

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, May 13, 2020**

3 **7:00 p.m.**

4
5 A quorum being present electronically via Zoom and live streamed on the Centerville
6 City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City
7 Planning Commission was called to order at 7:00 p.m.

8
9 **MEMBERS PRESENT**

10 Kevin Daly
11 Cheylynn Hayman, Chair
12 Thomas Hunt
13 Mason Kjar
14 Spencer Summerhays
15 Christina Wilcox
16 Becki Wright

17
18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Brant Hanson, City Manager
21 Lisa Romney, City Attorney
22 Mackenzie Wood, Assistant Planner
23 Leah Romero, City Recorder

24
25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Wilcox

28
29 Commissioner Hunt recused himself from both agenda items related to the Centerville
30 Mobile Home Estates property because he owns property adjacent to the subject property, and
31 because his employer has a connection to the developer. He withdrew from the meeting during
32 discussion of both agenda items.

33
34 Chair Hayman explained that Staff would address both agenda items, followed by a
35 single public hearing.

36
37 **CONCEPTUAL SITE PLAN – THE HIVE**

38
39 Cory Snyder, Community Development Director, explained that the applicant recently
40 purchased the existing Centerville Mobile Homes Estates property (more than six acres), with
41 intent to redevelop the land and convert the use from a “manufactured home park” to a “multi-
42 family” housing project. The project consists of a singular development site that would likely be
43 converted to a planned development (PUD) for future ownership possibilities.

44
45 The proposed development would consist of two different housing types. One housing
46 type would be twin-homes or duplexes consisting of nine buildings, totaling 18 housing units.
47 The other housing type would be townhomes consisting of 15 buildings, totaling 62 housing
48 units. The total number of housing proposed is 80 dwellings (12 units per acre). Each housing
49 unit would have a two-car garage, with alleys providing access to the townhome garages. The
50 development would be served by a private internal 30-foot wide main roadway with two access
51 points located at Frontage Road and 400 West.
52

1 The property is currently zoned Residential High (R-H), with permitted density of eight
2 units per acre and conditional use density of 9-12 units per acre. The subject property is
3 surrounded by Residential Low to the north, and Public Facility High and Commercial Very High
4 to the south. Mr. Snyder explained that a conceptual site plan is not intended to permit actual
5 development of property pursuant to such plan but is prepared and reviewed merely to
6 represent how the property could be developed.

7
8 Mr. Snyder stated the conceptual site plan complies with exterior design standards,
9 provides both active and passive open spaces, and complies with public and private access
10 design standards. He stated that visitor parking for the proposed townhomes needs to be
11 addressed, and the final architectural design needs to be reviewed and approved by a licensed
12 architect. The conceptual site plan complies with the building height allowance of 35 feet. The
13 final plan would need to provide required tree and shrub counts. Minor adjustments to front yard
14 setbacks would be needed, as well as a calculation showing compliance with the 40% site
15 landscaping requirements for non-single-family projects.

16 17 **CONDITIONAL USE PERMIT – THE HIVE**

18
19 Mr. Snyder explained that conditions may be imposed as necessary to prevent or
20 minimize adverse effects upon other property or improvements in the vicinity of a conditional
21 use, upon the City as a whole, or upon public facilities and services. The Planning Commission
22 may request additional information as may be reasonably needed to determine whether the
23 requirements of this Subsection can be met. A conditional use shall be approved if reasonable
24 conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental
25 effects of the proposed use in accordance with applicable standards.

26
27 Mr. Snyder stated the City Engineer has expressed the opinion that surrounding roads
28 have capacity to support the development of the site. However, a traffic study may be needed to
29 adequately understand the potential additional density being requested. He said additional
30 information should be required to determine the feasibility of on-street visitor parking. Mr.
31 Snyder raised the question of adequate storm water management, and suggested additional
32 information should be required to determine the feasibility of providing property drainage
33 management.

34
35 Staff recommends the Planning Commission hold the public hearing as noticed, and
36 table the public hearing until May 27, 2020, with written comments accepted through 5:00 p.m.
37 on May 21, 2020 for consideration at the May 27 meeting.

38
39 Darlene Carter with C. W. Urban, applicant, confirmed the dwelling units are intended for
40 individual ownership. She said the developer is sensitive to the plight of the mobile home
41 residents.

42 43 **PUBLIC HEARING – THE HIVE**

44
45 Chair Hayman opened the public hearing at 7:58 p.m.

46
47 Bridget Fowers, Centerville – Ms. Fowers said she was glad additional parking had been
48 discussed, and commented on traffic congestion around the subject area. She expressed
49 concern about the proposed 15-foot setback at the rear of the two-story duplex units and the
50 impact on existing residential properties to the north.

51
52 Casey Nielson, Centerville – Mr. Nielson said he lives in the mobile home park and has
53 invested substantial time and money into his unit. He said he had been furloughed due to the

1 COVID-19 pandemic, and was concerned not only for himself, but for many of his elderly
2 neighbors in the mobile home park.

3
4 Lindsay Duncan, Centerville – As a resident of the mobile home park, Ms. Duncan said
5 she had invested a lot in her home, and commented that the mobile homes are worth more than
6 the \$2,000 offered to the residents by the developer.

7
8 Debbie Cabezas, Centerville – Ms. Cabezas said she had lived in the mobile home park
9 for 29 years. She said she had invested a lot in her home, and said the \$2,000 felt like a slap in
10 the face. She pointed out that the residents had lost a lot of time to figure things out because of
11 the COVID-19 pandemic. Ms. Cabezas commented that most of the mobile home residents
12 would not be able to remain residents of Centerville because of the high cost of homes.

13
14 Caroline Echols, Centerville – Ms. Eccles commented that her mobile home had recently
15 been updated and improved, and she had not expected to have to move.

16
17 Jennifer Pace, Centerville – Ms. Pace said she had lived in Centerville most of her life
18 and loves Centerville. She said a substantial amount was invested in making her mobile unit a
19 home, and said it would be heartbreaking to have to walk away from it. She said she did not
20 know where she would go and what she would be able to afford.

21
22 Brad Bangerter, Centerville – As a resident of the mobile home park, Mr. Bangerter said
23 he had looked for a new home he could afford but had not been able to find anything, and knew
24 others were in the same situation.

25
26 Becky Hernon, Centerville – Ms. Hernon said she lived in the mobile home park, as well
27 as her mother, who had lived there for 40 years. She asked the Planning Commission to
28 consider that people who had worked their whole lives to provide a home were going to be
29 displaced. She said she did not know what she and her family were going to do. She suggested
30 the development company should be responsible for making sure the residents had help.

31
32 Brandi Dudley, Centerville – Ms. Dudley said she had grown up in the mobile home park
33 and said it was a wonderful community. She said she had invested a lot in her home, and said
34 she needed a place she could afford to care for her special-needs daughter. Ms. Dudley
35 expressed concern with the potential traffic impact the proposed development would have on
36 the area.

37
38 Prudi Scheib, Centerville – Ms. Scheib said she was 88 years old and had lived in the
39 mobile home park for 32 years. She said it would be hard to try to start over at that age.

40
41 Vicki Pace Mulvey, Centerville – Ms. Mulvey said had lived in the mobile home park for
42 18 years. She said she lost her job in August and had a medical condition, and the only thing
43 she owned was her trailer. She said she had no idea what was going to happen to her.

44
45 Christopher Hight, Centerville – Mr. Hight said he had lived in the mobile home park for
46 almost 21 years. He said he was on federal disability, and said he had no place else to go that
47 he could afford.

48
49 Tina McLeod, Centerville – Ms. McLeod said she had worked hard and invested
50 substantial money into improving her trailer based on assurance from the property owner that
51 the mobile home park would be there for many years. She expressed frustration with the
52 property management.

53

1 Shelley Pace, Davis Community Housing Authority – Ms. Pace commented that federal
2 CBDG funds were recently used to improve some of the units in the mobile home park. She
3 emphasized the need for sufficient parking in the proposed development, and questioned
4 whether there would be enough space for both sufficient parking and the 40% landscaping
5 requirement. She stated that Centerville needs housing people can afford.
6

7 David Miller, Centerville – Mr. Miller commented that any traffic study done during the
8 COVID-19 situation would not be valid. He emphasized that the second stories of the proposed
9 duplex units would look directly into the backyards of the residences to the north.
10

11 Dorian Olsen, Centerville – Mr. Olsen said he had lived in the mobile home park for 23
12 years. He commented that his substantial investment in his home now meant nothing because
13 of the developer.
14

15 Francisca Blanc, Citizen Advocate for the Utah Housing Coalition – Ms. Blanc said
16 residents of the mobile home park had reached out to her. She said she looked at the situation
17 as a tremendous loss of affordable housing in Centerville, and commented that Centerville
18 would not have any affordable housing in place. She reminded the Planning Commission that
19 residents had a lot to lose, and were facing eviction during a pandemic.
20

21 Grace Olsen, Centerville – Ms. Olsen said the mobile home park had been her home for
22 23 years. She said Vestil Harrison cared about the mobile home park and the people who lived
23 there, and was a good manager of the property. However, when Vestil Harrison passed away,
24 those who inherited did not provide the same level of property management. Ms. Olsen said the
25 letter from Rulon Harrison in July of 2019 notifying residents that lot fees had increased
26 indicated a hope that residents would stay in the mobile home park for many years. She said
27 the residents had taken that as fact. She commented that the \$2,000 offered would not begin to
28 cover moving costs, and stated that residents are being asked to start over with nothing.
29

30 Brian Wordelman – Mr. Wordelman said his father, Donald Wordelman, had lived in the
31 mobile home park for 22 years, and said the situation was difficult to deal with. He suggested
32 more time would be helpful.
33

34 Heidi Shegrud, Centerville – Ms. Shegrud questioned the validity of any traffic study
35 done during the COVID-19 pandemic. She suggested requiring a larger landscape buffer along
36 the neighboring Residential Low Zone, and suggested requiring sidewalk and park strip along
37 both sides of the proposed street/alley. She asked about fencing along the neighboring
38 Residential Low properties. Ms. Shegrud cautioned against using proposed open space for
39 additional visitor parking, and suggested that reducing the number of units would allow space
40 for additional parking. She said it would be nice if the open space and pickleball courts could be
41 used by the general public. She agreed with the concern expressed regarding balconies on the
42 proposed duplex units.
43

44 David Haun, Centerville – Mr. Haun said he had lived in the mobile home park for 30
45 years. He said his children were students in Centerville schools, and said they had made their
46 lives in Centerville. He asked the Planning Commission to consider everyone affected by the
47 situation. He suggested the City thoroughly look into the traffic situation, particularly along 400
48 West.
49

50 Holly Haun, Centerville – Ms. Haun said she had lived in the mobile home park for 13
51 years. She said she very much appreciated the quality of the schools, and would like her
52 children to stay in Centerville schools, but said there was a shortage of pet-friendly affordable
53 housing.
54

1 Inge Richins, Centerville – Ms. Richins said she had lived in the mobile home park for 20
2 years. She said she had invested a lot in her home, and commented that medical issues made it
3 difficult for her to work. Ms. Richins said she and her husband still owed money on the mortgage
4 for the trailer, and would not be able to afford an additional rental expense. She stated that the
5 \$2,000 offered does not cover the value of their home.

6
7 Jerry Hatch, Centerville – Mr. Hatch said he lived in the mobile home park with a fixed
8 income. He said he had spent a considerable amount fixing up the home, but would not be able
9 to move the home because of its age. Mr. Hatch said that if the mobile home park is shut down,
10 he will lose his entire investment in his home, and he does not know what he will do.

11
12 Jonathan Lysenko, Centerville – Mr. Lysenko said he had lived on Applewood Drive for
13 seven years. He suggested the Planning Commission take a step back and consider whether
14 redevelopment of the mobile home park is best done with a CUP at 12 units per acre, or better
15 with the permitted 8 units per acre. He commented that Applewood Drive to the north is
16 Residential Low. He suggested that building only two-story duplexes, and not three-story
17 townhomes, on the property would be a more appropriate use. Mr. Lysenko emphasized the
18 need for a thorough traffic study, and the need for sufficient parking. He commented that the
19 proposed 15-foot rear setback for the two-story duplexes seems insufficient. He said he felt
20 more should be done for the residents of the mobile home park, and suggested a committee of
21 community members to listen to the residents, gather community resources, and advocate on
22 the residents' behalf.

23
24 Kate Hausman, Centerville – Ms. Hausman said a lot of her concerns had already been
25 mentioned, and said she would provide additional concerns via email.

26
27 Mark Earnshaw, Centerville – Mr. Earnshaw said he and his wife had lived on
28 Applewood Drive for 34 years. He said the mobile home park was well-managed for many
29 years. He agreed with the concerns that had been expressed, and said the proposed project
30 was having a very adverse effect on the community. He emphasized the importance of
31 providing a buffer between high residential and low residential zoning, and talked about the loss
32 of privacy that the proposed 15-foot rear setback for the duplexes would cause residents on
33 Applewood Drive.

34
35 Peggy Earnshaw, Centerville – Ms. Earnshaw agreed with the concerns already
36 expressed. She thanked the Planning Commission for listening to comments and concerns, and
37 asked what could be done by the City for the residents.

38
39 Marnell Knight, Centerville – Ms. Knight said she was grateful for everyone who had
40 pulled together as a community, and said she hoped something could be done for the residents.

41
42 Melissa Hunt, Centerville – Ms. Hunt asked why the City's required 20-foot rear setback
43 did not apply to the proposed two-story duplex units, and agreed that a thorough traffic study
44 was necessary. She suggested the permitted 8 units would be more appropriate than the
45 conditional 12 units.

46
47 Millissa Therrien, North Salt Lake – Ms. Therrien said she formerly lived in Centerville
48 and passed the mobile home park every day. She said she sympathized with the situation the
49 residents were in because she had experienced something similar. Ms. Therrien agreed that
50 traffic should be carefully studied. She commented that the difference between "letter of the law"
51 and "spirit of the law" should be carefully weighed in this situation. She said she hoped there
52 was something that could be done for the residents, and said she hoped the developer would
53 consider other options.

54

1 Nola Nielsen, Farmington – Ms. Nielsen said her son had lived in the mobile home park.
2 She agreed with the comments that had been made, and agreed with the suggestion to form a
3 citizen committee.

4
5 Alan Rohlfig, Centerville – Mr. Rohlfig said he had lived on Applewood Drive for 40
6 years. He said he agreed with the other comments made and expressed concern with the
7 proposed 15-foot rear setback for the two-story duplexes. He agreed that the traffic impact
8 should be carefully studied after the COVID-19 situation.

9
10 Randy Farrell, Bountiful – Mr. Farrell said he had a family member who lived in the
11 mobile home park. He said the area was filled with wonderful people, and said he hoped the
12 community would come together to help the residents.

13
14 Robin Nielson, Syracuse – Ms. Nielson said her brother and nephew lived at the mobile
15 home park. She said they continued to pay even when the lease fee was doubled because they
16 could not afford to live anywhere else. She commented that families would be displaced, and in
17 some cases split up, because of this situation. Ms. Nielson agreed with the suggestion to form a
18 citizen committee to help the residents.

19
20 Tara Rawlins, Cottonwood Heights – Ms. Rawlins said she was the Executive Director of
21 the Utah Housing Coalition. She commented that Centerville had nothing to offer the displaced
22 residents in terms of affordable housing. She questioned whether Centerville had encouraged
23 development of affordable housing.

24
25 Ted Westover, Centerville – Mr. Westover said he was a resident of the mobile home
26 park. He said he had purchased a home for his family to move to, but he was worried about the
27 residents that were dependent on the mobile home park housing. He said he believed those
28 who could help themselves had a responsibility to help those who could not.

29
30 Terressa Lyday Hoskins, Centerville – Ms. Hoskins said she had lived in Centerville for
31 50 years, and currently lived in the mobile home park. She shared some of her family's difficult
32 experiences, and said she hoped there was something the City could do for the residents in the
33 mobile home park who did not have resources.

34
35 Valerie Marie Moody, Layton – Ms. Moody said she was Vice President of the Utah
36 Coalition of Manufactured Home Owners. She encouraged lawmakers to pass the first right of
37 refusal to provide options to residents.

38
39 Chair Hayman closed the public hearing at 10:02 p.m., and invited the applicant to
40 respond.

41
42 Ms. Carter said she heard the feedback, and stated that C. W. Urban would take action
43 to communicate with and help the residents.

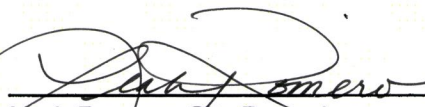
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45 Chair Hayman tabled the issue to the May 27, 2020 Planning Commission meeting, and
46 informed the public that written public comment was welcome through 5:00 p.m. on May 21 for
47 consideration at the May 27 meeting.

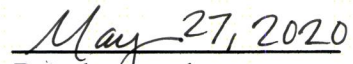
48
49 **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

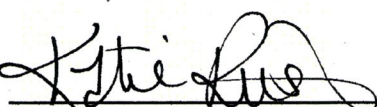
50
51 The Planning Commission is scheduled to meet next on May 27, 2020.
52

ADJOURNMENT

At 10:12 p.m., Chair Hayman moved to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).


Leah Romero, City Recorder


Date Approved


Katie Rust, Recording Secretary

