

NOTICE OF PUBLIC MEETING

TO THE RESIDENTS OF UINTAH COUNTY and VERNAL CITY: Notice is hereby given that the Vernal City Council and the Uintah County Commission will hold a Special Joint Meeting on *Monday, August 8, 2022 at 4:00 p.m. in the Community Room at Vernal City Hall, located at 374 East Main Street, Vernal, Utah.*

A G E N D A

4:00 P.M.

STANDING BUSINESS

1. ACKNOWLEDGMENT & APPROVAL OF SPECIAL MEETING
2. APPROVAL OF MINUTES OF THE JOINT CITY COUNTY MEETING OF SEPTEMBER 27, 2021

SCHEDULED PUBLIC BUSINESS

1. ASHLEY CENTRAL CANAL DISCUSSION – QUINN BENNION
2. DOWNTOWN PLAN UPDATE – QUINN BENNION

ADJOURN

*NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Quinn Bennion at 374 East Main St, Vernal, Utah 84078, telephone: (435) 789-2255.

1 **M**INUTES OF THE JOINT VERNAL CITY COUNCIL AND UINTAH COUNTY
2 COMMISSION MEETING HELD SEPTEMBER 27, 2021 at 4:30 pm in the
3 Vernal City Conference room 374 East Main, Vernal UT 84078

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5 **PRESENT:**

6 VERNAL CITY: Councilmembers Dave Everett, Bert Clark, Ted Munford, Nick Porter
7 and Mayor Doug Hammond.

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9 UINTAH COUNTY: Commissioners Brad Horrocks and Bart Haslem.

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11 STAFF: Quinn Bennion, Roxanne Behunin, Ken Campbell, Keith Despain, Allen Parker

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13 GUESTS: Aaron Everett, Corey Foley, Allison Lewis and Ryan Wallace with MTHN,
14 Tyler Partridge, Susie Becker, Don Watts, Becca Boren and Claire
15 Woodman.

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17 **WELCOME:** Mayor Doug Hammond welcomed everyone to the meeting.

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19 **ACKNOWLEDGEMENT AND APPROVAL OF SPECIAL MEETING:** *Councilmember*
20 *Ted Munford moved to approve this special meeting. Councilmember Nick Porter seconded the*
21 *motion. The motion passed with Commissioners Brad Horrocks and Bart Haslem and*
22 *Councilmembers Dave Everett, Bert Clark, Ted Munford and Nick Porter voting in favor.*

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24 **APPROVAL OF THE JOINT CITY / COUNTY MINUTES OF JUNE 28, 2021:**
25 *Councilmember Nick Porter moved to approve the joint City / County minutes of June 28, 2021.*
26 *Councilmember Dave Everett seconded the motion. The motion passed with Commissioners*
27 *Brad Horrocks and Bart Haslem and Councilmembers Dave Everett, Bert Clark, Ted Munford*
28 *and Nick Porter voting in favor.*

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30 **APPROVAL OF THE VERNAL CITY SPECIAL MEETING MINUTES OF JULY 26,**
31 **2021:** *Councilmember Bert Clark moved to approve the special meeting minutes of July 26,*
32 *2021. Councilmember Ted Munford seconded the motion. The motion passed with*
33 *Councilmembers Dave Everett, Bert Clark, Ted Munford and Nick Porter voting in favor.*

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35 **ROCKY MOUNTAIN POWER PRESENTATION – DON WATTS:** Mr. Donn Watts with
36 Rocky Mountain Power presented a check for \$5000 to the Charitable Friends of the Ashley
37 Valley to go towards the downtown redevelopment project. The elected officials thanked Mr.
38 Watts for the donation.

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40 **DOWNTOWN PLAN FINAL UPDATE – MHTN / PLANNERS, QUINN BENNION &**
41 **AARON AVERETT:** Quinn Bennion explained this plan has been in the works for the last 9
42 months and represents feedback from the community. Parts and pieces have been presented
43 before, and now the final draft document is ready to be presented.

44
45 Ryan Wallace explained they held a robust process of engagement for public involvement
46 starting with a grass roots campaign of stickers on the store fronts, postcards, social media posts

47 and a two-day workshop. Allison Lewis presented the public space designs which she indicated
48 is a catalyst for the rest of downtown. The concept is to have a great lawn with a stage, ice
49 skating in winter or walking in the summer and flexible enough for big or small events. There
50 are already some events being held that could be expanded or opportunity for more events such
51 as food festivals, car shows, etc. Commissioner Bart Haslem stated his concern is the size and
52 asked how big of an event center could be built. Allison Lewis stated the concept is for a
53 minimum of 3000 people. If the space expands into the visitor information center then it could
54 accommodate up to 5000 people. Quinn Bennion explained that if the community moves
55 forward with these plans, this space will have a planning process to figure out each element with
56 shade structures and space designed for events now and in the future. Allison Lewis agreed that
57 the concept will be used as a resource only with notions of walking boulevards, building facades,
58 benches, signs etc. to make this area of downtown enjoyable for visitors and residents. Tyler
59 Partridge joined the meeting via zoom and shared the Vernal City market analysis for downtown.
60 He displayed what a community reinvestment area can do for businesses coming into downtown.
61 The taxes created from new growth will be split with 75% going to the CRA for expansion and
62 25% to the taxing entities. There are other potential funding options that are new to Utah. The
63 CRA could be implemented by November. He noted that a special assessment area could be
64 suggested for parking or the walking boulevards. That type of funding requires public hearings
65 and allows the property owners to protest the assessments. Quinn Bennion stated the plan shows
66 a lot of public parking with the best kept parking lots being those belonging to the City or
67 County. However, the parking should not fall 100% on government so the businesses should
68 share in the cost. Quinn Bennion pointed out that the plan will be implemented in phases based
69 on funding. The City is applying for a redevelopment grant and the County is considering
70 applying revitalization funds. He presented a list of funding sources that are already available or
71 secured and those that may become available. The hope is as the blocks downtown are improved
72 it will be an incentive for private developers. Aaron Averett agreed that this project should not
73 rely on just City and County funds as there are variety of resources which will help the
74 momentum. Councilmember Ted Munford stated the central part of downtown is ageing and
75 needs repair to keep it alive and vibrant. Quinn Bennion agreed as the assessed values for
76 downtown declined the last 3 years. This project will help stabilize it with the City and property
77 owners investing to reverse that trend. Commissioner Brad Horrocks stated it has been proven
78 that the community wants a nice downtown and he is excited about this plan. Commissioner
79 Bart Haslem agreed that this project has big potential for more tourism and a growing economy.
80 He noted some people are happy with it the way it is, however, the area will not grow without
81 improvements. Becca Boren stated if there are improvements more businesses will relocate
82 downtown making a stronger community. Allison Lewis stated the next task is to approve the
83 final plan and find additional funding. Councilmember Dave Everett stated it is important to
84 keep the citizens engaged for the success of this project. When the business owners see
85 implementation it will create a sense of energy and pride and hopefully the entire community
86 will feel likewise. Allison Lewis stated one thing that hasn't been discussed is the transportation
87 component. She displayed sections of Vernal Avenue and Main Street with bulb outs and
88 pedestrian crossings. Claire Woodman stated he is exciting to hear this and noted that
89 transportation is important and the key elements to focus on are areas with the greatest impacts.
90 Main and Vernal Avenue have the highest traffic and items such as a center median, midblock
91 bulb outs and aesthetics make it more comfortable for pedestrians. He noted that the way this
92 plan is grouped allows for high impact with low investment. Also, smaller improvements can

93 make a big difference in a high traffic corridor such as sidewalks, vegetation, trees and street
94 lights to make it comfortable to walk around. Allison Lewis stated the entire plan will be
95 published on line so everyone can view it. Mayor Doug Hammond thanked them for the
96 presentation.

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98 **ADJOURN:** There being no further business, Councilmember Nick Porter moved to adjourn.
99 Councilmember Dave Everett seconded the motion. The motion passed with Commissioners
100 Brad Horrocks and Bart Haslem and Councilmembers Dave Everett, Bert Clark, Ted Munford
101 and Nick Porter voting in favor.

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