Next

CITY COUNCIL AGENDA

Wednesday, October 28, 2026

NOTICE IS HEREBY GIVEN that the Herriman City Council shall assemble for a meeting in the City Council Chambers, located at
5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH

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

1. **Council Business**
   - **1.1. Review of this Evening's Agenda**
   - **1.2. Future Agenda Items**
   - **1.3. Council discussion of future citizen recognitions**

2. **Administrative Reports**
   - **2.1. 2026 Citywide Fall Cleanup Report** – Eric Didericksen, Streets and Stormwater Manager & Justun Edwards, Public Works Director
   - **2.2. Review of the 2026 Season at Blackridge Reservoir** – Wendy Thomas, Assistant City Manager, Lorren Mitchell, Events Manager and Anthony Teuscher, Deputy Director of Parks, Recreation and Events
   - **2.3. City Status Report: September 2026** – Trevor Ram, Assistant to the City Manager
   - **2.4. CIP Discussion: Other Funds** – Trevor Ram, Assistant to the City Manager
   - **2.5. 2027 Legislative Priorities**

3. **Adjournment**

7:00 PM – GENERAL MEETING:

4. **Call to Order**
   - **4.1. Invocation/Thought/Reading and Pledge of Allegiance**
   - **4.2. City Council Comments and Recognitions**

5. **Public Comment**

   Audience members may bring any item within the City's purview to the City Council's attention. Comments will be limited to two minutes. State Law prohibits the Council from acting on items that do not appear on the agenda. Public comments for this meeting will also be conducted electronically. Any person interested in addressing the Council may submit a comment by emailing recorder@herriman.gov or by visiting Herriman.gov/agendas-and-minutes, where there is a link to fill out an online public comment form. Your statement will be incorporated into the public record.

6. **City Council Reports**
   - **6.1. Councilmember Jared Henderson**
   - **6.2. Councilmember Teddy Hodges**
   - **6.3. Councilmember Matt Basham**
   - **6.4. Councilmember Terrah Anderson**

7. **Mayor Report**

8. **Reports, Presentations and Appointments**
   - **8.1. Recognition of 2026 Herriman Hometown Heroes** – Lorren Mitchell, Events Manager

9. **Consent Agenda**
   - **9.1. Accounting of Recently Approved Change Orders –** Bryce Terry, City Engineer
   - **9.2. Approval of the September 23, 2026, City Council meeting minutes**

10. **Discussion and Action Items**
    - **10.1. Discussion and consideration of an ordinance amending Herriman City Code Title 5 to replace "Licenses Required" with "Identification Required"** – Brent Adamson, HPD Commander

    - **10.2. Discussion and consideration of an Ordinance amending the Herriman City Zoning Map from A-1-43 (1-acre per lot minimum) to A-1-10 (10,000 square feet per lot minimum) for .91 acres of property located approximately at 7162 W Gina Road (File No. Z2026-139)** – Blake Thomas, Community Development Director

10.3. Discussion and consideration of a resolution to appoint Laurel Price as an Alternate Member of the Planning Commission – Blake Thomas, Community Development Director

11. Future Meetings

11.1. Next City Council Meeting: Tuesday, November 10, 2026

11.2. Next Planning Meeting: November 4, 2026

12. Events

12.1. Election Day: November 3, 2026

12.2. Friends of Herriman: Book-it from Blackridge: November 7, 2026, Blackridge Reservoir Trailhead, 8:00 a.m.

13. Closed Session

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

14. Adjournment

15. Recommence to Work Meeting (If Needed)

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Council will be asked to complete a written comment form and present it to the City Recorder. In general, the chair will allow an individual two minutes to address the Council. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item to be considered at a future council meeting. The chair may place the item on the agenda under citizen comments; direct staff to assist the citizen; direct the citizen to the proper administrative departments; or take no action.

I, Jackie Nostrom, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.gov Posted and dated this 22nd day of October, 2026. /s/ Jackie Nostrom, City Recorder

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HERRIMAN CITY

S T A F F R E P O R T

DATE: **10/14/2026**

TO: The Honorable Mayor and City Council

FROM: Eric Didericksen, Streets & Storm Water Manager | Justun Edwards, Director of Public Works

SUBJECT: **2026 Citywide Fall Cleanup Report**

RECOMMENDATION:
Presentation only. No action is requested.

ISSUE BEFORE COUNCIL:
City staff will provide a report on the 2026 Citywide Fall Cleanup program, including participation levels, operational outcomes, and associated costs.

ALIGNMENT WITH STRATEGIC PLAN:
CE 1 – Sense of community: Work to cultivate a sense of connectedness, community, and inclusivity among all residents. Sponsor and host affordable events and programs that foster engagement across neighborhoods and encourage broad community participation.

The Citywide Fall Cleanup supports this objective by providing a valuable community service that helps residents maintain their properties, promotes neighborhood pride, and contributes to the overall appearance and livability of the community.

BACKGROUND/SUMMARY:
For more than 20 years, the City has provided annual cleanup services to residents. While the program's structure has evolved over time, it has consistently remained a popular and well-utilized service.

Although the event requires financial investment, it continues to receive support from City Council and City Administration because of the significant benefits it provides to residents and

the community. The cleanup program helps maintain neighborhood aesthetics, encourages proper disposal of bulky waste, and provides residents with a convenient option for removing items that are not easily accommodated through regular waste collection services.

The City has scheduled its cleanup events in conjunction with the Wasatch Front Waste & Recycling District's Seasonal Container Reservation Program (SCRP). By alternating schedules, residents have access to two opportunities each year to dispose of bulky waste and unwanted materials responsibly.

DISCUSSION:

The 2026 Citywide Fall Cleanup was held September 8-12, 2026. Throughout the event, City staff received and processed incoming materials, managed waste streams, and transported filled containers to the landfill. Following the event, staff dedicated several additional days to sorting and transporting recyclable and specialty materials, including appliances, scrap metal, and mattresses, to their respective recycling and disposal facilities.

Resident participation remained strong throughout the week, particularly on the final day of the event. A total of 2,133 vehicles utilized the cleanup service during the five-day period.

Vehicles visiting the cleanup per day:

Date	Vehicles
September 8	287
September 9	335
September 10	284
September 11	445
September 12	782
Total	**2,133**

Staff will provide further operational details, participation metrics, and observations during the Council presentation.

Year to Year Comparison:

	23’	24’	25’	26’
Labor Regular hours	378 $8,679	407 $9,935	278 $7,519	290 $7,843
Labor OT Hours	139 $4,698	155 $5,287	250 $10,180	276 $11,238
Landfill	274 Tons $9,151	446 Tons $17,493	242 Tons $10,629	200 Tons $8,566
Metal Recycled	-------	56 Tons ($2,109)	25 Tons ($1,631)	32 Tons ($2,036)
Fuel	$1,833	734g $2,572	680g $2,214	512g $2,800
Totals	$24,361	$35,287	$30,542	$30,447

ALTERNATIVES:

As this item is presented for informational purposes only, no formal action is requested. Future policy considerations may include:

- Continue the program in its current format.
- Modify the program structure, schedule, or service delivery model.
- Discontinue the program.

FISCAL IMPACT:

Historically, this event has cost between $25,000 and $35,000 annually. The adopted fiscal year 2027 budget includes $40,000 for this event.

DATE: **September 25, 2026**

TO: The Honorable Mayor and City Council

FROM: Wendy Thomas | Lorren Mitchell | Anthony Teuscher

SUBJECT: Review of the 2026 Season at Blackridge Reservoir – Wendy Thomas, Assistant City Manager, Lorren Mitchell, Events Manager and Anthony Teuscher, Deputy Director of Parks, Recreation and Events

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RECOMMENDATION:
Annual Discussion surrounding the maintenance and operations of Blackridge Reservoir.

ISSUE BEFORE COUNCIL:
The Council is being asked to review the 2026 operations of Blackridge Reservoir, including parking and permit programs, pavilion rentals, safety and enforcement activity, and to determine if any operational changes should be implemented for the 2027 season.

ALIGNMENT WITH STRATEGIC PLAN:
LV 4.3 – Parks, Trails and Open Space

BACKGROUND/SUMMARY:
Blackridge Reservoir continues to serve as a popular summer amenity and regional attraction for residents and visitors. While use of the park is free, during weekends and Holidays the City charges for parking.

Total operational revenue for 2026 was approximately $61,632, with $41,380 attributed to the City's share. Revenue decreased compared to the 2025 season, while staffing costs increased. The annual review provides an opportunity for City Council to evaluate the effectiveness of current operations, consider community feedback, and determine whether adjustments are needed for the 2027 season.

DISCUSSION:
Staff seeks City Council feedback on whether operational changes should be implemented for 2027.

ALTERNATIVES:
- Maintain current operations for the 2026 season.
- Direct staff to explore revisions to the parking and permit programs.
- Modify rental, enforcement, or staffing structure.
- Provide other direction as determined by Council.

FISCAL IMPACT:
Total parking revenue for the 2026 season was approximately $61,632, compared to $64,435 in 2025 and $74,006 in 2024. The City's share of revenue in 2026 was approximately $41,380, compared to $43,092 in 2025 and $48,187 in 2024.
Staffing costs for 2026 totaled approximately $58,000, compared to $50,000 in 2025 and $55,000 in 2024. These costs include seasonal employees, bonus pay, and Herriman Police Department (HPD) enforcement.

DATE: **October 05, 2026**

TO: The Honorable Mayor and City Council

FROM: Trevor Ram

SUBJECT: City Status Report – September 2026

RECOMMENDATION:
Staff recommends the City Council accept the City Status Report.

ISSUE BEFORE COUNCIL:
Should the City Council accept the City Status Report?

ALIGNMENT WITH STRATEGIC PLAN:
CE 2 – Promote trust in government.

BACKGROUND/SUMMARY:
This is the City Status Report for September 2026.

DISCUSSION:
Attached is the City Status Report for September 2026.

ALTERNATIVES:
1) The City Council accepts the City Status Report (recommended).
2) The City Council requests additional information.

HERRIMAN CITY STATUS REPORT

AS OF SEPTEMBER 30, 2026

BUILDING PERMITS - SEP 2026

Issued: (Compare previous year)

33 (18)	16 (17)	61 (87)
Residential	***Commercial***	***Other***

New Residential Units:

29	10	11	0	1
Single Family	***Condos***	***Townhomes***	***Duplex***	***I-ADUs***

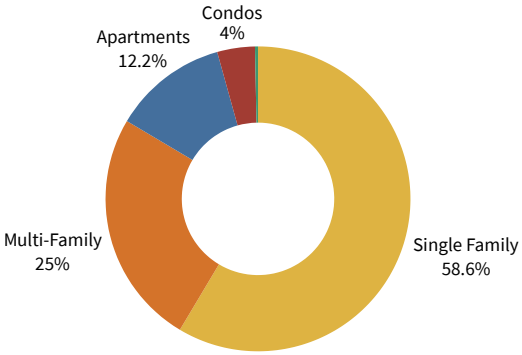
BUSINESSES

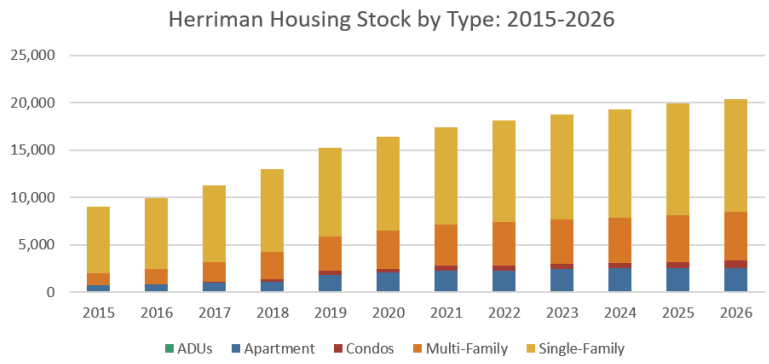
1,488	29
Total Businesses	***New Businesses***

88 *Restaurants/Food*

1,178 *Home Occupation*

HOUSING BY TYPE





66,438	4.1%
Population Estimate	*Vacancy Rate*

PROJECT UPDATES

6000 W (Silver Sky to Herriman Blvd)

-Utility work complete, now doing curb & gutter
-Paving anticipated start: October 2026
-Estimated completion: November 2026

Rosecrest Pipeline Project

-Mill and overlay of Rosecrest Road during Fall Break
-Work to resume @ Crown Rose late October
-Estimated substantial completion: Spring 2028

Fire Station 103

-Work to be completed late October-early November
-Station operational once work is complete
-Ribbon cutting being planned for January 2027

Juniper Canyon West Trailhead

-Trails paved, parking lot construction ongoing
-Restroom to be installed October 2026
-Estimated completion: early Spring 2027 (weather pending)

6400 W (Herriman Blvd to Midas Creek)

-Project nearly complete

Real Vista Widening and Traffic Signal

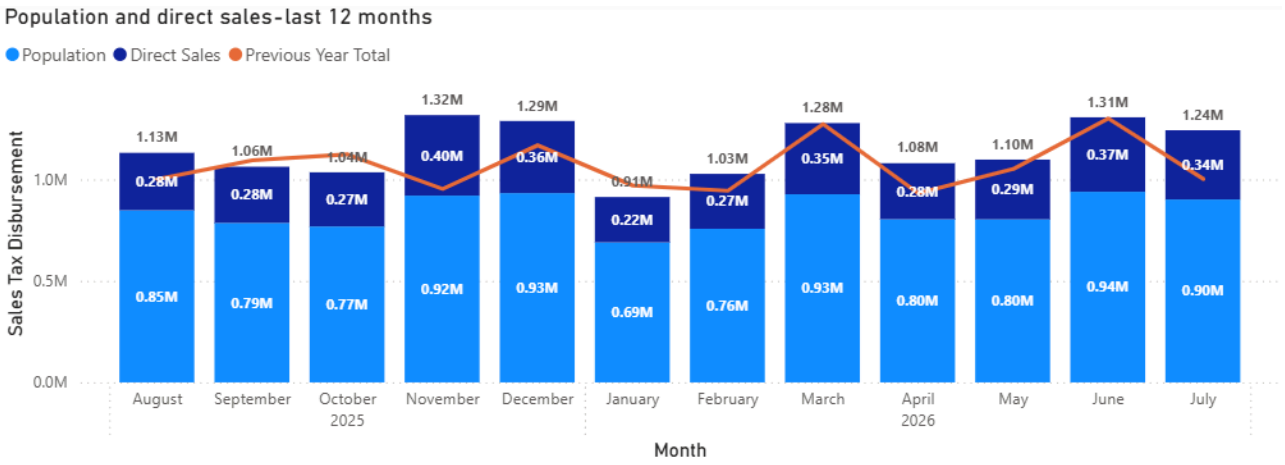
-Ribbon cutting in early October, open to traffic

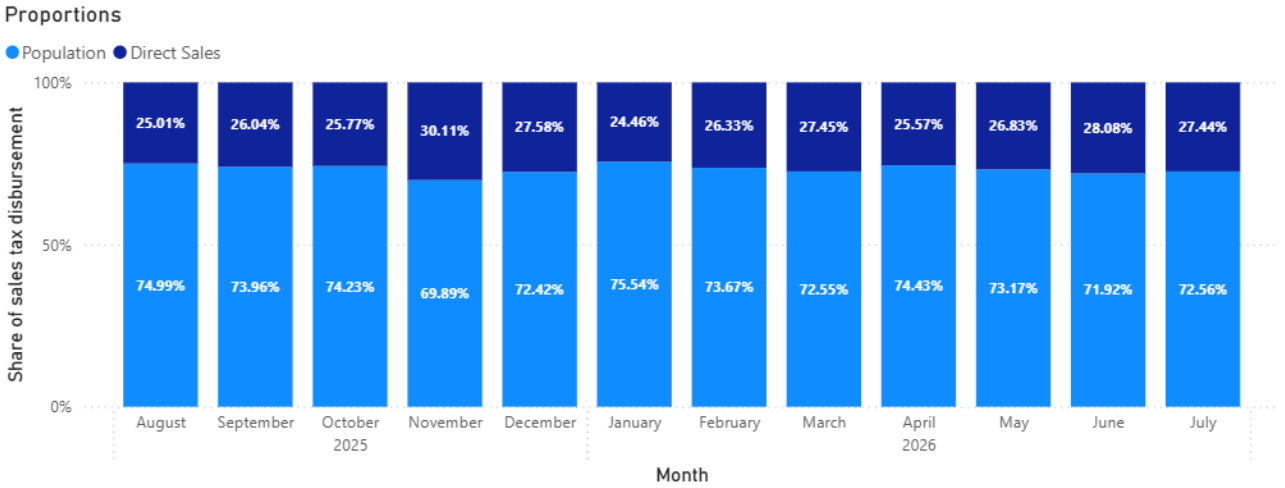
HERRIMAN CITY STATUS REPORT

AS OF SEPTEMBER 30, 2026

SALES TAX

$1,216,661.58 ***Latest Sales Tax Disbursement***





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

DATE: **October 12, 2026**

TO: The Honorable Mayor and City Council

FROM: Trevor Ram

SUBJECT: CIP Discussion – Other Funds

RECOMMENDATION:
N/A – for discussion only.

ISSUE BEFORE COUNCIL:
N/A – for discussion only.

ALIGNMENT WITH STRATEGIC PLAN:
LV 7.1 – Capital Improvement Plan

BACKGROUND/SUMMARY:
The purpose of this report is to provide a high-level overview of programmed capital expenditures for FY2029 through FY2034 for prominent funding sources other than the General Fund: water, storm water, HCSEA, and HCFSA. Its intent is to inform, not drive decision in the immediate term. Figures provided in the report reflect estimates and placeholders and are meant to demonstrate trends and levels of magnitude for Council to consider. Project-specific information will be provided at Council Meeting.

DISCUSSION:
The total amount of capital projects programmed in the out years and funded by funds other than the General Fund is summarized in Table 1:

Table 1: Summary of Capital Expenditures (other than General Fund) in Out Years

Funding Source	Out Years Total
Fire District	$25,725,000
HCSEA	$3,300,000
Storm Water	$4,805,100
Storm Water Impact	$110,000
Water Bond	$40,282,165
Water Enterprise	$3,467,789
Water Impact	$270,000
Grand Total	**$77,960,054**

I. Water

As presently programmed, water capital expenditures in the out years are significant. Table 2 shows the total spending that is currently programmed over the six-year timeframe:

Table 2 Summary of Water Capital Expenditures

Project Type	Funding Source	Out Years Total
Cash Funded Master Planning	Water Impact	$270,000
Cash Funded System Maintenance Projects	Water Enterprise	$3,467,789
Debt Service for Larger Capital Projects	Water Bond	$15,644,457
Totals		**$19,382,246**

Some points to keep in mind with regards to water capital expenditures:

- The total value of the bonded projects in the out years is approximately $40.3 million, necessitating about $3.6 million in annual debt service payments by FY2033.
- About 50% ($20.2 million) of the potentially bonded projects are secondary water projects.
- In addition to the water fund amounts shown, the projects considered here have an approximately $17.5 million commitment from the General Fund. Other funds committed from outside the city total $3 million.
- Using a conservative 2% rate, we would anticipate an increased operating cost for the city of about $800k if all the programmed capital comes online.
- Bonding is anticipated by our current water rate study, but it will be prudent to revisit the study in near future to determine what level of bonding can be borne by our current rates.
- Our capital phasing plan (currently being prepared) will help dial in bonding amounts and timing.
- Impact and enterprise bonding are shown together because the enterprise fund will likely need to make up water impact shortfall.

II. Storm Water

Like water, storm water capital expenditures have both enterprise and impact fee components. The capital outlay programmed for the out years is summarized in Table 3 below:

Table 3: Summary of Storm Water Capital Expenditures

Project Type	Funding Source	Out Years Total
Cash Funded System Maintenance Projects	Storm Water Enterprise	$4,805,100
Storm Drain Master Planning	Storm Water Impact	$110,000
Totals		**$4,915,100**

The storm water project and funding picture need to be clarified going forward. Our currently collected fees do not anticipate covering capital costs and have not been updated for some time.

III. Herriman City Safety Enforcement Area (HCSEA)

To date, the HCSEA has not incurred capital expenditures of the kind under consideration in this report, namely the construction of facilities for use by HPD. The FY2027-FY2028 budget has programmed the city's first Public Safety Building. It is anticipated that this building will be largely debt-funded, with an annual payment of around $2 million. The capital expenditures HCSEA has programmed for the out years are two substations at locations near the SLCC campus and on 7300 W. These facilities are estimated to cost around $1,650,000 to design and construct and will take advantage of colocation with fire facilities (discussed later). If bonded for, these two substations will add about $300k in annual debt service payments to the HCSEA, as shown in Table 4 below:

Table 4: Additional Debt Service Payments for HCSEA in Out Years

Fiscal Year	Debt Service
FY2029	$13,470
FY2030	$148,170
FY2031	$148,170
FY2032	$148,170
FY2033	$161,640
FY2034	$296,340

Importantly, the amounts shown above may be adjusted by cash funding portions of the projects. However, they will be in addition to the debt service for the currently budgeted Public Safety building and not inclusive of that payment.

IV. Herriman City Fire Service Area (HCFSA)

As mentioned above, the construction of two fire stations, one near the SLCC campus and one on 7300 W, is programmed into the capital plan in the out years. Construction of a larger-format

station at the SLCC campus is currently programmed for FY2030; construction of a smaller-format station on 7300 W is currently programmed for construction in FY2034. Debt funding is anticipated to be needed for the construction of both these stations. The cumulative effect of funding them will be about $2.3 million in annual debt service payments by FY2034, as shown in Table 5 below:

Table 5: Debt Service Payments for HCFSA in Out Years

Fiscal Year	Debt Service
FY2029	$76,330
FY2030	$1,387,410
FY2031	$1,387,410
FY2032	$1,387,410
FY2033	$1,448,030
FY2034	$2,310,110

It is anticipated that the cost to operate each of these stations will be about $3.3 million per year (based on UFA budget documents).

ALTERNATIVES:
N/A – for discussion only.

FISCAL IMPACT:
N/A – for discussion only.

HERRIMAN CITY

S T A F F R E P O R T

DATE: October 14, 2026

TO: The Honorable Mayor and City Council

FROM: Lorren Mitchell, Events Manager

SUBJECT: 2026 Hometown Heroes Recognition

RECOMMENDATION:
This item is for recognition only.

ISSUE BEFORE COUNCIL:
Recognition of the 2026 Herriman Hometown Heroes.

ALIGNMENT WITH STRATEGIC PLAN:
CE 1 – Sense of community

BACKGROUND/SUMMARY:
As part of the 2026 Fort Herriman PRCA Rodeo, the City recognized Hometown Heroes during each night of the event. Community members were invited to nominate individuals whose actions, service, or contributions have made a positive difference in the lives of others and in the Herriman community.

The Hometown Heroes recognition provided an opportunity to celebrate the people who help make Herriman a strong and connected community. By inviting residents to submit nominations, the program highlighted the importance of community involvement and allowed residents to share appreciation for individuals who exemplify service, generosity, leadership, and care for others.

We would like to formally recognize these honorees before City Council. This recognition extends the appreciation shared during the rodeo and acknowledges the meaningful contributions of those selected by their fellow community members.

The Hometown Heroes recognition supports the City's goal of fostering a strong sense of community by celebrating the individuals who contribute to Herriman's well-being and make a positive impact on those around them.
The City thanks the residents who submitted nominations and congratulates the 2026 Hometown Heroes for the positive difference they make in the Herriman community. Their recognition reflects the community's appreciation for the people who help make Herriman a great place to live.

HERRIMAN HOMETOWN HEROES 2026

Courtney Moore

Courtney Moore teaches 4th grade at Juniper Elementary, where she makes a lasting difference in the lives of her students through her care, encouragement, and dedication. A Teacher of the Year honoree, she continues to be someone students return to for advice, support, and a reminder that they are loved.

Brandi Jacobson

She created Herriman's 12th Sentinel program, helping children with special needs become part of local football teams from little league through Mountain Ridge High School. Through this growing program, she has blessed many lives while teaching athletes to lead, protect, and stand up for others.

Anna Andre

Serves Herriman through countless acts of compassion, supporting families in need, students, teachers, city events, and community causes. Whether quietly behind the scenes or boldly advocating for others, she is a fierce protector, generous volunteer, and steady force for good in the lives of those around her.

Joseph N Miller

Born and raised in Herriman, James served as a paratrooper in the 101st Airborne Division during the Vietnam War, earning two Bronze Stars for heroism and meritorious service. He is proud to call America home and believes freedom is one of our greatest gifts, protected by the sacrifice of many.

Candice Cochegrus

She has proudly served for over 20 years in the Utah Army National Guard, as a chaplain while also supporting our community as a therapist. Through her work with service members, veterans, and those facing PTSD, trauma, and suicidal thoughts, she offers compassion, guidance, and hope when it is needed most.

Kristen Black

Kristen is a neonatal flight nurse for Intermountain LifeFlight, providing lifesaving care to babies and children during their most critical moments. A proud Herriman resident, mother, and community-minded leader, she has made service to the most vulnerable her passion, career, and example for her family.

James Konesky

He brightens Herriman by waving with a big smile to every passing car while jogging his familiar Rosecrest loop and picking up trash along the way. Known and loved by many long before they knew his name, he has become a Herriman legacy and a daily reminder of kindness and community pride.

Dee Oakeson

Dee has helped shape the Fort Herriman PRCA Rodeo through dedicated service as Rodeo Committee Chair, giving hundreds of hours as a volunteer to one of the city’s most beloved traditions. His leadership, volunteer spirit, and commitment to the rodeo have made the event a lasting source of pride for Herriman.

DATE: **October 15, 2026**

TO: The Honorable Mayor and City Council

FROM: Bryce Terry, City Engineer

SUBJECT: Accounting of Recently Approved Change Orders

RECOMMENDATION:
No action required; this report is for information only.

ISSUE BEFORE COUNCIL:
No action required; this report is for information only.

ALIGNMENT WITH STRATEGIC PLAN:
LV 7.1 – Capital Improvement Plan | LV 7 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:
The Engineering Department manages the construction of capital projects for the city. Occasionally, unforeseen conditions require amendments to construction contracts. In such cases, staff reviews and approves change orders before contractors proceed.
Per City policy, staff must notify the Council of any change order—or series of change orders—that exceeds $50,000. This report summarizes recently approved change orders

DISCUSSION:

Project 1: Real Vista Dr & Mtn View Corridor Improvements
Original Contract Amount: $1,310,901.15

Change Order 5

- Install approximately 100 ft of additional conduit in NW corner of MVC extending to new RMP switchgear, Item CO5-1 ($7,040.00)

Reason: Latest update from RMP — West side signal needs to be powered from new switchgear.
CO5 Additional Cost: $7,040.00

Change Order 6

- Drain Pipe Along Landscape Wall, Item CO6-1 — 100 LF @ $35.00/LF ($3,500.00)
- 4 FT Tall Vinyl-Coated Black Chain Link Fence On Top of Landscape Block Wall, Item CO6-2 — 65 LF @ $110.00/LF ($7,150.00)

Reason: City requested underdrain by the landscape wall and fence on top of wall.
CO6 Total Additional Cost: $10,650.00

Project 2: 6000 West Roadway Widening Phase 1
Original Contract Amount: $3,085,071.00

Change Order 1

- 6" Sewer Lateral — Reconnect Sewer Lateral ($2,819.00) – Cost covered by JBID

CO1 Additional Cost: $2,819.00

Change Order 2

- 24x20 Reducer — Secondary Water ($7,400.00)

CO2 Additional Cost: $7,400.00

Change Order 3

- 12" SDR35 Gravity Irrigation Line — 50 LF @ $100.00/LF ($5,000.00)
- Remove Existing Gravity Irrigation Line — 50 LF @ $25.00/LF ($1,250.00)
- Remove Curb & Gutter — 10 LF @ $4.00/LF ($40.00)
- Replace Curb & Gutter — 10 LF @ $41.00/LF ($410.00)

Reason: Existing concrete irrigation culvert was found to conflict with road grade and requires relocation.
CO3 Additional Cost: $6,700.00

Change Order 4

- Reverse CO3 — ($-6,700.00)
- Bid Item Quantity Reductions — ($-86,300.00)
- Additional Curb & Gutter — $17,551.50

CO4 Net Credit: ($75,448.50)
CO4 also includes a 60-calendar day contract time extension, establishing a new completion date of November 30, 2026.

ALTERNATIVES:
Report for information only.

FISCAL IMPACT:
All change orders described in this report are within the approved project budgets.

- **Real Vista Drive:** Remaining budget after all change orders is $678,632.85 out of a $2,200,000.00 project budget.
- **6000 West:** Remaining contingency remains well below budgeted amount.

ATTACHMENTS:
Project Change Order Log – Real Vista Drive Project Change Order Log – 6000 West Roadway Widening Phase 1

CONSTRUCTION CHANGE ORDER LOG

Project Name	Real Vista Drive	Contractor:	Staker Parson
Project No.	0130-00	Original Contract Amount	$ 1,310,901.15
GL Code	22-41-304 / 432-FN300-300115-408000-ST130	New Proposed Contract Amount	$ 1,465,460.15
Budget	$900,000.00	Other Expenditures	$ 55,907.00
GL Code	40-41-008 / 401-FN300-300115-408000-ST130	Project Budget	$2,200,000.00
Budget	$1,300,000.00		

		Dates						Time(Calendar Days)		
CO #	Description	Received	Sent for Signature	Approved	Cost/(Credit)	Cumulative Amount to Date	Contingency Remaining	Extension	New Completion Date	
1	Drill for Light Pole Bases; Raise and Collar Water Valve on Real Vista East of NB MVC	4/30/2026	4/30/2026	5/3/2026	$ 8,935.00	$ 8,935.00	$824,256.85			0.68%
2	Relocate Two 6" Existing Conduits, 3" Conduit Instalation, 6" PVC Conduit Installation, Pothole Excavate & Backfill 4" Conduit on NE Coner of NB Lanes	5/15/2026	5/15/2026	5/19/2026	$ 47,755.00	$ 56,690.00	$776,501.85			3.64%
3	Open cutting MVC to install the 24" storm drain crossing with Fullmer Excavation and credit of boring	6/9/2026	6/26/2026	7/13/2026	$ 80.00	$ 56,770.00	$776,421.85			0.01%
4	Two new 6" conduits, drainage removal and proposed full-width mill/overlay of Real Vista	6/23/2026	6/26/2026	7/13/2026	$ 80,099.00	$ 136,869.00	$696,322.85			6.11%
5	West side signal needs to be powered from new switchgear	9/17/2026	9/21/2026	9/22/2026	$ 7,040.00	$ 143,909.00	$689,282.85			0.54%
6	Retaining Wall Drainage and Fence	9/17/2026	9/21/2026	9/22/2026	$ 10,650.00	$ 154,559.00	$678,632.85			0.81%

CONSTRUCTION CHANGE ORDER LOG

Project Name	6000 West Roadway Widening Phase 1	Contractor:	Newman
Project No.	0010-01	Original Contract Amount	$ 3,085,071.00
GL-Codes	401-FN300-300115-408000-ST104	New Proposed Contract Amount	$ 3,026,541.50
Budget	$2,300,000.00	Other FY26/FY27 Contract Expenses	$ 266,290.88
SW/Water Imp.	$1,360,840.00	Current Remaining Budget	$1,195,038.22
Paid by JBID	$827,030.60		
Total Budget	$4,487,870.60		

		Dates						Time(Calendar Days)		
CO #	Description	Received	Sent for Signature	Approved	Cost/(Credit)	Cumulative Amount to Date	Contingency Remaining	Extension	New Completion Date	% of Change
CO1	6" Sewer Lateral - Reconnect Sewer Lateral	$	8/19/2026	8/26/2026	8/31/2026	2,819.00	$1,133,689.72	2,819.00		0.09%
CO2	24x20 Reducer - Secondary Water	8/25/2026	8/26/2026	8/31/2026	$ 7,400.00		$1,126,289.72	10,219.00		0.24%
CO3	Replace Gravity Irrigation Line	9/17/2026	9/17/2026	9/28/2026	$ 6,700.00		$1,119,589.72	16,919.00		0.22%
CO4	Miscellaneous	10/12/2026	10/13/2026	$	$75,448.50)		$1,195,038.22	(58,529.50)60	11/30/2026	-2.45%

CITY COUNCIL MINUTES

Wednesday, September 23, 2026
*Amended September 17, 2026 @ 5:40 p.m.
Awaiting Formal Approval

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, September 23, 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, HPD Commander Brent Adamson, Assistant City Attorney Matt Brooks, and UFA Assistant Chief Anthony Widdison.

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 and Council briefly reviewed the agenda.

1.2. Future Agenda Items

Councilmember Terrah Anderson asked to look at Accessory Dwelling Unit fees before the planned fee study. Mayor Palmer said the request was driven in part by a resident who was going through the code enforcement process. He said the City's fees were well out of line with surrounding cities. City Manager Cherpeski responded that a fee study had just been completed, and that staff would return with the detail behind the fees so the Council could decide how to proceed.

Mayor Palmer raised the Planning Commission alternate appointment. Policy requires the mayor, a council member, and a designee of the city manager to interview candidates. Interviews were targeted for the week of October 12, and staff was to coordinate scheduling with the participants.

1.3. Council discussion of future citizen recognitions

No future citizen recognitions were discussed.

2. Administrative Reports

2.1. City Status Report: August 2026 – Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Trevor Ram reported that the City's overall status was good and clarified that unusual zero readings in the vacancy rate reported the previous month resulted from a system error and did not reflect changes in the City's population. City Manager Nathan Cherpeski reported a slowdown in residential building permits, which was attributed to builders reducing activity amid economic uncertainty. Mayor Palmer noted that commercial permits accounted for most of the current permitting activity.

City Engineer Bryce Terry provided an update on the Silver Sky project at 6000 West. Utility work had been completed, and crews were scheduled to connect the curb and construct the sidewalk the following week. Paving was anticipated in mid-October, followed by landscaping and striping. Road closures would be required during construction, and staff would provide notice once the final paving schedule was established. In response to a question from Mayor Palmer about the end of the paving season, City Engineer Terry explained that paving after October 15 required a cold-weather paving plan unless temperatures met the City's 50-degree specification. The plan included additional rollers to ensure proper asphalt compaction before cooling. They noted that paving could continue into December or January when weather conditions permitted, although reduced seasonal production at asphalt plants could increase costs. Developments therefore often scheduled paving in October to avoid potential price increases.

It was reported that the traffic signal at 13400 South serving the Dragon Play Lane and Trader Joe's area was scheduled to open Friday. The Council requested staff ask the County to review the signal at 6400 West and Herriman Boulevard, where vehicles in the right-turn lane appeared

to trigger a flashing signal even when no through or left-turn traffic was present. City Engineer Terry stated that staff believed the issue had been corrected but agreed to follow up with the County. Councilmember Henderson raised an additional concern regarding the westbound-to-southbound left turn at the same intersection.

The Council commended the Utah Department of Transportation's recent resurfacing project near Mountain View Corridor, noting that the work had been completed quickly and during nighttime hours, minimizing disruption to traffic.

2.2. CIP Review: General Fund Projects - Trevor Ram, Assistant to the City Manager

Assistant to the City Manager Trevor Ram presented the General Fund capital projects planned for fiscal years 2029 through 2034. The list included 29 projects with a General Fund component, 23 of which were mapped; the remaining projects involved replacement funds and similar items. Assistant to the City Manager Ram identified three primary pressures on the General Fund: projects funded directly by the City, impact-fee-eligible projects for which sufficient revenue might not be available, and major future projects requiring bond financing. He noted that water fund projects and potential bonding would be addressed separately at a future discussion. City Manager Cherpeski added that park projects planned for fiscal years 2033 and 2034 would likely require direct General Fund support.

The Council discussed the role of public infrastructure districts (PIDs) and impact fees in funding capital improvements. City Manager Cherpeski explained that PIDs generally constructed parks within their boundaries in place of collecting impact fees for those improvements and did not fund offsite improvements. He noted that impact fees had historically lagged behind infrastructure needs because rates had not been updated for many years and previous policy decisions had resulted in under-collection. Mayor Palmer observed that PIDs had accelerated certain infrastructure projects, including water systems designed to accommodate future capacity. City Manager Cherpeski added that most road projects on the list were outside PID boundaries and that, although widening 13400 South was partially eligible for impact fee funding, sufficient funds were unlikely to be available.

In response to Councilmember Anderson's questions about project priority scores, Assistant to the City Manager Ram, City Engineer Bryce Terry, and City Manager Cherpeski explained that a multidisciplinary staff committee evaluated projects using scores from zero to three across five criteria: outside funding, system impact or need, safety, preservation, and community enhancement. The scores were weighted and averaged to provide a relative comparison among projects, and no maximum score had been established. Assistant to the City Manager Ram noted that committee membership was changing, with John Nunley replacing a departing member. City Manager Cherpeski emphasized that the scores were staff-generated recommendations and did not bind the Council's decisions. Staff had also begun considering staff capacity and project

timelines alongside costs. City Engineer Terry clarified that ongoing operating costs were not directly included in the scoring, although preservation projects could receive higher scores.

Councilmember Henderson requested a comprehensive funding breakdown for each project, citing the approximately $9 million combined cost of the 13400 South project phases. City Manager Cherpeski clarified that the amounts shown represented only the General Fund share and that staff anticipated receiving approximately $3 million in state transportation grant funding for the project in 2030. He noted that the grant had a completion deadline and that the project estimate was several years old. He also explained that transferring a road such as 12600 South to state ownership would require the City to bring it up to state standards first. Staff agreed to identify additional funding sources for each project. Mayor Palmer requested objective information about project criticality, particularly for road improvements, to help the Council evaluate competing priorities. City Manager Cherpeski clarified that the City's annual road maintenance budget of approximately $2.8 million to $3 million was separate from the capital projects under consideration. Most listed road projects involved widening or completing existing routes, including 13400 South and improvements similar to those completed at 5600 West.

The Council considered the sequencing of improvements on 6000 West and 6400 West. City Manager Cherpeski recommended exchanging their planned schedules so that the City could complete one road before beginning the other. Under the existing schedule, work on 6400 West between 13400 South and Main Street was planned to begin in 2029, while 6000 West would not be completed until 2032. He noted that future commercial development along 6400 West might contribute to project costs. City Engineer Terry explained that at least a one-year gap between the projects would remain regardless of the schedule. Mayor Palmer supported the proposed adjustment.

The Council also discussed whether to replace the splash pad in the Rosecrest area, which staff reported was underused. Members questioned whether the estimated $500,000 replacement cost was justified, whether water could be reused, and whether the facility should be replaced at all. Mayor Palmer expressed significant reservations about the project, and Councilmember Henderson supported further consideration of whether replacement was necessary.

City Manager Cherpeski reviewed additional items shown on the capital projects chart. Placeholder debt-service payments for a potential public works facility bond, assumed to begin in 2031 for phases one and two, and an athletic complex had been excluded from the totals because the Council had not authorized those projects. Staff also described the proposed McDougall Road in the southeastern area near Redwood Road, which would connect the existing Axia warehouse road to the Redwood Road traffic signal. A proposed satellite public works

facility on City-owned property near the canal and a secondary pump station would provide staff with more convenient access to supplies and reduce trips to Butterfield Park.

City Manager Cherpeski stated that staff hoped to establish a consistent annual capital funding amount and asked Council to submit questions and information requests to him and Assistant to the City Manager Ram before the prioritization exercise. Mayor Palmer requested that staff identify projects with matching funds or potential eligibility for outside funding. Councilmember Henderson asked about the proposed 6600 West crossing of Rose Creek, which staff explained would connect neighborhoods near Rose Canyon Road and Butterfield Parkway. Mayor Palmer noted that the Legislature had funded the crossing in 2019 but withdrawn the funding during the COVID-19 pandemic, and that approximately 220 additional homes were planned nearby.

The Council further discussed the limitations of the impact fee model, which had committed the City to infrastructure projects before sufficient fees had been collected. Councilmember Henderson noted that PIDs had helped bring these funding challenges forward. Mayor Palmer and City Manager Cherpeski raised concerns about the long-term costs of replacing expensive park amenities. City Manager Cherpeski described the existing parks replacement fund and discussed the potential use of nature-play features with longer lifespans. The discussion also addressed playground costs, state purchasing contracts, and the balance between unique park amenities and standardized neighborhood parks. Councilmember Henderson suggested that the Council evaluate whether replacement was necessary when play structures in pocket parks reached the end of their useful lives. Staff reported that a parks master plan would be presented to the Council, and Councilmember Anderson suggested using usage counters to inform future decisions. City Manager Cherpeski confirmed that water fund projects would be discussed at a future meeting. Assistant City Manager Wendy Thomas anticipated additional capital planning discussions during the November strategy session.

2.3. Legislative priorities for 2027 – Nathan Cherpeski, City Manager

City Manager Cherpeski introduced the discussion of the City's 2027 legislative priorities and indicated that the topic would return during future work meetings. They noted that the City had successfully pursued waste management options during the previous legislative session and identified several anticipated legislative issues, including land use preemption, attainable and affordable housing, e-bikes, advanced air mobility, license plate readers, and homeowners associations (HOAs). City Manager Cherpeski asked whether the Council wished to pursue state funding, including restoration of funding for the 6600 West bridge and assistance with bringing 12600 South up to state standards. Mayor Palmer suggested adding Herriman to 2017 legislation that had provided funding to Riverton for its portion of 12600 South, allowing the road to be brought up to standard before transfer to the state. City Manager Cherpeski identified the City's

lobbyists as Rob Jolly, Chris Blake, and Greg Curtis and cautioned that funding could be limited during the upcoming session, as it had been the previous year.

Councilmember Henderson recommended coordinating legislative funding requests with related projects, including the 6600 West bridge and 12600 South, and maintaining relationships with sports and tourism lobbying organizations to support the proposed athletic complex. Councilmember Anderson asked about transit funding, and City Manager Cherpeski and Mayor Palmer confirmed that Herriman had participated with Riverton and Bluffdale in a transit grant application submitted through Riverton's account.

The Council discussed identifying another university partner, such as Utah State University, for the local campus no longer served by the University of Utah. Mayor Palmer reported that the campus had approximately 800 students and capacity for about 4,000. The Council supported exploring the opportunity, citing potential benefits for transfer pathways and technical education programs.

Mayor Palmer and City Manager Cherpeski raised concerns about potential forced annexations of unincorporated county areas and the associated infrastructure costs. They explained that roads transferred to cities might have been built to county or HOA standards and could require substantial reconstruction to meet municipal standards, creating financial burdens for existing residents. Staff noted that a bill draft had not yet been prepared, although a legislative committee had approved sponsoring a bill. Mayor Palmer argued that if the state required Herriman to upgrade 12600 South before transferring it to state ownership, HOAs should similarly be required to bring their roads up to municipal standards before transferring them to cities.

Councilmember Anderson requested additional discussion before the City advocated for a state park. They expressed concern that residents might have to pay to access a local recreation area and noted that state parks were not fully funded. They asked staff to consult with other communities and the state parks director and present the advantages and disadvantages of the proposal. Mayor Palmer explained that the Yellow Fork Canyon concept was already under consideration by the state and could include camping facilities and additional acreage, addressing the absence of a state park in Salt Lake County. City Manager Cherpeski agreed to schedule the discussion before the legislative session, likely during the second meeting in October.

Chief of Police Stromberg provided an update on anticipated e-bike legislation. They reported that the Department of Public Safety and the Highway Patrol were leading the issue through the transportation committee, while the Chiefs' and Sheriffs' associations supported statewide consistency in regulation. Chief Stromberg explained that enforcement was challenging because officers had to distinguish among Class 1, Class 2, and Class 3 devices, and juveniles sometimes

fled because officers would not pursue them. Existing law allowed parents to be cited for permitting juveniles to operate devices in violation of the statute, although that provision had not been widely used. Chief Stromberg noted that Utah had relied primarily on parental responsibility, whereas other states had pursued more extensive manufacturer regulations. They also reported that the City had experienced child fatalities involving these devices.

Chief Stromberg outlined a proposed school-based enforcement program involving school resource officers. Under the program, officers would seize electronic devices operated in violation of school policies on school property and require parents to retrieve them. Implementation would be coordinated with the school district and supported by public education efforts. Chief Stromberg explained that fees and enforcement consequences would depend on the circumstances. Devices operated as electric motorcycles could be impounded for lacking registration and insurance, while devices seized solely under the e-bike statute would have to be released to a parent, who could still receive a citation. Mayor Palmer and Councilmember Henderson supported clear, direct public messaging, including communications to parents during the holiday season and presentations at school assemblies. City Manager Cherpeski concluded that e-bikes, license plate readers, and housing were likely to be significant issues during the 2027 legislative session.

2.4. Discussion of proposed amendment to Herriman City Ordinance 5-1-11 — Replace "Licenses Required" with "Identification Required" – Brent Adamson, Commander | Matt Brooks, Assistant City Attorney

Commander Brent Adamson presented a proposal to replace the City's animal licensing requirement with an animal identification requirement. He explained that the City had consolidated code enforcement and animal services within Community Services and implemented an AI telephone system and animal-tracking software. Following a review of the licensing program, staff determined that its primary purposes were to verify rabies vaccinations, reunite lost pets with their owners, and generate revenue. However, the cost of administering the program substantially exceeded the revenue it generated, and compliance was estimated at approximately 3.6 percent. Commander Adamson cited a recent case involving a household with nine unlicensed dogs as an example of the program's limited effectiveness.

Under the proposed change, animal owners would still be required to ensure their animals received rabies vaccinations and had identification, such as a collar tag, microchip, or written telephone number. The City would discontinue accepting license applications, verifying vaccinations as part of the licensing process, and purchasing and mailing identification tags. Staff would retain authority to enforce identification and vaccination requirements through civil citations heard by the administrative law judge (ALJ), while animal bite and attack cases would continue to be handled through justice court. Commander Adamson noted that veterinarians and

boarding facilities routinely verified rabies vaccinations, and that City staff could verify compliance during enforcement contacts. In response to questions posed from Mayor Palmer and Councilmember Henderson, Commander Adamson confirmed that microchips would satisfy the identification requirement and that identification displaying an owner's name and telephone number would allow residents to return lost pets directly to their owners without involving animal control.

Councilmember Anderson asked how residents would learn about the proposed change, noting that they had not previously been aware of the licensing requirement. Commander Adamson stated that staff would communicate the change through social media and the City newsletter. Chief Stromberg explained that the low compliance rate also presented a staffing concern, as significantly higher participation could require an additional full-time employee. Commander Adamson added that eliminating the licensing process would free the employee currently responsible for licensing to focus on other duties, including shelter operations and the ALJ process. In response to Mayor Palmer's questions, Commander Adamson clarified that livestock licensing was not required and that identifying loose livestock could be difficult. They also reported that the animal shelter typically housed five or six animals at a time.

Commander Adamson explained that implementing the change would require amendments to five sections of City code and the master fee schedule. The proposal would return to the Council as an ordinance amendment at a future meeting. The Council discussed whether the item should be placed on the consent agenda, with Mayor Palmer noting that consideration outside the consent agenda would provide residents with greater notice. Staff agreed to proceed with public communications regardless of how the item was scheduled. Councilmember Henderson commended staff for evaluating whether established practices continued to serve their intended purpose.

3. Adjournment

Councilmember Hodges moved to adjourn the City Council work meeting at 6:51 p.m. Councilmember Basham seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:02 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

The Herriman Police Department Honor Guard presented the colors and Deputy Chief Zach Adams led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

There were no comments or recognitions offered.

5. Public Comment

Shane Manwaring introduced himself as a candidate for Salt Lake County Sheriff. He stated that he lived in the Bluffdale portion of East Herriman and had served nearly 27 years in the military, retiring from the Utah National Guard as a colonel. His largest command was 2,995 personnel in Afghanistan in 2019–2020, with a $300 million budget. He had also served 23 years in law enforcement and was a lieutenant with a local police department. He said his primary goal as Sheriff would be to be "the best partner that Herriman's ever had," and he described the current relationship between the Sheriff's Office and the City as adversarial. He proposed streamlining jail booking so Herriman officers were not away from the city for up to three hours and could complete booking in under 15 minutes. He also stated that the jail should exist to change behavior rather than to punish, and he criticized the current jail docket, in which about as many people were released as were booked in.

Jake Hunsaker, a candidate for House District 48, which included roughly half of Herriman, reported on what he had heard from voters: lower property taxes, limited, transparent and accountable government with local control, and infrastructure. He stated that he had asked Speaker Schultz to place him on the Transportation Committee, citing the lack of east-west throughways and public transit options along the Mountain View Corridor. He had opened a bill file with a neighboring legislator to explore unfunded mandate reform, so that cities, counties and school districts would not have to raise property taxes as frequently, or so that the state would at least be transparent about costs passed down to local entities. He also said he intended to focus on limited government, fewer bills each session, and local control.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson had nothing to report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges reported on two Jordan Basin Improvement District board meetings held that week. The key topics were advancing projects through the Mountain View Corridor and creating east-west connections for new developments, in coordination with UDOT, so that residents could get in and out in a timely manner. He also reported on the South Valley Chamber meeting, where updates were given on the Chamber's activities and on the more than 17 new businesses recently permitted in the city. He credited continued economic development growth largely to City departments and staff.

6.3. Councilmember Matt Basham

Councilmember Basham reported that, at the invitation of the Jordan Valley Water Conservancy District, he attended the Prepare 60 Water School over the weekend. The program brought together municipal and legislative elected officials and water experts. It was organized by Jordan Valley Water, Weber Basin Water, Central Utah Water, and Washington County Water, which together supply about 90 percent of the water in Utah. He described water as a complicated and extremely important topic and thanked the district for the invitation.

6.4. Councilmember Terrah Anderson

Councilmember Anderson had nothing to report.

7. Mayor Report

Mayor Palmer had nothing to report.

8. *Reports, Presentations and Appointments

8.1. *Herriman Police Department Oath of Office and Badge Pinning Ceremony

Police Chief Cody Stromberg opened the discussion by introducing a special badge pinning ceremony to recognize promotions and welcome new members to the Herriman Police Department. He then explained the significance of the badge as a symbol of public trust and the tradition of having family members pin badges in recognition of their support and sacrifice. The ceremony recognized the promotions of Zach Adams to Deputy Chief, Marcus Beckstead and Andrea Hansen to Commander, and Michael Larsen, Dustin Olzack, and Brady Askerlund to Sergeant. The department also welcomed officers Bryce Delnort, Jordan Lambert, Austin Nelson, and Jacen Harker, along with Community Services Technician Adrian Ramirez. Family members participated in the ceremony by pinning badges, honoring the personal support behind each member's commitment to serving Herriman City and its community.

City Recorder Jackie Nostrom conducted the Oath of Office ceremony.

9. Consent Agenda

9.1. Approval of the August 26, 2026, City Council meeting minutes

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

10. Discussion and Action Items

10.1. Consideration of an amendment to Title 10 of the Herriman City Code regarding uses allowed in the Commercial, Mixed Use, and Manufacturing zoning districts regarding Commissaries, outdoor retail displays associated with retail businesses, and seasonal sales activities – Blake Thomas, Community Development Director

Community Development Director Blake Thomas presented the proposed code amendment relating to commissaries and outdoor retail displays, describing it as a cleanup measure with three components. First, when the City created the CF zone earlier in 2026, it defined "commissary" as a use, which inadvertently excluded it as an allowable use in the commercial zone. Commissaries had previously been administered under the kitchen use and were already occurring in the MU-2 and C-2 zones. The amendment would add commissaries as a permitted use. Second, the amendment would allow temporary or seasonal outdoor displays, such as pumpkin patches or Christmas tree lots, in the mixed use zones, where retail was currently required to occur entirely indoors. Director Thomas said this supported the walkability goals of the MU-2 zone and offered an additional economic development tool. Third, the amendment would remove the large-box restriction in the MU and MU-2 zones. He explained that little land was zoned for those uses, and the City did not want to turn away a user, solely because of the code. He presented an example image of a Towne Center-style site with a food truck, a commissary, and a seasonal lot. He noted the Planning Commission held a public hearing on September 2, received no public comments, and voted 6-0 to recommend approval. Staff also recommended approval.

Councilmember Basham asked whether a brick-and-mortar commercial business could lease its parking area to a seasonal vendor such as a pumpkin patch. Director Thomas responded that a business must be located on the lot or associated with the seasonal use, and that a separate lot could be used if it was associated with the business operating there.

The Council discussed the definition of seasonal. Director Thomas stated that the term was not defined in the amendment, that the code gave him authority to interpret it, and that undefined terms were interpreted under the dictionary reference in the code. He noted that no number of days was set. Fireworks sales had their own set days, Christmas tree lots were limited to 30 days, and he said it was difficult to predict when seasonal items would appear, observing that retailers display Halloween decorations in July. He offered to add a definition or day limit if the Council wished. Councilmember Hodges stated that he supported the concept and expected a reasonable

person to interpret seasonal use as lasting for that season, for example a pumpkin patch operating from now through the end of the season.

Councilmember Hodges moved to approve Ordinance No. 2026-19 amending Title 10 of Herriman City Code to modify the table of uses and uses allowed in the mixed-use zones. Councilmember Anderson 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.

10.2. Discussion and consideration of an agreement with the Affordable Housing Infrastructure Grant Board regarding grant funding to build public infrastructure that directly supports the development of owner-occupied, attainable housing – Blake Thomas, Community Development Director

Director Thomas reported that Herriman applied for the Affordable Housing Infrastructure Grant in February and that the board selected and approved the application. The grant totaled $50,000,000 and would be administered through UDOT under a separate agreement to be brought back to the Council. The term will begin upon City Council approval and ends when both parties agree it is complete.

He summarized the requirements in the board's resolution. The project must include 2,500 affordable or attainable units, all of which are already counted in the Olympia unit total, so no additional units would be added beyond those already anticipated. All units must be owner-occupied for five years, after which a maximum of 20 percent may be rented. Of the 2,500 units, 1,250 must be single-family detached homes. Among those, 50 may not exceed 1,400 square feet and may not have an ADU, 450 may be up to 1,600 square feet, and the remainder may be up to 1,900 square feet and may include ADUs as part of the garage. The remaining units may not exceed 1,750 square feet. The goal is to establish affordability through finished square footage rather than a specified price.

The Olympia Master Development Agreement must be amended to incorporate these requirements, which will return with the UDOT agreement. Responsibility for monitoring deed restrictions will be placed on Olympia and its homeowners association. The board also

encouraged the use of public roads, and the grant will fund construction of Herriman Boulevard, Olympia Boulevard, and Herriman Main Street, which will serve the affordable units. The affordable units are intended to be dispersed throughout the development.

Director Thomas explained that the agreement in the packet was a redline and that modifications had been made with the board since the packet was posted, addressing concerns raised by the City Manager and City Attorney. The indemnification section was revised because the City planned to contract with the Olympia Public Infrastructure District to construct the roads. The disbursement schedule was clarified: although UDOT was willing to provide all $50,000,000 in one tranche, the City elected to receive the funds in four tranches. Contacts were updated, inapplicable federally regulated boilerplate sections were removed, and a reference to the UDOT agreement was added.

Mayor Palmer emphasized that no units were being added and described the grant as state money that effectively required the developer to build smaller homes. He stated that building small homes on small lots had been the missing element and that he did not believe government should be in the housing space. Director Thomas added that the grant would help the City meet the goals of its Moderate Income Housing Plan. Councilmember Anderson thanked staff for the considerable effort the application required and stated that she appreciated having tax dollars return to the city to help meet its goals. Director Thomas acknowledged that the process had been more work than anticipated.

Councilmember Anderson moved to approve Resolution No. R43-2026 approving the execution of a grant agreement with the state of Utah Affordable Housing Infrastructure Grant Board for affordable housing infrastructure grant funds. 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.

11. Future Meetings

11.1. Next Joint City Council/Planning Commission Meeting: September 30, 2026

11.2. Next Planning Meeting: October 7, 2026

11.3. Next City Council Meeting: October 14, 2026

12. Events

12.1. Annie KIDS and Oliver Jr Performance: September 23, 2026 – September 25, 2026, Butterfield Park 6:00 p.m.

12.2. Hungry Herriman Food Truck Roundup: September 28, 2026, Crane Park, 5:00 p.m.

12.3. Herriman Howl: October 5, 2026, Crane Park @ 5:00 p.m.

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

Councilmember Matt Basham moved to temporarily recess the City Council work meeting to convene in a closed session to discuss the pending or reasonable imminent litigation, as provided by Utah Code Annotated §52-4-205 at 7:55 p.m. Councilmember Terrah Anderson 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.

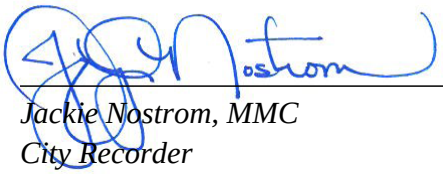
The Council reconvened the Council meeting at 8:14 p.m.

14. Adjournment

Councilmember Basham moved to adjourn the City Council meeting at 8:14 p.m. Councilmember Hodges 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 September 23, 2026. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder

DATE: **October 13, 2026**

TO: The Honorable Mayor and City Council

FROM: Brent Adamson

SUBJECT: Proposed Adoption of an Amendment to Herriman City Ordinance 5-1-11 – Replace “Licenses Required” with “Identification Required”

RECOMMENDATION:
Staff recommend the City Council amend Herriman City Ordinance(s):

Herriman City Code Section 5-1-11 “Licenses Required” AMEND to replace the current mandatory pet licensing requirement with a mandatory animal “identification required”

Herriman City Code Section 5-1-12 Issuance Of License REPEAL

Herriman City Code Section 5-1-13 Wearing Tag AMEND an animal not wearing a tag is in violation

Herriman City Code Section 5-1-8(C) Number of Domestic Animals per Household CROSS REFERENCE UPDATE remove “License” replace with “Identification”

Herriman City Code Section 5-1-5(C)(2) Impoundment CROSS REFERENCE UPDATE remove “License”

Herriman City Code Section 1-11-8(l)(4) Administrative Code Enforcement CROSS REFERENCE UPDATE remove “License”

ISSUE BEFORE COUNCIL:

Does the City Council want to amend Herriman City Ordinances surrounding the licensure of animals?

ALIGNMENT WITH STRATEGIC PLAN:
LV 1 – Level of Service | LV 2 – Quality public safety | LV 2.2 Public Spaces | LV 4.2.2 – Fire station 103 replacement/Animal Services – Occupy the new station in 2027 and transition the existing facility into an animal services facility. | LV 7 – Ensure fiscal sustainability within all City functions

BACKGROUND/SUMMARY:
Under current Ordinance 5-1-11, all domesticated animals are required to be licensed. The ordinance was most recently adopted by Ord. 2025-13 on May 14, 2025, as part of an overall code recodification.

Licensing applies primarily to dogs and cats, with an average annual cost of approximately $15 for a sterilized animal. The current licensing workflow requires citizens to obtain an application from Herriman.gov, submit it with a valid rabies vaccination to Animal Services, where an Administrative Community Services Officer reviews the application, enters data into Comcate, and processes payment.

The licensing program was designed to serve three purposes:

Rabies vaccination compliance — Licensing serves as a mechanism to verify that animals have current rabies vaccinations, which are independently required under Ordinance 5-1-17.

Animal reunification — License tags are intended to help reunite lost animals with their owners.

Funding animal services — License fees have been used to help offset the cost of administering the program but were never intended as a revenue source for Animal Services.

Staff have found the following:

1. Extremely Low Compliance Rates
    - Approximately 58% of Utah households own at least one pet (source: Pawlicy Advisor).
    - Using a conservative estimate of 50% pet ownership and assuming one animal per household, licensing compliance has averaged approximately 3.6% over the past nine years.
    - Actual compliance is likely lower because many interactions with animal owners involve multi-pet households.

2. Rabies Verification Is Redundant

- Rabies vaccination is already independently required under Ordinance 5-1-17, which mandates that owners of dogs or cats four months or older have the animal vaccinated within 30 days of reaching that age, acquisition, or moving into the city.
- Licensing serves only as an indirect verification tool; with approximately 5% participation, it does not effectively verify compliance.

3. Reunification Is Not Effectively Served
    - With licensing reaching only ~5% of pet owners, it is not a reliable identification system.
    - Modern alternatives — ID tags, personalized collars, and microchips — are widely available and more effective than traditional licensing tags.

4. Program Operates at a New Loss
    - Revenue generated from licensing is minimal.
    - Costs include equipment, tag production, mailing, paperwork, and staff time.
    - The program's operational costs exceed the revenue it generates.

DISCUSSION:
Staff recommend amending Section 5-1-11 from "Licenses Required" to "Identification Required." Under the proposed language, all domesticated animals (dogs and cats) would be required to wear or have an identification tag, collar, or microchip that includes the owner's name and phone number. This change would also require amendments to several other related city codes that would be impacted by this fundamental change.

Amendments to the Master Fee Schedule Changes will be presented at a later date to reflect any adopted changes to Herriman City Ordinance(s).

ALTERNATIVES:
Option 1: Full Repeal of Licensing Requirement — Replace with Mandatory Identification **(Recommended)**

Option 2: Retain Licensing as an Option — Establish Identification as an Equivalent Compliance Path

Option 3: No Change — Maintain Current Licensing Requirement

FISCAL IMPACT:

- Revenue reduction: Elimination of licensing fees currently set at $15 - $100 per license depending on term and sterilization status. Budgeted Animal License revenue is $12,000 per year.
- Cost Savings: Elimination of tag production and supplies, mailing, application processing, data entry and staff time currently dedicated to the program.
- Net Effect: The program currently operates at or near net zero. Recovered staff time will have the greatest impact on efficiency of resources. The Department will reduce expenditures to compensate for the reduction in revenue.

Proposed Language:

The red strikethrough/additions are the proposed changes

SECTION 1-11-8(I)(4)

The hearing officer may revoke any animal permit~~, an animal license~~, or the right to possess animals as provided in this Code.

SECTION 5-1-5(C)(2)

Animals shall be impounded for a minimum of five business days before further disposition... Reasonable effort shall be made to notify the owner of any animal wearing ~~a license or other~~ identification during that time.

5-1-8(C)

C~~. *License*~~. Nothing in this section exempts any animal from the ~~license~~ identification requirements of this chapter.

SECTION 5-1-11: ~~Licenses Required~~ Identification Required

A. ~~Licenses. All domesticated animals are required to be licensed.~~ Identification Tag or Microchip. All domesticated animals are required to wear or have an identification tag, collar, or microchip that includes the owner's name and phone number.

B. Exceptions. Subsection (A) of this section shall not apply to:

1. ~~Dogs whose owners have been present in the city for 30 days or less, but only so long as said dogs remain in the care and custody of a responsible person;~~
2. Dogs that are held for sale as the inventory of or patients in a properly licensed kennel, pet store, dog dealer, veterinary hospital, or clinic;
3. Dogs especially trained to assist officials or government agencies in performance of their duties and are owned by such agencies; or
4. Dogs under four months of age.

Nothing in this section shall be considered so as to exempt any animal from having a current rabies vaccination.

~~**C. Exemptions from fees.** Dogs especially trained to assist officials or government agencies in the performance of their duties, which government agencies own, shall not be required to pay licensing fees.~~

5-1-12: Issuance Of License [REPEAL]

~~A. *Conditions.* A license shall be issued to the owner of a dog when:~~

1. ~~The owner of the dog to be licensed completes an approved application.~~
2. ~~The owner of the dog to be licensed pays the fee required for a license, which fee may be set by resolution of the city council.~~
3. ~~Satisfactory proof is provided that the dog has been effectively vaccinated for rabies or a notarized letter from a veterinarian is provided stating the dog cannot be vaccinated due to health reasons.~~
4. ~~Any dog required to be licensed shall be covered by homeowner, renter, or other liability insurance.~~

~~B. *Receipt and tag.* Upon issuing a license, the city shall give to the owner of the licensed dog a receipt and tag evidencing issuance of the license and showing for reference the number of the license.~~

5-1-13:

Every owner of a ~~dog or cat~~ domesticated animal shall at all times cause the animal ~~dog or cat to wear the license tag on a collar or other means of attaching the tag to the dog or cat~~. An animal control officer may presume that a ~~dog or cat~~ not ~~wearing a tag is unlicensed~~.

HERRIMAN, UTAH
ORDINANCE NO. 2026-xx

AN ORDINANCE AMENDING CERTAIN SECTIONS OF TITLES 1 AND 5 OF THE HERRIMAN CITY CODE TO REPLACE ANIMAL LICENSING REQUIREMENTS WITH IDENTIFICATION REQUIREMENTS AND TO REPEAL SECTION 5-1-12

WHEREAS, the Herriman City Council ("*Council*") met in regular meeting on October 28, 2026, to consider, among other things, amending the Animal Control Ordinance to update identification and licensing requirements; and

WHEREAS, the City has determined to self-provide animal control services and has determined that the Animal Control Ordinance needs revision to accommodate such requirements; and

WHEREAS, the City staff recommends the amendment; and

WHEREAS, the Council has determined that it is in the best interest of the City to adopt an amendment to Animal Control Ordinance to update identification and licensing requirements for animal control services.

NOW, THEREFORE, **BE IT ORDAINED** by the Council that the Animal Control Ordinance be amended as follows attached in Exhibit A.

PASSED AND APPROVED by the Council of Herriman, Utah, this 28th day of October, 2026.

HERRIMAN

_____

ATTEST: **Lorin Palmer**, Mayor

_____

Jackie Nostrom, City Recorder

Exhibit A

Proposed Language:

SECTION 1-11-8(I)(4)

The hearing officer may revoke any animal permit or the right to possess animals as provided in this Code.

SECTION 5-1-5(C)(2)

Animals shall be impounded for a minimum of five business days before further disposition... Reasonable effort shall be made to notify the owner of any animal wearing identification during that time.

SECTION 5-1-8(C)

C. *Identification.* Nothing in this section exempts any animal from the identification requirements of this chapter.

SECTION 5-1-11: Identification Required

A. Identification Tag or Microchip. All domesticated animals are required to wear or have an identification tag, collar, or microchip that includes the owner's name and phone number. 1

B. Exceptions. Subsection (A) of this section shall not apply to:

1. Dogs that are held for sale as the inventory of or patients in a properly licensed kennel, pet store, dog dealer, veterinary hospital, or clinic;
2. Dogs especially trained to assist officials or government agencies in performance of their duties and are owned by such agencies; or
3. Dogs under four months of age.

Nothing in this section shall be considered so as to exempt any animal from having a current rabies vaccination.

SECTION 5-1-12 Reserved

SECTION 5-1-13:

Every owner of a domesticated animal shall at all times cause the animal to have identification as required by Section 5-1-11. An animal control officer may presume that a domesticated animal not bearing identification is in violation of this chapter.

HERRIMAN CITY

STAFF REPORT

DATE: October 28, 2026

TO: The Honorable Mayor and City Council

FROM: Laurin Hoadley, Planner II

SUBJECT: Consideration of an application requesting an amendment to the zoning map for 0.91± acres located at 7162 W Gina Road from A-1-43 to A-1-10.

RECOMMENDATION:
The Planning Commission provided a positive recommendation, in alignment with the staff recommendation to amend the zoning map for 0.91± acres located at 7162 W Gina Road from A-1-43 Single Family Agricultural Zone to A-1-10 Single Family Agricultural Zone with a Zoning Condition (ZC) allowing a maximum of two lots in the subdivision.

ISSUE BEFORE COUNCIL:
Should the City Council approve an application submitted by the property owner requesting an amendment to zoning map to rezone the subject property from A-1-43 Agricultural Zone to A-1-10 Agricultural Zone?

BACKGROUND/SUMMARY:
The application encompasses one parcel that is 0.91± acres located at 7162 W Gina Road. The parcel has one existing home located on it. The parcel's only access is from Gina Road and there is approximately 155 feet of frontage along Gina Road. The existing zoning designation of the parcel is A-1-43. The property has a land use designation of Neighborhood Residential One in the General Plan, which intends to provide options of housing on small to mid-sized lots and allows for the following zoning designations: A-1-21, A-1-10, R-1-43, R-1-21, R-1-15, and R-1-10.

DISCUSSION:
The application complies with the adopted General Plan. The applicant is requesting approval of three lots on the parcel; however, the proposed configuration would require a private lane to access the new lots. Private lanes are not permitted per Herriman City Code and Engineering Standards except in a PUD (requires a minimum of 15-acres) or with a flag lot configuration where only one lot may be accessed from the private lane. The only option available for three lots on the subject property would require a public road to access the new lots, which would be unfeasible due to width and fire turnaround requirements. Because of these restraints, the request to amend the zone to A-1-10 necessitates the implementation of zoning condition of a maximum of two lots (flag lot configuration).

The Planning Commission held a public hearing and made a (5-0) positive recommendation to the City Council on October 7, 2026 to rezone the subject property to A-1-10 with a zoning condition of a maximum of two lots in the subdivision.

The application was reviewed by staff with the following findings:

- A zoning condition is necessary due to infeasibility to construct a public road to access three lots.
- Approval of a subdivision of the property will be restricted until adequate water supply is provided. The water infrastructure needed to subdivide the property is under construction with completion anticipated in early 2027.
- Completion of Gina Road right-of-way improvements could negatively impact approval of a subdivision and issuance of a building permit for a dwelling structure on the property.

FISCAL IMPACT:
N/A

ALTERNATIVES:

Alternatives	Recommendation	Reasons For Motion	Reasons Against Motion
Approve the application as requested		Zone meets the general plan.	Proposed layout does not work with the code or engineering standards.
Approve with zoning condition	***Yes***	Allows the proposal to meet code and general plan requirements.	None identified
Postpone proposal (with or without date)		Allow staff to address concerns that may not have been considered.	None identified
Deny proposal		Could help maintain consistent lot sizes in the immediate vicinity of the subject property.	Not in alignment with the general plan.

ATTACHMENTS:

A. Application
B. Vicinity Map
C. Subdivision Layout Concepts

Attachment A

HERRIMAN CITY

Rezone Application

PROPERTY INFORMATION			
Property Address: 7162 W Gina Road Herriman, UT			
Parcel Numbers:			
Current Zone: A-1-43	Requested Zone: A-1-10		
Total Acres: 0.92			
Name of Proposed Development: Scarlett Rose			
APPLICANT INFORMATION			
Name of Applicant: Lorena Iorg			
Address of Applicant: [redacted]			
Email of Applicant: [redacted]		Phone: [redacted]	
Applicants Affiliation with the Subject Property:			
[X] Owner [ ] Engineer [ ] Architect [ ] Other			
Engineer: (if not listed above)			
Email of Engineer:		Phone of Engineer:	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above)			
Email of Owner:		Phone:	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #

APPLICANT'S AFFIDAVIT

State of Utah)
City of Herriman)

I (we), Lorena Iorg, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of owner, of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed Lorena Iorg

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this 11 of September in the year 20 20 before me Kathleen White ~~Lorena Iorg~~, personally appeared Lorena Iorg, proved to me through satisfactory evidence of identification, which was UTDL, to be the person whose name is signed on the preceding document in my presence.

Kathleen White
Notary Signature

KATHLEEN M WHITE
Notary Public State of Utah
My Commission Expires on:
October 14, 2026
Comm. Number: 727249

*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of the property.

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property at _____Herriman, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City Boards considering this application.

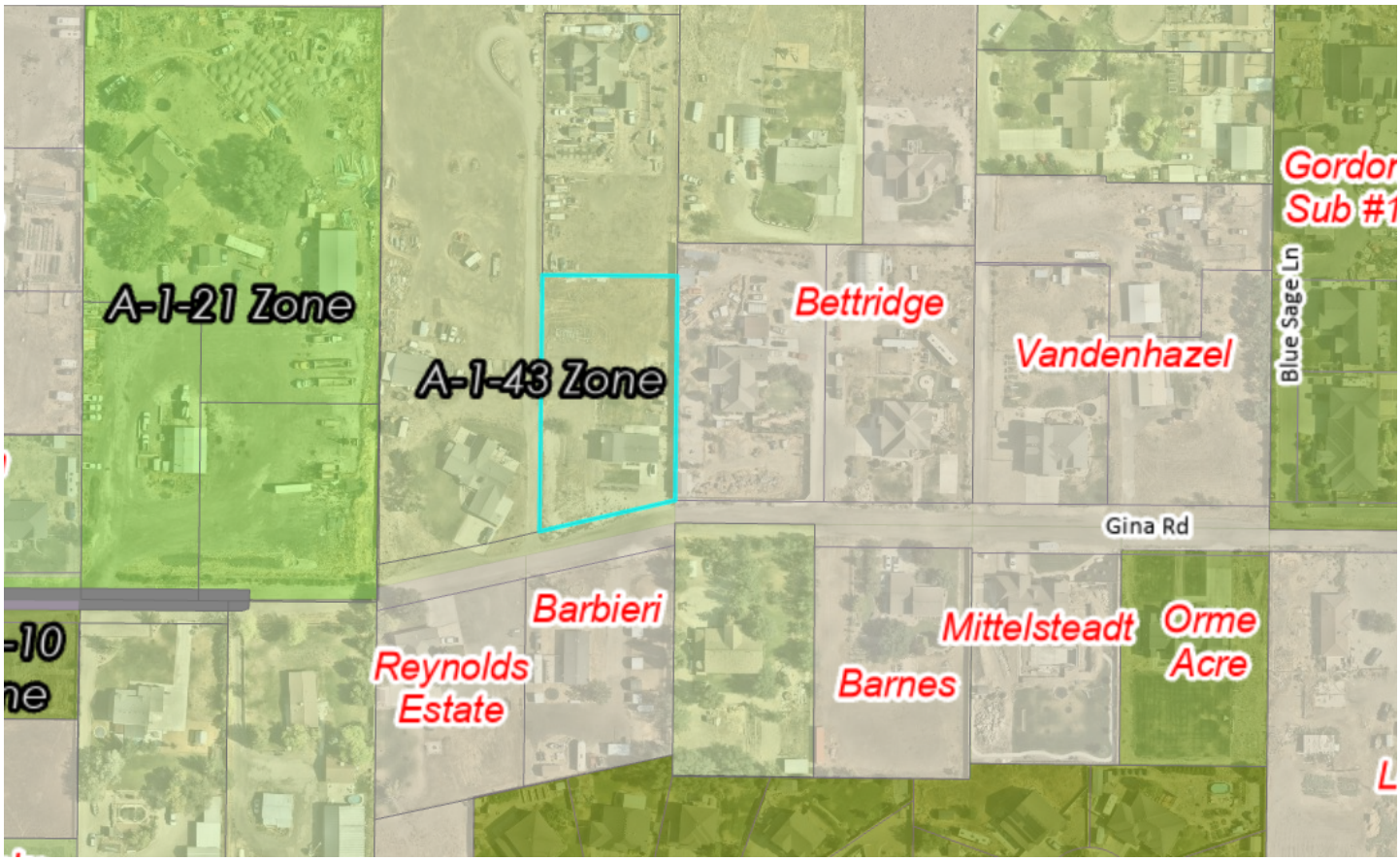
Signed_____

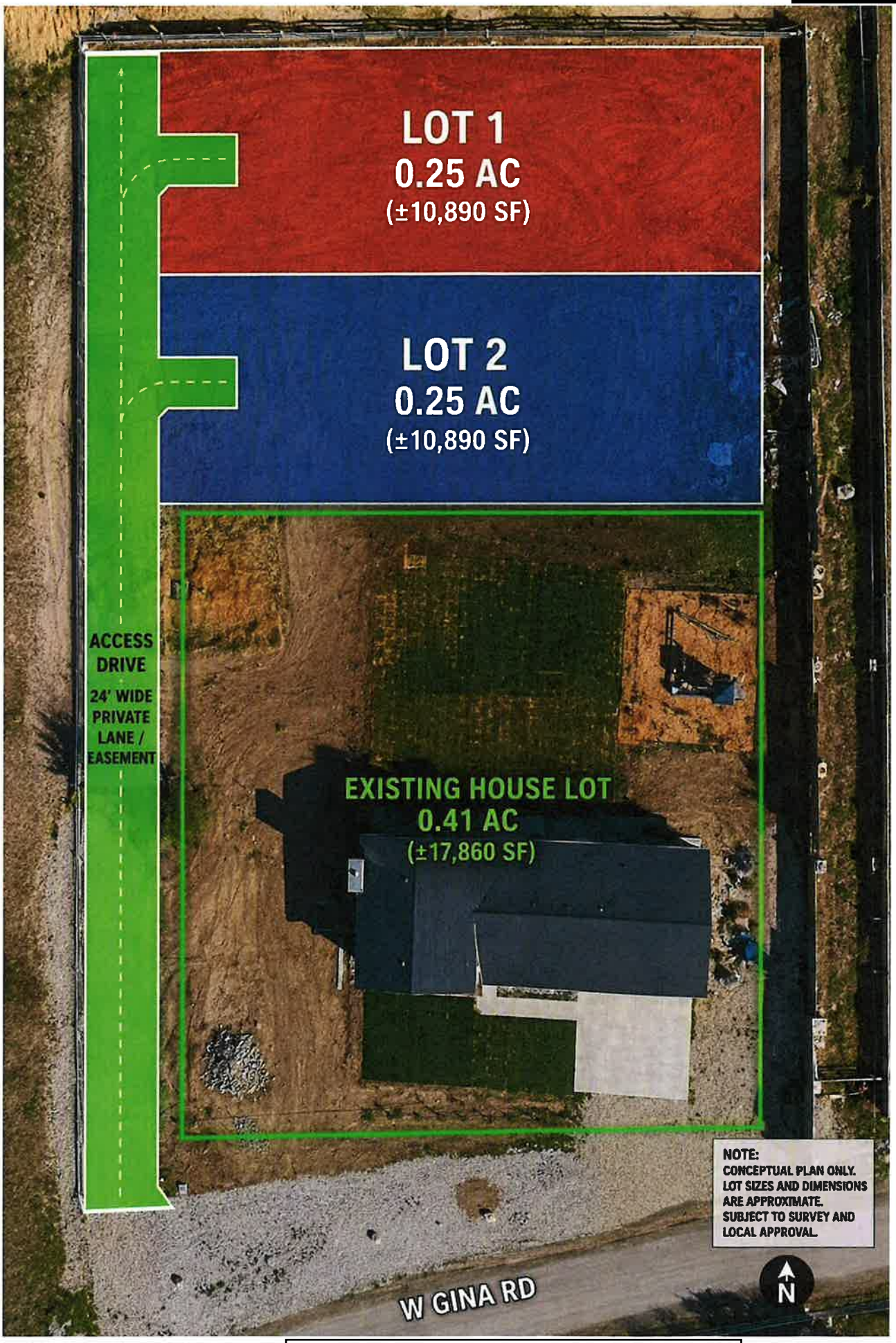
STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this _____of _____, in the year 20____, before me _____, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document in my presence.

_____
Notary Signature

Attachment B





APPLICANT PROPOSAL #1

10,420 s.f.

10,420 s.f.

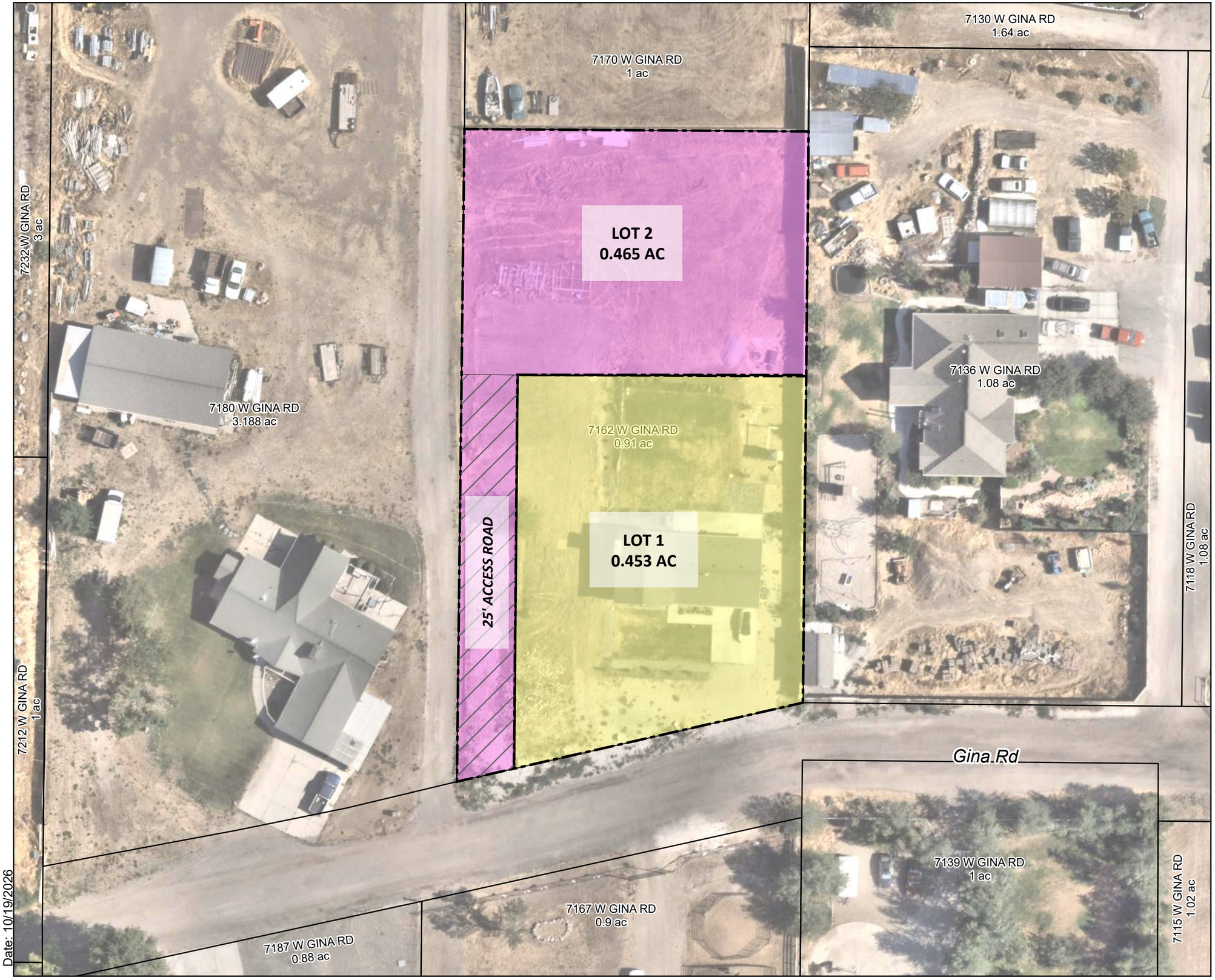
18,541 s.f.

.91 acres
(Original property size)

GINA ROAD

APPLICANT PROPOSAL #2

CONCEPTUAL LAYOUT FOR RECOMMENDED ZONING CONDITION



0 40 80
Feet

N

Legend

Parcels

Date: 10/19/2026

HERRIMAN, UTAH
ORDINANCE NO. 2026-xx

AN ORDINANCE AMENDING THE HERRIMAN CITY OFFICIAL ZONING MAP FOR ±0.91 ACRES OF PROPERTY LOCATED AT 7162 W GINA ROAD FROM A-1-43 AGRICULTURAL SINGLE FAMILY ZONE TO A-1-10 AGRICULTURAL SINGLE FAMILY ZONE WITH A ZONING CONDITION

WHEREAS, the Herriman City Council ("*Council*") met in regular meeting on October 28, 2026, to consider, among other things, the Herriman City Official Zoning Map ("Zoning Map"); and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make amendments to the adopted Zoning Map; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its Zoning Map unless it is first submitted to the Planning Commission ("Commission") for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides that the Commission shall provide notice as required by Subsection 10-9a-205(1)(a) and hold a public hearing on a proposed Zoning Map amendment; and

WHEREAS, on September 25, 2026, the required public hearing notice was mailed to all affected property owners and entities; and

WHEREAS, on September 25, 2026, the required public hearing notice was posted in three public places within the City; and

WHEREAS, on October 7, 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 October 7, 2026, the Commission voted 5-0 to recommend approval of the proposed Zoning Map amendment; and

WHEREAS, on October 28, 2026, the Council considered the proposed Zoning Map amendment during a public meeting; and

WHEREAS, the Council finds that it is in the best interest of the residents of Herriman to adopt the proposed Zoning Map amendment with the addition of a Zoning Condition (ZC) that limits development to a maximum of two (2) lots within the subdivision; and

WHEREAS, per Herriman City Code § 10-5-8(F), conditions may be attached to any zoning map amendment which limit or restrict uses, dwelling unit density, building square footage, and height of structures, and a zoning map amendment attaching any such conditions shall be designated "ZC" after the zoning classification on the zoning map.

NOW, THEREFORE, **BE IT ORDAINED** by the Council that the proposed Zoning Map amendment for ±0.91 acres of property located at 7162 W Gina Road from A-1-43 Agricultural Single Family Zone to A-1-10 Agricultural Single Family Zone with a Zoning Condition (ZC) of a maximum of two (2) lots within the subdivision is hereby adopted for property as described in Exhibit "A."

PASSED AND APPROVED by the Council of Herriman, Utah, this 28th day of October, 2026.

HERRIMAN

_____

ATTEST: **Lorin Palmer**, Mayor

_____

Jackie Nostrom, City Recorder

DATE: **October 16, 2026**

TO: The Honorable Mayor and City Council

FROM: Blake Thomas, Community Development Director

SUBJECT: Consideration of a resolution to appoint Laurel Price as an Alternate Member of the Planning Commission

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RECOMMENDATION:
Staff recommend the City Council appoint Laurel Price as an alternate member of the Planning Commission to fill a vacancy.

ISSUE BEFORE COUNCIL:
Should the City Council appoint Laurel Price as an alternate member of the Planning Commission?

ALIGNMENT WITH STRATEGIC PLAN:
LV 1 – Level of Service | CE 1 – Sense of community | CE 2 – Promote trust in government.

BACKGROUND/SUMMARY:
The City Council may appoint three alternate planning commission members, each to one-year terms, per HCC 10-4-5(B)(8). The planning commission currently has two alternates appointed, with a vacancy of the third potential member. Per City Council Policy, an announcement requesting applications for residents interested in serving as an alternate member of the planning commission was prepared and advertised through official Herriman City communication channels. The application window closed on October 7, 2026 after being open for approximately two weeks. The review committee, consisting of the city manager, mayor, and one council member interviewed all qualified applicants.

DISCUSSION:

The review committed has interviewed all qualified applicants for the vacant alternate planning commission position and selected Laurel Price. This appointment will be for one-year. The city council may reappoint Laurel Price to additional one-year term(s), per City Code and City Council Policy.

ALTERNATIVES:

1. Approve the resolution.
2. Continue the item to a future meeting for further consideration.
3. Deny the resolution.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution

HERRIMAN, UTAH
RESOLUTION NO. 2026-____

A RESOLUTION TO APPOINT LAUREL PRICE AS AN ALTERNATE MEMBER OF THE HERRIMAN CITY PLANNING COMMISSION

WHEREAS, the Herriman City Council (the "*Council*") met in a regular session on October 28, 2026, to consider, among other things, appointing one alternate member of the Herriman City Planning Commission; and

WHEREAS, the Council has adopted an ordinance that created the Planning Commission; and

WHEREAS, the ordinance creating a Planning Commission obligates the Council to appoint members of the Planning Commission; and

WHEREAS, the ordinance states the terms for the appointment of regular and alternate members of the Commission; and

AFTER careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Herriman to make the appointments as stated herein and become effective no sooner than October 28, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Council hereby appoints the following individuals to serve on the Planning Commission for the terms set forth below:

NAME	TERM	DATE TERM EXPIRES
Laurel Price	1-year term	October 28, 2027

PASSED AND APPROVED this 28th day of October 2026.

HERRIMAN CITY COUNCIL

By: _____
Mayor Lorin Palmer

ATTEST:

_____
Jackie Nostrom, MMC
City Recorder