



CITY COUNCIL MINUTES

Wednesday, August 26, 2026

Approved September 23, 2026

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, August 26, 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, 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, Deputy Chief of Police Zach Adams, Events Manager Lorren Mitchell.

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

1. Council Business

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

1.1. Review of this Evening's Agenda

Mayor Palmer requested to have a modification to the agenda to have item 2.7 to move forward to 6:00 p.m. to accommodate their schedule with a hard stop at 6:30 to go into closed session. All remaining items would be addressed after the general session.

1.2. Future Agenda Items

There were no future agenda items noted.

1.3. Council discussion of future citizen recognitions

There were no future citizen recognitions discussed.

2. Administrative Reports

2.1. Discussion and Planning for City Council Retreat – Nathan Cherpeski, City Manager
City Manager Nathan Cherpeski led a brief discussion to establish parameters for a future City Council retreat. He noted that retreats can range from a full two-day offsite event to an extended half-day session, and invited Council direction on format, location, and timing.

The Council expressed a general preference for a half-day format held during daytime hours, conducted at an off-site location within the Salt Lake Valley. Salt Lake Community College was mentioned as a potential venue, as an off-site facility would reduce the likelihood of staff being pulled away for routine matters. The Council indicated that evenings through December were difficult due to competing commitments and requested a morning session, structured roughly 8:00 a.m. to 1:00 p.m. to allow for overrun, in early November was recommended as the preferred time frame.

City Manager Cherpeski indicated staff would coordinate availability and reach out to Salt Lake Community College to explore use of their facility.

2.2. City Status Report: July 2026 – Trevor Ram, Assistant to the City Manager
Assistant to the City Manager Trevor Ram presented the July 2026 City Status Report, highlighting several project updates. On the 6400 West project, trails were in place, with landscaping still ongoing. The REAL Vista signal installation, previously anticipated for the end of August, was pushed to mid-September due to a utility conflict: Rocky Mountain Power had installed only one of the two required power sources for the two individual signals on Mountain View Corridor, necessitating a restart of the process. The Rosecrest Pipeline project was similarly suspended for four to six weeks due to material delays and utility conflicts, specifically a misalignment between as-built records and the actual location of an existing waterline. On a more positive note, paving of the Juniper Canyon West Trailhead trail was expected to be completed by the end of August.

2.3. Discussion regarding the Field Rental Fee Policy – Wendy Thomas, Assistant City Manager & Trevor Ram, Assistant to the City Manager

Assistant City Manager Wendy Thomas introduced the item, deferring primarily to Assistant to the City Manager Trevor Ram and Events Manager Lorrin Mitchell for the substantive discussion. Assistant to the City Manager Ram framed the core issue: without a formal written policy, it had been unclear which organizations qualified for contract rental rates, leading to inconsistency and ambiguity in decision-making. In 2025, 96-percent of field rentals were made under contract rates, making the absence of a clear eligibility framework a significant administrative concern.

Manager Lorrin Mitchell provided historical context, noting that when she assumed her position, certain established organizations, such as Herriman Baseball and Mountain Ridge Football leagues, had historically received contract rates because they effectively absorbed recreational programming responsibilities that would otherwise fall to the City. As newer organizations, particularly in soccer, began requesting the same rates, staff found themselves making ad hoc determinations without a guiding policy.

The draft policy presented for Council review included eligibility criteria such as nonprofit status (501(c)(3) or 501(c)(4) designation), primary service to youth under 18, and maintenance of liability insurance. Assistant City Manager Thomas noted that organizations receiving contract rates typically take on significant self-maintenance responsibilities, handling their own striping, field preparation, and cleanup, while the City continued to perform mowing and base maintenance.

Council discussion touched on residency, with Assistant City Manager Thomas noting it had been discussed previously but was difficult to apply rigidly given school boundary configurations. A question was raised about whether 501(c)(4) organizations specifically needed to be called out; City Manager Cherpeski noted the IRS Section 501(c) list was extensive and that 501(c)(3) is the most commonly recognized designation. The Council expressed broad consensus with the draft policy framework. The Council indicated there were no significant concerns with the proposed eligibility criteria.

2.4. Discussion of Field Rental Fees – Wendy Thomas, Assistant City Manager & Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Ram presented the proposed field rental fee adjustments. Non-contract (hourly) rentals had previously been set at a level intended to cover personnel and operating costs, and no significant changes to that structure were proposed. For contract rates, charged on a per-day rather than per-hour basis, which included a proposed increase of five to

ten dollars per day were proposed across all field categories, in recognition of the ongoing community service provided by qualifying organizations.

Manager Lorrin Mitchell referenced Mountain Ridge Football, which used multiple fields Monday through Saturday for approximately 16 weeks (August through November). At the current contract rate, their annual fee to the city was approximately \$6,700 across three billing periods. The proposed increase would result in a modest additional cost, estimated at well under a dollar per participant, that could easily be absorbed within existing program registration fees.

The proposed rate increases would be effective January 1, 2027, and held stable for two years through 2028, at which point a reassessment would occur. Councilmember Basham emphasized the importance of not allowing fees to stagnate for a decade, as had occurred in the past, to avoid sudden large increases. Assistant City Manager Thomas supported the approach and recommended that rental agreements explicitly acknowledge that the city was providing a substantially discounted rate, so that organizations are informed well in advance that future increases are likely.

Councilmember Basham also raised the longer-term consideration of how field rental fees would need to be calibrated once the city's planned athletic complex comes online, noting that different pricing tiers would be appropriate for purpose-built athletic facilities versus general park turf. Assistant to the City Manager Ram agreed and noted that the two-year hold on current rates were intentional to allow time for the athletic complex to take shape before a broader fee restructuring.

Council consensus was supportive of the proposed rate structure and timeline.

2.7. Utah Transit Authority Presentation – Chandler Beutler, UTA Government Relations Manager

Item was discussed after Item 2.4

Mayor Palmer welcomed the Utah Transit Authority delegation: Executive Director Jay Fox, UTA Government Relations Manager Chandler Beutler, Jaren Robinson (Director of Planning), and state legislators Ray Ward and Paul Ray.

Executive Director Fox provided background on the agency, noting that UTA had achieved 40 million customer trips for two consecutive years, a notable figure for a state of 3.5 million residents. He reported that Utah ranked 10th nationally in per capita transit use and 4th in lane miles served per capita. He also noted a recent governance change resulting from the most recent legislative session, in which operational authority transitioned from a full-time trustee board to an administrative structure under a part-time commission, restoring responsibility to the

executive staff. UTA employs approximately 3,200 people and is among the top 50 employers in the state.

Executive Director Fox introduced the agency's three strategic priorities: expanding sustainably, maintaining deliberately, and rethinking regionally. He noted that 60-percent of UTA's capital budget went toward maintaining the existing 1,400-square-mile system.

UTA Director of Planning Jaren Robinson then presented performance data specific to Herriman. Route 126, which launched in April 2025 and connects Herriman through Salt Lake Community College (SLCC) to the Daybreak TRAX station and the Draper FrontRunner station, was described as a still-maturing service. Average daily boardings across the full route were approximately 226, with Herriman-specific boardings at approximately 23 per weekday when school is out of session and 36 when school is in session. The highest concentration of boardings clustered near residential areas adjacent to SLCC, the academy high school, and a nearby Walmart. Director Robinson noted that the route was currently below UTA's internal benchmark of 10 passengers per hour, currently averaging approximately 4 passengers per hour, and that staff were evaluating opportunities for improvement.

On the UTA On Demand service, the app-based ride-hailing service covering a large zone including Herriman and surrounding areas, Director Robinson reported approximately 1,100 daily trips, with an 87-percent ride-request completion rate but a 31-minute average wait time, above the agency's target of 10 to 20 minutes. He noted that UTA had recently implemented a Transportation Network Company (TNC) overflow feature in partnership with Lyft, whereby customers facing long wait times are offered a subsidized Lyft ride within the same zone at the same fare. The service area for On Demand covers approximately 65 to 70 square miles and was UTA's most-watched on-demand program nationally.

Cell-based origin data revealed that in 2024, over 60,000 work trips originated from Herriman residents using the broader UTA system, not just Route 126 and On Demand, but also park-and-ride access at Daybreak and other FrontRunner stations. Executive Director Fox noted that utilization from Herriman was closely proportional to the tax dollars flowing from the city into the county for transit funding.

Mayor Palmer raised the issue of transit coverage for Herriman's rapidly growing western areas, particularly the Olympia development and Hidden Oaks area. He noted that all of the city's current residential growth was occurring just west of the existing On Demand service zone, and asked what steps would be needed to expand coverage. Executive Director Fox and Director Robinson acknowledged the funding constraints involved, noting that expansion would require additional vehicles and operators, and that any service changes would go through UTA's long-

range transit planning process. Executive Director Fox referenced an innovative grant program through the Utah Department of Transportation as a potential funding avenue, and noted that discussions with partner cities including Riverton and Bluffdale were already underway regarding a joint grant application. Director Robinson noted that a full assessment of Route 126 performance was planned at the two-year mark, with potential service modifications to follow.

Councilmember Terrah Anderson asked Executive Director Fox to speak to two different philosophies of transit planning, one focused on building transit-supportive land use density within the community, and one focused on connecting residents to the broader regional system, noting that Herriman's suburban character made the former unlikely. Executive Director Fox affirmed that both models have value and that UTA recognized Herriman residents were already using the system in the traditional park-and-ride commuter model. The 60,000-plus annual work trips originating from Herriman validated continued investment in connectivity.

Mayor Palmer expressed a desire to partner with UTA on a public awareness campaign to increase ridership on Route 126, noting that increasing utilization was a prerequisite to making a credible case for additional service investment.

Councilmember Matt Basham moved to temporarily recess the City Council meeting to convene in a closed session to discuss pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 at 6:29 p.m. Councilmember Teddy Hodges seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

The Council reconvened the Council meeting at 6:55 p.m.

Councilmember Basham moved to temporarily recess the City Council work meeting to convene in the general session at 6:56 p.m. Councilmember Hodges seconded the motion, and all voted aye.

The Council reconvened the work meeting at 8:25 p.m.

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

Assistant City Manager Thomas presented the proposed rental policy and fee schedule for the newly opened Herriman Community Center at 13011 South Pioneer Street.

Assistant City Manager Thomas noted the building was already being used by Friends of Herriman and for programming, including orchestra rehearsals which had moved to that location. The proposed policy was described as similar in structure to the existing Community Room rental policy at City Hall. Key policy elements discussed included the following.

Room Naming. The question of what to call the primary rentable space was raised. Councilmember Anderson had previously suggested names with a heritage theme. After brief discussion of various options, including geographic canyon names used for other rooms, the Council converged on "Heritage Room at the Herriman Community Center" as the working name, pending final adoption.

Hours of Availability. Assistant City Manager Thomas proposed expanding rental hours from 10:00 AM to 10:00 PM, rather than the 5:30 PM to 10:00 PM window used at City Hall, to allow daytime meetings and events.

Blackout Dates. The proposed blackout dates were consistent with other city rental policies. Discussion addressed the concern that requiring staff to be on call on holidays to accommodate renters was problematic, and the Council expressed support for maintaining blackout dates on major holidays. Councilmember Anderson suggested tracking requests for rentals on blackout dates during the first year to inform a future policy review. The Council also expressed a preference against Sunday rentals to protect employee schedules.

Reservation Structure. The policy proposed a one-reservation-per-day model with a four-hour minimum rental. This approach was supported as administratively simpler and as a means of avoiding conflicts between back-to-back events that could lead to setup and cleanup overruns.

Senior Programming. Mayor Palmer raised the desire to reserve certain daytime slots specifically for senior residents to use the space informally, not necessarily a structured program, but a designated open time. Assistant City Manager Thomas indicated staff would consult with the Recreation team to identify a day that works best for that purpose and bring a recommendation back when the policy is presented for formal adoption.

Fee Schedule. Assistant to the City Manager Ram presented the proposed fee schedule, developed using the same cost-recovery methodology applied to the Community Room, accounting for personnel, operating costs, and a capital/building replacement component. The weekday rate was proposed at \$80 per hour, resulting in a minimum four-hour booking cost of \$320. Assistant City Manager Thomas confirmed that the proposed fees were calibrated to cover costs without generating a profit, and that the space would remain among the more affordable event venues in the area. A refundable damage deposit structure was included. Access would be managed via key card, and all reservations would be coordinated through the Events Department. It was noted the item would be brought back for formal adoption at a future meeting.

2.6 CIP Decision Framework – Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Ram opened the discussion by asking the Council to provide strategic input on the criteria staff should use when preparing Capital Improvement Program (CIP) recommendations, particularly for situations where projects score similarly under the existing technical framework and a council-level priority signal would help differentiate them.

City Manager Cherpeski explained the existing scoring system, which rates projects on a 1-5 scale across five criteria: (1) public safety risk mitigation, (2) system need/essentiality, (3) availability of external funding, (4) infrastructure preservation, and (5) community enhancement. Contractually obligated projects are addressed outside the scoring process as a threshold requirement. City Manager Cherpeski noted that the intent was not to ask the Council to evaluate individual projects in real time, but rather to provide overarching directional guidance, such as whether repair-and-replace should generally be favored over new capacity, that staff could apply earlier in the budget preparation process. The goal was to reduce last-minute surprises when the CIP comes before Council.

Assistant to the City Manager Ram illustrated the challenge with a concrete example: aging splash pad facilities might score similarly to providing a new park in an underserved growth area such as the Jackson Park neighborhood. Without Council guidance, it is difficult for staff to break such ties in a principled way.

Mayor Palmer expressed a clear preference that the City's default orientation going forward should be repair and replace, citing concern about accumulating deferred maintenance obligations similar to those he had observed at the county level. He acknowledged that new capacity projects, such as Jackson Park, would still rise to the top of the list when justified, but said the default should protect existing infrastructure first. Councilmember Basham agreed, framing it as a shift in the City's life-cycle stage: as large infrastructure builds are completed, the City begins to look more like an established municipality managing a mature asset portfolio.

Councilmember Anderson added that external funding opportunities and partnerships should continue to be weighted heavily, as they can fundamentally change the relative attractiveness of a project regardless of its ranking on other criteria.

Assistant to the City Manager Ram acknowledged the inherent subjectivity and confirmed the goal was not a rigid formula but a set of guiding principles to apply early in the process. He noted the city moved to a biennial budget, and the intent was to focus the mid-cycle year on a thorough capital discussion so the Council has more time to engage before the full budget was presented.

City Manager Cherpeski also flagged two significant facility needs that are expected to require Council deliberation in the near future: expanded space for the Police Department, including a proper evidence storage facility, and expanded or improved facilities for Public Works. He suggested these items be placed on the City Council Retreat agenda for more substantive discussion. The animal shelter project was also noted, with City Manager Cherpeski indicating the original \$6 million estimate had been brought down to approximately \$1.2 million under the revised approach.

The Council indicated general agreement with the "repair and replace as default" orientation and directed staff to continue refining the scoring framework and bring a more complete picture back for the mid-cycle capital discussion.

3. Adjournment

Councilmember Basham moved to adjourn the City Council work meeting at 9:08 p.m. Councilmember Hodges 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

The Pledge of Allegiance was led by Mr. Moroni Shelton.

4.2. City Council Comments and Recognitions

There were no comments or recognitions offered.

5. Public Comment

No public comments were offered.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson had no report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges reported on the South Valley Chamber board meeting, discussion focused on upcoming events and on the anticipated economic impact of the Salt Lake Temple open house, scheduled for April through October of the following year. Projections indicated 33,000 to 38,000 visitors per day, with several million total visitors expected in downtown Salt Lake, representing significant economic opportunity for hotels, businesses, and related services in the region.

Councilmember Hodges reported on the Jordan Basin Improvement District board meeting, which covered ongoing infrastructure projects in the South Hills and South Mountain areas. He additionally noted that a city employee appreciation barbecue had been held earlier in the month.

6.3. Councilmember Matt Basham

Councilmember Basham had no report.

6.4. Councilmember Terrah Anderson

Councilmember Anderson reported on the kickoff retreat for the Herriman Youth Council. Approximately 38 members participated, with a high attendance rate. The retreat was held over Friday evening and Saturday morning. She expressed her appreciation to Deputy Recorder Angie Hansen for her help with the Youth Council.

7. Mayor Report

Mayor Palmer noted the Salt Lake County Council had formally approved the parameters of a parks and recreation bond, which will go before voters in November. The bond currently included \$10 million designated for Herriman's athletic complex.

Mayor Palmer highlighted data presented at a recent TransCom meeting showing that approximately 90-percent of Herriman residents commute out of the city for work daily. While approximately 100 workers commute into the city, largely for schools, public safety, and service sector positions, the commuter data underscored the city's continued need for improved transit connectivity.

Mayor Palmer reported on the inaugural TRAX Board meeting, which received two funding applications: one for a design phase for the rodeo grounds and one for an additional phase of the

athletic complex. Total applications were approximately \$10 million against approximately \$6 million in available funding, with a decision expected in November.

8. Reports, Presentations and Appointments

8.1. Salt Lake County Presentation – County Council Member Carlos Moreno

Salt Lake County Councilmember Carlos Moreno addressed the City Council, describing it as an intentional effort to build coordination between county and city governments. He noted that he represents seven cities and the unincorporated areas of District 2, spanning from Magna to Herriman.

Councilmember Moreno outlined several fiscal accomplishments during his tenure, including: amending the administrative budget and transitioning county daycare services to a public-private partnership; freezing salaries for selected officers; ending COVID-era federal programs; moving the Clark Planetarium from property tax funding to TRCC (Tourism, Recreation, Cultural and Convention) funds; opening a new 250-bed expansion of the Oxbow Jail; addressing \$3 million in deferred maintenance at the Adult Detention Center; and completing an audit of election equipment.

On infrastructure, he noted the commencement of work on a downtown entertainment district, the creation of an American 250 Commission, investment in trail infrastructure, and a county resolution to protect the Great Salt Lake, which he described as a bipartisan effort that gained national attention.

Councilmember Moreno also spoke about his role on the SLVLESA (Salt Lake Valley Law Enforcement Service Area) Board of Trustees, noting that law enforcement and public safety represent a continuing crisis in Salt Lake County. He described the jail overcrowding situation as a long-standing failure of leadership, noting that within 90 days of release due to overcrowding, 38.4-percent of individuals had been arrested and booked again on new criminal charges. He indicated that legislation had passed requiring the county to address this, which may necessitate a tax increase to fund jail expansion. He expressed reluctance given his general opposition to tax increases but acknowledged the public safety imperative.

On the parks and recreation bond, Councilmember Moreno noted he had voted against the final version because colleagues moved to add \$28 million to the original \$100 million bond midway through the process, beyond what the governing board had recommended, and he was unwilling to support projects that lacked adequate analysis of long-term maintenance and operating costs.

Councilmember Moreno closed by reaffirming his commitment to being accessible and working collaboratively with Herriman City on shared priorities.

9. Public Hearing

9.1. Public hearing and consideration of a Resolution approving an Interfund Loan between the Water Rights Impact Fee Fund and the General Capital Projects Fund

– Kyle Maurer, Director of Finance and Administrative Services

Finance Director Kyle Maurer presented the proposed interfund loan. By way of background, Councilmember Henderson noted for the benefit of newer members of the Council and the public that the City had originally borrowed against itself to purchase land in the Auto Mall project area that was zoned for apartments. The City intervened under a time-limited agreement to prevent residential development and preserve the site for commercial use. Proceeds from the eventual sale of that land are intended to repay the loan.

Director Maurer explained that the prior interfund loan, executed in 2020 for an original amount of \$12.5 million, had expired. The current outstanding balance as of June 30, 2026, was \$7,609,747.55. Staff proposed a replacement loan with the Water Rights Capital Impact Fee Fund as the lending fund and the General Capital Projects Fund as the borrower. The term was proposed at two years, with principal due at maturity, though the loan would be repaid immediately upon sale of the Auto Mall land. The interest rate would be set at the June Public Treasurer's Investment Fund Rate, consistent with state statute requirements. There are no prepayment penalties.

Director Maurer also reviewed the statutory requirements for interfund loans under Utah law, including the requirement that all terms be in writing, that the interest rate reflect what would have been earned on idle funds, that a public hearing be held, and that the loan be adopted by resolution or ordinance, with a maximum term of 10 years.

Mayor Palmer opened the public hearing.

No comments were offered.

Councilmember Hodges moved to close the public hearing. Councilmember Basham seconded the motion, and all voted aye.

Councilmember Henderson moved to approve Resolution No. R36-2026 approving an Interfund Loan between the Water Rights Impact Fee Fund and the General Capital Projects Fund. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson

Aye

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

The motion passed unanimously.

10. Discussion and Action Items

10.1. Consideration for adoption of a Resolution authorizing the issuance and sale of not more than \$16,000,000 aggregate principal amount of Sales and Franchise Tax Revenue Refunding Bonds, Series 2026; and related matters – Kyle Maurer, Director of Finance and Administrative Services

Finance Director Maurer presented the parameters resolution for a proposed refunding of existing Sales and Franchise Tax Revenue Bonds. He clarified that the current bond series has approximately \$14.3 million outstanding, and that market conditions at the time of the meeting were unfavorable for refinancing. However, staff sought to have the parameters resolution in place so that designated officers could act expeditiously if market conditions improve to a point where a refunding would generate meaningful savings.

The parameters resolution established the following maximum terms: principal of \$16 million (slightly above the outstanding balance to provide flexibility for premium bond structures), maturity of 10 years (one year more than currently remaining, to provide structural flexibility), a minimum selling price of 98-percent of par (industry standard), and a maximum interest rate of 6-percent (to accommodate the range of rates across bond years). Director Maurer noted that the bond underwriter, Stifel Finance, had already been authorized by the Council. Designated officers authorized to execute the refunding under the parameters would be Director Maurer and City Manager Cherpeski, consistent with the 2025 bond issuance

Councilmember Basham moved to approve Resolution No. R37-2026 authorizing the issuance and sale of not more than \$16,000,000 aggregate principal amount of Sales and Franchise Tax Revenue Refunding Bonds, Series 2026. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

10.2. Extra Space Self Storage Discussion – Nathan Cherpeski, City Manager

City Manager Cherpeski presented a detailed report on the ongoing dispute regarding the gate installed at the connection between the Extra Space Self Storage development and the Black Powder Drive neighborhood. He prefaced the report by noting that the item was placed on the General Meeting agenda, rather than the work meeting, specifically to allow residents to provide public comment, as the work meeting does not include a public comment period.

City Manager Cherpeski highlighted the background of the Extra Space Self Storage development and noted it was governed by a Master Development Agreement (MDA). The MDA required the developer to build an office building first, a condition they complied with, before proceeding with storage unit construction. The development is located adjacent to a residential neighborhood accessed via Black Powder Drive. A historical agreement between the City and UDOT required that the connection point onto Mountain View Corridor be a public street, precluding the option of a private access road. As a compromise, the MDA specified that a "crash gate specified by Unified Fire District" would be installed to prevent through-traffic access from the neighborhood into the storage facility, while preserving emergency access. The term "crash gate" was not defined in the MDA, nor were any specifications, photographs, or drawings included to define what type of gate was required.

The developer, upon going to Unified Fire Authority (UFA), received confirmation that the gate they proposed met UFA's requirements. The gate was subsequently installed, a standard industrial-style swing-arm gate with bollards, and the developer maintained they had complied with the letter of the MDA. City staff acknowledged they had no clear legal mechanism to compel the developer to install a different gate.

City Manager Cherpeski presented police call data comparing the 21 months prior to the gate's installation with the 21 months after. Total incidents in the area declined from 260 to 173, though City Manager Cherpeski cautioned that the sample size was small and the data inconclusive. He noted that increases in "suspicious persons/vehicles" calls could indicate pedestrian access through the gate, but could also reflect growing activity in the area generally. He concluded that the data did not clearly support or refute the hypothesis that the gate had affected public safety outcomes.

A key development in the discussion was a clarification from Community Development Director Blake Thomas regarding the ADA accessibility requirement that had previously been cited as a constraint on closing the pedestrian access point. He confirmed, following further consultation with the City's Building Official, that the ADA requirement for emergency egress is to provide

access to a public right-of-way and that the road constructed with the development itself (the through road in front of the storage building) satisfied that requirement. The connection to the Black Powder Drive sidewalk network is therefore not legally required to remain open. This resolved a concern that had blocked a definitive resolution at the previous meeting on the topic.

An estimate obtained approximately 18 months prior from the developer (DAI) for a replacement gate matching the aesthetic of the development's existing gates were approximately \$30,000. City Manager Cherpeski acknowledged this figure was outdated and likely higher, but would not be expected to double. Any cost would come from the City's General Fund, as the developer had already met their obligation under the MDA's current language.

Mayor Palmer opened the floor to public comment.

Tryna Jacobson expressed frustration at returning to address an issue that had been raised at a prior meeting. She described witnessing individuals pull up directly to the gate opening and unload vehicles, using the access point as a convenient cut-through to the storage facility. She stated that residents deserved the protection that had been promised when the development was approved.

Matt Prince described having personally witnessed a small vehicle drive between the gaps in the current gate. He emphasized the proximity of a children's playground, the anticipated increase in Mountain View Corridor traffic as it is expanded and expressed support for fully closing both vehicle and pedestrian access.

Jen Bangerter echoed prior speakers' comments, noting that when the issue was first raised at a November meeting, she understood the Council to share residents' interpretation that the gate would provide meaningful access restriction. She expressed disappointment that a resolution had not been reached more quickly and urged Council action.

Jeremy Jacobson suggested that the gate enhancement could be accomplished cost-effectively through metal fabrication, adding a sleeve over existing bollards, welding a gate, and installing a crash bar for fire access, at a cost well under the \$30,000 estimate. He characterized what was being requested as a functional, aesthetically appropriate rod iron-style gate, not a high-end automated system.

Morgan (last name not provided) raised the concern that with the Lifetime Fitness development coming online nearby, traffic and activity in the area would increase, making the access point more of an issue over time rather than less. She also expressed a general concern about whether

developer commitments in future projects would be honored and thanked the Council for accessibility and openness to constituent engagement.

Julie Christiansen spoke to the safety dimension, particularly in light of Mountain View Corridor's anticipated expansion, and urged the Council to view the residents as families deserving of the protection originally promised, rather than as statistics.

Councilmember Henderson provided historical context stating that extensive discussion had occurred at the time the MDA was approved about the imperative of ensuring no direct access from the storage facility to the residential neighborhood. He acknowledged that the MDA language did not adequately capture Council's intent, calling it an instance where "the details mattered" and the agreement failed to reflect what had been clearly directed. He stated his personal recollection that the Council had specifically indicated the gate should not be the type of swing-arm industrial gate that was ultimately installed, but that without a specific definition, drawing, or specification in the MDA, there were no enforceable basis to require something different from the developer.

Councilmember Henderson stated his view that regardless of fault, the City had made a commitment to the neighborhood and should make good on it. He indicated a preference for options that were functional and decent in appearance, not necessarily premium or expensive, and reiterated the direction he believed had been given at the December meeting: present options for a gate to Council and proceed.

Mayor Palmer stated that the ADA clarification was the critical new information for him. Prior to that meeting, he had been reluctant to support spending public funds on an improved gate if the pedestrian access point could not be simultaneously closed, as a better gate alone would not resolve the underlying access problem. With the confirmation that the sidewalk connection to the neighborhood could be closed, he supported moving forward with both a replacement gate and closure of the pedestrian pathway, characterizing it as honoring commitments made in the development approval process.

Councilmembers Basham and Hodges both expressed support for addressing the access issue, with Councilmember Basham emphasizing the safety dimension, particularly the unpredictability of young children near an open access point, and the importance of deploying public funds judiciously but decisively.

Director Thomas indicated three tiers of gate options could be developed: (1) a lower-cost modification of the existing gate using metal fabrication; (2) a mid-range rod iron-style gate, which would be visible through but substantially more secure and aesthetically appropriate; and

(3) a fully opaque or solid gate at the higher end of cost. Director Thomas confirmed that UFA coordination would be required regardless of option, to ensure the gate remains operable for emergency access and does not exceed weight or automation thresholds that would trigger the need for powered operation. City Manager Cherpeski noted that a motorized gate could add \$20,000 or more to the cost and should be avoided.

Councilmember Anderson requested specifications regarding visibility, noting the concern expressed by residents about being able to see through the gate into the neighborhood from Mountain View Corridor, and asked that options addressing opacity be included. She also suggested adding no-parking signage near the gate on both sides of the road to address the issue of people using the shoulder to access the storage facility on foot.

Director Thomas confirmed that no-parking restrictions could be implemented with signing, with sight-distance clearance maintained for the fire access driveway.

The Council directed staff to return with a menu of gate replacement options, including both closure of the pedestrian sidewalk connection and replacement of the vehicle gate, coordinated with UFA for compliance, and to include cost estimates for each option. Staff indicated they would also explore whether no-parking restrictions near the gate were feasible. The item will return to Council for a formal decision and any necessary budget amendment.

11. Future Meetings

11.1. Next Planning Meeting: September 2, 2026

11.2. Next City Council Meeting: September 9, 2026

12. Events

12.1. Hungry Herriman Food Truck Roundup: Mondays@ Crane Park 5:00 p.m.

12.2. Labor Day: September 7, 2026; City Offices Closed

13. Closed Session

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

14. Adjournment

Councilmember Hodges moved to adjourn the City Council meeting at 8:19 p.m. Councilmember Basham seconded the motion, and all voted aye.

15. 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 26, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder