

City of La Verkin

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La Verkin City Council Work Meeting Minutes

Wednesday, January 17, 2024, 5:30 pm.

Council Chambers, 111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Blair Gubler, Patricia Wise, and Richard Hirschi; Staff: Kyle Gubler and Christy Ballard; Public: Dalyon Ruesch and Jacob Ruesch.

Councilmembers Micah Gubler and Darren Prince were excused.

A. Called to Order-Mayor Wilson called the work meeting to order at 5:30 pm.

Dalyon Ruesch explained he and his brothers own 254 South State Street.

He requests that Councilmembers consider updating the General Commercial Zone to allow workforce housing as a permitted use. He believes this will help in the housing crisis in Utah.

Mixed-use developments with commercial and retail spaces are crucial in providing cost-effective housing for lower to middle-income families. This property is a perfect location for a mixed-use situation.

They would like to remodel the existing building into studio apartments. They would structure and operate the building in a business manner with background checks and ensure that all needs are met. He believes that as a private entity and with the City of La Verkin, we can creatively identify solutions and proactively prevent some of the headaches that are easy to stereotype for a potential property like this from happening.

He plans to build a commercial structure in front after he builds a warehouse behind Sunrise Market first.

He presented an architectural concept plan for the existing and new buildings, with parking.

He is asking for the issuance of the certificate of occupancy (CO) when the remodeling of the existing building is finished and for the new commercial building to wait until after the CO has been issued. This will allow them to initiate and generate revenue.

The specific issue is workforce housing as a permitted use within the General Commercial Zone. Allowing workforce housing in this zone is crucial for what he believes is the continued sustainability and growth of the city.

He would like the City Council to consider amending the current General Commercial Zone to allow this as a permitted use.

Councilman Hirschi asked how many apartments Mr. Ruesch planned to put in the existing building.

Dalyon replied that there would be thirteen rooms with a fourteenth possible if they didn't put a laundry room for the occupants.

Each room would have a bathroom with a shower, an armoire, and a stove/kitchen feature.

The idea for this property is to be a vehicle for people to save money for a down payment on a house, not a permanent fixture for someone to live at for extended years.

B. Adjourn

The meeting adjourned at 5:56 pm.

February 7, 2024
Date Approved

ATTEST:

Christy Ballard
Christy Ballard
City Recorder

Kelly B. Wilson
Mayor Kelly B. Wilson