CITY COUNCIL MINUTES

Wednesday, September 23, 2026
***Amended September 17, 2026 @ 5:40 p.m.**
Approved October 28, 2026

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