



CITY COUNCIL MINUTES

Wednesday, September 09, 2026

Approved October 14, 2026

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, September 9, 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 Specialist Garrett Reynolds, Assistant to the City Manager Trevor Ram, Community Development Director Blake Thomas, Public Works Director Justun Edwards, Building Official Cathryn Nelson, Chief of Police Cody Stromberg, Assistant City Attorney Matt Brooks, UFA Assistant Chief Anthony Widdison, Human Resources Manager Travis Dunn, City Engineer Bryce Terry.

5:00 PM – WORK MEETING: (Fort Herriman Conference Room)

1. Council Business

Mayor Palmer called the meeting to order at 5:03 p.m.

1.1. Review of this Evening's Agenda

Mayor and Council briefly reviewed the agenda.

1.2. Future Agenda Items

Councilmember Jared Henderson raised a matter regarding the relocation of the USPS mail drop box, which he noted was currently positioned on the wrong side of the road, creating unsafe traffic patterns. City Manager Nathan Cherpeski confirmed that staff had exchanged emails on the topic earlier and noted that prior attempts to work with the postal service had been unsuccessful, as the agency had been difficult to coordinate with. Assistant City Manager Wendy Thomas suggested that a similar situation in another city had been resolved by having a congressional representative write directly to the Postmaster General, raising the possibility of a comparable approach. Mayor Palmer directed staff to reach out to Congressman Owens before the end of his term in December, noting the timing as an opportunity to leverage the congressional relationship while still available.

1.3. Council discussion of future citizen recognitions

There were no future recognitions discussed.

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

Councilmember Matt Basham moved to temporarily recess the City Council work meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, as provided by Utah Code Annotated §52-4-205 at 5:03 p.m. Councilmember Jared 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.

The Council reconvened the Council meeting at 5:45 p.m.

3. Administrative Reports

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

City Engineer Bryce Terry and Assistant City Manager Wendy Thomas jointly presented an update on the Herriman History Park and the Dansie House, addressing both the proposed park development concept and the future of the historic structure itself.

Park Concept and Background

City Engineer Terry provided context on the site, describing it as a long, linear parcel adjacent to Herriman Main Street, situated above a tiered boulder retaining wall that separates the park area from the Hidden Oaks neighborhood to the north. The retaining wall was constructed as part of an earlier decision to preserve the Dansie House rather than slope the terrain, and its maintenance responsibility was transferred to the city. The parcel was dedicated by the Hidden Oaks developer, Ivory Homes, as open space under an existing master development agreement, with the city responsible for the park improvements.

The approved budget for the fiscal year 2027 park project was just under \$2,000,000. A concept design had been developed but had not proceeded to full engineering and landscape architect design, as the item was brought forward for council direction. City Engineer Terry noted that the concept cost estimate slightly exceeded the budget, though the landscape architect had built in a contingency that staff believed could be managed through value engineering during final design.

The concept design was presented and described as a linear walk-through park rather than a traditional recreational destination. Features included native and water-efficient plantings, a recycled asphalt trail consistent with similar city trail treatments, minimal sod areas, landscape berms, and a small parking area accommodating a handicap stall and approximately five to six spaces. A restroom had been removed from the concept to reduce costs but was noted as potentially restorable through value engineering. The trail was described as connecting to the broader Butterfield Creek Trail system via adjacent roadways. City Engineer Terry clarified that fencing along the back retaining wall was planned, though full enclosure was not feasible given the ongoing maintenance requirements for the tiered wall structure.

The estimated annual maintenance cost for the park was presented at a low of approximately \$32,300 and a high of approximately \$41,100 per year.

Mayor Palmer and Councilmember Henderson questioned whether the investment level was appropriate given the site's characteristics, particularly its narrow, linear configuration that limits programming options. Mayor Palmer noted that he and staff had discussed the site's persistent public safety problems, including repeated unauthorized access by trespassers, and expressed

that this concern would not necessarily be resolved by the park improvements. Councilmember Henderson observed that the park, as conceived, lacked significant recreational draws and questioned the overall value of the expenditure relative to other city park needs.

Questions were also raised about whether the proposed design aligned with the city's water-efficient landscaping standards. City Engineer Terry confirmed that the concept incorporated primarily native and bio-native grasses and shrubs, with sod limited to small, defined areas.

Assistant City Manager Thomas provided background on the Dansie House, explaining that it was one of the first homes built outside the original fort in early Herriman and was constructed by Robert Dansie and his family. The structure was built of stone, with stucco applied over later renovations, and included exterior chimneys, though interior features such as original fireplaces were removed in prior decades. The porch had since deteriorated and additional windows have been boarded. Assistant City Manager Thomas noted the structure contained asbestos, which was confirmed through testing when the city first took ownership.

A restoration cost estimate prepared in 2023 was presented, with a base bid and three alternates. If all alternates were included, the total restoration cost was approximately \$632,500 as of 2023, with an estimated current cost of approximately \$700,000 accounting for cost escalation. Assistant City Manager Thomas clarified that this restoration would address only the exterior and would not bring the structure to a condition allowing public entry, which would require a substantially greater investment. A demolition cost was noted to be non-trivial due to permitting requirements associated with the asbestos and the mass of the stone construction, with estimates discussed informally in the range of approximately \$100,000.

City Manager Cherpeski emphasized that the park budget of approximately \$2,100,000 and the house restoration budget of approximately \$600,000 were separate line items, meaning a full commitment to both would represent a combined expenditure approaching \$2,700,000.

Mayor Palmer expressed a genuine desire to preserve Herriman's history but acknowledged that the cost of restoration was difficult to justify, particularly given the persistent public safety issues associated with the unoccupied structure. He noted that Parks staff had been responding to incidents at the property on a near-daily basis during the summer, with documented cases of trespassing, vandalism, and individuals in possession of burglary tools. City Manager Cherpeski confirmed that the property was subject to a recurring daily property check.

Councilmember Henderson raised the question of whether the Dansie House was, in fact, the most historically significant structure that could anchor a heritage effort, noting that other properties in Old Town Herriman may have stronger family and historical ties. He suggested that

Herriman, unlike some comparable cities, never had a traditional downtown or historic commercial district, and therefore a different approach to heritage recognition such as a driving or walking historical tour with interpretive markers might be more appropriate and cost-effective.

Assistant City Manager Thomas discussed the former city historical committee, which had been dissolved, and the idea of a "call for memories" initiative using QR codes and oral histories as a lower-cost alternative to physical preservation. The possibility of relocating existing historic cabins currently stored at the community garden to the site was briefly discussed, though the Council expressed skepticism about the value without the house as the central feature.

The Council also considered alternative uses for the land, including remote-controlled car tracks and dog parks, and discussed whether the \$2,000,000 park budget might be better directed toward other city park needs, such as accelerating development of the Jackson Park site or the K Park property, which served the Hidden Oaks neighborhood. City Manager Cherpeski noted that Hidden Oaks currently lacked a dedicated neighborhood park, with residents traveling to Monument Park in Olympia.

It was also noted that a future high-voltage transmission power line is anticipated to run along the corridor in connection with a new substation in Olympia, which further complicated the rationale for significant investment in the site.

After discussion, the Council reached a consensus to proceed with demolition of the Dansie House, with the understanding that a demolition plan and bid would be developed and returned for a final Council review before work is authorized. Council directed staff to explore alternative, lower-cost landscaping options for the park site that would address the weed maintenance problem and provide a basic, maintainable open space without the full \$2,000,000 concept design. Staff was also directed to develop public messaging prior to demolition that would explain the decision in context, including the public safety concerns, the cost of restoration, and the city's broader commitment to supporting other historic sites and heritage recognition efforts throughout Herriman. Assistant City Manager Thomas confirmed she would prepare the demolition plan for Council review.

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
Director of Public Works Justun Edwards and Assistant to the City Manager Trevor Ram presented a comprehensive review of the city's secondary water system history, current status, and financial trajectory under the existing planning direction.

Director Edwards outlined the key policy milestones governing the secondary water system. In 2004, the city adopted an ordinance requiring secondary water infrastructure in all new developments, accompanied by a plan for citywide expansion into built-out areas. By 2012, the Council determined citywide expansion was not financially feasible, at an estimated cost exceeding \$60,000,000 at that time, and directed that secondary be continued only in new developments through the installation of dry pipes. In March 2023, the Council removed the secondary requirement for the Olympia development area, and in October 2023 further removed it from all new developments while directing staff to pursue filling the existing dry pipe infrastructure.

Director Edwards presented a map and summary data showing the current state of the secondary system. The city has approximately 4,830 total connections, of which just under 3,000 have access to secondary water. Of those with access, approximately 1,700 have active meters and are using the system, while approximately 1,100 have access but have not installed meters. The remaining connections, approximately 1,955, are located in areas where dry pipes exist but have no active water source. Staff noted that calls from residents inquiring about secondary water access are common, particularly in spring and summer.

Assistant to the City Manager Ram presented financial modeling showing the cost implications of continuing on the current course, identified as Scenario 4. Two future water bonds were planned, collectively totaling approximately \$28,000,000 in secondary water-related capital expenditures, representing approximately 42 percent of the first bond and approximately 90 percent of the second. In aggregate, roughly 60 percent of anticipated water bonding was attributable to secondary water under this scenario.

Assistant to the City Manager Ram noted that the total estimated cost to deliver 1,000 gallons of secondary water currently stands at approximately \$2.17 per thousand gallons. Under Scenario 4, with additional debt service, increased system size, and a capital replacement set-aside of 2 percent of system value, that cost is projected to rise to approximately \$5.70 per thousand gallons within ten years. He further noted that this projected cost would place secondary water delivery between Tier 3 and Tier 4 culinary pricing in ten years, meaning that the cost to deliver secondary water would ultimately exceed the cost to deliver culinary water under current rate assumptions.

Director Edwards explained that the \$28,000,000 in projected secondary water capital was not solely to serve the dry pipe areas; a portion is also needed to provide adequate service levels to existing secondary customers, including the installation of storage in Zone 4, which currently lacked a water tank and relies on direct pumping.

The council discussed the financial, policy, and practical implications of the secondary water program. Councilmember Henderson expressed concern that a majority of the city's residents, those without access to secondary, would be required to pay, through blended water rates, for infrastructure that benefits a minority of users. He also noted that the financial analysis appeared to show that fully building out the secondary system under Scenario 4 would cost approximately \$67,000,000, whereas allowing culinary costs to incrementally absorb secondary demand would result in a lower total expenditure, with a potential savings in the range of \$40,000,000.

The Council discussed the philosophical concern about the long-term relevance of maintaining a dual water delivery system, suggesting that evolving state or regulatory pressures on water use may eventually eliminate the distinction between culinary and secondary water, potentially rendering the investment in secondary infrastructure imprudent. Assistant City Manager Thomas asked whether not investing in secondary could later prove to be a mistake if water demands shifted back toward irrigation, and Director Edwards acknowledged that the answer was genuinely uncertain in either direction, noting that the city benefited from a diversified water portfolio, including groundwater rights, irrigation shares, and Jordan Valley Water Conservancy District water, and that reducing secondary reliance would increase dependence on Jordan Valley water, which is more expensive.

Councilmember Henderson clarified his position as being consistent with the 2023 council direction: not to adopt a policy of abandoning secondary water permanently, but to defer further bonding and capital commitment until more detailed planning could be completed. He expressed discomfort with proceeding with both proposed water bonds and building out the full system at this time.

Director Edwards proposed that as part of the upcoming secondary water master plan update, anticipated within the next one to two years, staff would develop a detailed phasing plan for secondary water infrastructure. This phasing plan would identify the most cost-effective next steps, evaluate individual source installations and their capacity impacts, and provide the Council with more granular information before any secondary-related bond issuance. He confirmed that the culinary water bonds could proceed independently without delay.

The Council expressed support for the approach. Staff was directed to hold secondary water bonds in abeyance pending the master plan update and phased planning analysis, while proceeding with culinary capital planning as needed.

In response to a question posted about the potential disposition of unused secondary water rights if the system is scaled back, Director Edwards noted that staff was currently in discussions with Jordan Valley Water Conservancy District about a potential combined treatment arrangement

that could make use of water not consumed through the secondary system, and that feasibility work is ongoing.

4. Adjournment

Councilmember Hodges moved to adjourn the City Council work meeting at 7:06 p.m. Councilmember Basham seconded the motion and all voted aye.

7:00 PM – GENERAL MEETING:

5. Call to Order

Mayor Palmer called the meeting to order at 7:10 p.m.

5.1. Invocation/Thought/Reading and Pledge of Allegiance

The Pledge of Allegiance was led by John Patterson.

5.2. City Council Comments and Recognitions

No comments or recognitions were offered.

6. Public Comment

John Patterson spoke to commend the culture and professionalism of Herriman City staff. He stated that over the nine years he and his wife had resided in Herriman, every interaction with city employees: whether in the field, at City Hall, in the water department, or with community service officers, police officers, and public works personnel, had been characterized by warmth, kindness, and professionalism. He attributed this to the culture established by city leadership and noted that the city's GIS staff in particular merited recognition.

Penny Flake, representing Friends of Herriman, addressed the Council to announce the upcoming Patriot Fest event scheduled for Saturday, September 12, 2026, beginning at 4:00 PM. She noted that the event would honor victims of the September 11 attacks on the occasion of the 25th anniversary, as well as first responders, police officers, and veterans. Informational flyers were left for attendees.

7. City Council Reports

7.1. Councilmember Jared Henderson

Councilmember Henderson reported briefly on matters related to the Unified Fire Authority (UFA), noting that while fire season was approaching its end, caution remained necessary.

7.2. Councilmember Teddy Hodges

Councilmember Hodges had no items to report.

7.3. Councilmember Matt Basham

Councilmember Basham reported that he had hiked to the ribbon-cutting ceremony for the newly opened Stampede Trail on the east side of the city. He described the views and expressed appreciation for the trail amenity. He also reported that he had toured the city's water infrastructure alongside city staff, including the Director of Public Works. He expressed significant confidence in the city's water operations, noting the cleanliness and organization of the facilities, and acknowledged the expertise of those managing the city's water services.

7.4. Councilmember Terrah Anderson

Councilmember Anderson had no items to report.

8. Mayor Report

Mayor Palmer had no items to 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

Director of Finance and Administrative Services Kyle Maurer presented two budget amendment requests for Council consideration. The first request, originating from the police department, sought to appropriate \$150,000 from prior fiscal year savings. The funds were intended to address security concerns at the department's evidence storage facility at the public works complex, to make needed upgrades to the community center space to which the detective unit had recently relocated, and to acquire mobile security devices for city properties and projects.

The second request came from the building department, which sought authorization to replace a 2018 Ford Escape whose engine had suffered a catastrophic failure. Staff and the fleet department evaluated the options and determined that replacement of the vehicle was more cost-effective over time than replacing the engine alone. Director Maurer confirmed that the Building Department maintained fund balances above the minimum required by the city's fund balance policy.

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. R38-2026 approving an amendment for the fiscal year 2027 Herriman City Budget. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

10. 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

Councilmember Basham moved to approve the Consent Agenda as written. 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.

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) – Blake Thomas, Community Development Director

Community Development Director Blake Thomas presented a zoning map amendment request for a 0.75-acre property located at the intersection of Gina Road and 7300 West. He explained that the property was originally one acre when platted as part of the Culver Subdivision in 2002, prior to annexation into Herriman City. Subsequent right-of-way dedications for 7300 West and Gina Road reduced the lot by approximately 0.25 acres, leaving the parcel at 0.75 acres and rendering it nonconforming under its current A-1-43 zoning designation. The applicant was requesting rezoning to A-1-10, which would bring the property into conformance and allow for the creation of a second lot. Director Thomas noted that A-1-21 designation was not feasible given the available acreage, as two 0.5-acre lots could not be accommodated. The general plan designation for the area, Neighborhood Residential 1, was consistent with the proposed A-1-10 zoning.

The Planning Commission held a public hearing on August 19, 2026, received no public comments, and voted 6-0 to recommend approval with a zoning condition limiting the property to a maximum of two lots. Councilmember Henderson noted that he had initially received an email from a neighboring resident in opposition but following a conversation clarifying the specifics of the request, no neighbor objections remained.

Councilmember Henderson moved to approve Ordinance No. 2026-16 amending the Herriman City Zoning Map for .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). Councilmember Hodges seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

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)

- Blake Thomas, Community Development Director

Director Thomas presented the Master Development Agreement (MDA) for Black Clover Holdings, noting that the project had previously been proposed on a separate parcel (the Crescent parcel) but that the prior site did not move forward for reasons unknown to staff. The current property is located immediately east of Discount Tire in the Garden Plaza subdivision along Herriman Boulevard, east of Main Street. He noted Sean Steinman was present as a representative of the applicant to answer questions.

Director Thomas outlined the key provisions of the MDA. The agreement would permit wholesale warehousing and recreational and entertainment uses on the specific site without amending the city's zoning code citywide. It would also allow alternative building materials including tilt-up concrete, metal, stucco, engineered wood, and fiber cement board, in lieu of the standard brick and stone masonry requirement applicable in the C-2 zone. Given the presence of residential properties to the west and north of the site, the MDA required construction of a landscaped berm similar to that constructed by Lifetime Fitness, along with trees planted to touch at maturity along all property lines abutting residential uses. A provision was also included to address fence coordination with neighboring property owners, allowing a double fence if property owners declined to coordinate removal and replacement. Additional conditions addressed sidewalk connections to public roads and existing developments, compliance with driveway access standards along Herriman Boulevard, and soil contamination assessment and remediation if needed.

The proposed building was described as an approximately 101,000-square-foot tilt-up structure, standing 45 feet tall. Director Thomas noted that because the project would occupy the entire site, certain restrictions included in the earlier Crescent MDA related to adjacent future development were not carried forward in this agreement.

Councilmember Basham inquired about a retail component. Mr. Steinman confirmed that the entire south side of the building would be dedicated to retail uses. Black Clover, a sporting goods and apparel brand, would operate a retail component and its corporate offices from the building. The company was consolidating three existing warehouse locations and its Draper corporate offices into the Herriman facility. Mr. Steinman estimated that at least 80,000 square feet of the building would be occupied by Black Clover at the outset, and potentially up to 90,000 square feet including corporate offices. He indicated that additional retail tenants for the south side had

not yet been identified. Mayor Palmer expressed support for the project, noting the importance of daytime employment to local businesses. The Planning Commission had reviewed the item at a public hearing on August 19, 2026, received no public comments, and voted 6-0 to recommend approval.

Councilmember Henderson moved to approve Ordinance No. 2026-17 approving a Master Development Agreement for Black Clover Holdings for 7.42 acres of property located at 5200 West Herriman Boulevard. Councilmember Basham 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.

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

City Manager Nathan Cherpeski presented the negotiated interlocal agreement governing Herriman City's withdrawal from the Wasatch Front Waste and Recycling District (WFWRD). He explained that this item represented the culmination of several years of effort initiated by a former member of Council who sought to evaluate whether solid waste services could be provided at reduced cost to residents. Councilmember Henderson elaborated that a driving concern was the district's projected cost escalation over the coming years, with rate increases planned that could have resulted in residents' bills roughly doubling.

City Manager Cherpeski noted that while the process had been difficult, the district's executive director had been professional and collaborative in reaching the negotiated terms. The agreement established November 30, 2026, as the final day of WFWRD service in Herriman, with December 1, 2026 as the first day of service under the new provider. The Wasatch Front Waste and Recycling District had adopted a version of the agreement and would be amending its adoption to reflect the updated transition date.

Councilmember Henderson moved to approve Resolution No. R39-2026 approving an Interlocal Agreement with Wasatch Front Waste and Recycling District detailing the terms of Herriman City's withdrawal from the District. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

11.4. Consideration of a Franchise Agreement with Waste Management of Utah, Inc –

Nathan Cherpeski, City Manager | Trevor Ram, Assistant to the City Manager

City Manager Cherpeski presented the franchise agreement with Waste Management of Utah, Inc., which would take effect December 1, 2026, consistent with the transition date established in the preceding interlocal agreement. He noted that the staff report had referenced a November 1 start date, but that December 1 was confirmed as the correct date, which better accommodated WFWRD's billing cycle and provided Waste Management sufficient time for vehicle and operational transition. The agreement was structured as a five-year term with extension provisions. Rate increases under the agreement were tied to the Consumer Price Index and capped at a maximum of four percent annually. The agreement also provided for Waste Management to purchase certain assets from the city as part of the separation arrangement. City Manager Cherpeski confirmed that Waste Management would handle all billing directly, making this a turnkey operation for the city.

Councilmember Anderson raised a question regarding glass recycling, noting that glass food and beverage containers were listed under recyclable materials in the agreement's exhibit. City Manager Cherpeski explained that glass is a particularly challenging material in single-stream recycling due to contamination from breakage and volatility in the recycling market, and that it typically is not included in curbside single-stream programs. Councilmember Basham raised a concern about resident education regarding bin overflow policies, noting that he had observed issues with this in a neighboring city when similar standards were enforced. City Manager Cherpeski confirmed that overage standards would be spelled out and that education would be part of the rollout. Councilmember Hodges inquired about the service area map; City Manager Cherpeski confirmed that the service area is the city limits, with the exception of HOAs that maintain their own separate waste collection contracts.

Councilmember Basham moved to approve Resolution No. R40-2026 approving a Franchise Agreement with Waste Management of Utah, Inc for solid waste services in Herriman City. Councilmember Anderson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

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

Director Thomas presented the proposed Wildland Urban Interface (WUI) area map and associated code amendment. He explained that Utah House Bill 41, passed during the 2026 legislative session, required municipalities to adopt an updated WUI map and amend building and fire codes to comply with the 2024 International WUI Code, with all requirements due by January 1, 2027. Director Thomas noted the city was ahead of schedule.

He explained that a risk map previously produced by the Utah Division of Forestry, Fire and State Lands had drawn boundary lines through neighborhoods and individual properties, creating potential administrative ambiguity. The city revised the boundary to follow road centerlines, eliminating any dispute about whether a given parcel fell inside or outside the WUI area. The revised map was reviewed and approved by UFA, the Division of Forestry, Fire and State Lands, and other fire authority officials. A corresponding amendment to city code was also proposed to formally reference the map and its location on file with the recorder's office, and to incorporate the WUI building code by reference in a manner that would automatically adopt future legislative changes without requiring the Council to return for additional amendments.

Building Official Cathryn Nelson clarified key implementation details. She emphasized that all existing structures are grandfathered and will not be subject to new construction requirements. New construction applications within the WUI boundary would be routed to UFA for initial review. She noted that in most cases, homes built within completed subdivisions, where defensible space standards are met through typical landscaping practices and standard exterior finishes such as stucco, stone, brick, or siding, would not be required to install fire sprinklers or use specialized exterior materials. Enhanced construction requirements would apply primarily to homes built in undeveloped or unimproved areas with high fuel loads.

Director Thomas clarified a distinction between the city's WUI map, which triggered building code requirements, and the state's separate high-risk fire hazard severity zone map, which

triggered a property tax fee collected by Salt Lake County and remitted to the state for fire prevention efforts. He noted that the city had no authority over that separate fee and would develop informational resources to direct residents to the appropriate source for questions about it. Building Official Nelson confirmed that those fees would be administered entirely by the county.

City Manager Cherpeski noted that the city had recently added a commander-level position in the police department with a specific emergency management focus, including fire mitigation. He also announced that the city had entered into a grazing contract to help reduce fuel loads on public lands, and that the city would continue to work with UFA's wildland crews during the off-season to address fuel accumulation on public property.

Councilmember Henderson expressed measured support for the legislation, noting the significant and escalating costs of wildland fire suppression and the challenge insurance markets present for residents in these areas, while indicating he would be watching closely to see how the policy is implemented in practice.

Councilmember Anderson moved to approve Ordinance No. 2026-18 adopting the updated 2026 Wildlife Urban Interface zone map and amendment to Herriman City Code Section 4-1-1. 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.

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

Assistant City Manager Wendy Thomas presented the proposed rental policy and fee schedule for the Heritage Room at the Herriman Community Center, located at the repurposed former City Hall building at 13011 South Pioneer Street. She noted that the building had been remodeled with walls opened to create a usable community event space intended to accommodate family

reunions, city-sponsored events, and Friends of Herriman programming, thereby relieving demand on the existing community room at City Hall.

The policy was modeled closely on the existing community room rental policy, with two notable differences: the Heritage Room offers expanded availability hours, while the City Hall community room hours have been reduced to preserve staff working time. The policy also establishes blackout dates and excludes Sundays from available rental days. The fee schedule was noted to be structured such that rental fees cover operating costs without generating a profit, consistent with the city's intent to provide the Heritage Room as an amenity to residents. Staff indicated that a review of the policy would be brought back to the Council the following year to assess demand, including which dates were being requested and whether any groups were being turned away.

Councilmember Hodges moved to approve Policy Number LP-400101-001 adopting the Herriman Community Center Room Rental Policy. Councilmember Anderson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

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

Assistant to the City Manager Trevor Ram presented proposed amendments to the city's Master Fee Schedule. He explained that many of the changes were clerical in nature, aligning the published fee schedule with fees actually charged across various departments, including the cemetery, pavilion rentals, and parking lots.

The most substantive amendments involved field and athletic complex rental fees, which had not been adjusted in approximately eight to ten years. Under the proposed changes, contract rental rates for the Ball Complex would increase by \$10 per day, while non-contract hourly rates would increase from \$20 to \$25 per hour for non-residents and from \$15 to \$17 per hour for residents. Assistant to the City Manager Ram acknowledged the significant public comment received from youth sports organizations and their volunteers in response to the proposed increases, expressing

genuine appreciation for the service these groups provide to the community. He presented a cost recovery chart showing that the city spends approximately \$850,000 annually in personnel and operating costs across its twenty baseball and multi-use fields, while field rental revenues in the prior year totaled approximately \$46,600, representing roughly five percent cost recovery. He acknowledged that the proposed fee increases would not materially change that ratio.

Councilmember Hodges acknowledged the concerns raised by sports organizations and affirmed that their volunteer contributions and field improvements including nets, goals, paint, and maintenance represent value not captured in the cost figures. He noted that Herriman's field rental rates remain well below comparable rates in other jurisdictions. Councilmember Anderson emphasized that the city's investment in recreational fields is an intentional policy priority, and that the portion of costs not covered by fees is borne by all Herriman taxpayers. She supported a small fee increase as a matter of fiscal responsibility, while reaffirming the city's commitment to recreation as a priority. Mayor Palmer similarly drew on personal experience running a youth soccer league, acknowledging the difficulty of passing cost increases on to participants while affirming the necessity of adjusting fees in response to real operating cost growth. Councilmember Henderson noted the tension inherent in balancing the interests of organized sports groups which occupy fields for extended periods against the general public's ability to access those same facilities. Assistant to the City Manager Ram confirmed that the new rates would take effect January 1, 2027, and that the Council's direction was to hold them steady for two years before reassessing, particularly in light of the pending opening of the city's new athletic complex. He also noted that staff would be developing a streamlined application process to help organizations understand how to qualify for contract rates, and that the consent agenda adopted earlier in the evening included a field rental policy to support that effort.

Councilmember Anderson raised a separate concern regarding the Accessory Dwelling Unit (ADU) permit fee, which had been set at \$559 in a prior fee schedule update. She noted that this figure was substantially higher than comparable fees in neighboring cities ranging from approximately \$100 to \$450 and requested that staff review the basis for the fee and consider whether it could be reduced, noting that an incentive to have ADUs properly permitted was a legitimate policy goal. City Manager Cherpeski acknowledged the concern and noted that the city was transitioning to new permitting software that may reduce the administrative time underlying the fee, and that staff would review the matter.

Councilmember Anderson moved to approve Resolution No. R41-2026 approving an amendment to the schedule of fees charged by the City. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

Councilmember Terrah Anderson

Aye

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

The motion passed unanimously.

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

City Manager Cherpeski advised the Council that the finalist for the city attorney position had been identified after the staff report deadline. He recommended the appointment of Rulon Hopkins, currently serving as Assistant City Attorney for Saratoga Springs. City Manager Cherpeski noted that the Council had had the opportunity to review Mr. Hopkins's resume and interact with him briefly. He requested Council authorization to finalize the employment contract.

Councilmember Basham moved to direct the City Manager to appoint a new City Attorney. Councilmember Hodges seconded the motion, and all voted aye.

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

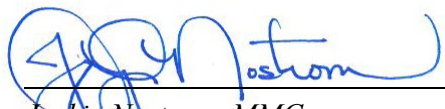
The closed session was conducted during the Work Meeting.

15. Adjournment

Councilmember Henderson moved to adjourn the City Council meeting at 8:22 p.m. Councilmember Basham seconded the motion, and all 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 September 9, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder