Open Space Area (weighted)	68.96	ac (21.12%)

Total Residential Units w/o schools & churches in place	1,006	units
Gross Density without schools & churches in place	2.70	du/ac

Total Residential Units w/ schools & churches: in place	799	units
Net Density with schools & churches in place	2.45	du/ac

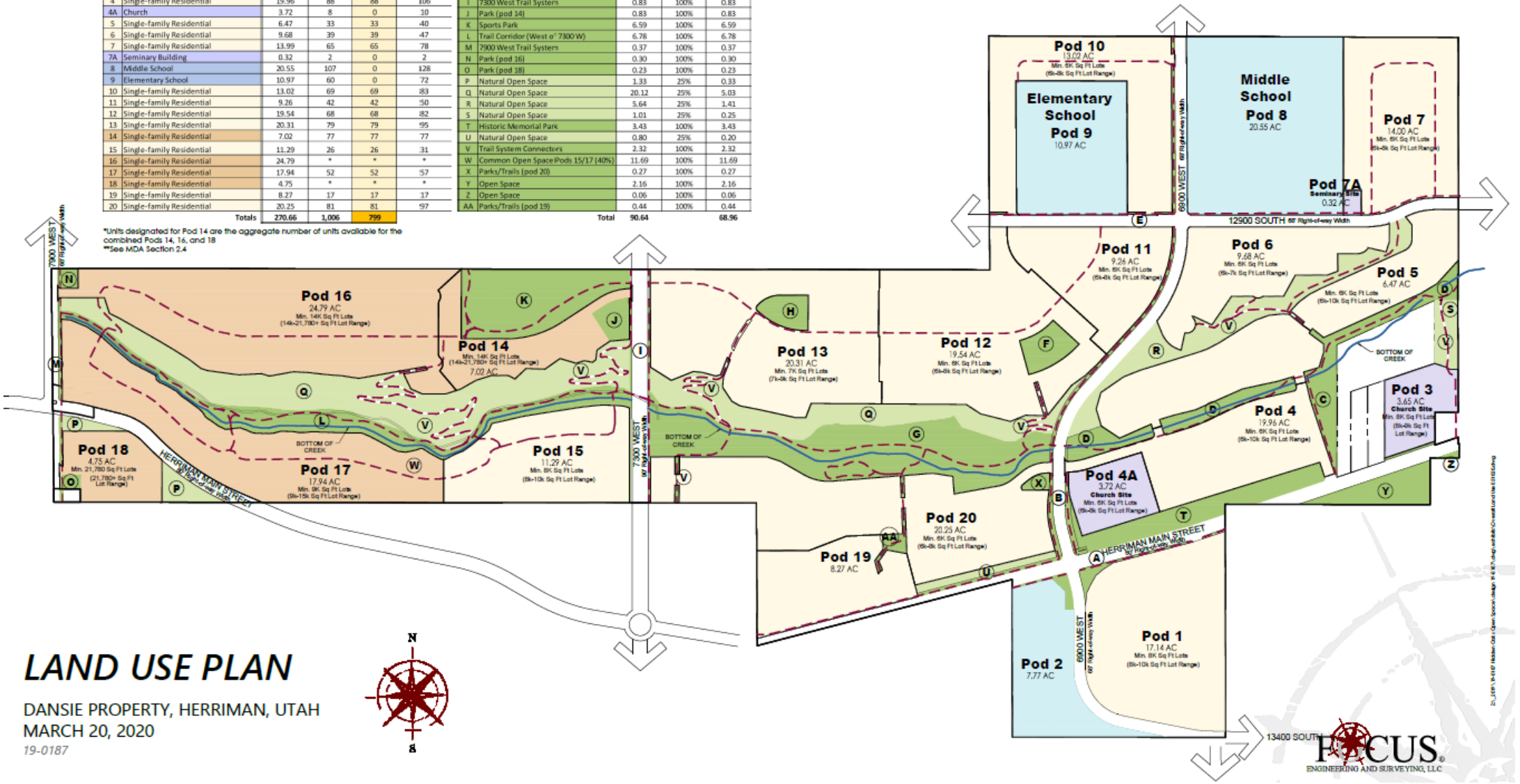
Land Use Summary

Pod	Land Use	Acres	Without Schools and Churches	With Schools and Churches	Max with Density Transfer**
1	Single-family Residential	17.14	63	63	76
2	Charter School	7.77	24	0	29
3	Church	3.65	6	0	7
4	Single-family Residential	19.96	88	88	106
4A	Church	3.72	8	0	10
5	Single-family Residential	6.47	33	33	40
6	Single-family Residential	9.68	39	39	47
7	Single-family Residential	13.99	65	65	78
7A	Seminary Building	0.32	2	0	2
8	Middle School	20.55	107	0	128
9	Elementary School	10.97	60	0	72
10	Single-family Residential	13.02	69	69	83
11	Single-family Residential	9.26	42	42	50
12	Single-family Residential	19.54	68	68	82
13	Single-family Residential	20.31	79	79	95
14	Single-family Residential	7.02	77	77	77
15	Single-family Residential	11.29	26	26	31
16	Single-family Residential	24.79	*	*	*
17	Single-family Residential	17.94	52	52	57
18	Single-family Residential	4.75	*	*	*
19	Single-family Residential	8.27	17	17	17
20	Single-family Residential	20.25	81	81	97
	Totals	270.66	1,006	799	

*Units designated for Pod 14 are the aggregate number of units available for the combined Pods 14, 16, and 18
**See MDA Section 2.4

Open Space Summary

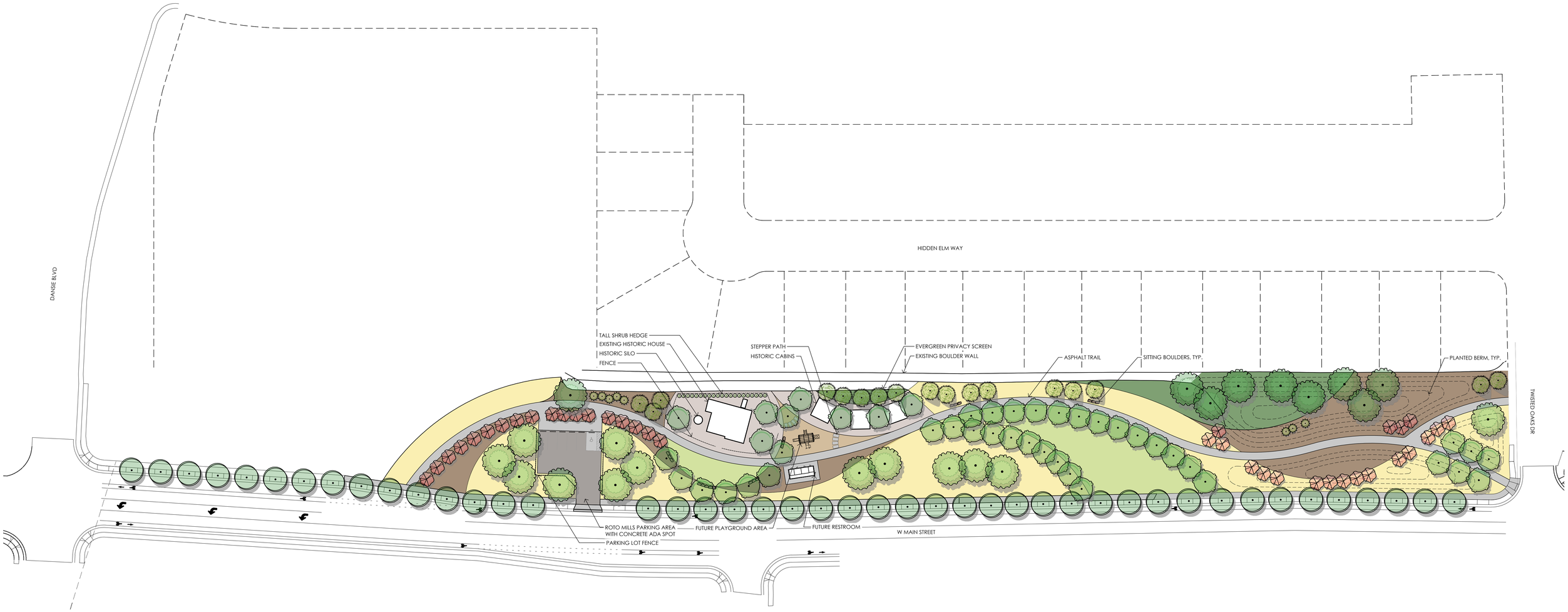
Pod	Land Use	Acres	Ratio	Weighted
A	Main Street Open Space	1.72	100%	1.72
B	6900 West Trail System	1.71	100%	1.71
C	Park (pod 4)	1.29	100%	1.29
D	Trail Corridor (East of 5900 W)	4.80	100%	4.80
E	12900 South Trail System	0.06	100%	0.06
F	Park (Pod 12)	1.30	100%	1.30
G	Trail Head Park	13.49	100%	13.49
H	Park (Pod 13)	1.06	100%	1.06
I	7300 West Trail System	0.83	100%	0.83
J	Park (pod 14)	0.83	100%	0.83
K	Sports Park	6.59	100%	6.59
L	Trail Corridor (West of 7300 W)	6.78	100%	6.78
M	7900 West Trail System	0.37	100%	0.37
N	Park (pod 16)	0.30	100%	0.30
O	Park (pod 18)	0.23	100%	0.23
P	Natural Open Space	1.33	25%	0.33
Q	Natural Open Space	20.12	25%	5.03
R	Natural Open Space	5.64	25%	1.41
S	Natural Open Space	1.01	25%	0.25
T	Historic Memorial Park	3.43	100%	3.43
U	Natural Open Space	0.80	25%	0.20
V	Trail System Connectors	2.32	100%	2.32
W	Common Open Space Pods 15/17 (40%)	11.69	100%	11.69
X	Parks/Trails (pod 20)	0.27	100%	0.27
Y	Open Space	2.16	100%	2.16
Z	Open Space	0.06	100%	0.06
AA	Parks/Trails (pod 19)	0.44	100%	0.44
	Total	90.64		68.96



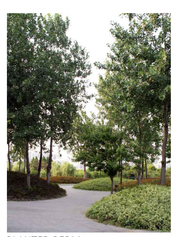
LAND USE PLAN

DANSIE PROPERTY, HERRIMAN, UTAH
MARCH 20, 2020
19-0187

FOCUS ENGINEERING AND SURVEYING, LLC




HISTORIC CABIN


PLANTED BERM


BIONATIVE GRASS


PLANTINGS IN GRAVEL MULCH


SHRUB MASSINGS


STONE DUST SURFACING


SITTING BOULDERS

SITE SURFACES LEGEND

- LAWN
- BIONATIVE GRASS
- PLANTINGS IN GRAVEL MULCH
- STONE DUST SURFACING
- SHRUB MASSINGS
- WOOD MULCH

0 20 40 80
SCALE: 1"= 40'

NORTH

Herriman City Historic Park

Final Schematic Design - January, 2026

Herriman, UT 84096

G.BROWN:DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
678 East Vine Street, Ste 10
Murray, Utah 84107
801.575.6066
www.gbrowndesign.com

Robert Dansie House

Condition Assessment and Recommendations Report

February 04, 2020



Utah Division of State History

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts

Utah Division of
State History

Don Hartley
Director
State Historic Preservation Officer

MEMO: Dansie House Conditions and Recommendations
DATE: February 4, 2020
FROM: Steven D. Cornell, Architect

Please find enclosed my architectural assessment of the Robert Dansie House in Herriman, Utah. The SHPO conducted a brief site visit on January 31, 2020 to assess the existing conditions generally and to offer broad recommendations for both maintaining the building currently and for addressing larger issues in the near future. This report is meant to offer basic information on the building's current state. No professional engineers were engaged or consulted with in preparing this report. My recommendation is to engage an architectural and engineering team with historic preservation experience to fully examine the building and its systems and to provide more concrete recommendations that weigh budgets and costs, provide phasing strategies, and suggest options for future uses based on measurable market needs. Please feel free to reach out to me with any questions regarding the content of this assessment.



Steven D. Cornell, AIA, NCARB
Architect
Utah State Historic Preservation Office
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The Dansie House, built in 1869, is a two-story stone structure with an attached single-story stone addition (original) on the back. It was ostensibly a hall parlor house, but there have been significant interior changes over its lifetime. A Victorian styled porch was added at some point. Smaller frame additions have been added to the north and south of the rear portion of the house. The house faces east and is sited on the ground overlooking the Butterfield River basin.

Exterior Walls and Foundation:
Structurally, the exterior walls are comprised of an unreinforced stone masonry, double-wythe (meaning an inner and outer course) with a stucco overlay.

There is currently heavy mortar deterioration evident at the base of the stone where it meets the ground around the entire perimeter of the building. The issue is that the stone walls take on water which then travels up the wall through capillary action and ends up eroding the mortar. Based on the extent of the deterioration, this has been an ongoing problem. The condition of the foundation is unknown and should be investigated further. The stucco is in poor condition.

The original entry to the house was modified from its original centrally located position to the side where there was previously a window.

Recommendations:
The most important recommendation is to remove the stucco and restore the stone. There are some examples of early stone residences in Herriman and offer some insight into the original configuration of the house. In one case, the dormers of the second floor penetrate the roof plane and in another case the second floor windows are set below the roof line and do not extend up. Currently the Dansie house follows the second example. The condition of the roof framing should be investigated to understand the original configuration of the second floor windows and roof. Attached herein are some examples of options to consider when the framing condition is verified.

The newer frame additions should be removed. The concrete against the walls should be removed. The soils around the foundation should be replaced with a drainable gravel medium, about 24 inches wide and as deep as the footing. This will allow any water that does collect against the building to be collected and dispersed into the surrounding soils. As an extreme measure a French drain system should be installed and piped to a dry sump installed in the yard. The exposed areas of the stone foundation should be repointed where mortar has deteriorated.

The stucco should be removed carefully by an experienced mason. Stone areas that are extensively cracked, damaged or missing will need to be rebuilt.

The damaged mortar (or inappropriate mortar) of the exterior walls will need to be removed and repointed with a mortar matching the original color, texture and composition of the original mortar. Finding the right mortar mix is essential to the longevity of the stone masonry and each historic building is unique.

Please follow the recommendations below:
- Remove the damaged mortars using hand tools only. Do not use any power tools. Old mortar should be removed to a minimum depth of 2 to 2-1/2 times the width of the joint to ensure an adequate bond and to prevent mortar “popouts.”• Do not use a Portland cement-based mortar. Portland cement mortars are too strong and will damage the stone.
- The new mortar must match the historic mortar in color, texture and tooling.
- The sand must match the sand in the historic mortar (the color and texture of the new mortar will usually fall into place if the sand is matched successfully).
- The new mortar must have greater vapor permeability and be softer (measured in compressive strength) than the masonry units.
- A lime-based mortar should be used for repointing, lime should conform to ASTM C 207, Type S, or Type SA, Hydrated Lime for Masonry Purposes.
- A trial and error process may be required to find the right mix
- Fill the deepest joints first by compacting in the mortar in several layers, in quarter inch increments, allowing for thumb print hardness before applying the next layer. The mortar should be slightly recessed from the face of the stone and should not extend over the edge of the stone, this will only add to future

deterioration. Some of the brick faces have spalled off, likely due to holding moisture on the interior of the brick.

- Because the interior of the brick is fairly soft, unless the brick is repaired with a mortar patch or replaced entirely, deterioration will continue. Once the paint has been removed and the brick and mortar repaired, the brick should be sealed with a silane or siloxane sealant (see attached product sheet).

Roofing:
The roofing appears to be in poor condition overall. Asphalt shingle roofing was installed but it has outlived its life.

Recommendations:

The existing roofing should be removed. The damaged wood fascia and trim should be repaired or replaced. Proper gutters and downspouts should be installed (half-round painted aluminum).

Windows:
Most of the vinyl windows appear to be in fair condition, however, none of them are original. There are some windows that have a plywood infill to enhance security in the building. The windows on the south elevation have been enlarged.

Recommendations:
The windows need to be reconstructed to match the original. The new windows should either have an insulated glass unit or a storm window can be installed on the interior side to increase the thermal efficiency of the window. These can be custom built and friction fitted into the opening and are removeable for cleaning and maintenance.

Access and Building Code:
Currently there is limited access into the building for those with mobility handicaps.

Recommendations:
Install a concrete ADA (American's with Disabilities Act) compliant ramp. The new entry door will need to be fitted with compliant ADA hardware that allows individuals with handicaps to grasp and operate the doors.

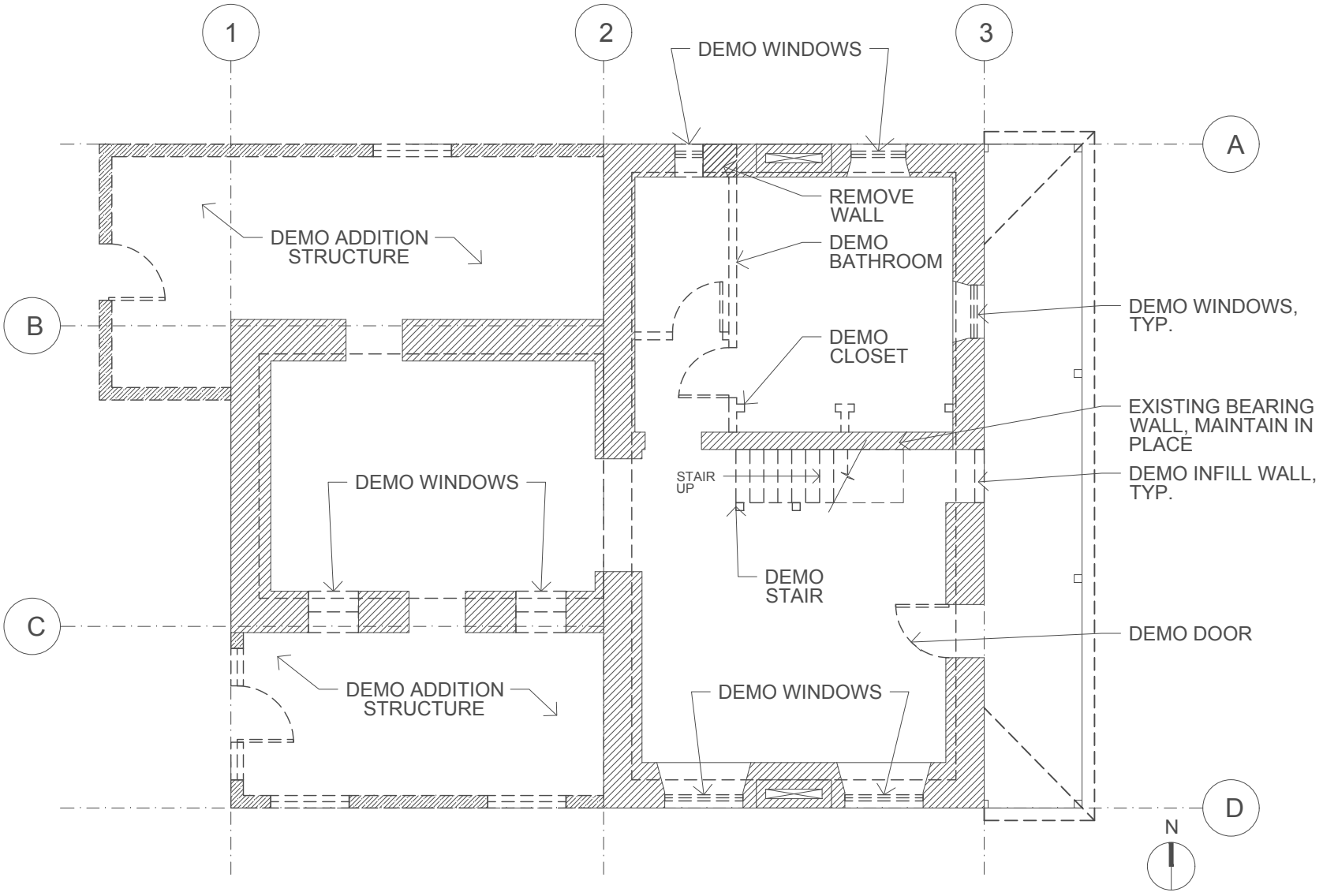
Interior Layouts
The interiors have been modified extensively. See attached plans for work items suggested for the interior rehabilitation work.

Miscelleneous Observations and Recommendations:

As a potentially eligible National Register listed building, the building owner has the ultimate right to make decisions about the future of the building. The Utah State Historic Preservation Office (SHPO) however, can be a resource to provide relevant advice and guidance to the owners of National Register Listed Buildings.

The SHPO also manages the Certified Local Government program, which is a network of partnerships on the City and County level throughout the State, and is really where historic preservation takes place. We offer "CLG's" grant monies annually out of our budget to do preservation work in local communities. The City of Herriman is eligible to become a CLG, however, you are already eligible to receive funds through Salt Lake County which is an active CLG. If the City were to become its own CLG, there are certain criteria that would need to be met to achieve the certification, though those criteria are very reasonable and include establishing a historical commission and enacting a historic preservation ordinance in the City code. We can provide a model ordinance for you to consider, but that ordinance gives you as a city tools to maintain the historic city character that defines Herriman's historic core. The stipulation is that the money must be used for a building listed on the National Register. The grant money that we offer is up to $10,000 and we require a soft match for that money from the community that receives the grant. Each CLG is eligible for the grant money every other year. It is a non-competitive grant, meaning that if you apply, you will receive the funds. Over time this seemingly small amount of money adds up and there are numerous successful examples of multi-year efforts to preserve an

important community building (Gunnison's Star Theater, Payson's Peteetneet School, Spring City's Old Public School).



MAIN FLOOR PLAN - EXISTING

SCALE $\frac{1}{8}$" = 1'-0"

0 1 2 3 4 5 10

GENERAL NOTES

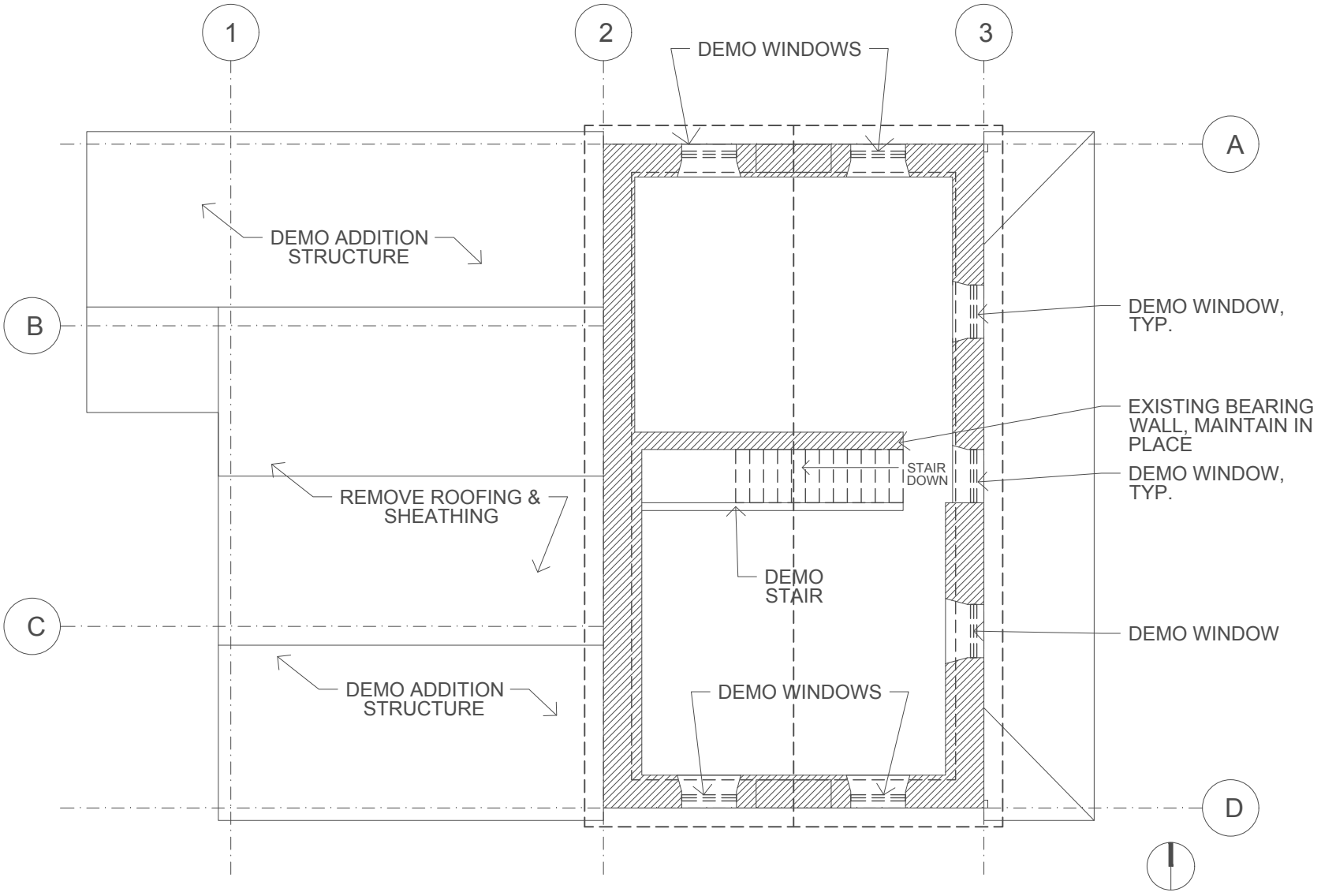
A. REMOVE ALL INTERIOR WALL, FLOOR & CEILING FINISHES

B. REMOVE ALL EXTERIOR STUCCO FINISHES

Utah Division of State History

DANSIE HOUSE | HERRIMAN, UT

STEVEN D. CORNELL, AIA, NCARB
HISTORICAL ARCHITECT
UTAH STATE HISTORIC PRESERVATION OFFICE
UTAH DIVISION OF STATE HISTORY
PHONE: (801) 245-7273 | EMAIL: SDCORNELL@UTAH.GOV



SECOND FLOOR PLAN - EXISTING

SCALE $\frac{1}{8}$" = 1'-0"

0 1 2 3 4 5 10

GENERAL NOTES

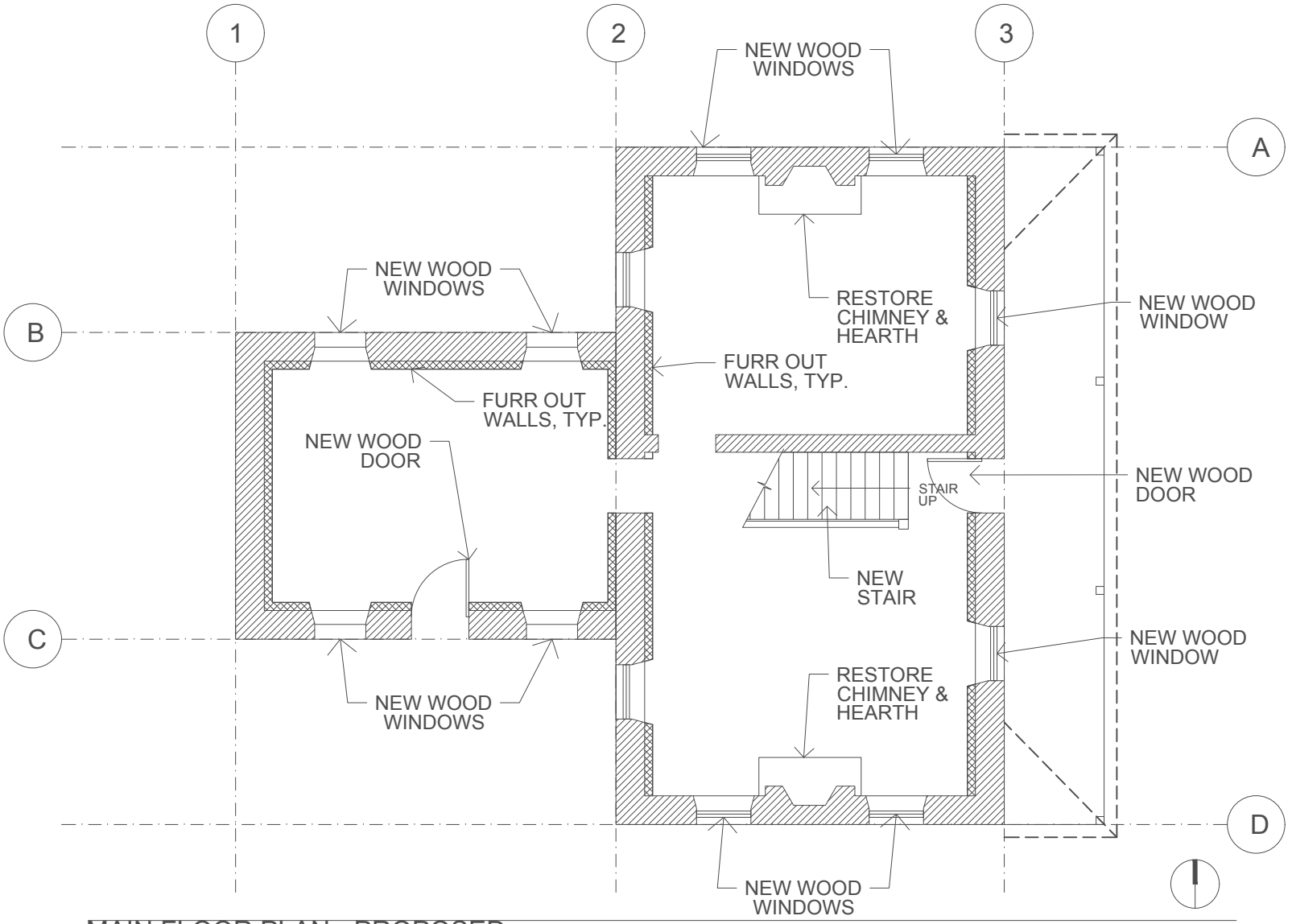
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B. REMOVE ALL EXTERIOR STUCCO FINISHES

Utah Division of State History

DANSIE HOUSE | HERRIMAN, UT

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MAIN FLOOR PLAN - PROPOSED

SCALE $\frac{1}{8}$" = 1'-0" 0 1 2 3 4 5 10

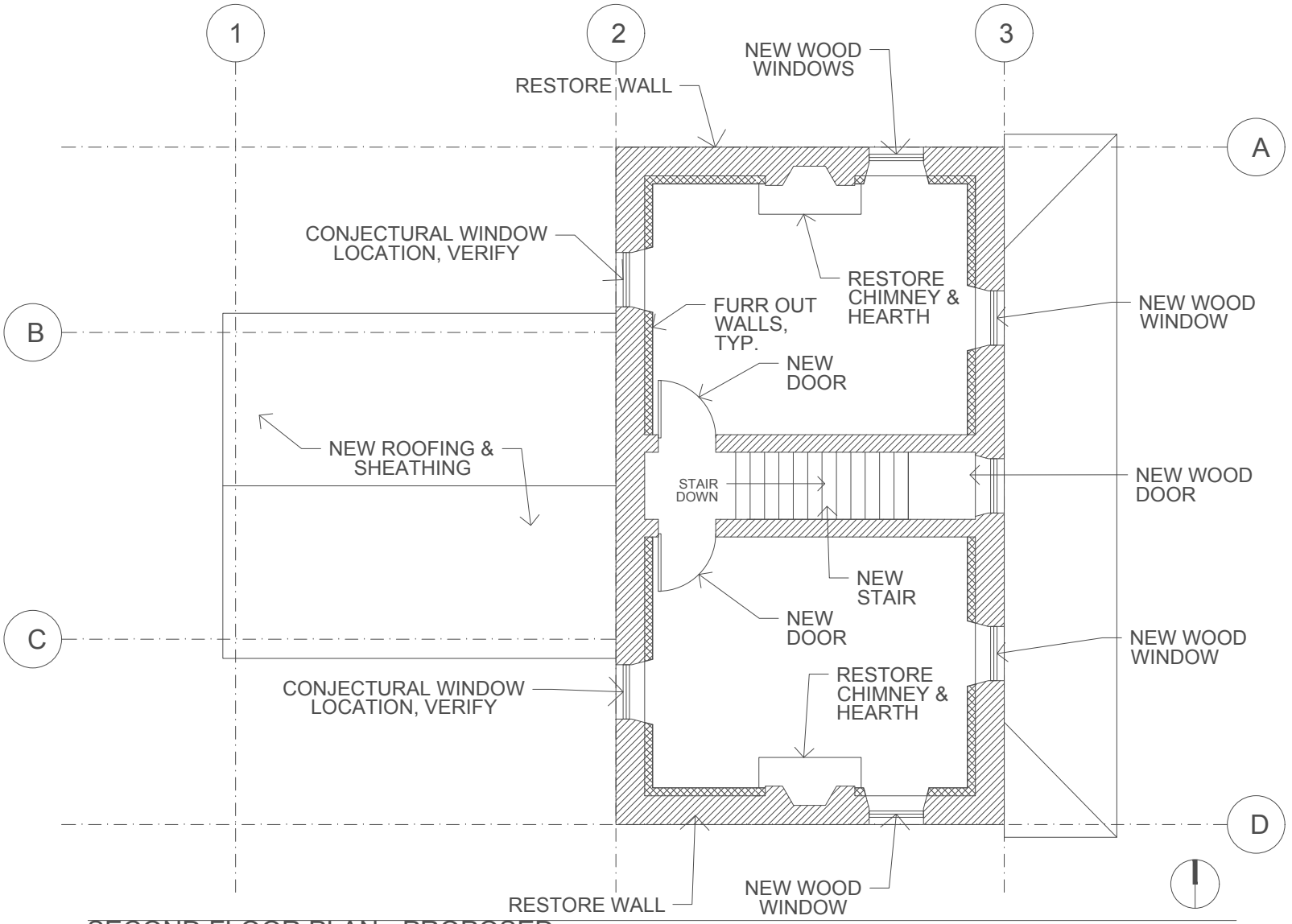
GENERAL NOTES

A. FURR OUT EXTERIOR WALLS FOR STRUCTURAL & ELECTRICAL, ETC.
B. REPOINT / REPAIR EXTERIOR STONE
C. RESTORE / REFINISH WOOD FLOORING

Utah Division of State History

DANSIE HOUSE | HERRIMAN, UT

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UTAH STATE HISTORIC PRESERVATION OFFICE
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SECOND FLOOR PLAN - PROPOSED

SCALE $\frac{1}{8}$" = 1'-0" 0 1 2 3 4 5 10

GENERAL NOTES

A. REMOVE ALL INTERIOR WALL, FLOOR & CEILING FINISHES
B. REMOVE ALL EXTERIOR STUCCO FINISHES

Utah Division of State History

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EAST ELEVATION - OPTION 1

Utah Division of State History

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EAST ELEVATION - OPTION 2

Utah Division of State History

DANSIE HOUSE | HERRIMAN, UT

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EAST ELEVATION - OPTION 3

Utah Division of State History

DANSIE HOUSE | HERRIMAN, UT

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EAST ELEVATION - OPTION 4

Utah Division of State History

DANSIE HOUSE | HERRIMAN, UT

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Dansie Home Historic Rehabilitation

M A S T E R S U M M A R Y

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION				COST/SF	COST
- Dansie Historic Home Rehabilitation (Construction Cost) -					
Dansie Home Historic Rehabilitation	**1,760**	**SF**		**$214.40**	**$377,300**
ADD ALTERNATE #1 (Construction Cost)					
Add Alternate #1 - Additional Masonry Repair / Repointing	**1,760**	**SF**		**$14.60**	**$25,700**
ADD ALTERNATE #2 (Construction Cost)					
Add Alternate #2 - Wood Shingle Shake Roof Replacement	**1,760**	**SF**		**$63.00**	**$110,900**
ADD ALTERNATE #3 (Construction Cost)					
Add Alternate #3 - Chimney Restoration	**1,760**	**SF**		**$12.50**	**$61,100**
GRAND TOTAL (Construction)	**1,760**	**SF**		**$326.70**	**$575,000**
A/E FEES | SOFT COSTS	**10.0%**				**$57,500**
GRAND TOTAL (Project)	**1,760**	**SF**		**$359.40**	**$632,500**

NOTES: Costs are for Construction Only. Costs are an Opinion of Probable Cost.
Costs are based on a traditional open competitive bid basis among 4 to 5 contractors.
Costs are current costs based and do not include inflation (Summer 2023).
Costs include contractor mark-ups.

Dansie Home Historic Rehabilitation
S U M M A R Y

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION				COST/SF	COST
02 Existing Conditions				$15.85	$27,913
03 Concrete				$6.85	$12,088
04 Masonry				$18.90	$33,303
05 Metals				$3.70	$6,500
06 Wood and Plastics				$20.75	$36,559
07 Thermal & Moisture Protection				$21.35	$37,562
08 Openings (Doors / Windows)				$22.25	$39,182
09 Finishes				$21.30	$37,463
10 Specialties				No Work Required	
11 Equipment				$.85	$1,500
12 Furnishings					In FF&E
14 Conveying Systems				No Work Required	
21 Fire Suppression				No Work Required	
22 Plumbing				No Work Required	
23 Heating, Venting & Cooling (HVAC)				No Work Required	
26 Electrical				No Work Required	
27 Communications				No Work Required	
28 Electronic Safety & Security				No Work Required	
32 Exterior Improvements				$8.75	$15,388
33 Utilities				$8.50	$15,000
SUB-TOTAL		1,760	SF	$149.10	$262,450
Contractor General Conditions	12.0%			$17.90	$31,500
Contractor Bond/Permits/Insurance/Risk	3.0%			$4.50	$7,900
Contractor Overhead and Profit	10.0%			$14.90	$26,250
SUB-TOTAL (Construction)		1,760	SF	$186.40	$328,100
Design Contingency / Unknown Conditions	15.0%			$27.95	$49,200
Escalation / Inflation					Not Included
TOTAL (Construction)		1,760	SF	$214.40	$377,300
A/E FEES | SOFT COSTS	10.0%			$21.40	$37,700
GRAND TOTAL (Project)		1,760	SF	$235.80	$415,000

NOTES: Costs are for Construction Only. Costs are an Opinion of Probable Cost.
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Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
02 Existing Conditions				
Site Related:				
Site Demolition, Remove / Relocate Misc Items	1	LS	$1,500	$1,500
Building Related:				
Remove Rear Additions (Footings & Foundation)	435	SF	$13.50	$5,873
Remove Rear Additions (Slab on Grade)	515	SF	$6.75	$3,476
Remove Rear Additions (Structure & Roof)	600	SF	$10.80	$6,480
Remove Front Porch & Structure			No Work Required	
Remove Interior Partitions			No Work Required	
Remove Door & Frame (Salvage)	2	LEAF	$222.75	$446
Remove Window & Frame	245	SF	$10.80	$2,646
Remove Exterior Stucco (Selective)	1,895	SF	$2.70	$5,117
Remove Existing Framed Staircase & Railings			No Work Required	
Remove Floor, Wall & Ceiling Finishes			No Work Required	
Building Demolition, Miscellaneous	1,760	SF	$1.35	$2,376
Hazardous Materials Abatement				Not Included
			$15.85	**$27,913**
03 Concrete				
Concrete Spot Footings, Reinforced - 4' (Porch Rebuild)	4	CY	$1,215	$4,860
Concrete Piers, Reinf - 16" x 16" (Porch Rebuild)	3	CY	$1,148	$3,443
Conc Slab on Grade on Base, Reinf (Porch Rebuild)	250	SF	$8.10	$2,025
Remove Concrete Slab - Infill, Patch & Repair (Piping)	200	SF	$8.80	$1,760
			$6.85	**$12,088**

Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
04 Masonry				
Scaffolding	3	MO	$1,015	$3,046
Masonry Infill (Match Historic)	235	SF	$54.00	$12,690
Masonry Repair / Pointing (Minimal)	1,895	SF	$2.70	$5,117
Exterior Painting (Trim)	250	LF	$13.50	$3,375
Exterior Envelope Cleaning	1,895	SF	$3.40	$6,443
Exterior Masonry, Reinforcement (Epoxy Doweling)	30	EA	$87.75	$2,633
Chimney Repairs			See Add Alternates	
			$18.90	**$33,303**
05 Metals				
Structural Steel Upgrades, Miscellaneous (House)	1	LS	$5,000	$5,000
Structural Steel Hardware / Fasteners (Porch)	1	LS	$1,500	$1,500
			$3.70	**$6,500**

Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
06 Wood and Plastics				
Wood Historic Staircase & Railings (House)			No Work Required	
Wood Plywood Infill - Roof (House)	1	LS	$2,500	$2,500
Wood Framing, Misc Rough Carpentry	1,760	SF	$1.35	$2,376
Wood Roof Framing - 2" x 10" (Porch)	185	BF	$13.50	$2,498
Wood Roof Framing - 2" x 6" (Porch)	395	BF	$12.15	$4,799
Wood Columns, Custom (Match Historic)	4	EA	$1,690	$6,761
Wood Plywood Sheathing, New Porch (Front)	250	SF	$5.40	$1,350
Wood Shake Roofing, Flashings & Gutters (Porch)	250	SF	$18.90	$4,725
Wood Shake Roofing, Flashings & Gutters (House)			See Add Alternates	
Wood Tongue & Grove Soffit (Porch)	200	SF	$20.25	$4,050
Wood Historic Framing, Misc Finish Carpentry (House)	1	LS	$7,500	$7,500
Wood Trim, Interior (House)			No Work Required	
Refinish / Restore Wainscoting & Trim			No Work Required	
Casework / Cabinets			No Work Required	
			$20.75	**$36,559**
07 Thermal & Moisture Protection				
Synthetic Roofing w/ Felt & Ice/Water Shield	1,250	SF	$17.55	$21,938
Vapor Barrier / Weather Barrier, Wall	250	SF	$1.70	$425
Spray Foam Insulation, Exterior (House)	935	SF	$6.75	$6,311
Batt Insulation, Wall & Roof (House)	1,760	SF	$4.05	$7,128
Joint Sealants & Firesafing	1,760	SF	$1.00	$1,760
			$21.35	**$37,562**

Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
08 Openings (Doors / Windows)				
New Exterior Window (Marvin Signature)	155	SF	$162.00	$25,110
Restore / Refinish Window Casings	15	EA	$131.65	$1,975
Refinish / Restore Door Casings	2	EA	$540.00	$1,080
Door Restoration (Interior)			No Work Required	
Entry Door, Frame & Hardware (Match Historic)	1	LEAF	$8,775	$8,775
Window Painting	15	EA	$149.50	$2,243
			$22.25	**$39,182**
09 Finishes				
Ext Wall Furring, Plywood & Gypsum Board (Shear)	1,895	SF	$13.50	$25,583
Interior Walls & Finishes (Infill, Patch & Repair)			No Work Required	
Interior Ceiling (Match Historic)			No Work Required	
Interior Flooring (Match Historic)			No Work Required	
Wall Paper Finish Restoration			No Work Required	
Paint Interior Walls			No Work Required	
Paint Interior Ceilings			No Work Required	
Plaster Restoration, Patch & Repair			No Work Required	
Interior Patch & Repair (Allowance)	1,760	SF	$6.75	$11,880
			$21.30	**$37,463**

Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
10 Specialties				
Fire Extinguisher w/ Cabinet			No Work Required	
Visual Display Surfaces			No Work Required	
Bath Accessories, Small			No Work Required	
Building Signage, Kiosk			No Work Required	
Misc Building Graphics / Signage (Allowance)			No Work Required	
			No Work Required	
11 Equipment				
Equipment, Miscellaneous	1	LS	$1,500	$1,500
Residential Kitchen & Appliances, Historic (Allowance)			No Work Required	
			$.85	**$1,500**
12 Furnishings				
Window Coverings, Exterior Windows			No Work Required	
Furnishings, Loose (Furniture, Billiards, Etc)			In FF&E	
			In FF&E	

Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
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DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
14 Conveying Systems				
Elevator, Hydraulic, 2-Stop			No Work Required	
				No Work Required
21 Fire Suppression				
Fire Suppression System			No Work Required	
				No Work Required
22 Plumbing				
Plumbing System & Fixtures			No Work Required	
				No Work Required

Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
23 Heating, Venting & Cooling (HVAC)				
HVAC System, Equipment & Fixtures				No Work Required
				No Work Required
26 Electrical				
HVAC System, Equipment & Fixtures				No Work Required
				No Work Required
27 Communications				
Telecomm / Data System, Equipment & Fixtures				No Work Required
Audio / Visual System, Rough-in Only / Equip FF&E				No Work Required
				No Work Required
28 Electronic Safety & Security				
Fire Alarm System, Panel & Devices				No Work Required
TVSS System				No Work Required
Security System, Intrusion / Access Controls / CCTV				No Work Required
				No Work Required

Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
32 Exterior Improvements				
Site Demolition, Remove Concrete (For Buried Utilities)	250	SF	$4.05	$1,013
Site Erosion SWPP Control (Inlet Protection, Fence Etc)	1	LS	$2,350	$2,350
Concrete ADA Ramp w/ Railings	50	SF	$50.00	$2,500
Concrete Sidewalk & Curb - Infill, Patch & Repair	250	SF	$29.70	$7,425
Landscaping - Infill, Patch & Repair	500	SF	$2.70	$1,350
Protect Existing Site Elements	1	LS	$750.00	$750
Site Furnishings & Improvements (Trash Bin, Bike Racks)			No Work Required	
Site Fencing			No Work Required	
			$8.75	**$15,388**

Dansie Home Historic Rehabilitation

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION		QUANTITY	UoM	UNIT COST	COST
33 Utilities					
Remove Existing Utilities (Allowance)		1	LS	$15,000	$15,000
New Utilities with Trench & Backfill					Reuse Existing
Light Pole with Concrete Base (LED)					Reuse Existing
				$8.50	**$15,000**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$149.10**	**$262,450**
Contractor General Conditions	**12.0%**			**$17.90**	**$31,500**
Contractor Bond/Permits/Insurance/Risk	**3.0%**			**$4.50**	**$7,900**
Contractor Overhead and Profit	**10.0%**			**$14.90**	**$26,250**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$186.40**	**$328,100**
Design Contingency / Unknown Conditions	**15.0%**			**$27.95**	**$49,200**
Escalation / Inflation					**Not Included**
TOTAL (Construction)		**1,760**	**SF**	**$214.40**	**$377,300**
A/E FEES | SOFT COSTS	**10.0%**			**$21.40**	**$37,700**
GRAND TOTAL (Project)		**1,760**	**SF**	**$235.80**	**$415,000**

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Dansie Home Historic Rehabilitation
Add Alternate #1 - Additional Masonry Repair / Repointing

S U M M A R Y

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION				COST/SF	COST
04 Masonry				**$9.45**	**$17,900**
SUB-TOTAL		**1,760**	**SF**	**$9.45**	**$17,900**
Contractor General Conditions	**12.0%**			**$1.20**	**$2,150**
Contractor Bond/Permits/Insurance/Risk	**3.0%**			**$.30**	**$525**
Contractor Overhead and Profit	**10.0%**			**$1.00**	**$1,800**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$12.70**	**$22,375**
Design Contingency / Unknown Conditions	**15.0%**			**$1.90**	**$3,350**
Escalation / Inflation					**Not Included**
TOTAL (Construction)		**1,760**	**SF**	**$14.60**	**$25,700**
A/E FEES | SOFT COSTS	**10.0%**			**$1.50**	**$2,600**
GRAND TOTAL (Project)		**1,760**	**SF**	**$16.10**	**$28,300**

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Dansie Home Historic Rehabilitation
Add Alternate #1 - Additional Masonry Repair / Repointing

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION		QUANTITY	UoM	UNIT COST	COST
04 Masonry					
Additional - Masonry Repair / Pointing		1,895	SF	$9.45	$17,900
				$9.45	**$17,900**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$9.45**	**$17,900**
Contractor General Conditions	**12.0%**			**$1.20**	**$2,150**
Contractor Bond/Permits/Insurance/Risk	**3.0%**			**$.30**	**$525**
Contractor Overhead and Profit	**10.0%**			**$1.00**	**$1,800**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$12.70**	**$22,375**
Design Contingency / Unknown Conditions	**15.0%**			**$1.90**	**$3,350**
Escalation / Inflation					**Not Included**
TOTAL (Construction)		**1,760**	**SF**	**$14.60**	**$25,700**
A/E FEES | SOFT COSTS	**10.0%**			**$1.50**	**$2,600**
GRAND TOTAL (Project)		**1,760**	**SF**	**$16.10**	**$28,300**

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Dansie Home Historic Rehabilitation
Add Alternate #2 - Wood Shingle Shake Roof Replacement

S U M M A R Y

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION				COST/SF	COST
02 Existing Conditions				$2.25	$3,975
05 Metals				$2.95	$5,200
06 Wood and Plastics				$20.65	$36,350
07 Thermal & Moisture Protection				$17.55	$30,925
SUB-TOTAL		1,760	SF	$43.45	$76,450
Contractor General Conditions	12.0%			$5.20	$9,175
Contractor Bond/Permits/Insurance/Risk	3.0%			$1.30	$2,300
Contractor Overhead and Profit	10.0%			$4.35	$7,650
SUB-TOTAL (Construction)		1,760	SF	$54.30	$95,575
Design Contingency / Unknown Conditions	15.0%			$8.15	$14,325
Escalation / Inflation					Not Included
TOTAL (Construction)		1,760	SF	$63.00	$110,900
A/E FEES | SOFT COSTS	10.0%			$6.30	$11,100
GRAND TOTAL (Project)		1,760	SF	$69.30	$122,000

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Dansie Home Historic Rehabilitation
Add Alternate #2 - Wood Shingle Shake Roof Replacement

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
02 Existing Conditions				
Building Related:				
Remove Existing Roofing Shingles, Gutters & Flashings	1,300	SF	$3.05	$3,975
Hazardous Materials Abatement				Not Included
			$2.25	**$3,975**
05 Metals				
Structural Steel Upgrades, Miscellaneous	1	LS	$2,500	$2,500
Steel Diaphragm Connections	20	EA	$135.00	$2,700
			$2.95	**$5,200**

Dansie Home Historic Rehabilitation
Add Alternate #2 - Wood Shingle Shake Roof Replacement

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
06 Wood and Plastics				
Wood Plywood Sheathing - Infill, Patch & Repair	200	SF	$5.40	$1,075
Wood Shake Roofing, Flashings & Gutters	1,300	SF	$18.90	$24,575
Wood Tongue & Grove Soffit	350	SF	$20.25	$7,100
Wood Framing, Misc Rough Carpentry	1,760	GSF	$2.05	$3,600
			$20.65	**$36,350**
07 Thermal & Moisture Protection				
Roofing Felt & Ice/Water Shield	950	SF	$17.55	$16,550
Vapor Barrier / Weather Barrier, Wall	1,300	SF	$1.70	$2,200
Rehabilitate / Match Gutters	120	LF	$40.50	$4,850
Rehabilitate / Match Downspouts	60	VLF	$54.00	$3,250

Dansie Home Historic Rehabilitation
Add Alternate #2 - Wood Shingle Shake Roof Replacement

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION		QUANTITY	UoM	UNIT COST	COST
07 Thermal & Moisture Protection (Continued)					
Metal Flashings, Roof (Drip Edge, Etc.)		100	LF	$24.30	$2,450
Metal Flashings, Exterior		75	LF	$21.60	$1,625
				$17.55	**$30,925**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$43.45**	**$76,450**
Contractor General Conditions	**12.0%**			**$5.20**	**$9,175**
Contractor Bond/Permits/Insurance/Risk	**3.0%**			**$1.30**	**$2,300**
Contractor Overhead and Profit	**10.0%**			**$4.35**	**$7,650**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$54.30**	**$95,575**
Design Contingency / Unknown Conditions	**15.0%**			**$8.15**	**$14,325**
Escalation / Inflation					**Not Included**
TOTAL (Construction)		**1,760**	**SF**	**$63.00**	**$110,900**
A/E FEES | SOFT COSTS	**10.0%**			**$6.30**	**$11,100**
GRAND TOTAL (Project)		**1,760**	**SF**	**$69.30**	**$122,000**

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Dansie Home Historic Rehabilitation
Add Alternate #3 - Chimney Restoration

S U M M A R Y

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION				COST/SF	COST
02 Existing Conditions				$1.55	$2,750
04 Masonry				$15.15	$26,671
05 Metals				$3.70	$6,538
06 Wood and Plastics				$1.55	$2,770
07 Thermal & Moisture Protection				$1.75	$3,069
SUB-TOTAL		1,760	SF	$23.75	$41,800
Contractor General Conditions	12.0%			$2.85	$5,025
Contractor Bond/Permits/Insurance/Risk	3.0%			$.70	$1,250
Contractor Overhead and Profit	10.0%			$2.35	$4,175
SUB-TOTAL (Construction)		1,760	SF	$29.70	$52,250
Design Contingency / Unknown Conditions	15.0%			$4.45	$7,850
Escalation / Inflation					Not Included
TOTAL (Construction)		1,760	SF	$34.70	$61,100
A/E FEES | SOFT COSTS	10.0%			$3.45	$6,100
GRAND TOTAL (Project)		1,760	SF	$38.20	$67,200

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Dansie Home Historic Rehabilitation
Add Alternate #3 - Chimney Restoration

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
02 Existing Conditions				
Building Related:				
Remove Fireplace Stone, Selective (Allowance)	1	LS	$2,750	$2,750
Hazardous Materials Abatement				Not Included
			$1.55	**$2,750**
04 Masonry				
Scaffolding	3	MO	$1,015	$3,046
Chimney Bracing	3	EA	$3,375	$10,125
Chimney Masonry Restoration (Rear)	1	EA	$4,050	$4,050
Chimney Masonry Restoration (Main)	2	EA	$4,725	$9,450
			$15.15	**$26,671**
05 Metals				
Structural Steel Upgrades, Miscellaneous	1	LS	$3,500	$3,500
Steel Diaphragm Connections	10	EA	$303.75	$3,038
			$3.70	**$6,538**

Dansie Home Historic Rehabilitation
Add Alternate #3 - Chimney Restoration

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
06 Wood and Plastics				
Wood Plywood Sheathing - Infill, Patch & Repair	50	SF	$5.40	$270
Wood Framing, Misc Rough Carpentry	1	LS	$2,500	$2,500
			$1.55	**$2,770**
07 Thermal & Moisture Protection				
Synthetic Roofing w/ Felt & Ice/Water Shield	50	SF	$17.55	$878
Vapor Barrier / Weather Barrier, Wall	50	SF	$1.70	$85

Dansie Home Historic Rehabilitation
Add Alternate #3 - Chimney Restoration

Pre-Final Construction Cost Estimate
May 8, 2023

DESCRIPTION		QUANTITY	UoM	UNIT COST	COST
07 Thermal & Moisture Protection (Continued)					
Metal Flashings, Roof (Cap, Edge, Etc.)		50	LF	$27.00	$1,350
Metal Flashings, Exterior		35	LF	$21.60	$756
				$1.75	**$3,069**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$23.75**	**$41,800**
Contractor General Conditions	**12.0%**			**$2.85**	**$5,025**
Contractor Bond/Permits/Insurance/Risk	**3.0%**			**$.70**	**$1,250**
Contractor Overhead and Profit	**10.0%**			**$2.35**	**$4,175**
SUB-TOTAL (Construction)		**1,760**	**SF**	**$29.70**	**$52,250**
Design Contingency / Unknown Conditions	**15.0%**			**$4.45**	**$7,850**
Escalation / Inflation					**Not Included**
TOTAL (Construction)		**1,760**	**SF**	**$34.70**	**$61,100**
A/E FEES | SOFT COSTS	**10.0%**			**$3.45**	**$6,100**
GRAND TOTAL (Project)		**1,760**	**SF**	**$38.20**	**$67,200**

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HERRIMAN CITY
DANSIE HOME REHABILITATION
6800 W. HERRIMAN MAIN ST., HERRIMAN, UT 84096



ORIGINAL ROCK HOME in Herriman.
Robert Dansie, Jane Wilcox, and family members.



STAMP

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(801) 355-5915

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C/O HENNING UNGERMAN
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SALT LAKE CITY, UTAH 84101
(801) 466-1699

PROJECT BUILDING



PROJECT SITE



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COVER SHEET

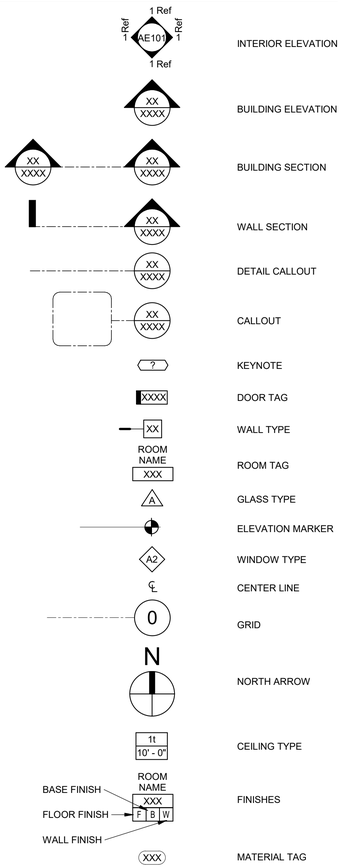
GI000

ABBREVIATIONS

#	NUMBER
@	AT
℄	CENTER LINE
∅	DIAMETER
L	ANGLE
3L	THREE LAYERS
A.B.	ANCHOR BOLT
ABV.	ABOVE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
D.B.A.	DEFORMED BAR ANCHOR
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
B.M.	BENCHMARK
B.O.	BOTTOM OF
BOT.	BOTTOM
B.P.	BASE PLATE
BRG.	BEARING
BTWN.	BETWEEN
CER.	CERAMIC
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONST.	CONSTRUCTION
COORD.	COORDINATE
C.P.	CAP PLATE
C.T.J.	CONTRACTION JOINT
DBL.	DOUBLE
DEPT	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DTL.	DETAIL
DWGS.	DRAWINGS
EA.	EACH
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATION
EQ.	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXIST.	EXISTING
EXPAN.	EXPANSION
EXT.	EXTERIOR
E.W.C.	ELECTRIC WATER COOLER
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FDTN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FIN.	FINISH
FLR.	FLOOR
FT.	FEET
FTG.	FOOTING
GA.	GAGE/GAUGE
GAL.	GALLON
GALV.	GALVANIZED
GFCI	GOVERNMENT FURNISHED CONTRACTOR INSTALLED
GFGI	GOVERNMENT FURNISHED GOVERNMENT INSTALLED
GPM	GALLONS PER MINUTE
GND.	GROUND
GOVT.	GOVERNMENT
GWB.	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
HC.	HANDICAPPED
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.A.	HEADED STUD ANCHOR
HT.	HEIGHT
HVAC	HEATING/VENTILATION/ AIR CONDITIONING
HYD	HYDRANT
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN.	INCHES
INFO.	INFORMATION
INSUL.	INSULATION
LAV.	LAVATORY
LT.	LIGHT
LT. WT.	LIGHT WEIGHT
MAINT.	MAINTENANCE
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MAT.	MATERIAL
M.C.J.	MASONRY CONTROL JOINT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OVERHEAD
OHD	OVERHEAD DOOR
OPP.	OPPOSITE
O.W.S.J.	OPEN WEB STEEL JOIST
PART.	PARTITION
P.C.F.	POUNDS PER CUBIC FOOT
PERP.	PERPENDICULAR
PL.	PLATE
P.L.F.	POUNDS PER LINEAL FOOT
PNTD.	PAINTED
PROT.	PROTECTION
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
QTY.	QUANTITY
R.D.	ROOF DRAIN
RE:	REFERENCE TO
RAD.	RADIUS
REINF.	REINFORCED
REQ'D	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.D.I.	STEEL DECK INSTITUTE
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.J.I.	STEEL JOIST INSTITUTE
SPEC.	SPECIFICATION
STC	SOUND TRANSMISSION COEFFICIENT
STD.	STANDARD
STIFF.	STIFFENER
STR.	STRUCTURAL
SUPER.	SUPERVISOR
SUSP.	SUSPENDED
THRU	THROUGH
T.O.	TOP OF
T.O.A.	TOP OF ASPHALT
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB OR SIDEWALK
T.O.W.	TOP OF WALL
T./P.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
VNR.	VENEER
W/	WITH
W.A.S.	WALL AS SCHEDULED
WD.	WOOD
W.W.F.	WELDED WIRE FABRIC

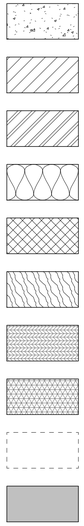
3 / GI001 ABBREVIATIONS
12" = 1'-0"

SYMBOLS LEGEND

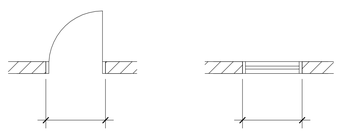


INTERIOR ELEVATION
BUILDING ELEVATION
BUILDING SECTION
WALL SECTION
DETAIL CALLOUT
CALLOUT
KEYNOTE
DOOR TAG
WALL TYPE
ROOM TAG
GLASS TYPE
ELEVATION MARKER
WINDOW TYPE
CENTER LINE
GRID
NORTH ARROW
CEILING TYPE
FINISHES
MATERIAL TAG

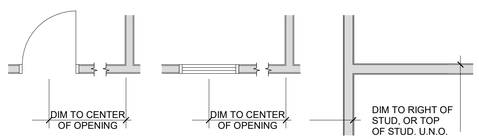
MATERIAL LEGEND



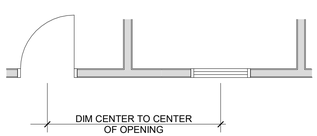
CONCRETE
MASONRY
STEEL
BATT INSULATION
RIGID INSULATION
FINISH GRADE WOOD / HARDWOOD
PLYWOOD
SPRAY FOAM INSULATION
DEMOLITION, SHOWN VIA HIDDEN LINE
WOOD STUD



CONC & MASONRY WALLS



INTERIOR FRAMED WALLS/OPENINGS



OPENINGS AT EXTERIOR WALLS

2 / GI001 DIMENSION LEGEND
1/4" = 1'-0"

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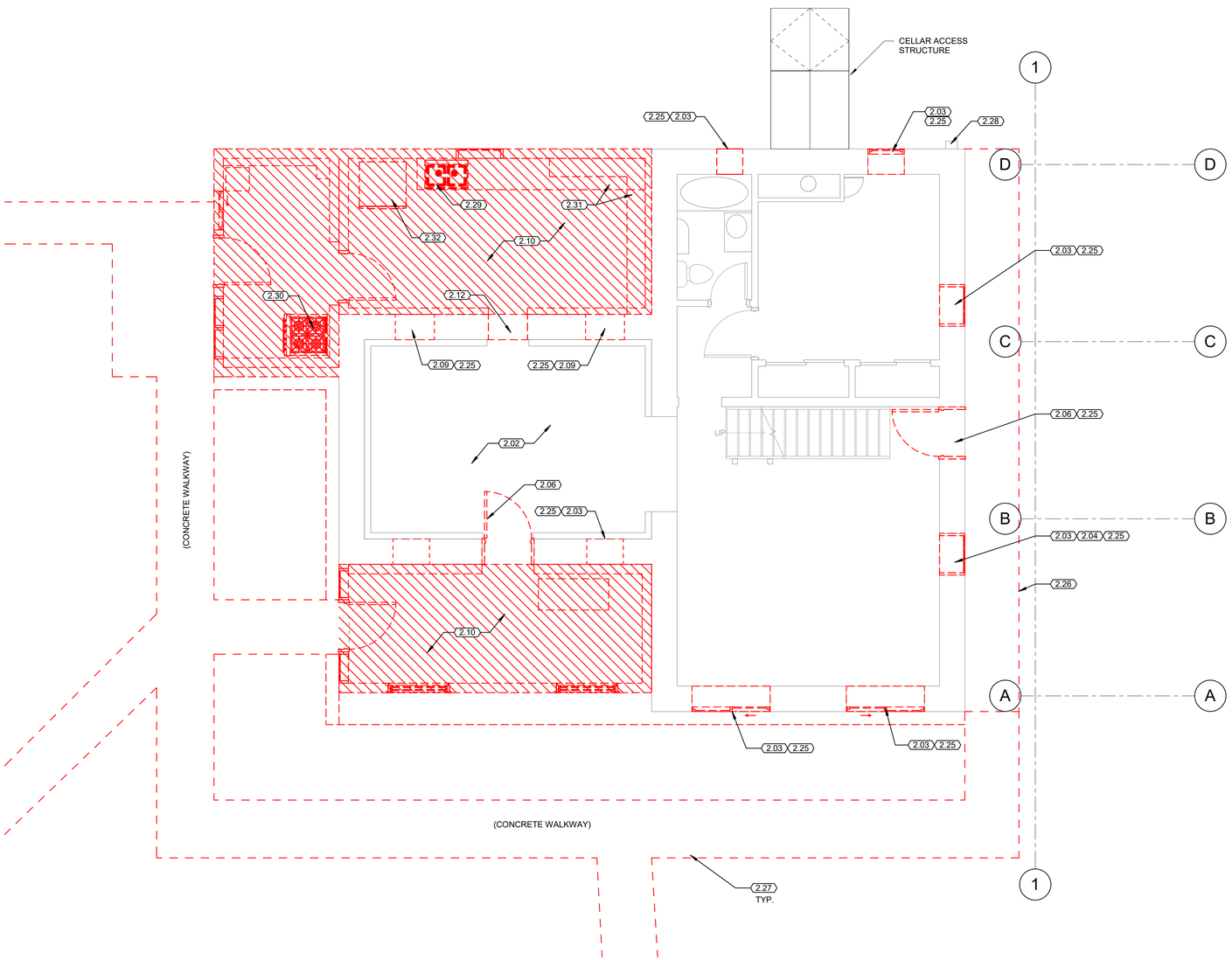
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ABBREVIATIONS, SYMBOLS, & LEGENDS

GI001

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A2 / AD101 MAIN LEVEL DEMOLITION PLAN
1/4" = 1'-0"

N

GENERAL NOTES

- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS OR CONFLICT IN THE DRAWINGS BEFORE BEGINNING WORK.
- VERIFY ALL DIMENSIONS SHOWN. NO ALLOWANCE WILL BE GIVEN FOR FAILURE TO SITE VERIFY CONDITIONS.
- DO NOT SCALE DRAWINGS.
- FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- CONNECTIONS TO THE HISTORIC 1869 STRUCTURE SHOULD BE REMOVED CAREFULLY TO ENSURE THE PRESERVATION AS MUCH AS POSSIBLE OF THE ORIGINAL STONE FACADE.
- ALL MECHANICAL, PLUMBING, & ELECTRICAL FIXTURES & RELATED ROUGH-IN'S ARE TO BE REMOVED AT AFFECTED AREAS TO NEAREST WALL FOR RE-ROUTING. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO REMOVAL FOR MOST ECONOMIC PATHWAY.
- CONTRACTOR IS TO NOTIFY OWNER PRIOR TO REMOVAL OF ANY FIXTURES.
- CONTRACTOR IS TO PROVIDE THE OWNER WITH 24 HOUR ADVANCE NOTICE PRIOR TO ANY UTILITY SHUT DOWNS OR DISCONNECTS.
- CONTRACTOR IS TO NOTIFY THE ARCHITECT WITH ANY DISCREPANCIES PRIOR TO DEMOLITION OF ANY ITEM.
- ALL UTILITIES ARE TO BE IDENTIFIED & THEIR LOCATIONS CLEARLY MARKED BY QUALIFIED ENTITIES PRIOR TO DEMOLITION AND/OR CONSTRUCTION.
- ALL ITEMS TO BE REMOVED ARE TO BE DISPOSED OF OFF SITE AT THE APPROPRIATE FACILITY. ANY ITEMS FOR SALVAGE ARE TO BE STORED ON SITE AND ADEQUATELY PROTECTED FROM WEATHER AND THEFT.
- ANY STRUCTURAL WALLS TO BE REMOVED ARE TO HAVE REMAINING WALL PROPERLY SHORED UNTIL NEW STRUCTURE IS IN PLACE.
- ANY FLOORING OR FLOOR STRUCTURE TO BE REMOVED IS TO HAVE REMAINING FLOORING OR FLOOR STRUCTURE PROPERLY SHORED UP UNTIL NEW STRUCTURE IS IN PLACE.
- CONTRACTOR IS TO ABIDE BY THE UTAH DIVISION OF AIR QUALITY R307-840 FOR DUST CONTROL, R307-801 FOR ASBESTOS CONTROL,& R307-840 FOR LEAD CONTROL. CONTACT THE UTAH DIVISION OF AIR QUALITY AT (801) 536-4000.
  - R307-309 FOR DUST CONTROL: HTTP://WWW.RULES.UTAH.GOV/PUBLICAT/CODE/R307/R307-309.HTM#T6
  - R307-801 FOR ASBESTOS CONTROL: HTTP://WWW.RULES.UTAH.GOV/PUBLICAT/CODE/R307/R307-801.HTM
  - R307-840 FOR LEAD CONTROL:
  - HTTP://WWW.RULES.UTAH.GOV/PUBLICAT/CODE/R307/R307-840.HTM

EXISTING PLASTER

EXISTING PLASTER/STUCCO IS ADHERED DIRECTLY TO STONE WALLS AND SHALL BE REMOVED ENTIRELY THROUGHOUT THE EXTERIOR OF THE HOME. STUCCO SHOULD NOT BE REPLACED TO KEEP HISTORIC STONE EXPOSED.

1. USING A CONCRETE CHISEL, CAREFULLY REMOVE ALL EXISTING STUCCO IN A MANNER NOT TO DAMAGE EXISTING STONE MASONRY.
2. NEWLY EXPOSED SURFACES SHOULD BE GENTLY CLEANED OF ALL DEBRIS WITH A BRISTLE BRUSH. ADDITIONALLY, REMOVE ALL PLANT GROWTH, DIRT, LOOSE PAINT, OIL, OR GREASE.

(SEE NPS PRESERVATION BRIEF 22 FOR FURTHER GUIDANCE ON DEALING WITH HISTORIC STUCCO)

KEYNOTES

2.02	REMOVE CARPET.
2.03	REMOVE WINDOW, WINDOW TRIM, & BLINDS.
2.04	REMOVE INFILL WALL FRAMING.
2.06	REMOVE DOOR AND FRAME.
2.09	REMOVE WALL FOR NEW WINDOW OPENING.
2.10	REMOVE FRAMED ADDITION.
2.12	CLOSE IN OPENING.
2.25	REPAIR AREAS WHERE SELECTED DEMO OCCURS.
2.26	REMOVE EXISTING CONCRETE PAVING AND PIERS.
2.27	REMOVE CONCRETE WALKWAY
2.28	GAS METER
2.29	REMOVE SINK & CAP PLUMBING IN CELLAR
2.30	REMOVE STOVE
2.31	REMOVE COUNTER & MILLWORK
2.32	REMOVE REFRIGERATOR

GRAPHIC LEGEND

DEMOLISH/ITEMS TO BE REMOVED

EXISTING TO REMAIN

REMOVE TO INCLUDE BUT NOT LIMITED TO ROOFING MATERIAL, ROOF STRUCTURE (AND OVERBUILD) FRAMED ADDITION, CONCRETE SLAB ON GRADE, & FOOTING/FOUNDATIONS

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HERRIMAN CITY DANSIE HOME REHABILITATION

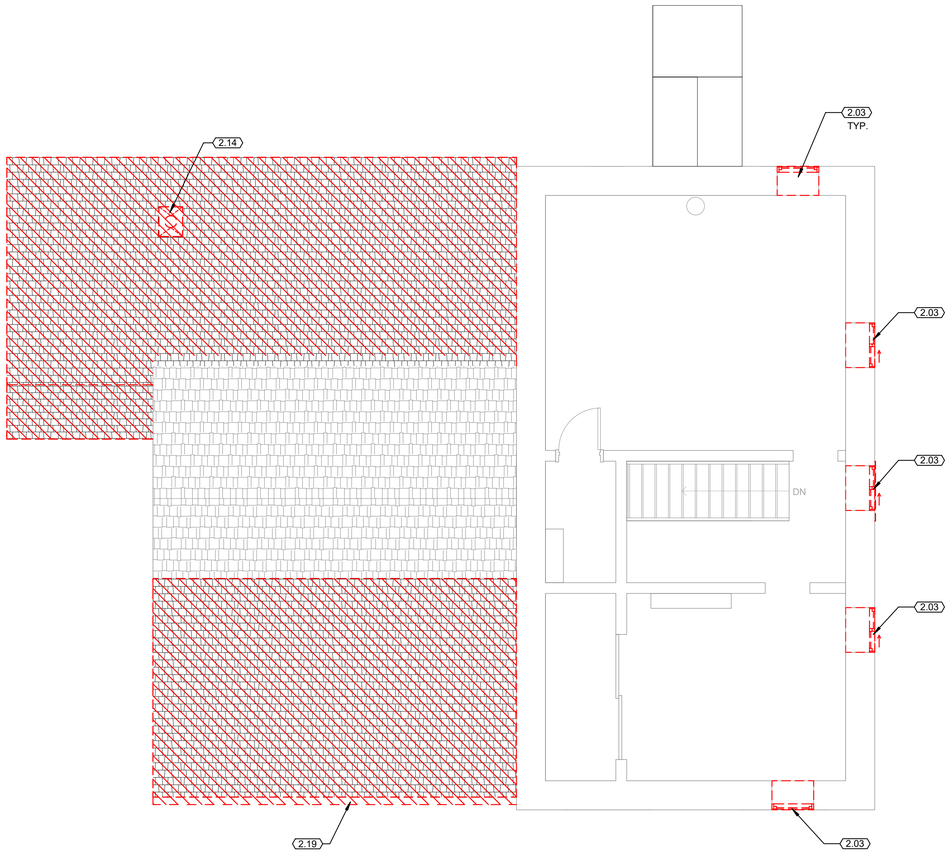
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MAIN LEVEL DEMOLITION PLAN

AD101



A2 AD102 UPPER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

N

KEYNOTES

2.03	REMOVE WINDOW, WINDOW TRIM, & BLINDS.
2.14	REMOVE CHIMNEY/FLUE.
2.19	REMOVE GUTTERS AND DOWNSPOUTS.

GRAPHIC LEGEND

DEMOLISH/ITEMS TO BE REMOVED

EXISTING TO REMAIN

REMOVE TO INCLUDE BUT NOT LIMITED TO ROOFING MATERIAL, ROOF STRUCTURE (AND OVERBUILD) FRAMED ADDITION, CONCRETE SLAB ON GRADE, & FOOTING/FOUNDATIONS

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HERRIMAN CITY DANSIE HOME REHABILITATION

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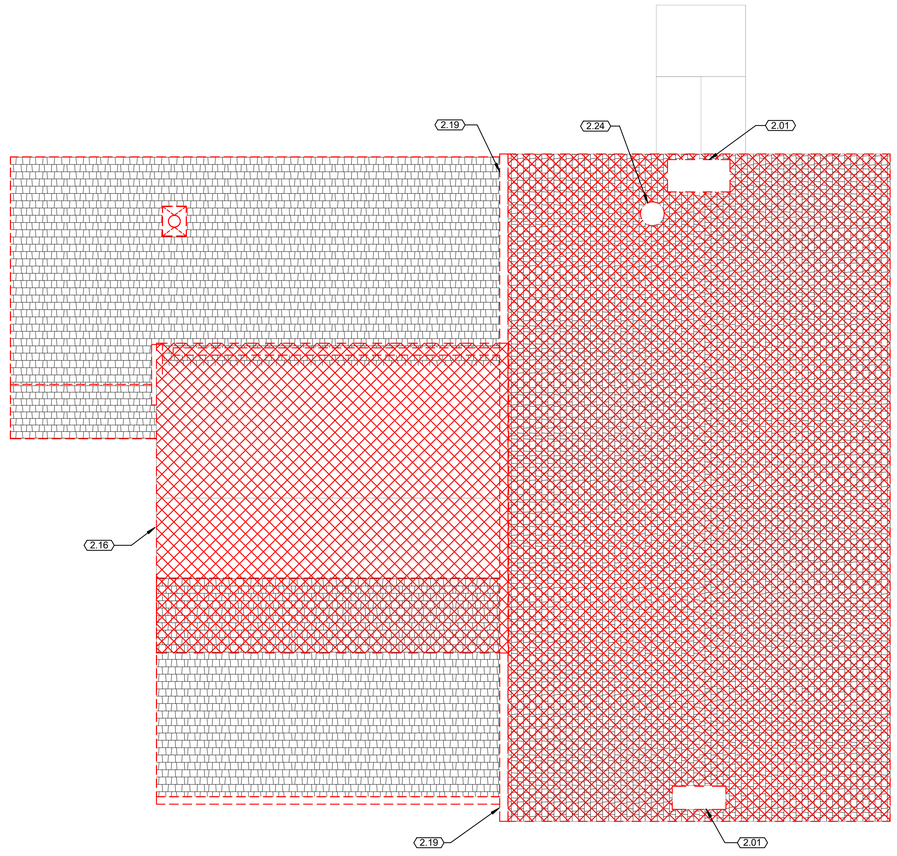
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UPPER LEVEL DEMOLITION PLAN

AD102



A2 / AD103 ROOF DEMOLITION PLAN
1/4" = 1'-0"

N

ROOF

1. REMOVE EXISTING ASPHALT ROOFING (ROOF STRUCTURE RECOMMENDATIONS CAN BE FOUND LATER IN "STRUCTURAL RECOMMENDATIONS").
2. DAMAGED WOOD FASCIA, SOFFIT, AND TRIM SHOULD BE REPAIRED AND REPLACED AS IT IS HISTORIC. MISSING ELEMENTS SHOULD BE REPLACED WITH ACCURATE HISTORIC SOLUTIONS.
3. PROPER RAIN GUTTERS AND DOWNSPOUTS SHOULD BE INSTALLED TO ENSURE PROPER ROOF DRAINAGE. DESIGN SHOULD BE HALF-ROUND PAINTED ALUMINUM.
4. REPAIR ROOF AND CHIMNEY FLASHING AS NEEDED.
5. IT APPEARS THE HISTORIC WOOD SHAKE SHINGLES ARE INTACT UNDER THE EXISTING ASPHALT ROOF. WOOD SHINGLES SHOULD BE REPAIRED AND/OR REPLACED AS NEEDED WITH SIMILAR SPECIES AND LOOK.
6. EXISTING CHIMNEYS SHOULD BE REPAIRED AS NEEDED. WEST CHIMNEY TO BE CONSTRUCTED IN SAME MANNER AS EXISTING NORTH CHIMNEY.

KEYNOTES

2.01	REMOVE PLASTER FINISH AT CHIMNEY.
2.16	REMOVE EXISTING ROOFING AND SHEATING TO STRUCTURE TO ACCOMODATE NEW STONE CHIMNEY. REMOVAL TO EXTEND 24" ON THREE SIDES OF NEW CHIMNEY LOCATION.
2.19	REMOVE GUTTERS AND DOWNSPOUTS.
2.24	REMOVE METAL FLUE PIPE

GRAPHIC LEGEND

DEMOLISH

EXISTING TO REMAIN

REMOVE ROOF & ROOF STRUCTURE

REMOVE ASPHALT ROOFING AND SHEATHING MATERIAL DOWN TO WOOD SHAKE ROOFING (PROTECT)

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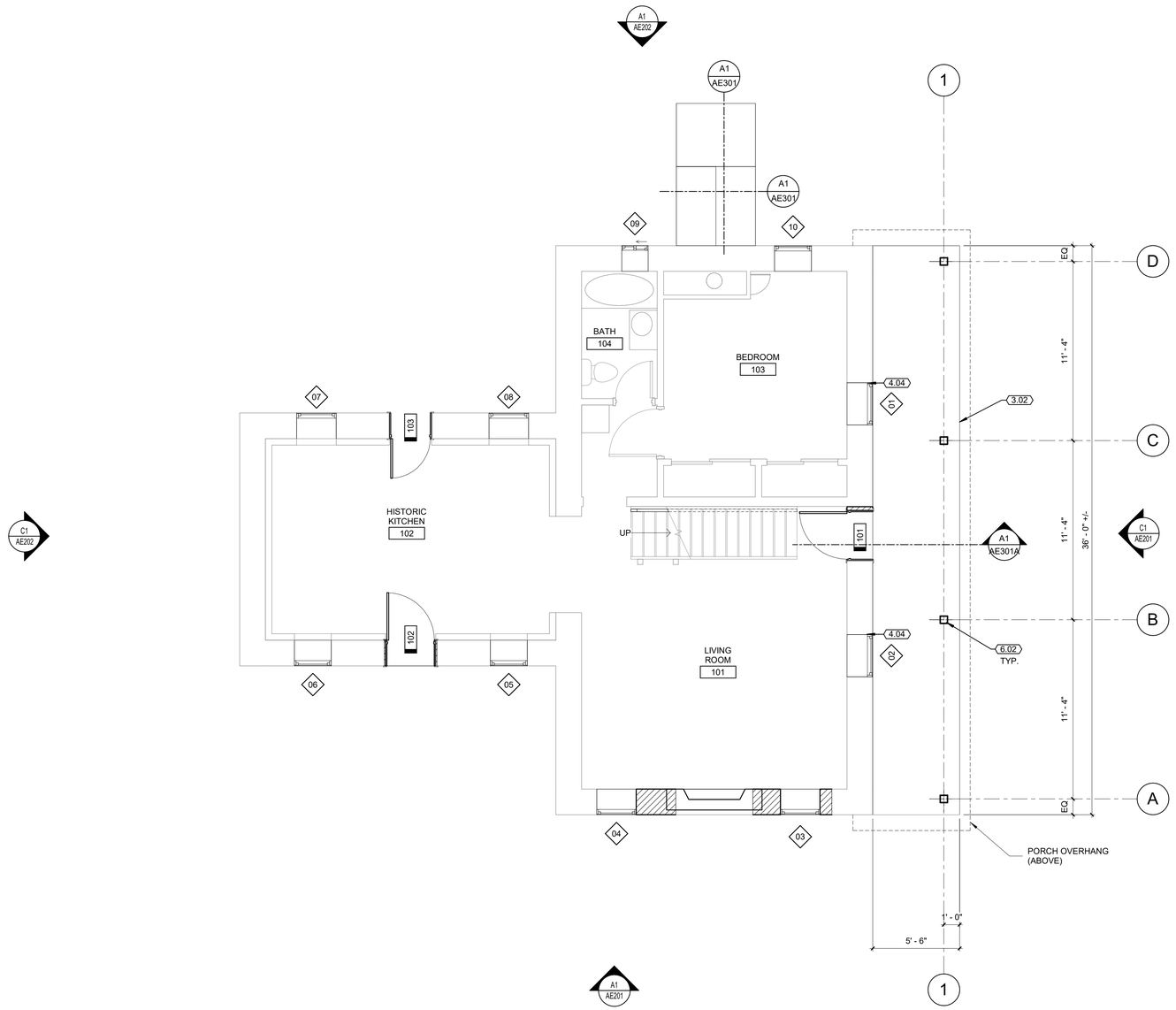
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ROOF DEMOLITION PLAN

AD103

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A2 AE101 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

N

ADD ALTERNATE #1 STONE MAS. REPAIR

1. RE-STACK LOOSE STONE AND REPLACE MISSING COMPONENTS WITH SAME TYPE OF STONE.
2. TO REPAIR CRACKED STONE MASONRY, WIDEN CRACK TO 1/8" WIDE AND GROUT CRACK WITH CEMENTITIOUS GROUT COLORED TO MATCH EXISTING STONE.
3. FOLLOW MORTAR REPAIR GUIDELINES BELOW ONCE STONE HAS BEEN ADDRESSED.

ADD ALTERNATE #1 MORTAR EXAMINATION

EXAMINE ALL EXISTING EXTERIOR MORTAR JOINTS. IF THE ANSWER IS "YES" TO ANY OF THE FOLLOWING QUESTIONS, THEN THE BUILDING'S JOINTS ARE DETERIORATED AND NEED REPOINTING:

1. ARE MORTAR JOINTS ERODED BACK MORE THAN 1/4" FROM THE MASONRY FACE?
2. ARE THERE CRACKS RUNNING VERTICALLY OR HORIZONTALLY THROUGH THE MORTAR?
3. ARE MORTAR BONDS BROKEN OR PULLED AWAY FROM THE MASONRY?
4. HAS MORTAR FALLEN OUT OF JOINTS?
5. IS MORTAR EXCESSIVELY SOFT, POWDERY, OR CRUMBLING?

ADD ALTERNATE #1 MORTAR REPAIR

1. REMOVE THE DAMAGED MORTARS USING HAND TOOLS ONLY. DO NOT USE ANY POWER TOOLS. OLD MORTAR SHOULD BE REMOVED TO A MINIMUM DEPTH OF 2 TO 2-1/2 TIMES THE WIDTH OF THE JOINT TO ENSURE AN ADEQUATE BOND AND TO PREVENT MORTAR "POP-OUTS." NOTE: DO NOT USE A PORTLAND CEMENT-BASED MORTAR. PORTLAND CEMENT MORTARS ARE TOO STRONG AND WILL DAMAGE THE STONE.
2. THE NEW MORTAR MUST MATCH THE HISTORIC MORTAR IN COLOR, TEXTURE, AND TOOLING.
3. THE SAND MUST MATCH THE SAND IN THE HISTORIC MORTAR (THE COLOR AND TEXTURE OF THE NEW MORTAR WILL USUALLY FALL INTO PLACE IF THE SAND IS MATCHED SUCCESSFULLY).
4. THE NEW MORTAR MUST HAVE GREATER VAPOR PERMEABILITY AND BE SOFTER (MEASURED IN COMPRESSIVE STRENGTH) THAN THE MASONRY UNITS.
5. A LIME-BASED MORTAR SHOULD BE USED FOR REPOINTING, LIME SHOULD CONFORM TO ASTM C 207, TYPE S, OR TYPE SA, HYDRATED LIME FOR MASONRY PURPOSES.
6. A TRIAL AND ERROR PROCESS MAY BE REQUIRED TO FIND THE RIGHT MIX.
7. FILL THE DEEPEST JOINTS FIRST BY COMPACTING IN THE MORTAR IN SEVERAL LAYERS, IN QUARTER INCH INCREMENTS, ALLOWING FOR THUMB PRINT HARDNESS BEFORE APPLYING THE NEXT LAYER. THE MORTAR SHOULD BE SLIGHTLY RECESSED FROM THE FACE OF THE STONE AND SHOULD NOT EXTEND OVER THE EDGE OF THE STONE, THIS WILL ONLY ADD TO FUTURE DETERIORATION. SOME OF THE STONE FACES HAVE SPALLED OFF, LIKELY DUE TO HOLDING MOISTURE ON THE INTERIOR OF THE STONE.
8. BECAUSE THE INTERIOR OF THE STONE IS FAIRLY SOFT, UNLESS THE STONE IS REPAIRED WITH A MORTAR PATCH OR REPLACED ENTIRELY, DETERIORATION WILL CONTINUE. ONCE THE PAINT HAS BEEN REMOVED AND THE STONE AND MORTAR REPAIRED, THE STONE SHOULD BE SEALED WITH A SILANE OR SILOXANE SEALANT (SEE ATTACHED PRODUCT SHEET).

KEYNOTES

3.02	4" THICK CONCRETE PORCH, WITH THICKENED SLAB AT PERIMETER EDGES.
4.04	STONE INFILL AROUND NEW WINDOW AS REQUIRED TO ADAPT TO NEW WINDOWS. SITE VERIFY CONDITIONS AT EACH OPENING.
6.02	WOOD COLUMN

LEGEND

?	KEYNOTE	XX	WALL TYPE
XXXX	DOOR TAG	A2	WINDOW TYPE

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HERRIMAN CITY DANSIE HOME REHABILITATION

6800 W. HERRIMAN MAIN ST.,
HERRIMAN, UT 84096

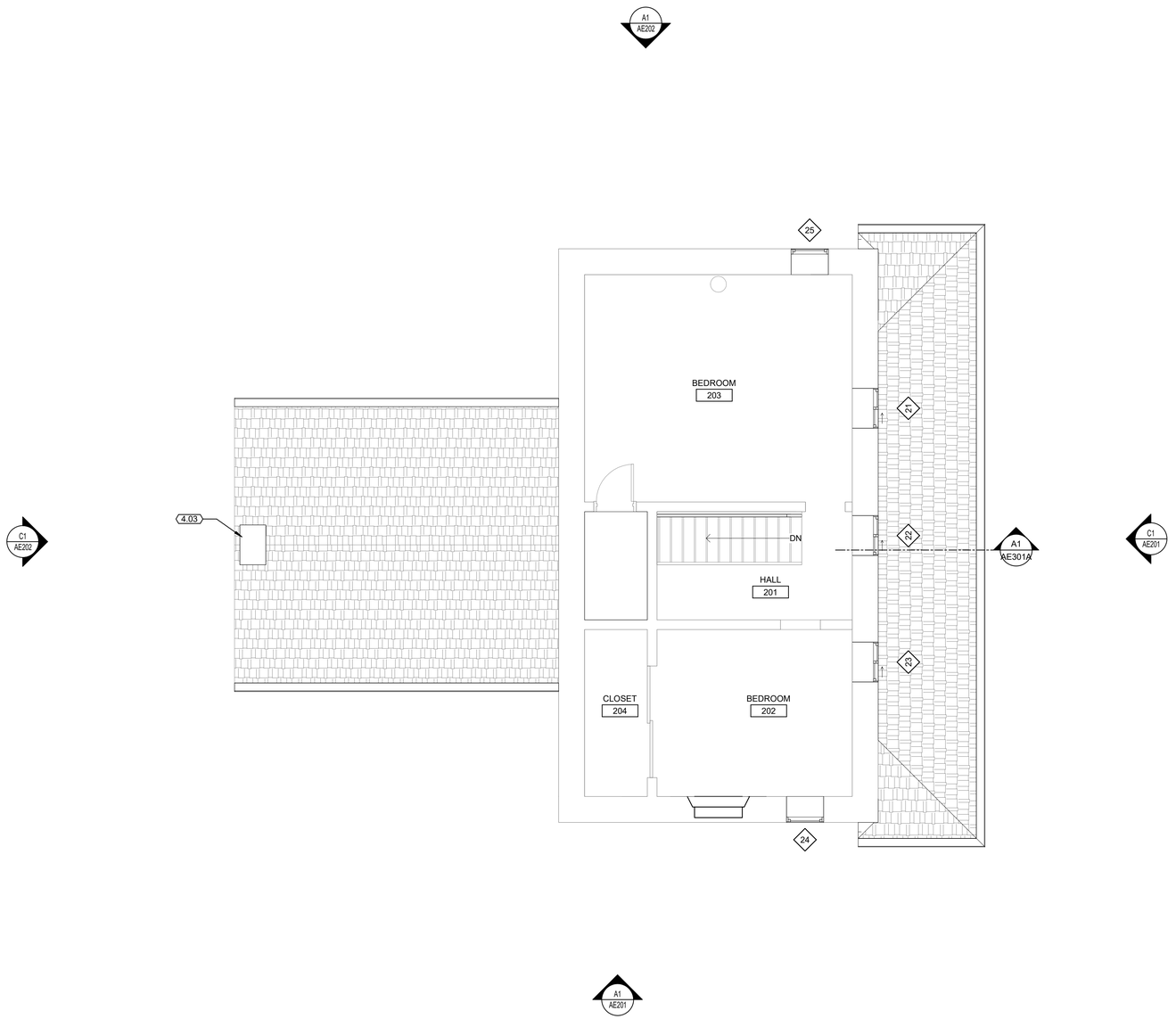
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PROJECT NUMBER:	22-026
DRAWN BY:	JT, JL
CHECKED BY:	Checker

MAIN LEVEL FLOOR PLAN

AE101

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A2 AE102 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

N

KEYNOTES

4.03	CONSTRUCT STONE CHIMNEY TO MATCH EXISTING CHIMNEY (SIZE, HEIGHT & MATERIAL).

LEGEND

?	KEYNOTE	XX	WALL TYPE
XXXX	DOOR TAG	A2	WINDOW TYPE

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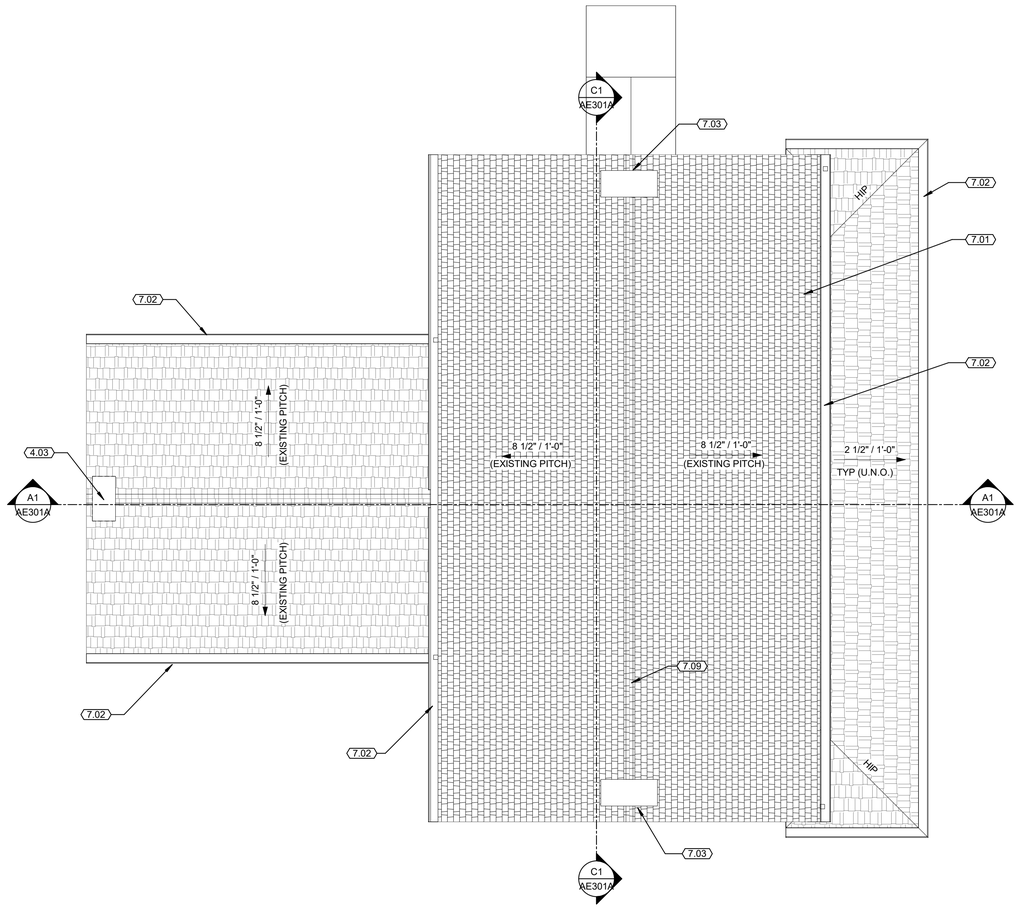
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UPPER LEVEL FLOOR PLAN

REVIEW SET 11.12.2025

AE102



A2 AE103 ROOF PLAN
1/4" = 1'-0"

N

ROOF

1. REMOVE EXISTING ASPHALT ROOFING (ROOF STRUCTURE RECOMMENDATIONS CAN BE FOUND LATER IN "STRUCTURAL RECOMMENDATIONS").
2. DAMAGED WOOD FASCIA, SOFFIT, AND TRIM SHOULD BE REPAIRED AND REPLACED AS IT IS HISTORIC. MISSING ELEMENTS SHOULD BE REPLACED WITH ACCURATE HISTORIC SOLUTIONS.
3. PROPER RAIN GUTTERS AND DOWNSPOUTS SHOULD BE INSTALLED TO ENSURE PROPER ROOF DRAINAGE. DESIGN SHOULD BE HALF-ROUND PAINTED ALUMINUM.
4. REPAIR ROOF AND CHIMNEY FLASHING AS NEEDED.
5. IT APPEARS THE HISTORIC WOOD SHAKE SHINGLES ARE INTACT UNDER THE EXISTING ASPHALT ROOF. WOOD SHINGLES SHOULD BE REPAIRED AND/OR REPLACED AS NEEDED WITH SIMILAR SPECIES AND LOOK.
6. EXISTING CHIMNEYS SHOULD BE REPAIRED AS NEEDED. WEST CHIMNEY TO BE CONSTRUCTED IN SAME MANNER AS EXISTING NORTH CHIMNEY.

KEYNOTES

4.03	CONSTRUCT STONE CHIMNEY TO MATCH EXISTING CHIMNEY (SIZE, HEIGHT & MATERIAL).
7.01	ARCHITECTURAL ASPHALT SHINGLES. SEE ROOF NOTE 5 ON SHEET AE103 BEFORE PROCEEDING.
7.02	5" HALF ROUND 26 GAUGE GALVANIZED STEEL GUTTER.
7.03	21 GAUGE GALVANIZED SHEET METAL CAP OVER CHIMNEY.
7.09	VENTED RIDGE.

LEGEND

?	KEYNOTE	XX	WALL TYPE
XXXX	DOOR TAG	A2	WINDOW TYPE

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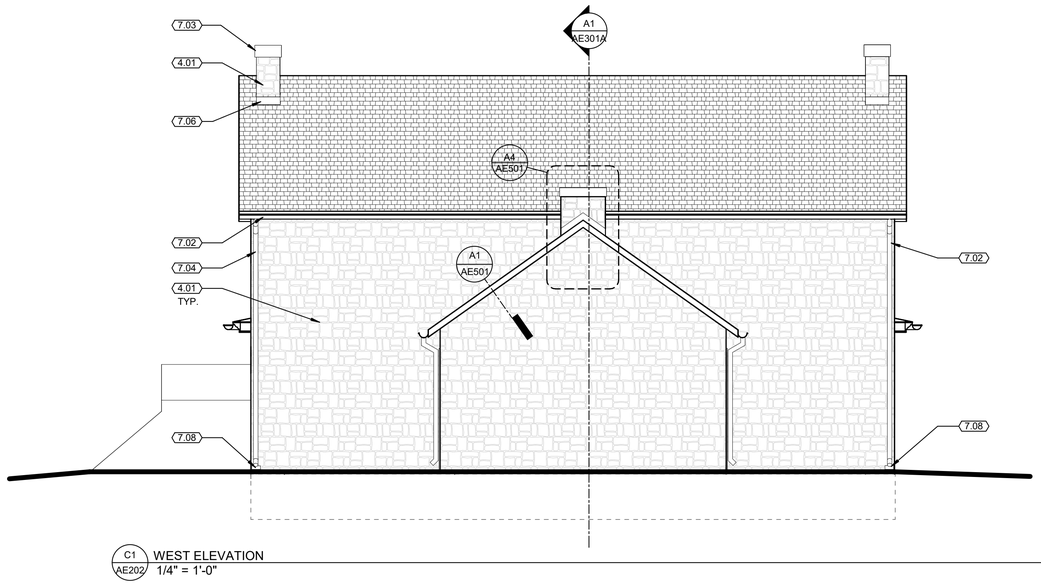
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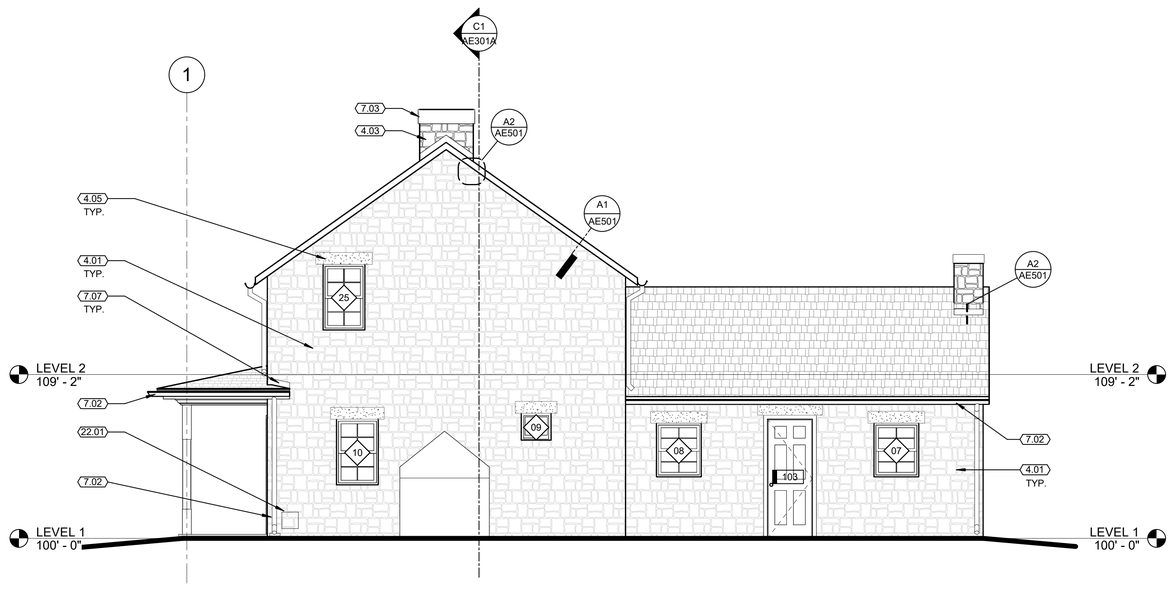
ROOF PLAN

AE103

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C1 AE202 WEST ELEVATION
1/4" = 1'-0"



A1 AE202 NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES

4.01	RE-POINT STONE MASONRY.
4.03	CONSTRUCT STONE CHIMNEY TO MATCH EXISTING CHIMNEY (SIZE, HEIGHT & MATERIAL).
4.05	4" THICK x 8" TALL STONE HEADER, 4" MIN BEARING.
7.02	5" HALF ROUND 26 GAUGE GALVANIZED STEEL GUTTER.
7.03	21 GAUGE GALVANIZED SHEET METAL CAP OVER CHIMNEY.
7.04	4" ROUND GALVANIZED STEEL DOWNSPOUT.
7.06	21 GAUGE GALVANIZED STEEL FLASHING.
7.07	PREFINISHED ALUMINUM FLASHING AND COUNTER-FLASHING.
7.08	SPLASH BLOCK
22.01	GAS METER. PROTECT.

LEGEND

?	KEYNOTE	XX	WALL TYPE
XXXX	DOOR TAG	A2	WINDOW TYPE

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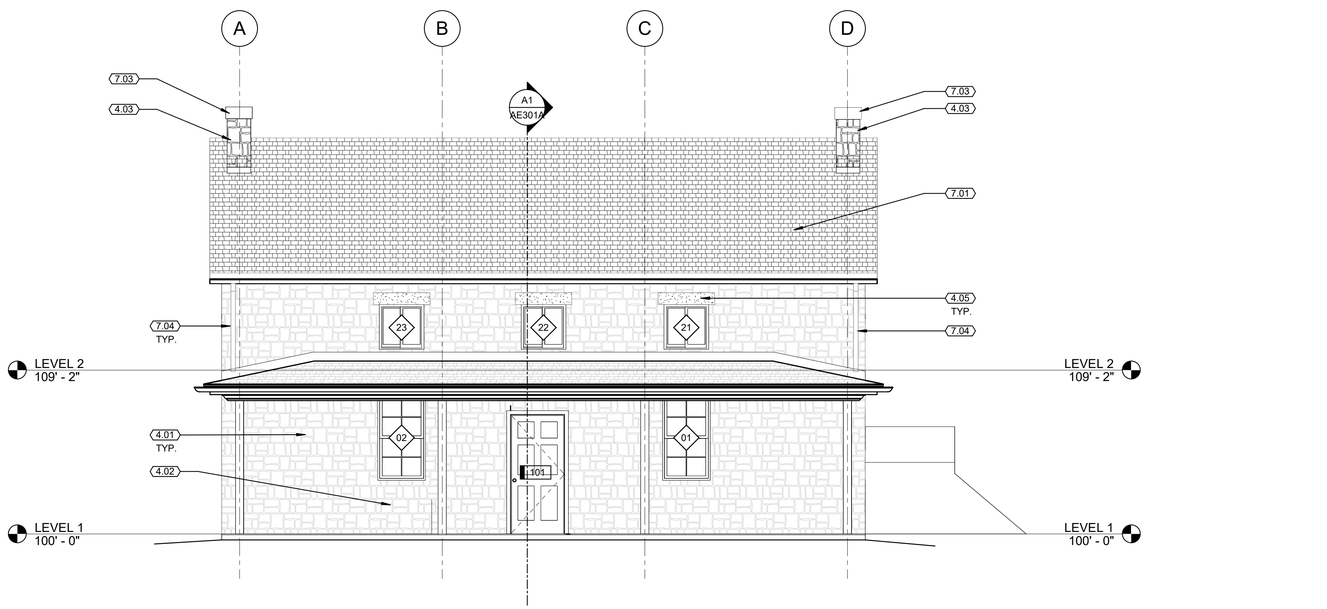
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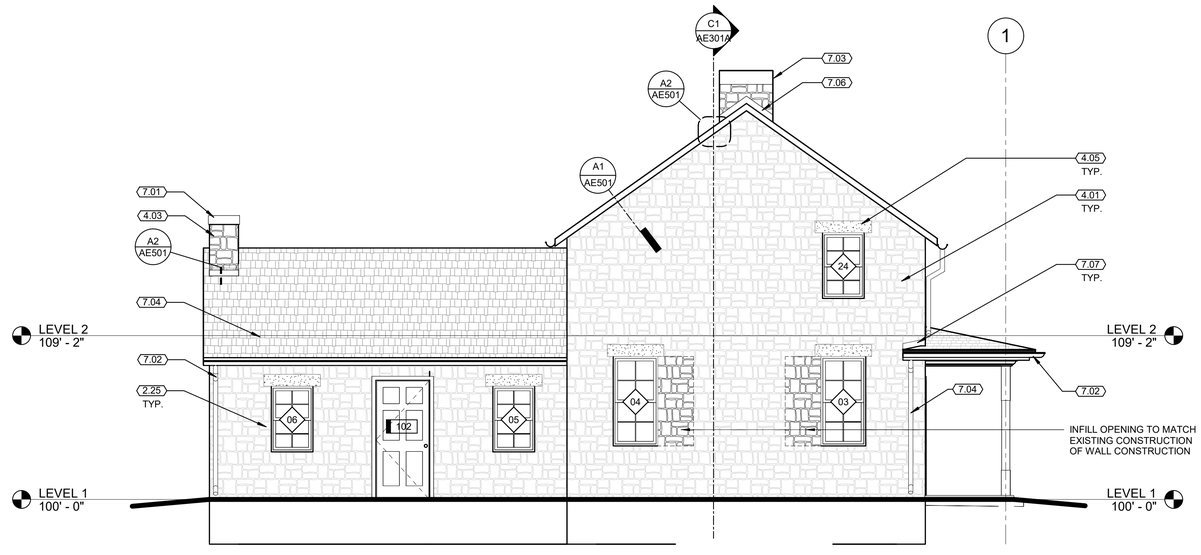
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EXTERIOR ELEVATIONS

AE202



C1 AE201 EAST ELEVATION
1/4" = 1'-0"



A1 AE201 SOUTH ELEVATION
1/4" = 1'-0"

KEYNOTES

2.25	REPAIR AREAS WHERE SELECTED DEMO OCCURS.
4.01	RE-POINT STONE MASONRY.
4.02	NEW STONE INFILL BELOW WINDOW (MATCH EXISTING).
4.03	CONSTRUCT STONE CHIMNEY TO MATCH EXISTING CHIMNEY (SIZE, HEIGHT & MATERIAL).
4.05	4" THICK x 8" TALL STONE HEADER, 4" MIN BEARING.
7.01	ARCHITECTURAL ASPHALT SHINGLES. SEE ROOF NOTE 5 ON SHEET AE103 BEFORE PROCEEDING.
7.02	5" HALF ROUND 26 GAUGE GALVANIZED STEEL GUTTER.
7.03	21 GAUGE GALVANIZED SHEET METAL CAP OVER CHIMNEY.
7.04	4" ROUND GALVANIZED STEEL DOWNSPOUT.
7.06	21 GAUGE GALVANIZED STEEL FLASHING.
7.07	PREFINISHED ALUMINUM FLASHING AND COUNTER-FLASHING.

LEGEND

?	KEYNOTE	XX	WALL TYPE
XXXX	DOOR TAG	A2	WINDOW TYPE

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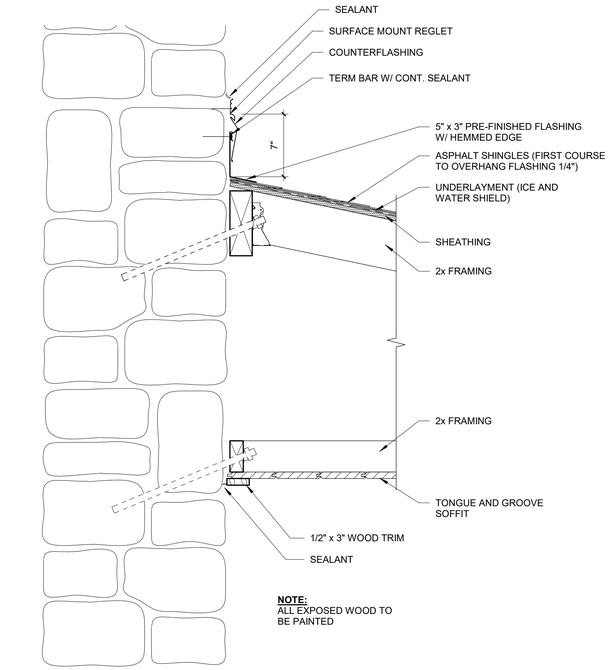
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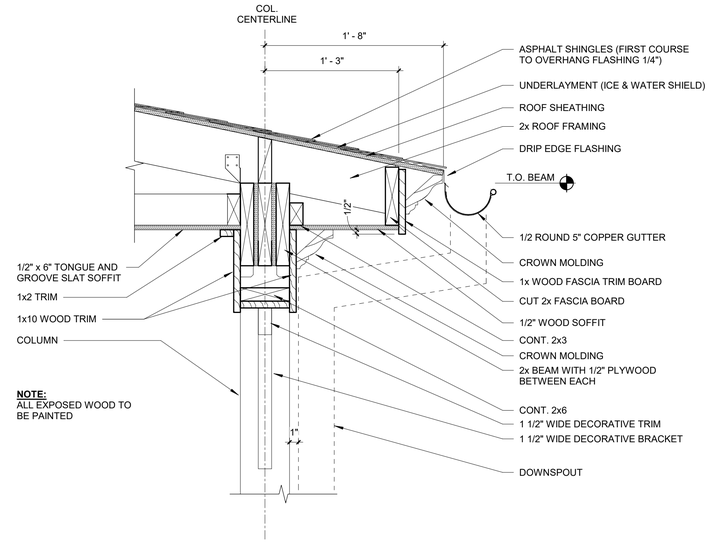
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EXTERIOR ELEVATIONS

AE201

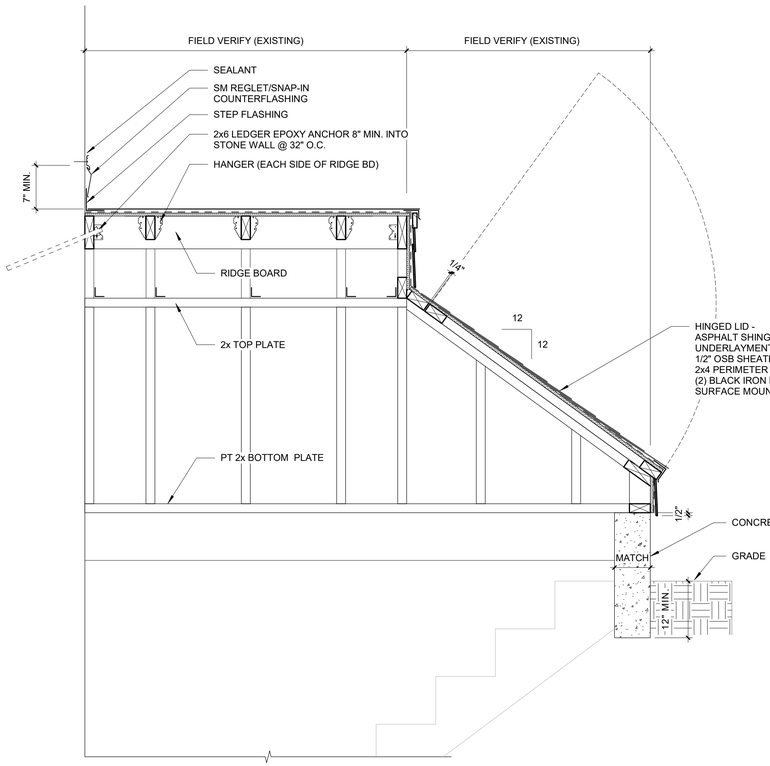


C1 AE301 PORCH DETAIL
1 1/2" = 1'-0"

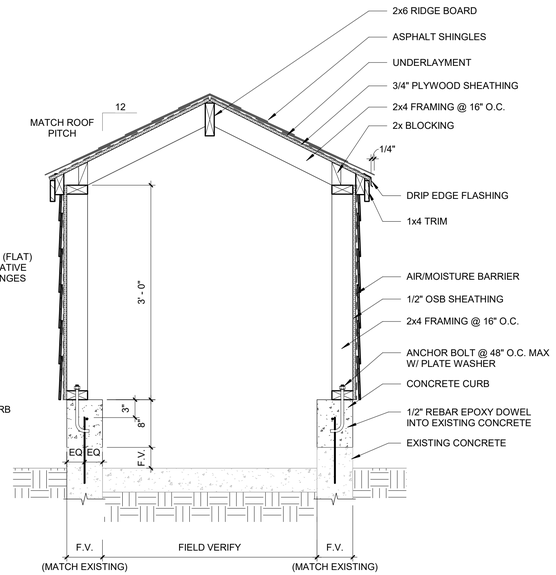


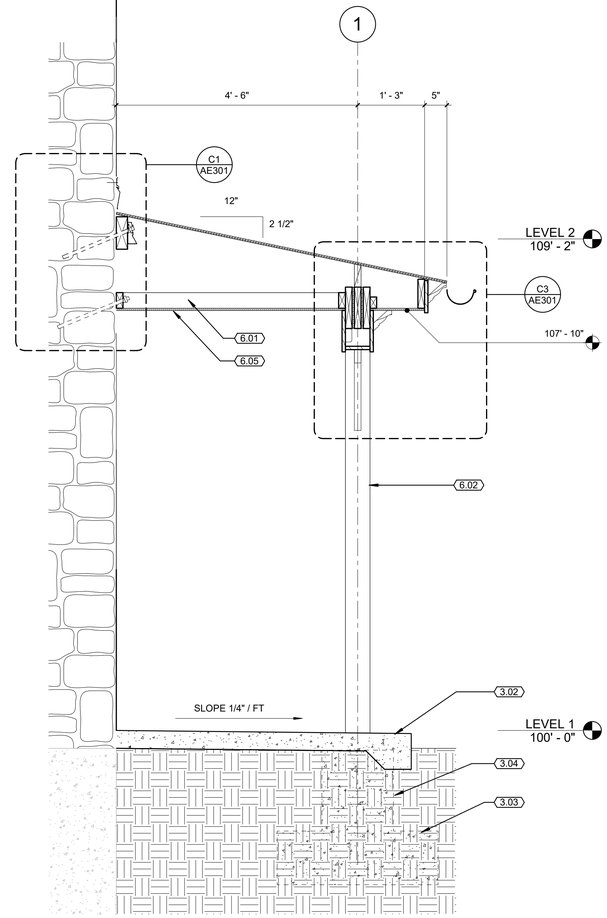
C3 AE301 PORCH EAVE DETAIL
1 1/2" = 1'-0"

KEYNOTES	
3.02	4" THICK CONCRETE PORCH, WITH THICKENED SLAB AT PERIMETER EDGES.
3.03	CONCERETE FOOTING
3.04	CONCRETE PIER
6.01	2x4 FRAMING AT 16" O.C.
6.02	WOOD COLUMN
6.05	1x6 TONGUE AND GROOVE WOOD SOFFIT



A1 AE301 CELLAR ACCESS
1" = 1'-0"





A3 AE301 PORCH SECTION
3/4" = 1'-0"

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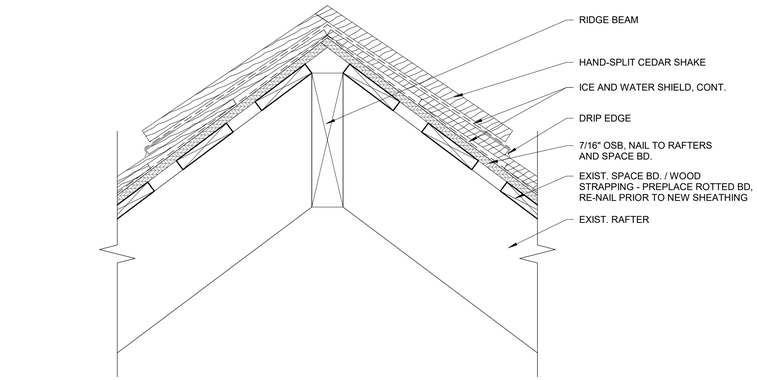
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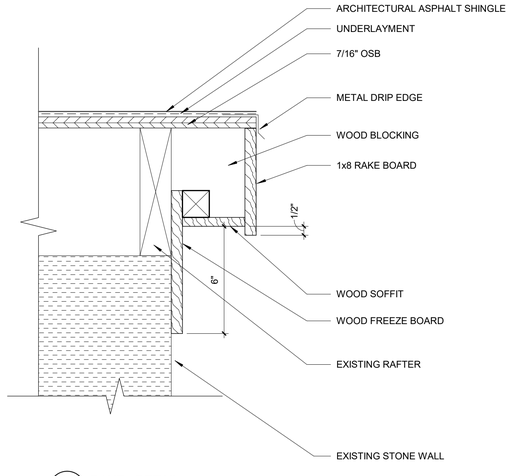
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PORCH SECTION AND DETAILS

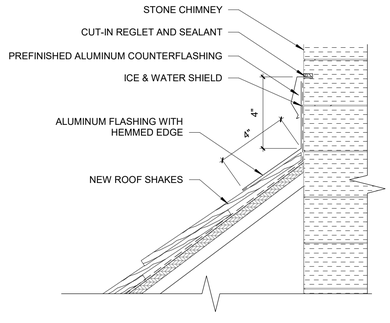
AE301



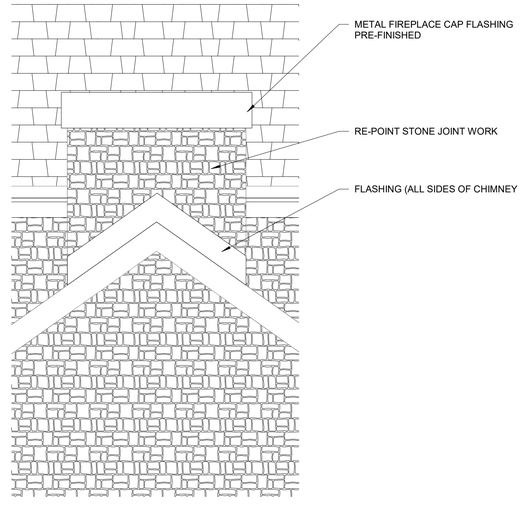
C2 / AE501 RIDGE - DETAIL
3" = 1'-0"



A1 / AE501 RAKE - DETAIL
3" = 1'-0"



A2 / AE501 FLASHING - DETAIL
3" = 1'-0"



A4 / AE501 CHIMNEY DETAIL
1" = 1'-0"

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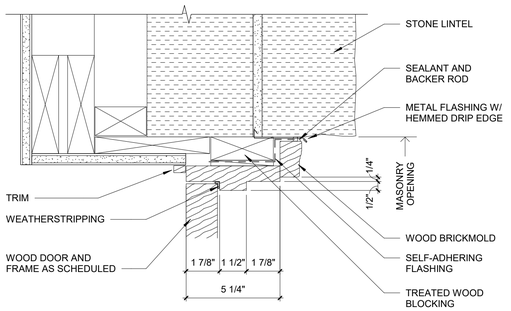
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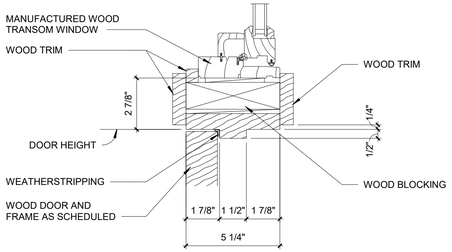
CONSTRUCTION DETAILS

AE501

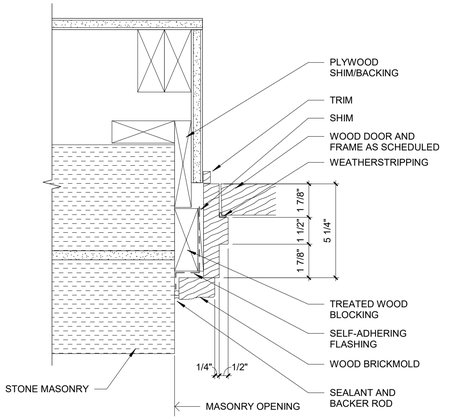
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D1 AE601 DOOR DETAIL - HEAD
3" = 1'-0"



C1 AE601 DOOR DETAIL -TRANSOM
3" = 1'-0"

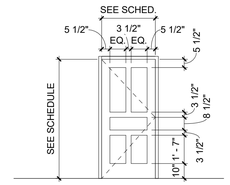


D2 AE601 DOOR DETAIL - JAMB
3" = 1'-0"



B2 AE601 SIMULATED MUNTIN
3" = 1'-0"

DOOR SCHEDULE								
MARK	SIZE			PANEL TYPE	FRAME TYPE	FIRE RATING	HARDWARE SET NO.	COMMENTS
	WIDTH	HEIGHT	THICKNESS					
LEVEL 1								
101	3' - 0"	6' - 8"	1 3/8"	A1				
102	3' - 0"	6' - 8"	1 3/8"	A1				
103	2' - 6"	6' - 8"	1 3/8"	A1				



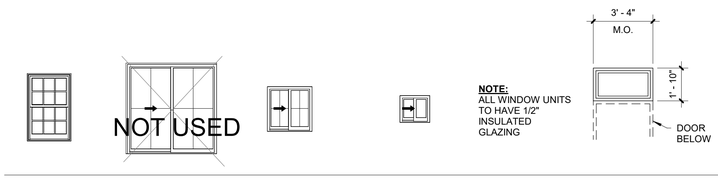
A1

WOOD STILE-AND-RAIL (PRE-HUNG DOOR/FRAME)
INTERIOR PRIMED, EXTERIOR PAINTED

DOOR TYPES
1/4" = 1'-0"

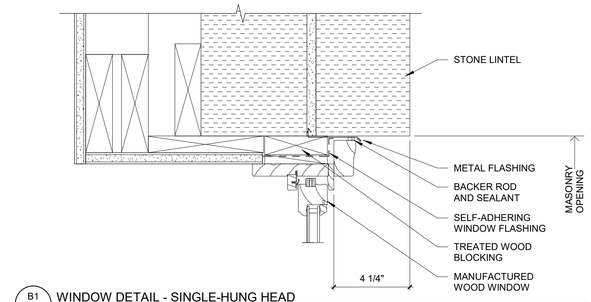
DOOR/WINDOW NOTES:
1. WOOD DOORS AND FRAMES TO BE PRIMED. BACK PRIME FRAMES AND APPLIED TRIM. EXTERIOR TO BE PAINTED.
2. ALL OPENINGS WITH NEW WINDOWS SHALL BE FIELD VERIFIED AND NOTED ANY DISCREPANCIES OF SIZES TO ARCHITECT OF RECORD.

WINDOW SCHEDULE					
Mark	Type Mark	Width	Height	Frame	Comments
LEVEL 1					
01	A	2' - 8"	4' - 10"		
02	A	2' - 8"	4' - 10"		
03	B	2' - 6"	5' - 0"		
04	B	2' - 6"	5' - 0"		
05	A	2' - 4"	3' - 8"		CENTERED IN (E) OPENING, INFILL TO MATCH
06	A	2' - 4"	3' - 8"		CENTERED IN (E) OPENING, INFILL TO MATCH
07	A	2' - 6"	3' - 0"		
08	A	2' - 6"	3' - 0"		
09	D	1' - 8"	1' - 6"		
10	A	2' - 4"	3' - 8"		
LEVEL 2					
21	C	2' - 6"	2' - 6"		
22	C	2' - 6"	2' - 6"		
23	C	2' - 6"	2' - 6"		
24	A	2' - 4"	3' - 8"		
25	A	2' - 4"	3' - 8"		

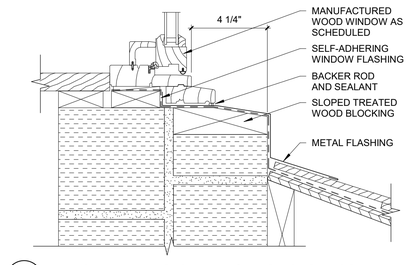


WINDOW TYPES
1/4" = 1'-0"

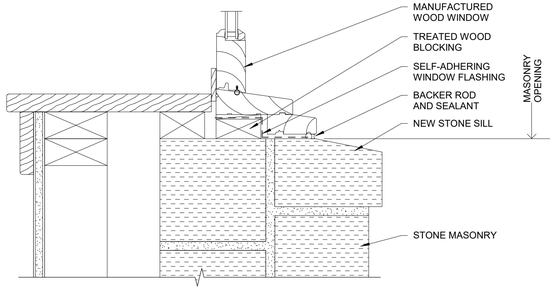
WINDOW NOTES:
1. BASIS OF DESIGN: MARVIN SIGNATURE ULTIMATE WOOD COLLECTION, FACTORY PRIMED, EXTERIOR TO BE PAINTED.
2. ALL GLAZING TO BE LOW-E INSULATING GLASS.



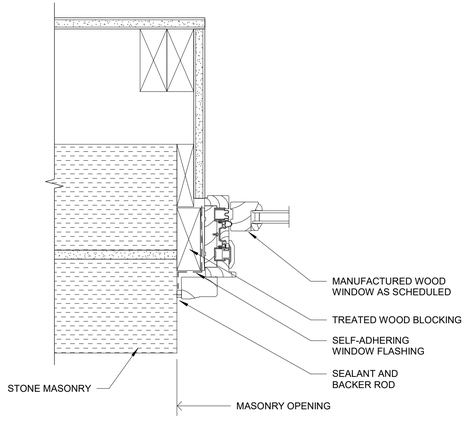
B1 AE601 WINDOW DETAIL - SINGLE-HUNG HEAD
3" = 1'-0"



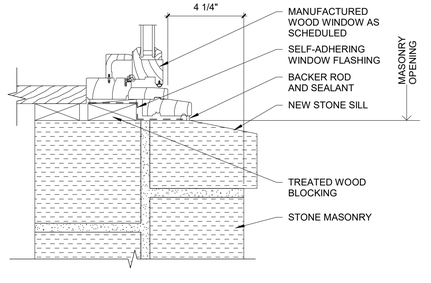
B3 AE601 WINDOW DETAIL - CASEMENT SILL @ PORCH ROOF
3" = 1'-0"



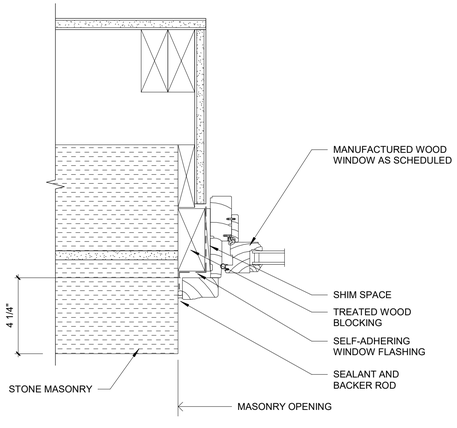
A1 AE601 WINDOW DETAIL - SINGLE-HUNG SILL
3" = 1'-0"



A2 AE601 WINDOW DETAIL - SINGLE-HUNG JAMB
3" = 1'-0"



A3 AE601 WINDOW DETAIL - CASEMENT SILL
3" = 1'-0"



A4 AE601 WINDOW DETAIL - CASEMENT JAMB
3" = 1'-0"

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CHECKED BY:	Checker

DOOR TYPES, DOOR SCHEDULE, & WINDOW SCHEDULE

AE601

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STRUCTURAL DESIGN CRITERIA

Risk Category:	II
Roof:	
Dead Load:	DL = 12 PSF
Ground Snow Load:	Pg = 44 PSF
Flat Roof Snow Load:	Pf = 37 PSF
Snow Exposure Factor:	Ce = 1.0
Snow Importance Factor:	I = 1.0
Thermal Factor:	Ct = 1.2
Rain Intensity:	i = 1.70 In/hr (9 PSF)
Wind Load:	
Basic Wind Speed:	V = 102 MPH (3 Sec Gust)
Importance Factor:	I = 1.0
Wind Exposure:	"C"
Seismic:	
Procedure:	Equivalent Lateral Force
Site Class:	D
Importance Factor:	I = 1.0
Seismic Design Category:	D
Spectral Response Accelerations:	Ss = 0.947 S1 = 0.341
Spectral Response Coef:	SDS = 0.757 SD1 = N/A

Basic Seismic-Force-Resisting System:
Timber Frame Cantilevered Column
R=1.5, Omega=1.5, Cd=1.5, Cs=0.505
Seismic Base Shear = 2.1 KIPS (LOW ROOF ONLY)

Soils:
Net Allowable Soil Pressure = 1500 PSF (assumed and to be field verified by a licensed geotechnical engineer).

GENERAL

1. All details, sections, and notes shown on the drawings are intended to be typical and shall apply to similar situations elsewhere unless noted or shown otherwise. Notes and details on drawings shall take precedence over these General Notes. General Notes shall take precedence over the Specifications.
2. Refer to the Specifications for information not covered by these General Notes or the Structural Drawings.
3. See the Architectural Drawings for dimensions, doors, windows, non-bearing interior and exterior walls, elevations, slopes, stairs, curbs, drains, recesses, depressions, railings, waterproofing, finishes, chamfers, kerfs, etc.
4. All design, construction, and inspection shall be in conformance with the 2018 International Building Code.
5. The Contractor shall verify all dimensions and conditions at the site.
6. All omissions or conflicts between the various elements of the working drawings and/or Specifications shall be brought to the attention of the Architect and/or Structural Engineer before proceeding with any work involved.
7. The Structural Drawings shall be used in conjunction with the entire set of Construction Drawings. This means that detailing and shop drawing production for structural elements will require information that is contained on the Architectural and/or other consultants' drawings. The Structural Drawings may not show all dimensions, slopes, elevations, depressions, mechanical housekeeping pads, etc. The Contractor shall verify all dimensions that are shown on the Structural Drawings with the Architectural and/or other consultants' drawings. Any discrepancies shall be brought to the attention of the Architect and/or Structural Engineer before proceeding with any work involved.
8. Drawings indicate the finished product. They do not indicate a method of construction. Contractor shall take all precautions necessary to protect the structure during construction. Such precautions shall include, but not be limited to, bracing, shoring for construction equipment, etc.
9. The Contractor shall be responsible for compensating the Owner for any changes made as a result of a deviation from the Contract Documents, deviation from the Specifications, faulty materials, or faulty workmanship.
10. Options are for the Contractor's convenience. The Contractor shall be responsible for coordinating all required design changes. Cost associated with any design work initiated by the option shall be borne by the Contractor.
11. Contractor shall be responsible for safety and protection within and adjacent to the job site.
12. Temporary shoring and bracing shall be provided wherever necessary to support all loads to which the structure may be subjected including wind and soil loads. Such bracing shall be left in place as long as may be required for safety or until all structural elements are complete.
13. During and after construction the Contractor and/or Owner shall keep loads on the structure within the limits of the design loads.
14. The General Contractor shall have Shop Drawings reviewed by the Architect prior to the fabrication or erection for the following items: Concrete Mix Design, Reinforcing Steel.
15. Observation visits to the job site by field representatives of Calder Richards Consulting Engineers shall neither be construed as inspection nor approval of construction.
16. Sizes, locations, and anchorages of equipment shall be verified in the field with equipment manufacturers (suppliers) prior to placing concrete or fabricating steel.
17. Thermal or moisture protection, furnishings, doors, windows, equipment, mechanical, electrical, finishes, siding, paneling, and veneers are not part of the responsibility of the Structural Engineer.

QUALITY ASSURANCE PLAN

1. Special Inspection shall be provided by the Owner according to IBC Chapter 17 for the items identified in this section and on the Contract Documents. See Structural Special Inspection Schedule below for additional information on Steel, Concrete, Masonry, and Soils Special Inspection requirements.
2. The names and credentials of Special Inspectors to be used shall be submitted to the Building Department when applying for a Building Permit.
3. Special Inspection Reports shall be delivered to the Engineer of Record, Architect, and Owner (as requested) bi-weekly or more frequently as required by the Inspector or Building Official.
4. Off-Site Fabrication: Where fabrication of structural load-bearing members and assemblies are being performed on the premises of a fabricator's shop, special inspection of the fabricated items shall be in accordance with IBC Section 1704.2.5 unless the fabricator is approved according to IBC Section 1704.2.5.1.
5. Wood: Wood elements of the Seismic-Force-Resisting System in accordance with Sections 1705.5 and 1705.12.2.
6. Soils: Special Inspection shall be provided for placement of fill in accordance with Section 1705.6 and Table 1705.6.
7. Epoxy Anchors: Prior to and during epoxy injection to ensure proper installation as per manufacturer's requirements. Contractor shall submit proposed Epoxy Manufacturer's ICC-ES Report to Structural Engineer prior to installation.
8. No Special Inspection of concrete footings and foundations is required since the design meets exception criteria of IBC Section 1705.3.
9. No Special Inspection of concrete reinforcing steel is required since the concrete itself requires no Special Inspection. See IBC Section 1705.3.

QUALITY ASSURANCE - CONTRACTOR RESPONSIBILITY

Each Contractor responsible for the construction of a Wind or Seismic-Force-Resisting System, Designated Seismic System, or Wind or Seismic Resisting Component listed in the quality assurance plan shall submit a written Contractor's Statement of Responsibility to the Building Official and to the Owner prior to the commencement of work on the system or component. The Contractor's Statement of Reponsibility shall contain the following:

1. Acknowledgment of awareness of the special requirements contained in the Quality Assurance Plan.
2. Acknowledgment that control will be exercised to obtain conformance with the Construction Documents approved by the Building Official.
3. Procedures for exercising control within the Contractor's organization, the method and frequency of reporting, and the distribution of reports.
4. Identification and qualifications of the person(s) exercising such control and the position(s) in the organization.

FOOTINGS

1. All footings shall bear on original undisturbed earth or on engineered fill down to undisturbed earth compacted to 95% of maximum relative density based on ASTM D1557. Such fill shall be placed in layers not to exceed 6" in depth after compaction and shall extend down to in-situ granular soils.
2. Footing elevations shown on plan are top of footings and are minimum depth. Different or unusual conditions shall be reported to the Architect and/or Engineer.
3. Exterior wall footings shall bear at a minimum depth of 2'-6" below finished exterior grade.
4. NO footings shall be placed in water or on frozen ground.
5. DO NOT back fill behind foundation walls until top and bottom slabs have been poured and attained their design strengths.
6. Back fill both sides of foundation walls at same time to prevent overturning.
7. Wall footings, where not shown otherwise, shall be 12" thick with an 8" spread each side of wall and provided with (1) #5 x continuous at bottom for each 8" of footing width.
8. Where a pipe passes through an interior or exterior foundation wall, step the footing down to pass below pipe and then step back up to indicated elevation. Provide pipe sleeve through foundation wall.
9. All footing excavations shall be examined by a Geotechnical Engineer for verification of adequate bearing conditions before placing concrete.

REINFORCING STEEL

1. All reinforcement shall be detailed and placed in accordance with ACI Detailing Manual 315R-18 and ACI Standard 318-14.
2. Reinforcing steel shall be ASTM A615 Grade 60.
3. Welded wire fabric shall conform to ASTM A185. Lap one mesh tie.
4. All reinforcement shall be securely tied and held in place.
5. Provide accessories recommended by the CRSI necessary to properly support reinforcing at positions shown on plans.
6. Reinforcing bars that are to be welded, including Deformed Bar Anchors (DBA) shall comply with ASTM A706 or another weldable grade and shall be welded in accordance with the AWS recommendations.
7. All continuous reinforcement shall terminate with a 90 degree turn or a separate corner bar. All splices shall have a minimum lap or embedment per Reinforcing Schedule.
8. Where the length of a bar is given and it is to be hooked, the hook shall be in addition to the length given, unless shown otherwise.
9. Cover to main reinforcement from adjacent surfaces shall be as follows unless shown otherwise:
   A. Cast against and permanently in contact with ground ..... 3"
   B. Exposed to weather or in contact with ground (#6 and larger) .....2"
   C. Exposed to weather or in contact with ground (#5 and smaller) ..... 1-1/2"
   D. Not exposed to weather or in contact with ground (slabs, joists, and walls #11 and smaller) ..... 3/4"
   E. Not exposed to weather or in contact with ground (beams, columns, pedestals and tension ties)..... 1-1/2"
   F. Interior beams and columns ..... 1-1/2"
   G. In all cases minimum cover shall not be less than the diameter of adjacent bars.
10. Prior to fabrication and placement, Shop Drawings for all reinforcing steel shall be reviewed by the Structural Engineer.

CONCRETE

1. Concrete shall attain the following minimum compressive strengths at 28 days:
   Foundaton ..... 3500 PSI
   Exterior Flat Work ..... 5000 PSI
2. The various concrete items are assigned to the following Exposure Categories and Classes per Section 19.3 of ACI 318-14:
   Foundation..... F1, S0, W0, C1
   Exterior Flat Work F3, S0, W0, C2

   See Table 19.3.1.1 of ACI 318-14 for explanations of Categories and Classes listed above.
3. A Statement of Mix Design for all concrete shall be submitted to and reviewed by the Structural Engineer prior to commencing work. All mix designs shall incorporate requirements and restrictions found in Section 19.3 & Tables 19.3.1.1, 19.3.2.1, and 19.3.3.1 of ACI 318-14. If two or more requirements are in conflict, the more restrictive requirement shall be followed.
4. All concrete work shall be placed, cured, stripped, and protected as directed by the specifications and ACI Standards and Practices.
5. Before concrete is poured, check with all trades to ensure proper placement of all openings, sleeves, curbs, conduits, bolts, inserts, etc, relative to work. NO aluminum conduit nor product containing aluminum nor any other material injurious to concrete shall be embedded in concrete.
6. All slabs on grade shall be placed in alternate panels with a maximum width of 90 times the slab thickness in any direction. Construction joints shall not exceed 125'-0" OC in any direction; refer to typical details on drawings. Unless otherwise noted, slabs on grade shall be 4" thick and shall be reinforced with 6x6-W1.4xW1.4 welded wire fabric, centered in slab.
7. Provide a #3 nosing bar in all stair treads.
8. Where exterior slabs on grade abut walls or columns, provide 3/8" pre-formed expansion joint with sealant.
9. Admixtures:
   A. Air-entraining admixtures (when used), shall comply with ASTM C260.
   B. Calcium chloride shall not be added to concrete mix.

WOOD FRAMING

1. Refer to Structural Drawings and Specifications for details, additional notes and schedules pertaining to plywood roof, floor, and shear wall diaphragms.
2. Structural framing lumber shall be clearly marked and meet the following minimum grades as defined by the 2018 Edition of the National Design Specification for Wood Construction:
   A. 2" to 4" thick, 5" and wider: Douglas Fir-Larch Grade No.2
   B. Bearing Wall Studs: Douglas Fir-Larch
      Up to 8' length: Stud Grade or better
      Over 8' length: No. 2 or better
   C. Posts and Timbers: Douglas Fir-Larch Grade No. 1
   D. Sill Plates in contact with concrete or Stone: Foundation Grade Redwood OR Pressure Treated Douglas Fir-Larch (South) Grade No. 1
3. All roof and floor joists shall be supported laterally at the ends and at each support by solid blocking 2" thick and the full depth of the joist, except where the end of the joist is attached to a header or bond beam with metal anchors or hangers. Provide approved bridging at a maximum of 8'-0" OC between supports.
4. Built-up beams of 2x members shall be spiked together with 16d spikes at 12" OC, staggered. Use (2) 20d common nails at all supports.
5. All nails specified on details or scheduled shall be common nails unless noted otherwise.
6. Holes for nails, where necessary to prevent splitting, shall be bored of a diameter smaller than that of the nails.
7. All joists and beam hangers, framing anchors, strap ties, and other metal fasteners for wood framing shall be Simpson brand (or equivalent).
8. Unless noted otherwise, anchor all trusses, rafters and joists to supports with galvanized framing anchors.
9. Unless noted otherwise, provide 2x continuous blocking between main members at all ridges, hips and valleys.
10. Substitutions of structural wood framing members from those shown on the structural drawings will not be accepted without prior written approval from the Structural Engineer.
11. All fasteners and connectors that will be in contact with preservative-treated and fire-retardant-treated wood shall adhere to the requirements in Section 2304.10.5 of the 2018 IBC.
12. Provide wood framing connections per fastening schedule in table 2304.10.1 in IBC unless noted otherwise in drawings.

MANUFACTURED TIMBER PRODUCTS

Glue-Laminated Beams (GLB):
Unless noted otherwise, all glue-laminated beams shall be of Douglas Fir (North) and have the following properties:

Min Allowable Bending Stress	Fb = 2400 PSI
Min Allowable Shear Stress	Fv = 265 PSI
Modulus of Elasticity	E = 1,800,000 PSI

Unless noted otherwise on the drawings, all glue-laminated beams shall have a positive camber of an 1800' radius.

Exposed glue-laminated beams shall be of Architectural Grade.

Laminated Veneer Lumber (LVL):
Unless noted otherwise, LVL beams shall have the following properties:

Min Allowable Bending Stress	Fb = 2600 PSI
Min Allowable Shear Stress	Fv = 285 PSI
Modulus of Elasticity	E = 2,000,000 PSI

Parallel Strand Lumber (PSL):
Unless noted otherwise, PSL members shall have the following properties:

Min Allowable Bending Stress	Fb = 2900 PSI
Min Allowable Shear Stress	Fv = 290 PSI
Modulus of Elasticity	E = 2,000,000 PSI
Compression parallel to grain	Fc = 2900 PSI
Compression perpendicular to grain and parallel to wide face of strands	Fc = 750 PSI

Laminated Strand Lumber (LSL):
Unless noted otherwise, LSL members shall have the following properties:

Min Allowable Bending Stress	Fb = 2325 PSI
Min Allowable Shear Stress	Fv = 310 PSI
Modulus of Elasticity	E = 1,550,000 PSI
Compression parallel to grain	Fc = 2170 PSI
Compression perpendicular to grain and parallel to wide face of strands	Fc = 900 PSI

DRILL & EPOXY ANCHORS

1. Use HILTI HIT-HY 270 adhesive system or approved equivalent for all unreinforced masonry walls, including multi-wythe stone walls.
2. Anchor rods shall be ASTM F1554 GR 36 (unless noted otherwise in drawings) with diameter indicated, threaded and galvanized.
3. Provide screen tubes for ungrouted masonry units or unreinforced masonry walls.
4. Anchor capacity is dependent upon spacing between adjacent anchors and proximity of anchors to edge of concrete. Install anchors in accordance with spacing and edge clearances indicated on the drawings.
5. Substitution requests for alternate products must be approved in writing by the Structural Engineer prior to use. The contractor shall provide calculations demonstrating the substituted product is capable of achieving the performance values of the specified product. Substitutions will be evaluated by their having an ICC-ES report showing compliance with the relevant building code for seismic uses, load resistance, installation category, and availability of comprehensive installation instructions.
6. The contractor shall arrange for an anchor manufacturer's representative to provide onsite installation training for all of their anchoring products specified. The contractor shall provide the engineer with documentation showing their personnel have received training prior to commencement of work.
7. Ten percent of all anchors placed shall be randomly tested to 100% of manufacturer's specified allowable load. If any anchor fails it shall be replaced and retested at no additional cost to the owner. If an anchor fails, 100% of all other anchors installed by that same crew shall be tested at no additional cost to the owner.

Special Inspection - Soils (IBC 1705.6)

Item	C/P ◄(A)
INSPECTION OF SOILS (IBC TABLE 1705.6)	
Verify materials below shallow foundations are adequate to achieve the design bearing capacity	P
Verify excavations are extended to proper depth and have reached proper material	P
Perform classification and testing of compacted fill materials	P
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	C
Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly	P
TABLE NOTES:	
► (A) Continuous or periodic (C/P) refers to the frequency of inspection, which may be continuous during the task listed or periodically during the listed task, as defined in the table.	

TERMS AND ABBREVIATIONS

ABBRV	TERM
(#)	Numerical quantities when enclosed in parentheses
A/E	Architect / Engineer
AB	Anchor Bolt
ABV	Above
ADDM	Addendum
AFF	Above Finished Floor
ALUM	Aluminum
APPROX	Approximately
ARCH	Architect (Architectural)*
ASTM	American Society for Testing and Materials
B PL	Base Plate
B/B	Back to Back
BLKG	Blocking
BLW	Below
BM	Beam
BOS	Bottom of Steel
BOT	Bottom
BRG	Bearing
BTWN	Between
C TO C	Center to Center
CD	Contract Documents
CIP	Cast-In-Place
CJ	Construction Joint (Control Joint)*
CL	Centerline
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN	Connection
CONT	Continuous (Continue)*
CONTR	Contractor
COORD	Coordinate
CTR	Center
D	Depth
d	Pennyweight Nail
DB	Deck Bearing
DBA	Deformed Bar Anchor
DBL	Double
DFS	Douglas Fir - South
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DL	Dead Load
DTL	Detail
DWG	Drawing
(E)	Existing
E	Modulus of Elasticity
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEV	Elevator
ENGR	Engineer
EQ	Equal
EQL SP	Equally Spaced (Equal Spaces)*
EQUIP	Equipment
EQUIV	Equivalent
EST	Estimate
ETC	And so forth
EW	Each Way
EXCL	Exclude
EXP	Expansion
EXT	Exterior
(F)	Future
FDTN	Foundation
FFE	Finished Floor Elevation
FIN	Finish (Finished)*
FLR	Floor
FRMG	Framing
FSE	Finshed Slab Elevation
FTG	Footing
FV	Field Verify
GA	Gage / Gauge
GALV	Galvanized
GLB	Glued Laminated Wood Beam
HGR	Hanger
HORIZ	Horizontal (Horizontally)*
HSA	Headed Stud Anchor
HSS	Hollow Structural Section
I	Moment of Inertia
ID	Inside Diameter
INT	Interior

TERMS AND ABBREVIATIONS

ABBRV	TERM
JST	Joist
KIP (K)	Thousand Pounds
KIP FT	Thousand Foot/Pounds
KLF	KIPs per Lineal Foot
LB	Pound
LHS	Left Hand Shoe
LL	Live Load
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LONG	Longitudinal
LSL	Laminated Strand Lumber
LTWT	Lightweight
LVL	Laminated Veneer Lumber
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
N/A	Not Applicable
NTS	Not to Scale
OC	On Center
OD	Outside Diameter
OPNG	Opening
OPP	Opposite
OPT	Optional
OSB	Oriented Strand Board
P/T	Pressure Treated
PERP	Perpendicular
PLF	Pounds per Lineal Foot
PSL	Parallel Strand Lumber
PT	Post Tensioned
QA	Quality Assurance
QC	Quality Control
(RE)	Remove Existing
REINF	Reinforce (Reinforced, Reinforcing)*
REQD	Required
RFI	Request for Information
RS	Rough Sawn
RTU	Roof Top Unit
SCHED	Schedule
SECT	Section
SF	Square Foot (Feet)*
SGL	Single
SHTHG	Sheathing
SIM	Similar
SL	Snow Load
SOG	Slab on Grade
SPCL	Special
SPEC	Specification
SQ	Square
STD	Standard
STIF	Stiffener
STRUCT	Structure (Structural)*
SYMM	Symmetrical
T&B	Top & Bottom
T&G	Tongue and Groove
THRU	Through
TO FDTN	Top of Foundation
TOB	Top of Beam
TOC	Top of Concrete
TOF	Top of Footing
TOJ	Top of Joist
TOM	Top of Masonry
TOP	Top of Parapet
TOS	Top of Steel
TOW	Top of Wall
TWS	Threaded Welded Stud
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical (Vertically)*
W/	With
W/O	Without
WL	Wind Load
WLD	Weld (Welded)*
WWF	Welded Wire Fabric
X	Extra Strong
XS	Double Extra Strong

NOTES

1. * CONTEXT INDICATES WHICH ABBREVIATION TERM IS IMPLIED. CONTACT ENGINEER IF MEANING IS NOT OBVIOUS.
2. NOT ALL ABBREVIATIONS ARE USED.
3. MANY ABBREVIATIONS MAY BE MADE PLURAL BY ADDING AN S SUFFIX.
4. FOR ABBREVIATIONS NOT LISTED, REFER TO US NATIONAL CAD STANDARD, VERSION 3.1, TERMS AND ABBREVIATIONS SECTION, OR CONTACT ENGINEER.

A5 TERMS & ABBREVIATIONS
NO SCALE

REVIEW SET 11.12.2025

1717_01

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HERRIMAN CITY DANSIE HOME REHABILITATION

6824 WEST HERRIMAN HWY,
UTAH 84096

STAMP

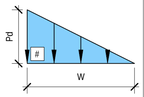
PROFESSIONAL STRUCTURAL ENGINEER
9-30-2025
HENNING T. UNGERMAN
8780171 3
STATE OF UTAH

ISSUE	DATE:
100% CD DRAFT	11/11/2025
PROJECT NUMBER:	22-026
DRAWN BY:	TS
CHECKED BY:	HU

STRUCTURAL GENERAL NOTES

S001

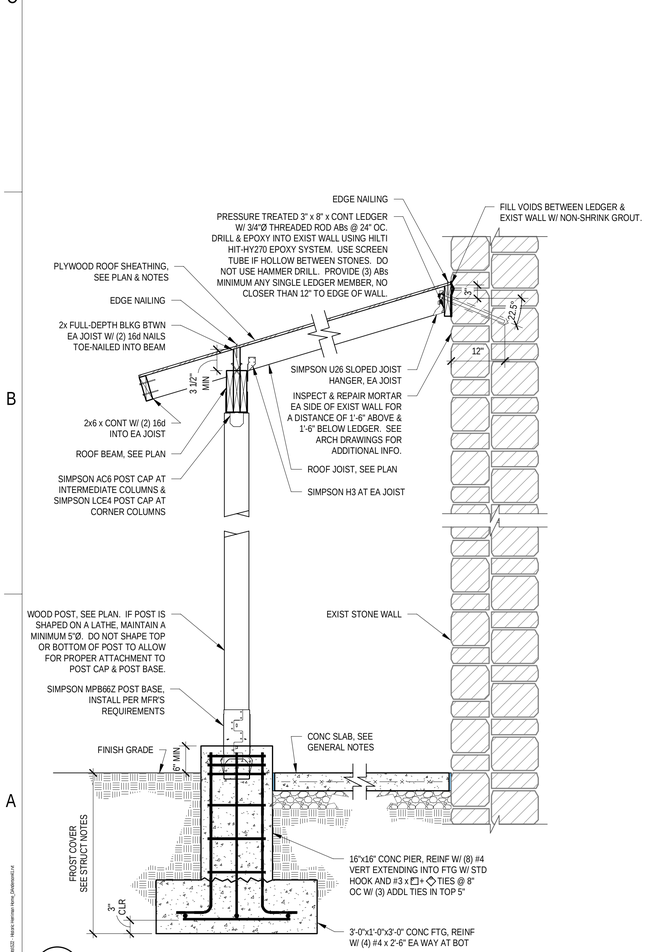
SNOW DRIFT			
Mark	Pd - (PSF)	W - (Feet)	Notes
1	26	6' - 0"	-



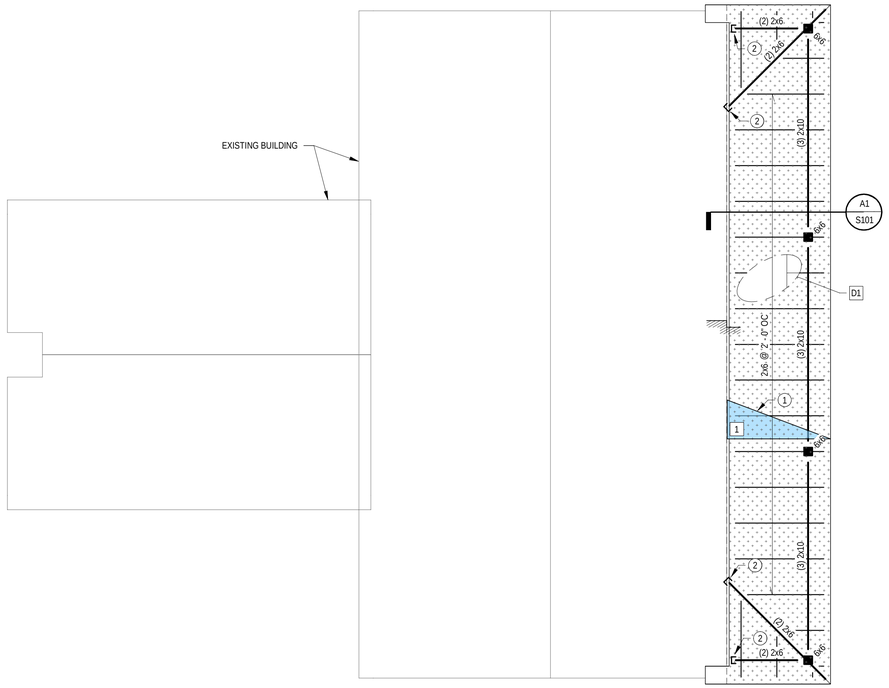
NOTES
1. ALL DRIFT LOADS TO RUN FULL LENGTH ALONG A WALL LINE, UNO.
2. DRIFT LOADS ON JOISTS THAT OCCUR 90° TO EACH OTHER SHALL BE APPLIED CONCURRENTLY EXCEPT THE TWO LOADS NEED NOT BE SUPERIMPOSED (REFER TO FIGURE 7.7-3 OF ASCE 7-16).
3. DRIFT LOAD IS IN ADDITION TO BASE REQUIRED SNOW LOAD.
4. THE DRIFT LENGTH W SHALL BE THE LESSER OF THAT SHOWN IN THE SCHEDULE AND THE ACTUAL LENGTH OF THE ROOF. IN EITHER CASE, THE MAGNITUDE SHALL TAPER TO 0 PSF AT THE END OF THE DRIFT LENGTH.

D5 -
NO SCALE

1777_01



A1 -
3/4" = 1'-0"



ROOF FRAMING PLAN
1/4" = 1'-0"

PLAN NOTES - ROOF FRAMING

#	NUMBERED NOTES BELOW ARE KEYED ON PLAN.
D#	DENOTES DECK TYPES KEYED ON PLAN.
*	SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, TYPICAL.
**	NOT ALL NOTES MAY APPLY TO AREA SHOWN ON SHEET.
A	SEE STRUCTURAL NOTES ON SHEET S001 FOR ADDITIONAL INFORMATION.
B	PROVIDE SIMPSON H3 CLIPS AT ALL JOIST AND TRUSS EXTERIOR BEARING CONDITIONS, TYP. SEE DETAIL A1/S101 FOR ADDITIONAL INFORMATION.

PLAN NOTES - ROOF FRAMING

C	CONTRACTOR SHALL PROVIDE ADD-ALTERNATE BID TO IMPLEMENT THE OPTION 1 RECOMMENDATIONS OUTLINED IN THE NOVEMBER 21, 2022 REPORT FROM CRCE. THESE MEASURES ARE VOLUNTARY AND SHALL ONLY BE EXECUTED AS DIRECTED BY THE OWNER.
1	SNOW DRIFT LOAD DIAGRAM, SEE D5/S101 FOR ADDITIONAL INFO.
2	SIMPSON U26-2 HANGER.
D1	ROOF SHEATHING SHALL BE 1/2" APA RATED, STRUCT II, EXTERIOR, PANEL INDEX #32/16. NAIL WITH 10d COMMON @ 6" OC - PANEL EDGES AND PERIMETER "BLOCKED", AND 10d COMMON @ 12" OC - ELSEWHERE

ROOF FRMG PLAN LEGEND

CHANGE IN ELEVATION
WOOD SHEATHING W/ SPAN DIRECTION INDICATED
WOOD POST
SNOW DRIFT AREA
SNOW DRIFT DIAGRAM, SEE SCHEDULE D5/S101
GIRDER BEAM
JOIST

REVIEW SET 11.12.2025

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HERRIMAN CITY DANSIE HOME REHABILITATION

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STAMP

PROFESSIONAL STRUCTURAL ENGINEER
9-30-2025
HENNING T. UNGERMAN
#7801713
STATE OF UTAH

ISSUE	DATE:
100% CD	11/11/2025
PROJECT NUMBER:	22-026
DRAWN BY:	TS
CHECKED BY:	HU

ROOF FRAMING PLAN & DETAILS

S101



12. Louise Miller Home. Built with rock from the Rock Church in 1933.



13. Robert Dansie Home.



14. Dansie Family Monument.

Typical Rock Home Construction



Corner of a Rock Home showing how the two walls were constructed to form one

In the early years of Herriman, families lived in dugouts, log cabins, and rock homes. The dugouts were usually built into a hillside. The logs for cabins came from Butterfield Canyon, and the rock was from a quarry known as Shaggy Peak. Shaggy Peak is located in the mountains about three miles southwest of the cemetery. Clay mud, mixed with straw, was used to hold the rocks together after they were put in place. The walls were formed by two rows of stone placed ten to eighteen inches apart and earth and rock filled the space between. The outside joints were covered with a mixture made from a form of cement and sand. This mixture would eventually weather down and let moisture in. Few homes remain in their original state, but do stand in their original location. Stucco has been put over the rocks to help keep the weather out. Rocks saved from the old rock church were used to build other houses and monuments over the years. The log cabins at the cemetery are available for inside viewing, but no homes are available for tours.

Thank you for taking the time to drive on our tour. We hope you enjoy the peaceful feeling that remains in Herriman today!

G Brown Design Inc.
Site Design & Landscape Architecture

678 East Vine Street, Suite 10
Murray, UT 84107

Overall Project Budget
Project: **Historic Park - Herriman City**
Status: **Concept Re-Design**
Date: February 27, 2025
Prepared by: JKW, MGR

Concept Re-Design

Design Services

Design Services (6% of Construction Cost)		$	107,918
Update Survey		$	5,000
	Sub-Total	**$**	**113,000**

Construction Costs

Estimated Construction Cost		$	1,798,631

Permitting, Testing, Construction Contingency

Construction Testing	1%	$	17,900
RMP Fees & Permits		$	-
Construction Contingency	10%	$	180,000
	Sub-Total	**$**	**197,900**

Total Project Costs

Design Services		$	113,000
Construction Costs		$	1,798,631
Permitting, Testing, Construction Contingency		$	197,900
	Total Project Cost	**$**	**2,109,531**

G Brown Design Inc.
Site Design & Landscape Architecture

678 East Vine Street, Suite 10
Murray, UT 84107

Estimate of Probable Cost - (not for bidding purposes)
Project: Historic Park - Herriman City
Status: Concept Re-Design
Date: November 18, 2025
Prepared by: JKW & NK

Item/Remarks	Quantity	Unit	Unit Cost	Total
Site Preparation & Demolition				
Perimeter Construction Fencing-6ft. Tall chain link fence	1,776	LF	$ 9.00	$ 15,990
Site Clearing	153,409	SF	$ 0.40	$ 61,370
SWPPP - Silt Fence	1,536	LF	$ 3.00	$ 4,608
SWPPP - inlet protection	4	EA	$ 200.00	$ 800
SWPPP - Inspections & Maintenance	1	LS	$ 6,000.00	$ 6,000
Track Out Pad	1	LS	$ 3,000.00	$ 3,000
Curb Cut Existing Curb for Parking Entry	1	LS	$ 10,000.00	$ 10,000
Trees to be Removed	2	EA	$ 1,000.00	$ 2,000
Tree in Park Strip to be removed	1	EA	$ 500.00	$ 500
Shrubs in Park Strip to be removed	4	EA	$ 10.00	$ 40
Rock Mulch in Park Strip to be Removed	60	SF	$ 3.00	$ 180
Colored Stamped Concrete in Park Strip to be Removed	77	SF	$ 3.00	$ 231
Concrete Walkway to be Removed	985	SF	$ 5.00	$ 4,925
Mow Curb to be Removed	250	LF	$ 4.00	$ 1,000
Retaining Wall Section -Remove and Relocate	18	LF	$ 200.00	$ 3,600
Fence to be Removed	1,290	LF	$ 5.00	$ 6,450
Remove the existing Monument while preserving the plaque	1	LS	$ 1,000.00	$ 1,000
Garbage & Misc Haul Off	1	LS	$ 6,000.00	$ 6,000
			Subtotal	**$ 127,694**
Earthwork				
Mass Earthwork	1	LS	$ 75,000.00	$ 75,000
			Subtotal	**$ 75,000**
Utilities				
None	0	LS	$ -	$ -
			Subtotal	**$ -**
Surfacing				
4" thick Asphalt over 8" Road Base (Pedestrian Trail)	10,842	SF	$ 4.00	$ 43,400
Concrete ADA Parking 6" thick over 6" Roadbase	300	SF	$ 12.00	$ 3,600
Stone Dust with Binder	9,317	SF	$ 8.00	$ 74,600
Roto Mill Asphalt	4,014	SF	$ 2.50	$ 10,100
Car Tire Parking Markers	6	EA	$ 200.00	$ 1,200
Parking Striping	201	LF	$ 1.00	$ 201
12" mow curb	1,615	LF	$ 28.00	$ 45,300
Steel Edging	572	LF	$ 20.00	$ 11,440
			Subtotal	**$ 189,841**
Site Improvements				
Cut Boulder Seating	20	EA	$ 200.00	$ 4,000
Split Rail Fence	168	LF	$ 50.00	$ 8,400
Picket Fence (front of house)	100	LF	$ 50.00	$ 5,000
Parking ADA Signage	1	EA	$ 800.00	$ 800
Stabilization & Repairing of Historic Cabins (Exterior Only)	2	EA	$ 50,000.00	$ 100,000
Stabilization & Repairing of Historic Cabins (Exterior & Interior)	1	EA	$ 75,000.00	$ 75,000
Historic Monument (Relocate and Repair)	1	LS	$ 15,000.00	$ 15,000
Existing Silo (Relocate and Repair)	1	LS	$ 25,000.00	$ 25,000
			Subtotal	**$ 233,200**
Lawns and Planting				
2" Cal. Deciduous Tree	160	EA	$ 550.00	$ 88,000
8' Evergreen Tree	32	EA	$ 700.00	$ 22,400
Shrub Massing Planting	1433	EA	$ 50.00	$ 71,650
Planting In Gravel Mulch	920	EA	$ 50.00	$ 46,000
Bark Mulch (Shrub Massing Areas)	22,500	SF	$ 1.25	$ 28,200
Rock Mulch with Weed Barrier (Planting in Gravel Mulch)	23,100	SF	$ 2.00	$ 46,200
Turf Sod	17,437	SF	$ 1.00	$ 17,440
Native Sod	45,850	SF	$ 1.50	$ 68,780
Fine Grading and Soil Prep	108,887	SF	$ 0.15	$ 16,340
Import Topsoil - Shrub Areas (12" Depth)	1,690	CY	$ 55.00	$ 92,950
Import Topsoil - Turf & BioNative Areas (4" Depth)	781	CY	$ 55.00	$ 42,960
			Subtotal	**$ 540,920**
Irrigation				
Irrigation Lawn & Native Sod Areas	63,287	SF	$ 1.50	$ 95,000
Irrigation Planting Beds	45,600	SF	$ 2.50	$ 114,000
Dual water source Irrigation POC (Back Flow Filter, Master Valve, Flow Sensor, swing connection)	1	LS	$ 25,000.00	$ 25,000
Controller	1	LS	$ 15,000.00	$ 15,000
			Subtotal	**$ 249,000**

Summary

Site Preparation & Demolition	$ 127,694
Earthwork	$ 75,000
Utilities	$ -
Surfacing	$ 189,841
Site Improvements	$ 233,200
Lawns and Plantings	$ 540,920
Irrigation	$ 249,000
Subtotal	**$ 1,415,655**
Undefined Elements Contingency - 10%	**$ 141,600**
Subtotal	**$ 1,557,255**
Mobilization/General Conditions - 8%	**$ 124,581**
Bonding - 1.5%	**$ 23,359**
Profit & Overhead - 6%	**$ 93,436**
TOTAL	**$ 1,798,631**

HERRIMAN CITY

STAFF REPORT

DATE: 08/26/2026

TO: The Honorable Mayor and City Council

FROM: Justun Edwards, Public Works Director | Trevor Ram, Assistant to the City Manager

SUBJECT: Discussion on Secondary Water Infrastructure Planning

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RECOMMENDATION:

N/A Presentation only

ISSUE BEFORE COUNCIL:

How do pressures from increasing capital costs impact the Council's future strategic decision making regarding secondary water impact future infrastructure planning?

ALIGNMENT WITH STRATEGIC PLAN:

- LV 1 – Level of Service
- LV 6 – Consistent, safe, and reliable utility services
- LV 7 – Ensure fiscal sustainability within all City functions
    - LV 7.1 – Capital Improvement Plan
        - LV 7.1.1 - Master plans and impact fee analyses updates
        - LV 7.1.2 - Rate Studies
    - LV 7.2 - Ongoing Operating Costs
- EV 7 – Water Conservation

BACKGROUND/SUMMARY:

In 2004, the City Council adopted an ordinance requiring the installation of pressurized irrigation in all new developments within water pressure zones 1-4. In 2009, Herriman City, in partnership with Riverton City, completed the construction of the Blackridge Reservoir which was the first step in supplying secondary irrigation water to Herriman customers. With the construction of the

Blackridge zone 4 pump station and transmission pipelines in 2011, secondary water was delivered to Herriman residents in the Rosecrest and Cove at Herriman Springs areas.

In 2012, a secondary phasing plan was developed to identify the needed improvements and estimated cost to install secondary water infrastructure throughout areas of the city that did not have secondary waterlines and connecting to areas with secondary dry pipes. These improvements were estimated to cost $61,000,000. The City Council determined that it was not financially feasible to pursue a citywide implementation but wanted to focus efforts on infrastructure that would supply water to areas with existing dry pipes while continuing to expand the secondary system in new development. Between 2012 and 2023, secondary water infrastructure was included in the water master plan, installed within new developments, and constructed by city projects as funding permitted.

In March 2023, the Olympia development petitioned the city to remove the requirement to install secondary water within their development. Staff presented information to the council that identified needed improvements, estimated costs, and an estimated timeline for when secondary water may be available to the Olympia area. Based on this information, the council approved an MDA amendment that removed the requirement for secondary water within the Olympia development. Following that decision, staff explored several options for the future of secondary water and the potential impacts of each on the existing culinary and secondary water systems and future water supplies. With this additional information, the council removed the requirement of developers to install secondary water infrastructure in new developments and directed staff to pursue supplying secondary water to only areas with existing dry pipes.

DISCUSSION:

October 2023: Secondary direction set

Below is a summary of the information presented to the council in October 2023.

Staff worked closely with Bowen Collins & Associates (water master plan consultant) to explore multiple options at a high level to identify potential impacts to existing and future infrastructure. (5) Five scenarios were identified to compare the capital infrastructure and financial impacts of each scenario.

The costs illustrated in the scenarios and tables, are representative of capital system improvements identified in the water master plan and do not reflect project-level distribution infrastructure cost within developments. Project-level distribution costs can vary based on the types (density, layout, open space, etc.) of development. Project-level distribution costs typically range from 40-60% of capital system costs.

Scenario Descriptions:

Scenario 1: Represents capital infrastructure and associated costs from the current Water Master Plan (following the 2012 decision) which includes, culinary and secondary water systems throughout the city including Olympia and Kennecott lands. ***The changes to Olympia and Kennecott have already been realized, so this scenario is shown only for reference.***

Scenario 2: Represents the elimination of Kennecott lands, secondary within Olympia, and some extensions of secondary to existing homes.

Scenario 3: Mirrors scenario 2 but also eliminates secondary within the Wasatch South Hills development. This scenario seemed relevant to area;tigate because although the Wasatch South Hills development covers a large area, it is a geographically difficult area to supply secondary water requiring a large amount of capital infrastructure.

Scenario 4 (Selected in 2023): Fills only existing secondary dry pipes and eliminates most expansion of the secondary system to new development.

Scenario 5: Removes secondary water for any new development and abandons existing dry pipes.

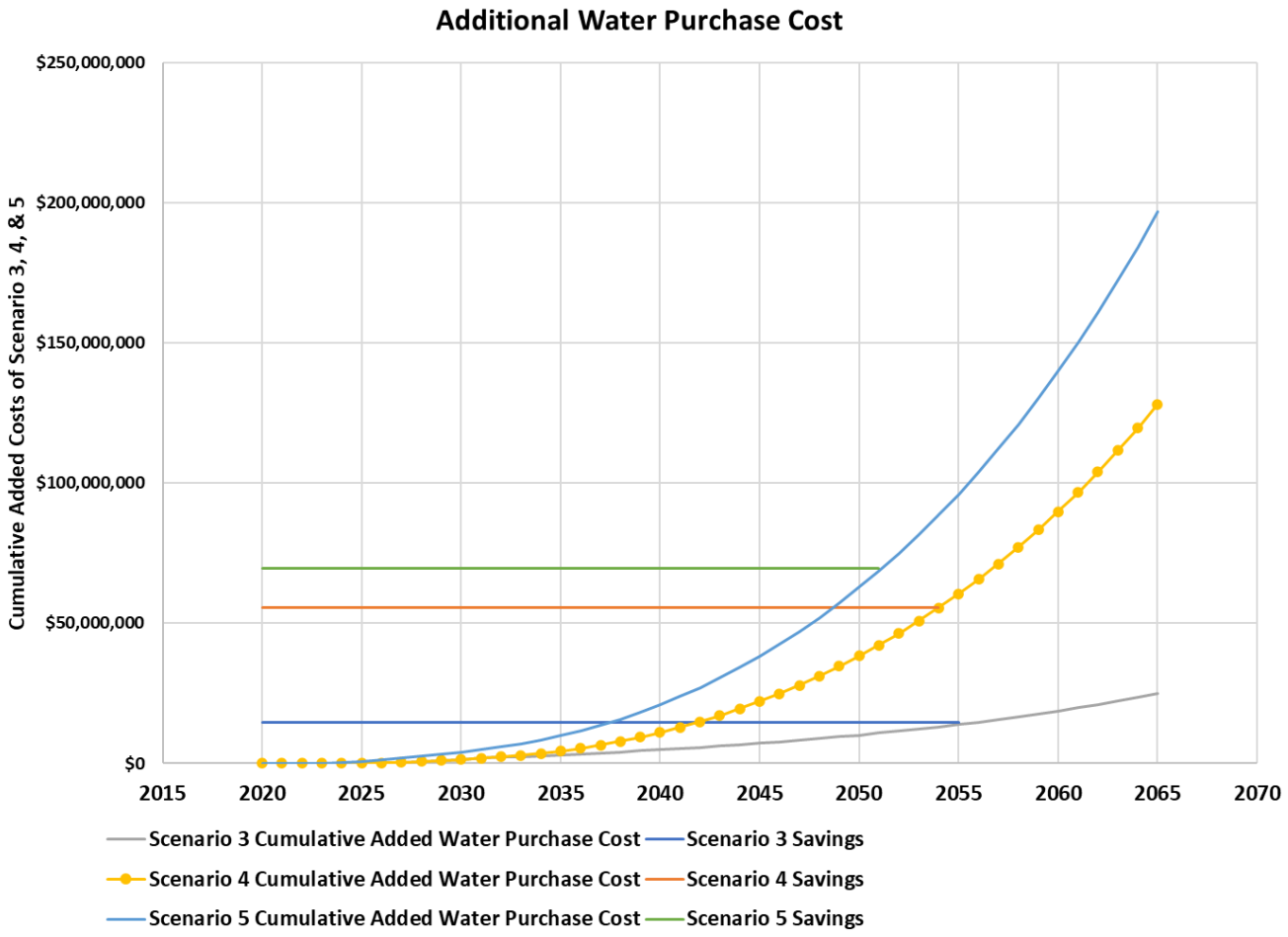
Table 1 illustrates the total capital infrastructure costs of each scenario. The "Water" column identifies the culinary water capital costs, and the "Secondary Water" column identifies the secondary water capital costs. As secondary water infrastructure is reduced in each scenario, it has a direct impact on the future buildout culinary water capital costs. The culinary water system has been planned, designed, and constructed with the anticipation that the secondary water system would supply the overall water demands of the city. As secondary infrastructure is reduced, those water demands will be supplied by the culinary system.

Table 1: Total Capital Infrastructure Costs

Name	Total Capital Infrastructure Cost (Build-out)		
	Water	Secondary Water	Total
Scenario 1	$78,444,927	$145,936,665	**$224,381,592**
Scenario 2	$76,223,327	$130,251,665	**$206,474,992**
Scenario 3	$78,027,327	$114,001,249	**$192,028,576**
Scenario 4	**$83,769,059**	**$67,080,000**	**$150,849,059**
Scenario 5	**$108,621,999**	**$28,371,280**	**$136,993,279**

Another important factor considered in this evaluation was water supply costs. Water supply costs per acre foot were identified for both culinary and secondary water and the net difference (~$500/acre foot-2023 costs) was then multiplied by the total annual acre feet of secondary water demand that would then be delivered through the culinary water system. Figure 1 shows the overall difference in water supply costs through buildout to illustrate the breakeven point between the more expensive culinary water and the cost savings from not installing secondary infrastructure.

Figure 1:



***It is important to note that capital replacement costs are not reflected in these estimates.**

Table 2 summarizes the pros and cons of the 5 scenarios presented to council in 2023:

Table 2: Pros and Cons

	Pros	Cons
Option 1 **(Scenario 2)**	1) This option maximizes secondary water service to residents.	1) Option with the largest capital cost to utility rate payers and developers.
Option 2 **(Scenario 3)**	1) This option will save ~$14 million on capital cost.	1) This option will limit secondary water service to some future residents 2) This option will mildly increase the city's dependance upon JVWCD as a water source

Option 3 **(Scenario 4)**	1) This option will save ~55 million on capital costs	1) This option will limit secondary water service to future residents 2) This option will increase the city's dependance upon JVWCD as a water source
Option 4 **(Scenario 5)**	1) This option reflects the most savings on capital costs (~$70 million)	1) This option will limit secondary water service to future residents 2) This option will increase the city's dependance upon JVWCD as a water source 3) This option will reduce the city's ability to fully utilize our water shares and rights

Key Points of the 2023 Analysis:

- As is shown in these comparisons, Scenarios 3 and 4 offer substantial savings in infrastructure costs by eliminating secondary infrastructure that is not offset by increased water purchase costs for at least 30 years.

- By eliminating the expansion of secondary water, the city will become more reliant on the Jordan Valley Water Conservancy District for future water supplies.

- The city's water portfolio of underground water rights and irrigation shares may not be fully utilized.

Ultimately, in October 2023, the council directed staff to pursue Scenario 4/Option 3. In the intervening three years, staff has followed this direction in its operational and strategic capital planning.

Secondary Water in 2026 and beyond

Staff have followed the council's 2023 direction for secondary water planning over the past three years. The following data points shed light on some results of that direction:

- **Potential Bond Amounts:** A significant number of water projects will need to be bond funded. Table 3 illustrates the share of bond projects involving secondary water:

Table 3: Share of Potential Water Bonds for Secondary Projects

	Bond #1	Bond #2	All Bond Projects
Total Projects	$28,565,845	$13,987,000	$47,038,120
Total Secondary	$11,919,000	$12,651,000	$28,079,700

Secondary Pct	42%	90%	60%

The secondary share is significant, particularly for what staff has identified as Bond #2. This bond would potentially include a secondary well and up to two secondary reservoirs.

- **Total Cost of Secondary Water – Now and Later**: The cost to operate the city's secondary water system was calculated for FY2027 and projections were made for FY2036. The costs included were 1) operating costs, 2) debt service, 3) a set-aside for system repair and replacement (not charged but reflective of the cost of R&R), and 4) cash-funded capital costs. To make comparisons across periods easier, projected connections for FY2036 and a total cost per 1,000 gallons were calculated. Table 4 summarizes these costs:

Table 4: Total Cost of Secondary Water – FY2027 and FY2036

Type of Cost	**FY2027**	**Projected FY2036**
Operational Costs (personnel, operating)	$573,170	$757,460
Allocated portion of debt service	$183,334	$2,323,000
System repair and replacement set aside (2% of system value)	$150,000	$880,000
New capital (annual average)	$0	$50,000
Total Cost	**$906,504**	**$4,010,460**
Connections	1,756	2,967
kgal Sold	417,089	704,663
Total kgal per connection	238	238
Total Cost per 1,000 gallons (kgal)	**$2.17**	**$5.69**

The increase in total cost to provide secondary water is important to consider in the context of potential culinary water rate increases. The $5.69 shown in Table 4 would fit toward the higher end—but still squarely within—the projected rates for culinary water with access to secondary water in 2036, as summarized in Table 5:

Table 5: Current and Projected Rates for Culinary Water

	Culinary W/ Access to Secondary (Zone 1-4)					
Year	**Tier 1 (0-5,000)**	**Tier 2 (5,001-10k)**	**Tier 3 (10,001-25k)**	**Tier 4 (25,001-45k)**	**Tier 5 (45,001-70k)**	**Tier 6 (>70,000)**
2026	$2.04	$2.16	$2.86	$3.69	$4.78	$6.36
2036	$3.03	$3.21	$4.25	$5.48	$7.10	$9.45

- **Secondary System Size and Potential Growth:** As the city's water system grows into the future, the share of secondary connections is projected to decrease. Currently,

secondary water connections account for 22% of the total connections in the system; by 2036, staff projects that this share will drop to around 16%. Additionally, today, about 68% of the city's secondary system is actively filled with water. While today's capital planning reflects those projects necessary to take the current system to 100% active, the timing of those projects makes projecting the "charged" percentage in 2036 difficult.

Items to Consider:

Taken together, the data points above indicate a growth in costs for both secondary and culinary water over the next ten years. A large driver of that cost growth is due to capital costs funded by bonds, resulting in debt service. Most of the debt service would be due to secondary water projects that directly serve an increasingly smaller segment of the city's water connections.

However, the knock-on effects of the council's current direction provide indirect benefits to Herriman's water system overall. Commitment to building out secondary infrastructure diversifies the city's water portfolio, hedging against the standalone risk of relying solely on JVWCD as a supplier. Capital costs—and therefore debt service and rates—are likewise reduced because significant culinary upsizing is avoided. While direct benefits to secondary customers may be narrowly distributed, the overall benefits of council's current direction are not insignificant.

ALTERNATIVES:

- Council may issue direction to staff on how to proceed with secondary water infrastructure planning.
- Council may request more information.
- Council may do both options outlined above.

FISCAL IMPACT:

Fiscal impact will be dependent on Council direction.

DATE: August 25, 2026

TO: The Honorable Mayor and City Council

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Public hearing and consideration of a Resolution amending the fiscal year 2027 City of Herriman budget

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RECOMMENDATION:
Staff recommends approval of the Resolution.

ISSUE BEFORE COUNCIL:
Should the City Council approve the Resolution as presented?

ALIGNMENT WITH STRATEGIC PLAN:
LV 7 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:
The Police Department is requesting $150,000 to be carried over from the fiscal year 2026 budget to address security concerns and other issues. In addition, one vehicle in Building Services needs to be replaced.

DISCUSSION:
The Police Department is requesting to carry over $150,000 from the fiscal year 2026 budget to address the following:

- Security concerns with the Department's evidence storage located at the Public Works yard.
- Needed Community Center upgrades (Detectives unit is located at the Community Center).
- Mobile security devices for current City properties and projects.

Even with this carryover, the Police Department will be contributing more than anticipated to fund balance for fiscal year 2026. In addition, Building Services has a vehicle that requires a new engine. The Fleet Department and Finance feel it is more cost effective to replace this vehicle. The Building Services department has sufficient fund balance to cover this request.

ALTERNATIVES:
The City Council may choose to not approve this amendment or change the approved amount.

FISCAL IMPACT:
Fiscal year 2026 budget carryover - $150,000 (Public Safety Fund)
Use of fund balance - $47,500 (Development Services Fund)

ATTACHMENTS:
Budget Amendment Detail
Resolution

City of Herriman
Public Safety Fund
FY2027 Proposed Amendment

Project	FY27 City Council Approved Budget	Proposed Amendment	Amended Budget
101 - Public Safety			
Revenues or gains	**(11,684,340)**	**(150,000)**	**(11,834,340)**
200101 - Police	**(11,684,340)**	**(150,000)**	**(11,834,340)**
Intergovernmental	**(162,700)**		**(162,700)**
303016 - GRANT - DEPARTMENT OF JUSTICE	(5,000)		(5,000)
303044 - GRANT - HIGHWAY SAFETY	(75,000)		(75,000)
303068 - LIQUOR ALLOTMENT	(46,200)		(46,200)
303072 - INTERNET CRIMES AGAINST CHILDREN	(10,000)		(10,000)
303076 - ENDING ALCOHOL TO YOUTH	(1,500)		(1,500)
303080 - HOMELAND SECURITY TASK FORCE	(25,000)		(25,000)
Charges for Services - Other	**(600,900)**		**(600,900)**
305060 - JORDAN SCHOOL DISTRICT SRO	(375,000)		(375,000)
305062 - PROVIDENCE HALL SRO	(76,500)		(76,500)
305064 - REAL MONARCHS SECURITY	(40,000)		(40,000)
305066 - UTE CONFERENCE	(22,000)		(22,000)
305068 - UTAH GIRLS TACKLE FOOTBALL SECURITY	(8,000)		(8,000)
305070 - JORDAN SCHOOL EVENTS REIMBURSEMENT	(38,000)		(38,000)
305072 - OUTSIDE ENTITY REIMBURSEMENTS	(15,000)		(15,000)
305073 - SALT LAKE BEES REIMBURSEMENT	(10,000)		(10,000)
305074 - PEER COURT FEE	(500)		(500)
305076 - OFFENDER REGISTRY	(400)		(400)
305078 - CLEARANCE LETTERS	(13,000)		(13,000)
305080 - FINGER PRINTING	(2,500)		(2,500)
Miscellaneous	**(8,600)**		**(8,600)**
307000 - MISCELLANEOUS	(8,000)		(8,000)
307031 - WITNESS PAYMENTS	(600)		(600)
Other Sources of Funding	**(10,912,140)**	**(150,000)**	**(11,062,140)**
308100 - TRANSFER FROM GENERAL FUND	(127,630)		(127,630)
308201 - TRANSFER FROM HCSEA FUND	(10,693,350)		(10,693,350)
308202 - TRANSFER FROM HCFSA FUND	(91,160)		(91,160)
308999 - BUDGETED USE OF FUND BALANCE	-	(150,000)	(150,000)
Costs or expenses	**11,684,340**	**150,000**	**11,834,340**
200101 - Police	**11,684,340**	**150,000**	**11,834,340**
Personnel Services	**9,599,340**		**9,599,340**
401010 - SALARIES AND WAGES	5,772,610		5,772,610
401025 - OVERTIME	594,500		594,500
401030 - PAYROLL TAX BENEFIT	91,830		91,830
401035 - INSURANCE BENEFIT	872,370		872,370
401040 - RETIREMENT BENEFIT	1,574,400		1,574,400
401045 - RETIREMENT MATCH BENEFIT	693,630		693,630
General and Contracted Services	**643,420**		**643,420**
402015 - TRAVEL EDUCATION AND TRAINING	82,100		82,100
402080 - INSURANCE AND BONDS	93,720		93,720
402145 - BANK AND CREDIT CARD PROCESSING CHARGE	2,000		2,000
402335 - DISPATCH	465,600		465,600
Utilities and Utility Services	**64,200**		**64,200**
403005 - TELEPHONE AND RADIO	64,200		64,200

Project	FY27 City Council Approved Budget	Proposed Amendment	Amended Budget
Supplies and Materials	**943,450**		**943,450**
405010 - SUBSCRIPTIONS MEMBERSHIPS AND DUES	15,350		15,350
405015 - SOFTWARE SUBSCRIPTIONS	130,900		130,900
405020 - FUEL	192,000		192,000
405025 - GENERAL SUPPLIES	319,600		319,600
405035 - CLOTHING AND UNIFORMS	120,600		120,600
405050 - EMPLOYEE RELATIONS	4,000		4,000
405055 - POSTAGE AND SHIPPING	1,000		1,000
405060 - AUTO REPAIR AND MAINTENANCE	155,000		155,000
405365 - EMERGENCY EVENTS	5,000		5,000
Capital Outlay	**46,200**	**150,000**	**196,200**
408000 - CAPITAL OUTLAY	46,200	150,000	196,200
Debt Service	**219,730**		**219,730**
414215 - CAPITAL LEASE PRINCIPAL	179,610		179,610
414415 - CAPITAL LEASE INTEREST	40,120		40,120
Other Financing Uses	**168,000**		**168,000**
415405 - TRANSFER TO CAPITAL EQUIPMENT FUND	168,000		168,000

Herriman City Safety Enforcement Area
Fund Balance Calculation

Fund Balance	FY2024	FY2025	FY2026*	FY2027**	FY2028***
Beginning Balance	$ 193,397	$ 970,994	$ 1,768,349	$ 1,999,756	$ 2,565,344
Addition (Use of)	1,058,297	1,009,715	721,610	561,460	731,590
Restricted Fund Balance	(280,700)	(212,360)	(490,203)	4,128	(565,247)
Ending Fund Balance	**$ 970,994**	**$ 1,768,349**	**1,999,756**	**$ 2,565,344**	**$ 2,731,687**
Initial Forecast			1,640,506		
Difference			**$ 359,250**		

*Unaudited; **Budget; ***Forecast

City of Herriman
Development Services Fund
FY2027 Proposed Budget Amendment

GL Account	FY27 City Council Approved Budget	Proposed Amendment	Amended Budget
203 - Development Services Fund			
Revenues or gains	**$ (4,160,420)**	**$ (47,500)**	**$ (4,207,920)**
500125 - Building	**(4,160,420)**	**(47,500)**	**(4,207,920)**
Licenses and Permits	**(2,177,700)**		**(2,177,700)**
302030 - BUILDING PERMIT	(2,050,000)		(2,050,000)
302035 - ELECTRICAL PERMIT	(35,000)		(35,000)
302040 - MECHANICAL PERMIT	(5,000)		(5,000)
302045 - PLUMBING PERMIT	(7,500)		(7,500)
302050 - EXCAVATION PERMIT	(80,000)		(80,000)
302055 - REINSPECTION PERMIT	(200)		(200)
Charges for Services - Development Services	**(1,788,000)**		**(1,788,000)**
304005 - ENGINEERING AND INSPECTION FEES	(400,000)		(400,000)
304010 - HYDRAULICS ANALYSIS FEE	(18,000)		(18,000)
304015 - GRADING FEES	(12,000)		(12,000)
304025 - ENGINEERING FEES REIMBURSEMENT	(1,000)		(1,000)
304030 - PLAN REVIEW FEE	(1,200,000)		(1,200,000)
304035 - FILING FEES	(1,000)		(1,000)
304040 - BOND PROCESSING FEE	(2,000)		(2,000)
304050 - SITE PLAN FEE	(44,000)		(44,000)
304055 - ZONING AND LAND USE FEES	(60,000)		(60,000)
304060 - CONTRACT FEE ADMINISTRATION FEE	(50,000)		(50,000)
Miscellaneous	**(194,720)**		**(194,720)**
307003 - INTEREST INCOME	(169,720)		(169,720)
307059 - FLOODPLAIN CONSULTATION SERVICES	(25,000)		(25,000)
Other Sources of Funding	**-**	**(47,500)**	**(47,500)**
308999 - BUDGETED USE OF FUND BALANCE	-	(47,500)	(47,500)
Costs or expenses	**4,160,420**	**47,500**	**4,207,920**
500115 - Engineering	**83,000**		**83,000**
General and Contracted Services	**63,000**		**63,000**
402253 - NEW LIGHT/SIGN INSTALLATION	20,000		20,000
402295 - FLOODPLAIN CONSULTATION SERVICES	25,000		25,000
402300 - HYDRAULIC ANALYSIS CONSULTATION SERVICE	18,000		18,000
Taxes and Fees	**20,000**		**20,000**
404015 - PLAT RECORDING FEE	20,000		20,000
500125 - Building	**4,077,420**	**47,500**	**4,124,920**
Personnel Services	**1,452,270**		**1,452,270**
401010 - SALARIES AND WAGES	1,008,130		1,008,130
401025 - OVERTIME	2,000		2,000
401030 - PAYROLL TAX BENEFIT	16,400		16,400
401035 - INSURANCE BENEFIT	203,520		203,520
401040 - RETIREMENT BENEFIT	133,750		133,750
401045 - RETIREMENT MATCH BENEFIT	88,470		88,470
General and Contracted Services	**321,870**		**321,870**
402005 - DUES LICENSES AND CERTIFICATIONS	3,190		3,190
402010 - SEMINARS AND TRAINING	3,670		3,670
402015 - TRAVEL EDUCATION AND TRAINING	5,610		5,610
402070 - VEHICLE INSURANCE	4,400		4,400
402145 - BANK AND CREDIT CARD PROCESSING CHARGE	210,000		210,000
402290 - PLAN REVIEW AND INSPECTION SERVICES	95,000		95,000

*Report Contains Filters

GL Account	FY27 City Council Approved Budget	Proposed Amendment	Amended Budget
Utilities and Utility Services	**5,400**		**5,400**
403005 - TELEPHONE AND RADIO	5,400		5,400
Supplies and Materials	**58,910**		**58,910**
405010 - SUBSCRIPTIONS MEMBERSHIPS AND DUES	1,010		1,010
405015 - SOFTWARE SUBSCRIPTIONS	43,400		43,400
405020 - FUEL	5,000		5,000
405025 - GENERAL SUPPLIES	650		650
405035 - CLOTHING AND UNIFORMS	3,000		3,000
405050 - EMPLOYEE RELATIONS	1,000		1,000
405055 - POSTAGE AND SHIPPING	100		100
405060 - AUTO REPAIR AND MAINTENANCE	4,750		4,750
Interdepartmental Charges	**1,929,520**		**1,929,520**
409100 - ADMINISTRATIVE FEE - GENERAL FUND	1,929,520		1,929,520
Capital Outlay	**6,450**		**6,450**
408050 - COMPUTERS AND EQUIPMENT	6,450		6,450
Other Financing Uses	**303,000**	**47,500**	**350,500**
415300 - TRANSFER TO DEBT SERVICE FUND	62,000		62,000
415405 - TRANSFER TO CAPITAL EQUIPMENT FUND	241,000	47,500	288,500

Development Services Fund

Fund Balance Calculation

Fund Balance	FY2024	FY2025	FY2026*	FY2027**	FY2028**
Beginning Balance		$ 2,214,825	$4,048,593	$7,097,485	$7,049,985
Addition (Use of)	2,214,825	1,833,768	3,048,892	(47,500)	87,350
Ending Fund Balance	**$ 2,214,825**	**$ 4,048,593**	**7,097,485**	**$7,049,985**	**$7,137,335**

*Unaudited; **Budget

City of Herriman
Capital Equipment Fund
FY2027 Proposed Budget Amendment

Project	FY27 City Council Approved Budget	Proposed Amendment	Amended Budget
405 - Capital Equipment Fund			
Revenues or gains	**$ (2,821,150)**	**$ (47,500)**	**$ (2,868,650)**
1000 - City of Herriman	**(2,816,150)**	**(47,500)**	**(2,863,650)**
307003 - INTEREST INCOME	(60,000)		(60,000)
308100 - TRANSFER FROM GENERAL FUND	(1,117,445)		(1,117,445)
308101 - TRANSFER FROM POLICE FUND	(168,000)		(168,000)
308201 - TRANSFER FROM HCSEA FUND	(697,720)		(697,720)
308203 - TRANSFER FROM DEVELOPMENT SERVICES FUND	(241,000)	(47,500)	(288,500)
308401 - TRANSFER FROM CAPITAL PROJECTS FUND	(365,705)		(365,705)
308999 - BUDGETED USE OF FUND BALANCE	(166,280)		(166,280)
400101 - Community Events and Recreation	**(5,000)**		**(5,000)**
307000 - MISCELLANEOUS	(5,000)		(5,000)
Costs or expenses	**2,821,150**		**2,821,150**
115101 - Information Technology	**190,000**		**190,000**
408050 - COMPUTERS AND EQUIPMENT	**140,000**		**140,000**
IT108 - Hosting Hardware Refresh	100,000		100,000
IT109 - 800MHz Radio System Replacement	40,000		40,000
408065 - SOFTWARE	**50,000**		**50,000**
IT110 - Work Order Software	50,000		50,000
200101 - Police	**1,092,000**		**1,092,000**
408040 - VEHICLES	**1,092,000**		**1,092,000**
PD921 - Ford F150 (Unit HPD185)	84,000		84,000
PD922 - Ford F150 (Unit HPD186)	84,000		84,000
PD923 - Ford F150 (Unit HPD187)	84,000		84,000
PD924 - Ford F150 (Unit HPD188)	84,000		84,000
PD925 - Ford F150 (Unit HPD189)	84,000		84,000
PD926 - Ford F150 (Unit HPD190)	84,000		84,000
PD927 - Ford F150 (Unit HPD191)	84,000		84,000
PD928 - Ford F150 (Unit HPD192)	84,000		84,000
PD929 - Ford F150 (Unit HPD193)	84,000		84,000
PD930 - Ford F150 (Unit HPD194)	84,000		84,000
PD931 - Ford F150 (Unit HPD195)	84,000		84,000
PD932 - Ford F150 (Unit HPD196)	84,000		84,000
PD933 - Ford F150 (Unit HPD197)	84,000		84,000
200105 - Animal Services	**168,000**		**168,000**
408040 - VEHICLES	**168,000**		**168,000**
AS901 - Ford F150 (Unit HPD198)	84,000		84,000
AS902 - Vehicle Replacement Fund-PS (Non Police)	84,000		84,000
300105 - Facilities	**102,400**		**102,400**
408010 - BUILDINGS	**33,000**		**33,000**
FA103 - Community Room Flooring Replacement	33,000		33,000

Project	FY27 City Council Approved Budget	Proposed Amendment	Amended Budget
408040 - VEHICLES	**69,400**		**69,400**
FA900 - Ford Transit MR250 Van (Unit 194)	69,400		69,400
300110 - Fleet Management	**539,070**		**539,070**
408040 - VEHICLES	**539,070**		**539,070**
FL902 - Vehicle Replacement Fund-General Fund	539,070		539,070
300115 - Transportation	**60,000**		**60,000**
408025 - MACHINERY AND EQUIPMENT	**60,000**		**60,000**
ST905 - Asphalt Roller	60,000		60,000
300120 - Snow Removal	**50,000**		**50,000**
408025 - MACHINERY AND EQUIPMENT	**50,000**		**50,000**
SN901 - Truck Mounted Radios	30,000		30,000
SN902 - 4 Wheeler Replacement	20,000		20,000
300125 - Street Signs	**22,000**		**22,000**
408025 - MACHINERY AND EQUIPMENT	**22,000**		**22,000**
SS101 - Variable Message Board	22,000		22,000
400101 - Community Events and Recreation	**15,000**		**15,000**
408025 - MACHINERY AND EQUIPMENT	**15,000**		**15,000**
CE102 - Golf Cart	15,000		15,000
400115 - Parks	**181,970**		**181,970**
408025 - MACHINERY AND EQUIPMENT	**39,250**		**39,250**
PR908 - 72" Deck Mower	25,000		25,000
PR909 - 16' Equipment Trailer	14,250		14,250
408040 - VEHICLES	**142,720**		**142,720**
PR910 - Ford E250 Van (Unit 189)	61,800		61,800
PR911 - Ford E350 Van (Unit 192)	80,920		80,920
500115 - Engineering	**105,660**		**105,660**
408040 - VEHICLES	**105,660**		**105,660**
EN900 - Ford F150 (Unit 211)	52,830		52,830
EN901 - Ford F150 (Unit 240)	52,830		52,830
500120 - GIS	**54,050**		**54,050**
408065 - SOFTWARE	**54,050**		**54,050**
GS101 - Lidar	38,050		38,050
GS102 - Aero Graphic Aerial	16,000		16,000
500125 - Building	**241,000**		**241,000**
408040 - VEHICLES	**241,000**		**241,000**
BD900 - Vehicle Replacement Fund-Building	241,000		241,000
BD901 - Ford F150 (Unit 219)	-	47,500	47,500

HERRIMAN, UTAH

RESOLUTION NO. R -2026

A RESOLUTION OF THE HERRIMAN CITY COUNCIL APPROVING AN AMENDMENT TO THE 2027 FISCAL YEAR BUDGET

WHEREAS, the Herriman City Council ("Council") met in regular meeting on September 9, 2026, to consider, among other things, approving an amendment to the 2027 fiscal year budget; and

WHEREAS, the Council has determined it necessary to amend the budget to reflect various changes; and

WHEREAS, the Council determines that the amendments presented to the Council are necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Council that the budget for the period of July 1, 2026, through June 30, 2027, is hereby amended as set forth on the attached amended budget.

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

PASSED AND APPROVED by the Council of Herriman, Utah, this 9th day of September, 2026.

HERRIMAN CITY COUNCIL

By: _____
Mayor Lorin Palmer

ATTEST: _____
Jackie Nostrom, MMC
City Recorder

DATE: August 20, 2026

TO: The Honorable Mayor and City Council

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Review and approval of the July 2026 financial summary

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RECOMMENDATION:
Staff recommends approval.

ISSUE BEFORE COUNCIL:
Should the City Council approve the monthly financial summary as presented?

ALIGNMENT WITH STRATEGIC PLAN:
LV 7 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:
City staff have prepared the attached financial summary for July 2026.

DISCUSSION:

City staff have prepared a monthly financial summary encompassing transactions through July 31, 2026. Notable items and exceptions have been noted in the report. The report is broken into three parts:

1. Overall revenue and expenditure report (pages 1-18).
2. Revenue detail report (pages 19-32).
3. Project report (pages 33-38) (projects are summarized in the "overall revenue and expenditure report").

It is important to note the following when reviewing the report:

1. The first property tax distribution of the fiscal year will be posted in August.
2. Sales tax and other taxes will not see their first posting for the fiscal year until September.
3. A number of software subscriptions and memberships have July renewal dates, making the "percentage spent" for the category seem higher than anticipated.

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

ATTACHMENTS:
Monthly financial summary

City of Herriman
Budget Versus Actual Report
July 2026
8.33% of the Fiscal Year Has Elapsed

Category	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
100 - General Fund	**943,649**	**943,649**	**0**	**(943,649)**	**0.00%**	
Revenues or gains	**(164,825)**	**(164,825)**	**(25,165,280)**	**(25,000,455)**	**0.65%**	
1000 - City of Herriman	**(14,446)**	**(14,446)**	**(17,764,580)**	**(17,750,134)**	**0.08%**	
Taxes	0	0	(17,484,380)	(17,484,380)	0.00%	
Charges for Services - Other	(89)	(89)	(3,000)	(2,911)	2.98%	
Miscellaneous	(14,357)	(14,357)	(277,200)	(262,843)	5.18%	
105101 - City Attorney	**(1,054)**	**(1,054)**	**(10,000)**	**(8,946)**	**10.54%**	
Miscellaneous	(1,054)	(1,054)	(10,000)	(8,946)	10.54%	
105105 - Human Resources	**(172)**	**(172)**	**(2,000)**	**(1,828)**	**8.60%**	
Charges for Services - Other	(172)	(172)	(2,000)	(1,828)	8.60%	
110105 - Justice Court	**(14,517)**	**(14,517)**	**(190,000)**	**(175,483)**	**7.64%**	
Fines and Forfeitures	(14,517)	(14,517)	(190,000)	(175,483)	7.64%	
110110 - City Recorder	**(14,043)**	**(14,043)**	**(170,170)**	**(156,128)**	**8.25%**	
Charges for Services - Other	(14,043)	(14,043)	(170,170)	(156,128)	8.25%	
200105 - Animal Services	**(550)**	**(550)**	**(26,000)**	**(25,450)**	**2.12%**	
Licenses and Permits	(310)	(310)	(12,000)	(11,690)	2.58%	
Charges for Services - Other	(240)	(240)	(14,000)	(13,760)	1.71%	
200115 - Community Services	**(100)**	**(100)**	**(6,000)**	**(5,900)**	**1.67%**	
Fines and Forfeitures	(100)	(100)	(6,000)	(5,900)	1.67%	
300105 - Facilities	**0**	**0**	**(30,000)**	**(30,000)**	**0.00%**	
Charges for Services - Other	0	0	(10,000)	(10,000)	0.00%	
Miscellaneous	0	0	(20,000)	(20,000)	0.00%	
300115 - Transportation	**0**	**0**	**(4,797,950)**	**(4,797,950)**	**0.00%**	
Taxes	0	0	(1,782,520)	(1,782,520)	0.00%	
Intergovernmental	0	0	(3,015,430)	(3,015,430)	0.00%	
400101 - Community Events and Recreation	**(2,710)**	**(2,710)**	**(336,000)**	**(333,290)**	**0.81%**	
Charges for Services - Other	(35)	(35)	(220,000)	(219,965)	0.02%	
Miscellaneous	(2,675)	(2,675)	(116,000)	(113,325)	2.31%	
400110 - Cemetery	**(9,175)**	**(9,175)**	**(185,000)**	**(175,825)**	**4.96%**	
Charges for Services - Other	(9,175)	(9,175)	(185,000)	(175,825)	4.96%	
400115 - Parks	**(102,343)**	**(102,343)**	**(1,276,850)**	**(1,174,507)**	**8.02%**	
Charges for Services - Other	(102,343)	(102,343)	(1,276,850)	(1,174,507)	8.02%	
400120 - Blackridge	**0**	**0**	**(60,000)**	**(60,000)**	**0.00%**	
Charges for Services - Other	0	0	(60,000)	(60,000)	0.00%	
400130 - Ice Ribbon	**0**	**0**	**(244,430)**	**(244,430)**	**0.00%**	

City of Herriman
Budget Versus Actual Report
July 2026
8.33% of the Fiscal Year Has Elapsed

Category	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
Charges for Services - Other	0	0	(244,430)	(244,430)	0.00%	
500105 - Economic Development	**(5,716)**	**(5,716)**	**(66,300)**	**(60,584)**	**8.62%**	
Licenses and Permits	(5,716)	(5,716)	(66,300)	(60,584)	8.62%	
Costs or expenses	**1,108,474**	**1,108,474**	**25,165,280**	**24,056,806**	**4.40%**	
1000 - City of Herriman	**5,464**	**5,464**	**3,850,400**	**3,844,936**	**0.14%**	
Other Financing Uses	5,464	5,464	3,850,400	3,844,936	0.14%	
100101 - Legislative	**45,251**	**45,251**	**395,300**	**350,049**	**11.45%**	
Personnel Services	15,747	15,747	265,200	249,453	5.94%	
General and Contracted Services	2,848	2,848	185,850	183,002	1.53%	
Utilities and Utility Services	118	118	2,160	2,042	5.45%	
Supplies and Materials	40,991	40,991	58,350	17,359	70.25%	ULCT membership dues
Interdepartmental Charges	(14,453)	(14,453)	(116,260)	(101,807)	12.43%	Allocation of ULCT membership dues
100105 - Planning Commission	**329**	**329**	**7,230**	**6,901**	**4.55%**	
Personnel Services	1,386	1,386	23,970	22,584	5.78%	
General and Contracted Services	0	0	9,300	9,300	0.00%	
Supplies and Materials	0	0	830	830	0.00%	
Interdepartmental Charges	(1,057)	(1,057)	(26,870)	(25,813)	3.93%	
100110 - Administration	**44,613**	**44,613**	**804,760**	**760,147**	**5.54%**	
Personnel Services	57,256	57,256	954,140	896,884	6.00%	
General and Contracted Services	3	3	26,600	26,597	0.01%	
Utilities and Utility Services	159	159	2,400	2,241	6.61%	
Taxes and Fees	0	0	5,000	5,000	0.00%	
Supplies and Materials	592	592	27,580	26,988	2.15%	
Interdepartmental Charges	(13,397)	(13,397)	(218,910)	(205,513)	6.12%	
Capital Outlay	0	0	7,950	7,950	0.00%	
105101 - City Attorney	**30,359**	**30,359**	**630,420**	**600,061**	**4.82%**	
Personnel Services	31,001	31,001	478,890	447,889	6.47%	
General and Contracted Services	10,000	10,000	294,460	284,460	3.40%	
Utilities and Utility Services	80	80	960	880	8.30%	
Supplies and Materials	427	427	12,640	12,213	3.37%	
Interdepartmental Charges	(11,148)	(11,148)	(159,230)	(148,082)	7.00%	
Capital Outlay	0	0	2,700	2,700	0.00%	
105105 - Human Resources	**19,806**	**19,806**	**788,850**	**769,044**	**2.51%**	
Personnel Services	22,642	22,642	463,940	441,298	4.88%	
General and Contracted Services	924	924	407,780	406,856	0.23%	
Utilities and Utility Services	119	119	1,800	1,681	6.61%	

City of Herriman
Budget Versus Actual Report
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Category	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
Supplies and Materials	800	800	86,400	85,600	0.93%	
Interdepartmental Charges	(4,679)	(4,679)	(173,570)	(168,891)	2.70%	
Capital Outlay	0	0	2,500	2,500	0.00%	
110101 - Finance	**32,236**	**32,236**	**834,880**	**802,644**	**3.86%**	
Personnel Services	46,685	46,685	890,730	844,045	5.24%	
General and Contracted Services	2,395	2,395	71,750	69,355	3.34%	
Utilities and Utility Services	182	182	2,000	1,818	9.12%	
Supplies and Materials	1,589	1,589	156,220	154,631	1.02%	
Interdepartmental Charges	(18,615)	(18,615)	(293,620)	(275,005)	6.34%	
Capital Outlay	0	0	7,800	7,800	0.00%	
110105 - Justice Court	**19,953**	**19,953**	**496,590**	**476,637**	**4.02%**	
Personnel Services	9,773	9,773	327,040	317,267	2.99%	
General and Contracted Services	10,079	10,079	152,550	142,471	6.61%	
Supplies and Materials	100	100	9,900	9,800	1.01%	
Capital Outlay	0	0	7,100	7,100	0.00%	
110110 - City Recorder	**18,538**	**18,538**	**430,250**	**411,712**	**4.31%**	
Personnel Services	26,493	26,493	462,270	435,777	5.73%	
General and Contracted Services	339	339	34,650	34,311	0.98%	
Supplies and Materials	255	255	49,060	48,805	0.52%	
Interdepartmental Charges	(8,549)	(8,549)	(118,830)	(110,281)	7.19%	
Capital Outlay	0	0	3,100	3,100	0.00%	
110115 - Customer Service	**6,589**	**6,589**	**144,260**	**137,671**	**4.57%**	
Personnel Services	15,210	15,210	336,650	321,440	4.52%	
General and Contracted Services	0	0	1,500	1,500	0.00%	
Supplies and Materials	61	61	3,600	3,539	1.70%	
Interdepartmental Charges	(8,682)	(8,682)	(199,490)	(190,808)	4.35%	
Capital Outlay	0	0	2,000	2,000	0.00%	
115101 - Information Technology	**55,064**	**55,064**	**718,820**	**663,756**	**7.66%**	
Personnel Services	26,843	26,843	486,810	459,967	5.51%	
General and Contracted Services	6,483	6,483	109,950	103,467	5.90%	
Utilities and Utility Services	4,193	4,193	74,460	70,267	5.63%	
Supplies and Materials	28,563	28,563	165,200	136,637	17.29%	Subscription renewals due in July
Interdepartmental Charges	(11,019)	(11,019)	(138,600)	(127,581)	7.95%	
Capital Outlay	0	0	21,000	21,000	0.00%	
115105 - Communications	**19,046**	**19,046**	**333,470**	**314,424**	**5.71%**	
Personnel Services	19,977	19,977	360,320	340,343	5.54%	

City of Herriman
Budget Versus Actual Report
July 2026
8.33% of the Fiscal Year Has Elapsed

Category	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
General and Contracted Services	2,794	2,794	76,980	74,186	3.63%	
Utilities and Utility Services	72	72	960	888	7.52%	
Supplies and Materials	7,198	7,198	78,010	70,812	9.23%	
Interdepartmental Charges	(10,994)	(10,994)	(189,300)	(178,306)	5.81%	
Capital Outlay	0	0	6,500	6,500	0.00%	
200105 - Animal Services	**51,217**	**51,217**	**615,790**	**564,573**	**8.32%**	
Personnel Services	16,254	16,254	325,410	309,156	4.99%	
General and Contracted Services	5,769	5,769	50,390	44,621	11.45%	Subscription renewal due in July
Utilities and Utility Services	1,258	1,258	27,300	26,042	4.61%	
Supplies and Materials	3,476	3,476	62,750	59,274	5.54%	
Interdepartmental Charges	81	81	0	(81)	0.00%	
Debt Service	24,379	24,379	149,940	125,561	16.26%	One month of building rent prepaid
200110 - Enforcement/Emergency Services	**5,374**	**5,374**	**11,300**	**5,926**	**47.56%**	
General and Contracted Services	0	0	1,000	1,000	0.00%	
Utilities and Utility Services	241	241	2,000	1,759	12.07%	Telephone expense
Supplies and Materials	5,132	5,132	8,300	3,168	61.84%	Everbridge notification software renewal
200115 - Community Services	**10,534**	**10,534**	**292,670**	**282,136**	**3.60%**	
Personnel Services	10,276	10,276	191,740	181,464	5.36%	
General and Contracted Services	0	0	27,630	27,630	0.00%	
Utilities and Utility Services	119	119	2,800	2,681	4.26%	
Supplies and Materials	139	139	70,500	70,361	0.20%	
200120 - Crossing Guards	**7,205**	**7,205**	**388,920**	**381,715**	**1.85%**	
Personnel Services	7,145	7,145	375,420	368,275	1.90%	
General and Contracted Services	0	0	3,000	3,000	0.00%	
Utilities and Utility Services	60	60	0	(60)	0.00%	
Supplies and Materials	0	0	10,500	10,500	0.00%	
300101 - Public Works Administration	**26,184**	**26,184**	**463,630**	**437,446**	**5.65%**	
Personnel Services	38,806	38,806	675,490	636,684	5.74%	
General and Contracted Services	84	84	3,940	3,856	2.13%	
Utilities and Utility Services	119	119	2,420	2,301	4.92%	
Supplies and Materials	0	0	10,700	10,700	0.00%	
Interdepartmental Charges	(12,825)	(12,825)	(235,620)	(222,795)	5.44%	
Capital Outlay	0	0	6,700	6,700	0.00%	
300105 - Facilities	**42,115**	**42,115**	**781,380**	**739,265**	**5.39%**	
Personnel Services	15,489	15,489	313,980	298,491	4.93%	
General and Contracted Services	8,997	8,997	237,740	228,743	3.78%	

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Category	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
Utilities and Utility Services	7,347	7,347	149,900	142,553	4.90%	
Supplies and Materials	14,044	14,044	151,040	136,996	9.30%	
Interdepartmental Charges	(3,763)	(3,763)	(76,880)	(73,117)	4.89%	
Capital Outlay	0	0	5,600	5,600	0.00%	
300110 - Fleet Management	**18,071**	**18,071**	**372,860**	**354,789**	**4.85%**	
Personnel Services	20,737	20,737	389,650	368,913	5.32%	
General and Contracted Services	0	0	3,270	3,270	0.00%	
Utilities and Utility Services	140	140	3,460	3,320	4.05%	
Supplies and Materials	1,820	1,820	68,410	66,590	2.66%	
Interdepartmental Charges	(4,626)	(4,626)	(93,930)	(89,304)	4.92%	
Capital Outlay	0	0	2,000	2,000	0.00%	
300115 - Transportation	**62,593**	**62,593**	**3,769,440**	**3,706,847**	**1.66%**	
Personnel Services	48,435	48,435	761,200	712,765	6.36%	
General and Contracted Services	5,223	5,223	2,556,480	2,551,258	0.20%	
Utilities and Utility Services	429	429	6,590	6,161	6.51%	
Supplies and Materials	10,548	10,548	471,720	461,172	2.24%	
Interdepartmental Charges	(2,041)	(2,041)	(30,300)	(28,259)	6.74%	
Capital Outlay	0	0	3,750	3,750	0.00%	
300120 - Snow Removal	**0**	**0**	**318,580**	**318,580**	**0.00%**	
Personnel Services	0	0	161,150	161,150	0.00%	
Supplies and Materials	0	0	157,430	157,430	0.00%	
300125 - Street Signs	**92**	**92**	**153,550**	**153,458**	**0.06%**	
Personnel Services	0	0	94,550	94,550	0.00%	
General and Contracted Services	4	4	47,190	47,186	0.01%	
Supplies and Materials	88	88	11,810	11,722	0.74%	
300130 - Street Lights	**31,201**	**31,201**	**815,050**	**783,849**	**3.83%**	
Personnel Services	13,966	13,966	286,710	272,744	4.87%	
General and Contracted Services	0	0	142,300	142,300	0.00%	
Utilities and Utility Services	17,195	17,195	197,570	180,375	8.70%	
Supplies and Materials	40	40	185,970	185,930	0.02%	
Capital Outlay	0	0	2,500	2,500	0.00%	
400101 - Community Events and Recreation	**50,688**	**50,688**	**1,096,280**	**1,045,592**	**4.62%**	
Personnel Services	36,442	36,442	489,780	453,338	7.44%	
General and Contracted Services	1	1	16,770	16,769	0.01%	
Utilities and Utility Services	430	430	4,700	4,270	9.16%	
Supplies and Materials	13,815	13,815	578,730	564,915	2.39%	

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Capital Outlay	0	0	6,300	6,300	0.00%	
400105 - Arts and Cultural Development	**7,500**	**7,500**	**105,500**	**98,000**	**7.11%**	
Grants and Contracts	7,500	7,500	105,500	98,000	7.11%	
400110 - Cemetery	**7,867**	**7,867**	**107,680**	**99,813**	**7.31%**	
Personnel Services	1,892	1,892	45,720	43,828	4.14%	
General and Contracted Services	196	196	7,260	7,064	2.70%	
Utilities and Utility Services	15	15	5,000	4,985	0.30%	
Supplies and Materials	4,381	4,381	27,050	22,669	16.19%	Sprinkler repairs
Interdepartmental Charges	1,384	1,384	12,650	11,266	10.94%	Water
Capital Outlay	0	0	10,000	10,000	0.00%	
400115 - Parks	**374,716**	**374,716**	**4,504,000**	**4,129,284**	**8.32%**	
Personnel Services	118,503	118,503	2,311,870	2,193,367	5.13%	
General and Contracted Services	50,434	50,434	616,490	566,056	8.18%	
Utilities and Utility Services	6,013	6,013	133,060	127,047	4.52%	
Supplies and Materials	48,491	48,491	656,050	607,559	7.39%	
Grants and Contracts	0	0	4,000	4,000	0.00%	
Interdepartmental Charges	151,237	151,237	774,730	623,493	19.52%	Water
Capital Outlay	38	38	7,800	7,762	0.49%	
400120 - Blackridge	**13,296**	**13,296**	**83,020**	**69,724**	**16.02%**	
Personnel Services	13,126	13,126	52,610	39,484	24.95%	Personnel is seasonal (timing)
General and Contracted Services	0	0	23,860	23,860	0.00%	
Supplies and Materials	170	170	6,550	6,380	2.59%	
400130 - Ice Ribbon	**0**	**0**	**138,970**	**138,970**	**0.00%**	
Personnel Services	0	0	90,020	90,020	0.00%	
General and Contracted Services	0	0	12,600	12,600	0.00%	
Supplies and Materials	0	0	36,350	36,350	0.00%	
500101 - Community Development Administration	**11,737**	**11,737**	**215,320**	**203,583**	**5.45%**	
Personnel Services	23,539	23,539	416,210	392,671	5.66%	
General and Contracted Services	55	55	5,560	5,505	0.99%	
Utilities and Utility Services	60	60	720	660	8.33%	
Supplies and Materials	0	0	560	560	0.00%	
Interdepartmental Charges	(11,917)	(11,917)	(212,230)	(200,313)	5.61%	
Capital Outlay	0	0	4,500	4,500	0.00%	
500105 - Economic Development	**7,012**	**7,012**	**215,030**	**208,018**	**3.26%**	
Personnel Services	6,856	6,856	141,090	134,234	4.86%	
General and Contracted Services	136	136	29,050	28,914	0.47%	

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Utilities and Utility Services	20	20	410	390	4.88%	
Supplies and Materials	0	0	41,380	41,380	0.00%	
Capital Outlay	0	0	3,100	3,100	0.00%	
500110 - Planning and Development	**8,219**	**8,219**	**214,880**	**206,661**	**3.83%**	
Personnel Services	26,443	26,443	574,610	548,167	4.60%	
General and Contracted Services	0	0	53,100	53,100	0.00%	
Utilities and Utility Services	40	40	1,050	1,010	3.81%	
Supplies and Materials	288	288	10,840	10,552	2.66%	
Interdepartmental Charges	(18,552)	(18,552)	(433,720)	(415,168)	4.28%	
Capital Outlay	0	0	9,000	9,000	0.00%	
500115 - Engineering	**31,801**	**31,801**	**525,260**	**493,459**	**6.05%**	
Personnel Services	76,102	76,102	1,254,420	1,178,318	6.07%	
General and Contracted Services	0	0	72,460	72,460	0.00%	
Utilities and Utility Services	378	378	450	72	84.09%	Cell phone charges (needs investigation)
Supplies and Materials	59	59	21,000	20,941	0.28%	
Interdepartmental Charges	(44,739)	(44,739)	(851,170)	(806,431)	5.26%	
Capital Outlay	0	0	28,100	28,100	0.00%	
500120 - GIS	**43,804**	**43,804**	**540,940**	**497,136**	**8.10%**	
Personnel Services	26,496	26,496	462,320	435,824	5.73%	
General and Contracted Services	0	0	14,400	14,400	0.00%	
Utilities and Utility Services	196	196	3,600	3,404	5.44%	
Supplies and Materials	25,698	25,698	164,450	138,752	15.63%	Placer.ai software subscription
Interdepartmental Charges	(8,586)	(8,586)	(103,830)	(95,244)	8.27%	
101 - Public Safety	**422,076**	**422,076**	**0**	**(422,076)**	**0.00%**	
Revenues or gains	**(335,757)**	**(335,757)**	**(11,684,340)**	**(11,348,583)**	**2.87%**	
200101 - Police	**(335,757)**	**(335,757)**	**(11,684,340)**	**(11,348,583)**	**2.87%**	
Intergovernmental	(2,333)	(2,333)	(162,700)	(160,367)	1.43%	
Charges for Services - Other	(16,448)	(16,448)	(600,900)	(584,452)	2.74%	
Miscellaneous	(37)	(37)	(8,600)	(8,563)	0.43%	
Other Sources of Funding	(316,938)	(316,938)	(10,912,140)	(10,595,202)	2.90%	
Costs or expenses	**757,833**	**757,833**	**11,684,340**	**10,926,507**	**6.49%**	
200101 - Police	**757,833**	**757,833**	**11,684,340**	**10,926,507**	**6.49%**	
Personnel Services	487,748	487,748	9,599,340	9,111,592	5.08%	
General and Contracted Services	232,721	232,721	643,420	410,699	36.17%	Dispatch services (twice a year)
Utilities and Utility Services	4,526	4,526	64,200	59,674	7.05%	
Supplies and Materials	32,838	32,838	943,450	910,612	0.03%	

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Capital Outlay	0	0	46,200	46,200	0.00%	
Debt Service	0	0	219,730	219,730	0.00%	
Other Financing Uses	0	0	168,000	168,000	0.00%	
201 - Herriman City Safety Enforcement Area	**986,997**	**986,997**	**0**	**(986,997)**	**0.00%**	
Revenues or gains	**(18,879)**	**(18,879)**	**(11,953,530)**	**(11,934,651)**	**0.16%**	
200101 - Police	**(18,879)**	**(18,879)**	**(11,953,530)**	**(11,934,651)**	**0.16%**	
Taxes	0	0	(11,853,530)	(11,853,530)	0.00%	
Miscellaneous	(18,879)	(18,879)	(100,000)	(81,121)	18.88%	
Costs or expenses	**1,005,876**	**1,005,876**	**11,953,530**	**10,947,654**	**8.41%**	
200101 - Police	**1,005,876**	**1,005,876**	**11,953,530**	**10,947,654**	**8.41%**	
General and Contracted Services	96	96	1,000	904	9.65%	
Other Financing Uses	1,005,779	1,005,779	11,952,530	10,946,751	8.41%	
202 - Herriman City Fire Service Area	**1,439,466**	**1,439,466**	**0**	**(1,439,466)**	**0.00%**	
Revenues or gains	**(36,720)**	**(36,720)**	**(9,576,940)**	**(9,540,221)**	**0.38%**	
200200 - Fire	**(36,720)**	**(36,720)**	**(9,576,940)**	**(9,540,221)**	**0.38%**	
Taxes	0	0	(9,389,040)	(9,389,040)	0.00%	
Miscellaneous	(36,720)	(36,720)	(187,900)	(151,181)	19.54%	
Costs or expenses	**1,476,186**	**1,476,186**	**9,576,940**	**8,100,754**	**15.41%**	
200200 - Fire	**1,476,186**	**1,476,186**	**9,576,940**	**8,100,754**	**15.41%**	
General and Contracted Services	1,472,770	1,472,770	5,940,706	4,467,936	24.79%	1st quarter member assessment
Supplies and Materials	0	0	40,000	40,000	0.00%	
Other Financing Uses	3,415	3,415	3,596,234	3,592,819	0.09%	
203 - Development Services Fund	**(56,837)**	**(56,837)**	**0**	**56,837**	**0.00%**	
Revenues or gains	**(499,767)**	**(499,767)**	**(4,160,420)**	**(3,660,653)**	**12.01%**	
500125 - Building	**(499,767)**	**(499,767)**	**(4,160,420)**	**(3,660,653)**	**12.01%**	
Licenses and Permits	(142,270)	(142,270)	(2,177,700)	(2,035,430)	6.53%	
Charges for Services - Development Services	(336,147)	(336,147)	(1,788,000)	(1,451,853)	18.80%	
Miscellaneous	(21,350)	(21,350)	(194,720)	(173,370)	10.96%	
Costs or expenses	**442,930**	**442,930**	**4,160,420**	**3,717,490**	**10.65%**	
500115 - Engineering	**209**	**209**	**83,000**	**82,791**	**0.25%**	
General and Contracted Services	209	209	63,000	62,791	0.33%	
Taxes and Fees	0	0	20,000	20,000	0.00%	
500125 - Building	**442,721**	**442,721**	**4,077,420**	**3,634,699**	**10.86%**	
Personnel Services	54,736	54,736	1,452,270	1,397,534	3.77%	
General and Contracted Services	7,315	7,315	321,870	314,555	2.27%	
Utilities and Utility Services	318	318	5,400	5,082	5.90%	

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Supplies and Materials	33,304	33,304	58,910	25,606	56.53%	Software renewal due July
Interdepartmental Charges	106,047	106,047	1,929,520	1,823,473	5.50%	
Capital Outlay	0	0	6,450	6,450	0.00%	
Other Financing Uses	241,000	241,000	303,000	62,000	79.54%	Transfer to Capital Equipment for fleet replacement funding
210 - Herriman Towne Center CDA	**846,282**	**846,282**	**0**	**(846,282)**	**0.00%**	
Revenues or gains	**(11,119)**	**(11,119)**	**(4,187,510)**	**(4,176,391)**	**0.27%**	
500105 - Economic Development	**(11,119)**	**(11,119)**	**(4,187,510)**	**(4,176,391)**	**0.27%**	
Taxes	0	0	(4,051,140)	(4,051,140)	0.00%	
Miscellaneous	(11,119)	(11,119)	(90,000)	(78,881)	12.35%	
Other Sources of Funding	0	0	(46,370)	(46,370)	0.00%	
Costs or expenses	**857,401**	**857,401**	**4,187,510**	**3,330,109**	**20.48%**	
500105 - Economic Development	**857,401**	**857,401**	**4,187,510**	**3,330,109**	**20.48%**	
Taxes and Fees	0	0	2,211,900	2,211,900	0.00%	
Interdepartmental Charges	3,432	3,432	82,500	79,068	4.16%	
Debt Service	853,970	853,970	1,764,360	910,391	48.40%	
Other Financing Uses	0	0	128,750	128,750	0.00%	
211 - Herriman Business Center CDA	**(5,935)**	**(5,935)**	**0**	**5,935**	**0.00%**	
Revenues or gains	**(7,855)**	**(7,855)**	**(1,874,670)**	**(1,866,815)**	**0.42%**	
500105 - Economic Development	**(7,855)**	**(7,855)**	**(1,874,670)**	**(1,866,815)**	**0.42%**	
Taxes	0	0	(1,834,670)	(1,834,670)	0.00%	
Miscellaneous	(7,855)	(7,855)	(40,000)	(32,145)	19.64%	
Costs or expenses	**1,920**	**1,920**	**1,874,670**	**1,872,750**	**0.10%**	
500105 - Economic Development	**1,920**	**1,920**	**1,874,670**	**1,872,750**	**0.10%**	
Taxes and Fees	0	0	841,269	841,269	0.00%	
Interdepartmental Charges	1,920	1,920	29,140	27,220	6.59%	
Capital Outlay	0	0	680,000	680,000	0.00%	
Other Financing Uses	0	0	324,261	324,261	0.00%	
212 - Herriman Anthem CRA	**(3,249)**	**(3,249)**	**0**	**3,249**	**0.00%**	
Revenues or gains	**(5,002)**	**(5,002)**	**(1,784,470)**	**(1,779,468)**	**0.28%**	
500105 - Economic Development	**(5,002)**	**(5,002)**	**(1,784,470)**	**(1,779,468)**	**0.28%**	
Taxes	0	0	(1,769,470)	(1,769,470)	0.00%	
Miscellaneous	(5,002)	(5,002)	(15,000)	(9,998)	33.35%	
Costs or expenses	**1,753**	**1,753**	**1,784,470**	**1,782,717**	**0.10%**	
500105 - Economic Development	**1,753**	**1,753**	**1,784,470**	**1,782,717**	**0.10%**	
Taxes and Fees	0	0	1,332,620	1,332,620	0.00%	

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Direct Payments	0	0	128,480	128,480	0.00%	
Interdepartmental Charges	1,753	1,753	24,710	22,957	7.09%	
Other Financing Uses	0	0	298,660	298,660	0.00%	
213 - Herriman Innovation CRA	**(2,661)**	**(2,661)**	**0**	**2,661**	**0.00%**	
Revenues or gains	**(3,584)**	**(3,584)**	**(369,130)**	**(365,546)**	**0.97%**	
500105 - Economic Development	**(3,584)**	**(3,584)**	**(369,130)**	**(365,546)**	**0.97%**	
Taxes	0	0	(349,130)	(349,130)	0.00%	
Miscellaneous	(3,584)	(3,584)	(20,000)	(16,416)	17.92%	
Costs or expenses	**922**	**922**	**369,130**	**368,208**	**0.25%**	
500105 - Economic Development	**922**	**922**	**369,130**	**368,208**	**0.25%**	
Taxes and Fees	0	0	141,270	141,270	0.00%	
Direct Payments	0	0	20,790	20,790	0.00%	
Interdepartmental Charges	922	922	13,330	12,408	6.92%	
Other Financing Uses	0	0	193,740	193,740	0.00%	
214 - Herriman North CRA	**9,961**	**9,961**	**0**	**(9,961)**	**0.00%**	
Revenues or gains	**0**	**0**	**(70,000)**	**(70,000)**	**0.00%**	
500105 - Economic Development	**0**	**0**	**(70,000)**	**(70,000)**	**0.00%**	
Other Sources of Funding	0	0	(70,000)	(70,000)	0.00%	
Costs or expenses	**9,961**	**9,961**	**70,000**	**60,039**	**14.23%**	
500105 - Economic Development	**9,961**	**9,961**	**70,000**	**60,039**	**14.23%**	
Taxes and Fees	9,961	9,961	70,000	60,039	14.23%	
250 - Grants Fund	**(1,096,430)**	**(1,096,430)**	**0**	**1,096,430**	**0.00%**	
Revenues or gains	**(1,096,564)**	**(1,096,564)**	**(182,000)**	**914,564**	**602.51%**	
100110 - Administration	**0**	**0**	**(182,000)**	**(182,000)**	**0.00%**	
Intergovernmental	0	0	(182,000)	(182,000)	0.00%	
400115 - Parks	**(1,096,564)**	**(1,096,564)**	**0**	**1,096,564**	**0.00%**	
Intergovernmental	(1,096,564)	(1,096,564)	0	1,096,564	0.00%	
Costs or expenses	**135**	**135**	**182,000**	**181,865**	**0.07%**	
200101 - Police	**135**	**135**	**0**	**(135)**	**0.00%**	
Personnel Services	135	135	0	(135)	0.00%	Public Safety mental health grant (to be carried over)
300105 - Facilities	**0**	**0**	**182,000**	**182,000**	**0.00%**	
Capital Outlay	0	0	182,000	182,000	0.00%	
300 - Debt Service Fund	**851**	**851**	**0**	**(851)**	**0.00%**	
Revenues or gains	**(1,149)**	**(1,149)**	**(4,343,795)**	**(4,342,646)**	**0.03%**	
1000 - City of Herriman	**(1,149)**	**(1,149)**	**(4,343,795)**	**(4,342,646)**	**0.03%**	

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Intergovernmental	0	0	(800,000)	(800,000)	0.00%	
Miscellaneous	(1,149)	(1,149)	(28,000)	(26,851)	4.10%	
Other Sources of Funding	0	0	(3,515,795)	(3,515,795)	0.00%	
Costs or expenses	**2,000**	**2,000**	**4,343,795**	**4,341,795**	**0.05%**	
1000 - City of Herriman	**2,000**	**2,000**	**4,343,795**	**4,341,795**	**0.05%**	
Debt Service	2,000	2,000	4,343,795	4,341,795	0.05%	
401 - Capital Projects Fund	**294,680**	**294,680**	**0**	**(294,680)**	**0.00%**	
Revenues or gains	**(546,244)**	**(546,244)**	**(3,249,865)**	**(2,703,621)**	**16.81%**	
1000 - City of Herriman	**(24,970)**	**(24,970)**	**(3,249,865)**	**(3,224,895)**	**0.77%**	
Miscellaneous	(24,970)	(24,970)	(500,000)	(475,030)	4.99%	
Other Sources of Funding	0	0	(2,749,865)	(2,749,865)	0.00%	
300115 - Transportation	**(521,274)**	**(521,274)**	**0**	**521,274**	**0.00%**	
Intergovernmental	(521,274)	(521,274)	0	521,274	0.00%	
Costs or expenses	**840,924**	**840,924**	**3,249,865**	**2,408,941**	**25.88%**	
1000 - City of Herriman	**365,705**	**365,705**	**365,705**	**0**	**100.00%**	
Other Financing Uses	365,705	365,705	365,705	0	100.00%	
110101 - Finance	**780**	**780**	**15,000**	**14,220**	**5.20%**	
Capital Outlay	780	780	15,000	14,220	5.20%	
115105 - Communications	**0**	**0**	**90,000**	**90,000**	**0.00%**	
Capital Outlay	0	0	90,000	90,000	0.00%	
200200 - Fire	**399,549**	**399,549**	**0**	**(399,549)**	**0.00%**	
Capital Outlay	399,549	399,549	0	(399,549)	0.00%	
300101 - Public Works Administration	**0**	**0**	**100,000**	**100,000**	**0.00%**	
Capital Outlay	0	0	100,000	100,000	0.00%	
300105 - Facilities	**0**	**0**	**900,000**	**900,000**	**0.00%**	
Capital Outlay	0	0	900,000	900,000	0.00%	
300115 - Transportation	**0**	**0**	**1,113,700**	**1,113,700**	**0.00%**	
Capital Outlay	0	0	1,113,700	1,113,700	0.00%	
400105 - Arts and Cultural Development	**0**	**0**	**20,000**	**20,000**	**0.00%**	
Capital Outlay	0	0	20,000	20,000	0.00%	
400115 - Parks	**74,890**	**74,890**	**645,460**	**570,570**	**11.60%**	
Capital Outlay	74,890	74,890	645,460	570,570	11.60%	
405 - Capital Equipment Fund	**(1,312,700)**	**(1,312,700)**	**0**	**1,312,700**	**0.00%**	
Revenues or gains	**(1,312,700)**	**(1,312,700)**	**(2,821,150)**	**(1,508,450)**	**46.53%**	
1000 - City of Herriman	**(1,312,700)**	**(1,312,700)**	**(2,816,150)**	**(1,503,450)**	**46.61%**	
Miscellaneous	(8,275)	(8,275)	(60,000)	(51,725)	13.79%	

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Other Sources of Funding	(1,304,425)	(1,304,425)	(2,756,150)	(1,451,725)	47.33%	
400101 - Community Events and Recreation	**0**	**0**	**(5,000)**	**(5,000)**	**0.00%**	
Miscellaneous	0	0	(5,000)	(5,000)	0.00%	
Costs or expenses	**0**	**0**	**2,821,150**	**2,821,150**	**0.00%**	
115101 - Information Technology	**0**	**0**	**190,000**	**190,000**	**0.00%**	
Capital Outlay	0	0	190,000	190,000	0.00%	
200101 - Police	**0**	**0**	**1,092,000**	**1,092,000**	**0.00%**	
Capital Outlay	0	0	1,092,000	1,092,000	0.00%	
200105 - Animal Services	**0**	**0**	**168,000**	**168,000**	**0.00%**	
Capital Outlay	0	0	168,000	168,000	0.00%	
300105 - Facilities	**0**	**0**	**102,400**	**102,400**	**0.00%**	
Capital Outlay	0	0	102,400	102,400	0.00%	
300110 - Fleet Management	**0**	**0**	**539,070**	**539,070**	**0.00%**	
Capital Outlay	0	0	539,070	539,070	0.00%	
300115 - Transportation	**0**	**0**	**60,000**	**60,000**	**0.00%**	
Capital Outlay	0	0	60,000	60,000	0.00%	
300120 - Snow Removal	**0**	**0**	**50,000**	**50,000**	**0.00%**	
Capital Outlay	0	0	50,000	50,000	0.00%	
300125 - Street Signs	**0**	**0**	**22,000**	**22,000**	**0.00%**	
Capital Outlay	0	0	22,000	22,000	0.00%	
400101 - Community Events and Recreation	**0**	**0**	**15,000**	**15,000**	**0.00%**	
Capital Outlay	0	0	15,000	15,000	0.00%	
400115 - Parks	**0**	**0**	**181,970**	**181,970**	**0.00%**	
Capital Outlay	0	0	181,970	181,970	0.00%	
500115 - Engineering	**0**	**0**	**105,660**	**105,660**	**0.00%**	
Capital Outlay	0	0	105,660	105,660	0.00%	
500120 - GIS	**0**	**0**	**54,050**	**54,050**	**0.00%**	
Capital Outlay	0	0	54,050	54,050	0.00%	
500125 - Building	**0**	**0**	**241,000**	**241,000**	**0.00%**	
Capital Outlay	0	0	241,000	241,000	0.00%	
410 - Capital Projects-Bond Fund	**210**	**210**	**0**	**(210)**	**0.00%**	
Revenues or gains	**(28,206)**	**(28,206)**	**0**	**28,206**	**0.00%**	
1000 - City of Herriman	**(28,206)**	**(28,206)**	**0**	**28,206**	**0.00%**	
Miscellaneous	(28,206)	(28,206)	0	28,206	0.00%	
Costs or expenses	**28,417**	**28,417**	**0**	**(28,417)**	**0.00%**	
300115 - Transportation	**28,417**	**28,417**	**0**	**(28,417)**	**0.00%**	

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Capital Outlay	28,417	28,417	0	(28,417)	0.00%	
430 - Park Impact Fund	**(51,550)**	**(51,550)**	**0**	**51,550**	**0.00%**	
Revenues or gains	**(51,550)**	**(51,550)**	**(1,109,260)**	**(1,057,710)**	**4.65%**	
400115 - Parks	**(51,550)**	**(51,550)**	**(1,109,260)**	**(1,057,710)**	**4.65%**	
Charges for Services - Other	(24,854)	(24,854)	(828,900)	(804,046)	3.00%	
Miscellaneous	(26,695)	(26,695)	(240,000)	(213,305)	11.12%	
Other Sources of Funding	0	0	(40,360)	(40,360)	0.00%	
Costs or expenses	**0**	**0**	**1,109,260**	**1,109,260**	**0.00%**	
400115 - Parks	**0**	**0**	**1,109,260**	**1,109,260**	**0.00%**	
Capital Outlay	0	0	150,000	150,000	0.00%	
Other Financing Uses	0	0	959,260	959,260	0.00%	
432 - Transportation Impact Fee Fund	**(116,532)**	**(116,532)**	**0**	**116,532**	**0.00%**	
Revenues or gains	**(346,893)**	**(346,893)**	**(2,056,890)**	**(1,709,997)**	**16.86%**	
300115 - Transportation	**(346,893)**	**(346,893)**	**(2,056,890)**	**(1,709,997)**	**16.86%**	
Charges for Services - Other	(338,972)	(338,972)	(1,459,800)	(1,120,828)	23.22%	
Miscellaneous	(7,921)	(7,921)	(60,000)	(52,079)	13.20%	
Other Sources of Funding	0	0	(537,090)	(537,090)	0.00%	
Costs or expenses	**230,362**	**230,362**	**2,056,890**	**1,826,528**	**11.20%**	
300115 - Transportation	**230,362**	**230,362**	**2,056,890**	**1,826,528**	**11.20%**	
Capital Outlay	230,362	230,362	626,950	396,588	36.74%	
Other Financing Uses	0	0	1,429,940	1,429,940	0.00%	
433 - Public Safety Impact Fee Fund	**(10,384)**	**(10,384)**	**0**	**10,384**	**0.00%**	
Revenues or gains	**(10,384)**	**(10,384)**	**(173,300)**	**(162,916)**	**5.99%**	
200101 - Police	**(10,384)**	**(10,384)**	**(173,300)**	**(162,916)**	**5.99%**	
Charges for Services - Other	(3,688)	(3,688)	(113,300)	(109,612)	3.26%	
Miscellaneous	(6,696)	(6,696)	(60,000)	(53,304)	11.16%	
Costs or expenses	**0**	**0**	**173,300**	**173,300**	**0.00%**	
200101 - Police	**0**	**0**	**173,300**	**173,300**	**0.00%**	
Other Financing Uses	0	0	173,300	173,300	0.00%	
434 - Fire Impact Fee Fund	**(11,231)**	**(11,231)**	**0**	**11,231**	**0.00%**	
Revenues or gains	**(11,231)**	**(11,231)**	**(132,700)**	**(121,469)**	**8.46%**	
200200 - Fire	**(11,231)**	**(11,231)**	**(132,700)**	**(121,469)**	**8.46%**	
Charges for Services - Other	(7,552)	(7,552)	(122,700)	(115,148)	6.15%	
Miscellaneous	(3,680)	(3,680)	(10,000)	(6,320)	36.80%	
Costs or expenses	**0**	**0**	**132,700**	**132,700**	**0.00%**	
300130 - Street Lights	**0**	**0**	**132,700**	**132,700**	**0.00%**	

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Other Financing Uses	0	0	132,700	132,700	0.00%	
500 - Water Fund	**55,373**	**55,373**	**0**	**(55,373)**	**0.00%**	
Revenues or gains	**(2,610,270)**	**(2,610,270)**	**(21,033,696)**	**(18,423,426)**	**12.41%**	
300135 - Water	**(2,610,270)**	**(2,610,270)**	**(21,033,696)**	**(18,423,426)**	**12.41%**	
Intergovernmental	0	0	(40,000)	(40,000)	0.00%	
Charges for Services - Other	(2,556,662)	(2,556,662)	(20,014,700)	(17,458,038)	12.77%	
Miscellaneous	(53,608)	(53,608)	(395,000)	(341,392)	13.57%	
Other Sources of Funding	0	0	(583,996)	(583,996)	0.00%	
Costs or expenses	**2,665,642**	**2,665,642**	**21,033,696**	**18,368,054**	**12.67%**	
300135 - Water	**113,041**	**113,041**	**2,177,606**	**2,064,565**	**5.19%**	
Personnel Services	11,946	11,946	266,240	254,294	4.49%	
General and Contracted Services	21,861	21,861	368,760	346,899	5.93%	
Utilities and Utility Services	1,638	1,638	27,456	25,818	5.96%	
Supplies and Materials	6,478	6,478	187,340	180,862	3.46%	
Interdepartmental Charges	71,119	71,119	1,092,890	1,021,771	6.51%	
Capital Outlay	0	0	219,000	219,000	0.00%	
Bad Debt	0	0	15,920	15,920	0.00%	
300136 - Water Maintenance	**241,929**	**241,929**	**13,356,860**	**13,114,931**	**1.81%**	
Personnel Services	94,001	94,001	2,094,490	2,000,489	4.49%	
General and Contracted Services	18	18	148,160	148,142	0.01%	
Utilities and Utility Services	92,012	92,012	1,204,600	1,112,588	7.64%	
Supplies and Materials	55,898	55,898	9,442,300	9,386,402	0.59%	
Capital Outlay	0	0	467,310	467,310	0.00%	
300137 - Water Blue Stakes	**5,817**	**5,817**	**121,670**	**115,853**	**4.78%**	
Personnel Services	4,086	4,086	91,010	86,924	4.49%	
General and Contracted Services	943	943	16,660	15,717	5.66%	
Supplies and Materials	789	789	14,000	13,211	5.63%	
300138 - Secondary Water	**40,855**	**40,855**	**660,040**	**619,185**	**6.19%**	
Personnel Services	5,052	5,052	112,670	107,618	4.48%	
General and Contracted Services	0	0	77,000	77,000	0.00%	
Utilities and Utility Services	28,647	28,647	185,000	156,353	15.48%	Electricity (timing difference)
Supplies and Materials	7,155	7,155	259,870	252,715	2.75%	
Capital Outlay	0	0	25,500	25,500	0.00%	
300139 - Water Non Operating	**2,264,000**	**2,264,000**	**4,717,520**	**2,453,520**	**47.99%**	
Debt Service	92,800	92,800	2,546,320	2,453,520	3.64%	
Other Financing Uses	2,171,200	2,171,200	2,171,200	0	100.00%	

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501 - Water Capital Projects Fund	**(1,125,599)**	**(1,125,599)**	**0**	**1,125,599**	**0.00%**	
Revenues or gains	**(2,266,285)**	**(2,266,285)**	**(10,238,200)**	**(7,971,915)**	**22.14%**	
300135 - Water	**(2,266,285)**	**(2,266,285)**	**(10,238,200)**	**(7,971,915)**	**22.14%**	
Intergovernmental	(95,085)	(95,085)	0	95,085	0.00%	
Other Sources of Funding	(2,171,200)	(2,171,200)	(10,238,200)	(8,067,000)	21.21%	
Costs or expenses	**1,140,686**	**1,140,686**	**10,238,200**	**9,097,514**	**11.14%**	
300135 - Water	**1,140,686**	**1,140,686**	**10,238,200**	**9,097,514**	**11.14%**	
Capital Outlay	1,140,686	1,140,686	10,238,200	9,097,514	11.14%	
510 - Water Rights Fund	**(22,510)**	**(22,510)**	**0**	**22,510**	**0.00%**	
Revenues or gains	**(22,510)**	**(22,510)**	**(2,706,000)**	**(2,683,490)**	**0.83%**	
300135 - Water	**(22,510)**	**(22,510)**	**(210,000)**	**(187,490)**	**10.72%**	
Charges for Services - Other	(7,722)	(7,722)	(60,000)	(52,278)	12.87%	
Miscellaneous	(14,788)	(14,788)	(150,000)	(135,212)	9.86%	
300139 - Water Non Operating	**0**	**0**	**(2,496,000)**	**(2,496,000)**	**0.00%**	
Other Sources of Funding	0	0	(2,496,000)	(2,496,000)	0.00%	
Costs or expenses	**0**	**0**	**2,706,000**	**2,706,000**	**0.00%**	
300135 - Water	**0**	**0**	**2,706,000**	**2,706,000**	**0.00%**	
General and Contracted Services	0	0	205,000	205,000	0.00%	
Taxes and Fees	0	0	1,000	1,000	0.00%	
Capital Outlay	0	0	2,500,000	2,500,000	0.00%	
515 - Water Impact Fee Fund	**(136,238)**	**(136,238)**	**0**	**136,238**	**0.00%**	
Revenues or gains	**(136,238)**	**(136,238)**	**(13,285,600)**	**(13,149,362)**	**1.03%**	
300135 - Water	**(136,238)**	**(136,238)**	**(13,285,600)**	**(13,149,362)**	**1.03%**	
Charges for Services - Other	(124,054)	(124,054)	(3,000,000)	(2,875,946)	4.14%	
Miscellaneous	(12,184)	(12,184)	(60,000)	(47,816)	20.31%	
Other Sources of Funding	0	0	(10,225,600)	(10,225,600)	0.00%	
Costs or expenses	**0**	**0**	**13,285,600**	**13,285,600**	**0.00%**	
300135 - Water	**0**	**0**	**13,285,600**	**13,285,600**	**0.00%**	
Capital Outlay	0	0	10,240,600	10,240,600	0.00%	
Other Financing Uses	0	0	3,045,000	3,045,000	0.00%	
520 - Storm Water Fund	**361,620**	**361,620**	**0**	**(361,620)**	**0.00%**	
Revenues or gains	**(159,517)**	**(159,517)**	**(1,945,230)**	**(1,785,713)**	**8.20%**	
300140 - Storm Water	**(159,517)**	**(159,517)**	**(1,945,230)**	**(1,785,713)**	**8.20%**	
Charges for Services - Other	(153,912)	(153,912)	(1,860,590)	(1,706,678)	8.27%	
Miscellaneous	(5,604)	(5,604)	(70,000)	(64,396)	8.01%	
Other Sources of Funding	0	0	(14,640)	(14,640)	0.00%	

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Costs or expenses	**521,136**	**521,136**	**1,945,230**	**1,424,094**	**26.79%**	
300140 - Storm Water	**27,096**	**27,096**	**573,880**	**546,784**	**4.72%**	
General and Contracted Services	1,975	1,975	109,530	107,555	1.80%	
Utilities and Utility Services	119	119	4,420	4,301	2.70%	
Supplies and Materials	1,476	1,476	32,000	30,524	4.61%	
Interdepartmental Charges	23,526	23,526	422,680	399,154	5.57%	
Capital Outlay	0	0	3,250	3,250	0.00%	
Bad Debt	0	0	2,000	2,000	0.00%	
300145 - Storm Water Maintenance	**27,069**	**27,069**	**720,510**	**693,441**	**3.76%**	
Personnel Services	24,268	24,268	503,730	479,462	4.82%	
General and Contracted Services	0	0	16,150	16,150	0.00%	
Utilities and Utility Services	113	113	400	287	28.33%	Telephone and radio (budgeted in 300140)
Supplies and Materials	2,688	2,688	120,230	117,542	2.24%	
Capital Outlay	0	0	80,000	80,000	0.00%	
300150 - Storm Water Engineering	**14,842**	**14,842**	**198,710**	**183,868**	**7.47%**	
General and Contracted Services	0	0	26,980	26,980	0.00%	
Utilities and Utility Services	159	159	2,300	2,141	6.93%	
Supplies and Materials	6,999	6,999	22,450	15,451	31.18%	Software subscription due in July
Interdepartmental Charges	7,683	7,683	146,980	139,297	5.23%	
300155 - Storm Water Non Operating	**452,130**	**452,130**	**452,130**	**0**	**100.00%**	
Other Financing Uses	452,130	452,130	452,130	0	100.00%	Transfer to Storm Water Capital Projects Fund
521 - Storm Water Capital Projects Fund	**(452,130)**	**(452,130)**	**0**	**452,130**	**0.00%**	
Revenues or gains	**(452,130)**	**(452,130)**	**(452,130)**	**0**	**100.00%**	
300140 - Storm Water	**(452,130)**	**(452,130)**	**(452,130)**	**0**	**100.00%**	
Other Sources of Funding	(452,130)	(452,130)	(452,130)	0	100.00%	
Costs or expenses	**0**	**0**	**452,130**	**452,130**	**0.00%**	
300140 - Storm Water	**0**	**0**	**452,130**	**452,130**	**0.00%**	
Capital Outlay	0	0	452,130	452,130	0.00%	
525 - Storm Water Impact Fee Fund	**(35,760)**	**(35,760)**	**0**	**35,760**	**0.00%**	
Revenues or gains	**(35,760)**	**(35,760)**	**(339,500)**	**(303,740)**	**10.53%**	
300140 - Storm Water	**(35,760)**	**(35,760)**	**(339,500)**	**(303,740)**	**10.53%**	
Charges for Services - Other	(24,817)	(24,817)	(309,500)	(284,683)	8.02%	
Miscellaneous	(10,944)	(10,944)	(30,000)	(19,057)	36.48%	
Costs or expenses	**0**	**0**	**339,500**	**339,500**	**0.00%**	
300140 - Storm Water	**0**	**0**	**339,500**	**339,500**	**0.00%**	

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Capital Outlay	0	0	75,000	75,000	0.00%	
Other Financing Uses	0	0	264,500	264,500	0.00%	
600 - Hi Country I Water Fund	**(13,085)**	**(13,085)**	**0**	**13,085**	**0.00%**	
Revenues or gains	**(19,756)**	**(19,756)**	**0**	**19,756**	**0.00%**	
600101 - Hi Country I	**(18,560)**	**(18,560)**	**0**	**18,560**	**0.00%**	
Charges for Services - Other	(18,477)	(18,477)	0	18,477	0.00%	
Miscellaneous	(83)	(83)	0	83	0.00%	
600110 - Hi Country I Non Operating	**(1,196)**	**(1,196)**	**0**	**1,196**	**0.00%**	
Miscellaneous	(1,196)	(1,196)	0	1,196	0.00%	
Costs or expenses	**6,671**	**6,671**	**0**	**(6,671)**	**0.00%**	
600101 - Hi Country I	**196**	**196**	**0**	**(196)**	**0.00%**	
General and Contracted Services	143	143	0	(143)	0.00%	
Supplies and Materials	52	52	0	(52)	0.00%	
600105 - Hi Country I Maintenance	**6,475**	**6,475**	**0**	**(6,475)**	**0.00%**	
Personnel Services	709	709	0	(709)	0.00%	
Utilities and Utility Services	2,072	2,072	0	(2,072)	0.00%	
Interdepartmental Charges	3,693	3,693	0	(3,693)	0.00%	
605 - Hi Country II Water Fund	**(23,604)**	**(23,604)**	**0**	**23,604**	**0.00%**	
Revenues or gains	**(42,872)**	**(42,872)**	**0**	**42,872**	**0.00%**	
605101 - Hi Country II	**(40,476)**	**(40,476)**	**0**	**40,476**	**0.00%**	
Charges for Services - Other	(40,476)	(40,476)	0	40,476	0.00%	
605110 - Hi Country II Non Operating	**(2,396)**	**(2,396)**	**0**	**2,396**	**0.00%**	
Miscellaneous	(2,396)	(2,396)	0	2,396	0.00%	
Costs or expenses	**19,268**	**19,268**	**0**	**(19,268)**	**0.00%**	
605101 - Hi Country II	**463**	**463**	**0**	**(463)**	**0.00%**	
General and Contracted Services	374	374	0	(374)	0.00%	
Supplies and Materials	89	89	0	(89)	0.00%	
605105 - Hi Country II Maintenance	**18,805**	**18,805**	**0**	**(18,805)**	**0.00%**	
Personnel Services	3,125	3,125	0	(3,125)	0.00%	
Utilities and Utility Services	2,514	2,514	0	(2,514)	0.00%	
Supplies and Materials	196	196	0	(196)	0.00%	
Interdepartmental Charges	12,970	12,970	0	(12,970)	0.00%	
700 - Benefits Management Fund	**10,067**	**10,067**	**0**	**(10,067)**	**0.00%**	
Revenues or gains	**(133)**	**(133)**	**(184,410)**	**(184,277)**	**0.07%**	
1000 - City of Herriman	**(133)**	**(133)**	**(184,410)**	**(184,277)**	**0.07%**	
Charges for Services - Other	0	0	(179,410)	(179,410)	0.00%	

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Category	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
Miscellaneous	(133)	(133)	(5,000)	(4,867)	2.65%	
Costs or expenses	**10,200**	**10,200**	**184,410**	**174,210**	**5.53%**	
1000 - City of Herriman	**10,200**	**10,200**	**184,410**	**174,210**	**5.53%**	
Personnel Services	10,200	10,200	179,410	169,210	5.69%	
Other Financing Uses	0	0	5,000	5,000	0.00%	
705 - Risk Management Fund	**319,354**	**319,354**	**0**	**(319,354)**	**0.00%**	
Revenues or gains	**417**	**417**	**(551,380)**	**(551,797)**	**-0.08%**	
1000 - City of Herriman	**417**	**417**	**(551,380)**	**(551,797)**	**-0.08%**	
Charges for Services - Other	0	0	(541,380)	(541,380)	0.00%	
Miscellaneous	417	417	(10,000)	(10,417)	-4.17%	
Costs or expenses	**318,937**	**318,937**	**551,380**	**232,443**	**57.84%**	
1000 - City of Herriman	**318,937**	**318,937**	**551,380**	**232,443**	**57.84%**	
Personnel Services	4,653	4,653	60,000	55,347	7.75%	
General and Contracted Services	314,285	314,285	340,150	25,866	92.40%	Insurance renewals occur in July
Other Financing Uses	0	0	151,230	151,230	0.00%	
Grand Total	**1,214,153**	**1,214,153**	**0**	**(1,214,153)**	**0.00%**	

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GL Account	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
100 - General Fund	**(164,825)**	**(164,825)**	**(25,165,280)**	**(25,000,455)**	**0.65%**	
Revenues or gains	**(164,825)**	**(164,825)**	**(25,165,280)**	**(25,000,455)**	**0.65%**	
1000 - City of Herriman	**(14,446)**	**(14,446)**	**(17,764,580)**	**(17,750,134)**	**0.08%**	
Taxes	**0**	**0**	**(17,484,380)**	**(17,484,380)**	**0.00%**	
301005 - PROPERTY TAX - CURRENT	0	0	(1,114,580)	(1,114,580)	0.00%	Property tax and franchise tax are corrected 1 month in arrears; remaining taxes are collected 2 months in arrears
301010 - PROPERTY TAX - DELINQUENT	0	0	(25,000)	(25,000)	0.00%	
301020 - MOTOR VEHICLE FEE IN LIEU	0	0	(71,440)	(71,440)	0.00%	
301025 - SALES TAX	0	0	(13,091,900)	(13,091,900)	0.00%	
301035 - ENERGY FRANCHISE TAX	0	0	(2,791,530)	(2,791,530)	0.00%	
301040 - MUNICIPAL TELECOM FRANCHISE TAX	0	0	(167,990)	(167,990)	0.00%	
301045 - CABLE TV FRANCHISE TAX	0	0	(191,940)	(191,940)	0.00%	
301050 - TRANSIENT ROOM TAX	0	0	(30,000)	(30,000)	0.00%	
Charges for Services - Other	**(89)**	**(89)**	**(3,000)**	**(2,911)**	**2.98%**	
305090 - BANNERS	(89)	(89)	(3,000)	(2,911)	2.98%	
Miscellaneous	**(14,357)**	**(14,357)**	**(277,200)**	**(262,843)**	**5.18%**	
307000 - MISCELLANEOUS	(658)	(658)	(10,000)	(9,342)	6.58%	
307003 - INTEREST INCOME	(12,429)	(12,429)	(245,000)	(232,571)	5.07%	
307019 - DAMAGE REIMBURSEMENTS	(250)	(250)	0	250	0.00%	
307035 - RETURNED CHECK FEES	(1,020)	(1,020)	(12,000)	(10,980)	8.50%	
307051 - MAPS AND MANUALS	0	0	(200)	(200)	0.00%	
307095 - PURCHASING CARD REBATE	0	0	(10,000)	(10,000)	0.00%	
105101 - City Attorney	**(1,054)**	**(1,054)**	**(10,000)**	**(8,946)**	**10.54%**	
Miscellaneous	**(1,054)**	**(1,054)**	**(10,000)**	**(8,946)**	**10.54%**	
307015 - ATTORNEY FEE REIMBURSEMENT	(1,054)	(1,054)	(10,000)	(8,946)	10.54%	
105105 - Human Resources	**(172)**	**(172)**	**(2,000)**	**(1,828)**	**8.60%**	
Charges for Services - Other	**(172)**	**(172)**	**(2,000)**	**(1,828)**	**8.60%**	
305092 - LAGOON TICKETS	(172)	(172)	(2,000)	(1,828)	8.60%	
110105 - Justice Court	**(14,517)**	**(14,517)**	**(190,000)**	**(175,483)**	**7.64%**	
Fines and Forfeitures	**(14,517)**	**(14,517)**	**(190,000)**	**(175,483)**	**7.64%**	

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306000 - FINES AND FORFEITURES	(14,517)	(14,517)	(190,000)	(175,483)	7.64%	
110110 - City Recorder	**(14,043)**	**(14,043)**	**(170,170)**	**(156,128)**	**8.25%**	
Charges for Services - Other	**(14,043)**	**(14,043)**	**(170,170)**	**(156,128)**	**8.25%**	
305004 - PASSPORTS	(13,705)	(13,705)	(169,170)	(155,465)	8.10%	
305006 - GRAMA REQUESTS	(338)	(338)	(1,000)	(663)	33.75%	
200105 - Animal Services	**(550)**	**(550)**	**(26,000)**	**(25,450)**	**2.12%**	
Licenses and Permits	**(310)**	**(310)**	**(12,000)**	**(11,690)**	**2.58%**	
302010 - ANIMAL LICENSE	(310)	(310)	(12,000)	(11,690)	2.58%	
Charges for Services - Other	**(240)**	**(240)**	**(14,000)**	**(13,760)**	**1.71%**	
305082 - ANIMAL IMPOUND FEE	(240)	(240)	(9,500)	(9,260)	2.53%	
305086 - ADOPTION FEES	0	0	(3,000)	(3,000)	0.00%	
305088 - SPAY AND NEUTER FEES	0	0	(1,500)	(1,500)	0.00%	
200115 - Community Services	**(100)**	**(100)**	**(6,000)**	**(5,900)**	**1.67%**	
Fines and Forfeitures	**(100)**	**(100)**	**(6,000)**	**(5,900)**	**1.67%**	
306005 - FINES - CODE ENFORCEMENT	(100)	(100)	(6,000)	(5,900)	1.67%	
300105 - Facilities	**0**	**0**	**(30,000)**	**(30,000)**	**0.00%**	
Charges for Services - Other	**0**	**0**	**(10,000)**	**(10,000)**	**0.00%**	
305024 - BUILDING RENTAL	0	0	(10,000)	(10,000)	0.00%	
Miscellaneous	**0**	**0**	**(20,000)**	**(20,000)**	**0.00%**	
307011 - COLUMBUS EDUCATION UTILITY REIMBURSEME	0	0	(20,000)	(20,000)	0.00%	
300115 - Transportation	**0**	**0**	**(4,797,950)**	**(4,797,950)**	**0.00%**	
Taxes	**0**	**0**	**(1,782,520)**	**(1,782,520)**	**0.00%**	
301030 - SALES TAX - COUNTY OPTION	0	0	(1,782,520)	(1,782,520)	0.00%	
Intergovernmental	**0**	**0**	**(3,015,430)**	**(3,015,430)**	**0.00%**	
303064 - CLASS C ROADS	0	0	(3,015,430)	(3,015,430)	0.00%	
400101 - Community Events and Recreation	**(2,710)**	**(2,710)**	**(336,000)**	**(333,290)**	**0.81%**	
Charges for Services - Other	**(35)**	**(35)**	**(220,000)**	**(219,965)**	**0.02%**	
305048 - PRCA RODEO	(35)	(35)	(165,000)	(164,965)	0.02%	
305050 - FORT HERRIMAN DAYS	0	0	(40,000)	(40,000)	0.00%	
305052 - MISCELLANEOUS EVENT REVENUE	0	0	(15,000)	(15,000)	0.00%	

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Miscellaneous	**(2,675)**	**(2,675)**	**(116,000)**	**(113,325)**	**2.31%**	
307039 - MISCELLANEOUS EVENTS SPONSORSHIP	(2,675)	(2,675)	(16,000)	(13,325)	16.72%	
307043 - PRCA RODEO SPONSORSHIP	0	0	(70,000)	(70,000)	0.00%	
307047 - FORT HERRIMAN TOWNE DAYS SPONSORSHIP	0	0	(30,000)	(30,000)	0.00%	
400110 - Cemetery	**(9,175)**	**(9,175)**	**(185,000)**	**(175,825)**	**4.96%**	
Charges for Services - Other	**(9,175)**	**(9,175)**	**(185,000)**	**(175,825)**	**4.96%**	
305040 - CEMETERY LOT SALES	(1,275)	(1,275)	(120,000)	(118,725)	1.06%	
305042 - CEMETERY BURIALS	(7,300)	(7,300)	(60,000)	(52,700)	12.17%	
305046 - CEMETERY MONUMENT HEADSTONE	(600)	(600)	(5,000)	(4,400)	12.00%	
400115 - Parks	**(102,343)**	**(102,343)**	**(1,276,850)**	**(1,174,507)**	**8.02%**	
Charges for Services - Other	**(102,343)**	**(102,343)**	**(1,276,850)**	**(1,174,507)**	**8.02%**	
305026 - PARKS & RECREATION SPECIAL DISTRICT FEES	(99,893)	(99,893)	(1,190,350)	(1,090,457)	8.39%	
305030 - STALL RENTAL	(30)	(30)	(500)	(470)	6.00%	
305032 - ARENA AND EQUESTRIAN RENTAL	0	0	(3,000)	(3,000)	0.00%	
305034 - PARK AND PAVILION RENTAL	(2,395)	(2,395)	(65,000)	(62,605)	3.68%	
305036 - PARK FACILITIES RENTAL	(25)	(25)	(18,000)	(17,975)	0.14%	
400120 - Blackridge	**0**	**0**	**(60,000)**	**(60,000)**	**0.00%**	
Charges for Services - Other	**0**	**0**	**(60,000)**	**(60,000)**	**0.00%**	
305038 - BLACKRIDGE PARKING LOT FEE	0	0	(60,000)	(60,000)	0.00%	
400130 - Ice Ribbon	**0**	**0**	**(244,430)**	**(244,430)**	**0.00%**	
Charges for Services - Other	**0**	**0**	**(244,430)**	**(244,430)**	**0.00%**	
305054 - ICE RIBBON	0	0	(244,430)	(244,430)	0.00%	
500105 - Economic Development	**(5,716)**	**(5,716)**	**(66,300)**	**(60,584)**	**8.62%**	
Licenses and Permits	**(5,716)**	**(5,716)**	**(66,300)**	**(60,584)**	**8.62%**	
302005 - BUSINESS LICENSE	(5,716)	(5,716)	(66,300)	(60,584)	8.62%	
101 - Public Safety	**(335,757)**	**(335,757)**	**(11,684,340)**	**(11,348,583)**	**2.87%**	
Revenues or gains	**(335,757)**	**(335,757)**	**(11,684,340)**	**(11,348,583)**	**2.87%**	
200101 - Police	**(335,757)**	**(335,757)**	**(11,684,340)**	**(11,348,583)**	**2.87%**	
Intergovernmental	**(2,333)**	**(2,333)**	**(162,700)**	**(160,367)**	**1.43%**	
303016 - GRANT - DEPARTMENT OF JUSTICE	0	0	(5,000)	(5,000)	0.00%	

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303044 - GRANT - HIGHWAY SAFETY	(2,333)	(2,333)	(75,000)	(72,667)	3.11%	
303068 - LIQUOR ALLOTMENT	0	0	(46,200)	(46,200)	0.00%	
303072 - INTERNET CRIMES AGAINST CHILDREN	0	0	(10,000)	(10,000)	0.00%	
303076 - ENDING ALCOHOL TO YOUTH	0	0	(1,500)	(1,500)	0.00%	
303080 - HOMELAND SECURITY TASK FORCE	0	0	(25,000)	(25,000)	0.00%	
Charges for Services - Other	**(16,448)**	**(16,448)**	**(600,900)**	**(584,452)**	**2.74%**	
305060 - JORDAN SCHOOL DISTRICT SRO	0	0	(375,000)	(375,000)	0.00%	
305062 - PROVIDENCE HALL SRO	0	0	(76,500)	(76,500)	0.00%	
305064 - REAL MONARCHS SECURITY	(14,355)	(14,355)	(40,000)	(25,645)	35.89%	
305066 - UTE CONFERENCE	0	0	(22,000)	(22,000)	0.00%	
305068 - UTAH GIRLS TACKLE FOOTBALL SECURITY	0	0	(8,000)	(8,000)	0.00%	
305070 - JORDAN SCHOOL EVENTS REIMBURSEMENT	(233)	(233)	(38,000)	(37,767)	0.61%	
305072 - OUTSIDE ENTITY REIMBURSEMENTS	0	0	(15,000)	(15,000)	0.00%	
305073 - SALT LAKE BEES REIMBURSEMENT	0	0	(10,000)	(10,000)	0.00%	
305074 - PEER COURT FEE	0	0	(500)	(500)	0.00%	
305076 - OFFENDER REGISTRY	0	0	(400)	(400)	0.00%	
305078 - CLEARANCE LETTERS	(1,610)	(1,610)	(13,000)	(11,390)	12.38%	
305080 - FINGER PRINTING	(250)	(250)	(2,500)	(2,250)	10.00%	
Miscellaneous	**(37)**	**(37)**	**(8,600)**	**(8,563)**	**0.43%**	
307000 - MISCELLANEOUS	0	0	(8,000)	(8,000)	0.00%	
307031 - WITNESS PAYMENTS	(37)	(37)	(600)	(563)	6.17%	
Other Sources of Funding	**(316,938)**	**(316,938)**	**(10,912,140)**	**(10,595,202)**	**2.90%**	
308100 - TRANSFER FROM GENERAL FUND	(5,464)	(5,464)	(127,630)	(122,166)	4.28%	
308201 - TRANSFER FROM HCSEA FUND	(308,059)	(308,059)	(10,693,350)	(10,385,291)	2.88%	
308202 - TRANSFER FROM HCFSA FUND	(3,415)	(3,415)	(91,160)	(87,745)	3.75%	
201 - Herriman City Safety Enforcement Area	**(18,879)**	**(18,879)**	**(11,953,530)**	**(11,934,651)**	**0.16%**	
Revenues or gains	**(18,879)**	**(18,879)**	**(11,953,530)**	**(11,934,651)**	**0.16%**	
200101 - Police	**(18,879)**	**(18,879)**	**(11,953,530)**	**(11,934,651)**	**0.16%**	
Taxes	**0**	**0**	**(11,853,530)**	**(11,853,530)**	**0.00%**	
301005 - PROPERTY TAX - CURRENT	0	0	(11,132,660)	(11,132,660)	0.00%	Property taxes are collected 1 month in

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301010 - PROPERTY TAX - DELINQUENT	0	0	(150,000)	(150,000)	0.00%	Property taxes are collected 1 month in arrears
301020 - MOTOR VEHICLE FEE IN LIEU	0	0	(570,870)	(570,870)	0.00%	
Miscellaneous	**(18,879)**	**(18,879)**	**(100,000)**	**(81,121)**	**18.88%**	
307003 - INTEREST INCOME	(18,879)	(18,879)	(100,000)	(81,121)	18.88%	
202 - Herriman City Fire Service Area	**(36,720)**	**(36,720)**	**(9,576,940)**	**(9,540,221)**	**0.38%**	
Revenues or gains	**(36,720)**	**(36,720)**	**(9,576,940)**	**(9,540,221)**	**0.38%**	
200200 - Fire	**(36,720)**	**(36,720)**	**(9,576,940)**	**(9,540,221)**	**0.38%**	
Taxes	**0**	**0**	**(9,389,040)**	**(9,389,040)**	**0.00%**	
301005 - PROPERTY TAX - CURRENT	0	0	(8,808,630)	(8,808,630)	0.00%	Property taxes are collected 1 month in arrears
301010 - PROPERTY TAX - DELINQUENT	0	0	(100,000)	(100,000)	0.00%	
301020 - MOTOR VEHICLE FEE IN LIEU	0	0	(480,410)	(480,410)	0.00%	
Miscellaneous	**(36,720)**	**(36,720)**	**(187,900)**	**(151,181)**	**19.54%**	
307003 - INTEREST INCOME	(36,720)	(36,720)	(150,000)	(113,281)	24.48%	
307079 - UFSA FUND BALANCE TRANSFER	0	0	(37,900)	(37,900)	0.00%	
203 - Development Services Fund	**(499,767)**	**(499,767)**	**(4,160,420)**	**(3,660,653)**	**12.01%**	
Revenues or gains	**(499,767)**	**(499,767)**	**(4,160,420)**	**(3,660,653)**	**12.01%**	
500125 - Building	**(499,767)**	**(499,767)**	**(4,160,420)**	**(3,660,653)**	**12.01%**	
Licenses and Permits	**(142,270)**	**(142,270)**	**(2,177,700)**	**(2,035,430)**	**6.53%**	
302030 - BUILDING PERMIT	(101,329)	(101,329)	(2,050,000)	(1,948,671)	4.94%	
302035 - ELECTRICAL PERMIT	(1,034)	(1,034)	(35,000)	(33,966)	2.95%	
302040 - MECHANICAL PERMIT	(170)	(170)	(5,000)	(4,830)	3.40%	
302045 - PLUMBING PERMIT	(170)	(170)	(7,500)	(7,330)	2.27%	
302050 - EXCAVATION PERMIT	(39,567)	(39,567)	(80,000)	(40,433)	49.46%	
302055 - REINSPECTION PERMIT	0	0	(200)	(200)	0.00%	
Charges for Services - Development Services	**(336,147)**	**(336,147)**	**(1,788,000)**	**(1,451,853)**	**18.80%**	
304005 - ENGINEERING AND INSPECTION FEES	(243,946)	(243,946)	(400,000)	(156,054)	60.99%	
304010 - HYDRAULICS ANALYSIS FEE	(2,800)	(2,800)	(18,000)	(15,200)	15.56%	
304015 - GRADING FEES	(165)	(165)	(12,000)	(11,836)	1.37%	
304025 - ENGINEERING FEES REIMBURSEMENT	0	0	(1,000)	(1,000)	0.00%	
304030 - PLAN REVIEW FEE	(67,596)	(67,596)	(1,200,000)	(1,132,404)	5.63%	

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304035 - FILING FEES	0	0	(1,000)	(1,000)	0.00%	
304040 - BOND PROCESSING FEE	(300)	(300)	(2,000)	(1,700)	15.00%	
304050 - SITE PLAN FEE	(8,346)	(8,346)	(44,000)	(35,654)	18.97%	
304055 - ZONING AND LAND USE FEES	(12,520)	(12,520)	(60,000)	(47,480)	20.87%	
304060 - CONTRACT FEE ADMINISTRATION FEE	(386)	(386)	(50,000)	(49,614)	0.77%	
304065 - ACCESSORY DWELLING UNIT REVIEW FEE	(88)	(88)	0	88	0.00%	
Miscellaneous	**(21,350)**	**(21,350)**	**(194,720)**	**(173,370)**	**10.96%**	
307003 - INTEREST INCOME	(21,350)	(21,350)	(169,720)	(148,370)	12.58%	
307059 - FLOODPLAIN CONSULTATION SERVICES	0	0	(25,000)	(25,000)	0.00%	
210 - Herriman Towne Center CDA	**(11,119)**	**(11,119)**	**(4,187,510)**	**(4,176,391)**	**0.27%**	
Revenues or gains	**(11,119)**	**(11,119)**	**(4,187,510)**	**(4,176,391)**	**0.27%**	
500105 - Economic Development	**(11,119)**	**(11,119)**	**(4,187,510)**	**(4,176,391)**	**0.27%**	
Taxes	**0**	**0**	**(4,051,140)**	**(4,051,140)**	**0.00%**	
301005 - PROPERTY TAX - CURRENT	0	0	(118,880)	(118,880)	0.00%	Property taxes are collected in December and March
301015 - PROPERTY TAX - INTERGOVERNMENTAL	0	0	(3,932,260)	(3,932,260)	0.00%	
Miscellaneous	**(11,119)**	**(11,119)**	**(90,000)**	**(78,881)**	**12.35%**	
307003 - INTEREST INCOME	(11,119)	(11,119)	(90,000)	(78,881)	12.35%	
Other Sources of Funding	**0**	**0**	**(46,370)**	**(46,370)**	**0.00%**	
308100 - TRANSFER FROM GENERAL FUND	0	0	(46,370)	(46,370)	0.00%	
211 - Herriman Business Center CDA	**(7,855)**	**(7,855)**	**(1,874,670)**	**(1,866,815)**	**0.42%**	
Revenues or gains	**(7,855)**	**(7,855)**	**(1,874,670)**	**(1,866,815)**	**0.42%**	
500105 - Economic Development	**(7,855)**	**(7,855)**	**(1,874,670)**	**(1,866,815)**	**0.42%**	
Taxes	**0**	**0**	**(1,834,670)**	**(1,834,670)**	**0.00%**	
301005 - PROPERTY TAX - CURRENT	0	0	(48,660)	(48,660)	0.00%	Property taxes are collected in December and March
301015 - PROPERTY TAX - INTERGOVERNMENTAL	0	0	(1,786,010)	(1,786,010)	0.00%	
Miscellaneous	**(7,855)**	**(7,855)**	**(40,000)**	**(32,145)**	**19.64%**	
307003 - INTEREST INCOME	(7,855)	(7,855)	(40,000)	(32,145)	19.64%	
212 - Herriman Anthem CRA	**(5,002)**	**(5,002)**	**(1,784,470)**	**(1,779,468)**	**0.28%**	
Revenues or gains	**(5,002)**	**(5,002)**	**(1,784,470)**	**(1,779,468)**	**0.28%**	
500105 - Economic Development	**(5,002)**	**(5,002)**	**(1,784,470)**	**(1,779,468)**	**0.28%**	

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Taxes	**0**	**0**	**(1,769,470)**	**(1,769,470)**	**0.00%**	
301005 - PROPERTY TAX - CURRENT	0	0	(37,820)	(37,820)	0.00%	Property taxes are collected in December and March
301015 - PROPERTY TAX - INTERGOVERNMENTAL	0	0	(1,731,650)	(1,731,650)	0.00%	
Miscellaneous	**(5,002)**	**(5,002)**	**(15,000)**	**(9,998)**	**33.35%**	
307003 - INTEREST INCOME	(5,002)	(5,002)	(15,000)	(9,998)	33.35%	
213 - Herriman Innovation CRA	**(3,584)**	**(3,584)**	**(369,130)**	**(365,546)**	**0.97%**	
Revenues or gains	**(3,584)**	**(3,584)**	**(369,130)**	**(365,546)**	**0.97%**	
500105 - Economic Development	**(3,584)**	**(3,584)**	**(369,130)**	**(365,546)**	**0.97%**	
Taxes	**0**	**0**	**(349,130)**	**(349,130)**	**0.00%**	
301005 - PROPERTY TAX - CURRENT	0	0	(8,650)	(8,650)	0.00%	Property taxes are collected in December and March
301015 - PROPERTY TAX - INTERGOVERNMENTAL	0	0	(340,480)	(340,480)	0.00%	
Miscellaneous	**(3,584)**	**(3,584)**	**(20,000)**	**(16,416)**	**17.92%**	
307003 - INTEREST INCOME	(3,584)	(3,584)	(20,000)	(16,416)	17.92%	
214 - Herriman North CRA	**0**	**0**	**(70,000)**	**(70,000)**	**0.00%**	
Revenues or gains	**0**	**0**	**(70,000)**	**(70,000)**	**0.00%**	
500105 - Economic Development	**0**	**0**	**(70,000)**	**(70,000)**	**0.00%**	
Other Sources of Funding	**0**	**0**	**(70,000)**	**(70,000)**	**0.00%**	
308100 - TRANSFER FROM GENERAL FUND	0	0	(70,000)	(70,000)	0.00%	
250 - Grants Fund	**(1,096,564)**	**(1,096,564)**	**(182,000)**	**914,564**	**602.51%**	
Revenues or gains	**(1,096,564)**	**(1,096,564)**	**(182,000)**	**914,564**	**602.51%**	
100110 - Administration	**0**	**0**	**(182,000)**	**(182,000)**	**0.00%**	
Intergovernmental	**0**	**0**	**(182,000)**	**(182,000)**	**0.00%**	
303004 - GRANT - CDBG	0	0	(182,000)	(182,000)	0.00%	
400115 - Parks	**(1,096,564)**	**(1,096,564)**	**0**	**1,096,564**	**0.00%**	
Intergovernmental	**(1,096,564)**	**(1,096,564)**	**0**	**1,096,564**	**0.00%**	
303026 - GRANT - FEDERAL REPI	(1,096,564)	(1,096,564)	0	1,096,564	0.00%	The City received an advance from the Federal Government for a future land purchase.
300 - Debt Service Fund	**(1,149)**	**(1,149)**	**(4,343,795)**	**(4,342,646)**	**0.03%**	
Revenues or gains	**(1,149)**	**(1,149)**	**(4,343,795)**	**(4,342,646)**	**0.03%**	

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1000 - City of Herriman	**(1,149)**	**(1,149)**	**(4,343,795)**	**(4,342,646)**	**0.03%**	
Intergovernmental	**0**	**0**	**(800,000)**	**(800,000)**	**0.00%**	
303048 - GRANT - UTAH DEPARTMENT OF TRANSPORTATI	0	0	(800,000)	(800,000)	0.00%	
Miscellaneous	**(1,149)**	**(1,149)**	**(28,000)**	**(26,851)**	**4.10%**	
307003 - INTEREST INCOME	(1,149)	(1,149)	(28,000)	(26,851)	4.10%	
Other Sources of Funding	**0**	**0**	**(3,515,795)**	**(3,515,795)**	**0.00%**	
308100 - TRANSFER FROM GENERAL FUND	0	0	(1,983,495)	(1,983,495)	0.00%	
308203 - TRANSFER FROM DEVELOPMENT SERVICES FUNI	0	0	(62,000)	(62,000)	0.00%	
308430 - TRANSFER FROM PARK IMPACT FEE FUND	0	0	(40,360)	(40,360)	0.00%	
308432 - TRANSFER FROM TRANSPORTATION IMPACT FEE	0	0	(1,429,940)	(1,429,940)	0.00%	
401 - Capital Projects Fund	**(546,244)**	**(546,244)**	**(3,249,865)**	**(2,703,621)**	**16.81%**	
Revenues or gains	**(546,244)**	**(546,244)**	**(3,249,865)**	**(2,703,621)**	**16.81%**	
1000 - City of Herriman	**(24,970)**	**(24,970)**	**(3,249,865)**	**(3,224,895)**	**0.77%**	
Miscellaneous	**(24,970)**	**(24,970)**	**(500,000)**	**(475,030)**	**4.99%**	
307003 - INTEREST INCOME	(24,970)	(24,970)	(500,000)	(475,030)	4.99%	
Other Sources of Funding	**0**	**0**	**(2,749,865)**	**(2,749,865)**	**0.00%**	
308100 - TRANSFER FROM GENERAL FUND	0	0	(505,460)	(505,460)	0.00%	
308435 - TRANSFER FROM NEW STREET LIGHTS FEE FUND	0	0	(191,380)	(191,380)	0.00%	
308436 - TRANSFER FROM NEW STREET SIGNS FEE FUND	0	0	(283,900)	(283,900)	0.00%	
308999 - BUDGETED USE OF FUND BALANCE	0	0	(1,769,125)	(1,769,125)	0.00%	
300115 - Transportation	**(521,274)**	**(521,274)**	**0**	**521,274**	**0.00%**	
Intergovernmental	**(521,274)**	**(521,274)**	**0**	**521,274**	**0.00%**	
303048 - GRANT - UTAH DEPARTMENT OF TRANSPORTATI	(521,274)	(521,274)	0	521,274	0.00%	Herriman Blvd Extension Project Grant (Partial Reimbursement)
405 - Capital Equipment Fund	**(1,312,700)**	**(1,312,700)**	**(2,821,150)**	**(1,508,450)**	**46.53%**	
Revenues or gains	**(1,312,700)**	**(1,312,700)**	**(2,821,150)**	**(1,508,450)**	**46.53%**	
1000 - City of Herriman	**(1,312,700)**	**(1,312,700)**	**(2,816,150)**	**(1,503,450)**	**46.61%**	
Miscellaneous	**(8,275)**	**(8,275)**	**(60,000)**	**(51,725)**	**13.79%**	
307003 - INTEREST INCOME	(8,275)	(8,275)	(60,000)	(51,725)	13.79%	
Other Sources of Funding	**(1,304,425)**	**(1,304,425)**	**(2,756,150)**	**(1,451,725)**	**47.33%**	

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308100 - TRANSFER FROM GENERAL FUND	0	0	(1,117,445)	(1,117,445)	0.00%	
308101 - TRANSFER FROM POLICE FUND	0	0	(168,000)	(168,000)	0.00%	
308201 - TRANSFER FROM HCSEA FUND	(697,720)	(697,720)	(697,720)	0	100.00%	
308203 - TRANSFER FROM DEVELOPMENT SERVICES FUNI	(241,000)	(241,000)	(241,000)	0	100.00%	
308401 - TRANSFER FROM CAPITAL PROJECTS FUND	(365,705)	(365,705)	(365,705)	0	100.00%	
308999 - BUDGETED USE OF FUND BALANCE	0	0	(166,280)	(166,280)	0.00%	
400101 - Community Events and Recreation	**0**	**0**	**(5,000)**	**(5,000)**	**0.00%**	
Miscellaneous	**0**	**0**	**(5,000)**	**(5,000)**	**0.00%**	
307000 - MISCELLANEOUS	0	0	(5,000)	(5,000)	0.00%	
410 - Capital Projects-Bond Fund	**(28,206)**	**(28,206)**	**0**	**28,206**	**0.00%**	
Revenues or gains	**(28,206)**	**(28,206)**	**0**	**28,206**	**0.00%**	
1000 - City of Herriman	**(28,206)**	**(28,206)**	**0**	**28,206**	**0.00%**	
Miscellaneous	**(28,206)**	**(28,206)**	**0**	**28,206**	**0.00%**	
307003 - INTEREST INCOME	(28,206)	(28,206)	0	28,206	0.00%	Bond interest is not budgeted due to volatility
430 - Park Impact Fund	**(51,550)**	**(51,550)**	**(1,109,260)**	**(1,057,710)**	**4.65%**	
Revenues or gains	**(51,550)**	**(51,550)**	**(1,109,260)**	**(1,057,710)**	**4.65%**	
400115 - Parks	**(51,550)**	**(51,550)**	**(1,109,260)**	**(1,057,710)**	**4.65%**	
Charges for Services - Other	**(24,854)**	**(24,854)**	**(828,900)**	**(804,046)**	**3.00%**	
305002 - IMPACT FEES	(24,854)	(24,854)	(828,900)	(804,046)	3.00%	
Miscellaneous	**(26,695)**	**(26,695)**	**(240,000)**	**(213,305)**	**11.12%**	
307003 - INTEREST INCOME	(26,695)	(26,695)	(240,000)	(213,305)	11.12%	
Other Sources of Funding	**0**	**0**	**(40,360)**	**(40,360)**	**0.00%**	
308999 - BUDGETED USE OF FUND BALANCE	0	0	(40,360)	(40,360)	0.00%	
432 - Transportation Impact Fee Fund	**(346,893)**	**(346,893)**	**(2,056,890)**	**(1,709,997)**	**16.86%**	
Revenues or gains	**(346,893)**	**(346,893)**	**(2,056,890)**	**(1,709,997)**	**16.86%**	
300115 - Transportation	**(346,893)**	**(346,893)**	**(2,056,890)**	**(1,709,997)**	**16.86%**	
Charges for Services - Other	**(338,972)**	**(338,972)**	**(1,459,800)**	**(1,120,828)**	**23.22%**	
305002 - IMPACT FEES	(338,972)	(338,972)	(1,459,800)	(1,120,828)	23.22%	
Miscellaneous	**(7,921)**	**(7,921)**	**(60,000)**	**(52,079)**	**13.20%**	

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307003 - INTEREST INCOME	(7,921)	(7,921)	(60,000)	(52,079)	13.20%	
Other Sources of Funding	**0**	**0**	**(537,090)**	**(537,090)**	**0.00%**	
308999 - BUDGETED USE OF FUND BALANCE	0	0	(537,090)	(537,090)	0.00%	
433 - Public Safety Impact Fee Fund	**(10,384)**	**(10,384)**	**(173,300)**	**(162,916)**	**5.99%**	
Revenues or gains	**(10,384)**	**(10,384)**	**(173,300)**	**(162,916)**	**5.99%**	
200101 - Police	**(10,384)**	**(10,384)**	**(173,300)**	**(162,916)**	**5.99%**	
Charges for Services - Other	**(3,688)**	**(3,688)**	**(113,300)**	**(109,612)**	**3.26%**	
305002 - IMPACT FEES	(3,688)	(3,688)	(113,300)	(109,612)	3.26%	
Miscellaneous	**(6,696)**	**(6,696)**	**(60,000)**	**(53,304)**	**11.16%**	
307003 - INTEREST INCOME	(6,696)	(6,696)	(60,000)	(53,304)	11.16%	
434 - Fire Impact Fee Fund	**(11,231)**	**(11,231)**	**(132,700)**	**(121,469)**	**8.46%**	
Revenues or gains	**(11,231)**	**(11,231)**	**(132,700)**	**(121,469)**	**8.46%**	
200200 - Fire	**(11,231)**	**(11,231)**	**(132,700)**	**(121,469)**	**8.46%**	
Charges for Services - Other	**(7,552)**	**(7,552)**	**(122,700)**	**(115,148)**	**6.15%**	
305002 - IMPACT FEES	(7,552)	(7,552)	(122,700)	(115,148)	6.15%	
Miscellaneous	**(3,680)**	**(3,680)**	**(10,000)**	**(6,320)**	**36.80%**	
307003 - INTEREST INCOME	(3,680)	(3,680)	(10,000)	(6,320)	36.80%	
500 - Water Fund	**(2,610,270)**	**(2,610,270)**	**(21,033,696)**	**(18,423,426)**	**12.41%**	
Revenues or gains	**(2,610,270)**	**(2,610,270)**	**(21,033,696)**	**(18,423,426)**	**12.41%**	
300135 - Water	**(2,610,270)**	**(2,610,270)**	**(21,033,696)**	**(18,423,426)**	**12.41%**	
Intergovernmental	**0**	**0**	**(40,000)**	**(40,000)**	**0.00%**	
303052 - GRANT - JORDAN VALLEY WATER CONSERVANCY	0	0	(40,000)	(40,000)	0.00%	
Charges for Services - Other	**(2,556,662)**	**(2,556,662)**	**(20,014,700)**	**(17,458,038)**	**12.77%**	
305008 - WATER SALES	(2,220,483)	(2,220,483)	(18,197,810)	(15,977,327)	12.20%	
305010 - SECONDARY WATER SALES	(268,202)	(268,202)	(1,411,890)	(1,143,688)	19.00%	
305012 - HYDRANT WATER SALES	(19,378)	(19,378)	(80,000)	(60,623)	24.22%	
305014 - RESIDENTIAL CONSTRUCTION WATER SALES	(1,179)	(1,179)	(35,000)	(33,821)	3.37%	
305016 - WATER RECONNECTION FEES	(3,675)	(3,675)	(40,000)	(36,325)	9.19%	
305018 - METER RENTAL	(10,120)	(10,120)	(100,000)	(89,880)	10.12%	
305020 - CONNECTION FEE	(33,625)	(33,625)	(150,000)	(116,375)	22.42%	

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Miscellaneous	**(53,608)**	**(53,608)**	**(395,000)**	**(341,392)**	**13.57%**	
307000 - MISCELLANEOUS	(10)	(10)	(5,000)	(4,990)	0.20%	
307003 - INTEREST INCOME	(34,856)	(34,856)	(300,000)	(265,144)	11.62%	
307007 - INTEREST INCOME - CONSTRUCTION ACCOUNT	(10,669)	(10,669)	0	10,669	0.00%	Bond interest is not budgeted due to volatility
307019 - DAMAGE REIMBURSEMENTS	(4,259)	(4,259)	(50,000)	(45,741)	8.52%	
307099 - PENALTIES	(3,814)	(3,814)	(40,000)	(36,186)	9.54%	
Other Sources of Funding	**0**	**0**	**(583,996)**	**(583,996)**	**0.00%**	
308999 - BUDGETED USE OF FUND BALANCE	0	0	(583,996)	(583,996)	0.00%	
501 - Water Capital Projects Fund	**(2,266,285)**	**(2,266,285)**	**(10,238,200)**	**(7,971,915)**	**22.14%**	
Revenues or gains	**(2,266,285)**	**(2,266,285)**	**(10,238,200)**	**(7,971,915)**	**22.14%**	
300135 - Water	**(2,266,285)**	**(2,266,285)**	**(10,238,200)**	**(7,971,915)**	**22.14%**	
Intergovernmental	**(95,085)**	**(95,085)**	**0**	**95,085**	**0.00%**	
303050 - GRANT - STATE OF UTAH	(95,085)	(95,085)	0	95,085	0.00%	Culinary water tank grant reimbursement
Other Sources of Funding	**(2,171,200)**	**(2,171,200)**	**(10,238,200)**	**(8,067,000)**	**21.21%**	
308500 - TRANSFER FROM WATER FUND	(2,171,200)	(2,171,200)	(2,171,200)	0	100.00%	
308615 - BOND PROCEEDS	0	0	(6,562,000)	(6,562,000)	0.00%	
308800 - CONTRIBUTIONS	0	0	(1,505,000)	(1,505,000)	0.00%	
510 - Water Rights Fund	**(22,510)**	**(22,510)**	**(2,706,000)**	**(2,683,490)**	**0.83%**	
Revenues or gains	**(22,510)**	**(22,510)**	**(2,706,000)**	**(2,683,490)**	**0.83%**	
300135 - Water	**(22,510)**	**(22,510)**	**(210,000)**	**(187,490)**	**10.72%**	
Charges for Services - Other	**(7,722)**	**(7,722)**	**(60,000)**	**(52,278)**	**12.87%**	
305002 - IMPACT FEES	(7,722)	(7,722)	(60,000)	(52,278)	12.87%	
Miscellaneous	**(14,788)**	**(14,788)**	**(150,000)**	**(135,212)**	**9.86%**	
307003 - INTEREST INCOME	(14,788)	(14,788)	(150,000)	(135,212)	9.86%	
300139 - Water Non Operating	**0**	**0**	**(2,496,000)**	**(2,496,000)**	**0.00%**	
Other Sources of Funding	**0**	**0**	**(2,496,000)**	**(2,496,000)**	**0.00%**	
308999 - BUDGETED USE OF FUND BALANCE	0	0	(2,496,000)	(2,496,000)	0.00%	
515 - Water Impact Fee Fund	**(136,238)**	**(136,238)**	**(13,285,600)**	**(13,149,362)**	**1.03%**	

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Revenues or gains	**(136,238)**	**(136,238)**	**(13,285,600)**	**(13,149,362)**	**1.03%**	
300135 - Water	**(136,238)**	**(136,238)**	**(13,285,600)**	**(13,149,362)**	**1.03%**	
Charges for Services - Other	**(124,054)**	**(124,054)**	**(3,000,000)**	**(2,875,946)**	**4.14%**	
305002 - IMPACT FEES	(124,054)	(124,054)	(3,000,000)	(2,875,946)	4.14%	
Miscellaneous	**(12,184)**	**(12,184)**	**(60,000)**	**(47,816)**	**20.31%**	
307003 - INTEREST INCOME	(12,184)	(12,184)	(60,000)	(47,816)	20.31%	
Other Sources of Funding	**0**	**0**	**(10,225,600)**	**(10,225,600)**	**0.00%**	
308615 - BOND PROCEEDS	0	0	(10,225,600)	(10,225,600)	0.00%	
520 - Storm Water Fund	**(159,517)**	**(159,517)**	**(1,945,230)**	**(1,785,713)**	**8.20%**	
Revenues or gains	**(159,517)**	**(159,517)**	**(1,945,230)**	**(1,785,713)**	**8.20%**	
300140 - Storm Water	**(159,517)**	**(159,517)**	**(1,945,230)**	**(1,785,713)**	**8.20%**	
Charges for Services - Other	**(153,912)**	**(153,912)**	**(1,860,590)**	**(1,706,678)**	**8.27%**	
305022 - STORM WATER FEE	(153,912)	(153,912)	(1,860,590)	(1,706,678)	8.27%	
Miscellaneous	**(5,604)**	**(5,604)**	**(70,000)**	**(64,396)**	**8.01%**	
307003 - INTEREST INCOME	(5,604)	(5,604)	(40,000)	(34,396)	14.01%	
307087 - PRIVATE STORM WATER ENFORCEMENT	0	0	(30,000)	(30,000)	0.00%	
Other Sources of Funding	**0**	**0**	**(14,640)**	**(14,640)**	**0.00%**	
308999 - BUDGETED USE OF FUND BALANCE	0	0	(14,640)	(14,640)	0.00%	
521 - Storm Water Capital Projects Fund	**(452,130)**	**(452,130)**	**(452,130)**	**0**	**100.00%**	
Revenues or gains	**(452,130)**	**(452,130)**	**(452,130)**	**0**	**100.00%**	
300140 - Storm Water	**(452,130)**	**(452,130)**	**(452,130)**	**0**	**100.00%**	
Other Sources of Funding	**(452,130)**	**(452,130)**	**(452,130)**	**0**	**100.00%**	
308401 - TRANSFER FROM CAPITAL PROJECTS FUND	(452,130)	(452,130)	(452,130)	0	100.00%	
525 - Storm Water Impact Fee Fund	**(35,760)**	**(35,760)**	**(339,500)**	**(303,740)**	**10.53%**	
Revenues or gains	**(35,760)**	**(35,760)**	**(339,500)**	**(303,740)**	**10.53%**	
300140 - Storm Water	**(35,760)**	**(35,760)**	**(339,500)**	**(303,740)**	**10.53%**	
Charges for Services - Other	**(24,817)**	**(24,817)**	**(309,500)**	**(284,683)**	**8.02%**	
305002 - IMPACT FEES	(24,817)	(24,817)	(309,500)	(284,683)	8.02%	
Miscellaneous	**(10,944)**	**(10,944)**	**(30,000)**	**(19,057)**	**36.48%**	
307003 - INTEREST INCOME	(10,944)	(10,944)	(30,000)	(19,057)	36.48%	

City of Herriman
Budget Versus Actual Report - Revenue Detail
July 2026
8.33% of the Fiscal Year Has Elapsed

GL Account	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
600 - Hi Country I Water Fund	**(19,756)**	**(19,756)**	**0**	**19,756**	**0.00%**	Hi Country is not budgeted
Revenues or gains	**(19,756)**	**(19,756)**	**0**	**19,756**	**0.00%**	
600101 - Hi Country I	**(18,560)**	**(18,560)**	**0**	**18,560**	**0.00%**	
Charges for Services - Other	**(18,477)**	**(18,477)**	**0**	**18,477**	**0.00%**	
305008 - WATER SALES	(18,477)	(18,477)	0	18,477	0.00%	
Miscellaneous	**(83)**	**(83)**	**0**	**83**	**0.00%**	
307099 - PENALTIES	(83)	(83)	0	83	0.00%	
600110 - Hi Country I Non Operating	**(1,196)**	**(1,196)**	**0**	**1,196**	**0.00%**	
Miscellaneous	**(1,196)**	**(1,196)**	**0**	**1,196**	**0.00%**	
307003 - INTEREST INCOME	(1,196)	(1,196)	0	1,196	0.00%	
605 - Hi Country II Water Fund	**(42,872)**	**(42,872)**	**0**	**42,872**	**0.00%**	Hi Country is not budgeted
Revenues or gains	**(42,872)**	**(42,872)**	**0**	**42,872**	**0.00%**	
605101 - Hi Country II	**(40,476)**	**(40,476)**	**0**	**40,476**	**0.00%**	
Charges for Services - Other	**(40,476)**	**(40,476)**	**0**	**40,476**	**0.00%**	
305008 - WATER SALES	(40,476)	(40,476)	0	40,476	0.00%	
605110 - Hi Country II Non Operating	**(2,396)**	**(2,396)**	**0**	**2,396**	**0.00%**	
Miscellaneous	**(2,396)**	**(2,396)**	**0**	**2,396**	**0.00%**	
307003 - INTEREST INCOME	(2,396)	(2,396)	0	2,396	0.00%	
700 - Benefits Management Fund	**(133)**	**(133)**	**(184,410)**	**(184,277)**	**0.07%**	
Revenues or gains	**(133)**	**(133)**	**(184,410)**	**(184,277)**	**0.07%**	
1000 - City of Herriman	**(133)**	**(133)**	**(184,410)**	**(184,277)**	**0.07%**	
Charges for Services - Other	**0**	**0**	**(179,410)**	**(179,410)**	**0.00%**	
305200 - BENEFITS MANAGEMENT CHARGES	0	0	(179,410)	(179,410)	0.00%	
Miscellaneous	**(133)**	**(133)**	**(5,000)**	**(4,867)**	**2.65%**	
307003 - INTEREST INCOME	(133)	(133)	(5,000)	(4,867)	2.65%	
705 - Risk Management Fund	**417**	**417**	**(551,380)**	**(551,797)**	**-0.08%**	
Revenues or gains	**417**	**417**	**(551,380)**	**(551,797)**	**-0.08%**	
1000 - City of Herriman	**417**	**417**	**(551,380)**	**(551,797)**	**-0.08%**	
Charges for Services - Other	**0**	**0**	**(541,380)**	**(541,380)**	**0.00%**	
305205 - RISK MANAGEMENT CHARGES	0	0	(541,380)	(541,380)	0.00%	

City of Herriman
Budget Versus Actual Report - Revenue Detail
July 2026
8.33% of the Fiscal Year Has Elapsed

GL Account	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Spent	Notes
Miscellaneous	**417**	**417**	**(10,000)**	**(10,417)**	**-4.17%**	
307003 - INTEREST INCOME	417	417	(10,000)	(10,417)	-4.17%	
Grand Total	**(10,233,481)**	**(10,233,481)**	**(135,631,396)**	**(125,397,915)**	**7.55%**	

City of Herriman
Budget Versus Actual Report - Project Detail
July 2026

Project	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Budget Spent	Notes
211 - Herriman Business Center CDA	**0**	**0**	**680,000**	**680,000**	**0.00%**	
Costs or expenses	**0**	**0**	**680,000**	**680,000**	**0.00%**	
500105 - Economic Development	**0**	**0**	**680,000**	**680,000**	**0.00%**	
SW120 - SLCC Pond Lift Station Phase 1	0	0	680,000	680,000	0.00%	
250 - Grants Fund	**0**	**0**	**182,000**	**182,000**	**0.00%**	
Costs or expenses	**0**	**0**	**182,000**	**182,000**	**0.00%**	
300105 - Facilities	**0**	**0**	**182,000**	**182,000**	**0.00%**	
FA102 - 0181-01 Community Center Remodel	0	0	182,000	182,000	0.00%	
401 - Capital Projects Fund	**475,219**	**475,219**	**2,884,160**	**2,408,941**	**16.48%**	
Costs or expenses	**475,219**	**475,219**	**2,884,160**	**2,408,941**	**16.48%**	
110101 - Finance	**780**	**780**	**15,000**	**14,220**	**5.20%**	
OT101 - 0172-00 ERP System Replacement	780	780	15,000	14,220	5.20%	
115105 - Communications	**0**	**0**	**90,000**	**90,000**	**0.00%**	
CM101 - Relocation of Message Boards	0	0	90,000	90,000	0.00%	
200200 - Fire	**399,549**	**399,549**	**0**	**(399,549)**	**0.00%**	
FR100 - 0048-00 Fire Station 103 Replacement	399,549	399,549	0	(399,549)	0.00%	FY2026 Project-needs to be carried over
300101 - Public Works Administration	**0**	**0**	**100,000**	**100,000**	**0.00%**	
PW100 - Trans-Jordan Equity Contribution	0	0	100,000	100,000	0.00%	
300105 - Facilities	**0**	**0**	**900,000**	**900,000**	**0.00%**	
FA100 - 0089-00 Public Works Facility	0	0	900,000	900,000	0.00%	
300115 - Transportation	**0**	**0**	**1,113,700**	**1,113,700**	**0.00%**	
ST100 - 0001-01 11800 S Improvements Ph 1 (Reimb	0	0	338,000	338,000	0.00%	
ST136 - 0182-00 Streetlight Replacement Project	0	0	75,700	75,700	0.00%	
ST144 - Rosecrest Road Reconstruction	0	0	700,000	700,000	0.00%	
400105 - Arts and Cultural Development	**0**	**0**	**20,000**	**20,000**	**0.00%**	
AR101 - Art Mural Installation	0	0	20,000	20,000	0.00%	
400115 - Parks	**74,890**	**74,890**	**645,460**	**570,570**	**11.60%**	
PR116 - 0082-00 Mineral Way Park Playground Repl	74,890	74,890	0	(74,890)	0.00%	FY2026 Project-needs to be carried over
PR129 - 0215-00 Ice Ribbon Reserve Fund	0	0	105,460	105,460	0.00%	
PR144 - Rose Creek Tennis Court Resurfacing	0	0	40,000	40,000	0.00%	

City of Herriman
Budget Versus Actual Report - Project Detail
July 2026

Project	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Budget Spent	Notes
PR145 - Rosecrest Splash Pad Repair/Replacement	0	0	500,000	500,000	0.00%	
405 - Capital Equipment Fund	**0**	**0**	**2,821,150**	**2,821,150**	**0.00%**	
Costs or expenses	**0**	**0**	**2,821,150**	**2,821,150**	**0.00%**	
115101 - Information Technology	**0**	**0**	**190,000**	**190,000**	**0.00%**	
IT108 - Hosting Hardware Refresh	0	0	100,000	100,000	0.00%	
IT109 - 800MHz Radio System Replacement	0	0	40,000	40,000	0.00%	
IT110 - Work Order Software	0	0	50,000	50,000	0.00%	
200101 - Police	**0**	**0**	**1,092,000**	**1,092,000**	**0.00%**	
PD921 - Ford F150 (Unit HPD185)	0	0	84,000	84,000	0.00%	
PD922 - Ford F150 (Unit HPD186)	0	0	84,000	84,000	0.00%	
PD923 - Ford F150 (Unit HPD187)	0	0	84,000	84,000	0.00%	
PD924 - Ford F150 (Unit HPD188)	0	0	84,000	84,000	0.00%	
PD925 - Ford F150 (Unit HPD189)	0	0	84,000	84,000	0.00%	
PD926 - Ford F150 (Unit HPD190)	0	0	84,000	84,000	0.00%	
PD927 - Ford F150 (Unit HPD191)	0	0	84,000	84,000	0.00%	
PD928 - Ford F150 (Unit HPD192)	0	0	84,000	84,000	0.00%	
PD929 - Ford F150 (Unit HPD193)	0	0	84,000	84,000	0.00%	
PD930 - Ford F150 (Unit HPD194)	0	0	84,000	84,000	0.00%	
PD931 - Ford F150 (Unit HPD195)	0	0	84,000	84,000	0.00%	
PD932 - Ford F150 (Unit HPD196)	0	0	84,000	84,000	0.00%	
PD933 - Ford F150 (Unit HPD197)	0	0	84,000	84,000	0.00%	
200105 - Animal Services	**0**	**0**	**168,000**	**168,000**	**0.00%**	
AS901 - Ford F150 (Unit HPD198)	0	0	84,000	84,000	0.00%	
AS902 - Vehicle Replacement Fund-PS (Non Police)	0	0	84,000	84,000	0.00%	
300105 - Facilities	**0**	**0**	**102,400**	**102,400**	**0.00%**	
FA103 - Community Room Flooring Replacement	0	0	33,000	33,000	0.00%	
FA900 - Ford Transit MR250 Van (Unit 194)	0	0	69,400	69,400	0.00%	
300110 - Fleet Management	**0**	**0**	**539,070**	**539,070**	**0.00%**	
FL902 - Vehicle Replacement Fund-General Fund	0	0	539,070	539,070	0.00%	
300115 - Transportation	**0**	**0**	**60,000**	**60,000**	**0.00%**	
ST905 - Asphalt Roller	0	0	60,000	60,000	0.00%	

City of Herriman
Budget Versus Actual Report - Project Detail
July 2026

Project	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Budget Spent	Notes
300120 - Snow Removal	**0**	**0**	**50,000**	**50,000**	**0.00%**	
SN901 - Truck Mounted Radios	0	0	30,000	30,000	0.00%	
SN902 - 4 Wheeler Replacement	0	0	20,000	20,000	0.00%	
300125 - Street Signs	**0**	**0**	**22,000**	**22,000**	**0.00%**	
SS101 - Variable Message Board	0	0	22,000	22,000	0.00%	
400101 - Community Events and Recreation	**0**	**0**	**15,000**	**15,000**	**0.00%**	
CE102 - Golf Cart	0	0	15,000	15,000	0.00%	
400115 - Parks	**0**	**0**	**181,970**	**181,970**	**0.00%**	
PR908 - 72" Deck Mower	0	0	25,000	25,000	0.00%	
PR909 - 16' Equipment Trailer	0	0	14,250	14,250	0.00%	
PR910 - Ford E250 Van (Unit 189)	0	0	61,800	61,800	0.00%	
PR911 - Ford E350 Van (Unit 192)	0	0	80,920	80,920	0.00%	
500115 - Engineering	**0**	**0**	**105,660**	**105,660**	**0.00%**	
EN900 - Ford F150 (Unit 211)	0	0	52,830	52,830	0.00%	
EN901 - Ford F150 (Unit 240)	0	0	52,830	52,830	0.00%	
500120 - GIS	**0**	**0**	**54,050**	**54,050**	**0.00%**	
GS101 - Lidar	0	0	38,050	38,050	0.00%	
GS102 - Aero Graphic Aerial	0	0	16,000	16,000	0.00%	
500125 - Building	**0**	**0**	**241,000**	**241,000**	**0.00%**	
BD900 - Vehicle Replacement Fund-Building	0	0	241,000	241,000	0.00%	
410 - Capital Projects-Bond Fund	**28,417**	**28,417**	**0**	**(28,417)**	**0.00%**	
Costs or expenses	**28,417**	**28,417**	**0**	**(28,417)**	**0.00%**	
300115 - Transportation	**28,417**	**28,417**	**0**	**(28,417)**	**0.00%**	
ST108 - 0011-03 6400 W Improvements Ph 3 (Reimb)	28,417	28,417	0	(28,417)	0.00%	FY2026 Project-needs to be carried over
430 - Park Impact Fund	**0**	**0**	**150,000**	**150,000**	**0.00%**	
Costs or expenses	**0**	**0**	**150,000**	**150,000**	**0.00%**	
400115 - Parks	**0**	**0**	**150,000**	**150,000**	**0.00%**	
PR104 - 0043-00 DAI & 11800 S Business Center Tr	0	0	150,000	150,000	0.00%	
432 - Transportation Impact Fee Fund	**230,362**	**230,362**	**626,950**	**396,588**	**36.74%**	
Costs or expenses	**230,362**	**230,362**	**626,950**	**396,588**	**36.74%**	
300115 - Transportation	**230,362**	**230,362**	**626,950**	**396,588**	**36.74%**	

City of Herriman
Budget Versus Actual Report - Project Detail
July 2026

Project	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Budget Spent	Notes
ST125 - 0097-00 Rockwell Connector Reimbursement	0	0	61,450	61,450	0.00%	
ST130 - 0130-00 Real Vista Mtn View Corridor Int	230,362	230,362	0	(230,362)	0.00%	FY2026 Project-needs to be carried over
ST132 - 0132-00 Transportation Master Plan	0	0	15,000	15,000	0.00%	
ST149 - Traffic Signal-Dansie Oaks-Herriman Main	0	0	275,000	275,000	0.00%	
ST150 - Traffic Signal-Miller Crossng Dr-Main St	0	0	275,500	275,500	0.00%	
501 - Water Capital Projects Fund	**1,140,686**	**1,140,686**	**10,238,200**	**9,097,514**	**11.14%**	
Costs or expenses	**1,140,686**	**1,140,686**	**10,238,200**	**9,097,514**	**11.14%**	
300135 - Water	**1,140,686**	**1,140,686**	**10,238,200**	**9,097,514**	**11.14%**	
OT101 - 0172-00 ERP System Replacement	0	0	258,000	258,000	0.00%	
ST137 - 0186-00 Herriman Main St Widening (Hidde	0	0	550,000	550,000	0.00%	
ST142 - 0050-00 Gina Rd Improvements	0	0	470,000	470,000	0.00%	
WA103 - 0111-00 Water SCADA System Upgrade	0	0	58,000	58,000	0.00%	
WA107 - Zone 2 & 3 Major Water Improvements	1,137,886	1,137,886	0	(1,137,886)	0.00%	FY2026 Project-needs to be carried over
WA110 - 0154-00 PRV Corrosion Correction Plan	0	0	160,000	160,000	0.00%	
WA111 - 0161-00 Olympia Zone 3 Culinary Water Ta	0	0	1,500,000	1,500,000	0.00%	
WA114 - 0175-00 AMI Towers	0	0	15,000	15,000	0.00%	
WA115 - 0176-00 PRV Scada System Upgrades	0	0	56,200	56,200	0.00%	
WA116 - 0177-00 Power To Hi Deck PRV Stations	0	0	12,000	12,000	0.00%	
WA117 - 0178-00 EFI PRV Rehabilitation	0	0	45,000	45,000	0.00%	
WA118 - 0179-00 Power To Lookout Repeater	0	0	2,000	2,000	0.00%	
WA122 - 0208-00 Water Sites Security Cameras	0	0	25,000	25,000	0.00%	
WA127 - 0222-00 PRV Replacement	0	0	21,000	21,000	0.00%	
WA131 - 0229-00 Olympia Zone 5 & 6 Water Infrast	2,800	2,800	3,825,000	3,822,200	0.07%	
WA134 - Pump and Motor Rebuild	0	0	60,000	60,000	0.00%	
WA135 - Replace JBM Motor Controls	0	0	25,000	25,000	0.00%	
WA136 - Hi Deck PRV Pipe Replacement	0	0	50,000	50,000	0.00%	
WA139 - Blackridge Pump and Motor Rebuild	0	0	20,000	20,000	0.00%	
WA143 - Heritage Place Zone 3 PRV (2)	0	0	400,000	400,000	0.00%	
WA144 - Secondary Well 1 (Existing Well 2)	0	0	200,000	200,000	0.00%	
WA145 - Secondary Water Expansion and Repair	0	0	60,000	60,000	0.00%	
WA146 - Hi Country II Booster Station Upgrade	0	0	15,000	15,000	0.00%	

City of Herriman
Budget Versus Actual Report - Project Detail
July 2026

Project	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Budget Spent	Notes
WA147 - Spare VFD	0	0	25,000	25,000	0.00%	
WA148 - Well 4 Motor/SCADA Controls	0	0	50,000	50,000	0.00%	
WA149 - Well 4 SCADA Controls Above Ground	0	0	30,000	30,000	0.00%	
WA150 - Hi Country I Pump Station Meter	0	0	12,000	12,000	0.00%	
WA151 - Blackridge Drainage Riprap	0	0	150,000	150,000	0.00%	
WA152 - CE2.05 Wheadon Property	0	0	471,000	471,000	0.00%	
WA153 - Butterfield Bowles Walker Waterline Loop	0	0	1,251,000	1,251,000	0.00%	
WA154 - Asphalt Maintenance to Water Facilities	0	0	50,000	50,000	0.00%	
WA155 - Zone 1 East Pump Station Upfitting	0	0	250,000	250,000	0.00%	
WA168 - Water Facilities Access Road/Landscaping	0	0	100,000	100,000	0.00%	
WA905 - Vehicle Replacement Fund	0	0	22,000	22,000	0.00%	
515 - Water Impact Fee Fund	**0**	**0**	**10,240,600**	**10,240,600**	**0.00%**	
Costs or expenses	**0**	**0**	**10,240,600**	**10,240,600**	**0.00%**	
300135 - Water	**0**	**0**	**10,240,600**	**10,240,600**	**0.00%**	
WA105 - 0133-00 Water Master Plan	0	0	15,000	15,000	0.00%	
WA108 - 0143-00 Zone 4 Cove Secondary Reservoir	0	0	476,000	476,000	0.00%	
WA131 - 0229-00 Olympia Zone 5 & 6 Water Infrast	0	0	2,320,000	2,320,000	0.00%	
WA141 - SW4.04 Zone 4 Secondary Pipeline	0	0	150,000	150,000	0.00%	
WA152 - CE2.05 Wheadon Property	0	0	107,000	107,000	0.00%	
WA153 - Butterfield Bowles Walker Waterline Loop	0	0	27,000	27,000	0.00%	
WA157 - Soleil Hills Phase 2	0	0	1,718,000	1,718,000	0.00%	
WA158 - Panorama View Dr	0	0	880,000	880,000	0.00%	
WA160 - CE4.02	0	0	67,000	67,000	0.00%	
WA161 - Pod 17 Hidden Oaks Olympia Connector	0	0	166,000	166,000	0.00%	
WA162 - Pod 17 Waterline Reimbursement	0	0	133,000	133,000	0.00%	
WA163 - Soleil Vista Dr	0	0	138,000	138,000	0.00%	
WA164 - CE2.03 Zone 2 Transmission	0	0	3,334,000	3,334,000	0.00%	
WA165 - U-111 Waterlines Through Olympia	0	0	201,600	201,600	0.00%	
WA166 - CW5.01 in Hidden Oaks	0	0	150,000	150,000	0.00%	
WA167 - Tank Roads Transmission Lines	0	0	358,000	358,000	0.00%	
520 - Storm Water Fund	**0**	**0**	**80,000**	**80,000**	**0.00%**	

City of Herriman
Budget Versus Actual Report - Project Detail
July 2026

Project	2026/27 MTD Actuals July	2026/27 YTD Actuals July	2026/27 Council Approved Budget	2026/27 Budget Remaining	2026/27 Percentage Budget Spent	Notes
Costs or expenses	**0**	**0**	**80,000**	**80,000**	**0.00%**	
300145 - Storm Water Maintenance	**0**	**0**	**80,000**	**80,000**	**0.00%**	
SW121 - Storm Water System Maintenance	0	0	80,000	80,000	0.00%	
521 - Storm Water Capital Projects Fund	**0**	**0**	**452,130**	**452,130**	**0.00%**	
Costs or expenses	**0**	**0**	**452,130**	**452,130**	**0.00%**	
300140 - Storm Water	**0**	**0**	**452,130**	**452,130**	**0.00%**	
OT101 - 0172-00 ERP System Replacement	0	0	27,000	27,000	0.00%	
SW103 - 0060-00 Hi Country Rd Storm Drain	0	0	30,000	30,000	0.00%	
SW113 - 0151-00 Storm Drain Retrofit Projects	0	0	147,000	147,000	0.00%	
SW114 - Storm Drain SCADA Master Plan Pr	0	0	173,500	173,500	0.00%	
SW117 - Midas Creek Side Bank Failure Repair	0	0	20,000	20,000	0.00%	
SW118 - Shoshone Pond/Piping Structure Imp	0	0	30,000	30,000	0.00%	
SW900 - Vactor Truck Replacement Cyclones	0	0	19,880	19,880	0.00%	
SW901 - 16 Ft Tilt Deck Trailer	0	0	4,750	4,750	0.00%	
525 - Storm Water Impact Fee Fund	**0**	**0**	**75,000**	**75,000**	**0.00%**	
Costs or expenses	**0**	**0**	**75,000**	**75,000**	**0.00%**	
300140 - Storm Water	**0**	**0**	**75,000**	**75,000**	**0.00%**	
SW111 - 0120-00 Master Planning-Storm Drain	0	0	75,000	75,000	0.00%	
Grand Total	**1,874,683**	**1,874,683**	**28,430,190**	**26,555,507**	**6.59%**	

DATE: August 24, 2026

TO: The Honorable Mayor and City Council

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Approval of a Resolution amending the Job Classification Plan for fiscal year 2027 and 2028

RECOMMENDATION:
Staff recommends approval of the Resolution.

ISSUE BEFORE COUNCIL:
Should the City Council approve the Resolution as presented?

ALIGNMENT WITH STRATEGIC PLAN:
LV 7 – Ensure fiscal sustainability within all City functions | LV 7.3 – Adequate staffing | LV 7.3.1 – Recruitment and retention

BACKGROUND/SUMMARY:
The City's Public Utilities Engineering Manager left employment with the City in August 2026. The City Engineer, with support of the Human Resources Department, is requesting reclassifying the position as an Assistant City Engineer to better reflect anticipated job duties with the department. There will be no change to pay grade or number of approved FTE's (full time equivalents) for the City.

DISCUSSION:
The City Engineer is requesting a title change for the Public Utilities Engineering Manager position which was recently vacated. The title Assistant City Engineer better reflects the anticipated job duties of the position and allows flexibility within the department. There is no change in pay grade or the number of authorized FTE's.

ALTERNATIVES:
The City Council may choose not to approve the Resolution.

ATTACHMENTS:
Updated Job Classification and Salary Plan
Resolution

HERRIMAN, UTAH

RESOLUTION NO. R -2026

A RESOLUTION OF THE HERRIMAN CITY COUNCIL APPROVING AN AMENDMENT TO THE FISCAL YEAR 2027-2028 JOB CLASSIFICATION AND SALARY PLAN

WHEREAS, the Herriman City Council ("Council") met in regular meeting on September 9, 2026, to consider, among other things, approving an amendment to the 2027-2028 Job Classification and Salary Plan; and

WHEREAS, the Council has determined it necessary to amend the Job Classification and Salary Plan to reflect a position title change within the Engineering Department; and

WHEREAS, The Council has determined it necessary to amend the approved Job Classification and Salary Plan to convert the Public Utilities Engineering Manager position to Assistant City Engineer which better reflects current and future job duties; and

WHEREAS, the Council determines that the amendment presented to the Council is necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Council that the fiscal years 2027 and 2028 Job Classification and Salary Plan is hereby amended as set forth on the attached Job Classification Plan.

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

PASSED AND APPROVED by the Council of Herriman, Utah, this 9th day of September, 2026.

HERRIMAN CITY COUNCIL

By: _____
Mayor Lorin Palmer

ATTEST: _____
Jackie Nostrom, MMC
City Recorder

City of Herriman Job Classification Plan Fiscal Year 2027 and 2028 September 9, 2026 Revision								
Position	**Grade**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Difference**	**Unfunded**
General Fund								
Legislative								
Mayor*		0.5	0.5	0.5	0.5	0.5	-	-
City Council Member*		2.0	2.0	2.0	2.0	2.0	-	-
Total Legislative		**2.5**	**2.5**	**2.5**	**2.5**	**2.5**	**-**	**-**
Administration								
City Manager	L22	1.0	1.0	1.0	1.0	1.0	-	-
Assistant City Manager	L21	1.0	1.0	1.0	1.0	1.0	-	-
Assistant to the City Manager	L16	1.0	1.0	1.0	1.0	1.0	-	-
Executive Administrative Assistant	O14	1.0	1.0	1.0	1.0	1.0	-	-
Administrative Assistant	O12	1.0	1.0	1.0	1.0	1.0	-	-
Total Administration		**5.0**	**5.0**	**5.0**	**5.0**	**5.0**	**-**	**-**
City Attorney and Human Resources								
City Attorney								
City Attorney	L21	1.0	1.0	1.0	1.0	1.0	-	-
Prosecuting/Assistant City Attorney	L18	1.0	1.0	1.0	1.0	1.0	-	-
Legal Assistant	O13	1.0	1.0	1.0	1.0	-	(1.0)	-
Total City Attorney		**3.0**	**3.0**	**3.0**	**3.0**	**2.0**	**(1.0)**	**-**
Human Resources								
Human Resources Manager	L17	1.0	1.0	1.0	1.0	1.0	-	-
Human Resources Generalist I/II/III	O13 O14 O15	2.0	2.0	2.0	2.0	2.0	-	-
Total Human Resources		**3.0**	**3.0**	**3.0**	**3.0**	**3.0**	**-**	**-**
Total City Attorney and Human Resources		**6.0**	**6.0**	**6.0**	**6.0**	**5.0**	**(1.0)**	**-**
Information Technology and Communications								
Information Technology								
IT & Communications Director	L20	1.0	1.0	1.0	1.0	1.0	-	-
ITS Technician I/II/III	O13 O14 O15	2.0	2.0	2.0	2.0	2.0	-	-
Total Information Technology		**3.0**	**3.0**	**3.0**	**3.0**	**3.0**	**-**	
Communications								
Communications Manager	L16	1.0	1.0	1.0	1.0	1.0	-	-
Communications Specialist I/II/III	O12 O13 O14	2.0	2.0	2.0	2.0	2.0	-	-
Total Communications		**3.0**	**3.0**	**3.0**			**-**	**-**
Total Information Technology and Communications		**6.0**	**6.0**	**6.0**	**3.0**	**3.0**	**-**	**-**
Administrative Services								
Finance								
Director of Finance and Administrative Services	L20	1.0	1.0	1.0	1.0	1.0	-	-
Assistant Director of Finance	L18	-	-	1.0	1.0	1.0	-	
City Treasurer	O16	1.0	1.0	1.0	1.0	1.0	-	-
Senior Accountant	L16	1.0	1.0	1.0	1.0	1.0	-	-
Accountant I/II	O14 O15	1.0	1.0	1.0	1.0	1.0	-	-
Accounting Clerk	O13	1.0	1.0	1.0	1.0	1.0	-	-
Total Finance		**5.0**	**5.0**	**6.0**	**6.0**	**6.0**	**-**	**-**
City Recorder								
Deputy Director of Administrative Services	L18	1.0	1.0	1.0	1.0	1.0	-	-
Deputy City Recorder	O14	1.0	1.0	2.0	2.0	2.0	-	-
Passport Coordinator	O13	1.0	1.0	1.0	1.0	1.0	-	-
Records Specialist	O13	1.0	1.0	-	-	-	-	-
Total City Recorder		**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**-**	**-**

City of Herriman Job Classification Plan Fiscal Year 2027 and 2028 September 9, 2026 Revision								
Position	**Grade**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Difference**	**Unfunded**
Customer Service								
Customer Service Supervisor	O14	1.0	1.0	1.0	1.0	1.0	-	-
Customer Service Technician I/II/III	O11 O12 O13	3.0	3.0	3.0	3.0	3.0	-	-
Total Customer Service		**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**-**	**-**
Justice Court								
Court Administrator	L16	1.0	1.0	1.0	1.0	1.0	-	-
Judicial Assistant I/II/III	O11 O12 O13	2.0	2.0	2.0	2.0	2.0	-	-
Police Court Services Officer	P12	1.4	1.4	-	-	-	-	-
Total Justice Court		**4.4**	**4.4**	**3.0**	**3.0**	**3.0**	**-**	**-**
Total Administrative Services		**17.4**	**17.4**	**17.0**	**17.0**	**17.0**	**-**	**-**
Parks, Recreation, and Events								
Parks & Cemetery								
Director Parks, Recreation, & Events	L19	-	-	-	1.0	1.0	1.0	-
Deputy Director of Parks, Recreation, & Events	L18	1.0	1.0	1.0	-	-	(1.0)	-
Parks Manager	L18	-	-	-	-	1.0	1.0	
Parks Foreman	G14	1.0	1.0	1.0	2.0	2.0	1.0	-
Trails & Open Spaces Coordinator	G14	1.0	1.0	1.0	1.0	1.0	-	-
Parks Operations Coordinator	G13	1.0	1.0	1.0	1.0	1.0	-	-
City Arborist	G13	1.0	1.0	1.0	1.0	1.0	-	-
Assistant City Arborist	G11	-	-	-	1.0	1.0	1.0	
Parks Technician I/II/III III/Lead	G11 G12 G13	14.4	14.8	15.4	14.4	14.4	(1.0)	-
Parks Technician Part-Time	G10	0.3	0.3	0.3	0.3	0.3	-	-
Seasonal Parks Technicians	G10	2.5	3.1	2.5	2.5	2.5	-	-
Total Parks & Cemetery		**22.2**	**23.2**	**23.2**	**24.2**	**25.2**	**2.0**	**-**
Events								
Events Manager	L16	1.0	1.0	1.0	1.0	1.0	-	-
Events Technician I/II/III	G11 G12 G13	1.0	1.0	1.0	1.0	1.0	-	-
Events and Recreation Support Lead	G11	-	-	0.7	0.7	0.7	-	
Events Assistant	G10	1.4	1.4	0.7	0.7	0.7	-	-
Seasonal Events Staff Supervisor Seasonal Events Staff	G9	1.3	1.3	1.3	1.3	1.3	-	-
Total Events		**4.7**	**4.7**	**4.7**	**4.7**	**4.7**	**-**	**-**
Ice Ribbon								
Seasonal Events Staff Supervisor Seasonal Events Staff	G9	1.4	1.4	1.4	1.4	1.4	-	-
Blackridge Reservoir								
Seasonal Events Staff Supervisor Seasonal Events Staff	G9	1.2	1.2	1.2	1.2	1.2	-	-
Total Parks, Recreation, and Events		**29.5**	**30.5**	**30.5**	**31.5**	**32.5**	**2.0**	
Public Works								
Administration								
Public Works Director	L20	1.0	1.0	1.0	1.0	1.0	-	-
Director of Operations	L19	1.0	1.0	1.0	1.0	1.0	-	-
Operations Lead Administrative Coordinator	O14	1.0	1.0	1.0	1.0	1.0	-	-
Public Works Administrative Assistant	O12	1.0	1.0	1.0	1.0	1.0	-	-
Total Administration		**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**-**	**-**

City of Herriman Job Classification Plan Fiscal Year 2027 and 2028 September 9, 2026 Revision								
Position	**Grade**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Difference**	**Unfunded**
Facilities								
Facilities Manager	L16	1.0	1.0	1.0	1.0	1.0	-	1.0
Facilities Tech I/II/III III/Lead	G11 G12 G13	3.0	3.0	3.0	3.0	3.0	-	-
Total Facilities		**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**-**	**1.0**
Fleet								
Shop Foreman	G14	1.0	1.0	1.0	1.0	1.0	-	-
Mechanic Technician I/II/III	G11 G12 G13	1.0	1.0	1.0	1.0	1.0	-	-
Fleet Administrative Assistant	O12	1.0	1.0	1.0	1.0	1.0	-	-
Parts Runner/Mechanic Apprentice	G11	1.0	1.0	1.0	1.0	1.0	-	-
Total Fleet		**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**-**	**-**
Streets								
Streets Manager	L16	1.0	1.0	1.0	1.0	1.0	-	-
Streets Foreman	G14	1.0	1.0	1.0	1.0	1.0	-	-
Streets Technician I/II/III III/Lead	G11 G12 G13	7.0	7.0	7.0	7.0	7.0	-	-
Seasonal Streets Technician I	G11	1.0	1.0	1.0	1.0	1.0	-	-
Total Streets		**10.0**	**10.0**	**10.0**	**10.0**	**10.0**	**-**	**-**
Street Lights								
Street Light Foreman	G14	1.0	1.0	1.0	1.0	1.0	-	-
Street Light Technician I/II/III	G11 G12 G13	1.0	1.0	1.0	1.0	1.0	-	-
Total Street Lights		**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**-**	**-**
Total Public Works		**24.0**	**24.0**	**24.0**	**24.0**	**24.0**	**-**	**1.0**
Community Development								
Administration								
Community Development Director	L20	1.0	1.0	1.0	1.0	1.0	-	-
Community Development Coordinator	O15	1.0	1.0	1.0	1.0	1.0	-	-
Community Development Administrative Assistant	O12	-	-	-	0.5	0.5	0.5	-
Total Administration		**2.0**	**2.0**	**2.0**	**2.5**	**2.5**	**0.5**	**-**
Engineering								
City Engineer	L19	1.0	1.0	1.0	1.0	1.0	-	-
Public Utilities Engineering Manager	L18	1.0	1.0	1.0	-	-	(1.0)	-
Assistant City Engineer	L18	-	-	-	1.0	1.0	1.0	-
Engineer I/II/III	L15 L16 L17	-	1.0	1.0	2.0	2.0	1.0	-
Property Acquisition Specialist	G15	1.0	-	-	-	-	-	-
Public Works Inspector Supervisor	G15	1.0	1.0	1.0	1.0	1.0	-	-
Project Manager	G14	1.0	1.0	1.0	-	-	(1.0)	-
Public Works Inspector I/II/III	G12 G13 G14	2.0	2.0	2.0	2.0	2.0	-	-
Storm Water Inspector I/II/III	G12 G13 G14	2.0	2.0	2.0	2.0	2.0	-	-
Engineering Intern	G9	-	-	-	0.5	0.5	0.5	
Total Engineering		**9.0**	**9.0**	**9.0**	**9.5**	**9.5**	**0.5**	**-**

City of Herriman Job Classification Plan Fiscal Year 2027 and 2028 September 9, 2026 Revision								
Position	**Grade**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Difference**	**Unfunded**
GIS								
GIS Manager	L16	1.0	1.0	1.0	1.0	1.0	-	-
GIS Technician I/II/III	O13 O14 O15	2.0	2.0	2.0	2.0	2.0	-	-
Total GIS		**3.0**	**3.0**	**3.0**	**3.0**	**3.0**	**-**	**-**
Planning								
Director of Planning	L18	1.0	1.0	1.0	1.0	1.0	-	-
Planning Manager	L17	1.0	1.0	1.0	1.0	-	(1.0)	-
Planner I/II/III	O13 O14 O15	2.0	2.0	2.0	2.0	3.0	1.0	-
Total Planning		**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**-**	**-**
Economic Development								
Economic Development Coordinator	O14	1.0	1.0	1.0	-	-	(1.0)	-
Senior Economic Development Specialist	O15	-	-	-	1.0	1.0	1.0	
Total Economic Development		**1.0**	**1.0**	**1.0**	**1.0**	**1.0**	**-**	**-**
Total Community Development		**19.0**	**19.0**	**19.0**	**20.0**	**20.0**	**1.0**	**-**
Public Safety								
Police								
Police Chief	P21	1.0	1.0	1.0	1.0	1.0	-	-
Police Deputy Chief	P20	1.0	1.0	1.0	1.0	1.0	-	-
Police Commander	P19	2.0	2.0	2.0	3.0	3.0	1.0	-
Police Sergeant	P16	8.0	8.0	8.0	9.0	9.0	1.0	-
Police Officer Police Master Officer	P14 P15	30.0	32.0	32.0	32.0	33.0	1.0	-
Police Office Coordinator	P14	1.0	1.0	1.0	1.0	1.0	-	-
Police Forensics Technician I/II	P12 P13	1.0	1.0	1.0	1.0	1.0	-	-
Police Victim Advocate	P12	1.0	1.0	1.0	1.0	1.0	-	-
Police Records Technician I/II	P11 P12	3.0	3.0	3.0	3.0	3.0	-	-
Total Police		**48.0**	**50.0**	**50.0**	**52.0**	**53.0**	**3.0**	**-**
Animal Services								
Animal Services Supervisor	P15	1.0	-	-	-	-	-	-
Animal Services Officer I/II/III	P11 P12 P13	2.0	3.0	3.0	-	-	(3.0)	-
Community Services Officer I/II/III	P11 P12 P13				3.0	3.0	3.0	
Total Animal Services		**3.0**	**3.0**	**3.0**	**3.0**	**3.0**	**-**	**-**
Community Services								
Police Community Services Officer	P12	2.0	2.0	2.0			(2.0)	-
Community Services Officer I/II/III	P11 P12 P13	-	-	-	2.0	2.0	2.0	
Total Community Services		**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**-**	**-**
Emergency Management								
Emergency Management Planning Specialist	P14	0.5	0.5	0.5	-	-	(0.5)	-
Crossing Guards								
Crossing Guard Coordinator	P11	0.5	0.5	0.5	0.5	0.5	-	-
Crossing Guard Assistant Coordinator	P10	0.1	0.1	0.1	0.1	0.1	-	-
Crossing Guards	P9	7.8	8.1	8.7	8.7	8.7	-	-
Total Crossing Guards		**8.4**	**8.7**	**9.3**	**9.3**	**9.3**	**-**	**-**
Total Public Safety		**61.9**	**64.2**	**64.8**	**66.3**	**67.3**	**2.5**	**-**

City of Herriman Job Classification Plan Fiscal Year 2027 and 2028 September 9, 2026 Revision								
Position	**Grade**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Difference**	**Unfunded**
Total General Fund		**171.3**	**174.6**	**174.8**	**175.3**	**176.3**	**4.5**	**1.0**
Development Services Fund								
Building Official	L18	1.0	1.0	1.0	1.0	1.0	-	-
Assistant City Engineer	L18	-	1.0	1.0	1.0	1.0	-	-
Engineer I/II/III	L15 L16 L17	1.0	-	-	-	-	-	-
Assistant Building Official	G16	2.0	2.0	2.0	2.0	2.0	-	-
Building Inspector I/II/III	G13 G14 G15	4.0	4.0	4.0	4.0	4.0	-	-
Building Permit Technician I/II/III	O11 O12 O13	3.0	3.0	3.0	3.0	3.0	-	-
Total Development Services		**11.0**	**11.0**	**11.0**	**11.0**	**11.0**	**-**	**-**
Enterprise Funds								
Water								
Water Operations Manager	L17	1.0	1.0	1.0	1.0	1.0	-	-
Water Operator Foreman	G15	1.0	1.0	1.0	1.0	1.0	-	-
Lead Water Coordinator	O14	1.0	1.0	1.0	1.0	1.0	-	-
Water Conservation & Quality Coordinator	O13	1.0	1.0	1.0	1.0	1.0	-	-
Water Technician I Water Operator I/II/III/IV IV/Lead	G11 G12 G13 G14	20.0	20.0	20.0	20.0	20.0	-	-
Seasonal Water Technician	G11	0.5	0.5	0.5	0.5	0.5	-	-
GIS Tech Assistant	O11	0.7	0.7	0.7	0.7	0.7	-	-
Total Water Fund		**25.2**	**25.2**	**25.2**	**25.2**	**25.2**	**-**	**-**
Storm Water								
Storm Water Foreman	G14	1.0	1.0	1.0	1.0	1.0	-	-
Storm Water Technician I/II/III	G11 G12 G13	4.0	4.0	4.0	4.0	4.0	-	-
GIS Intern	G9	-	-	-	0.6	0.6	0.6	
Total Storm Water Fund		**5.0**	**5.0**	**5.0**	**5.6**	**5.6**	**0.6**	**-**
Total Enterprise Funds		**30.2**	**30.2**	**30.2**	**30.8**	**30.8**	**0.6**	**-**
Total Full-Time Equivalent		**212.5**	**215.8**	**216.0**	**217.1**	**218.1**	**5.1**	**1.0**

**Mayor and City Council Member positions are classified as 0.5 FTE for purposes of this schedule*

City of Herriman Fiscal Year 2027 Pay Grades and Ranges			
Grade	**Minimum**	**Midpoint**	**Maximum**
Leadership Grades (Salary)			
L22	$ 168,004.51	$ 209,887.10	$ 251,927.73
L21	150,004.03	187,399.20	224,935.48
L20	130,389.19	162,986.50	195,583.80
L19	114,443.33	142,948.33	171,594.44
L18	101,178.63	126,579.13	151,838.51
L17	89,607.30	112,044.39	134,340.38
L16	79,305.98	99,061.92	118,958.98
L15	70,133.58	87,772.82	105,270.93
Office Staff Grades (Per Hour)			
O16	38.12	47.66	57.20
O15	33.72	42.16	50.61
O14	29.85	37.31	44.78
O13	23.65	29.57	35.49
O12	19.88	24.85	29.82
O11	17.13	21.42	25.71
O10	14.90	18.63	22.35
Skilled General Labor Grades (Per Hour)			
G16	41.94	52.43	62.91
G15	35.40	44.27	53.14
G14	27.60	37.31	47.01
G13	26.02	32.53	39.04
G12	22.19	27.50	32.80
G11	20.18	24.23	28.28
G10	14.90	18.63	22.35
G9	12.37	16.35	20.33
Public Safety Grades (Salary)			
P21	152,800.00	191,000.00	229,200.00
P20	137,520.00	171,900.00	206,280.00
P19	123,768.00	154,710.00	185,652.00
P18	111,391.20	139,239.00	167,086.80
Public Safety Grades (Per Hour)			
P17	60.36	62.31	64.17
P16	53.49	55.36	57.30
P15	43.45	46.94	50.43
P14	32.70	37.88	47.11
P13	27.27	34.09	40.91
P12	24.55	30.68	36.82
P11	22.09	27.61	33.14
P10	19.88	24.85	29.82
P9	17.11	20.53	24.64

City of Herriman Fiscal Year 2027 Police Step Program		
Step	**Hourly**	**Yearly**
Officer (P14)		
1	$ 32.70	$ 68,016.00
2	34.66	72,092.80
3	35.70	74,256.00
4	36.77	76,481.60
5	37.88	78,790.40
6	41.86	87,068.80
7	43.10	89,648.00
8	44.41	92,372.80
9	45.74	95,139.20
10	47.11	97,988.80
Master Officer (P15)		
6	43.45	90,376.00
7	44.80	93,184.00
8	46.14	95,971.20
9	47.53	98,862.40
10	48.95	101,816.00
11	50.43	104,894.40
Sergeant (P16)		
1	53.49	111,259.20
2	55.36	115,148.80
3	57.30	119,184.00

DATE: **August 26, 2026**

TO: The Honorable Mayor and City Council

FROM: Travis Dunn

SUBJECT: Consent and approval of the parental leave benefit.

RECOMMENDATION:
Staff recommends approving the parental leave benefit and policy.

ISSUE BEFORE COUNCIL:
Should the Council approve the finalized parental leave benefit and policy?

ALIGNMENT WITH STRATEGIC PLAN:
LV 1 – Level of Service

BACKGROUND/SUMMARY:
Human Resources was tasked to determine if the City should provide additional Parental Leave benefits. Several of our peer sized cities offer this type of benefit. After a discussion with City Council in the August 11 work meeting, Human Resources is requesting the Council's consent to this benefit and policy update.

DISCUSSION:
During the City Council work meeting on August 11, the Council discussed the option of adding a parental leave benefit to the City's employee benefits and policies. Based on the Council's direction, the proposed policy has been updated to include the following changes: (1) reducing the waiting period for benefit eligibility from 12 months to 6 months following an employee's hire date; (2) requiring eligible employees to use the benefit within 3 months of the qualifying event, rather than within 12 months; and (3) clarifying eligibility requirements for part-time employees. All other benefit provisions remain consistent with those presented during the August 11 work meeting.

ALTERNATIVES:
The City Council may choose to not approve the parental leave benefit and continue with our current benefits structure.

FISCAL IMPACT:
There would be no change in the budget for this benefit. Over the past five years, an average of six employees per year would have used this benefit. The estimated financial impact would be approximately $14,000 to $19,000 annually, depending on individual salaries. However, most staff members would typically use accrued sick leave during parental leave, so the primary impact of this benefit would likely be the loss of productivity associated with providing 80 hours of additional leave, rather than a direct impact on the budget.

ATTACHMENTS:
Parental Leave – Consent Agenda

Parental Leave

The City provides paid parental leave as a supplemental employee benefit. When an employee is eligible for leave under the Family and Medical Leave Act ("FMLA"), parental leave will run concurrently with, and count toward, the employee's available FMLA leave to the extent permitted by law.

a. An eligible employee may receive up to 80 hours of paid parental leave during any rolling 12-month period, measured backward from the first day parental leave is used. The benefit is limited to 80 hours during that period, regardless of the number of qualifying events.

    i. Parental leave is paid leave that must be used within 3 months of the child's birth date, adoption placement date, or the date of the permanent legal guardianship placement of a child.

    ii. Parental leave is available equally to eligible legal parents, regardless of gender, sex, marital status, sexual orientation, or gender identity.

    iii. Parental leave must be used in one continuous block.

    iv. Parental leave shall be approved by an employee's supervisor in conjunction with Human Resources.

    v. Parental leave does not accrue and will not be paid out at separation of employment.

    vi. This policy does not create additional job protection rights beyond those provided under applicable federal or state law.

    vii. Employees who indicate an intent not to return to City employment following leave may be deemed ineligible for paid parental leave benefits.

    viii. Employees that abuse this benefit may be subject to discipline up to and including termination.

b. Eligibility: Full time benefit eligible employees who have been employed for at least 6 months at the time of the qualifying event. Part time benefit eligible employees with at least 6 months of time will also be eligible for a similar benefit but the amount of time will be based off their scheduled hours for 2 weeks. Seasonal, interns and part-time ineligible for benefit employees are not eligible for this benefit.

c. Concurrent with Short-Term Disability: If an employee also qualifies for short-term disability, the City will pay up to 80 hours for any differential between the benefit and a regular paycheck.

d. Two Employees Qualify: If two employees are eligible under this policy for the same qualifying event, each employee can receive 80 hours of parental leave.

e. Notice: Employees shall provide at least 30 days advance notice when foreseeable, or as soon as practicable.

f. Verification: The City may require documentation supporting the qualifying event.

DATE: **August 27, 2026**

TO: The Honorable Mayor and City Council

FROM: Jackie Nostrom, City Recorder

SUBJECT: Approval of an amendment to theThomas Butterfield Community Service Scholarship Policy – Jackie Nostrom, City Recorder

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RECOMMENDATION:
Staff recommends approval of the proposed amendments to the Thomas Butterfield Community Service Scholarship Policy.

ISSUE BEFORE COUNCIL:
Should the City Council approve the proposed amendments to the Thomas Butterfield Community Service Scholarship Policy (LP-048-001, Revision 002), including updates to service-hour verification requirements, judging criteria, essay, and scholarship award disbursement procedures?

ALIGNMENT WITH STRATEGIC PLAN:
CE 1 – Sense of community | CE 2 – Promote trust in government. | LV 7 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:
The Thomas Butterfield Community Service Scholarship was established in June 2001 to honor Thomas Butterfield's commitment to community service in Herriman City. The scholarship recognizes graduating high school seniors and recent graduates who have demonstrated meaningful volunteer service benefiting the Herriman community.

On June 26, 2014, the City Council adopted Ordinance No. 14-29, formally appropriating $1,000 for the scholarship program. Since that time, the program has expanded, and the annual budget allocation was increased to $2,200 during the November 2025 policy adoption cycle.

For many years, the scholarship was administered without a formal written policy. On November 12, 2025, the City Council adopted the first codified Thomas Butterfield Community Service Scholarship Policy, designated as Policy LP-048-001. During that meeting, the Council amended the proposed policy by reducing the scholarship review committee from five or more members,

including City representatives and local school representatives, to a three-member committee consisting of two City Council representatives and one designee appointed by the City Manager. The policy became effective on November 13, 2025.

On July 8, 2026, the City Council discussed the scholarship program during a work meeting and reviewed both the program budget and operational procedures.

DISCUSSION:
The primary amendments included in the revision are summarized below:

Judging Criteria
The original policy assigns specific percentage weights to each evaluation category:

- Community service organization and value to Herriman City or its residents (50%)
- Leadership and ability to involve others (20%)
- Interview (20%)
- Essay (10%)

Revision 002 retains all four evaluation categories but removes the prescribed percentage allocations. This change provides the scholarship committee with greater discretion to evaluate applicants holistically while maintaining the existing evaluation framework.

Award Disbursement and 529 College Savings Plan Deadline
Under the policy, scholarship recipients were required to submit their 529 College Savings Plan information within two years of receiving the award. The amendment replaces that requirement with language requiring submission by September 1 of each year. This amendment allows the City to communicate applicable deadlines through award notification materials.

Service-Hour Verification
The proposed revision preserves the program's core eligibility requirements and modifies eligible officials who can verify volunteer hours.

ALTERNATIVES:

- Approve the revised policy as presented
- Approve the revised policy with modifications
- Deny the revised policy

FISCAL IMPACT:
The scholarship program carries an annual budget of $3,000. The scholarship committee retains discretion over the allocation of awards.

ATTACHMENTS:
Thomas Butterfield Scholarship Policy (Draft)

Document # LP-110110-001	Title: Thomas Butterfield Community Service Scholarship	Print Date: 8/27/2026
Revision # 002	Prepared By: Jackie Nostrom, City Recorder Shay Serawop, Deputy City Recorder	Date Prepared: 8/27/2026
Effective Date: 9/09/2026	Reviewed By: City Council	Date Reviewed: 09/09/2026

Purpose: The purpose of the Thomas Butterfield Scholarship policy is to recognize and reward young individuals who demonstrate a strong commitment to serving Herriman City and its residents. By encouraging proactive community involvement and leadership through meaningful service projects. The scholarship aims to foster civic responsibility and personal growth among local youth. It highlights the value of volunteerism and seeks to support those who contribute positively to their community, reinforcing the importance of engaged citizenship and local pride.

Policy: The Thomas Butterfield Scholarship is an annual initiative administered by Herriman City to recognize exemplary youth contributions to the community. Awards allocated by the Herriman City Council through the budget process will be distributed among selected recipients, with allocation determined by the scholarship committee and presented during the respective youth school awards night. Eligible candidates must be Herriman City residents and have completed a minimum of 24 hours of community service. Applicants must be current high school seniors or recent graduates (within five years).

Evaluation is conducted by a panel of city officials and appointed designees, based on service impact, leadership, interview, and essay quality. All application materials including service logs and essays must be submitted to Herriman City by March 1st to ensure eligibility and timely review.

1. Application Eligibility:

1.1. Scholarship deadline is March 1st of each year. Applications submitted after March 1st WILL NOT be considered.

1.2. Applicant must be a resident of Herriman City for at least 12 months prior to the scholarship due date of March 1st.

1.3. Applicants must have performed a minimum of 24 hours of community service for Herriman City, or for the benefit of Herriman City residents. Service hours must be completed within the 12-month period immediately preceding the application deadline.

Service hours must be logged and approved with the signature of an authorized official to verify service hours.

1.4. Service hours accumulated toward fulfilling the Scholarship requirement must be performed specific to this award or in conjunction with the Herriman City Youth Council.

1.4.1. It is the intent of this scholarship to reward the individual for their proactive efforts in seeking service opportunities to benefit Herriman City or its residents.

1.4.2. Service hours performed more than 12 months prior to the due date of the scholarship application do not count toward the Butterfield Scholarship.

1.4.3. Service hours performed in conjunction with other projects, for which pay or compensation was received, or for which a separate award or recognition is available, do not count toward the accumulation of service hours toward the Butterfield Scholarship service requirement (e.g. service hours given to Young Women's or Young Men's projects, Eagle Scout projects, or Miss Herriman Scholarship).

1.4.4. Please contact Herriman City for approval of and ideas for service projects.

1.5.Essay Prompt: Community service is an important part of building a strong and engaged community. Describe a meaningful service experience you have completed for Herriman City or its residents. Explain why you chose to participate, the role you played, the impact your service had on others, and what you learned from the experience. How has this experience influenced your understanding of leadership, civic responsibility, or your commitment to the Herriman community?

1.6. Individuals are eligible to apply for the award if, as of the scholarship due date, they are a senior in high school or within the past five years have completed high school graduation requirements and received a high school diploma or equivalent. Individuals may apply for the scholarship as many times as desired within that five-year period for the annual award.

2. Scholarship Judging

2.1. The scholarship will be judged on the following criteria:

2.1.1. Organization and value of service performed to Herriman City or residents

2.1.2. Leadership and ability to delegate and involve others

2.1.3. Interview

2.1.4. Essay

2.2. The judging committee will consist of three members:

2.2.1. Elected officials: Two City Council representatives.

2.2.2. One designee's assigned by the City Manager.

3. Scholarship Award Information

3.1. The scholarship funds are allocated among the recipients at the discretion of the scholarship committee.

3.2. Scholarship Award winners will be notified prior to the award presentation date.

3.3. The scholarship recipients are expected to appear in person to receive the award and be recognized at their school awards night and at a City Council meeting.

3.4. A check in the amount awarded will be issued to the recipient's institution 529 College Savings plan. The recipients have until September 1 of each year to submit their 529 savings plan details to receive payment. Failure to complete the necessary steps to claim the scholarship by the stated deadline, will result in the forfeit of the award.

3.5. Submit application, log sheet, and essays by March 1st to:

Herriman City
Attention: Thomas Butterfield Scholarship
5355 W Herriman Main Street, Herriman, UT 84096

3.6. You will be contacted for an interview.

3.6.1. Note: In the event of a high number of applications, at the Scholarship Committee's discretion the interview may be eliminated for applicants determined to be non-finalists.

3.7. Additional sheets of paper may be used with this application.

Attachments:

1. Thomas Butterfield Community Service Scholarship Application
2. Thomas Butterfield Community Service Scholarship Service Hours Log
3. Disbursement Application for Scholarship Award

References:

Form #	Record/Form/Activity Name	Satisfies Clause
Required by Standard		
XXXXX	Record	
Other Forms/Records		
LP-48-001	Thomas Butterfield Community Service Scholarship	
XXXXX	Record	
XXXXX	Record	

Thomas Butterfield Community Service Scholarship Application

Name: _____

Full Address: _____

Phone: _____ Email: _____

Age: _____ Have you graduated from high school? _____

Name of attending High School/College: _____

Date or anticipated date of receipt of high school diploma: _____

How long have you lived in Herriman? _____

Name of Parents or Legal Guardian: _____

Address and phone number of parents or legal guardian: _____

_____

Description of project: _____

_____

_____

Date of completion of service project: _____ Hours spent on service project: _____

_____

I affirm that I am eligible for the Thomas Butterfield Scholarship as outlined in the Scholarship Rules, and that I completed the service hours as required.

_____

Signature of Applicant Date

_____

Signature of Parent/Guardian, if under 18 Date

Disbursement Application for Scholarship Award

Name: _____

Address: _____

Phone Number: _____ Email: _____

Scholarship you are requesting disbursement for: _____

Year scholarship was awarded: _____ Amount of scholarship: _____

Thomas Butterfield Scholarship:

Scholarship awarded amount: _____

Institution of 529 savings plan: _____

Account number or name: _____

Youth Council Scholarship Award:

Year of Service (1st,2nd,3rd,4th): _____

Institution of 529 savings plan: _____

Account number or name: _____

Signature of applicant: _____

Signature Parent/Guardian, if under 18: _____

Youth Council Recognition award – Contribution to 529 education savings account:

1st year - $100,

2nd year - $100,

3rd year - $100,

4th year - $100

(If members have served for four consecutive years and received previous 3 years awards, they are eligible for a $200 award their 4th year, totaling a maximum $500 after serving all four years)

Submit completed form:

Email: info@herriman.gov

In-person or Mail:

City Hall
Attn: Thomas Butterfield Scholarship
5355 W Herriman Main St
Herriman, UT 84096

For Herriman City use only:

Amount of award: $_____

Authorization signature for scholarship award Disbursement: _____

Thomas Butterfield Community Service Scholarship Log

Name: _____

Service Project: _____

Date of Service	Service Performed	Who Helped	Hours Completed

Additional sheets of paper may be used for the Service Hours Log.

_____ _____

Signature of Applicant Date

_____ _____

Signature of City Employee, or Official Date

Document # LP-110110-001	Title: Thomas Butterfield Community Service Scholarship	Print Date: 8/27/2026
Revision # 002	Prepared By: Jackie Nostrom, City Recorder Shay Serawop, Deputy City Recorder	Date Prepared: 8/27/2026
Effective Date: 9/09/2026	Reviewed By: City Council	Date Reviewed: 09/09/2026

Purpose: The purpose of the Thomas Butterfield Scholarship policy is to recognize and reward young individuals who demonstrate a strong commitment to serving Herriman City and its residents. By encouraging proactive community involvement and leadership through meaningful service projects. The scholarship aims to foster civic responsibility and personal growth among local youth. It highlights the value of volunteerism and seeks to support those who contribute positively to their community, reinforcing the importance of engaged citizenship and local pride.

Policy: The Thomas Butterfield Scholarship is an annual initiative administered by Herriman City to recognize exemplary youth contributions to the community. Awards allocated by the Herriman City Council through the budget process will be distributed among selected recipients, with allocation determined by the scholarship committee and presented during the respective youth school awards night. Eligible candidates must be Herriman City residents and have completed a minimum of 24 hours of community service. Applicants must be current high school seniors or recent graduates (within five years).

Evaluation is conducted by a panel of city officials and appointed designees, based on service impact, leadership, interview, and essay quality. All application materials including service logs and essays must be submitted to Herriman City by March 1st to ensure eligibility and timely review.

1. Application Eligibility:

1.1. Scholarship deadline is March 1st of each year. Applications submitted after March 1st WILL NOT be considered.

1.2. Applicant must be a resident of Herriman City for at least 12 months prior to the scholarship due date of March 1st.

1.3. Applicants must have performed a minimum of 24 hours of community service for Herriman City, or for the benefit of Herriman City residents. Service hours must be completed within the 12-month period immediately preceding the application deadline.

Service hours must be logged and approved with the signature of an authorized ~~city~~ official to verify service hours.

1.4. Service hours accumulated toward fulfilling the Scholarship requirement must be performed specific to this award or in conjunction with the Herriman City Youth Council.

1.4.1. It is the intent of this scholarship to reward the individual for their proactive efforts in seeking service opportunities to benefit Herriman City or its residents.

1.4.2. Service hours performed more than 12 months prior to the due date of the scholarship application do not count toward the Butterfield Scholarship.

1.4.3. Service hours performed in conjunction with other projects, for which pay or compensation was received, or for which a separate award or recognition is available, do not count toward the accumulation of service hours toward the Butterfield Scholarship service requirement (e.g. service hours given to Young Women's or Young Men's projects, Eagle Scout projects, or Miss Herriman Scholarship).

1.4.4. Please contact Herriman City for approval of and ideas for service projects.

1.5. Essay Prompt: Community service is an important part of building a strong and engaged community. Describe a meaningful service experience you have completed for Herriman City or its residents. Explain why you chose to participate, the role you played, the impact your service had on others, and what you learned from the experience. How has this experience influenced your understanding of leadership, civic responsibility, or your commitment to the Herriman community?

1.6. Individuals are eligible to apply for the award if, as of the scholarship due date, they are a senior in high school or within the past five years have completed high school graduation requirements and received a high school diploma or equivalent. Individuals may apply for the scholarship as many times as desired within that five-year period for the annual award.

2. Scholarship Judging

2.1. The scholarship will be judged on the following criteria:

2.1.1. Organization and value of service performed to Herriman City or residents ~~– 50%~~

2.1.2. Leadership and ability to delegate and involve others ~~– 20%~~

2.1.3. Interview ~~– 20%~~

2.1.4. Essay ~~– 10%~~

~~2.1.5. Note: In the event of a high number of applications, at the Scholarship Committee's discretion the interview may be eliminated for applicants determined to be non-finalists.~~

2.2. The judging committee will consist of three members:

2.2.1. Elected officials: Two City Council representatives.

2.2.2. One designee's assigned by the City Manager.

3. Scholarship Award Information

3.1. The scholarship funds are allocated among the recipients at the discretion of the scholarship committee.

3.2. Scholarship Award winners will be notified prior to the award presentation date.

3.3. The scholarship recipients are expected to appear in person to receive the award and be recognized at their school awards night and at a City Council meeting.

3.4. A check in the amount awarded will be issued to the recipient's institution 529 College Savings plan. The recipients have ~~two years from the date of the award~~until September 1 of each year to submit their 529 savings plan details to receive payment. Failure to complete the necessary steps to claim the scholarship by the stated deadline, will result in the forfeit of the award.

3.5. Submit application, log sheet, and essays by March 1st to:

Herriman City
Attention: Thomas Butterfield Scholarship
5355 W Herriman Main Street, Herriman, UT 84096

3.6. You will be contacted for an interview.

3.6.1. Note: In the event of a high number of applications, at the Scholarship Committee's discretion the interview may be eliminated for applicants determined to be non-finalists.

3.7. Additional sheets of paper may be used with this application.

Attachments:

1. Thomas Butterfield Community Service Scholarship Application
2. Thomas Butterfield Community Service Scholarship Service Hours Log
3. Disbursement Application for Scholarship Award

References:

Form #	Record/Form/Activity Name	Satisfies Clause
Required by Standard		
XXXXX	Record	
Other Forms/Records		
LP-48-001	Thomas Butterfield Community Service Scholarship	
XXXXX	Record	
XXXXX	Record	

Thomas Butterfield Community Service Scholarship Application

Name: _____

Full Address: _____

Phone: _____ Email: _____

Age: _____ Have you graduated from high school? _____

Name of attending High School/College: _____

Date or anticipated date of receipt of high school diploma: _____

How long have you lived in Herriman? _____

Name of Parents or Legal Guardian: _____

Address and phone number of parents or legal guardian: _____

_____

Description of project: _____

_____

_____

Date of completion of service project: _____ Hours spent on service project: _____

_____

I affirm that I am eligible for the Thomas Butterfield Scholarship as outlined in the Scholarship Rules, and that I completed the service hours as required.

_____ _____

Signature of Applicant Date

_____ _____

Signature of Parent/Guardian, if under 18 Date

Thomas Butterfield Community Service Scholarship Log

Name: _____

Service Project: _____

Date of Service	Service Performed	Who Helped	Hours Completed

Additional sheets of paper may be used for the Service Hours Log.

_____ _____

Signature of Applicant Date

_____ _____

Signature of City Employee, or Official Date

Disbursement Application for Scholarship Award

Name: _____

Address: _____

Phone Number: _____Email: _____

Scholarship you are requesting disbursement for: _____

Year scholarship was awarded: _____Amount of scholarship: _____

Thomas Butterfield Scholarship:

Scholarship awarded amount: _____

Institution of 529 savings plan: _____

Account number or name: _____

Youth Council Scholarship Award:

Year of Service (1st,2nd,3rd,4th): _____

Institution of 529 savings plan: _____

Account number or name: _____

Signature of applicant: _____

Signature Parent/Guardian, if under 18: _____

Youth Council Recognition award – Contribution to 529 education savings account:

1st year - $100,

2nd year - $100,

3rd year - $100,

4th year - $100

(If members have served for four consecutive years and received previous 3 years awards, they are eligible for a $200 award their 4th year, totaling a maximum $500 after serving all four years)

Submit completed form:

Email: info@herriman.gov

In-person or Mail:

City Hall
Attn: Thomas Butterfield Scholarship
5355 W Herriman Main St
Herriman, UT 84096

For Herriman City use only:

Amount of award: $_____

Authorization signature for scholarship award Disbursement: _____

DATE: August 27, 2026

TO: The Honorable Mayor and City Council

FROM: Trevor Ram, Assistant to the City Manager

SUBJECT: Adoption of a Field Rental Policy for Herriman City fields and facilities

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RECOMMENDATION:
Staff recommends the Council adopt the policy as written.

ISSUE BEFORE COUNCIL:
Should the Council adopt the field rental policy?

ALIGNMENT WITH STRATEGIC PLAN:
LV 7 – Ensure fiscal sustainability within all City functions | LV 8 – Parks and amenities | CE 1 – Sense of community

BACKGROUND/SUMMARY:
The purpose of this field rental policy is to establish criteria for eligibility for a contract rate for renting Herriman City fields and facilities.

DISCUSSION:
On August 26, 2026, the Council considered a draft field rental policy in their work meeting. The purpose of this item is to formally adopt that policy. The purpose of the policy is to establish criteria for eligibility for a contract rate for renting Herriman City fields and facilities.

ALTERNATIVES:
1) Council can adopt the policy as written (recommended).
2) Council can adopt an amended policy.
3) Council can decline to adopt a field rental policy.
4) Council can decline to adopt a field rental policy now and request more information.

FISCAL IMPACT:
The potential fiscal impact is hard to quantify, but there may be a reallocation of field rental fees depending on eligibility for contract rates under the new policy (if adopted).

ATTACHMENTS:
Field Rental Policy

Document # LP-401001-002	Title: Field Rental Policy	Print Date: 09/09/2026
Revision # 001	Prepared By: Trevor Ram	Date Prepared: 08/27/2026
Effective Date: 09/09/2026	Reviewed By:	Date Reviewed:

Purpose:

The purpose of this policy is to establish consistent criteria and procedures for providing contracted facility rental rates to qualified youth non-profit sports organizations. The City recognizes the value these organizations provide through youth development, recreation, health, and community engagement while ensuring responsible stewardship of public facilities and taxpayer resources.

Policy:

The City may enter into annual agreements with eligible youth non-profit sports organizations for the use of City-owned athletic facilities at contracted rates that differ from the City's standard rental fees. Contracted rates are intended to encourage broad community access, maximize facility utilization, and support organizations that primarily serve City residents.

Nothing in this policy creates an entitlement to a contracted rate. Approval remains at the discretion of the City.

1. Eligibility Requirements

To qualify for a contracted rate, an organization shall:

- Be recognized as a nonprofit organization under Section 501(c)(3) or another qualifying nonprofit designation acceptable to the City.
- Primarily provide organized recreational or competitive athletic programs for participants 18 years of age or younger.
- Operate in a manner that is open and nondiscriminatory.
- Maintain liability insurance meeting City requirements.
- Be in good standing with the City and have no outstanding balances or unresolved contract violations.
- Comply with all City facility rules, policies, and applicable laws.

2. Evaluation Criteria

When considering a contracted rate, the City may evaluate:

- Number of youth served annually.
- Community benefit provided by the organization.
- Historical use and care of City facilities.
- Financial sustainability of the organization.
- Availability of facilities and competing demands.
- Alignment with City recreation goals and strategic priorities.

3. Contract Terms

Approved agreements shall include:

- Contracted rental rates.
- Designated facilities.
- Dates and hours of use.
- Scheduling priorities.
- Insurance and indemnification requirements.
- Maintenance responsibilities.
- Reporting requirements.
- Payment schedule.
- Default and termination provisions.

Unless otherwise approved by the City Council, agreements shall not exceed one (1) year.

4. Scheduling Priority

Contracted organizations shall not receive exclusive rights to any public facility.

The City reserves the right to schedule:

1. City-sponsored programs and events.
2. Facility maintenance and improvements.
3. Community events approved by the City.
4. Other users consistent with the City's adopted reservation policies.

5. Annual Reporting

Organizations receiving contracted rates shall annually provide:

- Total participant enrollment.
- Percentage of City resident participants.
- Financial statement or annual budget summary.
- Proof of nonprofit status.
- Proof of insurance.
- Summary of community programs or volunteer service.

Failure to provide required documentation may result in suspension or termination of contracted rates.

6. Review of Rates

Contracted rates shall be reviewed annually as part of the City's fee schedule review process. The City may adjust rates based on:

- Operating costs.
- Maintenance expenses.
- Utility costs.
- Market comparisons.
- Demand for facilities.
- Budgetary considerations.

7. Revocation

The City may suspend or terminate a contracted rate agreement for:

- Failure to comply with contract terms.
- Misrepresentation of eligibility.
- Nonpayment.
- Damage to City property.
- Failure to maintain insurance.
- Conduct inconsistent with City policies.

8. Exceptions

The City Council may approve exceptions to this policy when doing so serves a significant public purpose or provides substantial community benefit.

9. Administration

The City Manager, or designee, shall administer this policy, review applications, negotiate agreements within approved parameters, and make recommendations to the City Council when approval is required.

10. Effective Date

This policy becomes effective upon adoption by the City Council and supersedes any previous policies regarding contracted rates for youth nonprofit sports organizations.

References:

Form #	Record/Form/Activity Name	Satisfies Clause
Required by Standard		
XXXXX	Record	
Other Forms/Records		
XXXXX	Record	
XXXXX	Record	
XXXXX	Record	

CITY COUNCIL MINUTES

Tuesday, August 11, 2026
Awaiting Formal Approval

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Tuesday, August 11, 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, Assistant City Attorney Matt Brooks, Communications Manager Jonathan LaFollette, 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, Operations Director Monte Johnson, City Engineer Bryce Terry, Building Official Cathryn Nelson, UFA Assistant Chief Anthony Widdison.

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

1. Council Business

Mayor Lorin Palmer called the meeting to order at 5:30 p.m.

1.1. Review of this Evening's Agenda

The Council and staff briefly reviewed the agenda.

1.2. Future Agenda Items

Councilmember Jared Henderson raised a concern regarding Extra Space Storage, specifically a gate issue that had remained unresolved for nearly a year. City Manager Nathan Cherpeski indicated that a letter had previously been sent and that the matter simply awaited a second councilmember's support to be placed on a future agenda. Councilmember Matt Basham supported the discussion.

Councilmember Teddy Hodges noted that the annual Black Ridge update was also due, and Assistant City Manager Wendy Thomas noted the discussion would be held in October.

Mayor Palmer also introduced a new item regarding a medical provider that had expressed interest in using space at the community center for one to two days per month to provide free medical services at no cost to the city. The provider had been referred by the LDS Church and would bring all necessary resources, including support from a group called "My Hometown" that provides meals during service days. Councilmember Terrah Anderson inquired about whether a fee schedule for the community center space was yet in place, and Assistant City Manager Thomas confirmed that a rental policy would be presented at the August 26th meeting.

City Manager Cherpeski indicated that staff would prepare a written summary of the medical provider's request for council consideration.

1.3. Council discussion of future citizen recognitions

Mayor Palmer informed the Council that flowers were being sent on behalf of the City to former Councilmember Mike Day, whose son Chase had recently passed away in an airplane crash at Utah Lake. The funeral was noted to be scheduled for the following Saturday.

2. Administrative Reports

2.1. Paid Parental Leave Benefits Discussion – Travis Dunn, Human Resources Manager

Human Resources Manager Travis Dunn presented a comprehensive overview of the city's current parental leave benefits landscape and proposed the adoption of a formal paid parental leave policy. He began by outlining existing benefits: short-term disability coverage of up to 60 percent of wages for up to six weeks for the birthing parent; 96 hours per year of accrued sick time available to all employees; and federal Family and Medical Leave Act (FMLA) protections providing up to 12 weeks of unpaid, job-protected leave. Manager Dunn noted that while these benefits provide some support, they may not be sufficient to remain competitive in the labor market as more surrounding municipalities have begun offering dedicated paid parental leave.

Manager Dunn presented a benchmarking comparison of neighboring cities, noting that the majority of peer organizations offer approximately two weeks of paid parental leave, with West

Valley City at four weeks and the State of Utah offering up to six weeks for birthing parents and approximately three weeks for non-birthing parents. He also noted that several cities now offer short-term disability as a complementary benefit, which Herriman already provided, an advantage relative to some peers.

His recommendation was to implement 80 hours of paid parental leave on a rolling-year basis. He explained that for the birthing parent, this benefit, when combined with short-term disability coverage, would effectively extend paid leave to approximately five to six weeks, since the parental leave hours would cover the remaining 40 percent of wages not covered by the 60 percent short-term disability benefit. For the non-birthing parent, the 80 hours would function as a straightforward two-week continuous block. He proposed that the leave be non-accruing, non-payable upon separation, and used in a continuous block rather than intermittently, to simplify tracking and scheduling.

Regarding eligibility, Manager Dunn proposed aligning the policy with FMLA, requiring employees to have been employed for 12 months before becoming eligible, and allowing the benefit to be used within 12 months of the birth, adoption, or placement of a child. He acknowledged that the fiscal impact would not likely require a budget amendment, but noted real operational effects, particularly in smaller departments and in the Police Department where shift backfilling may incur overtime costs. He identified the key benefits to the city as improved recruitment and retention, reduced turnover following major life events, and a reduction in absenteeism and presenteeism caused by employees returning to work before they are fully prepared.

Councilmember Matt Basham inquired whether the benefit would extend to part-time employees. Manager Dunn clarified that the policy would apply to benefit-eligible employees working 20 hours per week or more, which aligned with the city's existing threshold for URS contribution purposes and effectively captures the relevant part-time population while excluding seasonal workers.

Councilmember Anderson asked for clarification on how short-term disability interacts with the proposed parental leave hours for the birthing parent. Manager Dunn confirmed that the two benefits would work in tandem: disability covering 60 percent and parental leave hours covering the remaining 40 percent, effectively extending the total fully paid leave period to approximately five to six weeks for birthing parents. She also raised the question of whether the city could inquire whether an employee intended to return to work before granting the benefit. Manager Dunn explained that while FMLA does provide some protection for employers when an employee voluntarily discloses non-return, proactively extracting that information from employees would create legal gray areas, and acknowledged this as a known but infrequent risk.

Councilmember Jared Henderson raised a hypothetical scenario in which an employee takes the full benefit period and does not subsequently return to work, and whether any costs such as health insurance premiums could be recovered. Manager Dunn confirmed that FMLA prohibited retroactive recovery of such costs and that this scenario, while possible, was rarely observed in practice.

The Council engaged in substantive discussion regarding the eligibility waiting period and the window within which the benefit must be used. Councilmember Anderson proposed shortening the eligibility period, noting that newer employees, who have had less time to accrue sick leave, are among those most likely to need the benefit and least likely to have resources to draw upon. She also proposed shortening the use window, citing concerns about potential misuse of a longer window. Councilmember Basham and Henderson both expressed support for proposed framework.

Mayor Palmer noted that a 12-month use window had some merit given medical complications that might extend over a longer period, but acknowledged the reasoning for a shorter window. Manager Dunn noted that while the 12-month window mirrors what FMLA allows, the city had full discretion to define a shorter window for this city-specific paid benefit.

Manager Dunn was directed to return with revised policy language with appropriate adjustments to the hours threshold for part-time eligibility and language that clearly excluded seasonal employees. Mayor Palmer also encouraged staff to see if there were any other areas where the city's benefits may be falling short relative to comparably sized municipalities, as Herriman transitions from a small to a mid-sized city.

2.2. City Status Report – June 2026 – Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Trevor Ram presented the June 2026 City Status Report, noting that the July report would be brought forward at the next meeting in approximately two weeks and was expected to look similar to the June edition. Assistant to the City Manager Ram highlighted that sales tax revenue trends over the last three months were tracking ahead of the prior year's comparable period, with only a couple of months this year falling below the year-over-year comparison. He characterized the overall revenue position as favorable.

Councilmember Basham noted interest in the ADU (accessory dwelling unit) data reflected in the report. Assistant to the City Manager Ram confirmed that while inquiries and calls about ADUs had increased meaningfully, applications had not yet followed at the same rate, with approximately 15 inquiries all handled internally. Assistant to the City Manager Ram noted that

the ADU category was beginning to show as a visible segment on the relevant report graphic, whereas it had been negligible six months prior.

A brief discussion followed regarding the city's population and municipal classification under state law. It was noted that Herriman's most recent official population estimate was approximately 63,000 residents, which may place the city on the threshold of reclassification from a city of the third class to a city of the second class under Utah Code. Staff noted that the practical distinctions between classifications are limited under current state law, with the primary difference being the designation of an auditor.

Assistant to the City Manager Ram also noted that while July was a slower month for building permits, significant activity was anticipated in the August report due to the issuance of 215 permits for the Commons development.

2.3. Quarterly Capital Projects Update – Bryce Terry, City Engineer

City Engineer Bryce Terry presented the quarterly capital projects update, highlighting several active and upcoming projects.

Herriman Boulevard Extension: City Engineer Terry reported that construction had commenced on the extension of Herriman Boulevard to connect to the UDOT U-111 project. UDOT's U-111 corridor work was noted to be progressing rapidly, with paving already underway, and completion was anticipated by October or November. Councilmember Henderson noted visible and significant progress at the site during a recent drive-by.

6000 West Widening: City Engineer Terry reported that the contractor had completed all intersection work prior to the start of the school year, with a particular focus on the intersection at Herriman Boulevard. Work is ongoing southward to Silver Sky Drive, with project completion also targeted for November. Utility work, including sewer, storm drain, and secondary water, has been substantially completed, with culinary water adjustments remaining before paving can begin. Mayor Palmer noted that construction traffic had been rerouted through residential neighborhoods as a result of the project, though no significant complaints had been received.

Mountain View Corridor / Real Vista & Juniper Crest Intersection: City Engineer Terry reported that traffic signal arms were installed and visible at the Real Vista and Juniper Crest intersections, though they were not yet active, pending energization by Rocky Mountain Power. Activation was anticipated by the end of August. He also noted that the Panorama project was on track to pave Juniper Crest by the end of August, with the goal of opening the corridor in its entirety by that date, subject to remaining variables.

Regarding landscaping associated with the Panorama project, City Engineer Terry reported that the developer, DAI, was focused on water connections as the immediate priority and had committed to landscaping as the next phase of work. Staff had confirmed that the trail corridor was clear of overgrowth in advance of the new school year. It was noted that the development agreement did not specify a hard completion date for landscaping, meaning it could potentially roll into spring.

Athletic Complex: City Engineer Terry noted that the design team was developing a phased approach for the athletic complex, with phase one intended to be bid-ready by January, contingent on funding falling into place as anticipated.

Emmeline Area Traffic Calming Improvements: City Engineer Terry reported that the planned traffic calming installations at Emmeline were being coordinated around a Jordan Valley Water Conservancy District pipeline project that runs through the same area. A conflict had been discovered that day between the Jordan Valley pipeline and an existing city waterline, which may delay Jordan Valley's schedule. City Engineer Terry indicated that the city was evaluating whether to proceed with the majority of the traffic calming improvements immediately, holding only the affected intersection area, rather than waiting for Jordan Valley to complete their work in order to do a single coordinated project. A communication plan was being developed to notify affected residents of the adjusted timeline. Councilmember Anderson noted a resident's request that improvements be in place before the Juniper Crest connection opens, given anticipated cut-through traffic on Emmeline, and emphasized the importance of ongoing, rather than one-time, communication with the neighborhood.

Gina Road: City Engineer Terry provided an update on the long-running Genoa Road right-of-way acquisition process. He reported that the city was down to two remaining property acquisitions. One involved a disputed property boundary that the city's surveyor had researched and was prepared to substantiate. The other involved a financial dispute in which the property owner was seeking compensation beyond appraised market value. Both property owners had been issued four-options letters outlining available paths forward, including continued negotiation, mediation, or eminent domain. City Engineer Terry expressed cautious optimism that deals could be reached within approximately one month, though he acknowledged the possibility of further delays. He noted that the construction timeline had already moved beyond the current construction season, with the revised expectation being a bid in late fall or winter and construction commencing in summer of the following year. Councilmember Henderson acknowledged the extended history of the project with frustration, and Councilmember Basham expressed a preference for pressing forward decisively to resolve remaining obstacles before the next construction season.

Councilmember Henderson raised a question about whether features warranted reconsideration given escalating costs, ongoing maintenance and operations concerns, and questions about community investment in the project relative to other historically significant sites. Mayor Palmer agreed that the topic merited a dedicated work session discussion.

Councilmember Basham moved to 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 at 6:17 p.m. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

The Council reconvened the Council meeting at 6:54 p.m.

3. Adjournment

Councilmember Henderson moved to adjourn the City Council work session at 6:55 p.m. Councilmember Basham seconded the motion and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Lorin Palmer called the meeting to order at 7:04 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Ms. Raquel DeLuca led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Councilmember Hodges recognized the City's annual Safety Fest event, commending staff for its success along with the Police Department's participation.

Councilmember Basham praised the Safety Fest event as well. He also recognized Coach Henderson and the Utah Avalanche Under-17 soccer team, who brought home a national

championship from the Elite Clubs National League tournament held in Virginia. Coach Henderson confirmed that two of the players were Herriman residents.

5. Public Comment

There were no public comments offered.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson reported that the city continued to work on the Wasatch Front Waste separation agreement, with the expectation that this would result in reduced garbage bills for residents. He also addressed fire safety concerns, urging residents to exercise caution with lithium batteries, particularly those stored in hot garages, which he identified as a significant and growing cause of residential fires. He further cautioned residents against open campfires in the backcountry given current dry conditions.

UFA Assistant Fire Chief Anthony Widdison added that the region was currently at Planning Level 5, the highest national planning level, indicating a shortage of firefighting resources nationwide. He noted that while local initial attack response capacity was in place, obtaining resources for large, complex, extended-attack incidents was extremely challenging under current conditions, and urged the public to exercise the utmost caution outdoors.

6.2. Councilmember Teddy Hodges

Councilmember Hodges provided an update from the Jordan Basin Improvement District, reporting that significant construction activity was underway. He highlighted a key project involving utility connections through the Mountain View Corridor near Juniper and the South Hills area, coordinated in conjunction with UDOT's roadway work to allow the District to complete crossings before road construction began, resulting in cost and logistical efficiencies for the District.

6.3. Councilmember Matt Basham

Councilmember Basham had no report to offer at this meeting.

6.4. Councilmember Terrah Anderson

Councilmember Anderson reported on behalf of the Salt Lake Valley Mosquito Abatement District, informing residents that West Nile virus had been detected in the area. She advised residents to wear protective clothing during early morning and evening hours, and noted that the District offers a free service to treat standing water features such as ponds on private property. She directed residents to the District's website for further information.

7. Mayor Report

Mayor Palmer offered several updates. He thanked EDC Utah for visiting the city to tour commercial and industrial areas, expressing optimism that the engagement would yield positive economic development outcomes. He noted that representatives were surprised by the scale and pace of growth in Herriman.

Mayor Palmer also described attending a Purple Heart ceremony organized by Congressman Burgess Owens, at which Herriman resident Rich Bockhaus was awarded the Purple Heart for his service during the Vietnam War approximately fifty years prior. Mayor Palmer noted that Mr. Bockhaus declined an invitation to appear at a Council meeting due to the emotional weight of the recognition and publicly extended the city's gratitude for his service.

Mayor Palmer recognized Congressman Owens for his continued presence and engagement in the community, including visits to local businesses Bullfrog Spas and AFS Flooring, as well as his attendance at a Herriman versus Lehi City softball game.

8. Reports, Presentations and Appointments

8.1. 2026 Parade Grand Marshal Recognition

Events Manager Lauren Mitchell presented the recognition of Joe Miller as the 2026 Herriman City Parade Grand Marshal. She provided a biographical summary noting that Mr. Miller was born and raised in Herriman, attended the city's original schoolhouse, and later graduated from Bingham High School in 1965. In 1966, he enlisted in the United States Army and served as a paratrooper with the 101st Airborne Division during the Vietnam War, earning two Bronze Star Medals: one for heroism and one for meritorious service. After returning home, Mr. Miller utilized the GI Bill to complete his education at Dixie College and the University of Utah. He has been married to his wife Charlotte for 55 years and together they have raised three children and have three grandchildren and four great-grandchildren. Mr. Miller and his wife Charlotte were present at the meeting and were recognized by the Mayor and Council.

8.2. City Council Recognitions

- Herriman High School DECA – Winners of the DECA 2026 International Career Development Conference
- Ms. Rickee Stewart – Instructor
    - Jessica Smiley
    - Isla Homer
    - Livia Hanson

DECA instructor Ms. Rickee Stewart presented on behalf of Herriman High School students Jessica Smiley, Isla Homer, and Olivia Hanson, who earned first place at the DECA 2026 International Career Development Conference.

Ms. Stewart described the scope and complexity of the project, which the students undertook beginning as sophomores. The students selected the State of Utah as their project partner, the most challenging option available, and were assigned a state mentor to whom they reported weekly. Initially directed to study the feasibility of adding a small number of EV charging stations at the relocated Utah State Prison, the students conducted thorough research, including an on-site inspection that required a background check, and ultimately expanded the project scope significantly. Their final proposal recommended converting the entire prison's power supply to solar energy, requiring the students to consult with real solar energy experts, energy storage specialists, and state agency representatives throughout the process.

Ms. Stewart noted that the final written paper was so detailed and professionally presented that the State of Utah required an hour-long conference call with the students to clarify that the document was a student academic project and not an official proposal. The students were required to begin their presentation with a formal disclaimer negotiated with the state. Governor Cox subsequently recognized the students' work with a public post on LinkedIn.

Ms. Stewart also informed the Council that two of the students would be returning the following academic year to work with Herriman City on fundraising and marketing plans for the proposed sports complex, while the third student would be partnering with a nuclear research company focused on cancer treatment.

The Council expressed admiration for the work, with Councilmember Henderson and Councilmember Basham both emphasizing how remarkable the project was relative to typical student work at that level. Mayor Palmer expressed enthusiasm for the upcoming collaboration with the city.

9. Public Hearing

9.1. Public hearing and consideration of a Resolution for proposed compensation increases for specific City officers – Kyle Maurer, Director of Finance and Administrative Services

Director of Finance and Administrative Services Kyle Maurer explained that Utah state law requires the City to hold a public hearing and obtain City Council approval for compensation adjustments for certain city officers, interpreted by the city as manager-level positions and above. Director Maurer noted that one position, the Streets and Storm Water Manager, had been inadvertently omitted from a previous round of proposed increases, and requested that the Council approve the inclusion of this position via resolution, with compensation adjusted retroactively to July 1, 2026.

Mayor Palmer opened public hearing.

There were no comments offered.

Councilmember Henderson moved to close the public hearing. Councilmember Anderson seconded the motion, and all voted aye.

Councilmember Hodges moved to approve Resolution No. R31-2026 stating proposed compensation increases for specific city officers. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

10. Consent Agenda

- **10.1. Approval of the June 10, 2026 City Council meeting minutes**
- **10.2. Approval of the June 18, 2026 City Council meeting minutes**
- **10.3. Approval of the July 8, 2026 City Council meeting minutes**
- **10.4. Cooperative Agreement with UDOT along U-111** – Bryce Terry, City Engineer
- **10.5. Utah Water Ways – Slow the Flow Marketing Partnership MOU** | Justun Edwards, Director of Public Works
- **10.6. Consideration of a Maintenance and Ownership Cooperative Agreement with UDOT re U-111 Drainage, PIN 19472**
- **10.7. Consideration of a Cooperative Agreement with UDOT for the Maintenance and Ownership of a new Pedestrian Box Culvert on the New U-111 Roadway**
- **10.8. Consideration of an Interlocal Agreement with Salt Lake County Flood Control re Maintenance of new Copper Creek Pipe**
- **10.9. Consideration to Approve Amendment 1 to the Herriman Boulevard Cooperative Agreement with UDOT** – Bryce Terry, City Engineer
- **10.10. Consideration to Approve Interlocal Agreement with Salt Lake County to Install Traffic Signal at Herriman Main Street & 7300 West** – Bryce Terry, City Engineer

10.11. Consideration of a Resolution amending the Job Classification and Salary Plan to change position titles within the Animal Services department – Kyle Maurer, Director of Finance and Administrative Services

10.12. Approval of the Real Property Purchase and Sale Agreement for approximately 34.32 acres located at approximately 7751 W Step Mountain Road, Salt Lake County – Wendy Thomas, Assistant City Manager

10.13. Consideration of a Local Consent for The Station Bar for a Temporary Beer Event Permit, to be issued and regulated by the Utah Department of Alcoholic Beverage Services.

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

The vote was recorded as follows:

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

The motion passed unanimously.

11. Discussion and Action Items

11.1. Review and consider a recommendation to amend the Herriman City Zoning Map from C-1 Neighborhood Commercial Development to CF Commercial Flex for ±2.6 acres of property located at 5222 W Herriman Boulevard (City File No. Z2026-081) – Michael Maloy, City Planner

City Planner Michael Maloy presented the proposed zoning map amendment for a privately-initiated request to rezone an approximately 2.6-acre, crescent-shaped vacant parcel on Herriman Boulevard from C-1 Neighborhood Commercial to CF Commercial Flex. City Planner Maloy noted that the property had been the subject of prior development proposals, none of which had resulted in construction, and that the rezone was intended to attract a new commercial development interest to the site. He further noted that the property carried a known environmental contamination issue that would need to be addressed as part of any future development. No formal development application had been submitted to the city at the time of the hearing.

City Planner Maloy confirmed that a public hearing before the Planning Commission on July 1, 2026 received no public comment, and that the Commission had forwarded a 5-0 recommendation of approval to the Council.

Council discussion centered on the absence of a formal development plan accompanying the rezone request, and members expressed interest in understanding the differences in permitted uses between the C-1 and CF zones before taking action. City Manager Nathan Cherpeski clarified that the fundamental question before the Council was whether uses permitted in the CF zone but not in C-1 were acceptable for this location, and that a property owner is entitled to request a rezone without disclosing a specific development plan. City Planner Maloy noted that the applicant had shared conceptual site plans during staff review, depicting four buildings of varying sizes with two access points along Herriman Boulevard, though these had not been formally submitted as a development application.

Councilmember Basham described the conceptual layout as showing multiple smaller buildings arranged with parking lots and varied square footage options suited to small-scale commercial or light industrial users, such as home-based businesses seeking affordable commercial space. Councilmember Henderson expressed support for the concept but asked that the Council consider what uses, if any, should be restricted given the property's adjacency to residential neighborhoods. City Planner Maloy provided a verbal summary of permitted uses under the CF zone, including light manufacturing, wholesaling, and general retail, while noting that uses such as vape shops and pawn shops were already prohibited under city code. Community Development Director Blake Thomas also provided a comparison of dimensional standards, noting that maximum building height in both C-1 and CF zones was 35 feet, though the CF zone allowed a modestly higher lot coverage and a larger conditional use threshold before triggering Planning Commission review.

City Planner Maloy advised the Council that while a zoning condition limiting uses was theoretically possible, conditioning a rezone on a specific developer's project was not a sanctioned practice under Utah law, and any rezone would need to stand on its own merits. The Council expressed general support for the rezone and the CF zone as a product type, citing strong community demand for small-footprint commercial and flex space in the city. Mayor Palmer noted that this parcel had been one of the two sites originally contemplated when the CF zone was drafted.

Councilmember Henderson moved to approve Ordinance 2026-15 amending the Herriman Zoning Map for 2.67 acres of property located at 5222 West Herriman Boulevard from C-1 (Neighborhood Commercial) to CF (Commercial Flex) Zone. Councilmember Basham seconded the motion.

The vote was recorded as follows:
Councilmember Terrah Anderson Aye

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

The motion passed unanimously.

11.2. Consideration of an Amendment to the Herriman City Police Department Growth Silo Model for Personnel Staffing – Cody Stromberg, Chief of Police

Chief of Police Cody Stromberg presented an amended version of the Herriman Police Department (HPD) Growth Silo Model for Personnel Staffing, a framework originally adopted by the City Council and Herriman City Safety Enforcement Area (HCSEA) Board of Directors during the 2023 Truth and Taxation process. Chief Stromberg explained that the model was developed to predict law enforcement staffing needs using empirical data and industry best practices tailored to Herriman's specific growth trends and public safety demands, with the intent of aligning staffing decisions with identifiable funding sources rather than reacting to needs after the fact.

Chief Stromberg outlined several key changes in the updated model. Operational reorganization within the department, including the addition of a third commander position approved in the current fiscal year budget, had required the reassignment of certain sub-silos to different divisions. The court services sub-silo had been removed, as that function is now contracted to a third-party provider. New sub-silos were added for the Directed Enforcement Unit and community policing to reflect growing departmental priorities. Funding source designations were updated to reflect the department's five cost centers, four of which are funded through the general fund and one reimbursed by the HCSEA.

The model's annual review timeline, previously fixed to January of each year, was replaced with an open-ended review process allowing needs analysis meetings to occur at any point during the year when a substantial staffing need is identified. Chief Stromberg noted that the 60-60-60 trigger metric, measuring officer time committed to calls, was refined to account for data spikes caused by temporary circumstances such as FMLA absences, with the updated model focusing instead on sustained trends over time rather than single-year percentage increases.

Chief Stromberg also introduced a new Growth Silo 4 addressing capital infrastructure planning, encompassing facility needs, long-term vendor contracts, debt service obligations tied to equipment such as body cameras and tasers, and other financial commitments that grow with each new officer hire. He described this component as necessary to ensure the city never faces unanticipated debt obligations as the department expands.

Chief Stromberg presented a long-range organizational chart illustrating the department's projected growth toward build-out, highlighting in yellow the three positions approved in the FY2027-28 budget and outlining in gray the anticipated future positions across all divisions. He noted that geographic growth would eventually necessitate dividing patrol operations between the north and south portions of the city, each with dedicated supervisory coverage.

Councilmember Anderson inquired about the time required to update and maintain the model's metrics. Chief Stromberg acknowledged that data collection is currently a largely manual process performed by him, his Deputy Chief, and administrative staff approximately monthly, and that the department was actively working with city staff to automate the process through a dashboard tool expected to be in testing by the end of the current year. City Manager Cherpeski noted that the anticipated retirement of a key staff member involved in data extraction reinforced the urgency of automation.

Councilmember Basham asked about the standards used to establish supervisory span-of-control ratios. Chief Stromberg explained that the ratios were informed by studies from the International City Manager Association (ICMA), the International Association of Chiefs of Police, and other professional organizations, with ratios generally ranging from five to nine direct reports per supervisor depending on the liability level of the unit. He noted that high-liability units such as patrol and the Directed Enforcement Unit warranted smaller supervisory ratios — in the range of five to six, while administrative or office-based functions could support ratios of eight or more.

Councilmember Henderson commended the model's sophistication relative to its origins and emphasized that the corresponding obligation for the Council was to align the model's projections with reliable long-term funding sources. City Manager Cherpeski noted that other city departments were developing analogous data-driven staffing models, though law enforcement's framework was more advanced due to the availability of national professional standards as a starting point.

Councilmember Henderson moved to approve the amendment to the Herriman Police Department Growth Silo Model for personnel staffing. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson	*Aye*
Councilmember Matt Basham	*Aye*
Councilmember Jared Henderson	*Aye*
Councilmember Teddy Hodges	*Aye*

Mayor Lorin Palmer *Aye*

The motion passed unanimously.

12. Future Meetings

12.1. HCSEA Truth in Taxation Hearing: August 12, 2026 6:00 p.m.
12.2. HCFSA Truth in Taxation Public Hearing: August 12, 2026 7:00 p.m.
12.3. Next Planning Meeting: August 19, 2026
12.4. Next City Council Meeting: August 26, 2026

13. Events

13.1. Hungry Herriman Food Truck Roundup: Mondays @ Crane Park 5:00 p.m.
13.2. Senior Bingo: August 13, 2026 @ Community Center 10:00 a.m.

14. 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

15. Adjournment

Councilmember Basham moved to adjourn the City Council meeting at 8:18 p.m. Councilmember Hodges seconded the motion and all present voted aye.

16. 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 August 11, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.

Jackie Nostrom, MMC
City Recorder

HERRIMAN CITY

STAFF REPORT

DATE: August 25, 2026

TO: The Honorable Mayor and City Council

FROM: Amanda Hamilton, Planner II

SUBJECT: Review and consider a recommendation to amend the Herriman City Zoning Map from A-1-43 Single-Family Agricultural Zone (1-acre per lot minimum) to A-1-10 Single-Family Agricultural Zone (10,000 sq ft lot minimum) located at 13727 S 7300 West (File No. Z2026-112).

RECOMMENDATION:

City Staff and the Planning Commission recommend approval of a zoning map amendment for ±0.75 acres at 13727 S 7300 W from A-1-43 Single-Family Agricultural Zone (1-acre per lot minimum) to A-1-10 Single-Family Agricultural Zone (10,000 square feet per lot minimum) with a zoning condition of two allowable lots.

ISSUE BEFORE COUNCIL:

Should the city amend the Herriman City Official Zoning Map for ±0.75 acres at 13727 S 7300 W from A-1-43 Single-Family Agricultural Zone to A-1-10 Single-Family Agricultural Zone as recommended by the Planning Commission?

ALLIGNMENT WITH STRATEGIC PLAN:

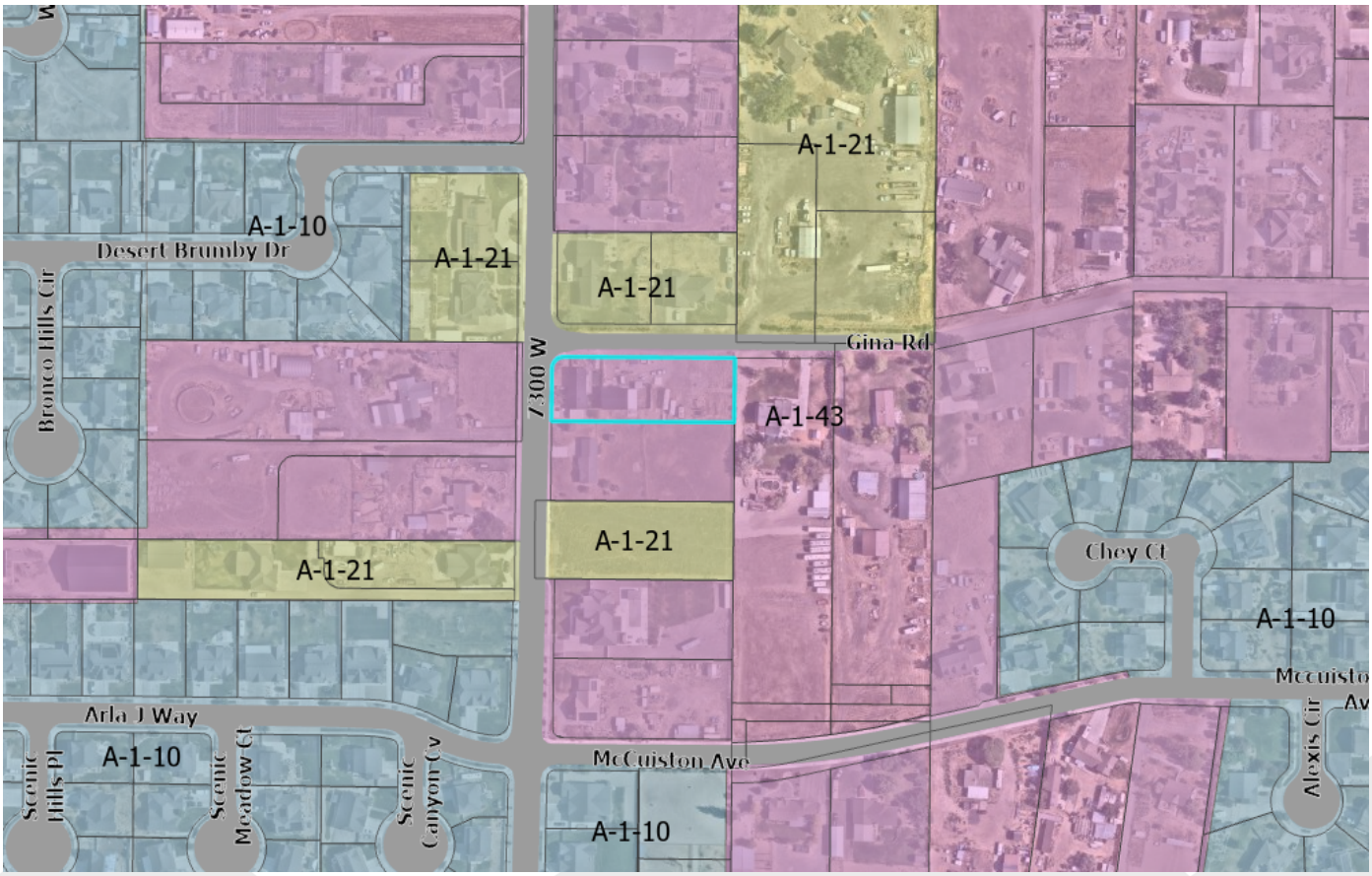
EV 3 – Balanced Land Use
EV 3.1 – General Plan

BACKGROUND & SUMMARY:

The applicant has requested a zoning map amendment for ±0.75 acres of property located at 13727 S 7300 W from A-1-43 Single-Family Agricultural Zone to A-1-10 Single-Family Agricultural Zone with a zoning condition of two allowable lots (see Attachment A – Draft Ordinance). The subject property has a future land use designation of Neighborhood One, which supports the requested rezone.

The purpose of the request is to facilitate a second home being constructed on the east side of the lot with access off Gina Road. The main home and existing shop will remain, and a smaller lot to maintain those existing structures while accommodating a second home is requested. The second home is for family, and dependent on approval of the recommended conditional rezone.

Other properties adjacent to the applicant are in both the A-1-21 and the A-1-43 Zones. Areas in the A-1-10 Zone can be found to the north, south, east and west of the subject properties, the closest of which falls to the west. The proposed rezone would allow for development with density like the existing development pattern in the area, including across the street.



DISCUSSION:

Zoning Ordinance Compliance:

Per City Code 10-5-8 Zoning Map and Text Amendment, a "decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection 10-5-6A of this chapter. In making an amendment, the following factors should be considered:"

1. **Whether the proposed amendment is consistent with goals, objectives, and policies of the General Plan;**

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

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

   Finding: *Property north of the subject property are zoned A-1-21, which requires a minimum lot area of 21,780 sq ft (or 1/2 acre). Adjacent properties to the east, south and west are A-1-43, which requires a minimum lot area of 43,560 (or approximately 1 acre). The applicant is requesting a rezone to A-1-10, which requires a minimum lot area of 10,000 sq ft (or approximately 1/4 acre).*

   It should be noted that the property previously met the minimum lot size requirements for A-1-21 (requiring 21,780 sf) but lost the acreage to equally split the parcel into two lots meeting that minimum lot size requirement after donating right-of-way to the city. The applicant initially reached out to the city regarding a rezone for A-1-21 but did not meet the 21,780 sq ft lot minimum requirement. Therefore, the applicant was advised to submit the application requesting a rezone to A-1-10, meeting the 10,000 sq ft minimum lot size. As previously discussed, this also ensured the existing home and shop would remain on one lot.

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

   Finding: *Whereas the adjacent properties have developed with single-family homes, and the area's recent development pattern has aligned with the applicants' proposal, staff find the proposed amendment would not adversely affect adjacent properties. Furthermore, Planning Commission's recommendation for a two-lot zoning condition will further support and preserve the character of the area.*

4. **The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**

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

ALTERNATIVES:

The City Council may consider the following alternatives:

Alternatives	Recommendation	Reasons For Motion	Reasons Against Motion
A		A C S P	N
M	***Yes***	M ( )	M ( )
P ( )		P	P -
D		D	D ,

FISCAL IMPACT:

None. Approval of the proposal does not obligate current or future Herriman City budgets.

ATTACHMENT:

A. Draft Ordinance

HERRIMAN, UTAH
ORDINANCE NO. 2026 - _____

AN ORDINANCE AMENDING THE HERRIMAN ZONING MAP FOR ±0.75 ACRES OF PROPERTY LOCATED AT 13727 S 7300 W FROM A-1-43 SINGLE-FAMILY AGRICULTURAL ZONE TO A-1-10 SINGLE-FAMILY AGRICULTURAL ZONE

WHEREAS, the Herriman City Council ("Council") met in regular session on September 9, 2026, to consider, among other things, an ordinance to amend the Herriman City Official Zoning Map ("Zoning Map"); and

WHEREAS, Utah Code Ann. § 10-20-503 provides in part that the Council may make amendments to the adopted Zoning Map; and

WHEREAS, Utah Code Ann. § 10-20-503 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. § 10-20-503 provides that the Commission shall provide notice as required by Subsection 10-20-205(1)(a) and hold a public hearing on a proposed Zoning Map amendment; and

WHEREAS, on August 4, 2026, the required public hearing notice was mailed to all affected property owners and entities within three hundred (300) feet of the subject property; and

WHEREAS, on August 4, 2026, the required public hearing notice was posted in three (3) public places within the City and on the Utah State Public Notice website; and

WHEREAS, on August 19, 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 August 19, 2026, the Commission voted 5-0 to recommend approval of the proposed Zoning Map amendment with a Zoning Condition of two allowable lots; and

WHEREAS, on September 9, 2026, the Council considered the proposed Zoning Map amendment during a public meeting; and

WHEREAS, the Council finds that the proposed amendment is consistent with the goals, objectives, and policies of the General Plan, in that the Future Land Use Map designates the subject property as "Neighborhood One," which supports the requested rezone; and

WHEREAS, the Council finds that adequate facilities and services are available to serve the subject property, as the property is located within Water Zone 1 with an available water supply, and Engineering staff identified no facility or service deficiencies that could not be addressed through the subdivision review, permitting, and construction process; 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 ±0.75 acres at 13727 S 7300 W from A-1-43 Single-Family Agricultural Zone to A-1-10 Single-Family Agricultural Zone with a Zoning Condition that there are a maximum of two allowable lots, 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 9th day of September 2026.

HERRIMAN CITY COUNCIL

By: _____

Mayor Lorin Palmer

ATTEST:

_____

Jackie Nostrom, City Recorder

EXHIBIT "A"

*The property as described below is hereby rezoned from **A-1-43 Single-Family Agricultural Zone to A-1-10 Single-Family Agricultural Zone** on the Herriman City Official Zoning Map:*

General Property Description

The subject property is located at 13727 S 7300 West, Herriman, Utah, comprising approximately ±2.67 acres, situated on the corner of Gina Road and 7300 West, south-east of the intersection, as depicted on the Zoning Map attached hereto and incorporated herein by reference.

Legal Property Description

LOT 1, CULVER SUB. 09895-0001 10960-1961

Property Map Description



STAFF REPORT

DATE: August 27, 2026

TO: The Honorable Mayor and Members of the City Council

FROM: Michael Maloy, Planning Director

SUBJECT: Review and consider a recommendation to approve the Black Clover Holdings Master Development Agreement for the property located at 5200 W Herriman Boulevard in the C-2 Commercial Zone. The proposal modifies the underlying zone to: (1) add "wholesale and warehousing, general" and "recreation and entertainment, outdoor" as permitted uses in the C-2 Zone; (2) allow concrete masonry units, metal, stucco, engineered wood, and fiber cement board instead of the masonry requirement; and (3) modify the commercial-to-residential buffer with a landscaped berm adjacent to all residential properties. (File No. M2026-117) – Michael Maloy, Planning Director

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RECOMMENDATION:

Staff and the Planning Commission **recommend approval** to the City Council for the proposed Master Development Agreement (MDA) for Black Clover Holdings to develop a light manufacturing and fulfillment center for retail and wholesale distribution on ±7.42 acres at 5200 W Herriman Boulevard (Parcel No. 26-25-400-040-0000) in the C-2 Commercial Zone, subject to the following conditions:

1. The applicant shall comply with all terms and conditions outlined in the Black Clover MDA as adopted by the City Council, including but not limited to the development standards, permitted uses, architectural requirements, landscaping and buffering standards, and stormwater detention requirements contained therein.
2. Prior to issuance of a building permit, the applicant shall submit a final site plan, landscape plan, and building elevations for administrative review and approval consistent with the conceptual site plan (Sheet SP 05, dated June 16, 2026) and the building materials palette (Exhibit C) attached to the MDA.
3. The applicant shall execute the MDA within 30 days following City Council adoption of the authorizing resolution.
4. The development shall comply with all applicable provisions of the Herriman City Code, including the C-2 Zone development standards vested in Exhibit D of the MDA, except as specifically modified by the MDA.

ISSUE BEFORE COUNCIL:

Should the City Council approve the proposed Black Clover Holdings Master Development Agreement for property located at 5200 W Herriman Boulevard in the C-2 Commercial Zone to develop a light manufacturing and fulfillment center for retail and wholesale distribution?

ALIGNMENT WITH STRATEGIC PLAN:

Whereas the proposed Black Clover Development Agreement activates a 7.42-acre commercially zoned parcel, staff finds approval of the proposal would advance several of the City Council's **Economic Vitality** strategic objectives.

- **EV 1 – Business Development** by cultivating an environment for entrepreneurship and commerce;
- **EV 2 – Commercial Development**, which calls for attracting a diverse mix of commercial and retail businesses;
- **EV 3 – Balanced Land Use** and **EV 3.2 – Commercial Land Protections** by keeping commercially zoned property in active commercial use rather than allowing conversion to other uses — consistent with the Strategic Plan's directive to preserve commercially zoned properties and buffer demands on residential taxpayers;
- **EV 3.3 – Economic Development Efforts** through the mix of warehouse, retail, and office space is expected to generate sales tax revenue and create local jobs, directly aligning with
- **LV 2 – Quality Public Safety** by (1) protecting the quality of life for neighboring residents by ensuring the development of a landscape buffer, and (2) compliance with stormwater detention requirements, which have a maximum discharge rate of 0.02 cfs/acre;
- **LV 6 – Consistent, Safe, and Reliable Utility Services** through requiring compliance with all City engineering standards; and
- **LV 7 – Fiscal Sustainability** by requiring the Applicant to post financial guarantees equal to 110% of the City Engineer's estimated cost for all public infrastructure improvements — roads, water, sewer, stormwater, and landscaping — prior to any site development permits being issued will ensure public improvements are completed even in the event of applicant default or insolvency.

BACKGROUND & SUMMARY:

The Black Clover Development Agreement proposes modifying the underlying C-2 Zone for property at 5200 W Herriman Boulevard by vesting specific land use and development rights not typically permitted in the zoning district. Because the Agreement modifies the base zone, Utah State Code requires the following:

- **Planning Commission public hearing notice:** Posted and published per code on August 7, 2026.
- **Planning Commission public hearing:** Held on August 19, 2026; no public comments were received – either for or against – the proposal before or during the hearing.

- **Planning Commission recommendation to the City Council for legislative action:** Planning Commission **voted 6-0 to recommend approval** with the four conditions listed on page one of this staff report.
- **City Council evaluation of approval standards for a zoning map amendment:** HCC 10-5-8(E) approval standards and findings are listed in the following section.

DISCUSSION:

As with zoning amendments, the City Council will be the final decision-maker in this request. HCC 10-5-8(E) states that a decision to amend the zoning map (or adopt a master development agreement) shall consider whether the amendment is consistent with the general plan, whether the proposed use is compatible with surrounding uses, and whether adequate public services and infrastructure can support the proposed development. The analysis below addresses each standard in turn.

Standard 1 — Consistency with the General Plan

Finding: *The parcel carries a General Retail Future Land Use designation, for which C-2 is the corresponding zone. Retaining the C-2 zoning is generally consistent with the General Plan. The principal policy issue is the proposal to allow wholesale and "warehousing, general" as a permitted use. While the General Plan supports flexibility for economic development and acknowledges warehouse-related activity, the General Retail designation is primarily focused on retail, entertainment, office, and community-serving commercial uses. The adjacent Crescent MDA allows warehousing only as a conditional use and is a much larger site with opportunities for multiple buildings. In contrast, the site associated with this proposal will have only one building constructed, as shown in the draft MDA. Staff finds the zoning designation consistent with the General Plan but acknowledges that wholesale and warehousing is proposed as a permitted use in this case, with efforts made to minimize impacts to neighboring properties through the construction of vegetated berms. The applicant stated that trucks will operate only in the loading area between 8:00 am and 5:00 pm.*

Standard 2 — Compatibility with Surrounding Uses

Finding: *The site borders residential uses to the north and west. The proposal includes substantial setbacks, a landscaped berm, and buffering that exceed minimum C-2 requirements. These measures provide meaningful mitigation. However, truck loading docks face nearby residences, and the agreement does not include operational limits for warehousing or outdoor recreation uses. As such, the Council may consider additional conditions addressing operating hours, noise, and the scope of outdoor uses.*

Standard 3 — Adequacy of Public Services and Infrastructure

Finding: *The agreement includes infrastructure guarantees, stormwater provisions, contaminated soil remediation requirements, and engineering review standards. A traffic study is still required to confirm adequate driveway spacing and circulation for the proposed development. The City may require completion of a traffic study and City Engineer approval of the access configuration before issuing a building permit.*

Standard 4 — Legislative Discretion and Public Benefit

Finding: *This project will provide benefits, including jobs and property tax revenue, to the City. The agreement also vests development rights for a ten-year period and streamlines future administrative approvals.*

ALTERNATIVES:

The City Council may consider the following alternative actions:

Alternatives	Recommendation	Pros	Cons
Approval of proposal as requested		F C	A ,
Approval with modifications	**Yes**	F C	N
Continue S		A	C C
Deny proposal		D C-2	D

FISCAL IMPACT:

If approved, the proposal does not obligate the current or future City Budget. Furthermore, the proposal will result in the development of commercial property, which will increase tax revenues and increase employment opportunities and commercial services within the City.

ATTACHMENTS:

A. Black Clover MDA Draft Ordinance

After recording, please send to:

Herriman City
Attn: City Recorder
5355 West Herriman Main Street
Herriman, Utah 84096

Affected Parcel No(s): 26-25-400-040-0000

DEVELOPMENT AGREEMENT FOR BLACK CLOVER

This Development Agreement ("Agreement") is between Herriman City, a Utah municipal corporation ("City"), and Black Clover LLC, a Utah limited liability corporation ("Applicant"). This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line ("Effective Date").

RECITALS

WHEREAS, the Applicant is the fee title owner of, or has the legal right to acquire and develop, certain real property identified as County Assessor Parcel Number(s): 26254000400000, which is specifically described in the attached **Exhibit A** ("Property"); and

WHEREAS, the Property is subject to the planning and land use ordinances of the City and is generally located at 5200 West Herriman Blvd; and

WHEREAS, the Property is also subject to a Master Development Agreement, dated _____ ("Prior MDA"); and

WHEREAS, the Applicant desires to develop and use the Property in accordance with the concept plan shown in **Exhibit B** ("Concept Plan"); and

WHEREAS, the Applicant desires to construct a commercial building in accordance with the concept building elevation shown in **Exhibit C** ("Design Materials); and

WHEREAS, in furtherance of the Applicant's desire to develop and use the Property, the Applicant has requested that the Property's underlying zoning, portions of which are attached as **Exhibit D** ("Zone"), and Prior MDA be modified as described in this Agreement; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on August 19, 2026, and forwarded a recommendation to the City Council regarding the requested changes; and

WHEREAS, the City finds that the development of the Property pursuant to this Agreement will provide specific public benefits to the City and its residents; and

WHEREAS, the Herriman City Council ("City Council"), acting pursuant to its authority under Utah Code § 10-20-101 *et seq*. and the City's adopted ordinances ("City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement for the purpose of regulating the development of the Property pursuant to the terms contained herein and the underlying zoning regulations; and

WHEREAS, this Agreement shall only be valid upon approval of such by the City Council and pursuant to Resolution No. _____, a copy of which is attached as **Exhibit E**; and

WHEREAS, the City and the Applicant acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Applicant relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves the rezone request for the Property.

NOW, THEREFORE, the parties agree as follows:

TERMS

1. **Recitals; Definitions**.

A. Incorporation. The recitals set forth above, along with all exhibits attached hereto, are hereby incorporated into and made a part of this Agreement by this reference.

B. Definitions. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code in effect as of the Effective Date. In addition to terms defined elsewhere in this Agreement, the following terms shall have the specific meanings set forth below:

2. **Enforceability**. The City and the Applicant acknowledge and agree that the terms of this Agreement shall be enforceable, and the rights of the Applicant relative to the Property shall vest, only if the City Council, in its sole legislative discretion, approves

this Agreement. If the City Council does not approve this Agreement, this Agreement shall be null and void and of no further force or effect.

3. **Conflicting Terms**. Subject to Section 7, the Property shall be used and developed in accordance with the Concept Plan, the terms of this Agreement, the Prior MDA, and the Zone as of the Effective Date. In the event of any conflict or inconsistency among these documents or the City Code, the order of precedence shall be: first, this Agreement; second, the Prior MDA; and third, the vested Zone.

4. **Applicant Obligations**.

A. Concept Plan. The Applicant shall develop and use the Property in accordance with the Concept Plan.

B. Uses. The Property shall be limited to the uses permitted in the C2 Zone and the Prior MDA, except as specifically modified herein:

i. The following shall be allowed as a permitted use:

1. Wholesale and warehousing, general

2. Recreation and entertainment, outdoor

C. Development and Design Standards. The development and design of the Property shall comply with the C2 Zone.

i. The following architectural design and materials are allowed:

1. Materials shall be selected which require low maintenance, such as CMU, stone, cultured stone, metal, stucco, engineered wood, or fiber cement board. Buildings shall consist of at least three different materials.

2. The following materials shall be prohibited:

a. Unpainted, plain concrete walls;

b. Metal or tin, unless used as an accent material.

3. Tilt-up concrete construction is permitted

4. Roofs shall not be exposed unless they are part of the decorative or architectural treatment of the buildind, such as

parapets, columns, and similar elements.

D. Landscaping. The Applicant shall complete all required landscaping prior to the City issuing a certificate of occupancy. If the Applicant is unable to complete the required front yard landscaping at the time a certificate of occupancy is requested (e.g., due to winter conditions), the Applicant may, in lieu of completion, provide a bond or other financial assurance acceptable to the City in an amount equal to one hundred ten percent (110%) of the City's reasonable estimate of the cost to complete the landscaping. The bond shall be conditioned upon the completion of the front yard landscaping within a time period specified by the City, not to exceed six months from the date of issuance of the certificate of occupancy.

i. Buffers separating commercial uses from residential uses shall include trees that touch at maturity. When planted, trunk caliper thickness shall be at least 2 inches. Developer shall take into account the need to buffer with adjoining residents when selecting the type and size of trees. Landscaping shall, at a minimum, comply with the standards of the C-2 Zone.

ii. A landscaped berm shall be provided adjacent to all residential properties at least five feet than the adjacent drive or parking area and include trees and other landscaping at a minimum as required in 10-23-7(B).

iii. When requirements for buffer-fences result in double fencing (as defined in HCC 10-29-10), Developer shall work with neighboring property owners to remove the pre-existing fence with the least possible disruption to the enjoyment of the neighboring property owner. If the owner(s) of the of the pre-existing fence(s) refuses to have their fence(s) removed, double fencing shall be allowed.

E. Contaminated Soils. Developer shall ensure that soil contamination levels meet or exceed the remediation standards established in City Code Section 10-15-1, or any higher remediation level required by a regulatory agency with jurisdiction.

5. **Minor Changes**. The Community Development Director, after conferring with the City Manager, may approve minor modifications to the Applicant Obligations set forth in Section 4 of this Agreement which are necessary or advantageous in facilitating a more desirable function and aesthetics of the Property. Notwithstanding the

foregoing, "minor modifications" shall not include changes to permitted uses, increases to overall maximum density, or significant reductions to required open space or public amenities, all of which shall require a formal amendment to this Agreement approved by the City Council.

6. **City Obligations**. The City shall review development applications with respect to the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations. Nothing in this Agreement shall be construed to relieve the Applicant of the obligation to submit complete applications, obtain all necessary subsequent development permits and approvals, pay all applicable application and impact fees, and otherwise comply with the Vested Rights established herein. For the avoidance of doubt, the recommendation of approval of this Agreement by the Planning Commission and subsequent approval thereof by the City Council shall be dispositive of the matters set forth herein (including, but not limited to, site plan approval) and all approvals subsequent to the same shall be performed administratively by City staff without a noticed public hearing, recommendation by the Planning Commission, or action by the City Council.

7. **Vested Rights and Reserved Legislative Powers**.

A. Vested Rights. Consistent with the terms and conditions of this Agreement, the City agrees the Applicant has the vested right to develop and construct the Property during the term of this Agreement in accordance with: (i) the Zone designation; (ii) the Concept Plan; (iii) the City Code in effect as of the Effective Date; and (iv) the terms of this Agreement (collectively, "Vested Rights").

B. Reserved Legislative Powers. The Applicant acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under its police powers, such legislation shall only be applied to modify the Vested Rights of the Applicant under this Agreement based upon policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine under Utah Code, or to comply with State or Federal mandates. Any such proposed change affecting the Vested Rights of the Property shall be of general application to all development activity within the City; and, unless in good faith the City declares an emergency, the Applicant shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property.

8. **Term**.

A. This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree in writing to extend the term, this Agreement shall not extend further than a period of ten (10) years from the Effective Date.

B. Upon the expiration of this term, any uncompleted portions of the Property for which building permits have not yet been issued shall lose the Vested Rights established herein and shall thereafter be subject to the City Code and zoning requirements in effect at the time of expiration. Expiration of this Agreement shall not relieve the Applicant of any outstanding obligations to complete public infrastructure, landscaping, or dedicated improvements for which financial assurances or bonds have been posted.

9. **Effectiveness of Agreement**. This Agreement shall become effective upon execution by both parties as set forth in the Preamble. However, the Applicant must execute and deliver this Agreement to the City within thirty (30) days following the City Council's adoption of the resolution referenced in the Recitals. If the Applicant fails to execute and return the Agreement within that time, the Applicant shall not obtain any Vested Rights under this Agreement, and the City's approval shall automatically be deemed null and void without further action by either party, unless such 30-day period is explicitly extended in writing by the City Manager for good cause.

10. **Indemnity and Hold Harmless**. The provisions in this Section shall survive the expiration, termination, or completion of this Agreement. To the fullest extent permitted by law, the Applicant shall indemnify, defend (with legal counsel reasonably acceptable to the City), and hold harmless the City, its elected and appointed officials, officers, employees, agents, and volunteers (collectively, "City Indemnitees") from and against any and all claims, demands, causes of action, suits, proceedings, liabilities, losses, damages, penalties, fines, costs, and expenses (including, without limitation, reasonable attorneys' fees, expert witness fees, and costs of litigation or settlement) of every kind and nature whatsoever, arising out of, resulting from, or in any way connected with:

A. The development, construction, maintenance, or operation of the project by the Applicant or its contractors, subcontractors, agents, representatives, or employees;

B. Any breach, default, or violation by the Applicant of any term,

covenant, or condition of this Agreement;

C. Any violation of applicable local, state, or federal law, ordinance, or regulation by the Applicant or its contractors, subcontractors, agents, or employees; or

D. Any negligent act, omission, or willful misconduct of the Applicant, its contractors, subcontractors, agents, representatives, or employees in the performance of this Agreement or related to the project.

Notwithstanding the foregoing, the Applicant's indemnification obligations shall not apply to the extent that such claims are caused by the gross negligence or willful misconduct of the City or the City Indemnitees.

11. **Insurance Requirements**. Prior to commencing any construction or development activities on the Property, the Applicant shall obtain and maintain in full force and effect, at its own expense, Commercial General Liability (CGL) insurance with limits of not less than $2,000,000 per occurrence and $4,000,000 aggregate. The City and the City Indemnitees shall be named as additional insureds on such policy. The Applicant shall provide the City with a certificate of insurance evidencing this coverage upon request.

12. **General Provisions**.

A. Notices. All notices, filings, consents, approvals, and other communications provided for herein or given in connection herewith shall be validly given, filed, made, delivered, or served if in writing and delivered personally, sent by a nationally recognized overnight courier service, or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid, to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten (10) days before the date on which the change is to become effective:

If to City: Herriman City
Attn: City Recorder
5355 West Herriman Main Street
Herriman, Utah 84096

If to Applicant: Black Clover
Attn: _____

Address: _____
Address: _____

B. Mailing Effective. Notices delivered personally shall be deemed received upon actual receipt. Notices sent by a nationally recognized overnight courier shall be deemed delivered one (1) business day after deposit with the courier. Notices given by registered or certified U.S. Postal Service mail shall be deemed delivered seventy-two (72) hours following deposit with the U.S. Postal Service in the manner set forth above.

C. No Waiver. Any party's delay or failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions of this Agreement may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

D. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

E. Authority. The parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. The Applicant represents and warrants that it is fully formed and validly existing under the laws of the state of its organization, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. The Applicant and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the party on whose behalf each individual is signing. The Applicant represents to the City that by entering into this Agreement, the Applicant has the legal right and authority to bind the Property, and all persons and entities having a legal or equitable interest in the Property, to the terms of this Agreement as of the Effective Date.

F. Entire Agreement. This Agreement, together with the Exhibits attached hereto, the documents referenced herein, and all regulatory approvals given by the City for the Property, contains the entire agreement of the parties with respect to the subject matter hereof and supersedes any prior promises, representations, warranties, inducements, or understandings between the parties which are not contained in such agreements, regulatory approvals, and related

conditions.

G. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties or by their successors-in-interest or assigns. Except for minor modifications handled administratively pursuant to Section 5, any material amendment to this Agreement shall require the formal approval of the City Council. Any such amendment to this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

H. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement, including the Applicant's ability to complete the development of the Property as set forth in the Concept Plan and the City's receipt of the negotiated public benefits and improvements, is not defeated by such severance.

I. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The parties agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The parties hereby expressly waive any right to object to such choice of law or venue.

J. Remedies. In the event of a breach of any provision of this Agreement, the non-defaulting party shall provide written notice of the specific breach to the defaulting party. The defaulting party shall have thirty (30) days from the receipt of such notice to fully cure the default. If the defaulting party fails to completely cure the default within this thirty (30) day period, the non-defaulting party shall be entitled to all remedies available both at law and in equity. Furthermore, if the Applicant fails to cure a default within the required timeframe, the City reserves the right to withhold building permits, certificates of occupancy, or any further development approvals for the Property until the default is completely resolved.

K. Attorney's Fees and Costs. If either party brings any action or proceeding (including but not limited to litigation, mediation, or arbitration) arising out of a breach of this Agreement or to interpret or enforce any provision of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees, expert witness fees, court costs, and all other reasonable costs of

such action or proceeding, including the costs of any appeals.

L. Binding Effect. The benefits and burdens of this Agreement shall constitute covenants running with the land and shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors in interest, and permitted assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property; however, the failure to include such reference in any conveying instrument shall not affect or invalidate the binding nature of this Agreement upon any subsequent owner of the Property.

M. No Third Party Rights. The obligations of the Applicant and the City set forth in this Agreement are for the exclusive benefit of the parties hereto and their permitted successors and assigns. This Agreement shall not create any rights in, or obligations to, any other persons or entities, and no third party shall be deemed a beneficiary of this Agreement or have the right to enforce any of its provisions.

N. Assignment. The Applicant shall not assign, transfer, or otherwise convey its rights or obligations under this Agreement, in whole or in part, without the prior written consent of the City, which consent shall not be unreasonably delayed. As a condition of any assignment, the proposed assignee must execute a written assumption agreement, in a form reasonably acceptable to the City, expressly agreeing to be bound by all the terms and conditions of this Agreement. Notwithstanding any assignment or transfer, the original Applicant shall remain fully liable for all obligations under this Agreement unless the City expressly and specifically releases the Applicant from such obligations in writing. Any attempted assignment in violation of this Section shall be null and void.

O. No Agency Created. Nothing contained in this Agreement shall be construed to create any partnership, joint venture, employer-employee, or agency relationship between the parties. The Applicant and the City are independent contracting entities. The Applicant shall have no authority, express or implied, to act on behalf of the City or to bind the City to any contract, agreement, or obligation. The City is entering into this Agreement solely in its capacity as a municipal regulatory body and not as a partner, joint venturer, or financial backer of the Applicant's project.

P. Force Majeure. Neither party shall be liable or considered in default for any delay or failure to perform its obligations under this Agreement to the extent such delay or failure is caused by an event beyond its reasonable control,

including but not limited to acts of God, natural disasters, war, terrorism, strikes or labor disputes, pandemics, or severe industry-wide supply chain disruptions (each a "Force Majeure Event"). However, a party's financial inability to perform, failure to obtain financing, or general economic conditions shall explicitly not constitute a Force Majeure Event. The delayed party must provide written notice of the Force Majeure Event to the other party within ten (10) days of its occurrence, and performance shall be extended only for the actual duration of the delay caused by the event.

Q. Time is of the Essence. Time is of the essence of this Agreement and of the performance of each and every obligation, deadline, and provision hereof.

R. Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Electronic or digital signatures shall be legally binding upon the parties as original signatures; provided, however, that the parties agree to execute a sufficient number of original "wet ink" signatures as may be required by the Salt Lake County Recorder's Office for official recording purposes.

S. Estoppel Certificates. Within twenty (20) days following a written request by either party, the non-requesting party shall execute and deliver to the requesting party, or to any proposed lender, investor, or purchaser, a written estoppel certificate certifying: (a) that this Agreement is in full force and effect (or modified, noting the modifications); (b) whether, to the best of the responding party's actual knowledge, there are any current, uncured defaults by the requesting party (and if so, specifying the nature thereof); and (c) any other factual matters pertaining to this Agreement as may be reasonably requested. The City's issuance of an estoppel certificate shall be an administrative act and shall not be construed as a waiver of any underlying rights or undiscovered breaches.

T. Financial Guarantees for Public Improvements. Prior to the recordation of any subdivision plat or the issuance of any site development permits for the Property, the Applicant shall post financial guarantees in a form and amount acceptable to the City. Such guarantees shall equal one hundred and ten percent (110%) of the City Engineer's estimated cost to complete all required public infrastructure and improvements (including, but not limited to, roads, water, sewer, stormwater, and landscaping) to ensure that such improvements are fully completed in the event of the Applicant's default or insolvency.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the dates set forth below.

[SIGNATURE PAGE FOLLOWS]

HERRIMAN CITY

Signature: _____

By: _____

Its: _____

Date: _____

Approved as to form:

_____

Legal Department/Office

State of _____)

§

County of _____)

On this ____ day of _____, 20____, before me personally came _____ _____ (*name of document signer*), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who duly sworn/affirmed to me that he/she is the Mayor of _____ (*city*) and said he/she has the authority of said city to sign this instrument and said city executed the same.

_____

Notary Public

(*seal*)

BLACK CLOVER LLC

Signature: _____

By: _____

Its: _____

Date: _____

Corporate/Trust/Entity Acknowledgement

State of _____)
§
County of _____)

On this ____ day of _____, 20____, before me personally came _____ _____ (*name of document signer*), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who duly sworn/affirmed to me that he/she is the _____ (*title of office*) of _____ (*name of corporation/trust/entity*) and said he/she has the authority of said corporation/trust/entity to sign this instrument and said corporation/trust/entity executed the same.

_____
Notary Public

(*seal*)

EXHIBIT A

(Legal Description)

Parcel No. 26-25-400-040

Legal Description:

BEG N 4°36'44" E 52.30 FT FR S 1/4 COR SEC 25, T3S, R2W, SLM; N 04°36'44" E 690.24 FT; N 85°07'56" E 416.86 FT; S 02°15'09" E 721.80 FT; N 89°14'13" W 269.44 FT; N 89°36'48" W 229.81 FT TO BEG. 7.42 AC.

EXHIBIT B

(Concept Plan)

EXHIBIT C

(Building Materials)



EXHIBIT D

(Vested Zone)

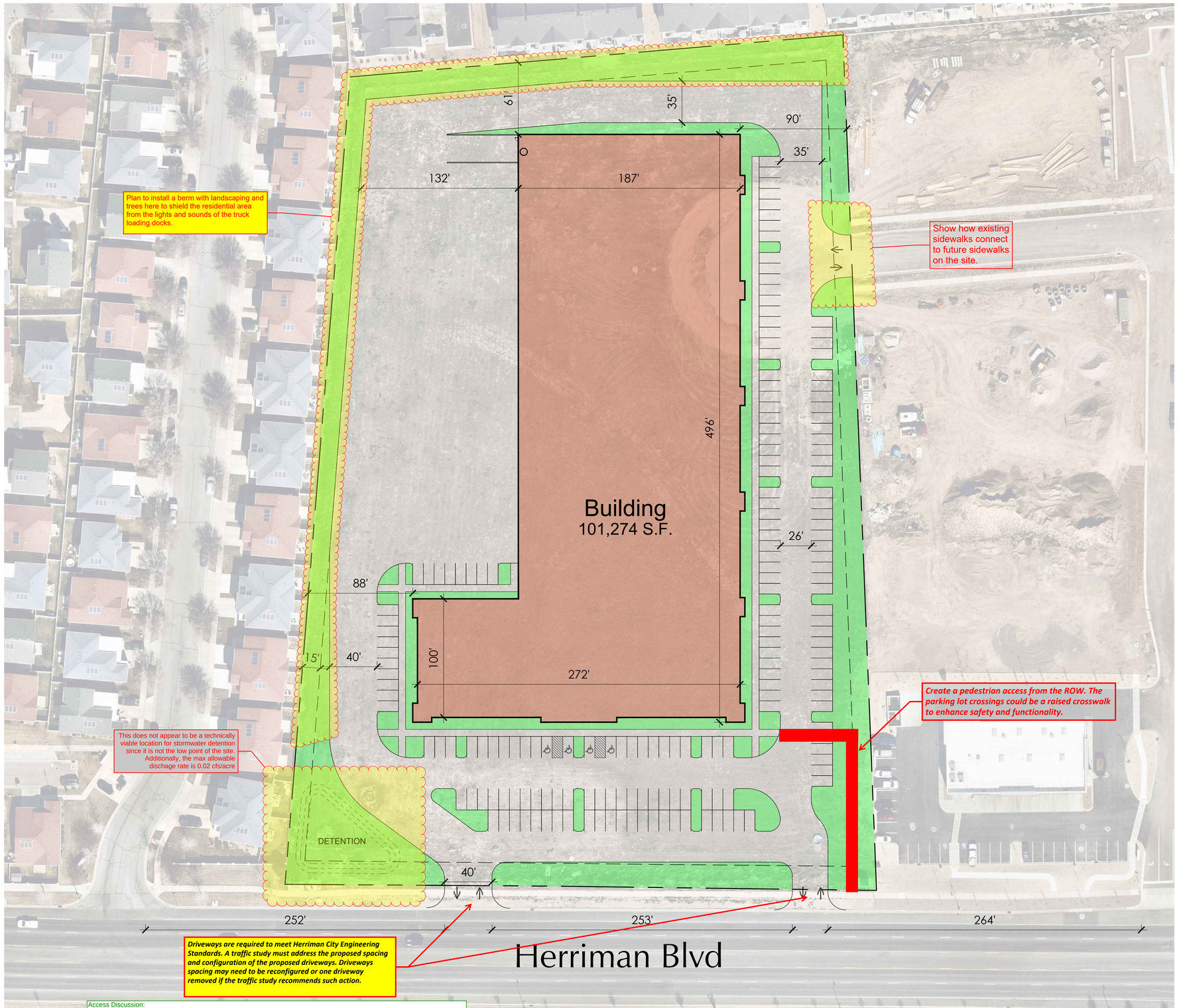
EXHIBIT E

(Approving Resolution)

EXHIBIT B

This area is known to have elevated levels of lead and/or arsenic and will need an environmental study and soil management plan, and most likely remediation work. All surrounding parcels required some cleanup. See contamination map below (red indicates areas of likely contamination, green hatch are areas that were remediated.





Access Discussion:
What is shown is acceptable. The City's Driveway offset standards refer to the State of Utah Highway Access management Standards. However, Herriman blvd is not categorized at this location. 12600 S East of Bangerter is a Category 5 road. Accesses are restricted to every 350 ft. The more lenient category 4, which allows access every 200 ft, seems to be favored in already established area. The development to the west used a 250 ft offset from the intersection, which is what this development is also using.

CITY ZONING CODE

Jurisdiction	Herriman UT
Zoning	C-2 R-2-10
Setbacks	F 20' S 15' plus 1' for every 1' of building height above 15' R Building height 35' or less: 20' Building height more than 35': 30'
Height	45'
Parking	9X18
calculating is a round up or down from the .5 fraction	Parking Count/Use Office 1/150 or 6.67/1000 Retail 1/250 or 4/1000 Manufacturing 1 space per employee on highest shift Warehouse 1 space per employee on highest shift
Landscaping	No more that 10 consecutive stalls without landscape planter to meet % requirement Parking Area If the total area of the parking lot is less than fifty thousand (50,000) square feet, five percent (5%) of the lot interior shall be landscaped. If the total area of the parking lot is fifty thousand (50,000) square feet or greater, eight percent (8%) of the lot interior shall be landscaped.

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING. THE SITE WILL NEED TO BE SURVEYED TO ACCURATELY DEFINE ALL BOUNDARIES, EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS, CONFIRM ACCESS LOCATIONS, AND WETLANDS.

NORTH

0 40 80 120 160
Scale 1:40

10-16-1 Uses

A. Any use showing an empty box for a particular zone or any use not shown on this table is not permitted. See footnotes for qualifying requirements or use limitations. Prohibited uses include, but are not limited to:

1. Bus terminal.
2. Check cashing.
3. Correctional facility.
4. Garage, private.
5. Group living arrangement (unless a more specific type of Group Living 1 Arrangement is expressly allowed as a conditional or permitted use in the table of uses below).
6. Impound lot.
7. Junkyard.
8. Manufactured and mobile home park.
9. Mineral extraction.
10. Organic disposal site.
11. Pawn shop.
12. Retail tobacco specialty business.
13. Sanitary landfill.

B. The following is the use table for each zone in the city.

Legend:
P = Permitted use
C = Conditional use
Blank = Not permitted

Uses[1]	*Zones*																					
	A-1-10	*A-1-21*	*A-1-43*	*R-1-10*	*R-1-15*	*R-1-21*	*R-1-43*	*R-2-10*	*R-2-15*	*R-M*	*FR2*	*RC*	*OP*	*C-1*	*C-2*	*M-1*	*T-M*	*M-2*	*MU*	*MU-2*	*ASMD*	*C-F*
Agricultural																		C				

Agricultural business		C	C													C		C				
Agricultural processing																C		P				
Agriculture	P	P	P	P	P	P	P									P						
Apiary[3]	P	P	P	P	P	P	P															
Backyard chickens[4]				P	P			P	P		P											

Cannabis production establishment			C															C					
Family food production[4]	P	P	P			P	P																
Pigeons[5]				P	P	P	P	P	P														
Shipping container, agricultural use only	P[46]	P[46]	P[46]																				

Soil products			C[6]															C				
Stable, private	P	P	P																			
Stable, public			C																			
Residential																		C				
Assisted living facility	C[7]	C[7]	C	C[7]	C[7]	C[7]	C[7]	C[7]	C[7]	C												
Congregate living facility										C					C							

Daycare/preschool home[26]	C	C	C	C	C	C	C	C	C		C									C		
Dwelling, four-family								C	C	C										C		
Dwelling, group[8]									C	C[9]									C	C		
Dwelling, multi-family										C										C		

Dwelling, single-family	P	P	P	P	P	P	P	C[10]	C[10]	C	P									C		
Dwelling, single-family with internal or detached accessory dwelling unit	P	P	P	P	P	P	P	P		P												

Dwelling, single-family with second kitchen[11]	P	P	P	P	P	P	P	P	P		P									P		
Dwelling, three-family								C	C	C										C		
Dwelling, two-family								C[10]	C[10]	C									C	C		

Home group instruction[31]	C	C	C	C	C	C	C	C	C		C									C		
Home occupation[31]	P	P	P	P	P	P	P	P	P	P	P									P		
Residential facility for persons with a disability	P	P	P	P	P	P	P	P	P	P	P									P		

Shipping container, living space	C[48]	C[48]	C[48]	C[48]	C[48]	C[48]	C[48]	C[48]	C[48]	C[48]	C[48]											
Special home occupation[31]	C	C	C																			
Public and civic																						
Auditorium or stadium																						

Cemetery	C	C	C	C	C	C	C	C	C	C												
Church or place of worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C			
Club or service organization														P								
College or university																						

Conference and reception center												C		C	C		C		C	C		
Correctional facility																						
Cultural service												C										
Golf course	C	C	C	C	C	C	C	C	C	C	C	C			C					C		
Government service	C	C	C								C			C	C	P	P	P		C		
Hospital										C				P	P					C[13]		

Operations center														C	C	C	C	C				
Park, public[51]	P	P	P	P	P	P	P	P	P	P	P	P								P		
Post office													P	P	P					C		
Protective service															C					C		
Resource recycling collection point[14]														P	P			P		P		

School, charter [15]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		
School, elementary, middle, or high [16]	P	P	P	P	P	P	P	P	P	P			P	P	P					P		
School, vocational														P	C	P				C		
Utility, major	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C		C		
Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		

Commercial																					
Agricultural sales and service														C				C			
Alcoholic beverage[44]																					
Assembly of Goods																					P
Banquet catering														P	P	P		P			

Barestablishment															P		P	P		P		
Beer wholesaler															P	P	P	P		P		
Brewery manufacturing															P	P	P	P		P		
CarDetailing																						P
Construction Sales and Services																						P

Drive-up Self-storage																					P[53]
Hotel															P	P	P			P		
Indoor Self-storage																						P[53]
Media Service																						P
Medical or Dental Laboratory																						P

Off-premises beer retailer															P	P	P	P		P		
Office, Professional																						P
On-premises beer retailer															P	P	P			P		
Packaging agency															P	P	P	P		P		
Printing																						P

Printing Distribution																					P
Reception center														P	P				P		
Repair Service																					P
Research Service																					P
Reselling																					P
Restaurant, beer only														P	P	P	P		P		

Restaurant, full service															P	P	P	P		P		
Restaurant, limited service															P	P	P			P		
Retail, General																						P
Secondhand Store																						P
State liquor store															C	C		P		C		

Tavern															P		P	P		P		
Animal care service			C							C[17]				C[18]	P[19]	P		P	C[20]	P		
Bank or financial institution[52]										C			C	P	P	C	C		P	P		
Bed and breakfast homestay	C	C	C			C	C	C	C	C	C[21]									P		
Bed and breakfast inn										C				C[22]	C[21]				C[23]	P		

Brewery															C						
Business equipment rental and supplies															P	P	C	P		C	
Business services														C	P				C	C	
Carwash, automatic[24]															C	C	C	C	C		

Carwash, full-serve															C	C	C	C	C		
Carwash, self-serve[24]															C	C	C	C	C		
Construction sales and service			C												C	P		P		C	
Convenience store															C	C	C	P	C[25]	C	
Data center																C	C				

Daycare/preschool center[26]	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C		
Dealership; automobile, trucks, sales and service (new)																					P	

Dealership; automobile, trucks, sales and service (used)																					P	

Dealership; recreational vehicle, all-terrain vehicle, boat or trailer, sales and service (new)																					P	

Dealership; recreational vehicle, all-terrain vehicle, boat or trailer, sales and service (used)																					P	
Fireworks stand[27]														C	C	C		C		C		

Food cart																					
Food truck	P[28]													P	P	P	P		P		
Garage, public															P		P				
Garden center		C	C											P	P				P	C		
Gas and fuel, storage and sales															C		C				
Gasoline service station														C[29]	C	C	C		C[30]	C		

Hotel/motel										C		C			C		C		C	P		
Kennel															C			C				
Laundry or dry cleaning, limited														P	P				P	C		
Media service																C	C					
Medical or dental laboratory										C			C	P	P	P	C		P	C		
Medical service															P	P	C		P	C		

Mobile store[32]														C	C				C	C		
Model home sales office[33]	P	P	P	P	P	P	P	P	P	P	P				P					P		
Mortuary										C					C							
Office, professional										C		C	P[34]		P	P	P			C		
Parking lot										C				C	C	P		P	C	C		
Personal care service									C[45]	C		C		P	P		P		C	C		

Personal instruction service															P	C			C	C		
Printing															C	P	P	C		C		
Produce stand		C	C																P	C		
Recreation and entertainment, indoor													C		P	C	C	C		C[35]		

Recreation and entertainment, outdoor		C	C	C	C	C	C	C	C	C	C	C	C			P	C		C		C		
Repair service															P	P				P	C[36]		
Research service														P		P	P	P		C			
Restaurant, fast food												C			P	C	C	C					
Restaurant, general												C		C	P	P	C	P	C	C			

Retail, general														P[37]	P				P	C		
Secondhand store															C					C		
Sexually oriented business																C		C				
Shipping container, commercial use														C[47]	C[47]	C[47]	C[47]			C[47]		

Shipping container, storage only	C[49]	C[49]	C[49]	C[49]	C[49]	C[49]	C[49]	C[49]	C[49]	C[49]	C[49]											
Shipping container, temporary use	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]	P[50]		P[50]	P[50]		
Shopping center																						
Temporary building[38]	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	P		

Transportation service														C	C	P		P	C[39]			
Vehicle and equipment rental															C	P		P		C		P
Vehicle and equipment repair, general															C	P		P	C			

Vehicle repair, limited														C	C						P
Vehicle repair (accessory use only)																				P	
Vehicle storage (accessory use only)																				P	

Warehouse, self-service[40]																P		P				P[53]
Wireless telecommunication facility[41]	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C[42]	C[42]	C[42]		
Wholesale and Warehousing, Limited																						P[53]
Industrial																						

Freight terminal																	P				
Heavy industry																					
Laundry services														P	P		P		C		
Manufacturing																C	P				
Manufacturing, light															C	C	P				

Recreational vehicle storage yard																C[43]		C[43]				
Wholesale and warehousing, general																C	C	P				
Wholesale and warehousing, limited																C	C	P				

Notes:

[1]Accessory uses are allowed in all zones, but only if incidental to a permitted or conditional use.

[2]Includes FR-1, FR-2.5, FR-5, FR-10, and FR-20 zones.

[3]Apiary only, subject to HCC 10-29-11.

[4]See HCC 10-29-7 for regulations allowing animals and fowl for family food production. The keeping of more animals than listed in the chart shown in HCC 10-29-7 may be approved as a conditional use in the A-1-10, A-1-21, and A-1 zones.

[5]Pigeons allowed subject to health department regulations.

[6]Must have an area of at least 50 acres.

[7]Facility shall have a residential appearance and character. Occupancy shall be limited to not more than five residents for facilities located on streets less than 80 feet wide and not more than ten residents for facilities on streets 80 feet or wider, excluding the facility operator and the operator's family and one nonresident part-time relief employee on the premises at any one time, unless additional staffing is required for a state license.

[8]Subject to dwelling group design criteria in HCC 10-10-6(D).

[9]Dwelling unit density shall be at least nine units per acre and not more than 20 units per acre.

[10]Allowed only as part of a planned unit development.

[11]See HCC 10-29-42 for use regulations.

[12]Reserved for future use.

[13]No larger than two stories.

[14]Allowed subject to the following conditions:

1. Must be located on improved property which includes main building with paved parking, landscaping, curb, gutter and sidewalk;
2. All materials must be within an enclosed container;
3. Cannot be located in a required yard unless allowed by the zone in which the recycling container is located; and
4. Must be maintained in a clean, neat, and orderly manner.

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

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

[17]Must be located within a completely enclosed air conditioned and soundproof building which prohibits detection of animal noise at the property line. No overnight boarding or sale of merchandise from the premises.

[18]Excludes overnight boarding.

[19]Must be located within a completely enclosed building; no overnight boarding.

[20]Limited to dog and cat grooming, excluding overnight boarding.

[21]Site access on on-site parking shall be available for use and maintained, including snow removal, throughout entire year.

[22]May include a restaurant and conference meeting rooms.

[23]May include a restaurant and conference meeting rooms.

[24]Automatic or self-serve car washes shall only be allowed as an accessory use where permitted by the zoning district, and self-serve car washes shall have a maximum of four car wash bays.

[25]Maximum 3,000 square feet.

[26]See HCC 10-29-18 for use limitations and regulations.

[27]Subject to issuance of a temporary use permit as provided in HCC 10-5-13.

[28]Only allowed at Butterfield Park and Crane Park as provided in the mobile food truck ordinance.

[29]May include automatic car wash not exceeding four wash bays.

[30]May include automatic car wash not exceeding four wash bays.

[31]See HCC chapter 10-22 for use limitations and regulations.

[32]Must obtain a temporary use permit. See HCC 10-5-13.

[33]See HCC 10-29-33 for use limitations and regulations.

[34]Office buildings with more than 5,000 square feet must obtain a conditional use permit.

[35]Excludes firearms and archery range.

[36]Excludes gunsmith.

[37]Excludes grocery stores up to 5,000 square feet which are allowed as a conditional use.

[38]Building must be removed upon completion or abandonment of construction work.

[39]Limited to 16 trucks on the premises at one time.

[40]Must be located within a fully enclosed building.

[41]Must be located on public or quasi-public owned property or utility site, and not in public parks unless an exception is granted by the planning commission, subject to HCC 10-29-8, or permitted on private non-residential property to subject to HCC 10-35.

[42]Maximum height of 50 feet and designed as a stealth facility.

[43]Includes a six-foot-high solid visual barrier fence or masonry wall around the entire storage area.

[44]All uses under alcoholic beverages shall comply with the applicable state statute and all the requirements of HCC title 3.

[45]Limited to multifamily residential development with at least 15 acres. Use must be located within a permanent structure attached to the main office or clubhouse facility for the multifamily development. Hours of operation are limited from 8:00 a.m. to 10:00 p.m. Off-street parking for personal care service shall be provided, reserved, and identified with signs.

[46]Restricted to bona fide agricultural uses on a minimum of one acre. The applicant shall provide a written statement to the city describing how the container will only be used for agricultural purposes. Upon termination of approved use, the shipping container shall be removed from the property within 60 days.

[47]Requires site plan approval by planning commission.

[48]Requires minimum lot area of 10,000 square feet and compatible building materials and colors with the main building, excluding roofline.

[49]Requires minimum lot area of 10,000 square feet and compatible building materials and colors with the main building when visible from an adjacent street, excluding roofline.

[50]Requires site plan approval by city planner or designee. Temporary use shall be limited to 30 days or for the duration of a construction project by a bona fide licensed contractor. Upon termination of approved use, the shipping container shall be removed from the property within 60 days.

[51]Public parks shall be subject to approved administrative city policy.

[52]The total number of credit unions in the city shall not exceed one per 20,000 residents based

on the latest population estimate provided by the governor's office of planning and budget. A credit union located inside the main building of a principal use that is permitted by the zoning district, such as a grocery store or motor vehicle dealer, may be allowed as an accessory use and shall not be considered when calculating the total number of credit unions in the city for the purposes of this title.C-F.

[53]Indoor self-storage, and drive-up self-storage are allowed accessory uses to a primary permitted use.

(Code 2023, § 10-16-1; Ord. No. 2018-26, 8-22-2018; Ord. No. 2018-36, 11-14-2018; Ord. No. 2018-37, 11-14-2018; Ord. No. 2018-41, 12-12-2018; Ord. No. 2018-44, 12-12-2018; Ord. No. 2019-22, 7-10-2019; Ord. No. 2020-32, 10-14-2020; Ord. No. 2021-24, 9-8-2021; Ord. No. 2021-25, 9-22-2021; Ord. No. 2021-29, 10-27-2021; Ord. No. 2021-31, 12-8-2021; Ord. No. 2022-06, 2-23-2022; Ord. No. 2022-11, 3-23-2022; Ord. No. 2022-14, 4-13-2022; Ord. No. 2022-18, 4-27-2022; Ord. No. 2022-20, 5-11-2022; Ord. No. 2022-24, 6-8-2022; Ord. No. 2023-03, § 2, 1-25-2023; Ord. No. 2024-14, exh. A(10-16-1), 6-12-2024; Ord. No. 2024-21, exh. A(10-16-1), 8-14-2024)

HISTORY
Adopted by Ord. 2025-13 on 5/14/2025
Amended by Ord. Ord 2025-17 on 8/13/2025
Amended by Ord. Ord 2025-21 on 10/8/2025
Amended by Ord. ORD 2026-11 on 5/27/2026

EXHIBIT C – DESIGN MATERIALS



CHAPTER 10-12 COMMERCIAL AND OFFICE ZONES

10-12-1 Purpose
10-12-2 Scope
10-12-3 Definitions
10-12-4 Uses Allowed
10-12-5 Development Approval
10-12-6 Development Standards
10-12-7 Other Applicable Regulations

10-12-1 Purpose

A. *C-1 zone*. The purpose of the C-1 zone is to provide areas in the city for neighborhood commercial development.

B. *C-2 zone*. The purpose of the C-2 zone is to provide areas in the city for community commercial development

C. *CF zone*. The purpose of the CF zone is to provide areas in the city for a variety of commercial uses, including warehousing, light manufacturing, entrepreneurship, reselling, and retail. This zone is intended to encourage commercial development in areas that may have limitations such as topography, access, irregular shapes, and visibility from major corridors. This zone is intended to create areas in the city where home occupation businesses can transition into small commercial space, an option for existing small businesses to expand in the city, and create a maker space where businesses can collaborate with one another.

D. *OP zone*. The purpose of the OP zone is to provide an aesthetically attractive environment for business offices with limited commercial use that cater to a business office complex. This zone is intended to ensure compatibility of new development with surrounding land uses through standards that provide attractive buildings, well-planned grounds and other appropriate amenities supporting employee activity. Uses which produce noises, excessive vehicle traffic, excessive parking needs, objectionable odors, storage of hazardous substances or the outside storage of inventory or equipment are not appropriate in this zone.

(Code 2023, § 10-12-1; Ord. No. 2017-54, 12-13-2017)

HISTORY
Adopted by Ord. 2025-13 on 5/14/2025
Amended by Ord. Ord 2025-21 on 10/8/2025

10-12-2 Scope

The provisions of this chapter shall apply to real property located in commercial and professional office zones as shown on the official zoning map.

(Code 2023, § 10-12-2; Ord. No. 2017-54, 12-13-2017)

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

10-12-3 Definitions

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

(Code 2023, § 10-12-3; Ord. No. 2017-54, 12-13-2017)

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

10-12-4 Uses Allowed

A. *Permitted and conditional uses*. Permitted and conditional uses allowed in commercial and professional office zones shall be as set forth on the table of uses in HCC chapter 10-16. Permitted and conditional uses are indicated by "P" or "C," respectively. Uses not permitted are indicated by an empty box.

B. *Accessory uses*. Permitted and conditional uses set forth in HCC chapter 10-16 on the table of uses shall be deemed to include accessory uses and activities customarily associated with and incidental and subordinate to a permitted or conditional use, subject to applicable provisions of this title.

C. *Prohibited uses*. Any use not shown on the table of uses shall be prohibited unless the community development director determines the use is substantially the same as a permitted or conditional use as provided in HCC 10-5-9.

D. *Businesses and uses; conditions*. The stores, shops or businesses designated in this chapter shall be retail establishments only and shall be permitted only under the following conditions:

1. Such business shall be conducted wholly within an enclosed building, except for the parking and servicing of automobiles, and service to people in automobiles.
2. All products, whether primary or incidental, shall be sold at retail on the premises; no entertainment, except music, shall be permitted in cafes, confectioneries or refreshment stands.
3. All uses shall be free from objection due to odor, dust, smoke, noise, vibration, or other causes.
4. Any manufacturing shall be incidental to and operated in connection with a use permitted in this chapter and shall be conducted wholly within a completely enclosed building.
5. Limited wholesale and enclosed warehousing are allowed in the CF zone.
6. Drive-up and indoor self-storage are allowed as an accessory use in the CF zone.
    a. The number of drive-up storage units shall not exceed the number of tenant spaces designated as the primary use.
        (1) Use of drive-up storage units shall be restricted to owners or lessees of the primary use tenant space(s).

(Code 2023, § 10-12-4; Ord. No. 2017-54, 12-13-2017)

HISTORY
Adopted by Ord. 2025-13 on 5/14/2025
Amended by Ord. Ord 2025-21 on 10/8/2025

10-12-5 Development Approval

A. *Generally*. The use and development of land located in commercial and office zones shall be approved according to applicable administration and development review procedures set forth in HCC chapter 10-5.

B. *Site plan approval*. Any development in commercial and professional office zones shall be subject to approval of a site plan as provided in HCC 10-5-11.

C. *Conditional use approval*. The conditional use permit procedure set forth in HCC chapter 10-5 shall be applied to the following:

1. *C-1 zone*. Development over 22,000 square feet.
2. *C-2 zone*. Development over 44,000 square feet.
3. *CF zone.* Development over 44,000 square feet
4. *OP zone*. All development.

(Code 2023, § 10-12-5; Ord. No. 2017-54, 12-13-2017)

HISTORY
Adopted by Ord. 2025-13 on 5/14/2025
Amended by Ord. Ord 2025-21 on 10/8/2025

10-12-6 Development Standards

A. *Generally*. The use and development of land located in commercial and office zones shall conform to the standards set forth in this section and Chart 10-12 in HCC 10-12-7, except as may be authorized by another provision of this title.

B. *Alteration and expansion of existing facilities*. When development is proposed to alter or expand existing facilities and the proposed use, alteration, or expansion increases the floor area and/or parking requirements by 25 percent, then the entire site shall be brought into compliance with current city ordinances.

C. *C-1 and C-2 zones*. Development in the C-1 and C-2 zones shall conform to the following design criteria requirements in addition to other applicable provisions of this title:

1. Direct pedestrian and bike paths shall be provided on site to match those approved or built in adjacent developments.
2. Accessible parking spaces should be convenient to building entries.
3. Crosswalks and sidewalks shall be incorporated within the project to provide pedestrian connections to the building. Crosswalks shall be so configured to be a design feature of the development. When pedestrian access traverses a commercial use, a material or textural change is required to identify pedestrian paths, which may include pavers, raised pedestrian paths, edges and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design may be used to shorten walking distances across open pavement. Sidewalks should be used when appropriate to connect parking lots with building entries. Heavy painted lines shall be used in conjunction with pedestrian paths where required by the Americans with Disabilities Act (ADA).
4. For commercial development over five acres, pedestrian amenities shall be provided that allow for use and enjoyment of outdoor areas as a developmental focal point or centralized amenity. These shall include a minimum of one feature from each of the following categories:
    a. Landscaping: raised landscape planters, shade trees, specimen trees, potted plants, botanical exhibits, trellised planting walls, centralized green gathering space.

b. Hardscaped: pedestrian scaled lighting, seating walls, meandering sidewalks, centralized hard-surfaced gathering space (decorative concrete, pavers, a semi-permeable surface, or composite decking).

c. Aesthetics: art features, water features, informational kiosks, shade structures, tables, benches, drinking fountains, recreational amenities.

5. Within commercial shopping centers over ten acres, transit stops with bus pullouts on public streets shall be provided with convenient pedestrian access to transit stops and outlying parking areas.
6. Convenient and permanent bicycle parking shall be provided in locations that do not interfere with pedestrian circulation. Bicycle parking facilities shall be disbursed throughout larger sites and located in convenient and visible areas.
7. Direct pedestrian and bike paths shall be provided on site to match those approved or built in adjacent developments and existing or planned trails, parks, or open space.
8. Support uses, such as trash enclosures, compactors, truck loading areas and outdoor storage, shall be oriented away from residential uses to the extent practical.
9. Drive-through lanes shall be located away from adjoining residential developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise. Menu board locations shall be shown on preliminary and final site plans.
10. Service electrical system (SES) panels shall be recessed into the building elevation. Access doors shall be screened with landscaping or a solid wall (with landscaping) built of similar building materials and colors of the main development and equal to or exceeding the height of the SES panel; or placed in back of the building if not exposed to adjoining properties.
11. Proposed outdoor display and sales areas shall be located on final site plans, including, but not limited to, propane sales, vending machines, amusements, and seasonal sales. Their location should not displace required parking and pedestrian or landscaping areas.
12. Wall elevations should terminate at a logical point, such as a column or tower element.
13. For all buildings, at least two of the following elements should repeat horizontally. Buildings with façades greater than 100 feet in length shall include a minimum of four such elements, repeated at appropriate intervals, either horizontally or vertically. The use of the same element repeated across the building's façades shall count as only one element:

    a. Texture change.

    b. Material change.

    c. Architectural variety and interest through a change in plane, such as building offsets, recesses, and projections. Wall projections, offsets, and recesses shall be a minimum of 18 inches.

    d. Window and door reveals, archways or projecting ribs.

    e. Variations in roof pitches and planes.

    f. Entrance features which include canopies, recesses, porticos, or similar features that are consistent with the character of the building and make the entrance to the building easily visible. Entrance features shall be proportionate to the entrance's opening and shall be applied to all public entrances.

14. Parapets for concealing flat roofs shall be designed to match the existing architecture. EPDM, PVC, rubberized, rolled or liquid roofing membranes, or other similar roofing systems shall not be used on pitched roofs or in areas that are visible from the street or adjoining properties.

15. All building materials shall be high quality, durable, and provide a low-maintenance finish. All façades, including back and side elevations, shall be constructed as follows:

    a. Primary materials: a minimum of 60 percent brick or stone that is not part of the support structure or panelized. The brick or stone shall be a natural color and shall not be painted.

    b. Secondary materials: The balance of exterior wall area shall consist, at a minimum, of two other materials, including brick, stone, glass, architectural metal panels, decorative block or concrete, stucco or simulated stone panels.

        (1) Stucco products, if used, shall clearly be used in minimal amounts and as a contrast or accent to other building material and shall not exceed 20 percent of any building façade.

        (2) Simulated stone panels shall be of cementitious construction.

        (3) Glazing systems shall be constructed of aluminum (anodized or painted) or steel (painted or powder coated). Wood, aluminum cladded, or vinyl glazing systems may be considered and are subject to the standards outlined in subsection (C)(15)(c) of this section.

        (4) Architectural metal panels shall be painted, anodized, or sealed. Profiles may include flat, boxed, or ribbed. Galvanized or raw metal finishes and corrugated "wavy" profiles may be considered if the standards outlined in subsection (C)(15)(c) of this section are met.

            (A) Architectural panels shall be installed using a hidden fastening system.

            (B) Architectural panels shall meet all building code requirements and carry a manufacturer's warranty.

    c. The planning commission may grant an exception to allow for a substitution of the building's secondary materials wherein all the following conditions are met:

        (1) The primary materials exceed 60 percent coverage on at least two elevations.

        (2) The structure's finish materials incorporate alternate design characteristics that are equivalent to or exceed those otherwise achieved by the strict adherence to this section.

        (3) The granting of an exception will not adversely affect the established character of the surrounding structure or development.

        (4) The granting of the exception shall be complementary or essential to the overall design of the structure.

        (5) The substitute material shall be of high quality, and durability, to provide a low-maintenance finish.

    d. The city council may grant an exception to this criteria for a building that is part of a large commercial project that has approved design guidelines and is greater

than 40,000 square feet.

16. Freestanding accessory structures, such as enclosed service/refuse areas and covered parking, should be designed to be an integral part of the building architecture. The forms, colors, textures and materials used on the main building should be applied to all sides of these structures generally visible to the public.
17. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with the design standards set forth in this section. The applicant, upon request, shall provide color pictures of other national tenant buildings (nonprototype examples) that have been built in other cities and states.
18. All exterior lighting shall conform to standards set forth in this section, and this title. All exterior lighting shall comply with approved site plan requirements and design guidelines.

D. CF zone. Development in the CF zone shall conform to the following design criteria requirements in addition to other applicable provisions of this title:

1. Building Materials: Buildings shall consist of durable materials.
    a. The portion of building(s) facing public streets shall primarily consist of brick, stone, glazing, glass and/or architectural metal panels.
        (1) All fasteners shall be installed to not be visible unless they are incorporated into the architectural design of the building.
    b. There shall be at least two texture or material changes of the building material for each side of the building.
2. Building Massing and Form: Design shall consider angles, heights, and shapes to create visual interest.
    a. Balconies, overhangs, awnings, or other protruding elements shall be incorporated on walls exceeding 40 feet of horizontal length.
3. The main or public entry for the building shall be visually distinct through the use of additional massing, glazing, and/or design elements that allow tenants and customers to easily identify the designated building entry point.
    a. Enhanced lighting elements and fixtures may be used in conjunction with signage to help guide the use to the building entrance.
4. Lighting: Any building or site lighting shall not extend into adjacent residential property.
5. Signing: A uniform plaque for tenants mounted to the exterior of the building wall is allowed.
    a. The tenant's logo and hours of operation are allowed to be on the entry door.
6. Fencing: All fencing shall comply with Chapter 10-21 of this code.
    a. Gated access is allowed; however, parking for storefronts shall not be gated.
        (1) All gated areas shall include acceptable access per the Fire Marshal.
        (2) Gates may be made of wrought iron and/or metal that complements the color of the primary structure or architectural elements of the primary

structure.

7. Parking: Parking shall generally comply with Chapter 10-24 of this code.
    a. Parking for storefronts shall not be reserved for anyone except customers.
    b. Employee Parking may be allowed in gated area(s).
8. Landscaping: All landscaping shall comply with Chapter 10-23 of this code
    a. Portions of the site designated for deliveries may reduce required landscaping in the delivery area to accommodate access for delivery vehicles and semi-trucks.

E. *OP zone*. Development in the OP zone shall conform to the following design criteria requirements in addition to other applicable provisions of this title:

1. Buildings in predominantly residential areas shall have a pitched or gabled roof and use material that is similar or alike types with surrounding existing residential uses.
2. All utility connections shall be designed to be similar with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
3. Exterior lighting shall be provided as follows:
    a. On any public road where street lighting is not in place, lighting shall be provided at least equivalent to light produced by a 100-watt incandescent bulb per each 50 feet of frontage, or fraction thereof. Lighting shall be provided, by a freestanding fixture, in the yard space between the building and public street or attached to the wall of a building which is not more than 30 feet from the street property line.
    b. Each parking area shall be illuminated for safety by installing lighting fixtures which emit light at least equivalent to that of a 100-watt incandescent bulb per 100 feet in all directions.
    c. All lighting shall be shielded so as not to shine into surrounding residences or skyward.

(Code 2023, § 10-12-6; Ord. No. 2017-54, 12-13-2017; Ord. No. 2019-15, 6-12-2019; Ord. No. 2024-13, exh. A, 6-12-2024)

HISTORY
Adopted by Ord. 2025-13 on 5/14/2025
Amended by Ord. Ord 2025-21 on 10/8/2025

10-12-7 Other Applicable Regulations

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

CHART 10-12. COMMERCIAL AND OFFICE ZONE DEVELOPMENT STANDARDS

A. *Minimum lot area and width*.

Zone	*Lot Area*	*Lot Width*
C-1	None	None
C-2	None, except as follows: Vehicle rental and sale: 2 acres	None
CF	None	None
OP	None	None

B. *Minimum yard for all buildings*.

Zone	*Front Yard*	*Side Yard*	*Rear Yard*
C-1	20 feet	None, except as follows: Side yard adjacent to agricultural or residential zone boundary: 20 feet Corner lot: 20 feet from street	None, except as follows: Rear yard adjacent to agricultural or residential zone boundary: 20 feet
C-2	20 feet	None, when located adjacent to another commercial use. Side yard adjacent to agricultural or residential zone boundary: 15 feet plus 1 foot for every 1 foot of building height above 15 feet Corner lot: 20 feet from street	None, except as follows: Corner lots which rear upon side yard of lot in agricultural or residential zone: Building height 35 feet or less: 20 feet Building height more than 35 feet: 30 feet
CF	20 feet, except as follows: 10 feet along a collector or arterial street	None, except as follows: Adjacent to agricultural or residential zone boundary: 15 feet, plus 1 foot for every 1 foot of building height above 15 feet.	None, except as follows: Adjacent to agricultural or residential zone boundary; 30 feet, except for accessory structures; 10 feet plus 1 foot for every 1 foot of building height above 15 feet[1]

OP	25 feet	None, except as follows: Adjacent to residential use or zone: 2 feet for every 1 foot of building height Street side yard: 25 feet	None, except as follows: Adjacent to residential use or zone: 2 feet for every 1 foot of building height

[1.] Exception. The Planning Commission may approve a 10-foot rear yard setback for buildings over 25 feet in height if the building is adjacent on two sides to either collector or arterial roadways and/or adjacent topography results in the perceived buildings height being less than the actual building height from the adjoining property.

C. *Maximum building height*.

Zone	*All Buildings*
C-1	35 feet
C-2	45 feet
CF	35 feet for primary use[1]
OP	45 feet

[1] Exception. The Planning Commission may approve up to 45 feet for an accessory use based on proximity to residential development and site topography.

D. *Lot coverage for all buildings*.

Zone	*Maximum Coverage*
C-1	60% of lot
C-2	60% of lot
CF	75%
OP	None

(Code 2023, § 10-12-7; Ord. No. 2017-54, 12-13-2017; Ord. No. 2019-15, 6-12-2019)

HISTORY
Adopted by Ord. 2025-13 on 5/14/2025
Amended by Ord. Ord 2025-21 on 10/8/2025

DATE: August 20, 2026

TO: The Honorable Mayor and City Council

FROM: Nathan Cherpeski, City Manager | Trevor Ram, Assistant to the City Manager

SUBJECT: Interlocal Agreement Detailing Terms of Withdrawal of Herriman City from Wasatch Front Waste and Recycling District

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RECOMMENDATION:
Staff recommends the Council approve the attached resolution authorizing the City Manager to sign the interlocal agreement

ISSUE BEFORE COUNCIL:
Should the City Council approve the interlocal agreement and authorize its execution?

ALIGNMENT WITH STRATEGIC PLAN:
LV 1 – Level of Service | LV 6 – Consistent, safe, and reliable utility services

BACKGROUND/SUMMARY:
Herriman City is currently a member of Wasatch Front Waste and Recycling District (WFWRD). On May 13, 2026, Council adopted a resolution to withdraw from WFWRD pursuant to Utah Code § 17B-1-505.7. The City and WFWRD have negotiated an exit subject to the interlocal agreement under consideration. Staff recommends the Council approve the interlocal agreement as written and authorize its execution. The WFWRD approved an earlier version, but during further discussion, it was determined that moving the transition date to December 1, 2026, would be best for all parties. The agreement as presented includes that change as well as some clarifying language both staffs felt would be helpful for the transition.

DISCUSSION:
The interlocal agreement under consideration is the result of good-faith negotiations between Herriman City and WFWRD. The terms of the agreement (attached for review) include a provision to allow for the City Manager and WFWRD's General Manager to meet and work together to resolve minor disputes as the withdrawal progresses. As of this writing, both parties are working toward a December 1, 2026, withdrawal. The attached resolution authorizes the City Manager to adjust this start date to ensure a smooth transition between solid waste service providers.

ALTERNATIVES:

1) Council could approve the interlocal agreement as written and authorize its execution (recommended).

2) Council could not approve the interlocal agreement and request amendments.

3) Council could not approve the interlocal agreement and request further information.

FISCAL IMPACT:

Changing solid waste service providers will have fiscal impacts, including different rates being paid by the City for waste collection at City-owned facilities.

ATTACHMENTS:

Interlocal Agreement Detailing Terms of Withdrawal of Herriman City from Wasatch Front Waste and Recycling District

Resolution

HERRIMAN, UTAH

RESOLUTION NO. R -2026

A RESOLUTION OF THE HERRIMAN CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT WITH WASATCH FRONT WASTE AND RECYCLING DISTRICT DETAILING THE TERMS OF HERRIMAN CITY'S WITHDRAWAL FROM THE DISTRICT

WHEREAS, the Herriman City Council (the "Council") met in a regular session on September 9, 2026, to consider, among other things, a proposed Interlocal Agreement between Herriman City (the "City") and the Wasatch Front Waste and Recycling District ("WFWRD" or the "District") detailing the terms of the City's withdrawal from the District; and

WHEREAS, WFWRD is a special district and political subdivision of the State of Utah organized under Title 17B of the Utah Code to provide garbage and recycling collection, transportation, and processing services within its geographic boundaries; and

WHEREAS, on May 13, 2026, the Council adopted Resolution No. R13-2026, providing formal notice of the City's intent to withdraw all areas within its municipal boundaries from WFWRD pursuant to Utah Code § 17B-1-505.7; and

WHEREAS, Utah Code § 17B-1-505.7(3) authorizes the District and the City to enter into an agreement governing the terms of the withdrawal; and

WHEREAS, the City and WFWRD have negotiated in good faith and have agreed upon an Interlocal Agreement Detailing Terms of Withdrawal of Herriman City from WFWRD (the "Agreement"); and

WHEREAS, the Council has determined that the terms and conditions set forth in the Agreement are in the best interest of the City and its residents and desires now to approve the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Council hereby approves the Interlocal Agreement Detailing Terms of Withdrawal of Herriman City from WFWRD, and the City Manager is authorized and directed to execute the same on behalf of the City, including authorization for the City Manager to adjust the Agreement's Effective Date in order to achieve a solid waste service transition without impediment.

PASSED AND APPROVED this 9th day of September 2026.

HERRIMAN CITY COUNCIL

By: _____
Mayor Lorin Palmer

ATTEST: _____
Jackie Nostrom, MMC
City Recorder

INTERLOCAL AGREEMENT
DETAILING TERMS OF WITHDRAWAL OF HERRIMAN CITY FROM WFWRD

This agreement is entered into between the WASATCH FRONT WASTE AND RECYCLING DISTRICT, a special district and political subdivision of the state of Utah ("WFWRD"), and HERRIMAN CITY, a Utah municipal corporation ("Herriman" or the "City").

A. WFWRD is a special district organized under Title 17B of the Utah Code to provide garbage and recycling collection, transportation, and processing services within its geographic boundaries (i.e., service area). WFWRD provides these services directly on a fee-for-service basis, operates through an enterprise fund supported by customer service fees, and does not impose a property tax. WFWRD's existing service area includes the Town of Brighton, Town of Copperton, Cottonwood Heights City, the City of Emigration Canyon, Herriman City, Holladay City, Kearns City, Magna City, Millcreek City, Taylorsville City, White City, portions of Murray City, Sandy City, and West Jordan City, and the unincorporated portions of Salt Lake County.

B. Herriman has been included within the District's legal boundaries and served by the District since before the City's incorporation in 1999. Following its incorporation, the City remained within the District pursuant to law, and its residents continued to receive garbage and recycling collection services from the District.

C. On May 13, 2026, the Herriman City Council adopted Resolution No. R13-2026, providing formal notice of the City's intent to withdraw all areas within its municipal boundaries from WFWRD pursuant to Utah Code § 17B-1-505.7.

D. On August 24, 2026, the WFWRD Board of Trustees approved an earlier version of this agreement. The Herriman City Council did not approve that version due to Herriman's subsequent proposal to modify the service transition date, and it was therefore never executed by both parties. The parties subsequently negotiated additional revisions, and this agreement supersedes and replaces that earlier version in its entirety.

E. After good-faith negotiations, the parties have agreed to the City's withdrawal from WFWRD on the terms set forth in this agreement, pursuant to Utah Code § 17B-1-505.7(3).

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. **Recitals Incorporated**. The recitals to this agreement are incorporated into and shall constitute a part of this agreement.

2. **Agreement and Withdrawal Effective Dates**. This agreement shall become effective upon execution by both parties (the "Agreement Effective Date"). Each party is

concurrently approving and executing this agreement through appropriate action of its governing body. Subject to the terms of this agreement, the parties agree that all areas within the City's municipal boundaries shall be withdrawn from WFWRD pursuant to Utah Code § 17B-1-505.7. The withdrawal shall become legally effective upon the Lieutenant Governor's issuance of the certificate of withdrawal, as provided in Utah Code § 17B-1-505.7(12) (the "Withdrawal Effective Date"). Effective upon the Withdrawal Effective Date, the City shall no longer be entitled to representation on the WFWRD Board of Trustees, and any existing City board member term will immediately terminate.

3. **Boundary Action Filings**. Herriman shall be solely responsible, at its expense, for causing the final local entity plat necessary to complete the withdrawal to be prepared and approved. Herriman shall provide the proposed plat to WFWRD for review and comment before submitting it for final approval. Within 10 days after the Agreement Effective Date, Herriman shall submit to the Office of the Lieutenant Governor the approved final local entity plat and the notice of impending boundary action required by Utah Code § 17B-1-505.7(11)(a), which notice shall satisfy the requirements of Utah Code § 67-1a-6.5(3). WFWRD shall reasonably cooperate with Herriman in preparing and obtaining approval of the final local entity plat, but Herriman shall remain responsible for completing the required filings and paying all associated costs. Following issuance of the certificate of withdrawal, Herriman shall timely submit the certificate, the approved final local entity plat, and any other required documents to the Salt Lake County Recorder in accordance with Utah Code § 17B-1-505.7(11)(b).

4. **Continued Service and Service Transition**. Notwithstanding the Withdrawal Effective Date, WFWRD shall continue providing garbage and recycling collection services within the City through November 30, 2026. Beginning on December 1, 2026 (the "Service Transition Date"), the City shall assume responsibility for providing or arranging for garbage and recycling collection services. A modification to the Service Transition Date may be made only by written amendment approved and executed by both parties provided that such amendment is made at least 60 days before the then-existing Service Transition Date.

5. **Customer Billing and Collection During Transition Period**.

a. **Transition Service**. During the period between the Withdrawal Effective Date and the Service Transition Date ("Transition Period"), the City authorizes WFWRD to continue administering customer accounts and billing and collecting directly from customers within the City, on the City's behalf, in accordance with WFWRD's then-current rates, fees, billing practices, and service policies. All amounts billed or collected for services provided before the Service Transition Date shall belong to WFWRD.

b. **Assurances**. WFWRD represents and warrants that it possesses the necessary authority, equipment, personnel, and operational capacity to provide garbage and recycling collection services to the City during the Transition Period, ensuring no degradation of service prior to the Service Transition Date. Consistent with the foregoing, during the Transition Period WFWRD shall continue to deliver garbage and

recycling carts to newly constructed homes within the City and to respond to cart maintenance and repair requests, in each case in accordance with WFWRD's then-current service policies; provided, however, that WFWRD reserves the right to decline requests for additional subscription-based add-on services, including green-waste collection, during the Transition Period.

c. **Final Billing and Collections**. Following the Service Transition Date, WFWRD may issue final or corrected bills to customers for services provided before that date and may collect and enforce all unpaid charges attributable to those services. WFWRD's rights concerning those amounts shall survive the withdrawal and termination of WFWRD's services within the City. In cases of nonpayment, WFWRD may use any legally authorized method of collection, including the placement of a lien for past due service fees against the property, pursuant to Utah Code Ann. 17B-1-902.

6. **Negotiated Asset Transfer; No Proportional Allocation.** The parties agree that the vehicles and containers transferred under Sections 7 and 8 constitute a negotiated resolution of the asset-related issues arising from the City's withdrawal. The transfers do not represent, and shall not be construed as recognizing, a proportional ownership or equity interest of the City in WFWRD or its assets. Except as expressly provided in this agreement, the City shall have no right to receive any WFWRD asset, cash, fund balance, reserve, or other financial interest in connection with its withdrawal.

7. **Transfer of Side-Load Collection Trucks.**

a. **Agreed Transfer**. WFWRD shall transfer to the City side-load collection trucks having an aggregate appraised retail value reasonably approximating $825,000 (the "Target Transfer Value"), subject to the valuation, selection, and transfer procedures set forth in this Section.

b. **Selection of Appraiser**. Within 5 business days after the Agreement Effective Date, each party shall provide the other with the names of up to two qualified independent machinery, heavy equipment, or commercial motor vehicle appraisers. Qualified appraisers shall be accredited by one or more of the following organizations and associated designations: (1) Accredited Member (AM) and/or Accredited Senior Appraiser (ASA) from the American Society of Appraisers (ASA); (2) Certified Equipment Appraiser (CEA) from the Association of Machinery and Equipment Appraisers (AMEA); and (3) Certified Machinery and Equipment Appraiser (CMEA) from the NEBB Institute. The parties shall select the appraiser from among those candidates within 10 business days after the exchange of names. If the parties are unable to agree, they shall jointly request that the American Society of Appraisers designate a qualified independent commercial vehicle appraiser. The parties shall equally split all fees and expenses charged by the selected appraiser, including any fee associated with the designation process.

c. **Identification of Eligible Trucks**. Within 3 business days after selection of the appraiser, the WFWRD General Manager shall identify a pool of no more than twenty side-load collection trucks that are eligible for transfer. The WFWRD Board of Trustees authorizes the General Manager to identify the eligible trucks without further Board approval, consistent with the requirements of this subsection. The eligible pool shall contain a sufficient number and range of trucks to provide reasonable alternatives for assembling a transfer package having an aggregate appraised retail value reasonably approximating the Target Transfer Value. The eligible pool shall reflect a reasonable range of ages, mileage, conditions, and anticipated remaining service lives and shall not be limited exclusively to WFWRD's oldest or highest-mileage trucks, except that trucks that are less than two-years old shall not be included in the pool. For the purposes of this subsection, the age of a truck is measured from the date the truck was first placed into service as a new vehicle to the Agreement Effective Date. To ensure a fair and representative selection, the General Manager shall select the twenty (20) eligible trucks using the following age-based distribution formula: Tier 1 (at least 2 and up to 5 years old) – at least four trucks; Tier 2 (at least 5 and up to 8 years old) – at least nine trucks; and Tier 3 (8 years or older) – no more than seven trucks. In identifying the eligible pool, the General Manager may exclude any truck that he reasonably determines should be retained to maintain a functional and operationally appropriate fleet for WFWRD's remaining service area. Without limiting that authority, the General Manager may consider truck age, mileage, condition, configuration, maintenance history, anticipated service life, operational compatibility, spare-fleet requirements, pending replacements, and the need for WFWRD to retain at least 50 operational side-load collection trucks following the withdrawal. Due to this operational need, in no event shall the final transfer package include more than six trucks.

d. **Valuation**. The appraiser shall determine the current fair market retail value of each truck in the eligible pool, taking into account the truck's make, model, model year, mileage, condition, configuration, maintenance history, and other factors customarily considered in valuing comparable commercial collection vehicles. In determining this value, the appraiser shall explicitly exclude the value of all upfitted items that WFWRD will remove prior to transfer (including telematics devices, in-cab radios, and dashcams), and shall base the valuation on the trucks' condition post-decommissioning as described in Section 7(i) of this agreement. The parties shall request that the appraiser agree, as part of its engagement, to complete the appraisal report and deliver it to both parties within 30 days after receiving reasonable access to the trucks and available records necessary to complete the appraisal.

Each party shall receive reasonable advance notice of any inspection or other evaluation of the eligible trucks and may have its representatives, consultants, or experts present to observe any in-person evaluation at predetermined dates and times. Each party's representatives, consultants, or experts may communicate directly with the appraiser and provide information they consider relevant to the appraisal, provided that all substantive written communications and materials provided to the appraiser are

simultaneously provided to the other party. The appraiser may establish reasonable procedures governing attendance and communications during the evaluation.

e. **Selection and Final Approval of Trucks.** Within 10 business days after receiving the final appraisal report, the City shall select from the eligible pool a combination of trucks having an aggregate appraised value as close as reasonably possible to the Target Transfer Value. If a combination equals the Target Transfer Value, the City shall select that combination. If no combination equals the Target Transfer Value, the City shall select the combination that comes closest to the Target Transfer Value, provided that its aggregate appraised value is within three percent (3%) above or below the Target Transfer Value. If multiple combinations are equally close to the Target Transfer Value, the City may select among those combinations.

If no combination from the eligible pool falls within three percent (3%) of the Target Transfer Value, the WFWRD General Manager may, to the extent operationally reasonable, identify additional side-load collection trucks for inclusion in the eligible pool. Any additional trucks shall be valued by the appraiser, and the City shall then select from the expanded eligible pool in accordance with the priorities described above.

If no combination from the expanded eligible pool falls within three percent (3%) of the Target Transfer Value, or if the WFWRD General Manager chooses not to add additional trucks to the pool, the parties may agree in writing to the combination that comes closest to the Target Transfer Value, together with a cash adjustment from the relevant party for only the portion of the difference exceeding three percent (3%) of the Target Transfer Value. No cash adjustment shall be made for the portion of the difference falling within the three-percent tolerance.

Following selection of the trucks, the parties shall prepare a final schedule identifying each truck to be transferred, including its make, model, model year, vehicle identification number, mileage, and appraised value. The final schedule shall be subject to written approval by the WFWRD General Manager and the City Manager. Each governing body authorizes its respective administrative officer to approve the final schedule without further governing body action, provided that the schedule complies with this Section. Upon approval, the final schedule shall be incorporated into this agreement as Exhibit A.

f. **Satisfaction of Truck Transfer Terms.** The transfer of the trucks identified in the final schedule shall fully satisfy the requirement of this agreement that WFWRD will transfer side-load collection trucks having a value reasonably approximating the Target Transfer Value. Except for any adjustment expressly agreed under subsection (e), neither party shall owe the other any cash payment, credit, or other adjustment based upon any difference between the aggregate appraised value of the transferred trucks and the Target Transfer Value.

g. **Transfer of Title and Possession.** No sooner than 5 business days before the Service Transition Date, and no later than the Service Transition Date, the City shall pick up the trucks identified in the final schedule from WFWRD's designated facility. The City may request the earlier release of one or more trucks, and WFWRD may agree to the earlier release by electronic mail if it determines that releasing those trucks would not burden its transition or collection service operations. WFWRD is under no obligation to agree to an earlier release. The parties shall reasonably coordinate the pickup date and time. At the time each truck is picked up, WFWRD shall execute and deliver to the City the certificate of title and any other documents reasonably necessary to transfer ownership of the truck. Ownership, possession, and risk of loss shall pass to the City upon pickup. The trucks shall be transferred in their then-existing condition, **AS IS, WHERE IS**, without any representation or warranty, express or implied. The City shall be responsible for all title, registration, licensing, insurance, transportation, and other costs arising from the transfer.

h. **Assumption of Risk and Liability.** Upon the City's taking possession of each transferred truck, the City shall assume all risk of loss and all responsibility and liability arising from the ownership, possession, transportation, condition, maintenance, modification, or use of the truck. The City releases WFWRD from any claim arising from the condition or subsequent ownership, possession, transportation, or use of the transferred trucks, except for a claim based on WFWRD's failure to convey good title as required by this agreement.

i. **Removal of WFWRD Identification and Relabeling.** Prior to the transfer of the selected trucks, WFWRD will remove all upfitted items from the trucks through its standard in-house decommissioning process. This includes the removal of telematics devices, in-cab radios, and dashcams, and may include WFWRD markings, logos, license plates, and registration and insurance information. At its sole cost, the City shall remove any and all remaining WFWRD names, logos, identifying marks, unit numbers, and other markings associating the trucks with WFWRD. The City shall not place any transferred truck into service or otherwise operate it or re-sell it after taking possession until all such identification has been removed or permanently covered in a manner reasonably acceptable to WFWRD. The City shall be solely responsible for relabeling, rebranding, repainting, or otherwise modifying the trucks for use by the City or its service provider.

j. **Cooperation and Further Assurances.** The parties shall reasonably coordinate and cooperate in carrying out this Section, including scheduling inspections and transfer of possession, providing available vehicle and maintenance records, executing title documents and other instruments reasonably necessary to transfer ownership, removing or replacing governmental plates and registrations, and taking any other reasonable administrative action necessary to effectuate the appraisal, selection, and transfer of the trucks. Each party shall bear its own internal costs of providing such cooperation, except for costs expressly assigned to the City under this Section.

8. **Transfer of Garbage and Recycling Carts.**

a. **Agreed Transfer.** WFWRD shall transfer to the City the WFWRD-owned garbage, recycling, and green-waste carts assigned to residential customer service addresses located within public roads of the City's geographic boundaries as of the Service Transition Date ("Transferred Carts"). The Transferred Carts include 90- to 96-gallon carts issued for regular service and any additional or subscription-based service reflected in WFWRD's customer records. Carts held in WFWRD inventory, temporarily located within the City, assigned to addresses outside the City, placed in the City due to private or special service contracts, or owned by a customer or other third party are not included in the transfer.

b. **Continued Administration Before Transfer.** Until the Service Transition Date, WFWRD shall retain ownership and operational control of the carts and may continue to issue, exchange, repair, replace, remove, or relocate carts in the ordinary course of providing service. WFWRD shall have no obligation to replace missing, stolen, damaged, or unusable carts solely for purposes of increasing or preserving the number of carts transferred to the City.

c. **Transfer of Ownership and Possession.** Ownership of the Transferred Carts shall pass to the City on the Service Transition Date without the need to remove the containers from their assigned customer service addresses or execute separate instruments of title. From and after that date, the City shall assume all responsibility for the Transferred Carts, including their continued use, maintenance, repair, replacement, removal, and disposal.

d. **Condition of Containers.** The Transferred Carts shall be transferred in their then-existing condition, **AS IS, WHERE IS**, without any representation or warranty, express or implied, regarding their number, location, age, condition, cleanliness, remaining useful life, merchantability, or fitness for a particular purpose. Ordinary differences between WFWRD's records and the number or location of carts actually present on the Service Transition Date shall not entitle either party to a payment, replacement container, or other adjustment.

e. **Removal of WFWRD Identification.** Within 180 days after the Service Transition Date, the City shall, at its sole cost, remove or permanently cover all District information appearing on the Transferred Carts. If information is covered rather than removed, the City shall use UV-resistant adhesive stickers that completely overlap the District information on the lid of each Transferred Cart, and on all other sides of the cart shall use stickers, paint, or other durable coating that renders the District information illegible. For purposes of this subsection, "District information" includes WFWRD or Salt Lake County names, logos, phone numbers, website addresses, and other information associated with WFWRD's ownership, administration, or operation of the containers.

The City shall provide written notice to the WFWRD General Manager upon completion of this requirement and shall thereafter ensure that the information remains removed or fully covered, including by replacing or repairing stickers affected by ordinary wear, damage, or exposure to the elements.

f. **Cooperation.** The parties shall reasonably coordinate and cooperate in carrying out this Section, including reconciling available container records, communicating with customers as appropriate, and taking other reasonable administrative actions necessary to effectuate the transfer. Each party shall bear its own costs of providing such cooperation, except for costs expressly assigned to the City under this Section.

9. **Retention of Remaining Assets and Liabilities.**

a. **Retained Assets.** Except for the side-load collection trucks and containers expressly transferred to the City under Sections 7 and 8, WFWRD shall retain all of its assets, property, and rights of every kind, whether tangible or intangible and whether now existing or later received or collected. District-owned carts and containers used for City facilities, City parks, special-service accounts, central collection locations, or properties located on private roads shall remain the property of WFWRD and are not included in the transfer to the City. WFWRD shall arrange for the removal of the carts and containers used for City facilities, parks, special-service accounts, and central collection locations within a reasonable time after the Service Transition Date. Carts and containers serving other non-City government facilities, including Salt Lake County facilities, and properties located on private roads may remain in place and continue to be used under arrangements made separately by WFWRD and the affected customers. Nothing in this agreement grants the City any ownership, equity, beneficial, or other interest in any asset retained by WFWRD.

b. **Retained Liabilities.** Except for the obligations expressly assumed by the City under this agreement, WFWRD shall retain responsibility for its debts, liabilities, contracts, employee obligations, and other financial or legal obligations attributable to WFWRD's operations or services before the Service Transition Date. The City does not assume any WFWRD debt, liability, or obligation solely by reason of its prior participation in or withdrawal from WFWRD.

c. **WFWRD Employees.** The City is not seeking to hire WFWRD employees as part of the transition and has no obligation under this agreement to offer employment to any WFWRD employee. WFWRD shall remain responsible for all compensation, benefits, and other employment obligations relating to its employees.

10. **Full Satisfaction and Release of Asset Claims**. Upon completion of the transfers agreed upon under Sections 7 and 8, those transfers shall constitute full and final satisfaction of

any claim by the City to any allocation or distribution of WFWRD assets in connection with the City's withdrawal. The City releases any and all claims against WFWRD seeking equity or an ownership interest in, distribution of, or compensation based on any WFWRD asset not expressly transferred under this agreement, now or in the future. This release does not affect either party's right to enforce this agreement or any obligation expressly stated to survive the Service Transition Date. The transfers and terms of this agreement are specific to the negotiated resolution of the City's withdrawal and do not establish any precedent, benchmark, or expectation for any other withdrawal or boundary adjustment.

11. **Responsibility for Services After Transition.** Beginning on the Service Transition Date, the City shall be solely responsible for arranging and providing garbage and recycling services within the City, including all costs, liabilities, and obligations arising from those services and from the City's ownership, possession, or use of the trucks and containers transferred under this agreement. This section does not apply to independent contracts referenced in Section 18.

12. **Customer Data Transfer**. Within 30 days after the Agreement Effective Date, WFWRD shall provide the City with available customer information reasonably necessary to facilitate the transition of services, including customer names, service addresses, email addresses, and WFWRD's records regarding the number and type of containers assigned to each service address, to the extent such information may lawfully be disclosed. The City shall use the information solely for purposes of transitioning and providing garbage and recycling services and shall protect it from unauthorized access, use, or disclosure. Information regarding container inventory is provided for transition-planning and administrative convenience only, based on WFWRD's records available at the time, and does not constitute a representation or guarantee as to its accuracy or completeness or as to the number, type, condition, or location of containers actually transferred. WFWRD shall not be required to physically verify individual containers or customer addresses.

13. **Customer Communications**. The City shall have primary responsibility for notifying residents and customers within the City of the change in service provider, the timing of the transition, and any actions customers must take in connection with the transition. WFWRD shall reasonably cooperate with the City's communication efforts and respond to transition-related inquiries it receives.

14. **Termination of Statutory Financial Restrictions**. The parties acknowledge that the restrictions imposed on WFWRD under Utah Code § 17B-1-505.7(2)(d), including the restrictions on incurring debt, issuing bonds, or otherwise incurring financial obligations, shall terminate upon finalization of the City's withdrawal. For purposes of this agreement, the withdrawal is finalized, and those restrictions terminate, on the Withdrawal Effective Date.

15. **General Release.** Except for the rights and obligations created by this agreement, each party releases the other party, together with its elected officials, officers, employees, and agents, from any claim arising from or relating to the City's participation in or

withdrawal from WFWRD, including the negotiation and implementation of the withdrawal, that arose on or before the Agreement Effective Date. This release does not apply to either party's right to enforce this agreement or to any obligation expressly stated in this agreement to survive its expiration.

16. **Responsibility for Acts and Omissions.** Each party shall be responsible for its own acts and omissions, and for the acts and omissions of its elected officials, officers, employees, agents, and contractors, in connection with this agreement. Nothing in this agreement waives any right, defense, immunity, or limitation of liability available to either party under applicable law.

17. **Continuing Independent Contracts.** WFWRD has independent service contracts within the withdrawn area that are separate from and not subject to this Agreement. WFWRD shall continue providing services under those contracts according to their terms.

18. **Governmental Immunity.** Both parties are governmental entities under the Governmental Immunity Act of Utah, Utah Code § 63G-7-101 *et seq*. ("Act"). Neither party waives any defenses or limits of liability available under the Act or other applicable law. Each party maintains all privileges, immunities, and other rights granted by the Act.

19. **Interlocal Cooperation Act**. In satisfaction of the requirements of the Cooperation Act in connection with this agreement, the parties agree as follows:

a. This agreement shall be authorized by a resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;

b. This agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Section 11-13-202.5 of the Cooperation Act;

c. A duly executed original counterpart of this agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;

d. The General Manager of WFWRD and the City Manager of the City are hereby designated as the administrators for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act and, pursuant to Section 11-13-206(1)(g), no voting will be necessary under this agreement; and

e. This agreement shall take effect when signed by both parties and shall remain in effect for three years after the agreement Effective Date. Any provision that by its nature is intended to continue beyond the expiration or termination of this agreement shall survive.

f. This agreement does not create a separate entity and no joint budget will be established or maintained. Additionally, no real or personal property will be acquired, held or disposed of or used in the joint or cooperative undertaking, except as otherwise expressly described herein.

20. **Entire Agreement; Modification and Amendment**. This agreement constitutes the entire agreement between the parties, and no other promises or understandings, express or implied, shall be binding upon the parties. No modifications or amendments to this agreement shall be effective unless made in writing and signed by both parties.

21. **No Third-Party Beneficiaries**. This agreement is solely for the benefit of the parties and their permitted successors and assigns. Nothing in this agreement is intended to create any right, benefit, or cause of action in any person or entity that is not a party to this agreement.

22. **Attorney Fees.** Except as otherwise required by applicable law or ordered by a court as a sanction, each party shall bear its own attorney fees incurred in connection with the negotiation, performance, interpretation, enforcement, or resolution of any dispute arising under this agreement.

23. **Further Assurances**. Each party agrees to execute and deliver such additional documents, instruments, and agreements, and to take such further actions as may be reasonably necessary to fully implement the terms and intent of this agreement.

24. **No Assignment**. Neither party may assign any of its rights or obligations under this agreement to any other person, without the prior written consent of the other party. Notwithstanding the foregoing, nothing in this Section shall prevent either party from utilizing third-party contractors, subcontractors, or agents to perform its operational obligations or provide services under this agreement, provided that the primary party remains fully responsible and liable for the proper performance of those obligations.

25. **No Waiver; Cumulative Remedies**. No failure or delay on the part of any party to this agreement in exercising any right, power, or remedy hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any such right, power, or remedy preclude any other or further exercise thereof or the exercise of any other right, power, or remedy hereunder. The remedies herein provided are cumulative and not exclusive of any remedies provided by law.

26. **Dispute Resolution**. Before initiating litigation arising out of or relating to this agreement, a party shall provide written notice describing the dispute, after which the Herriman City Manager and the WFWRD General Manager, or their respective designees, shall meet and confer in good faith within 10 business days. If the dispute is not resolved within 30 days after the written notice, either party may pursue any available legal remedy. The parties

may mutually agree to participate in non-binding mediation at any time. Nothing in this Section prevents either party from seeking temporary, preliminary, or other emergency relief when necessary to preserve its rights or prevent immediate harm.

27. **Utah Law to Control**. This agreement shall be interpreted, construed, and enforced according to the laws of the state of Utah.

28. **Severability**. If any provision of this agreement shall be held or made invalid by a court decision, statute, rule or otherwise, the remainder of this agreement shall not be affected thereby.

29. **Counterparts**. This agreement may be executed in multiple counterparts, each of which counterparts shall be deemed an original, but all of which together shall constitute but one and the same instrument. Execution or delivery by any electronic method shall be as effective as manual execution or delivery.

30. **Notice**. Any notices required under this agreement shall be hand delivered; delivered by certified mail, return receipt requested; or delivered by overnight courier, confirmed delivery, to the addresses listed below, and shall be deemed delivered as of the day it is received.

WFWRD:	City:
Wasatch Front Waste and Recycling District Attn: General Manager 604 W. 6960 S. Midvale, UT 84047	Herriman City Attn: City Recorder 5355 W. Herriman Main St. Herriman, UT 84096

IN WITNESS WHEREOF, the parties do execute this agreement.

(Signatures appear on the following page.)

WASATCH FRONT WASTE AND RECYCLING DISTRICT

By _____
Emily Gray, Board Chair

Date: _____

ATTEST:

_____
Catarina Garcia, Board Clerk

APPROVED AS TO LEGAL FORM:

_____
Rachel S. Anderson, WFWRD Attorney

HERRIMAN CITY

By _____

Its: _____

Date: _____

ATTEST:

_____
City Recorder

APPROVED AS TO LEGAL FORM:

_____
City Attorney

Exhibit A

DATE: August 20, 2026

TO: The Honorable Mayor and City Council

FROM: Nathan Cherpeski, City Manager | Trevor Ram, Assistant to the City Manager

SUBJECT: Consideration of a Franchise Agreement with Waste Management of Utah, Inc.

RECOMMENDATION:
Staff recommends the Council approve the franchise agreement with Waste Management of Utah, Inc.

ISSUE BEFORE COUNCIL:
Should the City Council grant a franchise agreement to Waste Management of Utah, Inc.?

ALIGNMENT WITH STRATEGIC PLAN:
LV 1 – Level of Service | LV 6 – Consistent, safe, and reliable utility services

BACKGROUND/SUMMARY:
The City has selected Waste Management of Utah, Inc. (WM) to be its next solid waste service provider. The attached franchise agreement outlines terms of service. Staff recommends the Council approve the franchise agreement with WM.

DISCUSSION:
Terms of the franchise agreement were negotiated by Herriman City staff and representatives of WM. The parties anticipate a November 1, 2026 transition date. The attached resolution authorizes the City Manager to adjust this start date to ensure a smooth transition between solid waste service providers. Council may also need to provide direction on recourse for collection of bad debts.

ALTERNATIVES:
1) Council approves the franchise agreement with modifications for recourse on bad debt collection (recommended).
2) Council makes other modifications and approves the franchise agreement.
3) Council denies the franchise agreement.
4) Council requests more information.

FISCAL IMPACT:
The City will collect a 3% franchise fee on billed amounts. In addition, City used container pricing will change (not anticipated to be material). Staff have not, however, estimated the net revenue to the City.

ATTACHMENTS:
Franchise Agreement with Waste Management of Utah, Inc.
Resolution

SOLID WASTE SERVICES AGREEMENT

THIS SOLID WASTE SERVICES AGREEMENT ("Agreement") is made this _____ day of _____, 2026 (the "Effective Date") by and between WASTE MANAGEMENT OF UTAH, INC., a corporation organized and existing under the laws of the State of Utah (hereafter "Company"), and HERRIMAN CITY, UTAH (hereafter "City") (Company and City each a "Party" and collectively the "Parties").

WHEREAS, City is a party to an agreement (the "District Agreement") with Wasatch Front Waste & Recycling District (the "District") under which the District provides collection, disposal and processing of solid waste, recyclable materials and green waste to residents of City;

WHEREAS, City desires to terminate the District Agreement and enter into an agreement with Company under which Company would provide City residents with environmentally sound collection, disposal and processing of solid waste and recyclable materials;

WHEREAS, the District owns waste collection vehicles (approximately 6) and Carts used to service the City (the "District Equipment"). The City intends to purchase the District Equipment, and then sell (subject to Company inspection) it to Company for use under this Agreement;

WHEREAS, Company and its affiliates have extensive experience in providing such services; and

WHEREAS, City has determined that it would be in the best interests of its citizens to contract with Company for such services in accordance with the terms and conditions contained herein.

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Company and City agree as follows:

1. **DEFINITIONS**

a. "**Applicable Law**" means any law, regulation, requirement, or order of any Federal, State or local agency, court or other domestic or foreign governmental body, or interpretation thereof by any court or administrative agency of competent jurisdiction, and requirements of all permits, licenses, and governmental approvals applicable to this Agreement.

b. "**Bin**" means a watertight metal or heavy plastic receptacle with a hinged plastic lid and a capacity of between one (1) and eight (8) cubic yards, designed or intended to be

mechanically dumped into a packer type truck. Bins may also include compactors that are owned or leased by a Service Recipient, contingent upon confirmation of compatibility from Company.

c. "**Bulky Waste**" means large household items that can be safely lifted by two people. Bulky Waste does not include any Unacceptable Waste, automotive parts, tree stumps, oil or gas, propane tanks, C&D Debris, or batteries. Such materials may include bundled or bagged Solid Waste, furniture, area and floor rugs properly prepared (cut and bundled), and small appliances. All liquids must be drained; no item may contain Freon or any other Unacceptable Waste.

d. "**Cart**" means a watertight heavy plastic receptacle with a rated capacity of approximately sixty-four (64) or ninety-six (96) gallons, having a hinged, tight-fitting lid, and two (2) wheels.

e. "**City Facilities**" means the City-owned and operated facilities listed on Exhibit C.

f. "**Collection Service(s)**" means the process by which Solid Waste is removed from Residential Premises, transported to a transfer, disposal or processing facility, and subsequently disposed or processed.

g. "**Construction and Demolition Debris"** or **"C&D Debris**" means materials resulting from construction, remodeling, repair, or demolition operations on any Residential Premises. Such materials include, but are not limited to, dirt, sand, rock, bricks, plaster, gypsum wallboard, aluminum, glass, asphalt material, plastic pipe, roofing material, carpeting, concrete, wood, masonry, trees, remnants of new construction materials, including paper, plastic, carpet scraps, wood scraps, scrap metal, building materials, and packaging. With the exception of soil, concrete and asphalt, Construction and Demolition Debris does not include Unacceptable Waste.

h. "**Container**" means a Bin, Cart of Roll-Off Container.

i. **"Contamination"** refers to materials placed in a Recyclables Container other than Recyclables.

j. **"CPI-U"** means the Consumer Price Index, series CUUR0000SEHG CPI-U Water and Sewer and Trash Collection Services, US City Average, not seasonally adjusted, as published by the United States Department of Labor, Bureau of Labor Statistics.

k. "**Gross Revenue**" means Rate revenue (recurring charges only – see Exhibit A) received from Service Recipients.

l. "**Multi-Family Complex**" means a Premises in the City with more than one dwelling unit thereon.

m. **"Overage"** is defined as (i) Refuse or Recyclables exceeding its Container's intended capacity such that the lid is lifted by at least 10" (or would be lifted at least 10" if lowered) or (ii) Refuse or Recyclables placed on top of or in the immediate vicinity of the Container, in bags or otherwise.

n. "**Premises**" means a parcel of real property in the Service Area where Solid Waste is generated or accumulated.

o. **"Process" or "Processing"** means an operation or series of operations, whether involving equipment, manual labor, or mechanical or biological processes, that sorts, enhances, upgrades, concentrates, decontaminates, packages or otherwise prepares Recyclables or other Solid Waste, and returns marketable elements thereof to the economic mainstream in the form of raw material for new, reused or reconstituted products. Processing begins at the time the Recyclables or Solid Waste is delivered to the Processing facility and ends when the finished Processed materials are sold or reused, and the residue is properly disposed.

p. **"Rates"** means the fees to be charged by Company to each Service Recipient for the Collection Services and other services provided by Company and included on Exhibit "A" attached hereto, as such may be adjusted from time to time.

q. "**Recyclables**" means the materials described as such in Exhibit "B" attached hereto.

r. "**Refuse**" means Solid Waste that is set out for collection and disposal pursuant to this Agreement. Refuse does not include Recyclables set out for collection pursuant to Sections 4(b)(ii) or (iii) of this Agreement, nor does it include Unacceptable Waste.

s. "**Residential Premises**" means Single-Family Premises and Multi-Family Complex with Cart-based Solid Waste Collection Services. Homeowner's Associations (HOA's) are excluded from the scope of this Agreement, though Company may provide its services to such entities under separate agreement.

t. "**Roll-Off Container**" means an all-metal container with ten (10) cubic yards or more capacity that is loaded onto a specialized collection vehicle. Roll-Off Containers may also include compactors that are owned or leased by a Service Recipient, contingent upon confirmation of compatibility from Company.

u. "**Service Area**" means (i) the entire territory included within the City limits as of the Effective Date of this Agreement; and (ii) such additional area as may thereafter become included with the City limits from time to time due to annexation, incorporation or other means,

and Company has reached an agreement with the City as to the rates for services, and except to the extent providing such services may be otherwise prohibited by law. HOA's and commercial entities are not included in the Service Area.

v. "**Service Recipient**" means an owner or occupant of a Residential Premises who has the legal right to initiate, cancel or make changes to Collection Services.

w. "**Single-Family Premises**" means a Premises in the City with one dwelling unit thereon.

x. "**Solid Waste**" means all putrescible and non-putrescible solid, semi-solid, and liquid wastes that are generated or coming to exist in the Service Area, including discarded Recyclables, but excluding Unacceptable Waste.

y. "**Unacceptable Waste**" Unacceptable wastes includes but is not limited to; tires, radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized, or listed under applicable federal, state, or local laws or regulations, any materials containing information protected by federal, state or local privacy and security laws or regulations (unless tendered to Company pursuant to a separate agreement), or any material the acceptance or handling of which would cause a violation of any Applicable Law, damage to Company's equipment of facilities, or present a substantial endangerment to the health or safety of the public or Company's employees. Title to and liability for Unacceptable Waste shall remain with the generator at all times.

z. **"Ordinary Wear and Tear"** is the natural, gradual deterioration of property or item that happens from the normal, everyday use, without negligence, abuse, accidents, or intentional damage.

2. **TERM.**

a. The Term of this Agreement shall be for five (5) years commencing on December 1, 2026 (the "Commencement Date") and expiring November 30, 2031, with two (2) automatic extensions of two (2) years each, unless either Party gives the other at least 180 days' advance written notice of the intention to terminate the Agreement at the end of the then-current term. If the District Agreement has not been terminated by September 30, 2026, then the Commencement Date (and expiration date) will be adjusted such that the Commencement Date is two (2) months from the date on which the District Agreement is terminated, rounded to the first day of the

following month. Additionally, Company shall have the right to terminate this Agreement if the District Agreement is not terminated by January 1, 2027. Additionally, if Company has not purchased the District Equipment by November 30 __, 2026, then the Commencement Date (and expiration date) will be delayed until such time that Company has procured sufficient collection vehicles and waste containers to perform under this Agreement.

3. **EXCLUSIVE RIGHT; EXCEPTIONS; ENFORCEMENT**.

a. The City does hereby grant to Company and Company shall have the exclusive duty, right and privilege to provide Collection Services or otherwise handle all Solid Waste (including Refuse and Recyclables) generated, deposited, accumulated or coming to exist at Residential Premises in the Service Area with a 3 (three) percent Franchise Fee on all Gross Revenue paid to the City each year. Collection Services which are not specifically described in this Agreement will be provided according to terms and pricing established by Company and agreed to in writing by the City. Subject to Section 3(b) below, all Residential Premises within the Service Area shall be required by City to utilize the Collection Services of Company as provided herein. HOA and commercial locations are outside the scope of this Agreement.

b. Notwithstanding the above, nothing in this Agreement shall prevent any owner, occupant or tenant of a Residential Premises from personally handling, hauling, or transporting Solid Waste generated by or from such Premises for purposes of disposing of the same at an authorized disposal area or transfer station, nor shall anything in this Agreement affect or limit the right of any person to sell Recyclables (i.e., receipt of a net payment) to any person lawfully engaged in the recycling business in the Service Area or to donate Recyclables to any bona fide charity, provided that all such Recyclables are separated by the generator.

c. Company may independently enforce the exclusivity provision of this Agreement against third party violators, including but not limited to seeking injunctive relief, and the City shall use good faith efforts to cooperate in such enforcement actions brought by Company.

4. **COLLECTION SERVICES**.

a. Containers.

i. Company shall provide each Residential Premises with one 96-gallon Cart for Refuse and one 96-gallon Cart for Recyclables. The City intends to acquire Carts from District and ~~sell~~ them to Company. Additional Carts, which may be necessary for Multi-Family Complexes, will be available for a fee as set forth in Exhibit "A". Company will own all Containers provided to Service

Recipients hereunder, unless purchased by Service Recipient, and Service Recipient shall empty and allow Company to retrieve all Company Containers at the termination or expiration of this Agreement.

ii. Company may provide temporary Bin service and Roll-off Container service to Residential Premises that request these services, though such services are outside the scope of this Agreement.

iii. Company shall replace any Cart that becomes damaged or destroyed during the provision of the Collection Services, or that becomes unusable due to ordinary wear and tear without a Fee. However, if a Cart in the possession of a Service Recipient is lost, stolen, damaged, or destroyed through no fault of Company, Service Recipient shall be responsible to compensate Company the fair market value for the replacement or repair of such Cart . Service Recipients will be responsible for maintaining the cleanliness of Carts , although Service Recipients may request a Cart exchange for the fee set forth in Exhibit "A".

b. Collection Location, Frequency and Time.

i. Refuse shall be collected from the curbside once per week from each Residential Premises. Collections shall occur during ordinary hours but in no instance earlier than 7:00 a.m. and no later than 6:00 p.m.

ii. Recyclables shall be collected from the curbside once per week from each Residential Premises. Collections shall occur during ordinary hours but in no instance earlier than 7:00 a.m. and no later than 6:00 p.m.

iii. Refuse and Recyclables shall be collected from City Facilities on a schedule determined by City and Company.

c. Bulky Waste Drop-Off Events. Twice per year, in May and October, Company and City will hold Bulky Waste Drop-Off Events at which Residential Premises in the City may deliver Bulky Waste items for disposal. Company will provide Roll-Off Containers and site management for such events. City will pay per Container rate set forth in Exhibit "A". Company and City will both give public notice of these events.

d. Contamination; Overage.

i. Roll-Out Period – Education and Outreach. During the period beginning on the Commencement Date and ending on 60 days later (the "Roll-Out Period"), Company shall provide an education program designed to minimize instances of Contamination and Overage. During the Roll-Out Period, where Company documents that a particular Service Recipient has Contamination

or Overage, Company shall collect the offending Cart (where it can be done safely and excluding material laying on ground) and provide an electronic notice to the Service Recipient (if such contact information is provided by Customer) with the following information (a "Violation Notice"):

1. Date of the offense;
2. Description of the offense;
3. If available, a photograph or video (or link to photograph or video);
4. A description of the materials that are appropriate for collection in said Container and a link to view online with educational materials; and
5. A website to obtain additional information and/or receive responses to questions the Service Recipient may have.

ii. Post Roll-Out Period. The following shall apply after the Roll-Out Period:

1. Contamination.

i. First and Second Occurrences Per Waste Stream. Company shall service Cart with Contamination except where there is visible Unacceptable Waste. Company shall provide a Violation Notice, where such contact information has been provided.

ii. Third and Subsequent Occurrences Per Waste Stream. Company may opt to not collect Recyclables Carts with Contamination; in such event, the Service Recipient may request the Container be collected as Refuse, and an additional fee will apply. Alternatively, Company may collect a Cart with Contamination and invoice the Service Recipient a Contamination Charge in the amount set forth in Exhibit "A". In either case, the Company shall provide a Violation Notice where such electronic contact information has been provided.

2. Overage. Company may opt to not collect Overage, unless caused by Company spillage of non-overloaded Carts during collection; in such event, the Service Recipient may correct the Overage and request that Company return to service the Cart (an additional fee will apply). Alternatively, Company may collect the Cart with Overage and invoice the Service Recipient an Overage Charge in the amount set forth in Exhibit "A". In either case, the Company shall provide a Violation Notice where such electronic contact information has been provided.

e. Overweight Cart. The Company may refuse to collect any Refuse or Recyclables Cart which the Company reasonably believes to be overweight. A Cart shall be considered "overweight" if the total weight of the Cart and contents exceeds two times the volume capacity of said Container

(e.g., 192 pounds for a 96-gallon Cart). The Company shall provide notification to the Service Recipient regarding each instance of non-collection.

f. Disposal and Processing. Company shall dispose or arrange to dispose of the Refuse collected under this Agreement only at the Trans Jordan Waste Facility. Company will pay all Trans Jordan Waste Facility disposal fees regarding material delivered by Company under this Agreement. Company also shall Process or arrange to Process the Recyclables collected under this Agreement only at Processing facilities that are licensed and permitted to process such materials. The Company shall not co-mingle any waste collected outside the City with those collected pursuant to this agreement. The Company shall be responsible for any and all surcharges, civil, or criminal penalties, fines, and other costs which may be imposed at the Trans Jordan Waste Facility, the approved recycling center, or other state and local agencies for such things as overweight trucks, unsecured loads, and any other violations of laws or regulations required for performance of this Agreement.

g. Holiday Schedule. The following days shall be designated holidays on which the Collection Services shall not be provided: New Year's Day, Independence Day, Thanksgiving Day, and Christmas Day. If a designated holiday falls on a regularly scheduled service day, Collection Services will be performed on the next business day. Operations support and customer service are not required to be provided on Holidays.

h. Customer Services. Customer services under this Agreement shall be provided in a courteous, reasonable, and responsive manner sufficient to develop and sustain adequate public support of Company's services. Company agrees that service will be performed in this manner in general and specifically agrees to adhere to the following. All Service Recipient contacts and requests will be made through one of the Company's customer experience (CE) channels, which may include phone, chat, and contact back. Company shall have sufficient tools in place to handle the volume of contacts experienced on a monthly average. Company's CE will offer an automated self-service guided flow or other technology as developed, to resolve most issues. If the matter cannot be resolved through the self-service options, the Company will provide a "contact back" option where the Company will respond to the customer. CE is generally closed on weekends and the following holidays: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

i. Office. The Company shall maintain a local or toll-free telephone number through which representatives of the Company can be contacted by Service Recipients 8:00 a.m. –

5:00 p.m., Monday – Friday, except holidays (the "Customer Service Hours"). The office shall be equipped with sufficient telephone lines and shall have a responsible person in charge during Customer Service Hours. The Company shall maintain the capability to promptly and directly receive and respond to service complaints by telephone during Customer Service Hours. During non-Customer Service Hours, Service Recipient calls may be answered by machine/recording with sufficient sized mailbox for taking messages. Company shall also maintain a website where residents may make customer services complaints. The website shall be monitored during all business hours. The Company shall furnish the City with after-hours telephone numbers for emergency response and furnish email addresses and/or website addresses for Company after hours.

ii. Resolution and Response. The Company shall resolve all complaints regarding services in a prompt, courteous, and expeditious manner. Whenever Company receives notification of locations that have not received scheduled service, and such scheduled pickup is missed for any reason other than the failure of the customer to place the containers curbside by 7:00, the Company shall correct the error by the end of the next business day.

i. Collection Equipment. The Company agrees to provide an adequate number of vehicles approved by the City for regular collection services. All vehicles must be kept in a good condition repair, good appearance, and in sanitary condition at all times. Vehicles shall always be maintained properly to, among other things, reduce unnecessary noise; prevents leaking oil or hydraulic fluids; and to ensure safe operations on City streets. Vehicles must also be thoroughly inspected to meet all state and local requirements applicable to such vehicles. In addition, each vehicle shall be equipped with, at a minimum, but not limited to, the following: operable safety equipment, back up camera, back up alarm, safety triangles, and flashers. Each vehicle shall have clearly visible on each side the name of the Company and a vehicle identification number.

i. Spills. All solid waste hauled by Company shall be enclosed to prevent leaking, spilling, or blowing of solid waste. In the event of any litter or spills, the Company shall immediately clean up the litter or spill. The Company shall immediately clean up any fluid leaks emanating from the Company equipment, including, but not limited to, hydraulic fluid, gas, and oil. Leakage of hydraulic fluid or motor oil must be cleaned by Company or a professional environmental services company (in which case Company will provide a copy of the invoice or other written report of the cleanup). In addition, the City may require the Company to pay for asphalt treatment to be determined by the City to mitigate the aesthetic of the spill.

j. Compliance with Laws. The Collection Services shall be performed in accordance with Applicable Law.

k. Personnel and Equipment. Company shall furnish and supply at its sole cost all necessary labor, supervision, equipment, tools and supplies necessary and incident to performing Collections Services. The Collection Services shall be performed by properly trained and licensed personnel in adequate numbers and with adequate vehicles to complete the Collection Services in a safe and timely manner. Every employee shall go through a proper screening process with a background check, including a drug screening, and standards for a CDL driver.

l. Supervision. Company shall provide a competent supervisor in charge of working crews at all times while providing the Collection Service during the hours of operation for pick up.

m. Missed Pick-Ups and Complaints. All Refuse and Recyclables Carts must be placed at the curb or other designated location and ready for pick-up before 7:00 a.m. on the collection day; any Carts not collected because they are not at the curb or other designated location on time shall not be considered a missed pick-up. All complaints as to Company's provision of the Collection Services, including alleged missed pick-ups, shall be given prompt and courteous attention. Company shall attempt to resolve all complaints promptly and shall cure all missed pick-ups within 2 (two) business days.

n. Public Outreach. Company acknowledges that education and public awareness are essential elements of efforts to achieve recycling goals. Accordingly, the Company and the City will implement a public education program to expand public and Service Recipient awareness concerning the necessity for methods of reducing, reusing, and recycling waste materials. The City will cooperate fully with the Company in this regard.

The Company shall have primary responsibility for developing, designing and executing overall public promotion, education and outreach programs, with the assistance and cooperation of the City. The Company shall have primary responsibility for providing service-oriented information and outreach to Service Recipients and implementing ongoing recycling promotions, education and outreach programs.

The Company shall keep the public informed of programs and encourage participation through an electronic Annual Service Update. Once per calendar year, the Company shall provide an Annual Service Update for each service sector, the format, content and timeframe of which shall be subject to prior review and approval by the City, which will not be unnecessarily delayed or withheld.

The Annual Service Update shall be transmitted to all Service Recipients by e-mail, or other electronic means and, at a minimum, shall include an informational brochure indicating Rates, all Collection Services available, Cart preparation and other service requirements, Holidays, contact information, inclement weather and other policies, and other useful Service Recipient information.

The Company shall develop and periodically update and maintain sufficient quantities of new Service Recipient information materials, the format and content of which shall be subject to prior review and approval by the City, which shall not be unreasonably delayed (i.e., longer than two weeks) or withheld. Upon approval, materials shall be transmitted by mail, e-mail, or other electronic means to every new Service Recipient prior to the Service Recipient's first billing and shall, at a minimum, include a statement of applicable rules and service policies, Rates, services and preparation requirements, Holidays, collection day, Company Service Recipient service information and contact information. Materials shall be available in accessible and alternative language formats upon request.

The Company shall maintain accurate accounting records for all Collection Services provided in the performance of this Agreement. Those include, but are not limited to, Gross Revenues, tonnage of material collected, any service interruptions, violations from residents, complaints from Service Recipients, and any other information prepared by Company that is reasonably necessary for City to verify Company compliance with this Agreement. These records should be provided annually to the City.

5. **SERVICE RECIPIENT BILLING.**

a. Company shall be responsible for all billing functions related to the Collection Services provided under this Agreement. All Service Recipients shall be billed monthly. However, in the event of a billing error (e.g., Company provides services without billing), Company may bill Service Recipients up to 6 (six) months after providing Collection Services. Service Recipients may be billed prior to receiving the Collection Services, but the due date shall be no sooner than thirty (30) days from the date of the invoice. Company may bill Service Recipients a late payment fee at Company's then-current rate, returned payment fees, reactivation and redelivery fee, as well as all costs associated with bad debt collection. Company may suspend or terminate service to Service Recipients that become more than ninety (90) days past due, and/or may place a lien upon the Service Recipient's property, in accordance with Applicable Law. If such Collection Service is reactivated, Company may charge a resume charge and/or may require a deposit from the Service Recipient. If

the ability to pay bills for Collection Service electronically is offered and Service Recipient chooses to remit payment electronically by debit or credit card, a convenience fee may apply.

Service Recipients that pay their invoices using credit cards, debit cards and digital wallets may be subject to a convenience fee charge by the payment system provider ($1.99 USD / $2.75 CAD per transaction for residential service; $9.99 USD / $13.75 CAD per transaction for commercial service; fee amount subject to change.) The convenience fee amount will be disclosed to Service Recipients during the bill payment process and they will have the opportunity to consent to the convenience fee, or to pay their invoices by direct electronic debit from a bank account (e.g., Automated Clearing House or ACH network in the U.S. / Pre-Authorized Debit or PAD in Canada) for which no convenience fee will be applied.

If the Company obtains, processes, or has access to personal data as part of the duties for billing or any other service of providing Collection Services, Company shall comply with data privacy requirements found in Utah Code 63A-19-101, *et seq*. "Personal Data" has the same definition as in Utah Code 63A-19-101(13).

Confidentiality: Company agrees (1) to hold confidential information in strict confidence; (2) not to disclose confidential information to any third party, except upon City prior written consent; and (3) to use reasonable precautions and processes to prevent unauthorized access, use, or disclosure of City confidential information; provided, however, that Company may disclose confidential information if and only to the extent required to do so by applicable law (in which case, Company shall advise City as soon as practical and prior to disclosure, if practical, and cooperate and assist City at City cost and expense, if City seeks a protective order or other relief from such disclosure requirements). As used in this Agreement, confidential information means all information material that constitutes a private, controlled or protected record or document, or is exempt from disclosure as referenced in Utah Code Ann § 63G-2-101 *et seq*. Company also agrees to obligate their employees to the same obligations imposed on Company as provided in this section.

6. **SERVICE RATES**.

a. Service Rate Schedule. Company shall provide the Collection Services for the rates set forth in Exhibit "A" (the "Rates"), as the same may be adjusted in accordance with this Section 6.

b. Annual Adjustment to Rates. Commencing on the date which is one (1) year after the Commencement Date, and on the same date annually thereafter (the "Adjustment Date"), the Rates shall be increased by an amount equal to the then-current Rates multiplied by one hundred percent

(100%) of the percentage change of the average Consumer Price Index, series CUUR0000SEHG CPI-U Water and Sewer and Trash Collection Services, US City Average, not seasonally adjusted, as published by the United States Department of Labor, Bureau of Labor Statistics ("CPI-U") from the 12-month period ending the next previous July 31 to the average CPI-U for the 12-month period ending the previous July 31. However, an annual Rate adjustment under this subsection (b) may not exceed 4%, even if the calculation above yields a Rate adjustment above 4%. Provided that adequate supporting information has been submitted by Company, the annual adjustment to Rates shall be deemed approved and shall take effect as outlined in this section. Company will notify City at least 45 (forty-five) days prior to any adjustment request being made to any Collection Service.

c. Annual Recyclables Adjustment: At least sixty (60) days before each Adjustment Date, Company will provide City with its calculations for the Recycling Adjustment (if any) to the Recyclables collection Rates for the upcoming Agreement year. A Recyclables adjustment will occur if the Baseline Net Blended Value per ton is higher than the Net Blended Value per ton for the 12-month period ended the previous July 31 (the "Review Period"). In such event, the Recyclables adjustment shall equal (Baseline Net Blended Value per ton – Net Blended Value per ton for Review Period) x tons of Recyclables collected during Review Period. The Recycling Adjustment total amount will be allocated among all Customers to determine the Recyclables collection Rate increase for the upcoming 12 month period. An annual Recyclables adjustment will be reversed from the Recyclables collection Rates on the subsequent Adjustment Date, but a new Recyclables adjustment may be applied.

i. The Baseline Net Blended Value per ton is -$85.92 (based on Blended Value of $49.62 and processing and transportation fee of $135.54). To calculate the Net Blended Value per ton, Company will (i) determine the weighted value per ton of categories of Recyclables (including residue), according to its standard methodology, for the Review Period, (ii) total such amounts to determine the Blended Value per ton, and (iii) subtract the applicable MRF's average processing and transportation fee per ton for the Review Period from (ii).

d. Extraordinary Adjustments. In addition to the annual adjustment provided by subsection (b) above, the Rates shall, upon written request of Company, be further adjusted to fully

capture increased expenses and lost revenue associated with performance of the Collection Services hereunder due to any one or more of the following causes:

i. Changes in Applicable Law that is effective after the Effective Date of this Agreement; or

ii. Increase in surcharges, fees, assessments or taxes levied by federal, state or local regulatory authorities or other governmental entities related to the Collection Services;

If Company requests a Rate adjustment pursuant to this Section 6(c), it shall prepare a Rate adjustment request setting forth its calculations of the increased costs/lost revenue and accompanying adjustment to the Rates necessary to offset such increased costs/lost revenue. The City may request documentation and data reasonably necessary to evaluate such request by Company, and may retain, at its own expense, an independent third party to audit and review such documentation and request. If such third party is retained, the City shall take reasonable steps, consistent with Applicable Law, to protect the confidential or proprietary nature of any data or information supplied by Company. The City shall approve all properly calculated Rate adjustments within ninety (90) days of Company's request, and the adjusted Rates shall be deemed to take effect as of the date of Company's request.

In addition, if the request is based upon any new or increased third party fees, taxes, assessments or charges, the City shall approve the Rate adjustment within such time period as necessary to ensure that such fees, taxes, assessments or charges are passed on to Service Recipients by the date the same are effective.

7. **DEFAULT AND TERMINATION**

Except as otherwise provided in Section 9 (Force Majeure), the failure of either Party to perform a material obligation under this Agreement shall be considered a breach of this Agreement, after notice has been given to the other Party, and the breaching Party shall be in default. In the event of default, the non-defaulting Party shall give written notice to the other Party of the default, and the defaulting Party shall have: thirty (30) days from the receipt of the notice to cure any other default under this Agreement; provided, however, if the particular default is not reasonably capable of being cured within 30 days, then the defaulting Party will have such number of days, as reasonably determined by both Parties, to cure as is reasonable under the circumstances. If the defaulting Party fails to cure the breach within the allotted time, the non-defaulting Party may, at its option, immediately terminate the Agreement by written notice to the defaulting Party. In the event of a default, the defaulting Party

agrees to pay all damages caused by said default, to include, without limitation reasonable attorneys' fees and costs associated with enforcement of this Agreement. Under no circumstances shall either Party be liable for any consequential, indirect, punitive or special damages for any alleged default under this Agreement.

8. **INDEPENDENT CONTRACTOR**

a. Company shall perform the Collection Services as an independent contractor. Company, its officers, employees, agents, contractors or subcontractors, are not and shall not be considered employees, agents or servants of the City for any purpose whatsoever under this Agreement or otherwise. Company at all times shall have exclusive control of the performance of the Collection Services. Nothing in this Agreement shall be construed to give City any right or duty to supervise or control Company, its officers, employees, agents, contractors, or subcontractors, or to determine the manner in which Company shall perform its obligations under the Agreement.

9. **FORCE MAJEURE**

Neither Party shall be in default for its failure to perform or delay in performance caused by an Uncontrollable Circumstance, and the affected Party shall be excused from performance during the occurrence of such events. For purposes of this Agreement, "Uncontrollable Circumstances" means any act of terrorism, act of God, landslides, forest fires, floods, severe weather, earthquakes, volcanic eruptions, other natural disasters or the imminent threat of such natural disasters, pandemics or epidemics, industry-wide labor or equipment shortages, quarantines, civil disturbances, acts of the public enemy, wars, blockades, public riots, labor unrest (e.g., strikes, lockouts, or other labor disturbances), acts of domestic or foreign governments or governmental restraint or other causes, whether of the kind enumerated or otherwise, and whether foreseeable or unforeseeable, that are not reasonably within the control of a Party.

i. Working Conditions. The Company acknowledges that the City area is subject to inclement weather conditions, including but not limited to, snow, blizzards, monsoon rains, winds, fog, heat and flooding. In such situations involving inclement weather, the Company agrees to make all reasonable efforts to comply with Section 4, Collection Services, of this Agreement. In the event the Company is unable to provide service because of weather problems or other Acts of God, the Company shall immediately notify the City of the situation and shall establish a contingency plan reasonably agreeable with the City. The Company is responsible, at its cost, for making all reasonable efforts to perform in times of inclement weather, including but not limited to, providing additional

trucks, additional personnel, tire chains or other appropriate means to continue to fulfill the obligations set forth herein.

10. **INDEMNIFICATION**

a. Company agrees to protect, indemnify, defend, and hold City harmless, including its elected and appointed officials, employees, and agents from and against all claims and actions, causes of action, suits, debts, damages, liabilities and costs whatsoever, including but not limited to reasonable attorneys' fees and costs of defense, based upon or arising out of Company's breach of this Agreement, or based upon or arising out of any injuries (including death) to persons, or damage to property, to the extent caused by the negligent acts or omissions or willful misconduct of Company, or any of its directors, officers, employees, agents, or subcontractors, in the performance of this Agreement. Nothing herein shall be construed to require Company to indemnify City against City own negligence.

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

c. Notwithstanding any provision in this Agreement to the contrary, Company shall not be responsible for any damage to driving surfaces that is the result of ordinary wear and tear during the performance of the Collection Services.

d. The indemnification obligations of this section shall survive the termination or expiration of this Agreement for any reason.

11. **INSURANCE**

a) Company shall maintain at its own cost and expense the following minimum limits of occurrence-based insurance during the term of this Agreement:

	Type	**Amount**
A.	Worker's Compensation	Statutory
B.	Employer's Liability	$1,000,000
C.	Comprehensive General Liability	$1,000,000 per occurrence $3,000,000 aggregate

D.	Automobile Liability (owned and non-owned)	
	i. Bodily Injury	$1,000,000 per occurrence
	ii. Property Damage Liability	$1,000,000 per occurrence
E.	Excess/Umbrella	$5,000,000 per occurrence

The City, its elected and appointed officials and employees, shall be included as additional insured parties under the CGL, Automobile and Excess/Umbrella coverages. Prior to commencement of the Collection Services, Company shall deliver to City certificate(s) of insurance evidencing the required coverages. The certificate(s) shall require at least ten days' notice to the City before cancellation of any such Company policy.

12. **MISCELLANEOUS PROVISIONS**.

a. This Agreement shall be binding on and shall inure to the benefit of the Parties hereto and their respective successors and assigns.

b. This Agreement shall be construed in accordance with the law of the state in which the Collection Services are provided, Utah.

c. All written notification required by this Agreement shall be effective upon receipt and delivered by Certified Mail, Return Receipt Requested, overnight delivery by a nationally-recognized overnight delivery service, or by hand delivery to the Party's address below:

If to Company: WM
222 S. Mill Avenue, Suite 301
Tempe, AZ 85281
Attn: Area VP

If to City: _____
_____
Attn: _____

d. If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the Parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision.

e. In the event either Party successfully enforces its rights against the other hereunder, the other Party shall be required to pay the prevailing Party's attorneys' fees and court costs.

f. Company's rights and obligations under this Agreement may not be assigned without the prior written approval of the City.

g. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior agreements and understandings pertaining thereto.

[SIGNATURES ON FOLLOWING PAGE]

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

WASTE MANAGEMENT OF UTAH, INC.

By: _____

Name: _____

Title: _____

HERRIMAN CITY, UTAH

By: _____

Name: _____

Title: _____

EXHIBIT A
COMPANY RATES

Service	**Size**	**Frequency**	**Price per Unit**			
Residential Recurring Charges:*						
Refuse Collection	96 Gallon	Weekly	$ 12.00	Per Month - Includes Disposal		
Refuse Collection - Additional Cart	96 Gallon	Weekly	$ 12.00	Per Month - Includes Disposal		
Recyclables Collection	96 Gallon	Weekly	$ 8.95	Per Month - Includes Processing		
Recyclables Collection - Additional Cart	96 Gallon	Weekly	$ 8.95	Per Month - Includes Processing		
Recyclables Collection **	96 Gallon	Every Other Week	$ 6.31	Per Month - Includes Processing		
Recyclables Collection - Additional Cart **	96 Gallon	Every Other Week	$ 6.31	Per Month - Includes Processing		
Residential Ancillary Charges:						
Contamination Charge			$ 5.00	Per event		
Overage Charge			$ 5.00	Per event		
Container Exchange Charge			$75			
Bulky Waste Drop Off Events - Spring/Fall	30 Yd	2 x Year	$ 240.00	Per Haul		
City Facilities (bin service):						
Refuse Collection	4 Yd FEL	1 x Week	Free			
	8 Yd FEL	1 x Week	Free			
Recyclables Collection	4 Yd FEL	1 x Week	Free			
*A 3% City franchise fee will be applied to such recurring charges and included as a line item on customer invoices. ** City and Company would have to agree on this change on a city-wide basis.						

EXHIBIT B
SINGLE STREAM SPECIFICATIONS

RECYCLABLE MATERIALS must be dry, loose (not bagged), unshredded, empty, and include ONLY the following:

Aluminum cans	Newspaper
PET bottles with the symbol #1 – with screw tops only	Mail
HDPE plastic bottles and containers with the symbol #2 (milk jugs, detergent containers, and shampoo bottles, etc.)	Uncoated paperboard (ex. cereal boxes; food and snack boxes)
PP plastic bottles and containers with symbol # 5 (ex. yogurt containers, syrup bottles)	Uncoated printing, writing and office paper
Steel and tin cans	Old corrugated containers/cardboard (uncoated) (ex. moving boxes, pizza boxes)
Glass food and beverage containers – any color	Magazines, glossy inserts and pamphlets

NON-RECYCLABLES include, but are not limited to the following:

Plastic bags and bagged materials (even if containing Recyclables)	Microwavable trays
Porcelain and ceramics	Mirrors, window or auto glass
Light bulbs	Coated cardboard
Soiled paper, including paper plates and cups	Plastics not listed above including but not limited to those with symbols #3, #4, #6, #7 and unnumbered plastics, including utensils
Expanded polystyrene	Coat hangers
Glass and metal cookware/bakeware	Household appliances and electronics
Hoses, cords, wires	Yard waste, construction debris, and wood
Flexible plastic or film packaging and multi-laminated materials	Needles, syringes, IV bags or other medical supplies
Food waste and liquids, containers containing such items	Textiles, cloth, or any fabric (bedding, pillows, sheets, etc.)
Excluded Materials or containers which contained Excluded Materials	Napkins, paper towels, tissue, paper plates, and paper cups
Any Recyclables less than 4" in size in any dimension	Propane tanks, fuel cannisters
Batteries	

DELIVERY SPECIFICATIONS:

Material delivered by or on behalf of Customer may not contain Non-Recyclables or Excluded Materials.

Recyclable Materials specifically exclude, and Customer agrees not to deposit or permit the deposit for collection of, any waste tires, radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, or chemical or other properties that are deleterious or capable of causing material damage to any part of Company's property, its personnel or the public or materially impair the strength or the durability of the Company's structures or equipment, or any materials containing information (in hard copy or electronic format, or otherwise) which information is protected or regulated under any local, state or federal privacy or data security laws, including, but not limited to the Health Insurance Portability and Accountability Act of 1996, as amended, or other regulations or ordinances or other waste not approved in writing by Company (collectively, "Excluded Materials").

EXHIBIT C
CITY FACILITIES

City-Owned Facilities				
Facility	Type	Waste	Recycle	# of Dumps/wk.
Herriman City Hall	Front	8 yard	4 yard	1 ea.
Heritage Park (Cemetery)	Front	8 yard	0	1 ea.
Herriman Public Works	Front	2-8 yard	0	1 ea.
Butterfield Park	Front	8 yard	0	1 ea.
Crane Park	Front	8 yard	0	1 ea.
Community Center	Front	4 yard	0	1 ea.
Blackridge Park	Front	3-8 yard	0	1 ea. (2 in peak season)

HERRIMAN, UTAH

RESOLUTION NO. R -2026

A RESOLUTION OF THE HERRIMAN CITY COUNCIL APPROVING A FRANCHISE AGREEMENT WITH WASTE MANAGEMENT OF UTAH, INC. FOR SOLID WASTE SERVICES IN HERRIMAN CITY

WHEREAS, the Herriman City Council ("Council") met in regular meeting on September 9, 2026, to consider, among other things, approving a franchise agreement between Herriman City and Waste Management of Utah, Inc. (Waste Management); and

WHEREAS, Herriman City is authorized to enter into franchise agreements and assess a franchise fee pursuant to Herriman Municipal Code, 7-4-6; and

WHEREAS, the Council and Waste Management desire to jointly and cooperatively proceed with solid waste services within Herriman City; and

WHEREAS, the Council and Waste Management have caused a Franchise Agreement to be created which formalizes their mutual and collective understandings as well as their respective rights, duties, and obligations thereunder; and

WHEREAS, the Franchise Agreement, which is attached hereto, is entitled "Solid Waste Services Agreement"; and

WHEREAS, the Council finds that it is in the best interests of the inhabitants of Herriman to adopt and approve the attached Franchise Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Herriman City Council that the attached Franchise Agreement between Herriman City and Waste Management of Utah, Inc. is hereby approved and the City Manager is authorized to execute the same, including authorization for the City Manager to adjust the Agreement's Start Date in order to achieve a solid waste service transition without impediment.

This Resolution shall take effect November 1, 2026, unless a change is deemed necessary by the City Manager.

PASSED AND APPROVED by the Council of Herriman, Utah, this 9th day of September, 2026.

HERRIMAN CITY COUNCIL

By: _____
Mayor Lorin Palmer

ATTEST: _____
Jackie Nostrom, MMC
City Recorder

HERRIMAN CITY

STAFF REPORT

DATE: August 27, 2026

TO: The Honorable Mayor and City Council

FROM: Blake Thomas, Community Development Director

SUBJECT: Adoption of Updated Wildland Urban Interface (WUI) Zone Map and Amendment to Herriman City Code Section 4-1-1 (Fire Code)

RECOMMENDATION:

Staff recommend that the City Council adopt the updated 2026 WUI Zone Map and approve the associated amendment to Herriman City Code Section 4-1-1.

ISSUE BEFORE COUNCIL:

The Utah State Legislature approved HB 41 to amend the State Construction Code to address updated standards in the International WUI Code. This text amendment and associated map were prepared to address requirements of the City from the approval of HB 41.

ALIGNMENT WITH STRATEGIC PLAN:

CE 2 – Promote Trust in Government

BACKGROUND/SUMMARY:

The City first adopted the 2006 edition of the International WUI Code via Ordinance No. 2017-21, approved by the City Council on April 26, 2017. At that time, the Council also established a WUI Zone Map designating areas where the WUI Code applies. Per HB 41, the city is required to adopt a new map identifying the WUI Area. Additionally, HB 41 required the City to update the building code requirements from the 2006 version of the International WUI Code to the 2024 version for all new structures permitted within the WUI Area. HB 41 requires that cities to adopt a new WUI map by January 1, 2027.

DISCUSSION:

The proposed amendment to HCC §4-1-1 clarifies that the city adopts the most recent version of the Utah WUI Code, provides reference to the WUI Map and where it can be found, clarifies the

frequency the city may amend the map, and states that structures building the WUI area must comply with the WUI Code.

The proposed WUI map was prepared in close coordination with Unified Fire Authority and the Utah State Department of Forestry, Fire, and State Lands. Representatives from both agencies have provided their written support of the proposed map.

The City Council's approval of the code amendment to HCC §4-1-1 and the updated WUI Map ensures that Herriman City is compliant with the requirements of HB 41.

ALTERNATIVES:

Alternative	Pro's	Con's
1. Approve the amendment and map as provided.	City complies with requirements of HB 41.	None identified
2. Approve the amendment and map with changes	Allows the council to make changes that may have been overlooked by staff.	None identified
3. Continue the item to a future meeting.	Allow more time to make changes that could improve the code and/or map.	Could delay the item to a point where the city may not meet the deadline imposed by the State Legislature.

FISCAL IMPACT:

None

ATTACHMENTS:

- Draft Amendment to HCC §4-1-1: Fire Code Adopted
- Draft WUI Map

4-1-1 Fire Code Adopted

A) For the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the most recent edition adopted by the state of the International Fire Code (IFC), is hereby adopted, including appendices B, C, D, E, F, G, H, I, and J, but not appendix A thereof, with such amendments as are set forth below.

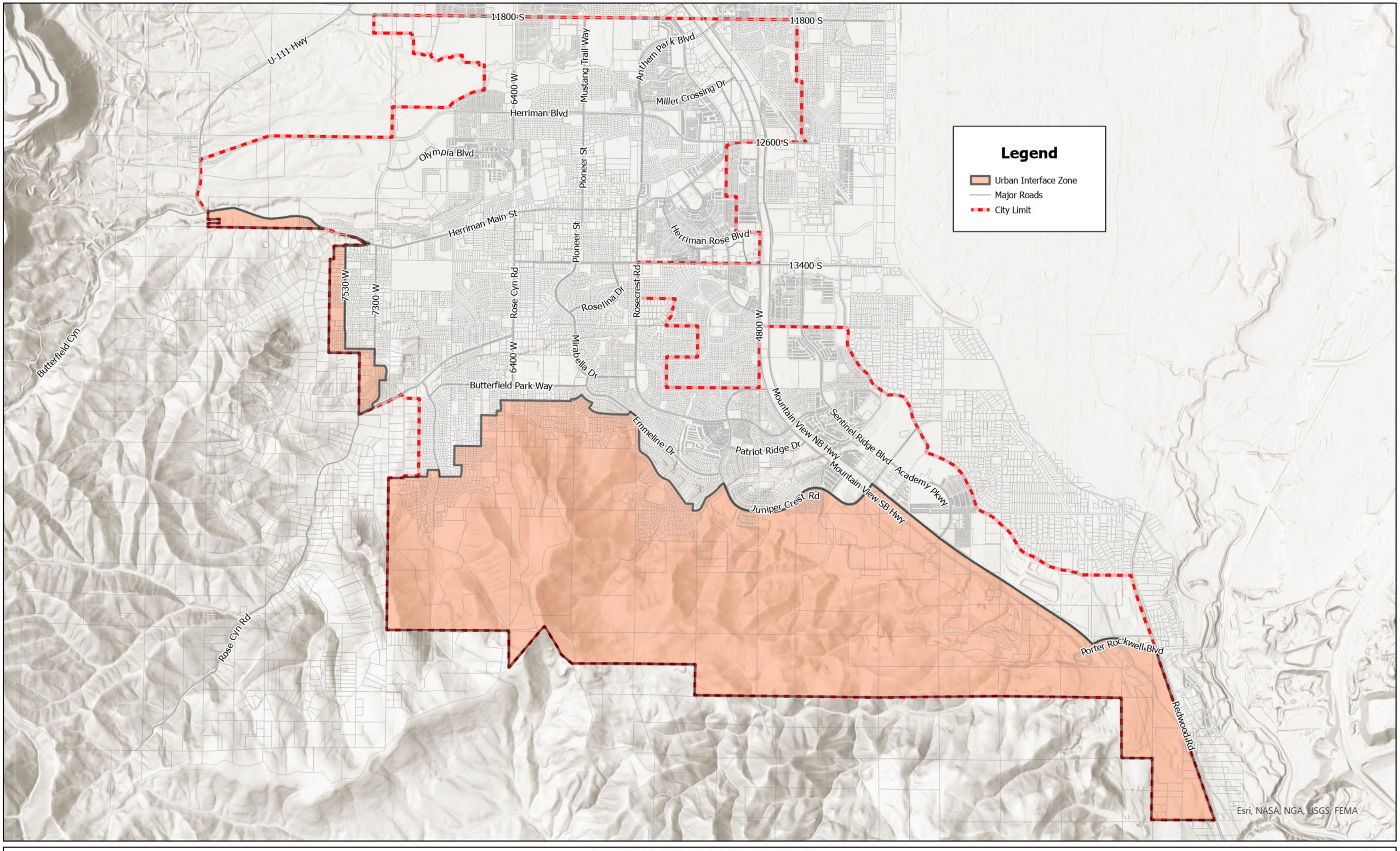
B) Pursuant to U.C.A. 1953, § 10-3-711, a copy of the IFC has been filed in the office of the city recorder for use and examination by the public.

C) The city may require an automatic fire sprinkler system for the structure built in accordance with the International Residential Code as adopted in the state construction code only if any of the following conditions exist:

1. The structure is located in an urban-wildland interface area as provided in the state wildland urban interface code adopted as a construction code under the state construction code;
2. The structure is in an area where a public water distribution system with fire hydrants does not exist as required in UAC r309-550-5, water main design;
3. The only fire apparatus access road has a grade greater than ten percent for more than 500 continual feet;
4. The total floor area of all floor levels within the exterior walls of the dwelling unit exceeds 10,000 square feet; or
5. The total floor area of all floor levels within the exterior walls of the dwelling unit is double the average of the total floor area of all floor levels of unsprinklered homes in the subdivision that are no larger than 10,000 square feet.

D) The most recent version of the Utah Wildland Urban Interface Code, issued by the International Code Council and adopted by the State of Utah, with the alternatives or amendments approved by the Utah Division of Forestry, Fire,, is hereby adopted as the Wildland Urban Interface Code of Herriman City.

1. The Wildland Urban Interface Area Map identifying the wildland-urban interface areas has been filed in the office of the city recorder for use and examination by the public.
2. The City Council may amend the maps for wildland urban interface areas by resolution as frequently as once each calendar year with a recommendation from the Unified Fire Department.
3. Structures built in wildland-urban interface areas must comply with the Wildland Urban Interface Code of Herriman City.



HERRIMAN CITY

Wildland Urban Interface Zone

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DATE: August 27, 2026

TO: The Honorable Mayor and City Council

FROM: Wendy Thomas, Assistant City Manager | Trevor Ram, Assistant to the City Manager

SUBJECT: Consideration of a proposed City Council Policy and Fee Schedule for the Herriman Community Center Heritage Room located at 13011 S Pioneer Street

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RECOMMENDATION:
Staff recommend approval of the policy and fee schedule.

ISSUE BEFORE COUNCIL:
Does the City Council want to adopt a policy and fee schedule for the Herriman Community Center Heritage Room?

ALIGNMENT WITH STRATEGIC PLAN:
LV 2.2 Public Spaces | LV 7.2 Ongoing Operating Costs | CE 1 – Sense of community

BACKGROUND/SUMMARY:
The building located at 13011 S Pioneer Street began as the Herriman Lions Club, which later became the Herriman City Hall in 1999 and later remodeled to the Herriman Community Center. The facility also houses some staff from the Herriman Police Department and the Columbus Adult Education Center.

DISCUSSION:
Staff have drafted a rental policy that is very similar to the Herriman City Hall Room Rental Policy with some changes to the available dates and times. The policy was discussed in the August 26, 2026 City Council Work Meeting. At that meeting the following topics were discussed:

- Name: Heritage Room at the Herriman Community Center

- One external reservation per day – for example, city functions during the day would not prohibit a private rental in the evening
- Blackout dates and rental times were generally accepted, however, Council requested that staff track requests for Sundays and Holidays
- Rental fees will cover the cost of operation
- Staff to report back in one year

ALTERNATIVES:

Alternative	Challenge	Benefit
City Council approves the policy and fee schedule as is	None	Opens up the Community Center for rentals to the Community
City Council recommends further changes to the policy and fee schedule and continues the discussion to a future City Council meeting	Delays rentals	Provides more time for discussion

FISCAL IMPACT:

Community Center

Type	Fee	Billing
Rental Fee (Weekday M-F) 10:00 am - 10:00 pm	Resident - $80/hour (4 hour minimum) Non-Resident - $160/hour (4 hour minimum)	Per Hour
Rental Fee (Saturday) 10:00am - 10:00 pm	Resident - $120/hour (4 hour minimum); $1,200 (full day) Non-Resident - $200/hour (4 hour minimum); $2,000 (full day)	Per Hour/Day
Weekday Deposit	Resident - $160 Non-Resident - $320	Per Rental
Weekend Deposit	Resident - $240 (4 hours); $480 (full day)	Per Hour/Day

	Non-Resident - $400 (4 hours); $800 (full day)	
Key Deposit	$50	Per Rental

ATTACHMENTS:
Herriman Community Center Room Rental Policy
Herriman Community Center Fee Schedule

Document # LP-400101-001	Title: Herriman Community Center Room Rental Policy	Print Date:
Revision # 1.0	Prepared By: Wendy Thomas	Date Prepared: 8/3/2026
Effective Date: 9/10/2026	Reviewed By: Herriman City Council	Date Reviewed: 8/26/2026

Purpose: The intent of this policy is to outline the procedures and guidelines for reserving the rooms at the Herriman Community Center. This policy applies to all individuals, groups, external organizations, employees and other members of the public that want to make a reservation.

Policy:

1. The following areas may may be available, if approved in advance:
    a. Heritage Room Max Occupancy: 271

   Meeting rooms and spaces have maximum occupancy limits based on the type of use and furniture layout. The renter must provide information during the application process to specify the number of people anticipated in the room and how they will be seated in the room. Fire and building code determine the occupancies.

2. Building Rental Hours: Rentals will generally be available for public use during the following times, excluding Blackout dates:
    a. Monday – Saturday 10:00 a.m. - 10:00 p.m.
    b. Blackout dates:
        i. Civil Rights Day
        ii. Presidents' Day
        iii. Memorial Day
        iv. Juneteenth Holiday Observed
        v. Independence Day
        vi. Pioneer Day
        vii. Labor Day
        viii. Veterans Day
        ix. Thanksgiving Holiday (Thursday – Sunday)
        x. Christmas Holiday (December 23 – January 1)

3. Rental Fees: Rental fees are necessary to cover the cost. Renters will be charged a rental fee according to the Master Fee Schedule, which is subject to change by the Council at any time. All rental fees are required to be paid before the reservation is confirmed. Reservation is for the specified date and time only. Set-up and clean-up times are included, and must be completed, within the overall reservation time. Use before or after the reserved time will incur an additional charge of $50 per each 15-minute increment or portion thereof. Such additional charges may be deducted from any available security

deposit or shall be paid separately if a security deposit is insufficient. City employees are eligible to utilize the Herriman Community Center at the resident rate.

4. Security Deposits: In addition to the hourly rental fees, any private party will be required to pay a security deposit and key deposit according to the Master Fee Schedule, which is subject to change by the Council at any time. The security deposit is refundable if city inspection verifies that no building or property damage has occurred, that no city property is missing, that there has been no violation of the rental agreement, that the reservation times have been strictly complied with, and that the building and surrounding property was left clean and in an orderly condition. If any damage or mistreatment has occurred, deductions will be made from the security deposit as needed to fully repair the damage or mistreatment and, if sufficient, the balance will be assessed to the renter. Blocking doors open or bypassing locks and security systems will result in the forfeiture of the security deposit and may incur additional liability and damages. All security deposits and refunds will be processed, and the city will return any unused security deposit within three weeks after the renter's event has taken place. Security deposits may be paid by credit card, check or cash.
   Key Deposits: In addition to the security deposit, a key deposit will be required to be paid. The key deposit is refundable if the renter has returned the key card by the close of the next business day. All key deposits will be refunded within three weeks after the renter's event has taken place if the key has been returned in accordance with the rental agreement. Renters must pick up a key card prior to the reservation date.

5. Cancellation Policy: a full refund of the rental fee and security deposit except for a $25 administration fee will be made if the reservation is cancelled at least two weeks prior to the scheduled event. A refund of 50% of the rental fee and 100% of the security deposit and key deposit will be made if the reservation is canceled less than two weeks before the event. The city shall not be liable for damages to any individual(s) or group(s) if the premises are not available for use for any reason, including as a result of mis-scheduling, emergency, force majeure, or any other reason, whether due to the city's own actions or omissions. If the city cancels a renter-scheduled event, the city's liability shall be limited to the obligation to promptly refund any rental fee and security deposit previously paid.

6. Equipment: Rental fees include the use of tables, chairs, microphone and kitchen. City staff will not be available to ensure that the A/V system will be functional during the renter's event. Please plan accordingly and call 801-446-5323 to coordinate training with IT before your scheduled event.

7. Food and Beverages: Food and beverages may be served in the Community Center. All food must be catered or pre-prepared. The renter may use the caterer of their choice. The renters are responsible for cleaning any areas used prior to leaving and removing food and food service equipment or will be billed for cleaning services. Service of alcoholic

beverages, including beer and/or wine, is prohibited. There is not an ice machine at the facility.

8. Reservation Permit: Only one reservation per day will be available. Anyone wishing to rent the Community Center shall submit a completed reservation permit form to Customer Service in advance of the proposed reservation. Staff will have at least 5 business days to determine if the building is available on the date and time requested and whether the proposed use otherwise is permissible. Thereafter, staff will notify the applicant whether or not the proposed rental has been approved and will inform the applicant of any additional information or fees required by the city. Upon being notified that the rental reservation has been approved, the applicant shall immediately remit the entire rental fee, security deposit, and key deposit to the city. No reservation is confirmed until all fees and deposits are paid in full.

9. Permitted Uses: The city reserves the right to reasonably restrict the use of the Community Center to prohibit anything that does not promote the health, safety, prosperity, security, and general welfare of the city or its citizens. The Community Center may not be used to conduct meetings or events that are intended for commercial purposes to generate revenue or any type of compensation for the renter or any third party. Individuals or groups using the Community Center shall comply with the following use regulations:

    a. Participants and guests shall comply with all applicable laws.
    b. No foul or abusive language shall be used.
    c. Shoes and shirts must be worn at all times.
    d. No gambling, smoking, vaping, illegal drugs, or alcohol.
    e. Open flames, sparklers, lighted candles, glitter, rice, confetti, graphite, paints, grass, helium balloons and other similar materials are prohibited in the Community Center.
    f. City tables, chairs and other equipment are not to be taken from the Herriman Community Center for any reason.
    g. Hallways and exits, and other traffic areas are to remain free of tables, chairs, boxes and other items, at all times.
    h. Nothing may be hung, attached or suspended from the walls or ceiling. No nails, tacks, tape or similar items may be used on the walls or ceiling.
    i. Pictures, plaques, flags, podiums, furniture, etc. are not to be removed unless preapproved.
    j. Children must be supervised at all times by a responsible adult. The applicant is responsible for the conduct of all participants and guests.
    k. Except for certified service animals, pets or animals are not allowed.
    l. The city is neither responsible nor liable for the theft, loss or damage to personal property during the rental.

10. Cleaning Community Center: the Reservation Permit constitutes the applicant’s agreement that it was clean, in good working order, and in satisfactory condition at the

commencement of the reservation. The city does not provide janitorial services or cleanup for purposes of the rental. The applicant is responsible for thoroughly cleaning the Herriman Community Center and kitchen by removing all foreign matter, garbage and debris and depositing it in the appropriate outside receptacles. No food, oil, or grease is allowed to be deposited in the kitchen sink. City staff will determine whether the cleaning has been properly performed.

11. Liability, Loss, and Damage: the renter will assume liability for the use of the Herriman Community Center and take necessary action to hold the city harmless for acts conducted by the renter or their attendees. Groups of 50 or more may be required to provide a certificate of insurance to indemnify the city against claim. Any damage to the Herriman Community Center or the surrounding property shall constitute grounds to immediately terminate current and future use of the facility for that individual or group. The applicant shall be personally liable for any damage or loss to the Community Center, or the surrounding property beyond normal wear and tear, and immediately shall report such damage to the city.

References:

Form #	Record/Form/Activity Name	Satisfies Clause
Required by Standard		
XXXXX	Record	
Other Forms/Records		
XXXXX	Record	
XXXXX	Record	
XXXXX	Record	

DATE: August 31, 2026

TO: The Honorable Mayor and City Council

FROM: Kyle Maurer, Director of Finance and Administrative Services

SUBJECT: Consideration of a Resolution amending the Master Fee Schedule for the City of Herriman

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RECOMMENDATION:
Staff recommends approval of the Resolution

ISSUE BEFORE COUNCIL:
Should the City Council adopt the Resolution as presented?

ALIGNMENT WITH STRATEGIC PLAN:
LV 7 – Ensure fiscal sustainability within all City functions | LV 8.3 Fees and sustainability of City recreation resources

BACKGROUND/SUMMARY:
Staff are recommending adoption of updated field rental rates (as discussed at the August 26, 2026 City Council meeting), along with proposed rental rates for the Herriman Community Center. In addition, staff are proposing a few “clean up” items to mirror current City practices.

DISCUSSION:

City staff are proposing adoption of the field use and Community Center rental fees as discussed in the August 26, 2026, City Council work meeting. In addition, staff are proposing the following "clean up" items:

1. Address error in building fees for All Other (B) Permits that should read "$36 for 1st $500 value + $4.17 for each additional $500 value..." Previously the item read $4.17 for each additional $5,000 value.
2. Adding "or fraction thereof" to the building permit fee calculations.
3. Under "Cemetery Fees and Charges," amending to reflect correct verbiage and actual costs being charged. In addition, the Fee Schedule did not address Double Stack second burials.
4. A number of park rental fees are not charged by the Recreation and Events department. These are proposed to be removed.
5. Addition of Recording Fee requested by the City Recorder – This will cover recording fees charged by the Salt Lake County Recorder's Office.

ALTERNATIVES:

The City Council may choose not to adopt the fees as presented or may change the proposed fee amounts.

FISCAL IMPACT:

The fiscal impacts are considered immaterial and were not calculated by staff.

ATTACHMENTS:

Proposed Fee Schedule
Resolution

City of Herriman - Master Fee Schedule
Development Services Fees
Effective September 9, 2026

Type		Fee	Billing
Building Fees			
Building Permit - Single Family Dwelling, Unattached (SFD)			
	Building Value = $2,000 or less	$19 for 1st $500 value + $3.88 for each additional $100 to $2,000 or fraction thereof	Per Permit
	Building Value = $2,001 to $25,000	$88 for 1st $2,000 value + $16.28 for each additional $1,000 to $25,000 or fraction thereof	Per Permit
	Building Value over $25,001 to $50,000	$519 for 1st $25,000 value + $13.96 for each additional $1,000 to $50,000 or fraction thereof	Per Permit
	Building Value over $50,001 to $100,000	$902 for 1st $50,000 value + $10.86 for each additional $1,000 to $100,000 or fraction thereof	Per Permit
	Building Value over $100,001 to $500,000	$1,507 for 1st $100,000 value + $6.98 for each additional $1,000 to $500,000 or fraction thereof	Per Permit
	Building Value over $500,001 to $1,000,000	$5,260 for 1st $500,000 value + $4.65 for each additional $1,000 to $1,000,000 or fraction thereof	Per Permit
	Building Value = $1,000,000 and up	$8,276 for 1st $1,000,000 value + $3.88 for each additional $1,000 or fraction thereof	Per Permit
Building Permit - Multi-Family Dwellings (A)			
	Building Value = $100,000 to $500,000	$952 for 1st $100,000 value + $5.93 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value = $500,000 to $1,000,000	$3,324 for 1st $500,000 value + $3.81 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value over $1,000,000	$5,229 for 1st $1,000,000 value + $2.96 for each additional $1,000 value or fraction thereof	Per Permit
Building Permit - Non-Residential Buildings (A)			
	Building Value = $100,000 to $500,000	$1,993 for 1st $100,000 value + $12.40 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value = $500,000 to $1,000,000	$6,954 for 1st $500,000 value + $7.97 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value over $1,000,000	$10,941 for 1st $1,000,000 value + $6.20 for each additional $1,000 value or fraction thereof	Per Permit
Building Permit - All Other (B) (Addition, Basement, Non-Buildings, Remodel, Tenant Improvement, I-ADUs, etc.)			
	Building Value = $2,000 or less	$36 for 1st $500 value + $4.71 for each additional ~~$5,000~~ $500 value or fraction thereof (was $5,000)	Per Permit
	Building Value = $2,001 to $25,000	$107 for 1st $2,000 value + $21.62 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value = $25,001 to $50,000	$605 for 1st $25,000 value + $15.60 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value = $50,001 to $100,000	$994 for 1st $50,000 value + $10.81 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value = $100,001 to $500,000	$1,535 for 1st $100,000 value + $8.65 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value = $500,001 to $1,000,000	$4,995 for 1st $500,000 value + $7.34 for each additional $1,000 value or fraction thereof	Per Permit
	Building Value over $1,000,000	$8,663 for 1st $1,000,000 value + $5.64 for each additional $1,000 value or fraction thereof	Per Permit
Building Permit - Deck, Walkout, Demolition, Retaining Wall +4'			
	Walkout Permit	$292.00	Per Permit
	Residential Solar Permit	$118.00	Per Permit
	Re-Roof Permit	$118.00	Per Permit
	Covered Deck Permit	$222.00	Per Permit
	Deck Permit	$139.00	Per Permit
	Demolition Permit	$77.00	Per Permit
	Fence Permit	$77.00	Per Permit
	Residential Rock/Masonry Wall Permit	$102.00	Per Permit
	Commercial Rock/Masonry Wall Permit	$147.00	Per Permit
	Residential Pool Permit	$298.00	Per Permit

City of Herriman - Master Fee Schedule
Development Services Fees
Effective September 9, 2026

Type	Fee	Billing
Building Permit - Sign	$159.00	Per Sign
Electrical Permit: (Residential/Non-Residential)	$100/$153	Per Permit
Each additional meter on the same inspection	$10.00	Per Permit
Temporary Power (Each Meter Base)	$47.00	Per Permit
For Each New or Modified Circuit	$5.00	Per Permit
Mechanical Permit: (Residential/Non-Residential)	$100/$153	Per Permit
Plumbing Permit: (Residential/Non-Residential)	$100/$153	Per Permit
Plan Review Fee		
Residential/Commercial - 1st Time Review	65% of building permit	Per Permit
SFD - Card Files (multiple use plans)	15% of building permit	Per Permit
Tenant Finish, Addition/Remodel, etc.	$183.00 min, up to 65% of building permit	Per Permit
Fences	$48.00	Per Permit
Residential Rock/Masonry Finish	$92.00	Per Permit
Commercial Rock/Masonry Finish	$185.00	Per Permit
Zoning Review Fee	$109.00	Per Occurrence
State Surcharge	1% x (Building Permit + Electrical Permit+ Plumbing Permit + Mechanical Permit)	Per Permit
Restamp/Permit Transfer Fee	$115.00	Per Occurrence
Reinspection Fee	$265.00	Per Occurrence
Olympia PID Contract Administrative Fee	2.5% of Contract Amount	Per Contract
Planning Fees - Effective July 1, 2026		
Appeals and Requests		
Determiniation of Non-conforming Use or Structure	$100.00	Per hour
Administrative Interpretation	$232.00	Per Application
Zoning Verification	$100	Per hour
Land Use Appeals	$812.00	Per Application
Variance	$812.00	Per Application
Other Appeals and Requests	$812.00	Per Application
Conditional Use		
Residential Use	$2,787.00	Per Dwelling Unit
Commercial- Industrial	$2,787.00	Per Application
Site Plan Review	$2,188.00	Per Application
Conditional Use Extension	$499.00	Per Application
Conditional Use Fee When Required With Any Application	$449.00	Per Application
Home Occupation Customer	$150.00	Per Application
Home Occupation Non-Customer	$50.00	Per Application
Conditional Use Amendment	$299.00	Per Application
Change of Use	$175.00	Per Application
Temporary Use Permit (Circus, Carnival, Christmas Tree Sales, Fireworks Sales, *etc* .)	$175.00	Per Application
Temporary Sign Permit	$125.00	Per Application
Division of a Two-family Dwelling	$1,132.00	Per Application
General Plan Amendment	$1,689.00	Per Application
Master Plan Agreement (including LPMPC)	$4,708.00	Per Application
Master Plan Agreement Amendment	$2,945.00	Per Application
Master Plan Agreement Amendment Minor	$559.00	Per Application
Accessory Dwelling Unit	$559.00	Per Application
Minor Subdivision		
Minor Subdivision Fee (4 lots or less)	$889.00	Per Application
Duplex Lot Split	$274.00	Per Application
Subdivision Research	$242.00	Per Application
Engineering Review Fee	$3,000 plus 3.17% of bond amount	Per Application
Planned Unit Development		
Residential Use	$2783.00	Per Application
Commercial- Industrial	$2783.00	Per Application
Engineering		
Engineering Review Fee	$3,000 plus 3.17% of bond amount	Per Application
MDA Site Plan Administrative Review Fee	$1,663.00	Per Application
Special Exception	$549.00	Per Application
Regular Subdivision		
Preliminary Subdivision Application Fee	$2,510.00	Per Application
Engineering Review Fee	$3,000.00 plus 3.17% of bond amount	Per Application

City of Herriman - Master Fee Schedule
Development Services Fees
Effective September 9, 2026

Type	Fee	Billing
Site Plan Fee	$841.00	Per Application
Subdivision Extension	$449.00	Per Application
Subdivision Amendment	$2,311.00	Per Application
Property Lot Line Adjustment	$1,664.00	Per Application
Bond Processing Fee	$160.00	Per Application
Street Dedication	$2,289.00	Per Application
Zoning Text Amendment Fee	$1,064.00	Per Application
Zoning Map Amendment Fee	$798.00	Per Application
Small Wireless Facilities		
Collocating on an existing or replacement Utility Pole or Wireless Support Structure	$100.00	Per collocation
Installing, modifying, or replacing a Utility Pole in connection	$250.00	Per Utility Pole
Installing, modifying, or replacing a Utility Pole in connection with a Discretionary Use	$1,000.00	Per Utility Pole
State Licensing Fees		
~~The greater of: (i) 3.5% of all gross revenue related to the Provider's use of ROW for Small~~ Wireless Facilities, or (ii) $250 annually for each Small Wireless ~~Facility~~	3.5% of gross Revenue $250.00	
Small Wireless Facilities Collocated on City-owned Utility Poles	$50.00	Annually
Other Fees		
Deviation to the Standard Application	$164.00	Per Application
Preliminary Condominium Application Fee HCC 10-5-19	$2,568.00	Per Application
Permitted Use Determination Fee HCC 10-5-9	$299.00	Per Application
Comprehensive Sign Plan HCC 10-5-12 & 10-27-9	$200.00	Per Application
Excessive Design Review Fee	Based on Hourly Rate and Actual Time Spent	Per Application
Engineering Fees - Effective July 1, 2026		
Engineering Fees		
Engineering Review Fee	$3,000 plus 3.17% of bond amount $500 plat amendment (lot line adjustments)	Per Application
Hydraulic Modeling Development Review		
Master Plan Developments	To be determined by Hansen Allen & Luce	Per Instance
Multi-Family or Commercial Developments	$50.00 per gross acre or $750.00, whichever is greater	Per Instance
Single-Family Residential Developments	$15.00 per unit or $750.00, whichever is greater	Per Instance
Rocky Mountain Power Connection Fee	Actual Amount Charged by Rocky Mountain Power	Per Connection
Bond Processing Fee	$160.00	Per Application
Land Disturbance Permit		
Asphalt / Concrete Fee	$250.00	Per Cut
Asphalt / Concrete Fee sq. ft. charge	$0.50 x sq.ft. (length x width) of cut	Per Cut
Shoulder / Landscape Fee	$125.00	Per Cut
Shoulder / Landscape Fee sq. ft. charge	$0.25 x sq.ft. (length x width) of cut	Per Cut
Boring Fee	$150.00	Per Bore
Boring Fee sq. ft. charge	$0.50 x sq.ft. (length x width) of cut	Per Bore
Lane Closure (1st day free)	$50 x # lanes x # days	Per Closure
Water Meter Move	$125.00 + $0.25 per ft. meter is moved	Per Cut
Micro Trenching	$100.00 + 0.45 per Linear Foot	Per Linear Foot
Grading:	$23.50	Per Permit
50 Cu.Yds. Or less	$23.50	Per Permit
51 to 100 Cu.Yds.	$37.00	Per Permit
101 to 1000 Cu.Yds.	$37.00 + $17.50 each additional 100	Per Permit
1,001 to 10,000 Cu.Yds.	$194.50 + $14.50 each additional 1,000	Per Permit
10,001 to 100,000 Cu.Yds.	$325 + $60 each additional 10,000	Per Permit
100,001 to 200,000 Cu.Yds.	$919.00 + 36.50 each additional 10,000	Per Permit
Inspections Outside of Normal Business Hours	$87 per hour	Per Hour
Reinspection Fees Assessed under Provisions of Section 108.8	$87 per hour	Per Hour
Inspections for Which No Fee is Specifically Indicated	$87 per hour	Per Hour
Other Fees		
Floodplain Development Permit Application	$439 + Invoice from Third-Party Review	Per Application
Public Works Re-Inspection Fee	Based on Hourly Rate and Actual Time Spent	Per Inspection
Public Works Overtime Inspection Fee	Based on Hourly Rate and Actual Time Spent	Per Inspection
Water Fees		
Water Connection Fees		
Full Installation 3/4" Meter	$1,585.00	Per Connection

City of Herriman - Master Fee Schedule
Development Services Fees
Effective September 9, 2026

Type	Fee	Billing
Full Installation 1" Meter	$1,785.00	Per Connection
Full Installation 1-1/2" Meter	$1,800.00	Per Connection
Full Installation 2" Meter	$2,500.00	Per Connection
3/4" Meter Only Installation and Inspection	$300.00	Per Connection
1" Meter Only Installation and Inspection	$425.00	Per Connection
1-1/2" Meter Only Installation and Inspection	$1,000.00	Per Connection
2" Meter Only Installation and Inspection	$1,150.00	Per Connection
Building Construction Water Use (Jumper)	$131.00	Per Connection
Water Connection Fees Outside City Limits		
Full Installation 3/4" Meter	$1,585.00	Per Connection
Full Installation 1" Meter	$1,785.00	Per Connection
Full Installation 1-1/2" Meter	$1,800.00	Per Connection
Full Installation 2" Meter	$2,500.00	Per Connection
3/4" Meter Only Installation and Inspection	$300.00	Per Connection
1" Meter Only Installation and Inspection	$425.00	Per Connection
1-1/2" Meter Only Installation and Inspection	$1,000.00	Per Connection
2" Meter Only Installation and Inspection	$1,150.00	Per Connection
Building Construction Water Use	$131.00	Per Connection
Water Connection *3/4" Meter	$300.00	Per Permit
Construction Water Fee - 3" Hydrant Meter		
Deposit	$1,000	Per rental
Monthly Rental Fee	$220	Monthly / Prorated daily
Non Compliant Penalty	$440.00 Monthly Rental Fee Increase	Monthly Until Compliant
Usage Fee	$2.50 / 1,000 gallons	Monthly
Delinquency Fee for Non Payment	$75	Monthly until paid
Penalty Fee for Late Payment	1.5% of unpaid balance	Monthly until paid

City of Herriman - Master Fee Schedule
Impact Fees

Type	Fee	Billing
Transportation Impact Fees*		
*The City may choose to refer to additional land use categories as found in the ITE manual, 11th edition, when calculating impact fees.		
Industrial Park	$798.24 per 1,000 Square Feet Gross Floor Area	Per Permit
Manufacturing	$1,271.83 per 1,000 Square Feet Gross Floor Area	Per Permit
Warehousing	$411.04 per 1,000 Square Feet Gross Floor Area	Per Permit
Mini-Warehouse	$384.23 per 1,000 Square Feet Gross Floor Area	Per Permit
Mini-Warehouse	$5,349.42 per Storage Units (100s)	Per Permit
Single-Family Detached Housing	$2,707.47 per Dwelling Unit	Per Permit
Single-Family Attached Housing (Shared Wall With Adjoining Unit)	$1,956.89 per Dwelling Unit	Per Permit
Multi-Family Housing (Low-Rise) - Not Close to Rail Transit	$1,849.66 per Dwelling Unit	Per Permit
Multi-Family Housing (Mid-Rise) - Not Close to Rail Transit 4-10 Stories	$1,328.42 per Dwelling Unit	Per Permit
Mobile Home Park	$2,344.09 per Occupied Dwelling Unit	Per Permit
Assisted Living	$1,233.11 per Bed	Per Permit
Hotel	$1,739.45 per Room	Per Permit
Movie Theater	$23,259.25 per Movie Screen	Per Permit
Elementary School	$676.12 per Student	Per Permit
Middle School/Junior High School	$622.51 per Student	Per Permit
High School	$577.83 per Student	Per Permit
Private School (K-8)	$1,224.17 per Student	Per Permit
Church	$2,263.67 per 1,000 Square Feet of Gross Floor Area	Per Permit
Day Care Center	$6,555.12 per 1,000 Square Feet of Gross Floor Area	Per Permit
Library	$21,460.23 per 1,000 Square Feet of Gross Floor Area	Per Permit
Hospital	$7,109.72 per 1,000 Square Feet of Gross Floor Area	Per Permit
General Office Building	$2,332.18 per 1,000 Square Feet Gross Floor Area	Per Permit
Medical-Dental Office Building (Stand-Alone)	$10,135.90 per 1,000 Square Feet Gross Floor Area	Per Permit
Business Park	$2,969.58 per 1,000 Square Feet Gross Floor Area	Per Permit
Building Material and Lumber Store	$3,484.87 per 1,000 Square Feet Gross Floor Area	Per Permit
Nursery (Garden Center)	$20,283.71 per 1,000 Square Feet Gross Floor Area	Per Permit
Shopping Center (>300k)	$8,779.45 per 1,000 Square Feet Gross Leasable Area	Per Permit
Shopping Center (150-300k)	$7,695.57 per 1,000 Square Feet Gross Leasable Area	Per Permit
Shopping Center (40-150k)-Supermarket - Yes	$18,126.67 per 1,000 Square Feet Gross Leasable Area	Per Permit
Shopping Center (40-150k)-Supermarket - No	$11,684.13 per 1,000 Square Feet Gross Leasable Area	Per Permit
Strip Retail Plaza (<40k)	$9,730.82 per 1,000 Square Feet Gross Leasable Area	Per Permit
Automobile Sales (New)	$8,292.20 per 1,000 Square Feet Gross Floor Area	Per Permit
Automobile Sales (New)	$8,059.87 per 1,000 Square Feet Gross Floor Area	Per Permit
Tire Store	$6,375.52 per 1,000 Square Feet Gross Floor Area	Per Permit
Supermarket	$20,891.45 per 1,000 Square Feet Gross Floor Area	Per Permit
Convenience Market	$95,148.95 per 1,000 Square Feet Gross Floor Area	Per Permit
Drive-in Bank	$19,137.73 per 1,000 Square Feet Gross Floor Area	Per Permit

City of Herriman - Master Fee Schedule
Impact Fees

Type	Fee	Billing
High-Turnover (Sit-Down) Restaurant	$17,614.21 per 1,000 Square Feet Gross Floor Area	Per Permit
Fast Food Without Drive-Through Window	$55,410.72 per 1,000 Square Feet Gross Floor Area	Per Permit
Fast Food Restaurant With Drive-Through Window	$60,063.02 per 1,000 Square Feet Gross Floor Area	Per Permit
Automobile Care Center	$12,393.62 per 1,000 Square Feet Gross Floor Area	Per Permit
Gasoline/Service Station	$22,030.40 per Vehicle Fueling Position	Per Permit
Convenience Store/Gas Station-GFA (2-4k)	$27,659.12 per Vehicle Fueling Position	Per Permit
Convenience Store/Gas Station-GFA (4-5.5k)	$26,668.34 per Vehicle Fueling Position	Per Permit
Convenience Store/Gas Station-GFA (5.5-10k)	$26,650.00 per Vehicle Fueling Position	Per Permit
Self Service Car Wash	$32,168.00 per Wash Stall	Per Permit
Fire Impact Fees		
Residential	$549.16	Per Unit
Non-Residential	$0.43	Per Square Foot
Police Impact Fees		
Residential	$201.13	Per Unit
Non-Residential	$0.35	Per Square Foot
Storm Drain Impact Fees		
Storm Drain Impact Fee-Main Herriman	$2,610.84 per acre	Per Application
Storm Drain Impact Fee-Towne Center	$4,088.17 per acre	Per Application
Parks Impact Fee		
Single Family Dwelling	$3,550.64	Per Permit
Multi-Family Dwelling	$3,151.19	Per Dwelling Unit
Water Impact Fee Schedule		
Townhome (Single Family Unit)	Indoor: $964.00 Outdoor: $995.00 = $1,959	Per Connection
Single Family < 0.24 Acre Lot	Indoor: $964.00 Outdoor: $4,310.00 = $5,274.00	Per Connection
Single Family 0.25 to 0.49 Acre Lot	Indoor: $964.00 Outdoor $5,968.00 = $6,932.00	Per Connection
Single Family 0.50 to 0.74 Acre Lot	Indoor: $964.00 Outdoor $7,295.00 = $8,259.00	Per Connection
Single Family 0.75 to 0.99 Acre Lot	Indoor: $964.00 Outdoor $7,626.00 = $8,590.00	Per Connection
Single Family 1 Acre Lot	Indoor: $964.00 Outdoor $8,621.00 = $9,585.00	Per Connection
Lots larger than 1 acre will be charged the secondary fee only for additional acrage		Per Acre
Multi-Family/Non-Residential Users		
3/4" and Smaller Meter - ERC Conversion: 1	Culinary: $5,274.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
1" Meter - ERC Conversion: 1.67	Culinary: $8,808.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
1-1/2" Meter - ERC Conversion: 3.33	Culinary: $17,562.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
2" Meter - ERC Conversion: 5.33	Culinary: $28,110.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
3" Meter - ERC Conversion: 11.67	Culinary: $61,548.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
4" Meter - ERC Conversion: 20.00	Culinary: $105,480.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
6" Meter - ERC Conversion: 41.67	Culinary: $219,768.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
8" Meter - ERC Conversion: 60	Culinary: $316,440.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
10" Meter - ERC Conversion: 96.67	Culinary: $509,838.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection

City of Herriman - Master Fee Schedule
Impact Fees

Type	Fee	Billing
12" Meter - ERC Conversion: 143.33	Culinary: $755,922.00 Secondary (Per 1,000 Sq. Ft) $776.00	Per Connection
Non-Residential Impact Fee (Landscape Only)	Irrigable Area (SF) 1,000 Peak Daily Demand (gpm) Impact Fee ($/1,000 SF) $776.00	Per Thousand Square Feet

City of Herriman - Master Fee Schedule
Utility Billing Fees

Type	Fee	Fee
Municipal Water Rates		
Base Rates		
Culinary Residential Zones 1-9 Without Secondary Access **Culinary Master Meter-Residential/Nonresidential Zones 1-4** **Culinary Outdoor Irrigation Zones 1-4**		
3/4" & 1"	$34.37	Monthly
1.5"	$47.07	Monthly
2"	$68.71	Monthly
3"	$137.42	Monthly
4"	$290.63	Monthly
6"	$430.80	Monthly
8"	$591.08	Monthly
10" meter	$937.41	Monthly
Culinary Residential Zones 1-4 With Secondary Access		
3/4" and 1"	$22.90	Monthly
Culinary Master Meter-Residential/Nonresidential Zones 5-6 Without Secondary Access **Culinary Outdoor Irrigation Zones 5-6**		
3/4" and 1"	$37.72	Monthly
1.5"	$51.67	Monthly
2"	$75.44	Monthly
3"	$150.88	Monthly
4"	$319.12	Monthly
6"	$473.04	Monthly
8"	$649.00	Monthly
10"	$1,029.28	Monthly
Culinary Master Meter-Residential Nonresidential Zones 7-9		
3/4" and 1"	$46.66	Monthly
1.5"	$64.08	Monthly
2"	$93.56	Monthly
3"	$187.09	Monthly
4"	$395.71	Monthly
6"	$586.56	Monthly
8"	$804.76	Monthly
10"	$1,276.32	Monthly
Culinary Southeast Herriman-Bluffdale Residential	$17.04	Monthly
Culinary Southwest Herriman-Bluffdale Commercial	$42.58	Monthly
Secondary Residential 3/4" & 1" Zones 1-4	$11.46	Monthly
Secondary MM Residential/Nonresidential Zones 1-4		
3/4" and 1"	$30.91	Monthly
1.5"	$42.36	Monthly
2"	$61.83	Monthly
3"	$123.67	Monthly
4"	$261.57	Monthly
6"	$387.72	Monthly
8"	$531.97	Monthly
10"	$843.68	Monthly
Culinary Outdoor Irrigation Zones 7-9		
3/4" and 1"	$46.78	Monthly
1.5"	$64.08	Monthly

City of Herriman - Master Fee Schedule
Utility Billing Fees

Type	Fee	Fee
2"	$93.56	Monthly
3"	$187.09	Monthly
4"	$395.71	Monthly
6"	$586.56	Monthly
8"	$804.76	Monthly
10"	$1,276.32	Monthly
Hi Country I and II Wholesale	$35.96	Monthly
Volume (Consumption) Rates (Per Thousand Gallons) See Appendix A for Tier Volume Breaks		
Culinary Residential 3/4" and 1" Without Access to Secondary Water - Zones 1-4		
Tier 1	$2.04	Monthly
Tier 2	$2.16	Monthly
Tier 3	$2.49	Monthly
Tier 4	$3.21	Monthly
Tier 5	$4.15	Monthly
Tier 6	$5.54	Monthly
Culinary Residential 3/4" and 1" Without Access to Secondary Water - Zones 5-6		
Tier 1	$2.24	Monthly
Tier 2	$2.38	Monthly
Tier 3	$2.74	Monthly
Tier 4	$3.53	Monthly
Tier 5	$4.57	Monthly
Tier 6	$6.09	Monthly
Culinary Residential 3/4" and 1" Without Access to Secondary Water - Zones 7-8		
Tier 1	$2.77	Monthly
Tier 2	$2.94	Monthly
Tier 3	$3.38	Monthly
Tier 4	$4.37	Monthly
Tier 5	$5.65	Monthly
Tier 6	$7.53	Monthly
Culinary Residential 3/4" and 1" With Access to Secondary Water		
Tier 1	$2.04	Monthly
Tier 2	$2.16	Monthly
Tier 3	$2.86	Monthly
Tier 4	$3.69	Monthly
Tier 5	$4.78	Monthly
Tier 6	$6.36	Monthly
Culinary Master Meter-Residential/Nonresidential Zones 1-4 (All Meter Sizes)	$2.49	Monthly
Culinary Master Meter-Residential/Nonresidential Zones 5-6, Culinary Wholesale	$2.74	Monthly
Culinary Master Meter-Residential/Nonresidential Zones 7-9	$3.41	Monthly
Culinary Southeast Herriman (Residential & Commercial)		
Tier 1	$3.27	Monthly
Tier 2	$3.90	Monthly
Tier 3	$4.97	Monthly
Tier 4	$5.97	Monthly
Secondary Residential & Master Meter Residential/Nonresidential Zones 1-4		
Tier 1	$1.73	Monthly
Tier 2	$1.99	Monthly
Tier 3	$2.57	Monthly

City of Herriman - Master Fee Schedule
Utility Billing Fees

Type	Fee	Fee
Tier 4	$3.32	Monthly
Tier 5	$4.43	Monthly
Culinary Outdoor Irrigation Zones 1-4		
Tier 1	$2.16	Monthly
Tier 2	$2.49	Monthly
Tier 3	$3.21	Monthly
Tier 4	$4.15	Monthly
Tier 5	$5.54	Monthly
Culinary Outdoor Irrigation Zones 5-6		
Tier 1	$2.38	Monthly
Tier 2	$2.74	Monthly
Tier 3	$3.53	Monthly
Tier 4	$4.57	Monthly
Tier 5	$6.09	Monthly
Culinary Outdoor Irrigation Zones 7-9		
Tier 1	$2.94	Monthly
Tier 2	$3.38	Monthly
Tier 3	$4.37	Monthly
Tier 4	$5.65	Monthly
Tier 5	$7.53	Monthly
**Customers Outside of the City of Herriman will be charged two times the applicable rate schedule listed above.*		
Olympia Culinary Residential 3/4" and 1" Without Access to Secondary Zones 1-4		
Tier 1	$3.81	Monthly
Tier 2	$3.93	Monthly
Tier 3	$4.26	Monthly
Tier 4	$4.98	Monthly
Tier 5	$5.92	Monthly
Tier 6	$7.31	Monthly
Olympia Culinary Residential 3/4" and 1" Without Access to Secondary Zones 5-6		
Tier 1	$4.01	Monthly
Tier 2	$4.15	Monthly
Tier 3	$4.51	Monthly
Tier 4	$5.30	Monthly
Tier 5	$6.34	Monthly
Tier 6	$7.86	Monthly
Olympia Culinary Master Meter-Residential/Non Residential Zones 1-4	$4.26	Monthly
Olympia Culinary Master Meter-Residential/Non Residential Zones 5-6	$4.51	Monthly
Olympia Culinary Outdoor Irrigation Zones 1-4		
Tier 1	$3.93	Monthly
Tier 2	$4.26	Monthly
Tier 3	$4.98	Monthly
Tier 4	$5.92	Monthly
Tier 5	$7.31	Monthly
Olympia Culinary Outdoor Irrigation Zones 5-6		
Tier 1	$4.15	Monthly
Tier 2	$4.51	Monthly
Tier 3	$5.30	Monthly
Tier 4	$6.34	Monthly
Tier 5	$7.86	Monthly

City of Herriman - Master Fee Schedule
Utility Billing Fees

Type	Fee	Fee
Storm Drain Utility Billing Fees		
Storm Drain Fee Single Family Residential (Class 1)	$7.00	Per ERU
Storm Drain Fee Multi-Family Residential (Class 2 - Townhomes and Duplexes)	$4.90	Per ERU
Storm Drain Fee Multi-Family Residential (Class 3 - Stacked Housing/Condominium	$4.20	Per ERU
Storm Drain Fee Institutional/Commercial/Apartements/Industrial (Class 4)	ERU for Unit * $7.00/month + any approved water quality credits= monthly fee up to 50%	Per ERU
*An ERU is defined as an equivalent residential Unit. For single family residence it is 1.0, for all other properties it is defined as the square footage of impervious surface of a property divided by 4,000 square feet.		
Other Fees		
Jumpers & Cheaters - 1st Offense	$120.00	Per Offense
Jumpers & Cheaters - 2nd Offense	$500.00	Per Offense
Jumpers & Cheaters - Additional Offenses	$1,000.00	Per Offense
Park Fee	$5.00	Monthly
Reconnection Fee	$75.00	Per Disconnect

City of Herriman - Fee Schedule Appendix A Tier Volume Breaks (Thousands of Gallons)								
	1" and Smaller	1.5"	2"	3"	4"	6"	8"	10"
Culinary Residential 3/4" and 1" Without Access to Secondary Water (All Zones) **Culinary Residential Zone 1-4 With Access to Secondary Water**								
Tier 1	0-5							
Tier 2	5-10							
Tier 3	10-25							
Tier 4	25-45							
Tier 5	45-70							
Tier 6	>70							
Culinary Southeast Herriman (Residential and Commerical)								
Tier 1	0-10							
Tier 2	0-50							
Tier 3	50-100							
Tier 4	>100							
Secondary Residential **Secondary MM Residential/Nonresidential Zones 1-4** **Culinary Outdoor Irrigation (All Zones)**								
Tier 1	0-10	0-17	0-27	0-50	0-83	0-167	0-267	0-383
Tier 2	10-25	17-66	27-107	50-200	83-333	167-667	267-1067	383-1533
Tier 3	25-40	66-116	107-187	200-350	333-583	667-1167	1067-1867	1533-2683
Tier 4	40-70	116-215	187-347	350-650	583-1084	1167-2166	1867-3466	2683-4984
Tier 5	>70	>215	>347	>650	>1084	>2166	>3466	>4984

City of Herriman - Master Fee Schedule
Other Fees

Type	Fee	Billing
Animal Services Fees		
Impounding and Boarding		
First Impound	$40.00	
Second Impound (within 24 Months):	$80.00	
Third Impound (within 24 Months):	$160.00	
Subsequen Impounds (within 24 Months):	$320.00	
Boarding	$20.00	Per Day
Vaccines and Microchipping		
Rabies vaccination	$25.00	
Rabies deposit	$25.00	
Rabies test fee (or Quarantine fee)	$200.00	
DHHP	$25.00	
Microchip *(may be required upon impound)*	$30.00	
Bordatella *(may be required upon impound)*	$15.00	
Pet Licensing		
1-year license (unsterilized)	$40.00	
1-year license (sterilized)	$15.00	
2-year license (unsterilized)	$75.00	
2-year license (sterilized)	$25.00	
3-year license (unsterilized)	$110.00	
3-year license (sterilized)	$35.00	
1-year license senior citizen (60+, sterilized)	$5.00	
License transfer fee or replacement tag	$5.00	
Late license penalty (30 days past due)	$50.00	
Permits (issued for 1 year period		
Commercial operations (up to 30 animals)	$200.00	
Commercial operations (over to 30 animals)	$300.00	
Residential permit	$50.00	
Single event animal exhibition	$100.00	
Multiple event animal exhibition	$400.00	
Late application renewal fee (in addition to regular fee)	$50.00	
Sterilization		
Sterilization deposit (mandatory, 2nd impound *UCA 11-46-206)	$150.00	
In-house sterilization	$100.00	
Notice of Violation (NOV)		
First NOV (fee per violation)	$50.00	Per Violation
Second NOV (fee per violation)	$100.00	Per Violation
Third NOV (Fee per violation)	$200.00	Per Violation
Subsequent NOV (fee per violation)	$250.00	Per Violation
Livestock		
Dead livestock removal	$300.00	
Dead livestock disposal	$200.00	
Brand Inspection Fee	$30.00	
Livestock transportaiton (per incident, per animal)	$50.00	
Euthanasia and Disposal - Companion Animals		
Euthanasia & disposal of small animals (hamsters, mice, etc.)	$5.00	Each
Euthanasia (dog or cat)	$50.00	Each
Disposal (dog or cat)	$50.00	Each
Euthanasia (large animal)	$150.00	Each

City of Herriman - Master Fee Schedule
Other Fees

Type	Fee	Billing
Disposal (large animal)	$200.00	Each
Animal Adoptions		
Cost/price will vary depending on pre-existing procedures that has been conducted on the animal (spay/neuter, microchip, etc.)	$25-$150	Each
Other		
Surrender fee	$100.00	
Surrender fee (biter/viscious)	$250.00	
Field service fee	$50.00	
Business License Fees		
Business License - Home Occupation	$65.00	Yearly
Business License - Home Occupation without Customers	$15.00	Yearly
Business License - Commercial	$180.00	Yearly
Alcohol Fee off Premise	$250.00	Yearly
Alcohol Fee Club Liquor License	$300.00	Yearly
Fireworks Fee	$300.00	Yearly
Expedited License Charge	$25.00	Yearly
Name Change of Establishment	$10.00	Yearly
Transfer to New Location	$10.00	Yearly
Cemetery Fees and Charges		
Plot Purchase		
Resident	$1000.00	Per Plot
Non Resident	$3,000.00	Per Plot
Resident Infant ~~Fee~~ Section	Free for Residents	Per Plot
~~Non-resident Infant Fee - Full Plot~~	~~$750.00~~	~~Per Plot~~
Non-resident Infant Fee - Half Plot *(infant section only)*	$500.00	Per Plot
Resident Urn ~~Fee (Urn Section Only)~~ Section	$375.00	Per Plot
Non-resident Urn ~~Fee (Urn Section Only)~~ Section	$750.00	Per Plot
Opening and Closing Fee		
Regular Fee (Monday - Friday 8:00AM-2:00PM)	$800.00	Per Occurrence
Regular Fee ~~Weekends/Holidays~~ Saturdays	$1,500.00	Per Occurrence
Double Stack (First Burial) (Monday - Friday 8:00AM-2:00PM)	$1,200.00	First Burial
Double Stack (First Burial) ~~(Weekends/Holidays)~~ Saturdays	$2,250.00	First Burial
Double Stack (Second Burial) (Monday - Friday 8:00AM-2:00PM)	$800.00	Second Burial
Double Stack (Second Burial) Saturdays	$1,500.00	Second Burial
Resident Infant Fee (Monday-Friday 8:00AM--2:00PM)	Free for Residents	Per Occurrence
Non Resident Infant Fee (Monday - Friday 8:00AM-2:00PM)	$500.00	Per Occurrence
Resident Weekend Fee (Infant)	~~$750.00~~ $500.00	Per Occurrence
Non Resident Saturday Fee (Infant)	$750.00	Per Occurrence
Disinterment	~~750~~ $1,000	Per Occurrence
Urn Section Open/Closing (Monday - Friday 8:00AM-2:00PM)	$500.00	Per Occurrence
Urn Section Weekend Open/Closing	$750.00	Per Occurrence
Certificate, Transfer, and Duplicate Fees		
Certificate Fee	$25.00	Per Certificate
Transfer Fee	$25.00	Per Transfer
Duplicate Certificate Fee	$25.00	Per Duplicate
Special Fees and Costs		
For funeral/graveside service beginning after 2:00pm an additional fee will be charged	$600.00	Per Circumstance
Veteran Plaque	$115.00	Per Plaque
Monument Headstone	$100.00	Per Monument

City of Herriman - Master Fee Schedule
Other Fees

Type	Fee	Billing
Parks, Recreation, and Events Fees		
Friends of Herriman Printing Costs		
Lamination (8.5x11")	$0.37	Each Page
Color Copies (Without Paper)	$0.05	Each Page
Black and White Copies (Without Paper)	$0.01	Each Page
Adhesive Poster (2x3')	$9.24	Each
Standard UV Poster (2x3')	$13.32	Each
Scrim Vinyl (3x6') (8 grommets)	$32.40	Each
Scrim Vinyl (3x8') (10 grommets)	$44.00	Each
Mesh/Fabric Vinyl (3x6') (8 grommets)	$50.22	Each
Special Event Permit		
Special Event Permit Charge	$100.00	Per Event
Special Event Permit Late Fee	$50.00	Per Event
Special Event Staffing Charge	$40.00 per staff member	Per Hour/2 hour min
Special Event Trail Use Fee	$50 per event, $2 per participant	
Herriman Community Garden		
Single Plot	$40 deposit, refundable	Per Growing Season
Double Plot	$60 deposit, refundable	Per Growing Season
Community Fishing Fee	$30.00	Per Instance
Park Rental		
Park Active Area City Wide- Recreation leagues and tournaments	Per Negotiated Contract	
Park Pavilion Rental *All park pavilions other than Rosecrest Pavilion, Main Street, Blackridge Large Pavilion, and J. Lynn Crane Park		
Park Pavilion 1/2 Day (9:00 AM - 2:00 PM OR 4:00 PM - 10:00 PM)	$25.00 resident, $50 for non residents	Per Rental
Park Pavilion Full Day (9:00 AM - 10:00 PM)	$40.00 resident, $75 for non residents	Per Rental
Main Street Park - Pavilion Rental		
Park Pavilion 1/2 Day (9:00 AM - 2:00 PM OR 4:00 PM - 10:00 PM)	$50.00 resident, $100 for non residents	Per Rental
Park Pavilion Full Day (9:00 AM - 10:00 PM)	$80.00 resident, $150 for non residents	Per Rental
Blackridge Large Pavilion (Weekends and Holidays, May 1 to September 7)		
Park Pavilion Full Day (9:00 AM - 10:00 PM) (includes 10 parking stalls)	$300 resident, $400 non resident	Per Rental
~~**Crane Park - Park Pavilion & Gazebo Rental**~~		
~~Playground Pavilion or Gazebo 1/2 Day (9:00 AM - 2:00 PM OR 4:00 PM - 10:00 PM)~~	~~$50.00 resident, $100 for non residents~~	~~Per Rental~~
~~Playground Pavilion or Gazebo Full Day (9:00 AM - 10:00 PM)~~	~~$80.00 resident, $150 for non residents~~	~~Per Rental~~
Crane Park - Bandstand		
Bandstand Rental 1/2 Day (9:00 AM - 2:00 PM OR 4:00 PM - 10:00 PM)	$100.00 resident, $175 for non residents	Per Rental
Bandstand Rental Full Day (9:00 AM - 10:00 PM)	$175.00 resident, $250 non residents	Per Rental
Crane Park - Ice Ribbon		
Ice Skating - Adults (Ages 14+) (No Skates) (includes Roller convenience fee if applicable)	$6.00	Per Skate Session
Ice Skating - Child (Ages 3-13) (No Skates) (includes Roller convenience fee if applicable)	$4.00	Per Skate Session
Ice Skating - Adults (Ages 14+) (Includes Skates) (includes Roller convenience fee if applicable)	$10.00	Per Skate Session
Ice Skating - Child (Ages 3-13) (Includes Skates) (includes Roller convenience fee if applicable)	$8.00	Per Skate Session
Ice Skating - Child two and under	Free	Per Skate Session
Ice Skating - Senior (60+) (includes Roller convenience fee if applicable)	$3.00	Per Skate Session
Ice Skating - Veteran or Active Duty Military (includes Roller convenience fee if applicable)	$3.00	Per Skate Session
Ice Skate Rental (All ages) (includes Roller convenience fee if applicable)	$4.00	Per Rental

City of Herriman - Master Fee Schedule
Other Fees

Type	Fee	Billing
Helmet Rental	Free	Per Rental
Ice Walker Rental	$5.00	Per Rental
~~W&M Butterfield Park - Rosecrest Pavilion~~		
~~Deposit~~	~~$500.00 refundable~~	~~Per Rental~~
Stage Front (bathrooms, stage, seating areas)		
Rosecrest Pavilion 1/2 Day (9:00 AM - 2:00 PM OR 4:00 PM - 10:00 PM)	$325.00 resident, $375 for non residents	Per Rental
Rosecrest Pavilion Full Day (9:00 AM - 10:00 PM)	$600.00 resident, $650 for non residents	Per Rental
Run of House (bathrooms, stage, seating areas, backstage)		
Rosecrest Pavilion 1/2 Day (9:00 AM - 2:00 PM OR 4:00 PM - 10:00 PM)	$450.00 resident, $550 for non residents	Per Rental
Rosecrest Pavilion Full Day (9:00 AM - 10:00 PM)	$675.00 resident, $725 for non residents	Per Rental
Event Staffing Fee	Direct cost of employee(s) staffing event	Per Hour/2 hour minimum
W&M Butterfield Park - Equestrian		
~~Deposit~~	~~$500.00 refundable~~	~~Per Rental~~
Arena 1/2 Day (9:00 AM - 2:00 PM OR 4:00 PM - 10:00 PM)	$150.00 resident, $200 for non residents	Per Rental
Arena Full Day (9:00 AM - 10:00 PM)	$300.00 resident, $350 for non residents	Per Rental
Arena Lights	~~25~~ $15.00	Per Hour
Large Practice Arena - week night	$300.00 per contract; $15.00 per night (resident); $25.00 per night (non resident) ~~$300.00 resident, $400 for non residents - $15/Night resident, $25/Night non residents~~	Per Season
Small Practice Arena - week night	$200.00 contract; $10.00 per night (resident); $20.00 per night (non-resident)~~$200.00 resident, $300 for non residents - $10/Night resident, $20/Night non residents~~	Per Season
Additional Arena Work Fee - Equestrain Arena (per request & availability)	$50.00	Per Working
Additional Arena Work Fee - Practice Arenas (per request & availability)	$25.00	Per Working
Stall Barn Rentals (includes one bag of shavings)	$25.00	Per Day
Extra Shavings	$15.00	Per Bag
W&M Butterfield Park - Concessions (Rosecrest Pavilion, Baseball and Equestrian Arena)		
~~Concessions~~	~~$500.00 with $500 deposit~~	~~Per Rental~~
Concessions, Staging Only	$50.00 ~~with $500 deposit~~	Per Rental
W&M Butterfield Park - Baseball Fields		
~~Week Night~~ Non-Contract	~~$15~~ $17 per hour resident, ~~$20~~ $25 per hour for non residents	Per Hour
~~Recreational leagues and tournaments~~ Negotiated Contract	~~Per Negotiated Contract~~ $30.00 per day Monday-Friday $35.00 per day Saturday	Per Day
W&M Butterfield Park - Multi-Use Fields		
Non-Contract	$17 per hour resident, $25 per hour for non residents	Per Hour
Negotiated Contract	~~Per Negotiated Contract~~ $20.00 per day Monday-Friday $35.00 per day Saturday	Per Day
Other Baseball Fields		
Non-Contract	$17 per hour resident, $25 per hour for non residents	Per Hour
Negotiated Contract	$15.00 per day Monday-Friday $25.00 per day Saturday	Per Day

City of Herriman - Master Fee Schedule
Other Fees

Type	Fee	Billing
Other Multi-Use Fields		
Non-Contract	$17 per hour resident, $25 per hour for non residents	Per Hour
Negotiated Contract	$15.00 per day Monday-Friday $25.00 per day Saturday	Per Day
W&M Parking Lot (Butterfield West, South, East, North)	Extended Rental Per Negotiated Contract	
Each Parking Lot (Exclusive use)	$15 per hour ~~resident $20 per hour non-resident~~	Per Lot
~~Tournaments~~	~~$20 per hour resident, $25 per hour for non residents~~	~~Per Field~~
Lights	$25 per hour	Per Field
Park Staffing Fee ~~(per request and availability)~~	Per Memorandum of Understanding with Herriman Police Department~~$40 per staff member~~	Per Instance~~Per Hour/2 hour min~~
Convenience Fee (Transactions Processed Through Roller Software)	0.15 per transaction plus 3.95%	Per Transaction
Rodeo		
Thursday Night - Adult	$20	Per Ticket
Thursday Night - Youth	$10	Per Ticket
Thursday Night - Premium Seat (If Offered)	$50	Per Ticket
Thursday Night - Senior and Military	$18	Per Ticket
Friday and Saturday Night - Adult	$25	Per Ticket
Friday and Saturday Night - Youth	$15	Per Ticket
Friday and Saturday Night - Premium Seat (if offered)	$50	Per Ticket
Friday and Saturday Night - Senior and Military	$23	Per Ticket
Three Day Ticket Bundle - Adult	$55	Per Bundle
Three Day Ticket Bundle - Youth	$25	Per Bundle
Three Day Ticket Bundle - Premium Seat	$135	Per Bundle
Three Day Ticket Bundle - Senior/Military	$49	Per Bundle
Blackridge Reservoir Parking Fee (Saturdays, Sundays, Holidays May 1 to September 7)	$15 per vehicle	Per Visit
GIS and Banner Fees		
Printing Costs		
Repositionable Poly (Stick 2)	$2.25 sq ft internal/$4.50 external	Per Square Foot
Permanent Stick Vinyl	$2.90 sq ft internal/$4.80 external	Per Square Foot
Photo Glossy	$1.75 sq ft internal/$3.50 external	Per Square Foot
Canvas	$2.80 sq ft internal/$6.00 external	Per Square Foot
Light Weight Banner 9 mil	$2.00 sq ft internal/$4.00 external	Per Square Foot
Heavy Weight Banner 14 mil	$3.95 sq ft internal/$8.00 external	Per Square Foot
Regular Paper	$0.60 sq ft internal/$1.20 external	Per Square Foot
Tear Resistance Paper	$0.80 sq ft internal/$1.60 external	Per Square Foot
Fabric	$3.00 sq ft internal	Per Square Foot
Tyvek	$2.06 sq ft internal/$4.20 external	Per Square Foot
Grommets	$0.30 internal/$0.60 external	Each
Placement of Banners on Streetlight Poles Permit Fee		
Permit Fee	$55.00	Per Permit
Banner Installation and Removal Fee	$75.00	Per Banner
Police and Community Services Department Fees		
Case Reports		
First Initial Report	$10.00	Per Initial Report
Additional Pages (Witness Statements, Follow-up Reports)	$1.00	Per Page
Traffic Accidents (Includes DI-9 & Witness Statements, if required)	$10.00	Per Accident

City of Herriman - Master Fee Schedule
Other Fees

Type	Fee	Billing
CAD Call	$1.00	Per Call
Fingerprint Card	$10.00	Per Card
Clearance Letters	$10.00	Per Letter
Sex Offender Registration	$25.00	Per Registration
Sex Offender DNA Collection	$25.00	Per Collection
Child Abuse Registration	$25.00	Per Registration
Digital Photos	$15.00 (Per Page)	6 Photos per page
Audio/Video Recordings	$30.00	Per Storage Device
False Alarm Fees		
1st and 2nd Time (in a year)	No Charge	Per Event
3rd Time (in a year)	$62.00	Per Event
Thereafter (in a year)	$124.00	Per Event
False Alarm Late Fee	$11.00	
Vehicle Fee for Contractual Service	$3.00	Per Hour - 3 Hour Minimum
Parking Violations	$100.00 with a maximum of $200	Per Instance
Note Special reports or projects will be calculated according to staffing hours spent, and cost of materials and paper to produce and prepare report or project.		
Recorder's Office Fees		
GRAMA	Actual costs in accordance with Utah Code § 63G-2-203	
Copies	$0.30	Per Page - 8.5x11
Copies	$0.45	Per Page - 11x17
Declaration of Candidacy Fee	$25.00	Per Declaration
Research Time (No Charge for fist 1/2 hour)	$50.00	Hourly
Color Copies	$0.45	Per Page
8"	$591.08	Monthly
10" meter	$937.41	Monthly
Passports		
Picture	$10.00	Per Picture
USPS Mailing	As Determined by the USPS	Per Mailing
USPS Overnight Mailing	$40.00	Per Mailing
Acceptance Fee	As Determined by the Department of State	Per Application
County Recorder's Office Recording Fee	Amount Charged by Salt Lake County	Per Instance
Building Rental Fees		
Building Rentals		
Herriman City Hall Community Room A		
Rental Fee (Weekday M-F) 6:00pm - 10:00pm	Resident - $100/hour (4 hour minimum) Non-Resident - $200/hour (4 hour minimum)	Per Hour
Rental Fee (Weekend) 10:00am - 10:00pm	Resident - $150/hour (4 hour minimum); $1,500 (full day) Nonresident - $250/hour (4 hour minimum); $2,000 (full day)	Per Hour/Day
Weekday Deposit	Resident - $200 Nonresident - $400	Per Rental
Weekend Deposit	Resident - $300 (4 hours); $600 (Full Day) Nonresident - $500 (4 hours); $800 (Full Day)	Per Hour/Day
Key Deposit	$50	Per Rental
Herriman City Hall Community Room A and B		

City of Herriman - Master Fee Schedule
Other Fees

Type	Fee	Billing
Rental Fee (Weekday M-F) 6:00pm - 10:00pm	Resident - $150/hour (4 hour minimum) Non-Resident - $300/hour (4 hour minimum)	Per Hour
Rental Fee (Weekend) 10:00am - 10:00pm	Resident - $200/hour (4 hour minimum); $2,000 (full day) Nonresident - $350/hour (4 hour minimum); $2,500 (full day)	Per Hour/Day
Weekday Deposit	Resident - $200 Nonresident - $400	Per Rental
Weekend Deposit	Resident - $300 (4 hours); $600 (Full Day) Nonresident - $500 (4 hours); $800 (Full Day)	Per Hour/Day
Key Deposit	$50	Per Rental
City Hall Conference Rooms		
Rental Fee (Weekday M-F) 6:00pm - 10:00pm	Resident - $50/hour (2 hour minimum) Non-Resident - $75/hour (2 hour minimum)	Per Hour
Rental Fee (Weekend) 10:00am - 10:00pm	Resident - $50/hour (2 hour minimum) Nonresident - $75/hour (2 hour minimum)	Per Hour/Day
Deposit	$100	Per Rental
Key Deposit	$50	Per Rental
Herriman Community Center (Heritage Room)		
Rental Fee (Weekday M-F) 10:00AM-10:00PM	Resident - $80/hour (4 hour minimum) Non-Resident - $160/hour (4 hour minimum)	Per Hour
Rental Fee (Saturday) 10:00AM-10:00PM	Resident - $120/hour (4 hour minimum); $1,200 (full day) Nonresident - $200/hour (4 hour minimum); $2,000 (full day)	Per Hour/Day
Deposit (Weekday)	Resident-$160 Non-Resident-$320	Per Rental
Deposit (Saturday)	Resident-$240 (4 hours); $480 (full day) Non-Resident-$400 (4 hours); $800 (full day)	Per Hour/Day
Key Deposit	$50	Per Rental

HERRIMAN, UTAH

RESOLUTION NO. R -2026

A RESOLUTION OF THE HERRIMAN CITY COUNCIL APPROVING AN AMENDMENT TO THE SCHEDULE OF FEES CHARGED BY THE CITY

WHEREAS, the Herriman City Council ("Council") met in regular meeting on September 9, 2026, to consider, among other things, approving amendments to City of Herriman's Master Fee Schedule; and

WHEREAS, the Mayor and City Council finds and declares that it is desirable and in the public interest to pass a single Resolution for the purposes of establishing and setting forth a general schedule of the most common fees charged by Herriman City.

NOW, THEREFORE, BE IT RESOLVED by the Herriman City Council the following:

Section 1. Master Fee Schedule Amendments. The Master Fee Schedule is attached to this Resolution. The Master Fee Schedule amendments shall be effective September 9, 2026, unless specifically specified.

Section 2. All fees and charges not listed in this Resolution which are contained in or promulgated pursuant to any current resolutions shall remain in full force and effect, unless and until duly modified.

Section 3. All fees and charges contained in any current resolutions inconsistent herewith, are hereby repealed to the extent of the inconsistency, but in all other respects such Resolutions shall remain in full force and effect.

Section 4. This Resolution is to be construed to be consistent with any and all State, County, and Federal laws and regulations concerning the subject matter hereof. If any section, sentence, clause, or phrase of this Resolution is held invalid by any court of competent jurisdiction, then said ruling shall not affect the validity of the remaining portions.

This Resolution shall take effect September 9, 2026, unless specifically specified on the Master Fee Schedule.

PASSED AND APPROVED by the Council of Herriman, Utah, this 9th day of September, 2026.

HERRIMAN CITY COUNCIL

By: _____
Mayor Lorin Palmer

ATTEST: _____
Jackie Nostrom, MMC
City Recorder

DATE: **August 27, 2026**

TO: The Honorable Mayor and City Council

FROM: Nathan Cherpeski

SUBJECT: Consent to the City Manager to appoint a new City Attorney

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RECOMMENDATION:
Staff recommends that Council consent to the City Manager appointing a new City Attorney.

ISSUE BEFORE COUNCIL:
Does the Council consent to the City Manager to extend an offer and contract to the preferred City Attorney Candidate?

ALIGNMENT WITH STRATEGIC PLAN:
LV 7.3 – Adequate staffing

BACKGROUND/SUMMARY:
Todd Sheeran resigned as City Attorney on August 4, 2026. City Staff opened a recruitment, conducted several rounds of evaluation and interviews. The City Manager has selected a finalist and introduced that finalist to the City Council. The City Manager seeks Council's consent to negotiate a final contract with the Candidate.

DISCUSSION:
Council is aware of who the City Manager's preferred Candidate. The City Manager is charged with hiring Department Heads with the advice and consent of the Council. Since candidates under consideration may not have informed their current employer, the City Manager is seeking consent to extend an offer to the top candidate.

ALTERNATIVES:

1. Consent to the City Manager recommendation for City Attorney
2. Decline to act and provide staff further direction.