

Agenda

Date: 11 October 2023

I. Opening Remarks

- A. Introductions
- B. Purpose of the Presentation

II. Overview of the Housing/Commercial Mixed-Use Property Project

- A. Background and Project Goals

III. Architectural Concepts

- A. Presentation of Architectural Designs and Renderings
- B. How the Architecture Enhances Community Engagement and Livability

IV. Demolition Plans

- A. Overview of Existing Structures and Demolition Necessities
- B. Safety Protocols during Demolition

V. Construction Plans

- A. Explanation of Construction Phases

VI. PowerPoint Presentation

- A. Walkthrough of Key Points Using Visual Concepts
- B. B. Explanation of Design Choices and Their Alignment with the Local Aesthetic

VII. Conclusion

- A. Summary of Key Points Covered
- B. Reiteration of Project Benefits
- C. Appreciation for the Committee's Time and Attention

VIII. Q&A Session

- A. Questions and Clarifications

IX. Closing Remarks

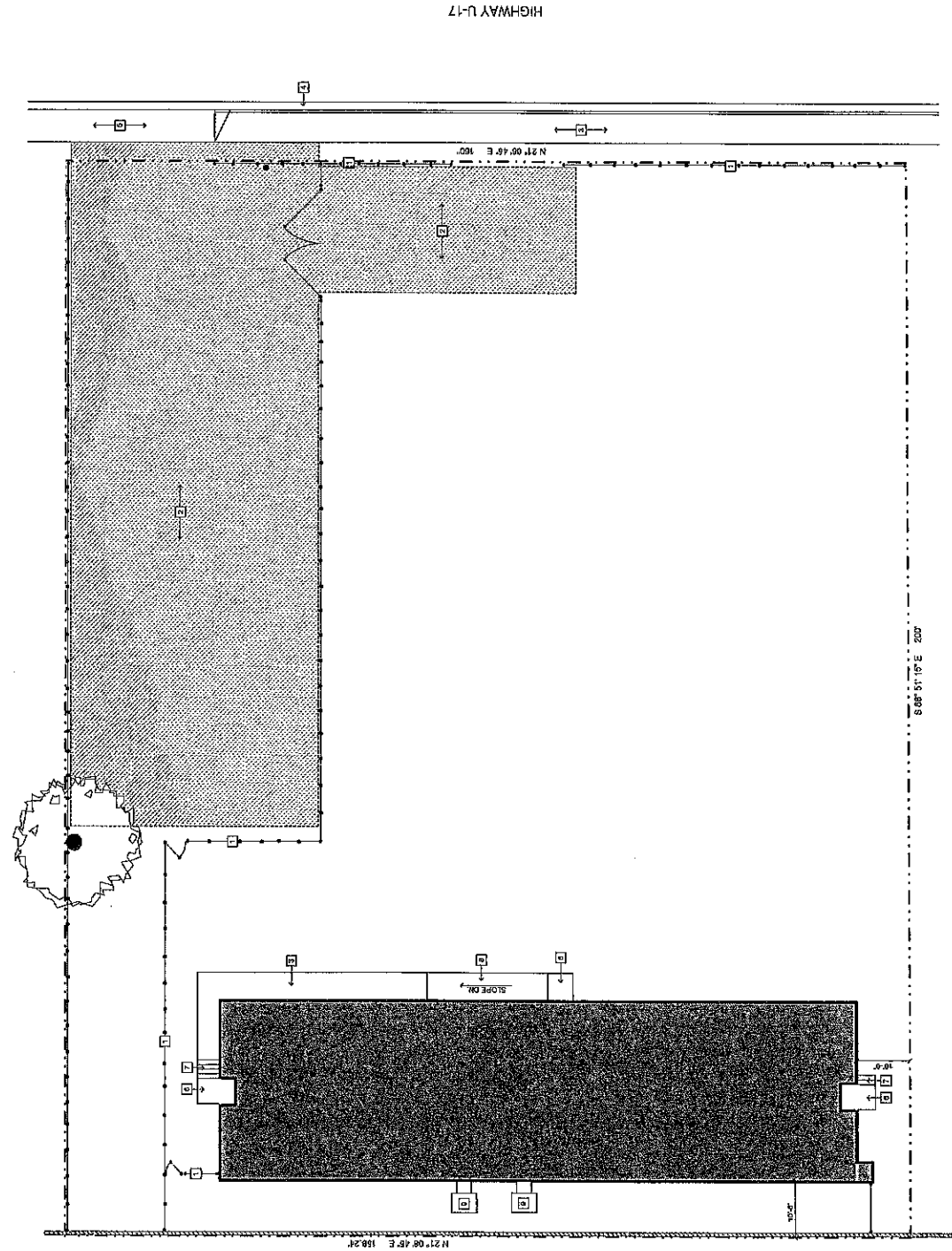
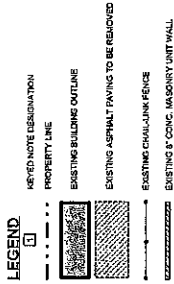
A. Contact Information for Further Inquiries

- a. dalyon@vitalpax.com
- b. 435-216-2289 - mobile

B. Invitation to Follow-Up Meetings and Site Visits

DATE	
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	
A2	

- KEYED NOTES**
1. REMOVE EXIST. CHAIN-LINK FENCE & GATES.
 2. REMOVE EXIST. ASPHALT PAVING.
 3. EXIST. CONCRETE SIDEWALK.
 4. EXIST. CONCRETE DRIVEWAY.
 5. EXIST. CONCRETE DRIVEWAY.
 6. EXIST. CONCRETE DRIVEWAY.
 7. EXIST. CONCRETE DRIVEWAY.
 8. EXIST. CONCRETE DRIVEWAY.
 9. EXIST. CONCRETE DRIVEWAY.
 10. EXIST. CONCRETE DRIVEWAY.



DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"

PRELIMINARY – NOT FOR CONSTRUCTION – 9/3/23

KEYED NOTES

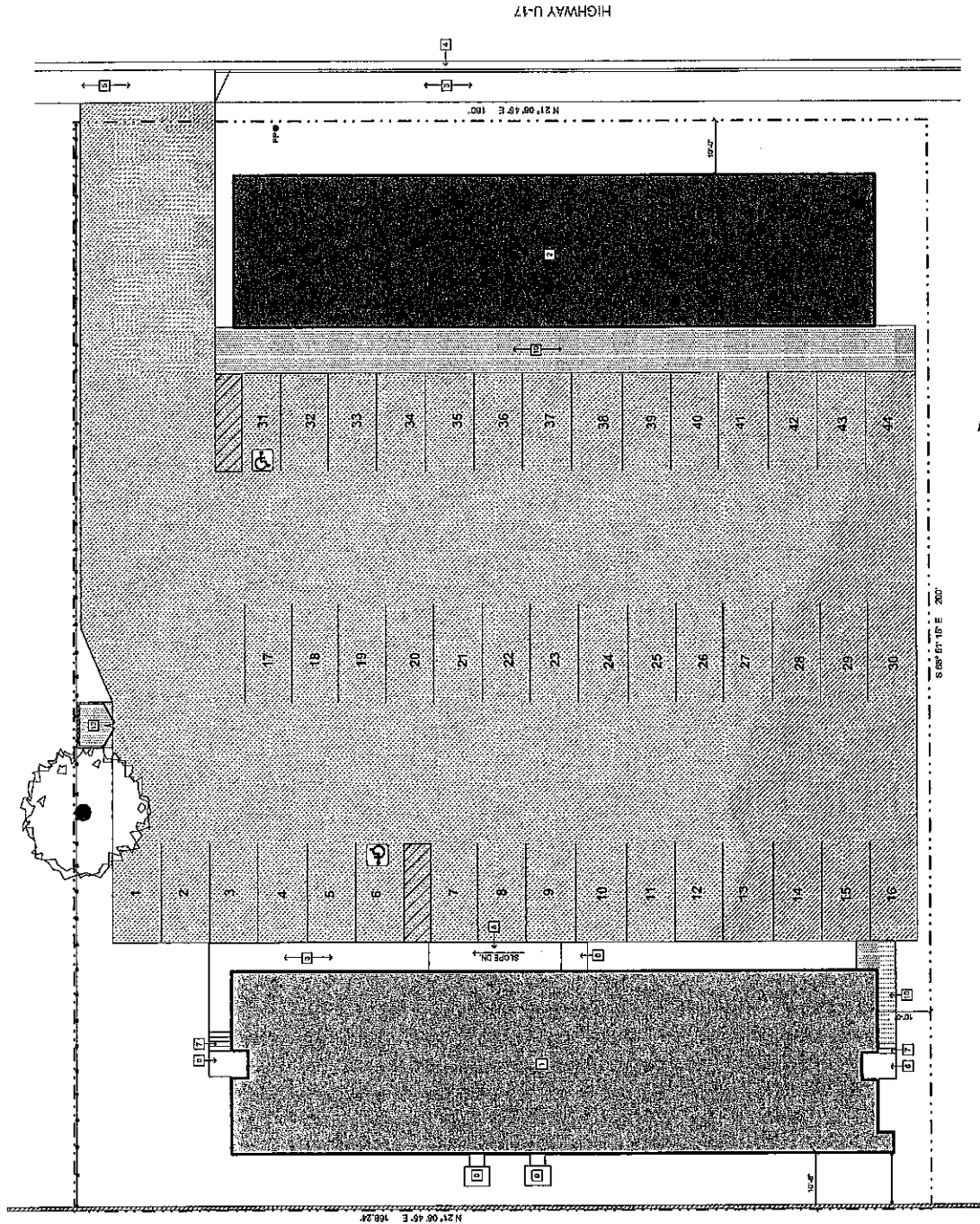
- | | |
|----|-----------------------------------|
| 1 | EXISTING MULTI-DWELLING BUILDING. |
| 2 | PROPOSED 2-STORY RETAIL BUILDING. |
| 3 | EXIST. CONCRETE SIDEWALK. |
| 4 | EXIST. CONCRETE CURB & GUTTER. |
| 5 | EXIST. CONCRETE DRIVEWAY. |
| 6 | EXIST. CONCRETE LANDING. |
| 7 | EXIST. CONCRETE STEPS. |
| 8 | EXIST. CONCRETE RAMP. |
| 9 | EXIST. HVAC UNIT. |
| 10 | NEW CONCRETE SIDEWALK. |
| 11 | NEW ASPHALT PAVING. |
| 12 | NEW TRASH CONTAINER ENCLOSURE. |

LEGEND

- | KEYED NOTE DESIGNATION | PROPERTY LINE | EXIST. BUILDING | PROPOSED NEW BUILDING | NEW CONCRETE SIDEWALK | NEW ASPHALT PAVING |
|------------------------|---------------|-----------------|-----------------------|-----------------------|--------------------|
| 1 | | | | | |

PARKING REQUIREMENTS

EXIST. MULTI-STORING BUILDING: 10 UNITS x 2 SPACES PER UNIT = 10.0 SPACES
PROPOSED 1ST FLOOR RETAIL BLDG.: 3,300 SQ. FT. / 200 SQ. FT. = 16.5 SPACES
PROPOSED 2ND FLOOR RETAIL BLDG.: 3,300 SQ. FT. / 200 SQ. FT. = 16.5 SPACES
PARKING SPACES REQUIRED = 43.0 SPACES
PARKING SPACES PROVIDED = 44.0 SPACES



REMODEL SITE PLAN
SCALE: 1" = 10'-0"

PRELIMINARY - NOT FOR CONSTRUCTION - 9/3/23

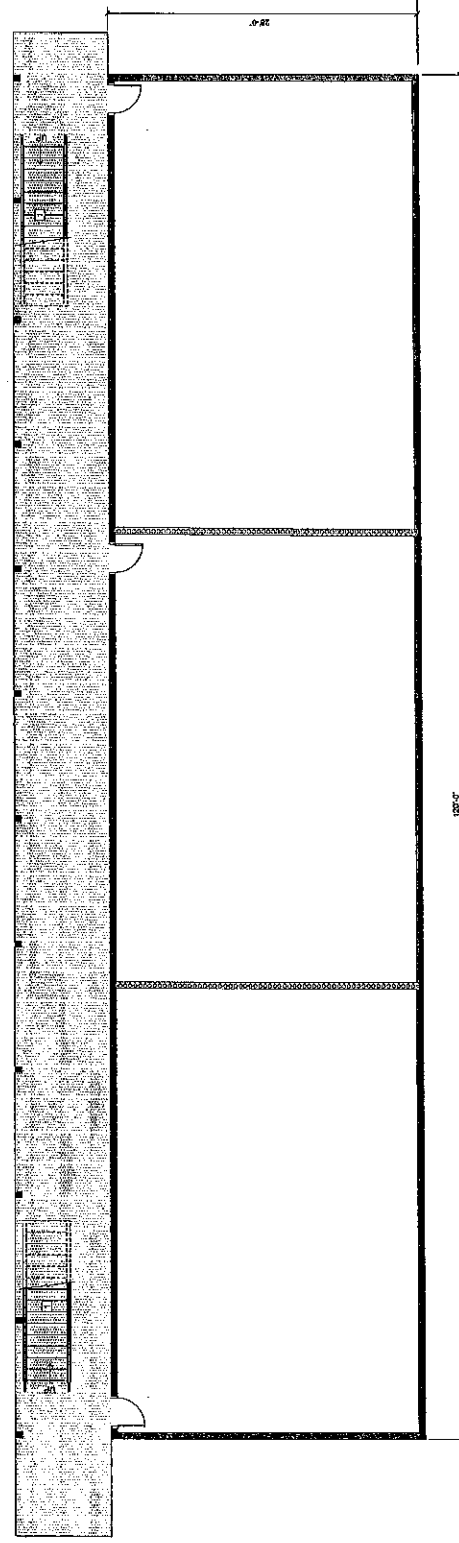
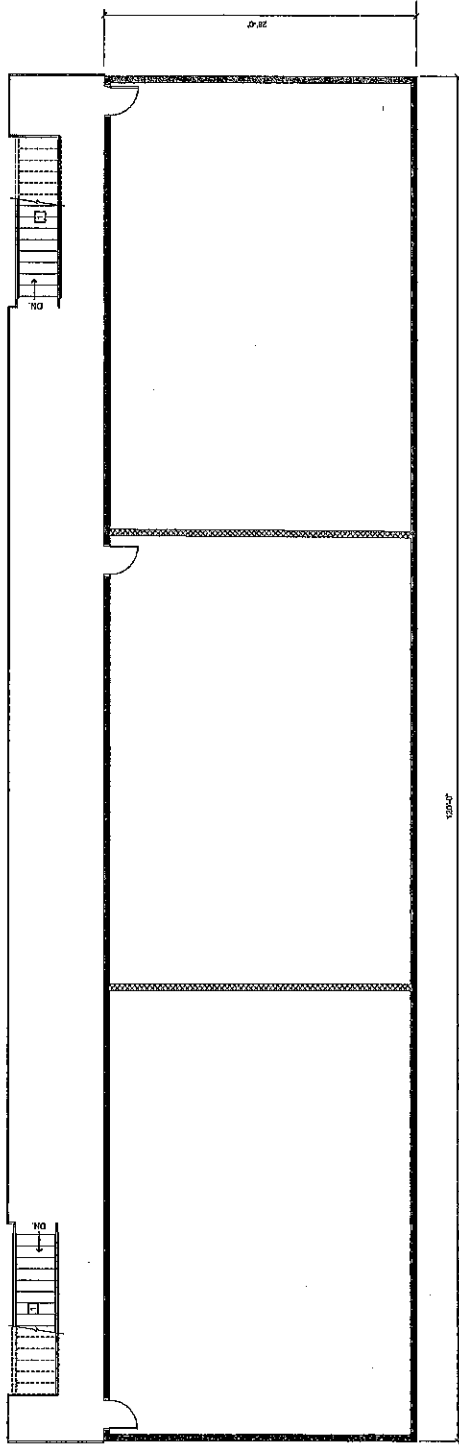
DATE	
LATEST REVISION	
DRAWN BY	DAD
PROJECT NO.	2301
DWG. NO.	A4

PRELIMINARY -- NOT FOR CONSTRUCTION -- 9/28/23

KEYED NOTES
STAIRS 15'-0" WIDE & 14'-0" TREADS

LEGEND

- KEYED NOTE DESIGNATION
- WALL 2'-0" D.F. @ STUDS AT 16" O.C.
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- 4" THICK CONCRETE SLABWORK

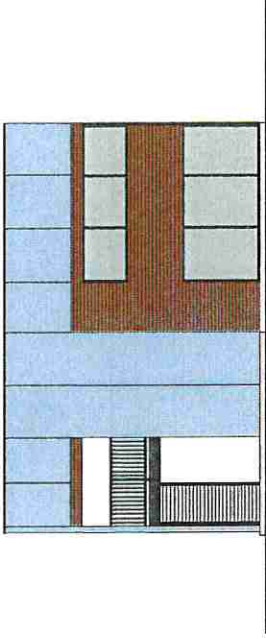
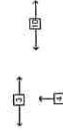


DATE	
LATEST REVISION	
DRAWN BY DND	
PROJECT NO. 2301	
DWG. NO. A5	

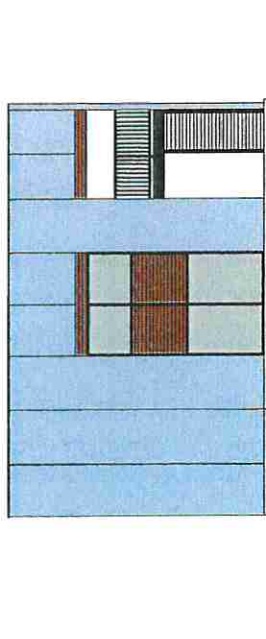
PRELIMINARY – NOT FOR CONSTRUCTION – 9/28/23

KEYED NOTES
1 FINISH 10' x 12' TILES & 14' x 12' HEADS

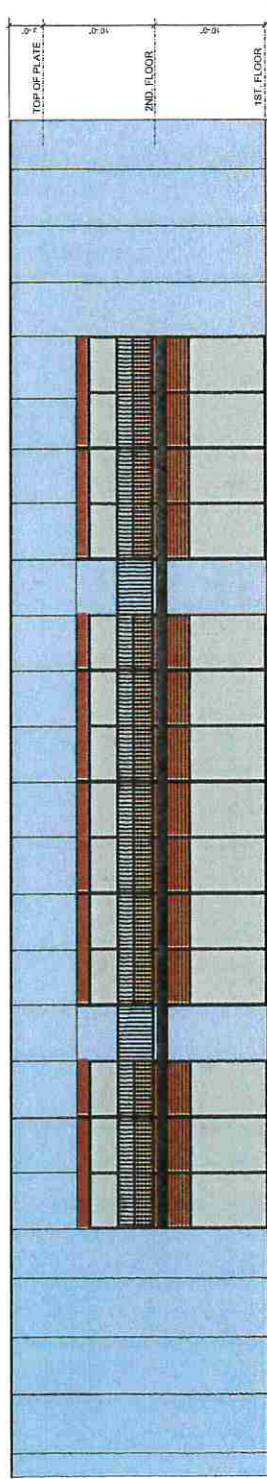
LEGEND
[] KEYED NOTE DESIGNATION



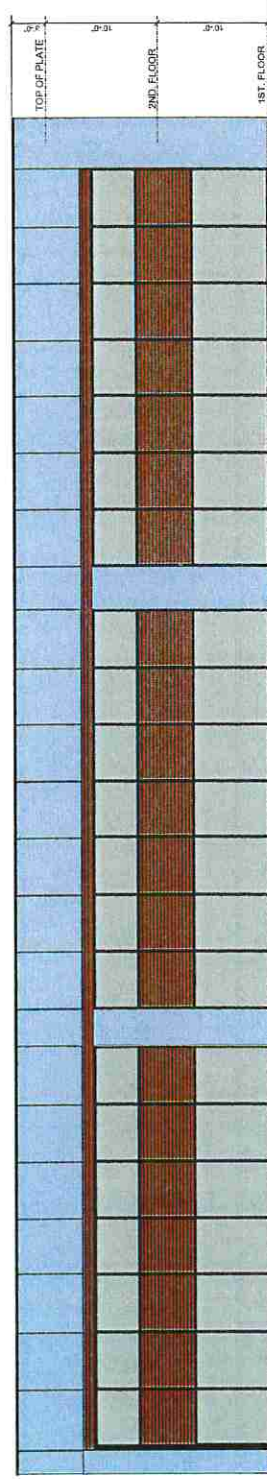
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



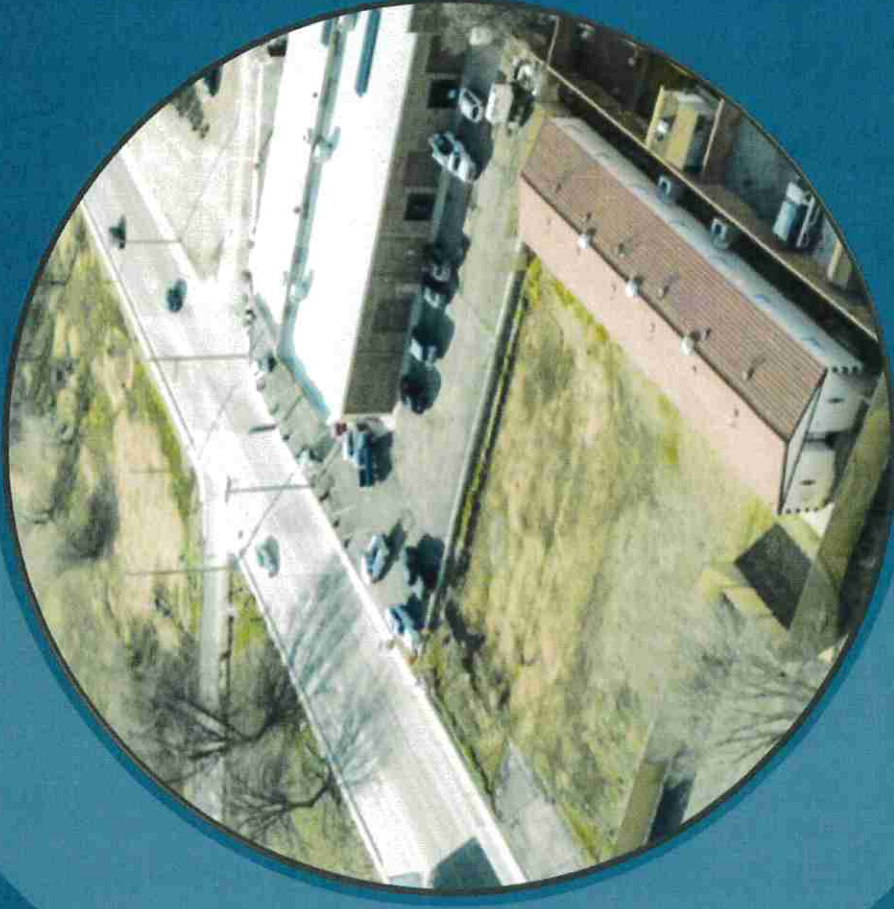
WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

MIXED-USE PROPERTIES

THE CASE FOR HYBRID PROPERTIES





254 S STATE ST LA VERKIN, UT

MIXED-USE COMMERCIAL/HOUSING PROPERTY

UTAH BOARD OF GOVERNORS

3 State Level Committees:

Workforce Committee, Infrastructure Committee, Healthcare Committee



- **Opened Bill Files:**

- Affordable Housing Amendments (Anderegg)
- Affordable Housing Zoning Amendments (Birkeland)
- Housing and Transit Reinvestment Zone Amendments (Harper)
- Mobile Home Park Residency Act Amendments (Teuscher)
- Home Buyer Assistance Program (Vickers)
- Housing Affordability Amendments (Whyte)

- **Revived Bills:**

- Airport Land Use Amendments (Ballard)
- Utah Fit Premises Act Amendments (Bennion)
- Short-Term Rental Enforcement Amendments (Bennion)
- Short-Term Property Rental Amendments (Spackman Moss)



Housing Gap Coalition

- We support the alignment of economic development incentives with housing development, infrastructure, and growth needs.
- We support incentivizing housing near high-capacity transportation, jobs, public education system campuses, healthcare facilities, and other destinations, including transit-oriented and mixed-use developments that make smart use of both public and private land and allow all residents the opportunity to live in walkable, accessible communities
- We support creative solutions to develop new financial tools and tax policy that balances the financial burdens of municipalities, businesses and property owners and creates a greater alignment of priorities among financial tools already offered by state agencies that promote smart growth.
- We support public and private housing initiatives and partnerships including expansion of the down payment assistance plan and shared equity model to teachers and firefighters. We also support efforts to expand the Utah Housing Preservation Fund and other programs that promote housing preservation and rehabilitation of existing housing
- We support additional funding for deeply affordable housing in conjunction with wraparound services to build on recent progress to better mitigate homelessness
- We support mutually beneficial public-private partnerships and collaborations that facilitate and support these policy priorities and address the social determinants of health
- We support the inclusion of housing and required regional planning for housing around significant growth projects such as the Port of the Mountain and Inland Port Authority
- We support initiatives that provide ownership opportunities for low- and moderate-income families



Housing Gap Coalition

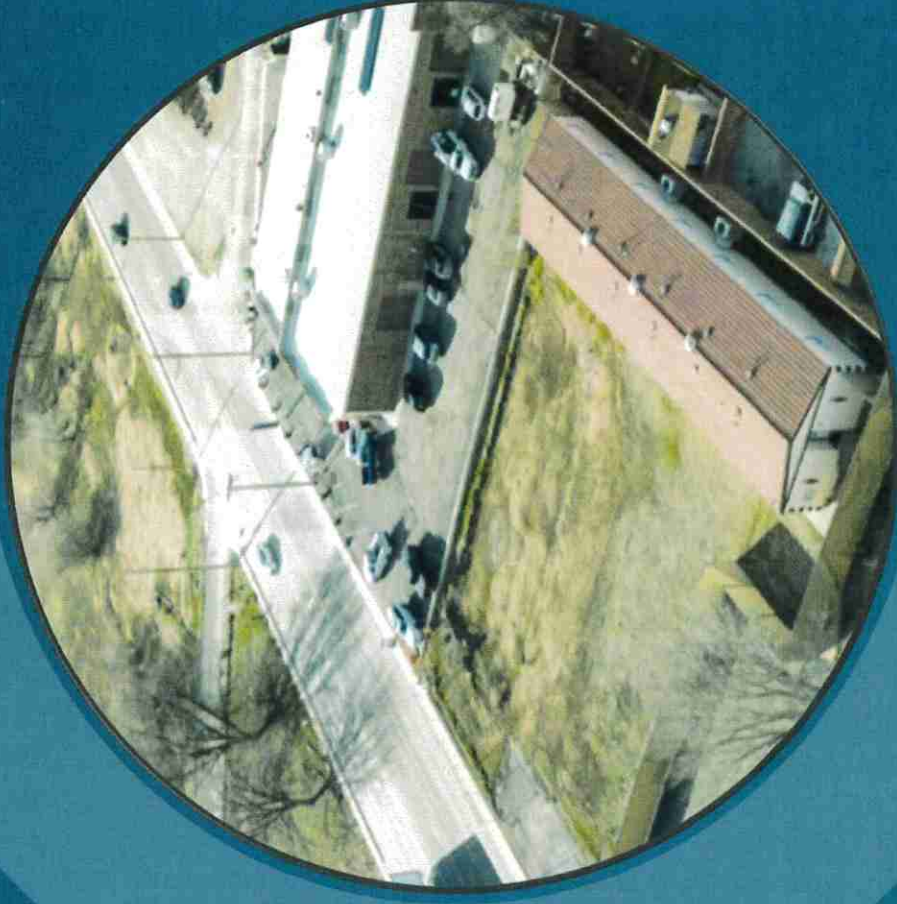
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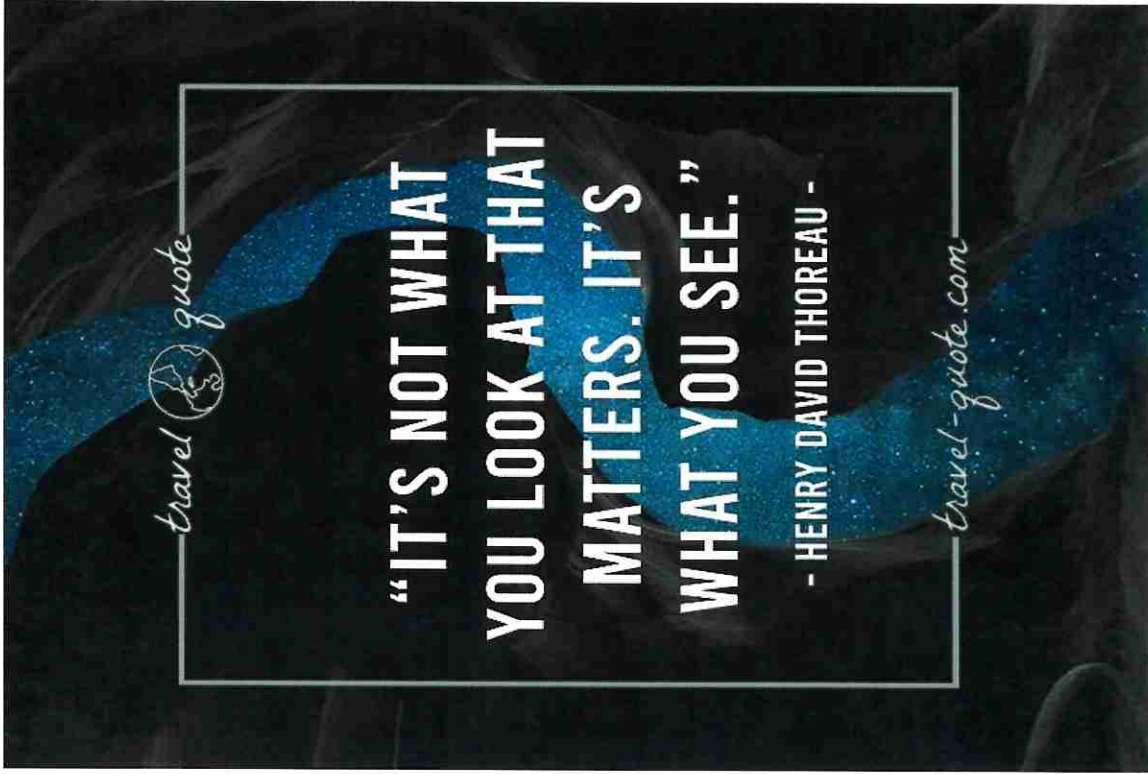




ARCHITECTURAL PLANS & CONCEPTS

THE CASE FOR HYBRID PROPERTIES







WHAT WE LOOK AT:

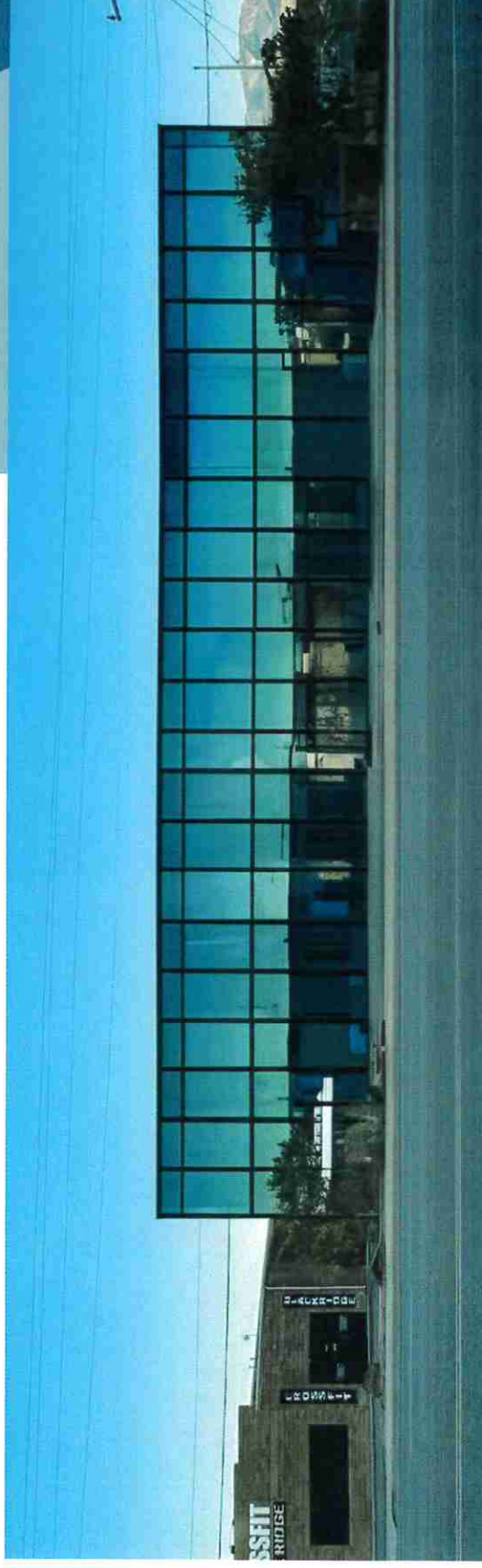


WHAT WE SEE:



- The commercial structure images presented in this PowerPoint presentation are conceptual representations intended for illustrative purposes only. These visuals are designed to convey potential ideas and concepts related to our commercial structure, and are not final.

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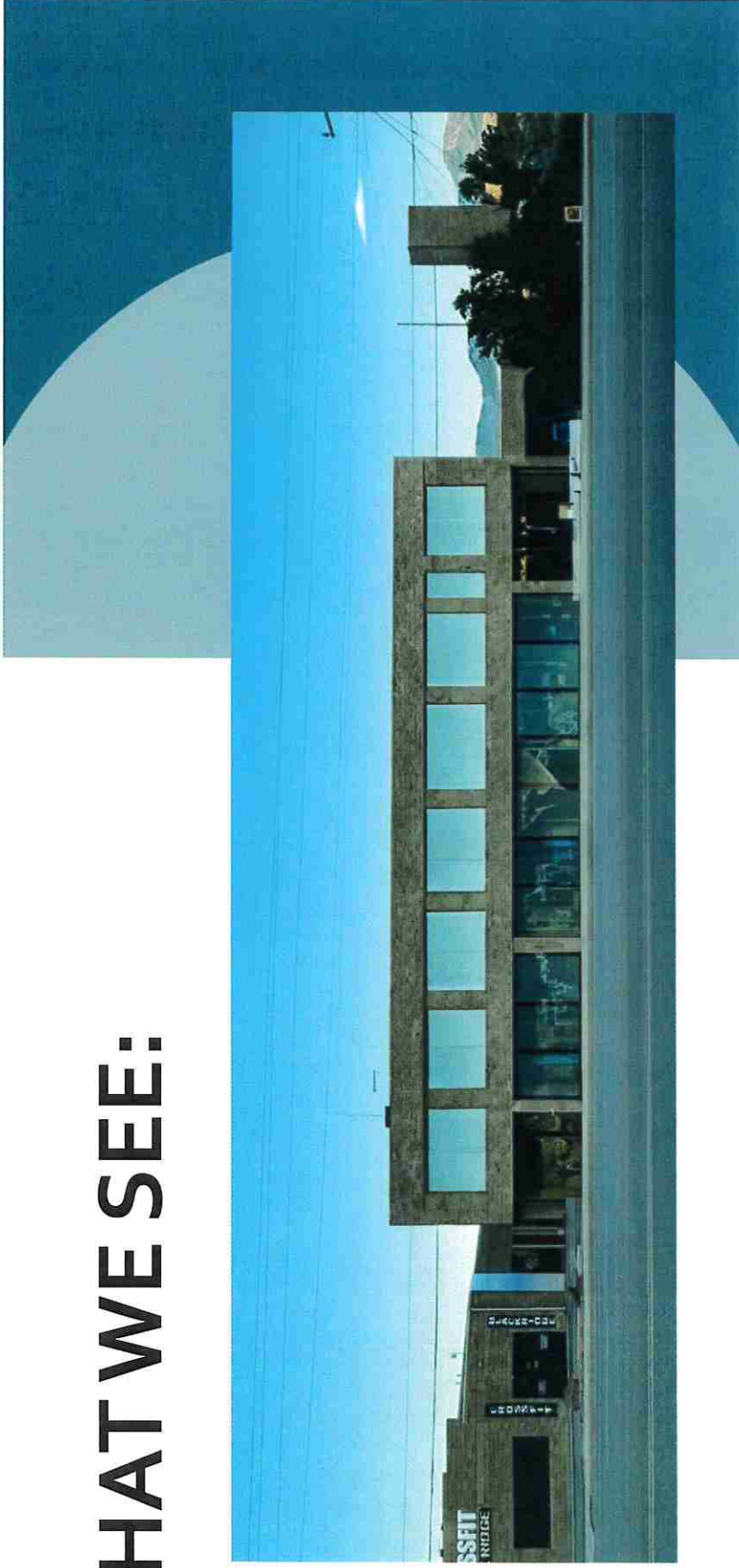
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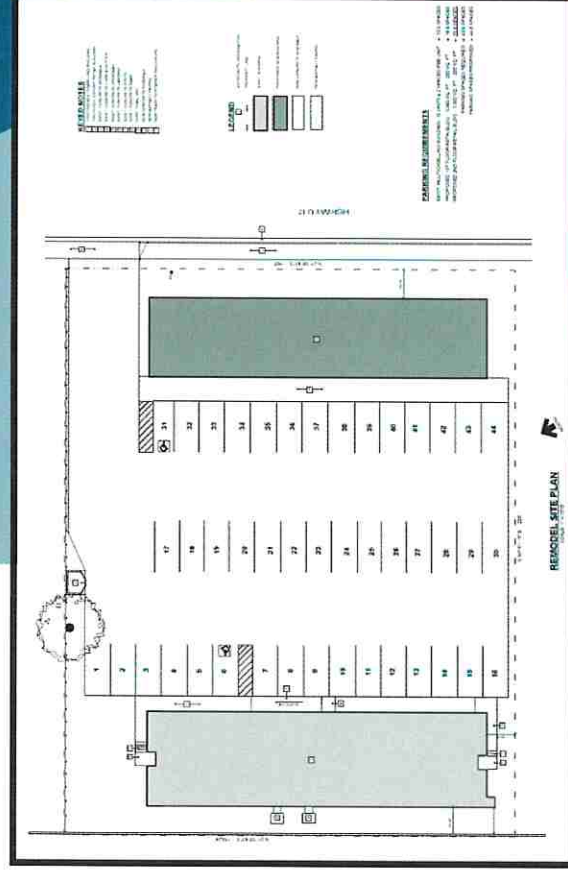
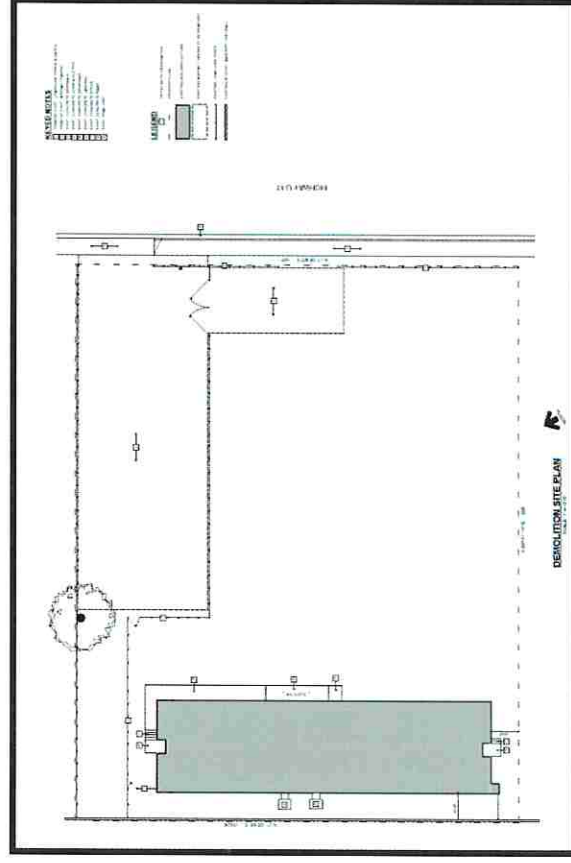


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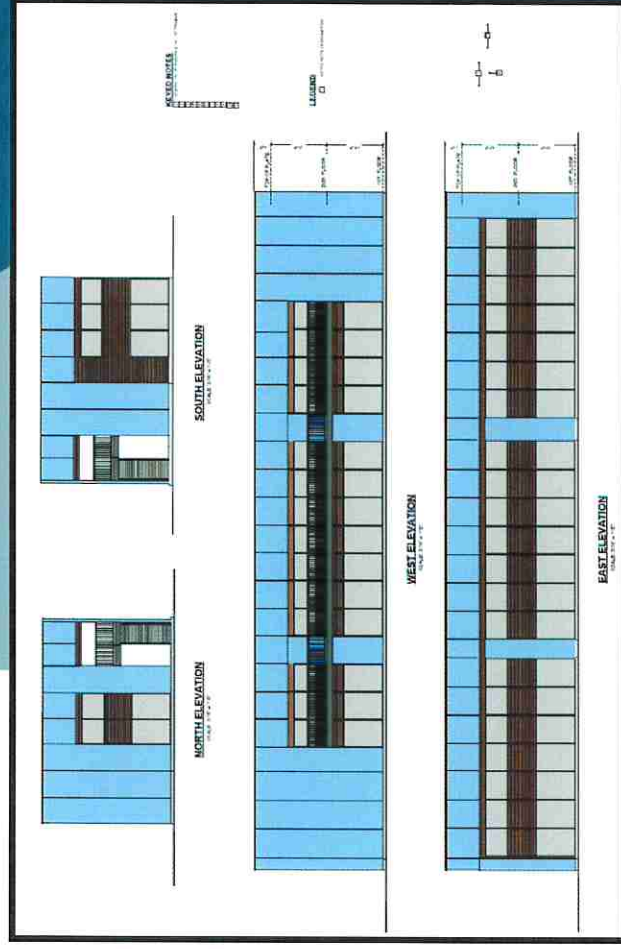
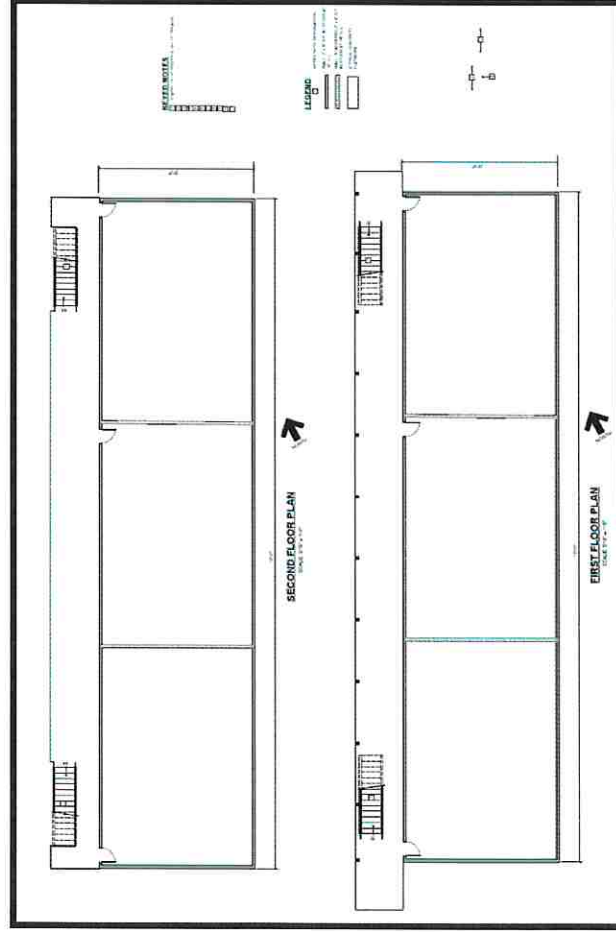
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- The images presented in this slide in this PowerPoint presentation have been reviewed by professional architects and engineers licensed in the state of Utah.

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TEAM



DALYON RUESCH

Dalyon is the founder and CEO of Vitalpax, Inc. He earned an Executive Certificate of Global Business Management from The Mill at Salt Lake Community College and his Bachelor of Science degree in Communications from Utah Tech University and is currently enrolled in the MBA program through SUU.



JACOB RUESCH

Jacob Ruesch – Jacob is the President of Vitalpax and earned his Bachelor of Arts degree from BYU in International Relations and then his MBA from Thunderbird School of Global Management. Jacob offers a unique set of management skills and growth strategies



BEN RUESCH

Ben is Chief Legal Officer for Vitalpax and is an attorney licensed to practice law in Utah and Arizona. He earned his bachelor's and Juris Doctorate degrees and supervises the legal department, and provides a strategic support role for growth and international expansion.





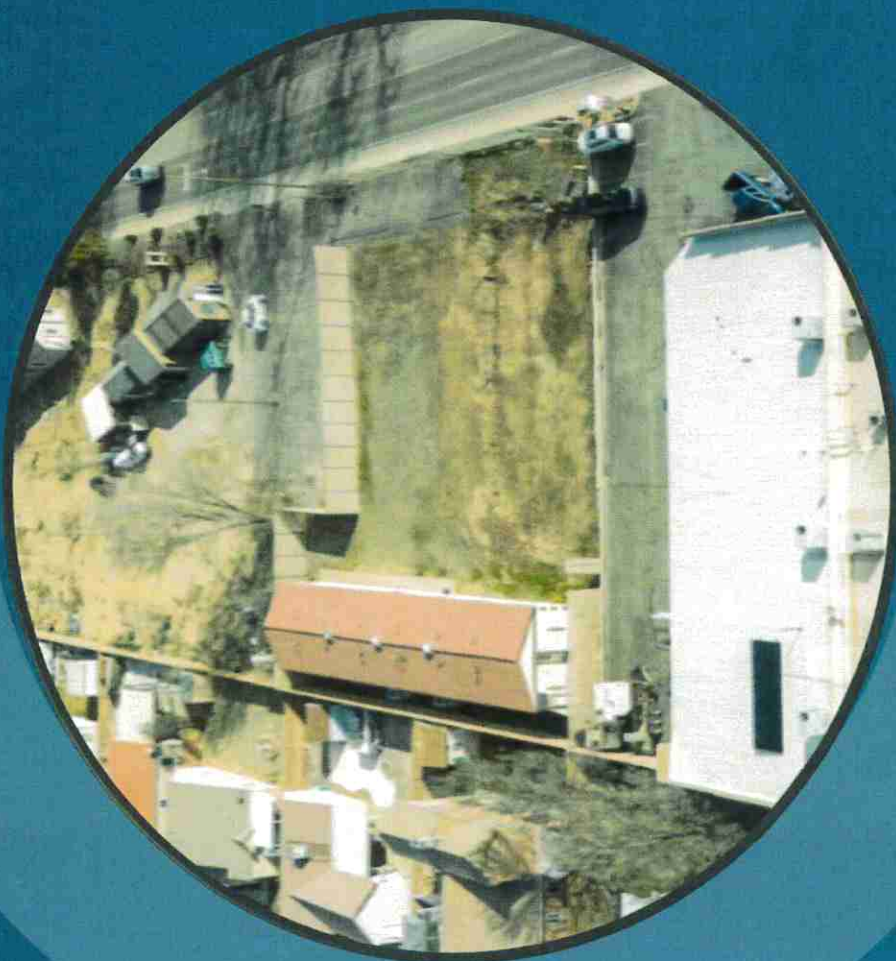
THANK YOU!



DALYON@VITALPAX.COM



WWW.VITALPAX.COM



100



SCALE 1" = 10'-0"

17

PARKING REQUIREMENTS

Priority List

- **Discussion of downtown**
 - ✓ Wider sidewalks
 - ✓ Tree lined streets.
 - ✓ Walkability
 - ✓ Business-friendly
 - ✓ Follow UDOT Corridor study.
 - ✓ Commercial -residential -workforce housing mix in Commercial areas.
(Affordable Housing)
- **Revision of permitted uses.**
- **Development of large parcels in R-A-1 and R-1-14 for:**
 - ✓ Multifamily dwellings
(Affordable Housing)
- **Subdivisions**
 - ✓ Allow property developers to record their development up front.
(Change the bonding requirements to 125%?)
 - ✓ Make the State changes on how subdivisions go through the process.
- **Special events in business licenses**

