

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, October 11, 2023, 6:00 p.m.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Sherman Howard, Richard Howard, John Valenti, and Kyson Spendlove; Staff: Derek Imlay and Kyle Gubler; Public: Dalyon Ruesch and Patricia Wise.

Commissioners Hugh Howard and Matt Juluson were excused.

A. Call to Order: Chair Allen Bice called the meeting to order at 6:00 p.m.

The invocation and Pledge of Allegiance were given by Kyle Gubler.

B. Approval of Agenda:

The motion was made by Commissioner Sherman Howard to approve the agenda as written, second by Commissioner Kyson Spendlove. Sherman Howard-yes, Valenti-yes, Richard Howard-yes, Spendlove-yes, Bice-yes. The motion carried unanimously.

C. Approval of Minutes: September 13, 2023, regular meeting

The motion was made by Commissioner Richard Howard to approve the September 13, 2023, regular meeting minutes, second by Commissioner John Valenti. Sherman Howard-yes, Richard Howard-yes, Valenti-yes, Spendlove-yes, Bice-yes. The motion carried unanimously.

D. Reports:

City Council: Councilwoman Patricia Wise reported on the September 14, 2023, City Council meeting.

Director of Operations: Derek gave an update on the 100 South Road. A small wall must be completed in front of one of the houses, the parking area along 100 South by the baseball field will be grated, and lava fines will be put down. This will be done by Winterfest.

The sidewalk on the corner of 100 W 100 S also needs to be finished, which will complete the project. He hopes the cones will be pulled by the end of next week.

The pipe installed initially in 420 North and 450 North was faulty and has been completely replaced over the years, repairing breaks. The City was able to use funds from the 2022-2023 budget to repave both streets. Interstate Rock Products is just finishing that project.

Irrigation water will go out of the system on November 15th.

During the next Planning Commission meeting, there will be a work meeting with the City Council to discuss the topside property.

E. Business:

1. Presentation and discussion on workforce housing in commercial zones.

Derek reported workforce housing has been a work meeting topic with the City Council and Planning Commission.

The City participated with UDOT in the SR9 Corridor Study that shows a commercial/residential mixed-use would be a great way to have a walkable downtown area.

Based on conversations in that meeting and subsequent meetings, there didn't seem to be much interest in pursuing the concept.

Mr. Ruesch has some ideas he wants to present to the Commissioners regarding mixed-use properties. This will be a presentation only.

Dalyon Ruesch- Is the owner of Vitalpax here in La Verkin. They employ about 110 people, some of whom have expressed concern about the ability to afford a house or even a condo.

He began his PowerPoint presentation, Mixed-Use Properties, and the case for hybrid properties. See Exhibit A. What he sees for 254 South State Street is allowing people to live in a place that will help them transition to owning a home. The ideas they have are for living space in the back and attainable commercial property in the front.

In summary, their hope for this proposal and the ask is for the City to change the permitted uses in the current zoning to allow for employee housing or create a mixed-use zone to include a hybrid approach.

Commissioner Sherman Howard asked if the vision were the bottom three units would be commercial with the top living units.

Dalyon replied all six units would be commercial, with ten living units in the back building. The plan is to get revenue coming in with the residential building and then build the commercial units. After 7-8 years, there should be enough revenue to justify relocating the living space, if the City wants, to a more appropriate zone. Then, they would create another commercial space in the back.

Commissioner Richard Howard asked if the intent was to rent the units to employees. Is there anything in place to address the safety of children in this type of unit?

Dalyon answered the intent is to rent them to anyone.

Derek responded that safety would need to be part of the conversation in creating the use.

Commissioner Bice pointed out that if the City moves forward, it would be for all commercial zoned areas, not this specific parcel.

Derek explained that mixed-use would be an overlay within a zone. Many of the things mentioned have also been included in the UDOT corridor study as a real need. It just depends on how we want to go about the look, feel, and process.

Dalyon pointed out the units will be studio-type apartments, not family units. The commercial would be leased to whatever they can attract, small retail or medical offices.

2. Discussion on the Planned Community Development minimum parcel sizes.
Derek explained this item will be moved to a work meeting on October 25, 2023.

3. Discussion on the priority list.
Commissioner Bice wants to create a priority list, so the Planning Commission has some direction. Derek reviewed the last several lists and removed the items no longer necessary to create the list in the packet.

The Commissioners began discussing the list, adding or removing items, and determining the order they would like to place them.

Subdivisions, special events in business license, and the downtown need to be at the top of the priority list.

F. Adjourn:

The motion was made by Commissioner Sherman Howard to adjourn, second by Commissioner Kyson Spendlove. Spendlove-yes, Sherman Howard-yes, Valenti-yes, Bice-yes, Richard Hirschi-yes. The motion was carried unanimously at 6:50 p.m.

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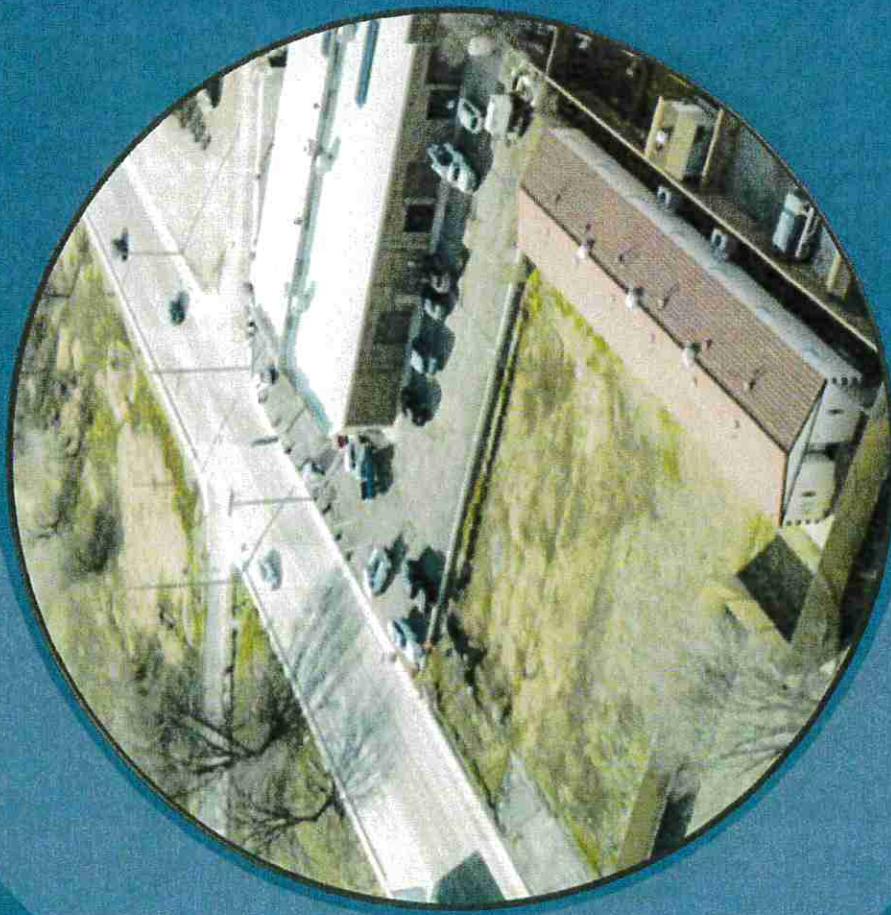
Date Approved



Planning Commission Chair

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)

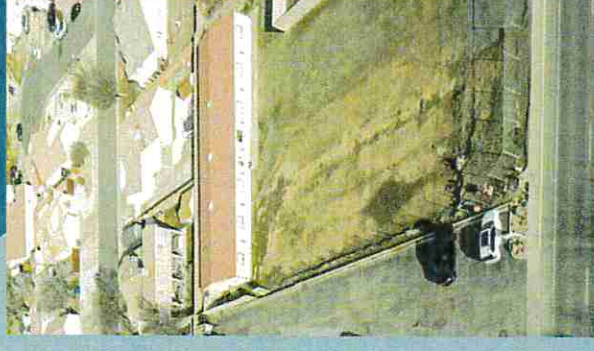


Housing Gap Coalition

- 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

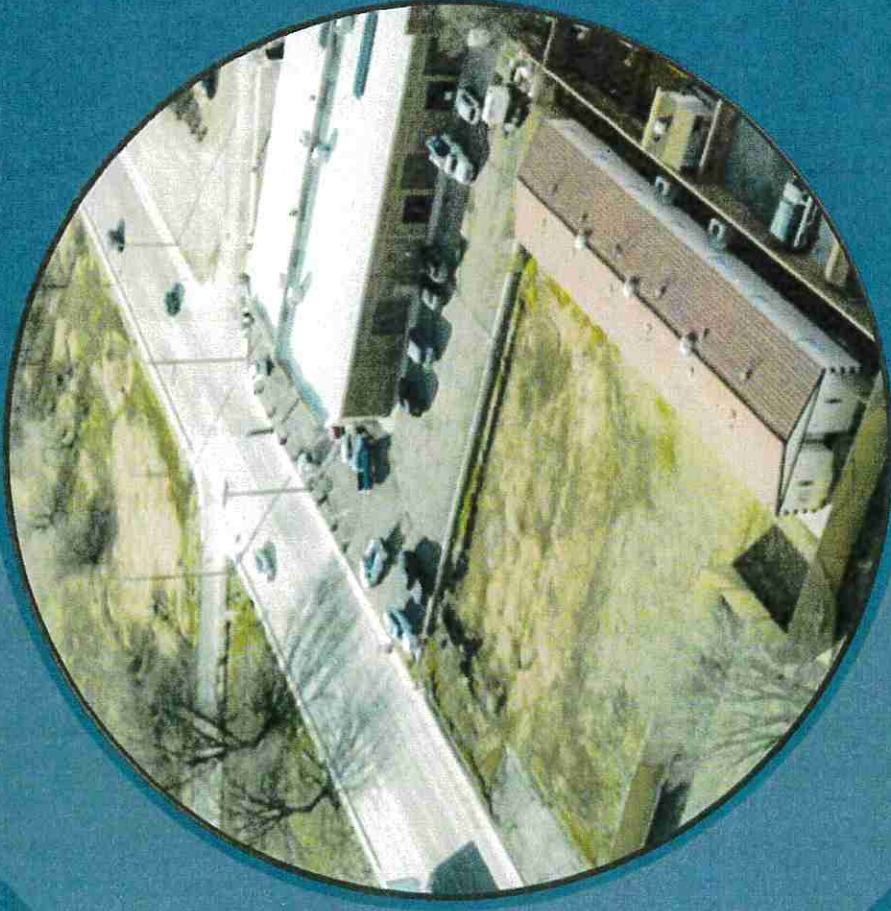
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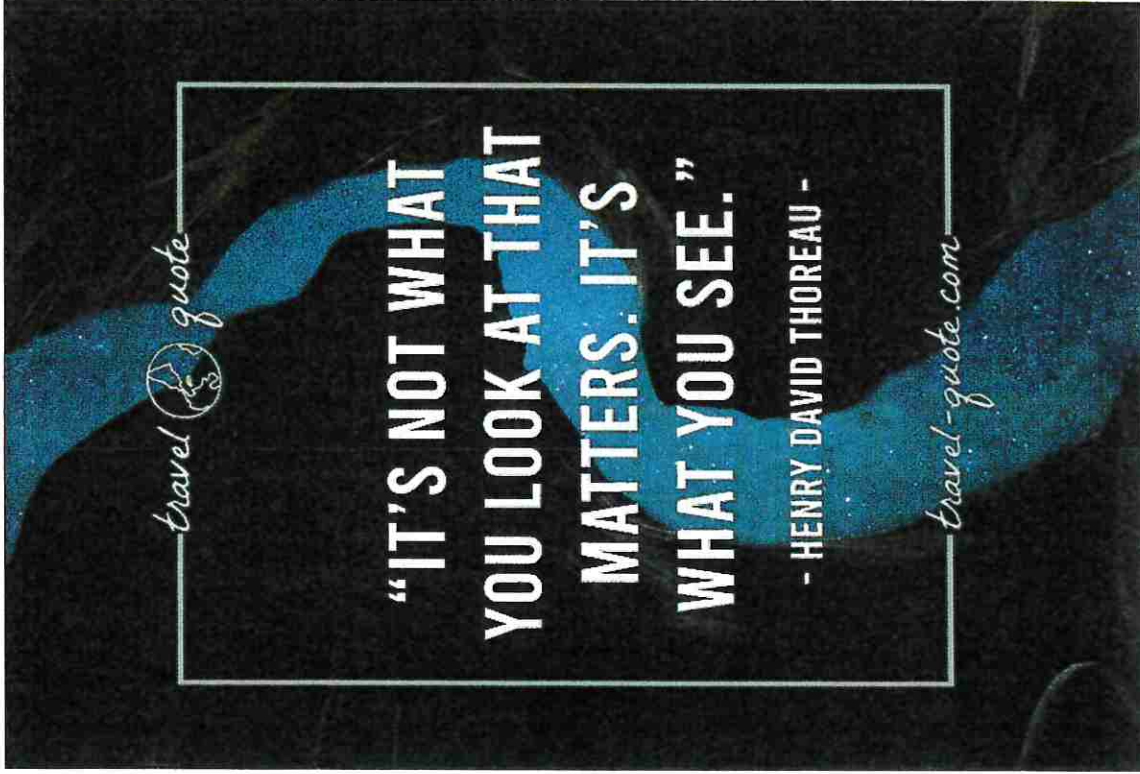




ARCHITECTURAL PLANS & CONCEPTS

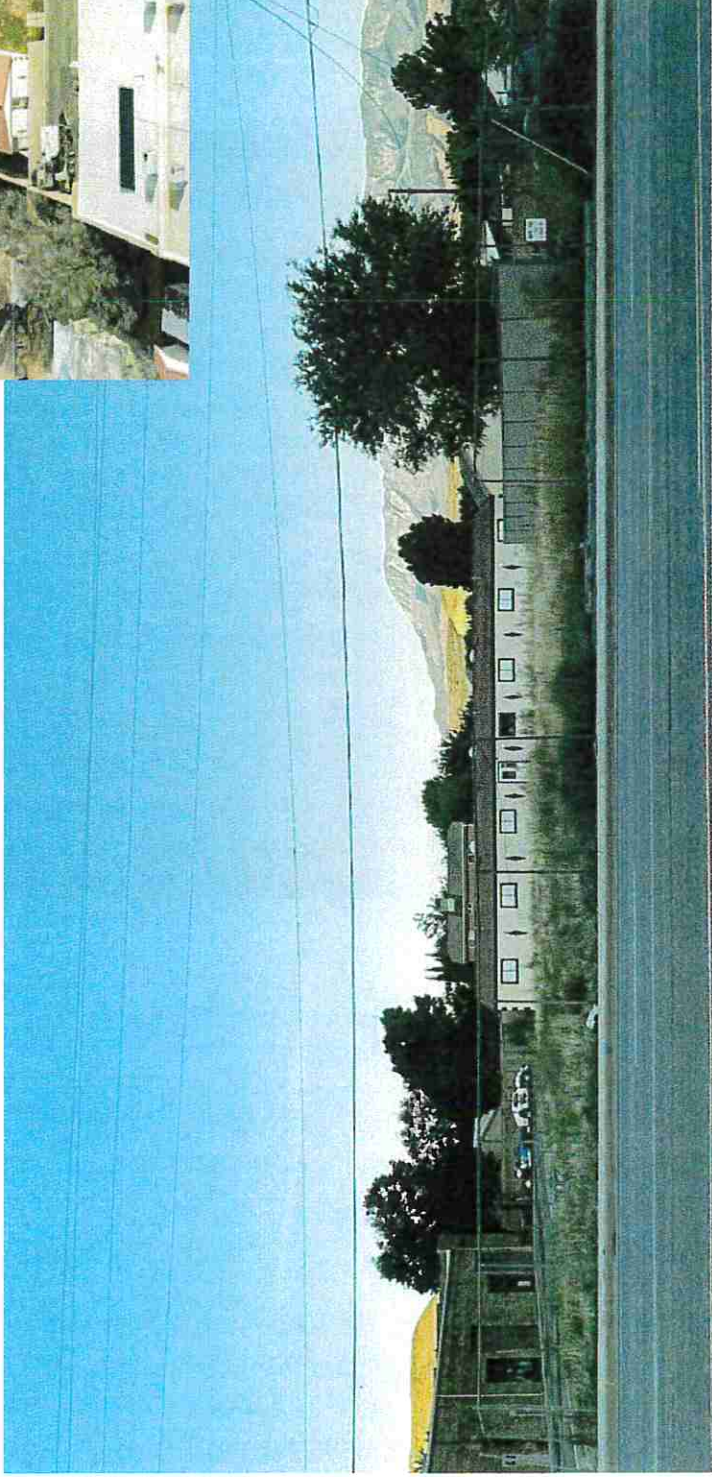
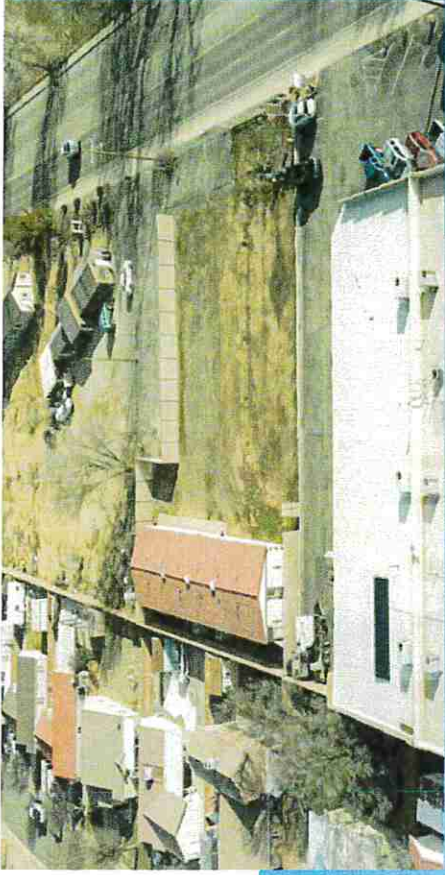
THE CASE FOR HYBRID PROPERTIES





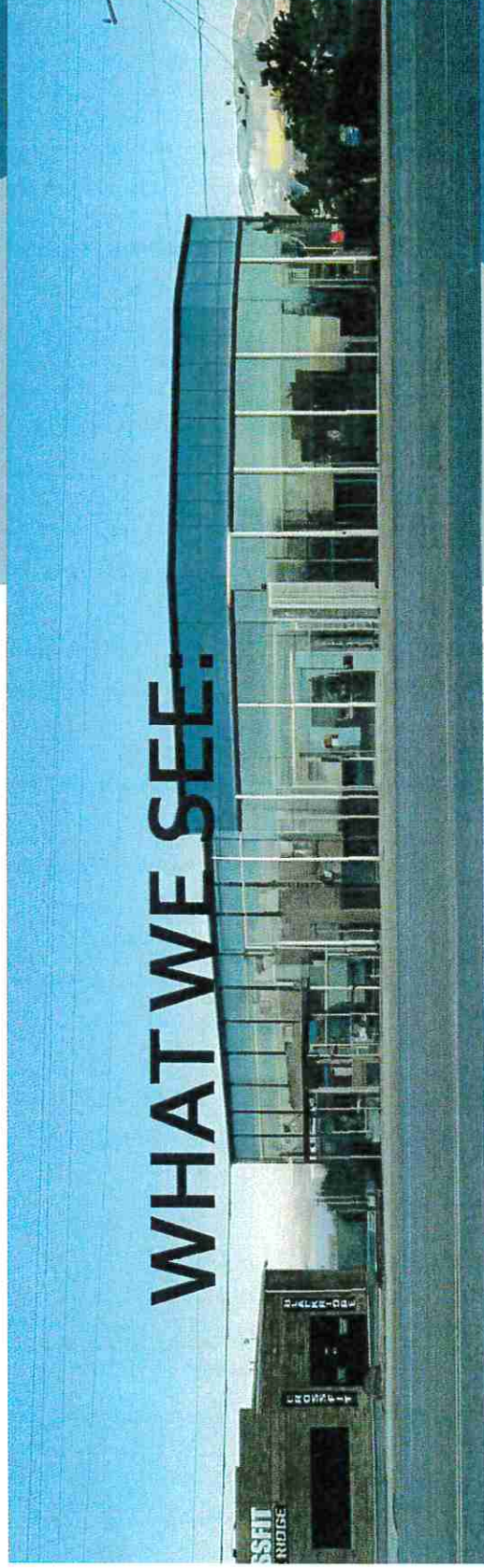


WHAT WE LOOK AT:





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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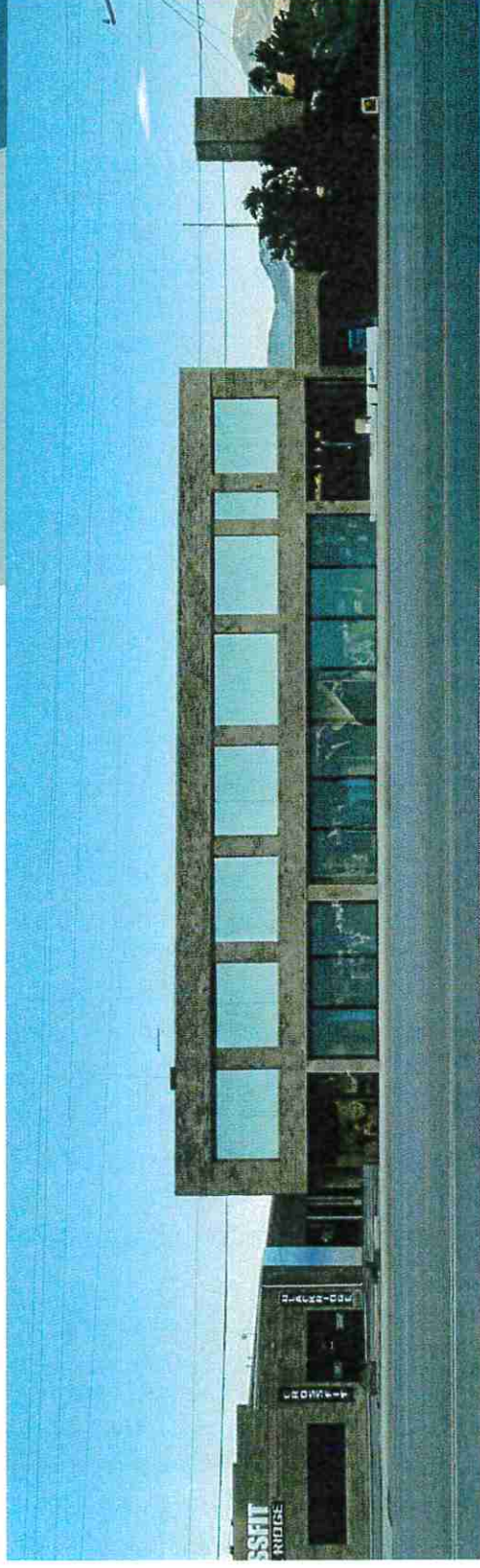


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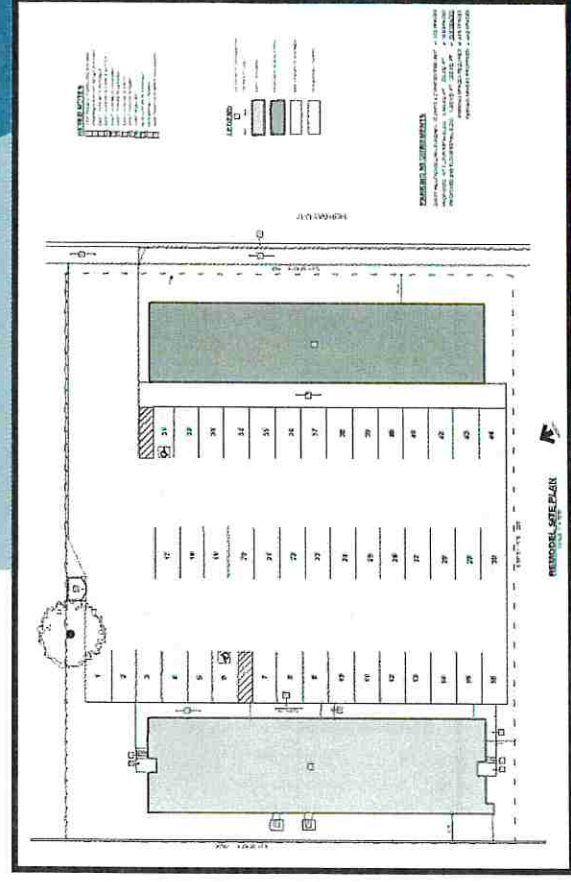
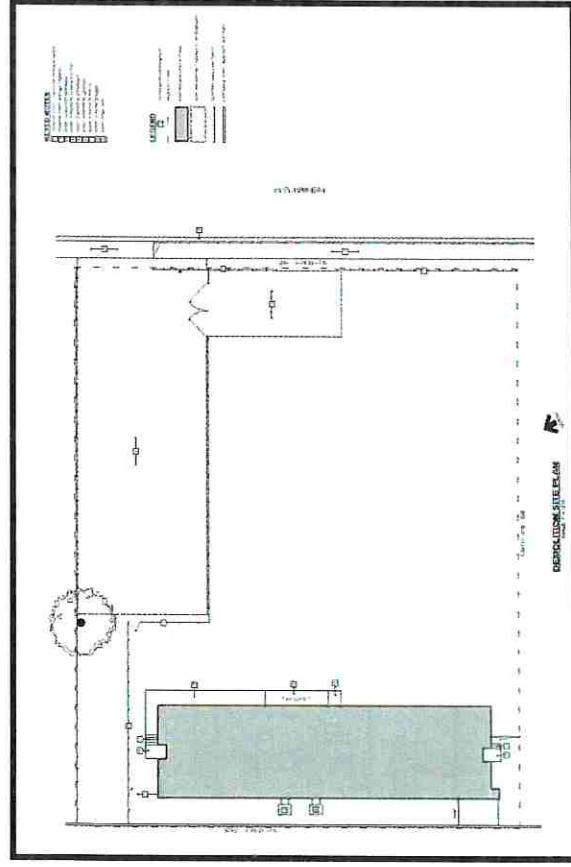
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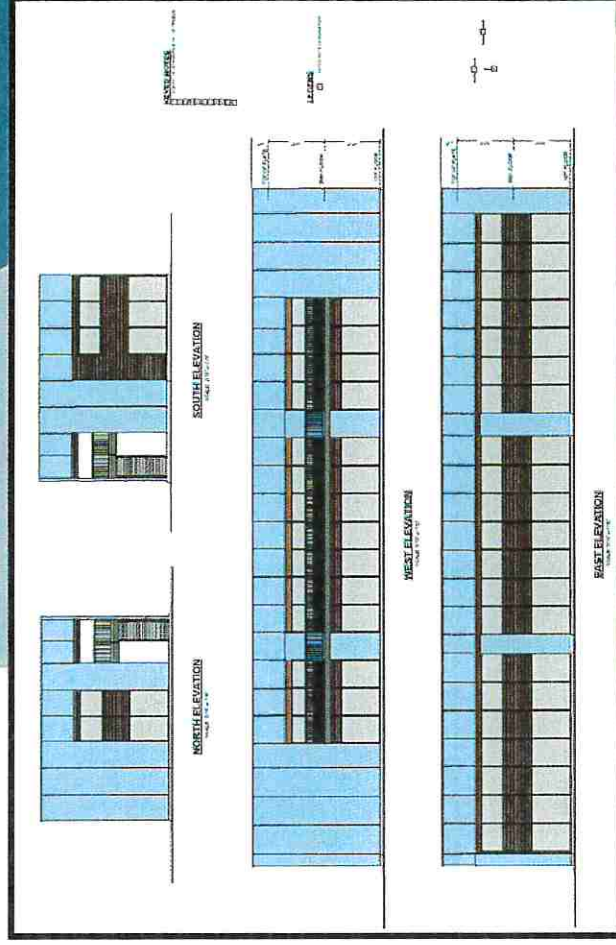
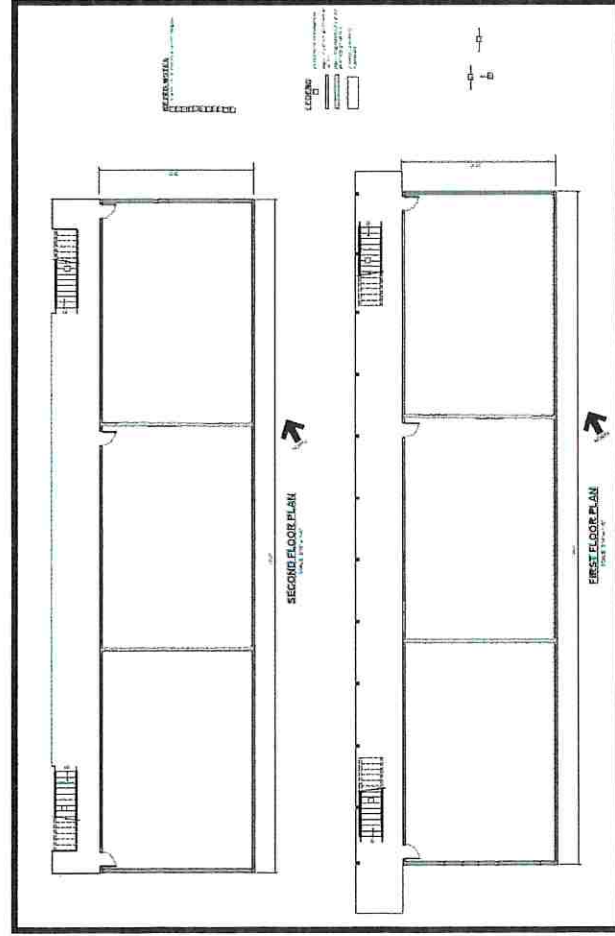
WHAT WE HAVE:



- 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.



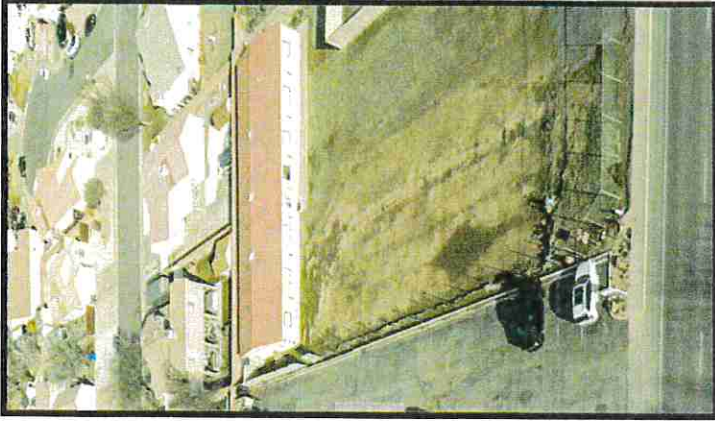
JACOB RUESCH

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.





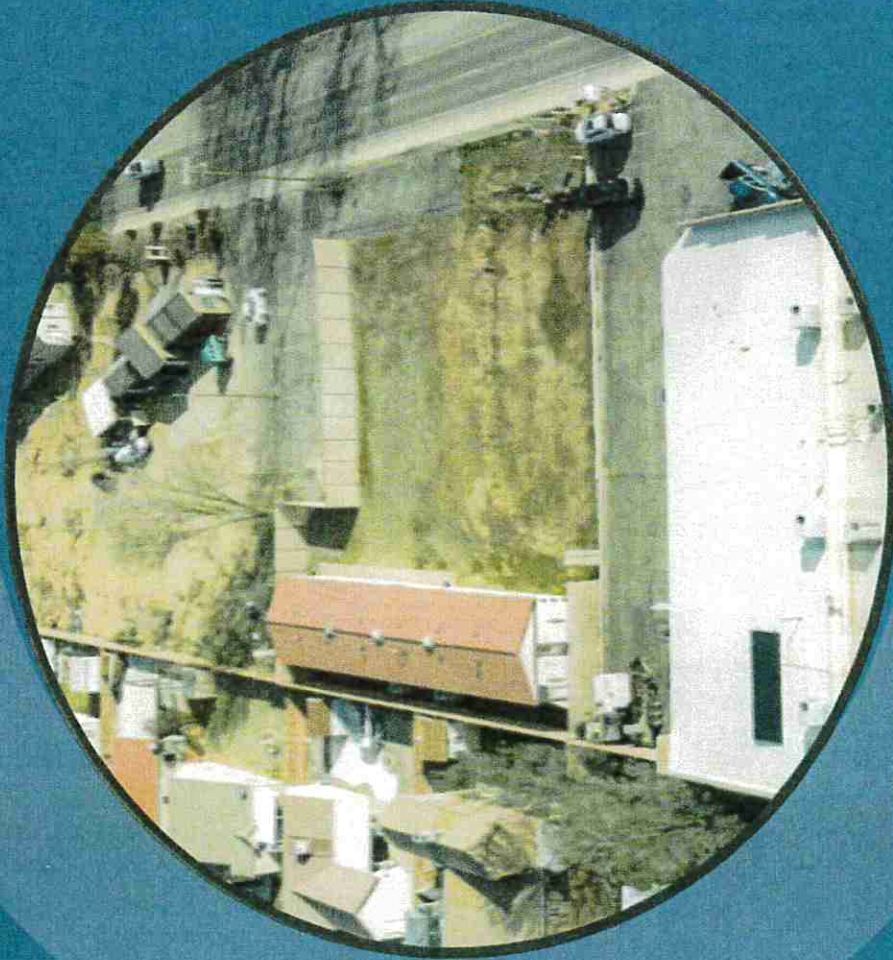
THANK YOU!



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