

CITY HALL
374 EAST MAIN STREET
VERNAL, UTAH 84078



PHONE: 435-789-2255
FAX: 435-789-2256
WWW.VERNAL.GOV

1. Applicant Identification

Vernal City
374 East Main Street
Vernal, Utah 84078-2620

R08-26-C-023

2. Website URL: <https://www.vernal.gov/>

3. Funding Requested

- a. Grant Type: Multiple Site Cleanup
- b. Federal Funds Requested: \$ 3,500,000

4. Location

a) Vernal City, b) Uintah County, c) Utah

5. Property Information

1. Former Lamplighter Hotel: 120 East Main Street, Vernal, Utah 84078
2. Former Basin Laundry: 54 South 100 East, Vernal Utah 84078

6. Contacts

a. Project Director

Quinn Bennion, City Manager
435-781-7110
qbennion@vernal.gov
374 East Main Street
Vernal, Utah 84078-2620

b. Chief Executive/Highest Ranking Elected Official

Corey Foley, Mayor
435-781-7110
mayor@vernal.gov
374 East Main Street
Vernal, Utah 84078-2620

7. Population

Vernal City, UT: 10,254 (US Census: 2019–2023 American Community Survey)

8. Other Factors

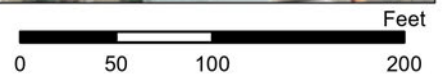
Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

Not Applicable.



- Cleanup Site 1: Former Lamplighter Hotel
- Cleanup Site 2: Former Basin Laundry



DATA SOURCES:
ESRI - Basemaps



FY26 EPA Brownfield Cleanup Grant
Vernal City Cleanup Grant Vernal, Utah

Exhibit
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VERNAL CITY

Vernal City, UT

**FY26 Brownfield Cleanup Grant
Narrative**

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: Vernal City (City), located in Ashley Valley in northeastern Utah, sits approximately 20 miles west of the Colorado border in the Uintah Basin and is surrounded by mountain ranges. Originally designated in 1861 by President Abraham Lincoln as part of the Uintah Indian Reservation, Vernal became the county seat of Uintah County in 1880 and was incorporated in 1897. The area gained national attention in 1909 with the discovery of a 150-million-year-old dinosaur bone quarry, which laid the foundation for a tourism economy that continues today. With a population of approximately 10,254, Vernal is a small rural community whose economy has historically been shaped by the boom and bust cycles of resource extraction.¹ The first oil boom in 1948 spurred growth, followed by a shift toward ranching and dairy processing. In the 1980s, another mining surge occurred but ended abruptly in 1983, leaving behind vacant industrial properties and economic instability. These historic boom-and-bust cycles contributed to disinvestment and blight in the downtown core and increased brownfield challenges.

The **geographic boundary** for this project is the **city limits of Vernal**, with a target area focusing on the **downtown** located in census tract (CT) 49047968401. This target area has experienced economic decline due to the rise of big-box and strip mall developments on the city's outskirts, which have diverted consumer traffic away from Main Street. As a result, downtown Vernal faces increasing **vacancy, blight, and a loss of vibrancy**. Industrial activity in nearby Naples and **legacy contamination from oil and gas operations** have left behind environmental concerns that hinder redevelopment. Downtown Vernal is further challenged by perceptions of **poor walkability, inadequate pedestrian infrastructure and parking, limited housing options, and lack of gathering spaces** which discourage community engagement and tourism. These issues disproportionately affect Vernal's vulnerable populations: **13% of residents are families with low incomes (8% US), 8% are unemployed (5% US), and 4% are American Indian (0.9% US).**¹ EPA funding will serve as a catalyst for revitalization.

b. Description of the Proposed Brownfield Site(s): The **first site for cleanup** is the **Former Lamplighter Hotel**, a 4.22-acre property located at 120 East Main Street in the heart of downtown Vernal. The original hotel (Westen Lamplighter Hotel), located in the northwest portion of the site, was built in 1947 with a basement and two above-ground floors. A gas station occupied the northeast portion of the site from the 1950s until the late 1990s. In the 1980s, a two-story motel was added to the southern portion of the site. The motel ceased operations in 2014 and has remained vacant. The remainder of the site is developed with crumbling asphalt and gravel, contributing to the site's blighted condition. The site is adjacent to residential neighborhoods and is located within an area of high social vulnerability, as designated by the Centers for Disease Control and Prevention (CDC). **Phase I and II Environmental Site Assessments (ESAs) have confirmed the presence of hazardous substances, including tetrachloroethylene (PCE), trichloroethylene (TCE), and polyfluoroalkyl substances (PFAS)** from multiple upgradient dry cleaners (including the second cleanup site Former Basin Laundry) and automotive repair facilities and **petroleum hydrocarbons** (benzene in soil gas only, from the former gas station on the site) in groundwater and soil gas, as well as **asbestos-containing materials (ACM), lead-based paint (LBP), and other universal waste / hazardous materials** throughout the hotel and motel structures. The VOC plume occupies most of the southern portion of the Lamplighter property, impacting groundwater and soil gas with concentrations of several contaminants orders of magnitude above screening levels. These contaminants pose significant risks to public health and must be remediated before redevelopment can proceed.

The **Former Basin Laundry**, located at 54 South 100 East, adjacent west of the Former Lamplighter Hotel, is the **second cleanup site**, a 0.21-acre vacant lot that previously housed a two-story building with

¹ US Census: 2019–2023 American Community Survey

a dry-cleaning facility on the ground floor and apartments above. The site was first developed in or around the early 1950s. The former Basin Laundry dry-cleaning facility was active on the site between 1995 and 2000. Following the closure of the laundry facility, the building was occupied by a residence (apartment) for a short time until the City purchased the site November 28, 2022, at which time the site was vacant. The site remained vacant until the City had the on-site buildings abated and demolished in April and May of 2023. Following the demolition, the City developed the property into an asphalt-paved City parking lot and has incorporated it into the broader downtown revitalization plan. **Phase I and II ESAs have identified contamination from PCE, TCE, and PFAS** in groundwater and soil gas across the entire site with concentrations of several contaminants orders of magnitude above screening levels. These contaminants must be addressed through EPA Brownfields Cleanup funding to ensure safe redevelopment.

Revitalization of the Target Area. c. Reuse Strategy and Alignment with Revitalization Plans: City officials recognize the importance of restoring vibrancy to downtown Vernal as a catalyst for economic renewal. The City’s **2020–2029 General Plan** identifies a key goal: **“To encourage the re-establishment of Main Street Vernal City as the ‘heart’ of the community.”** Supporting policies include implementing improvements to Main Street, encouraging cultural and art events, and promoting mixed-use development. The **2019 Downtown Revitalization Plan** specifically identifies the **Lamplighter Site** as a focal point for redevelopment. Through extensive community engagement, residents have expressed strong support for transforming the site into a public town square and park designed to host festivals, markets, concerts, and other community events. The Plan highlights the need for safe and accessible parking throughout downtown, with a goal to establish a “complete streets program” that accommodates diverse transportation modes and includes a policy to update and review existing parking infrastructure.

The **Former Basin Laundry Site** will be redeveloped into a driveway connection that links the 100 East block to commercial parking areas located to the north and south. This connection will improve access to the Lamplighter Site’s future town square and surrounding downtown businesses. Additionally, a City-owned vacant parcel north of the **Former Basin Laundry site** is slated for redevelopment into mixed-use commercial space and affordable housing. This aligns with **Vernal’s 2020–2029 General Plan**, which emphasizes the need to “provide a reasonable opportunity for a variety of housing, including moderate and low-income housing,” and acknowledges that some renters are expending more than 30% of their income on housing. Integrating housing into the downtown core will support inclusive growth, increase residential density, and enhance the long-term sustainability of the area. **Neither site is located in a federally designated flood plain.**

d. Outcomes and Benefits of Reuse Strategy: The City’s revitalization plans, developed through extensive community engagement, aim to transform blighted properties into vibrant, accessible public spaces that foster economic growth and community well-being. Redevelopment of the cleanup sites will generate both economic and noneconomic benefits for Vernal residents. The new parking infrastructure at the **Former Basin Laundry site** will improve access to downtown businesses, parks, and housing, encouraging increased foot traffic and patronage. This is especially critical in Vernal, where **unemployment (8%)** exceeds the national (5%).² By improving connectivity and accessibility, the project will help stimulate local commerce and job creation, directly addressing economic disparities. Redevelopment of the **Former Lamplighter Hotel site** into a town square and public park will enhance community health and cohesion by providing a safe, walkable space for residents to gather, recreate, and participate in cultural events. Notably, **4% of the city’s residents identify as American Indian or**

² US Census: 2019–2023 American Community Survey

Alaska Native (US 0.9%).³ This statistic underscores the importance of designing public spaces that reflect and support the cultural identities and traditions of all community members. The new town square will provide a safe, welcoming venue for events, celebrations, and community engagement, fostering physical activity, social interaction, and a stronger sense of belonging, especially for youth and low-income families.

As part of the broader redevelopment vision, the City also plans to incorporate mixed-use and multifamily housing on adjacent City-owned parcels. These projects will improve resilience through increased greenspace, reduce exposure to environmental hazards, and support development by prioritizing sensitive populations. Where possible, reuse will incorporate **local resilience** measures by improving stormwater management, reducing impervious surfaces, and integrating green infrastructure **to mitigate flooding risks from extreme weather events**. Future redevelopment will encourage **energy-efficient** building practices and explore opportunities for **renewable energy integration, such as incorporating solar-powered solutions into new or renovated buildings or using solar-powered lighting in public spaces**. The “Future Uses and Patterns of Growth” section of Vernal’s **General Plan** emphasizes that **“Downtown Vernal in particular should reflect a more urban, mixed-use model of development that supports infill development and the conversion of underused existing buildings and sites into more appropriate uses.”** EPA Brownfields Cleanup funding is essential to realize these outcomes and ensure that redevelopment efforts are inclusive, sustainable, and impactful.

Strategy for Leveraging Resources. e. Resources Needed for Site Characterization: As part of previous site investigations, the overall extent and degree of contamination was sufficiently characterized to develop a draft Analysis of Brownfield Cleanup Alternatives (ABCA) with preferred cleanup approaches for both cleanup sites. The City does not anticipate needing more funding for further characterization of the sites and is ready to proceed to cleanup.

f. Resources Needed for Site Remediation: EPA Grant funding requested in this application will be sufficient to complete the remediation of the Former Basin Laundry and Lamplighter sites. The cost of the cleanup required is \$3,278,675 and does not fit into the City’s limited available funding for site redevelopment. This EPA funding will fulfill the City’s goal of remediation and allow it to move on to the reuse phase of development. To show the **City’s commitment to remediate and redevelop the sites**, the City has paid for the asbestos-abatement and demolition of the **Former Basin Laundry buildings and the Former Lamplighter Motel**, located on the southern portion of the site, an estimated value of \$250,000.

g. Resources Needed for Site Reuse: The City has secured and used multiple funding sources for the robust redevelopment efforts in downtown Vernal. Funding secured for the redevelopment of the two cleanup sites are the **City’s general funds (\$750,000)** and the **County’s American Rescue Plan Act (ARPA) funds (\$2,000,000)**. See attached secured leveraging letter. If additional funds are needed, the City has access to City capital, water/sewer, and ARPA funds; the State Brownfield TBA program; Community Redevelopment Agency (TIF District) funds;; a Utah Rural Opportunity Grant; Community Development Block Grants; Utah Department of Transportation Grants; Community Project Funding; Special Assessment Area funds; and a Community Impact Board (loan /grant).

h. Use of Existing Infrastructure: The cleanup sites and the target area have access to updated and sufficient infrastructure: water, sewer, wastewater, broadband, power, public transit and a state highway. The City recently completed a sewer rebuild and expansion on the south side of the sites in preparation for the redevelopment of the area. If additional infrastructure needs are required, the City will utilize their Community Impact Board grant and loan program to fund the improvements.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

³ US Census: 2019-2023 American Community Survey

Community Need. a. The Community's Need for Funding: The cleanup sites are located in a target area made up of a **small, rural community with a population** of 3,827.⁴ Vernal's residents face significant economic challenges: a **low median household income of \$52,180** (US \$78,538) and **low per capita income of \$30,104** (US \$43,289).⁴ Within the target area, **20% of families live below the poverty line**, and the area ranks in the **70th percentile nationally for households earning at or below the federal poverty level**.⁵ These indicators reflect a community with limited financial capacity to independently address environmental concerns. The City's operating budget is allocated to essential services such as police, fire protection, and street maintenance, leaving no discretionary funds to address contamination at the priority sites. Without EPA Brownfields Cleanup Grant funding, the City cannot proceed with revitalization efforts.

b. Health or Welfare of Sensitive Populations: The target area faces a range of welfare challenges, including economic hardship, environmental contamination, and limited access to safe public spaces. Sensitive populations in the target area are its **youth (29% under age 18; US 22%) and families living in poverty (13%; US 8%)**.⁴ The area's **American Indian residents (4.1%; US 0.9%)** are also **vulnerable**.⁴ Economic indicators further highlight the area's vulnerability: **33% of households rely on SNAP benefits (US 11%), and the unemployment rate stands at 8% (US 5%)**.⁴ Public safety is also a concern. The City's **violent crime rate is 3.22 per 1,000 residents (Utah: 2.32), meaning residents face a 1 in 311 chance of becoming a victim of violent crime (Utah: 1 in 431)**.⁶ Blighted, contaminated, and vacant properties contribute to poverty, crime, and poor health by discouraging foot traffic, limiting economic opportunity, and exposing residents to environmental hazards. The cleanup sites sit near schools, churches, and residential neighborhoods, placing vulnerable populations at heightened risk. Redeveloping these properties will address these challenges by removing contamination, improving walkability, and creating safer, more welcoming public spaces. Reuse of the sites is expected to support small business growth, enhance public safety, expand access to services, and reduce economic hardship. At the Former Basin Laundry site, planned infrastructure improvements will boost connectivity and downtown parking, helping to attract new businesses and employment opportunities. Redevelopment of the Former Lamplighter Hotel into a well-lit, active town square will further improve public safety by increasing visibility and creating a vibrant gathering place for residents.

Health concerns are significant. (Target-area data not available.) Uintah County's adult obesity rates exceed state averages across all age groups, **58% for ages 18–34, 78% for ages 35–49, and 71% overall**. (County-level childhood data not available) State-level data for children shows concerning trends as well: **11.7% of Utah youth ages 6–17 and 8.3% of children ages 2–4 have obesity**.⁷ Research shows that closer, higher-quality parks are linked to healthier weight outcomes in children, underscoring the public health value of this project. EPA Brownfields Cleanup funding is critical to remove environmental hazards and deliver these health and safety benefits to Vernal's most vulnerable residents. Converting the Former Lamplighter Hotel site into a public park will improve walkability and strengthen community cohesion, helping support lower obesity rates and healthier outcomes for future generations.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents of the target area face elevated health risks due to environmental contamination, economic distress, and historic disinvestment. Sensitive populations are disproportionately affected by adverse health conditions linked to legacy brownfield issues and industrial activity. The priority sites are located in areas with suspected contaminants including PCE, TCE, PFAS, and ACM. The community ranks in the **83rd percentile for Drinking Water Non-Compliance, 89th percentile for Lead Paint, and 87th percentile for**

⁴ US Census: 2019–2023 American Community Survey

⁵ edgi.govdata-archiving.github.io/j40-cejst-2/en/#10.14/29.7746/-82.3218

⁶ www.neighborhoodscout.com/ut/vernal/crime

⁷ stateofchildhoodobesity.org/state-data/?state=ut

Underground Storage Tanks, indicating elevated exposure to contaminants that pose long-term health hazards. Asthma is a particular concern in Uintah County, where 2,831 adults and 843 children are diagnosed with the disease, equivalent to an estimated adult asthma prevalence of about 12%, compared to 8% nationally.⁸ These elevated rates are likely influenced by poor air quality and exposure to airborne contaminants such as VOCs and particulate matter smaller than 2.5 micrometers (PM2.5), both of which are known asthma triggers. While granular health data for the specific target area is not available, the county ranks in the 82nd percentile nationally for asthma prevalence.⁹

Cancer risk is also a concern. **Uintah County has an age-adjusted cancer mortality rate of 134.4 deaths per 100,000**, which is higher than the state average of 119.8.¹⁰ Exposure to VOCs, petroleum hydrocarbons, and asbestos, all potential contaminants at the priority sites, are well-documented risk factors for various cancers, including lung, liver, and kidney cancers. In Uintah County between 2012 and 2013, there were 26 stillbirths and infant deaths, up from 20 in 2010–2011. The 2013 stillbirth rate reached 5.9/1,000 live births, the highest since 1994. Statewide, 3.1% of live births are affected by birth defects and 1 in 4 of those infants dies from related complications.¹¹ By remediating these sites, the City will reduce exposure to hazardous substances, improve public health outcomes, and support long-term community resilience.

d. Economically Impoverished/Disproportionately Impacted Populations: Downtown Vernal is home to populations facing economic hardship and elevated environmental risks. These distressed groups, including low-income families, youth, and American Indian residents, are disproportionately affected by historic patterns of disinvestment and land-use decisions that concentrated industrial and commercial activity near residential neighborhoods. National research consistently shows that communities with limited economic and political influence often bear a greater share of environmental burdens, including exposure to contaminants and degraded infrastructure. This grant will help reduce these threats by funding cleanup of contamination and implementing safe, community-driven reuse plans. Redevelopment of the cleanup sites will eliminate blight, improve walkability, and create community spaces that support cultural identity and economic opportunity. By integrating these sites into Vernal’s broader revitalization strategy, the project will reduce exposure to environmental hazards, strengthen public health protections for all residents, and ensure that future City growth benefits those most impacted by historic inequities.

Community Engagement. e. Project Involvement & f. Project Roles: Project partners will have meaningful input and will be involved in decisions on cleanup and reuse of the cleanup site.

Name of org. & mission	Point of contact	Specific involvement in the project
Downtown Vernal Alliance: Improving the quality of life and economic stability of Vernal through the continual vitalization of downtown and supporting local businesses.	Aaron Averett, Chair aaverett@sunrise-eng.com	Assistance/Decision Making: promote public engagement opportunities with downtown business owners, future planning for brownfield sites, and site identification.
Charitable Friends of Ashley Valley: Supporting local nonprofits and the community by enabling them to focus on strengthening families, promoting the arts, preserving heritage, and enhancing community development.	Joel Brown, Chair [REDACTED]	Assistance/Decision Making: site reuse planning, preserving culture of community, and public engagement.
Vernal Area Chamber of Commerce: Advancing the economic and educational growth and health of the community.	Marty Partridge, Director	Assistance/Decision Making: provide outreach to local area businesses to explain

⁸ <https://ejamapi-84652557241.us-central1.run.app/report?fips=490479684011&buffer=0>.

⁹ <https://lung.org/research/sota/city-rankings/states/utah/uintah>.

¹⁰ statecancerprofiles.cancer.gov/deathrates/index.php?stateFIPS=49&areatype=county&cancer=001&race=00&type=death

¹¹ Birth Defects Data Tables and Directory | National Birth Defects Prevention Network | nbdpn.org.

	director@vernalc hamber.com	the assessment process and site identification and prioritization.
High Desert Center for the Arts: Building a world-class arts & entertainment venue where our community can gather and enjoy the arts, while offering a unique professional experience for artists, performers, and audiences.	Robin McClellan, Co-Executive Director hdcenterforheart s@gmail.com	Assistance/Decision Making: outreach and community engagement and education serving as a place to interact with community members.

g. Incorporating Community Input: The City informed the public of its intent to pursue an EPA Brownfield Cleanup Grant for the Former Basin Laundry and Former Lamplighter Hotel sites at the City Council Meeting held on September 3, 2025. On January 7, 2026, the City held the required public meeting for this cleanup grant. Vernal understands that working closely with community members is the key to implementing a successful Brownfield Program. The City will cultivate productive and thought-provoking interactions between target-area residents and community organizations. The City has and will continue to seek valuable input from residents and community organizations to help identify potential brownfield sites. Over 1,000 residents were involved in the Downtown Revitalization Plan, which identified sites for redevelopment and public use. The City will create a Community Involvement Plan (CIP) that will provide an event schedule, outline of planned community engagement activities, and a list of key players involved in the grant. A hardcopy of the CIP will be available for review at City Hall and electronically on the City’s Brownfield Program webpage. The City will perform community outreach through educational meetings, project partners, social/digital media, and local news and radio outlets. The City’s internal Brownfield Project Team, made up of city staff, will solicit, review, and evaluate comments received from the community during quarterly meetings; record all community member suggestions and information in the meeting minutes; and post them on the City’s Brownfield Program webpage. The City’s CIP will incorporate several forms of media. Brownfield Program updates will be posted to the City’s Facebook page in addition to the City’s Brownfield Program webpage. The City will provide resident interaction via the brownfield website and social media as an **alternative to in-person community engagement** and will share that information via newspapers and radio ads **for those residents who do not have internet access**. The City will share brownfield project updates through its webpage, press releases, email newsletters, and local newspapers, and will keep organizations and residents informed through City Council meetings, community education events, and visioning sessions. All outreach materials and Brownfield Program Team contacts will be available on the City’s brownfield webpage.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. **Proposed Cleanup Plan:** Prior investigations at the **Former Lamplighter Hotel** found no VOCs in soil above screening levels except for naphthalene in one sample near the former Dave’s Chevron release area. Groundwater and soil gas contained VOCs (PCE, TCE, chloroform) and PFAS above EPA limits, and the hotel structure has ACM, LBP, and other hazardous materials. The **Former Basin Laundry** site showed minimal soil impacts, but groundwater and soil gas contained VOCs and PFAS above regulatory levels, likely from upgradient sources and the site itself. The observed VOC and PFAS impacts to groundwater and soil gas on both cleanup sites appear to originate from upgradient sources and the Former Basin Laundry site. A draft ABCA was developed for the sites that evaluated four alternatives including a no-action alternative. With consideration of effectiveness, implementation feasibility, long-term reliability, and relative cost, the recommended cleanup alternative consists of a hybrid approach that integrates limited in-situ treatment of VOCs and PFAS in groundwater with abiotic chemical reduction and engineered sorbents to treat impacts in groundwater. Localized excavation of contaminated soil will be conducted in the area of the Former Daves’s Chevron on the Former Lamplighter Hotel site. To manage risk in areas not targeted for active remediation, long-term controls

in the form of Institutional Controls (Environmental Covenants) would restrict groundwater use, limit site use to commercial/industrial, and require notification before any intrusive work. Engineering Controls in the form of active vapor mitigation systems will be installed for future buildings. The ACM, LBP, and other hazardous materials identified in the Former Lamplighter Hotel building located in the northwestern portion of the site will be properly abated in accordance with Utah Department of Environmental Quality (UDEQ) regulations and containerized for off-site landfill disposal as a special or regulated waste under UDEQ regulations.

Description of Tasks/Activities and Outputs

Task 1: Program Management	
b.	<i>Project Implementation: Non-EPA-funded:</i> The City will procure an environmental contractor (EC) to assist with the Brownfield (BF) Grant project. <i>EPA-funded:</i> The City’s BF Project Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows two staff to attend three BF training conferences/workshops.
c.	<i>Anticipated Project Schedule:</i> Procure EC in 1 st quarter. ACRES & quarterly reporting begins in 1 st quarter and continues throughout the grant. Annual reporting and forms created in the 5 th , 9 th , 13 th quarters and final closeout.
d.	<i>Task/Activity Lead:</i> City: Nick Rousseau, Director of Finance, BF Project Finance Director
e.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend three conferences.
Task 2: Outreach	
b.	<i>Project Implementation: EPA-funded:</i> CIP, outreach materials, BF webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the EC. City staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
c.	<i>Anticipated Project Schedule:</i> CIP created in 1 st quarter. Community/educational meetings held 1 st , 5 th , 9 th , and 14 th quarters. BF webpage and outreach materials created in 1 st quarter and posted throughout the grant project.
d.	<i>Task/Activity Lead:</i> City: Keith Despain, Public Works Director, BF Project Manager
e.	<i>Outputs:</i> CIP, BF webpage, 4 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 3: Reuse Planning	
b.	<i>Project Implementation: EPA-funded:</i> The EC will finalize the draft Analysis for Brownfield Cleanup Alternatives (ABCA) and develop two separate cleanup plans (petroleum soil excavation and groundwater and soil-vapor remediation) to meet State requirements, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will prepare the Site-Specific Quality Assurance Project Plan (QAPP) and Health and Safety Plan (HASP), prepare 5 bid specifications (injection materials companies, drillers, soil excavation contractor, vapor mitigation system (VMS installer, and hazardous materials abatement companies), the various cleanup activities for remediation contractors to bid upon, and host a vision session with the community for site redevelopment.
c.	<i>Anticipated Project Schedule:</i> Initiated on award and funding of the grant 10/26; QAPP/HASP, cleanup plans, bid specifications preparation 10/2026; QAPP/HASP and cleanup plans approval 2/2027; Vision Session conducted within 120 days of grant award.
d.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Quinn Bennion, City Manager, BF Project Director.
e.	<i>Outputs:</i> 1 ABCA, 5 Bid Specifications, 2 Cleanup Plans, 1 QAPP/HASP, 1 Vision Session
Task 4: Cleanup & Oversight	
b.	<i>Project Implementation: EPA-funded:</i> The City will work with the EC as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, environmental covenants, and final remedial

	action report. The City and EC will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation.
c.	<i>Anticipated Project Schedule:</i> Public notice will be conducted prior to implementation of cleanup plans in 3/2027. Field mobilization by 4/2027. Oversight will follow the cleanup schedule. Soil removal completed 5/2027, hazardous materials abatement completed 6/2027, groundwater treatment completed by 7/2027, post-remediation groundwater and soil gas monitoring 7/2027 – 9/2030 final remedial action report 7/2030. EPA closeout report by 9/2030.
d.	<i>Task/Activity Lead:</i> The EC will conduct cleanup oversight of the project. The remediation contractor will implement cleanup activities with oversight from EC and Quinn Bennion, City Manager, BF Program Director.
e.	<i>Outputs:</i> Weekly status reports during cleanup, 16 semi-annual groundwater and soil gas post-remediation sampling events, 3 cleanup reports, 2 environmental covenants, 1 EPA closeout report, 2 sites ready for reuse, 4 remediation jobs created (annualized), and 2 remediation oversight jobs (annualized).

f. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, construction and contractual costs only. No administrative costs are included in the budget. **Personnel pay rates average \$49 per hour and fringe rate of 44%.** Construction work will be conducted in adherence to Davis Bacon guidelines.

Task 1 Program Management: Personnel (\$49/hr): ASAP.gov draw downs, quarterly/annual report reviews, EPA/State meetings \$13,475 (275 hrs). Fringe rate (44%): \$5,929. Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, and general programmatic support \$24,700 (130 hrs × \$190). Travel: 2 staff to attend 3 conferences for a total of \$9,156 (flights at \$500, 3 nights in hotel at \$250/night, incidentals and per diem at \$92 per day × 3 days × 2 staff × 3 events). Other: \$1,800 conference registration (\$300 per event per person).

Task 2 Outreach: Personnel (\$49/hr): CIP \$735 (15 hrs); webpage \$735 (15 hrs); 4 community/educational meetings \$3,920 (20 hrs per meeting). Fringe rate (44%): \$2,372. Contractual: CIP \$3,600 (20 hrs × \$180), BF webpage, outreach brochure/handouts, social media posts \$2,880 (16 hrs × \$180); 4 community/educational meetings \$7,600 (\$1,900 per mtg.; 10 hours per meeting to include preparation and execution × \$190). Supplies: \$1,612 (\$800 [800 printouts at \$1 each]; \$600 [6 display board printouts at \$100 each]; pens, markers, paper \$212).

Task 3 Reuse Planning: Personnel (\$49/hr): \$980 (20 hrs). Fringe rate (44%): \$431. Contractual: Finalize Draft ABCA \$4,750; prepare Site Specific QAPP/HASP \$7,600; prepare 5 bid specifications \$16,150 (\$3,230 each); 2 Site Cleanup Plans \$22,420 (\$11,210 each); Vision Session \$2,280 (12 hrs × \$190).

Task 4 Cleanup & Oversight: Personnel (\$49/hr): Contractor procurement and oversight during 5 months of cleanup activities \$61,250 (Basin \$11,025/Lamplighter \$50,225) (1,250 hrs) (Basin 225 hrs, Lamplighter 1,025 hrs). Fringe rate (44%): \$26,950 (Basin \$4,851/ Lamplighter \$22,099). Contractual: Pre-Treatment Drilling oversight [Includes travel time, per diem, and project management] \$132,000 (Basin \$23,760/ Lamplighter \$108,240) (220 borings × \$600/location); Injection oversight [Includes travel time, per diem, and project management] \$129,580 (Basin \$23,324/Lamplighter \$106,256) (220 borings × \$589/location); Monitoring-well installation oversight [9 wells] \$9,600 (Basin \$1,728/Lamplighter \$7,872) (5 days × \$1,920); 16 semi-annual groundwater and soil gas post-remediation sampling events (twice a year for 4 years for two sites) \$72,000 (Basin \$12,960/Lamplighter \$59,040) (16 × \$4,500); 8 annual groundwater monitoring reports \$38,400 (Basin \$6,912/Lamplighter \$31,488) (8 × \$4,800); groundwater and soil gas lab analysis \$138,240 (Basin \$24,883/ Lamplighter \$113,357) (72 samples × \$1,920); project management \$31,635 (Basin \$5,694/Lamplighter \$25,941) (171 hrs × \$185); Petroleum soil excavation oversight (Lamplighter only) \$7,040 (\$1,760 × 4 days); Institution controls (both sites) \$35,150 (185 hrs × \$190); VMS design (Lamplighter only) \$23,750 (95

hours × \$250); VMS installation oversight (Lamplighter only) \$30,000 (200 hrs × \$150); VMS oversight reporting (Lamplighter only) \$10,000 (40 hrs × \$250); Monitoring and Operations and Maintenance (Lamplighter only) - five buildings for up to four years \$16,250 (130 hrs × \$125); Hazardous Materials Abatement Oversight (Lamplighter only) \$90,000 (Daily oversight \$58,500 [\$1,300 × 45 days]; Per Diem \$9,000 [\$200 × 45 shifts]; Equipment \$13,500 [\$300 × 45 days]; Analytical \$9,000 [6 samples/day × 30 days × \$50/sample]); Abatement closeout report (Lamplighter only) \$10,800 (60 hrs × \$180). **Construction:** Regulatory oversight \$37,500 (Basin \$6,750/Lamplighter \$30,750) (300 hrs × \$125); Pre-Treatment Drilling \$192,500 (Basin \$34,650/Lamplighter \$157,850): (220 borings × \$875/location); Injections of abiotic chemical reduction and engineered sorbents \$795,230 (Basin \$143,141/Lamplighter \$652,089) (70,250 gallons × \$11.32/gallon); Monitoring well installation \$31,500 (Basin \$5,670/Lamplighter \$25,830) (9 wells × \$3,500/well); Petroleum soil excavation, transportation, disposal, and clean backfill \$36,000 (Lamplighter only) (60 tons × \$600/ton); Active VMS install \$480,000 (Lamplighter only) (40,000 ft² × \$12/ft²); Asbestos abatement \$871,500 (Lamplighter only) (35 days × \$24,900); Universal Hazardous Materials abatement \$60,000 (Lamplighter only) (10 days × \$6,000). **Budgets for Program Management, Outreach, and Reuse Planning will be split evenly between the two cleanup sites since they will be conducted simultaneously for both sites.**

Category	Tasks				Totals
	Program Management	Outreach	Reuse Planning	Cleanup & Oversight	
Personnel	\$13,475	\$5,390	\$980	Basin Laundry \$11,025 Lamplighter \$50,225	\$81,095
Fringe Benefits	\$5,929	\$2,372	\$431	Basin Laundry \$4,851 Lamplighter \$22,099	\$35,682
Travel	\$9,156				\$9,156
Other	\$1,800				\$1,800
Supplies		\$1,612			\$1,612
Contractual	\$24,700	\$14,080	\$53,200	Basin Laundry \$138,940 Lamplighter \$635,505	\$866,425
Construction				Basin Laundry \$450,762 Lamplighter \$2,053,468	\$2,504,230
Total Budget	\$55,060	\$23,454	\$54,611	Basin Laundry \$606,037 Lamplighter \$2,760,838	\$3,500,000

g. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, the City’s internal Brownfield Project Team, including the EC, will meet quarterly to track project progress of outputs identified in 3.e. Progress and outputs will be tracked internally as well as reported in the ACRES database and quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure timely completion within the four-year timeframe. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include QAPP; ABCA; cleanup plan development; contractor procurement; quarterly, annual, and closeout reports; and the number of community meetings. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project performance is inadequate, the City has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Structure & b. Description of Key Staff: Vernal City operates under a Mayor–Council form of municipal government and has the organizational capacity to

successfully manage the proposed EPA Brownfields Cleanup Grant. The City Manager will oversee the project with support from the Public Works and Finance Departments. **Quinn Bennion**, City Manager, will serve as the **Brownfield Project Director**. Mr. Bennion has held this position for eight years and oversees all municipal operations, including police, airport, finance, public works, utilities, planning and zoning, and administration. He manages 80 full-time employees, oversees department budgets, and holds a central role in the City's downtown revitalization efforts. Mr. Bennion will provide strategic oversight and ensure coordination across departments throughout the grant life cycle. **Keith Despain**, Public Works Director, will serve as the **Brownfield Project Manager** and be responsible for day-to-day implementation of the grant. Mr. Despain has served in this role for five years and oversees four divisions that provide public works services, including water, sewer, storm drain utilities, streets and sidewalks, facilities, and fleet management. He also manages capital improvement projects citywide. Mr. Despain holds a Professional Engineer license and has more than 15 years of experience in public works and civil engineering and will ensure that cleanup activities are executed efficiently and in compliance with state and federal regulations. **Nick Rousseau**, Director of Finance, will serve as the **Brownfield Finance Manager**. Mr. Rousseau oversees the City's financial operations, including the General Fund, Airport Fund, Utility Funds, and Capital Improvement Fund. Mr. Rousseau currently oversees financial management for 15 active grants and will be responsible for managing the financial aspects of this grant, including draw downs and compliance with federal reporting requirements. A qualified environmental contractor (EC) will be procured to perform the technical aspects of the grant and ensure all environmental reporting and documentation are completed in accordance with EPA standards.

c. Acquiring Additional Resources: Using local contracting requirements and procurement processes, the City will hire a qualified EC to assist with technical and reporting portions of the EPA Brownfields Cleanup, in addition to any other contractors needed to complete the project. The City will ensure compliance with the EPA's Professional Service procurement process.

Past Performance and Accomplishments e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: In 2018 and 2020, the City received two separate grants from the Utah Department of Transportation (UDOT), each totaling \$1.5 million, to fund critical infrastructure improvements. The 2018 grant supported upgrades along 500 North from Vernal Avenue to 500 East, including sidewalks, curbs and gutters, shoulder widening, storm drain installation, and roadway resurfacing. This project was fully completed in 2023. The 2020 grant funded enhancements along Vernal Avenue from Main Street to 200 South, which included sidewalks, curbs and gutters, pedestrian crossings, storm drains, street lighting, landscaping, and full roadway reconstruction. This project was successfully completed in 2024. In addition, the City was awarded \$5 million in 2022 from the Utah Community Impact Board (CIB), consisting of a \$3 million grant and a \$2 million loan, to advance downtown revitalization efforts. This funding supports major infrastructure upgrades such as water, sewer, and power utility installations, new streets, sidewalks, and ADA-compliant features.

(2) Compliance with Grant Requirements: The City has a history of compliance with grant work plans, schedules, and terms and conditions, and has an excellent history of timely reporting with all award agencies. The City successfully completed the 2018 and 2020 UDOT grants on time and in full compliance. The City remains on schedule and in compliance with the Utah CIB award, with the loan portion closed in 2024 and the grant portion on track for closeout in the first quarter of 2026. All funds are expected to be fully expended by their respective deadlines. The Brownfield Project Team brings extensive project management experience and will closely monitor all activities to ensure compliance with financial and reporting requirements with an EPA Brownfields grant.

Threshold Criteria

1. Applicant Eligibility

- a. Vernal City, UT (City), is eligible to apply for the EPA Brownfields Cleanup Grant as a general purpose unit of local government as defined under 2 CFR §200.64.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

The City affirms that the proposed sites (Lamplighter and Former Basin Laundry) have not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The City does not have an open EPA Brownfields Multipurpose Grant.

Cleanup Site 1: Former Lamplighter Hotel

4. Site Ownership

The City is the current owner of the property located at 120 East Main Street, having acquired the property on February 7, 2025.

5. Basic Site Information

- a) Former Lamplighter Hotel
- b) 120 East Main Street, Vernal, UT 84078

6. Status and History of Contamination at the Site

- a) The site is contaminated with hazardous substances and petroleum.

b) This 4.2-acre site in the heart of downtown was originally developed between 1910 and 1917 with three unknown structures. The original hotel (Weston Lamplighter Hotel), located in the northwest corner of the site, was developed in 1947. The hotel encompasses approximately 15,000 square feet with a basement and two above-ground floors. The hotel is mostly vacant, just a restaurant, barber shop, and office space occupy a portion of the building. A gas station occupied the northeast portion of the site from the 1950s until the late 1990s. In the 1980s, a two-story motel portion was added to the southern portion of the site. The motel portion of the site was in operation until 2014 and has been vacant since. The remainder of the site is developed with asphalt and gravel parking areas.

c) The site has soil, groundwater, and soil vapor impacts in the form of volatile organic compounds (VOCs) and petroleum hydrocarbons (benzene in soil vapor only) and per- and polyfluoroalkyl substances (PFAS) at concentrations that exceed state and federal screening levels.

Previous reports, for the site and surrounding area, identified an extensive tetrachloroethylene (PCE), trichloroethylene (TCE), and PFAS plume originating from more than one upgradient dry-cleaning facility. Impacts originating from former dry-cleaning operations in the area include PCE in groundwater and soil gas. Petroleum hydrocarbon impacts from the historic

gas station were identified in soil and groundwater; however, concentrations were below the applicable Utah Department of Environmental Response and Remediation (DERR) commercial screening levels for the proposed future use of the site. Petroleum impacts above state screening levels were identified in soil vapor.

Additionally, the structures on the site contain asbestos, lead-based paints, and universal hazardous materials posing a health risk to site occupants and the community.

d) VOC and PFAS impacts to the site can be attributed to multiple off-site, upgradient former dry-cleaning facilities and auto-maintenance repair shops, including Basin Laundry (Cleanup Site #2), Fashion Cleaners, and other dry-cleaning and auto-repair facilities located west of the site. The petroleum hydrocarbon impacts can be attributed to the former Dave's Chevron gas station facility located in the northeastern portion of the site. Asbestos, lead paint, and universal hazardous waste materials originate from the original building construction in the 1940 and 1980s. The VOC plume occupies most of the southern portion of the Lamplighter property, impacting groundwater and soil gas with concentrations of several contaminants orders of magnitude above screening levels.

7. Brownfield Site Definition

The City affirms that the site is:

- a) NOT a facility listed (or proposed for listing) on the National Priorities List (NPL);
- b) NOT a facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) NOT a facility that is subject to the jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the site at 120 East Main Street:

- Vernal Avenue TCE Plume Investigation dated May 8, 2009 (Lockheed Martin)
- Limited Site Investigation Report dated September 16, 2022 (Terracon)
- Phase I Environmental Site Assessment dated December 4, 2023 (Terracon)
- Phase I Environmental Site Assessment dated October 1, 2024 (Terracon)
- Phase II Environmental Site Assessment dated December 5, 2024 (Terracon)
- Hazardous Materials Inspection dated December 19, 2024 (Terracon)

9. Site Characterization

a. Not Applicable.

b. The Former Lamplighter Hotel site at 120 East Main Street is eligible to be enrolled in the State of Utah Department of Environmental Quality Voluntary Cleanup Program (VCP).

i. A letter from the Utah Department of Environmental Quality is included in this application that clearly indicates the information is for the FY26 Cleanup Grant application. It also affirms that:

- a. The City has requested, or will request, State oversight for the site.
- b. The site is eligible to be overseen by the State.

- c. Based upon the environmental site assessments performed to date and the information provided by the City, the site has had a sufficient level of site characterization for the remediation work to begin
 - ii. Not Applicable.
- c. Not Applicable.

10. Enforcement or Other Actions

The City is not aware of any ongoing or anticipated environmental enforcement or other actions related to the site at 120 East Main Street.

11. Sites Requiring a Property-Specific Determination

The City affirms the Lamplighter Hotel site at 120 East Main Street does not require property-specific determination to be eligible for EPA Brownfields Grant Funding.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Indian Tribes

Not Applicable.

(2) Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Not Applicable.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

Not Applicable.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

- (i) The City acquired the property through a negotiated purchase from a private owner.
- (ii) The City acquired the property on **February 7, 2025**. A Phase I ESA, compliant with AAI process, was conducted prior to acquisition of the property.
- (iii) The City is the sole owner of the property and has fee simple title.
- (iv) The City purchased the property from Roscoe Weston Hotels LLC.

- (v) The City does **NOT** have familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the property.

(b) Pre-Purchase Inquiry

Environmental professionals interviewed Jonathan Jenkins, owner's representative, and Phillip Garcia, property manager, as part of the Phase I ESA conducted on December 4, 2023. The owners were unavailable for an interview for the October 1, 2024, Phase I ESA. Jonathan Jenkins stated he acquired the property four years prior from the time of the interview and owned it until the City acquired the property in February 2025.

- (i) The following environmental site assessments were performed prior to the City's purchase of the property:
- Delta Environmental Third and Fourth Quarter 1996 Groundwater Monitoring Report dated January 16, 1997, performed for Utah DEQ (Unrelated Party).
 - Lockheed Martin Vernal Avenue TCE Plume Investigation dated May 8, 2009, performed for USEPA Response Team (Unrelated Party)
 - URS Operating Services, Inc., Pre-Removal Sampling Assessment Report for Vernal Avenue TCE Plume Site dated April 29, 2010, performed for EPA Region 8 Superfund Technical Assessment and Response Team 3 (START) (Unrelated Party)
 - Terracon Limited Site Investigation Report dated September 16, 2022, performed for Vernal City (City hired consultant).
 - Terracon Phase I Environmental Site Assessment dated December 4, 2023, performed for Utah DEQ/DERR and Vernal City (State hired consultant).
 - Terracon Phase I Environmental Site Assessment dated October 1, 2024, performed for Utah DEQ/DERR and Vernal City (State hired consultant).
 - Terracon Phase II Environmental Site Assessment dated December 5, 2024, prepared for Utah DEQ/DERR and Vernal City (State hired consultant).
 - Terracon Hazardous Materials Inspection dated December 19, 2024, performed for Utah DEQ/DERR and Vernal City (State hired consultant).
- (ii) Terracon performed the Phase I Environmental Site Assessments. Tina Cheney, ESA Group Manager, served as the Environmental Professional for the Phase I ESAs. As indicated in the Phase I ESA reports, Tina Cheney meets the definition of Environmental Professional as defined in 40 Code of Federal Regulations (CFR) § 312.10 at the time of the reports and the reports included the required declaration.
- (iii) The most current Phase I ESA (dated October 1, 2024) was conducted within 180 days prior to the acquisition of the property.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

Disposal of hazardous substances at the site occurred before the City acquired the site. The City has NOT caused or contributed to any release of hazardous substances at the site. The City affirms it has NOT, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses

Since the City acquired the property in February 2025, the City has taken steps to prevent citizens being exposed to the site by barricading the hotel building entryways with the

exception of three tenants (La Cabaña Mexican restaurant, the Barber's Corner, and Hotel Vernal Haunt). The City has taken steps to protect the public from impacts at the site. In October-November of 2025, the City self-funded abatement of asbestos-containing materials from the southern motel building.

(e) Continuing Obligations

- (i) There are no known continuing releases at this time. Based on the planned cleanup and reuse of the site and the requirements of the UDEQ Voluntary Cleanup Program, any residual impacts to soil, groundwater and soil gas at the site will be managed through an environmental covenant and Site Management Plan (SMP), thus fulfilling the City's continuing obligations in regard to current releases of known hazardous substances found at the site.
- (ii) The City will exercise appropriate care with hazardous substances found at the site by taking reasonable steps to prevent future releases. No chemicals are currently stored on the property. The southern motel structure on the site has been vacated, barricaded, and is off limits to the public. The northern hotel structure has limited access to the current leased tenants. Approximately 75% of the site is capped by paved parking areas and buildings. The remaining uncapped areas are covered with clean fill material. The City intends to use Cleanup Grant funds to treat impacted groundwater, remediate soil impacts, and prevent soil gas concerns at the site, effectively limiting potential exposure and future releases associated with impacted site media. Based on the planned cleanup and reuse of the site and the requirements of the UDEQ Voluntary Cleanup Program, any residual impacts to soil, groundwater, and soil gas at the site will be managed through an environmental covenant and a SMP, thus fulfilling the City's continuing obligations in regard to future releases of known hazardous substances found at the site.
- (iii) The City has exercised appropriate care with hazardous substances found at the site by taking reasonable steps to ensure no soil or groundwater disturbances at the site have or will occur. The planned cleanup activities will further prevent or limit exposure to any previously released hazardous substance. The City will remove asbestos-containing material from the current buildings. Any residual impacts to soil, groundwater and soil gas at the site will be managed through an environmental covenant and a SMP, thus fulfilling the City's continuing obligations in regard to preventing and limiting exposure to past releases of known hazardous substances found at the site. The VOC plume does not reside under the Lamplighter hotel building. Therefore, vapor intrusion is not a concern for the remaining tenants.

The City confirms its commitment to:

- (i) comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- (ii) assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) provide all legally required notices.

Non-Publicly Owned Sites Acquired Prior to January 11, 2002

Not Applicable.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

The City affirms that there has been no release and that there is no threat of release of hazardous substances from building materials into the outdoor environment based on the site conditions. The City has taken steps to restrict access into the buildings after its acquisition of the property. Additionally, the City has abated asbestos from the former motel structure in the southern portion of the site, which was completed on November 14, 2025. The abatement was conducted in accordance with applicable abatement disposal regulations, and hazardous materials were not released to the environment.

b. Property Ownership Eligibility – Petroleum Sites

The Utah DEQ's Petroleum Eligibility Determination Letter stated:

1. There is no viable responsible party for the site due to the site meeting regulatory closure criteria.
2. The site will not be investigated, assessed, or cleaned up by a potentially liable person; and
3. The site is not subject to any order issued under section 9003(h) of the Solid Waste Disposal Act or comparable state law.

The Utah DEQ state determination letter is attached to the Narrative of this application.

i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELIGIBILITY DETERMINATION

- (1) Current and Immediate Past Owners: The applicant (Vernal City) is the current owner of the site. The immediate past owner of the site was identified as Roscoe Weston Hotels LLC. The tanks at the site were removed by the prior tank owner (Chevron USA Products Company) that owned the site prior to the immediate past owner.
- (2) Acquisition of Site: The City acquired the property on February 7, 2025, through purchase of the property.
- (3) No Responsible Party for the Cleanup of the Site: Neither the current nor immediate past owners of the site: (i) dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site; (ii) owned the site (or in the case of UST-related contamination, owned the UST(s)), when any dispensing or disposal of petroleum (by others) took place. The current and immediate past owners of the site: (iii) took reasonable steps with regard to the contamination at the site.
- (4) Cleaned Up by a Person Not Potentially Liable: The City did not dispense or dispose of petroleum or petroleum products or exacerbate the existing petroleum contamination at the site. The City took reasonable steps with regard to the contamination at the site.
- (5) Judgments, Orders, or Third-Party Suits: No responsible party (including the City) is identified as potentially liable for cleaning up the site, through either:

- (a) a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
- (b) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
- (c) a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner of the site (or where a UST(s) is involved, the current or immediate past owner of the UST(s)), that would, if successful, require the assessment, investigation, or cleanup of the site.

The State of Utah DEQ Petroleum Eligibility Determination Letter does not identify a viable responsible party for the site due to the site meeting regulatory closure criteria.

- (6) Subject to RCRA The site is not subject to any order under § 9003(h) of the Solid Waste Disposal Act.
- (7) Financial Viability of Responsible Parties There is no responsible party identified for the site.

13. Cleanup Authority and Oversight Structure

The City will comply with all applicable federal and state laws and ensure that each cleanup project protects human health and the environment.

- a. The City intends to enroll the property in the VCP. The VCP is designed to regulate assessment and cleanup actions while addressing risks to human health and the environment. The City will hire a qualified environmental contractor (EC) to aid in the implementation of the remedial action. The EC will provide the technical expertise required to conduct, manage, and oversee the implementation of the remedial action. The City will comply with competitive procurement provisions of 2 CFR §§ 200.317–200.327 and secure an EC prior to initiating cleanup activities.
- b. The site is bound to the north, south, east, and west by streets. All streets are accessible public thoroughfares for cleanup activities. It is not anticipated that access through an adjoining property is necessary.

Cleanup Site 2: Former Basin Laundry

4. Site Ownership

The City is the current owner of the property located at 54 South 100 East, having acquired the property on November 28, 2022.

5. Basic Site Information

- a) Former Basin Laundry
- b) 54 South 100 East, Vernal, Utah 84078

6. Status and History of Contamination at the Site

- a) The site is contaminated by hazardous substances.
- b) The 0.21-acre parcel appears to have been developed in or around the early 1950s with structures. Small commercial or residential structures were visible on the site in the 1960s–

2000. The Basin Laundry dry-cleaning facility was active on the site between 1995 and 2000. Following the closure of the laundry facility, the building was occupied by a residence (apartment) for a short time until the City purchased the site in November 2022, at which time the site was vacant. In April and May of 2023, the on-site building was abated and demolished. Following the demolition, the property was developed into an asphalt-paved City parking lot.

- c) Previous investigations conducted by EPA and others reported elevated concentrations of VOCs and PFAS in groundwater and/or soil gas suspected to have originated from the Basin Laundry and upgradient dry-cleaning and automotive-repair operations. Environmental impacts, including PCE, TCE, and PFAS have been identified in groundwater and soil gas at the site that exceed EPA screening levels.
- d) The site shows evidence of a historical release from prior use as a dry cleaner. In addition, VOC impacts originating from several upgradient dry-cleaning and automotive-repair operations in the area have contributed to a known PCE and TCE plume in groundwater impacting the site and surrounding properties. The vertical and lateral extents of groundwater and soil gas contaminants extend across the site to the east and impact the Former Lamplighter Hotel site (Cleanup Site 1). Impacts were found across the entire site with concentrations of several contaminants orders of magnitude above screening levels.

7. Brownfield Site Definition

The City affirms that the site is:

- a) NOT a facility listed (or proposed for listing) on the National Priorities List (NPL);
- b) NOT a facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) NOT a facility that is subject to the jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

The following site assessment reports have been completed for the site at 54 South 100 East:

- Vernal Avenue TCE Plume Investigation dated May 8, 2009 (Lockheed Martin)
- Pre-Removal Assessment Report for Vernal Avenue TCE Plume Site dated April 29, 2010 (URS Operating Services Inc.)
- Draft Targeted Brownfields Assessment – Phase I Environmental Site Assessment dated February 25, 2022 (Tetra Tech)
- Final Phase II Environmental Site Property Assessment dated September 30, 2022 (Tetra Tech)
- Limited Site Investigation Report dated September 16, 2022 (Terracon)
- Phase I Environmental Site Assessment dated November 15, 2022 (Terracon)
- Phase II Environmental Site Assessment dated February 19, 2025 (Terracon)

9. Site Characterization

- a. Not Applicable.
- b. The Former Basin Laundry site at 54 South 100 East is eligible to be enrolled in the VCP.
 - i. A letter from the Utah Department of Environmental Quality is included in this application which clearly indicates that the information is for the FY25 Cleanup Grant application. It also affirms that:

- a. The City has requested, or will request, State oversight for the site.
- b. The site is eligible to be overseen by the State.
- c. Based upon the environmental site assessments performed to date and the information provided by the City, the site has had a sufficient level of site characterization for the remediation work to begin;
 - ii. Not Applicable.
- c. Not Applicable.

10. Enforcement or Other Actions

The City is not aware of any ongoing or anticipated environmental enforcement or other actions related to the site at 54 South 100 East.

11. Sites Requiring a Property-Specific Determination

The City affirms that the former Basin Laundry site at 54 South 100 East does not require property-specific determination to be eligible for EPA Brownfields Grant funding.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Indian Tribes

Not Applicable.

(2) Alaska Native Village Corporations and Alaska Native Regional Corporations

Not Applicable.

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Not Applicable.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(2) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

Not Applicable.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

- (i) The City acquired the property by negotiated purchase from a private owner.
- (ii) The City acquired the property on **November 28, 2022**. A Phase I ESA, compliant with the All Appropriate Inquiries process, was conducted prior to the City's acquisition of the property.

- (iii) The City is the sole owner of the property and has a fee simple title.
- (iv) The City purchased the property from the previous owner: S IV Limited, LLC.
- (v) The City does NOT have familial, contractual, corporate, or financial relationships or affiliations with prior owners or operators of the property.

(b) Pre-Purchase Inquiry

Environmental professionals interviewed Mark Showalter, previous owner of the property, as part of the most recent Phase I ESA on November 15, 2022. In the interview Mr. Showalter indicated he owned the property since approximately 2004 and owned it until the City acquired the property on November 28, 2022.

- (i) The following environmental site assessments were performed prior to the City's purchase of the property:
 - Lockheed Martin Vernal Avenue TCE Plume Investigation dated May 8, 2009, performed for US EPA Response Team (Unrelated Party).
 - URS Operating Services, Inc., Pre-Removal Sampling Assessment Report for Vernal Avenue TCE Plume Site dated April 29, 2010, performed for EPA Region 8 Superfund Technical Assessment and Response Team 3 (START) (Unrelated Party).
 - Tetra Tech Draft Targeted Brownfields Assessment – Phase I Environmental Site Assessment for US EPA Region 8 Brownfields and Redevelopment Branch dated February 25, 2022 (Unrelated Party).
 - Tetra Tech Phase II Environmental Site Assessment for EPA Region 8 Brownfields and Redevelopment Branch dated September 30, 2022 (Unrelated Party).
 - Terracon Limited Site Investigation for Vernal City, Utah, dated September 16, 2022 (City hired consultant).
 - Terracon Phase I Environmental Site Assessment for Vernal City, Utah, dated November 15, 2022, performed for Vernal City (City hired consultant).
 - Terracon Phase II Environmental Site Assessment for Utah DEQ/DERR with reliance to Vernal City dated February 19, 2025 (State hired consultant).
- (ii) Terracon performed the Phase I Environmental Site Assessment. Tina Cheney, ESA Group Manager, performed the Phase I ESA. As indicated in the Phase I ESA, Tina meets the definition of Environmental Professional as defined in 40 CFR § 312.10 at the time of the report. The reports also contain the required declaration from the environmental professional.
- (iii) The most current Phase I ESA (dated November 15, 2022) was conducted within 180 days prior to the acquisition of the property by the City.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal: Disposal of hazardous substances at the site occurred before the City acquired the property. The City has NOT caused or contributed to any release of hazardous substances at the site. The City affirms it has NOT, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Use: The City has taken steps to protect the public from impacts at the site. The City self-funded abatement of asbestos-containing materials and demolition of

the former site buildings. The City paved the property with an asphalt parking lot. There have been no other users of the site since the City took ownership.

(e) Continuing Obligations

- (i) There are no known continuing releases at this time. Based on the planned cleanup and reuse of the site and the requirements of the UDEQ VCP, any residual impacts to soil, groundwater, and soil gas at the site will be managed through an environmental covenant and SMP, thus fulfilling the City's continuing obligations in regard to current releases of known hazardous substances found at the site.
- (ii) The City will exercise appropriate care with hazardous substances found at the site by taking reasonable steps to prevent future releases. No chemicals are currently stored on the property. Approximately 95% of the site is capped by paved parking areas. The remaining uncapped areas are covered with clean fill material and landscaped. The City intends to use Cleanup Grant funds to treat impacted groundwater, soil, and prevent soil gas concerns at the site, effectively limiting potential exposure and future releases associated with impacted site media. Based on the planned cleanup and reuse of the site and the requirements of the UDEQ VCP, any residual impacts to soil, groundwater, and soil gas at the site will be managed through an environmental covenant and a SMP, thus fulfilling the City's continuing obligations in regard to future releases of known hazardous substances found at the site.
- (iii) The City has exercised appropriate care with hazardous substances found at the site by taking reasonable steps to ensure no soil or groundwater disturbances at the site have or will occur. The planned cleanup activities will further prevent or limit exposure to any previously released hazardous substance. Any residual impacts to soil, groundwater, and soil gas at the site will be managed through an environmental covenant and a SMP, thus fulfilling the City's continuing obligations in regard to preventing and limiting exposure to past releases of known hazardous substances found at the site.

The City confirms its commitment to:

- (i) comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- (ii) assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) provide all legally required notices.

Non-Publicly Owned Sites Acquired Prior to January 11, 2002

Not Applicable

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

- (1) The building demolition at the property was conducted in 2023. Hazardous building materials were removed from the property in accordance with applicable demolition and disposal regulations and were not released to the environment.

b. Property Ownership Eligibility – Petroleum Sites

i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELGIBILITY DETERMINAITON

Not Applicable. No petroleum impacts were identified on the site from a UST.

13. Cleanup Authority and Oversight Structure

The City will comply with all applicable federal and state laws and ensure that each cleanup project protects human health and the environment.

- a. The City intends to enroll the property in the State of Utah Department of Environmental Quality VCP. The VCP is designed to regulate assessment and cleanup actions while addressing risks to human health and the environment. The City will hire a qualified EC to aid in the implementation of the remedial action. The EC will provide the technical expertise required to conduct, manage, and oversee the implementation of the remedial action. The City will comply with competitive procurement provisions of 2 CFR §§ 200.317–200.327 and secure an EC prior to initiating cleanup activities.
- b. The site is bound to the north by unpaved parking area and commercial structures, to the south by paved asphalt parking lot, to the east by a street, and to the west by paved asphalt parking followed by vacant commercial structures. It is not anticipated that access through an adjoining property is necessary due to street access to the east. In the event that access to an adjoining property is required, the City will obtain a property-access agreement.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

The City announced its intent to apply for cleanup funding for the 120 East Main Steet and 54 South 100 East sites and the proposed redevelopment on December 17, 2025. A draft ABCA for these sites and this application was made available at that time for public review and comment. These documents summarized information about:

- the sites and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered; and
- the proposed cleanup.

b. Community Notification Ad

A community notification ad requesting public input was published on December 17, 2025, on the Vernal City website under Public Notices (<https://www.vernal.gov/m/newsflash?cat=8>) City Hall Bulletin Boards, Uintah County Bulletin Board, and *at the TriCounty Health Department*. A copy of this grant application, including the draft ABCA was made available for public review and comment, upon request.

c. Public Meeting

A presentation was made during a regularly scheduled public council meeting on January 7, 2026, at 6:00 p.m. The City documented participant attendance at the meeting and the comments received during the meeting.

d. Submission of Community Notification Documents

The following community notification documents are all included in the **Minutes of the Vernal City Council Regular Meeting** as an attachment to this proposal:

- a copy of the draft ABCA;
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application and that notification to the public occurred no later than **14 days** before the application was submitted to the EPA;
- the comments the City received;
- the City's response to those public comments;
- meeting notes from the public meeting; and
- meeting sign-in sheets/participant list.

15. Contractors and Named Subrecipients

Not Applicable.



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Tim Davis
Executive Director

Ashley Sumner
Deputy Director

Jill Burton
Deputy Director

ERRC-010-26

January 21, 2026

Quinn Bennion, City Manager
Vernal City
374 East Main Street
Vernal, Utah 84078

**Re: DEQ Support Letter – Former Lamplighter Hotel and Former Basin Laundry
Vernal, Utah – FY26 EPA Brownfields Program Cleanup Grant**

Dear Mr. Bennion:

Thank you for involving the Department of Environmental Quality (DEQ) in Vernal City's (City) planning discussions regarding the City's application for a U.S. Environmental Protection Agency (EPA) Brownfields Program Cleanup grant for the Former Lamplighter Hotel and Former Basin Laundry properties located at 120 East Main Street and 54 South 100 East, Vernal, Uintah County, Utah, respectively. The grant will help the City clean up contaminants on the properties and facilitate parking in the downtown corridor as well as redevelopment of an open plaza, and important commercial and community gathering spaces. The DEQ believes cleanup is an important and significant step towards the goal of revitalizing properties in Utah communities and is committed to seeing Brownfields-caliber sites assessed, remediated and redeveloped to a higher and better use wherever possible.

The DEQ supports the City in its application for an FY26 EPA Brownfields Program Cleanup grant and believes, based on the current information available, there is a sufficient level of characterization to proceed with the remediation work under the grant. The benefits of cleanup include removing the potential stigma associated with the impacted property, protecting public health, and reclaiming valuable property for economic development and future, sustainable growth. The properties are eligible to be enrolled in the Voluntary Cleanup Program (VCP). DEQ understands the City will enroll these properties in the VCP for oversight of the future cleanup activities. As noted during our previous conversations, the DEQ is committed to assisting the City moving forward.

We look forward to continuing our partnership with the City to cleanup and return these properties to a higher and more productive use. Should you have any questions, please contact Joe Katz, the Division of Environmental Response and Remediation project manager, at (801) 536-4100.

Sincerely,



[Tim Davis \(Jan 21, 2026 14:01:06 MST\)](#)

Tim Davis
Executive Director

TD/JHK/jn

cc: Joe Hadlock, Environmental Health Director, Tri-County Health Department
Nathan Hall, District Engineer, Utah Department of Environmental Quality