

**M**INUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD,  
February 4, 2026 at 6:00 p.m. in the Vernal City Community Room, 374 East Main,  
Vernal, Utah 84078.

**PRESENT:** Councilmembers Robin O’Driscoll, Randel Mills, Ted Munford, Ed Long, and Nick Porter and Mayor Corey Foley.

**WELCOME:** Mayor Corey Foley welcomed everyone to the meeting.

**ACKNOWLEDGEMENT AND APPROVAL OF THE SPECIAL MEETING:** Councilmember Randel Mills made a motion to acknowledge and approve the Special City Council Meeting. Councilmember Robin O’Driscoll seconded the motion. The motion passed with all in favor.

**REVIEW OF THE LAMPLIGHTER CONCEPT PLANS**

City Manager Quinn Bennion addressed the Council and the community members in attendance. He explained the purpose of the meeting, stating the intent was to present the preferred conceptual plan for the Community Block area. He emphasized that the plan was not being presented for approval at this meeting, but rather as a public reveal and opportunity for feedback. Council action on the concept is anticipated at a future meeting following additional review and public input.

Mr. Bennion stated the preferred concept represents the culmination of a ten-month planning process that began with a full commitment by the City to involve as many community members as possible. He reported that approximately 800 individuals participated throughout the planning effort, and that community engagement remains ongoing. The process included the formation of a steering committee, coordination with the Downtown Alliance, stakeholder interviews, online engagement, a City Council work session, and a tour of comparable projects along the Wasatch Front, which was attended by approximately 30 participants and focused on communities of similar size to Vernal.

Hailey Wall of Terracon presented the conceptual master plan for the proposed Community Block and reviewed the overall site layout, major and supporting elements, and the proposed phased approach to development. It was emphasized that the plan is conceptual in nature and intended to remain flexible, with phasing subject to funding availability and future City Council priorities.

Ms. Wall outlined the major site elements, which include a visitor center with an optional café, gateway features, an event stage with a terraced concert lawn, a multi-use pavilion designed to accommodate year-round markets and community events, a designated food truck court with utility hookups, a restaurant with indoor–outdoor seating, flexible lawn space that could accommodate a future ice ribbon, a vertical landmark or lookout tower, mixed-use buildings with ground-floor activation and upper-story residential or office space, a potential hotel, and a family-oriented adventure play and splash area with dinosaur-themed elements. Safety and noise mitigation along

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Main Street were addressed through the use of landscape buffers, parking placement, and a proposed slip lane intended to slow traffic and separate vehicles from pedestrian areas.

Ms. Wall also reviewed supporting site elements, including publicly accessible restrooms, flexible plazas and patios, temporary and permanent kiosks for pop-up vendors, stormwater gardens, a pet relief area, movable seating and furniture, fire features, shaded gathering areas, and pedestrian pathways designed to accommodate multiple uses simultaneously. The site was designed to support both daily use and a wide range of community events.

Discussion was held regarding the farmers market, including vendor capacity and seasonal configurations. It was shown that the proposed pavilion and surrounding areas could accommodate current and future market demand. A community member asked if there were plans for the City to charge a fee for farmers market booth space, and Mr. Bennion stated there are no plans to charge the farmers market for use of the space, noting its value as a community asset.

Ms. Wall then presented a phased development plan, beginning with design guidelines, environmental remediation, and site preparation, followed by incremental construction of amenities and infrastructure as funding becomes available. Full build-out was discussed as a long-term effort, potentially occurring over approximately seven years. Mr. Bennion reiterated that the project is intended to be completed within existing budget constraints and without a tax increase, utilizing grants, partnerships, and private development where possible.

Parking, traffic circulation, and pedestrian safety were discussed, including preliminary estimates of approximately 298 parking spaces serving the block and the proposed relocation of a pedestrian crossing to better align with plaza access and event circulation. Councilmembers discussed the importance of balancing parking needs with fiscal responsibility.

Preliminary cost estimates were reviewed, with consultants noting a wide range due to the conceptual level of design. The estimated cost for the City's portion of the project was discussed as approximately \$10–12 million, exclusive of private development, with lower and higher ranges acknowledged depending on final scope and finishes.

Councilmembers and members of the public asked questions regarding food truck capacity, winter operations, storm impacts, event programming, pedestrian crossings, and coordination with existing community events. Ms. Wall emphasized flexibility, phased implementation, and continued refinement of the plan. She outlined next steps, including finalizing the concept plan, compiling public engagement results and budget considerations into a report, and returning the item to the Vernal City Council for further review and direction.

**ADJOURN:** There being no further business; *Councilmember Nick Porter moved to adjourn. Councilmember Randel Mills seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*