

CENTERVILLE CITY PLANNING COMMISSION AGENDA

Public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19, issued by Governor Herbert on March 18, 2020. Centerville City Utah YouTube Channel link: <https://www.youtube.com/user/centervillecityutah/videos>. *Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content*

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON MAY 27, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Spencer Summerhays, Commissioner

D. COMMISSION BUSINESS

1. Administrative Decision - Public Hearing - Conceptual Site Plan - The Hive Residential High (R-H) Multi-family Development Project located at 555 North 400 West Street. Applicant is CW The Hive, LLC

Join Zoom Meeting

<https://zoom.us/j/97450485212?pwd=dGs5dk83b2E5VjJSS2c2SzBra2dEdz09>

Meeting ID: 974 5048 5212

Password: 718939

One tap mobile

+13462487799,,97450485212#,1#,718939# US (Houston)

+16699009128,,97450485212#,1#,718939# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 974 5048 5212

Password: 718939

2. Administrative Decision - Public Hearing - The Hive - Conditional Use Permit
Residential High (R-H) Multi-family Development Project located at 555 North 400 West Street. Applicant is CW The Hive, LLC
3. Community Development Director's Report & City Council Update
City Council Update:
 - Nothing to Report***Next Planning Commission Meeting of 6/10/2020:***
 - *The "Hive" Project*
 - *Edmund's Auto CUP Request*
 - *Parrish Creek Site Plan and CUP Continued from Table Action****2020 Commission Goals:***
 - South Main Street Corridor Plan Update - underway
 - Transportation Plan Element Update - yet to be started
 - West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

E. MINUTES REVIEW AND ACCEPTANCE

May 13, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report 5/27/2020

Item No. 1.

Short Title: Administrative Decision - Public Hearing - Conceptual Site Plan - The Hive

Initiated By:

Scheduled Time:

SUBJECT

Residential High (R-H) Multi-family Development Project located at 555 North 400 West Street. Applicant is CW The Hive, LLC

Join Zoom Meeting

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Dial by your location

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Password: 718939

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 05-13-2020 PC Memo The Hive Development
- The Hive Updates to Conceptual Site Plan
- Public Comment Flyer
- CW The Hive Existing Use Transition Plan
- 05-13-2020 PC Staff Report Conceptual Site Plan for The Hive Project

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

STAFF MEMORANDUM

DATE: MAY 27, 2020

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: THE PROPOSED “HIVE” DEVELOPMENT – PUBLIC HEARING
QUESTIONS AND RESPONSES**

As previously established by the Planning Commission, questions posed to the Commission at the public hearing for the Hive Development were to be addressed afterwards by staff and the applicant. This memorandum is written in an effort to summarize the various questions received in the public hearing, as perceived by staff. These questions and responses are provided by topic below in this memorandum. Additionally, at the end of this memorandum, the planning staff will be recommending an outline for the Planning Commission to consider of “*how to move forward*” in the decision-making process.

ROADWAY AND TRAFFIC CAPACITY EVALUATION:

- **What circumstances are being considered in the traffic study?**

Answer: **THERE ARE TRAFFIC MANAGEMENT MODELS DEEMED ACCEPTABLE BY THE TRAFFIC MANAGEMENT ENGINEERING PROFESSION.**

Staff Comment *A traffic study will describe and tabulate the data used for comparison with the appropriate traffic model. Any study submitted to the City will also be reviewed and deemed acceptable by the City Engineer, as a cross-check to ensure the traffic modeling used and its conclusions are reasonable.*

- **Are the traffic counts being taken during the COVID-19 restrictions?**

Answer: **NOT ENTIRELY.**

Staff Comment *Traffic data is most often obtained from the average “annual daily counts” for major arterial roadways that are monitored by UDOT. In addition, a specific area in question can also be directly observed by monitoring devices and then counts can be extrapolated or compared using acceptable statistical analysis. Again, any submitted study will also be reviewed and deemed acceptable by the City Engineer, as a cross-check to ensure the modeling used and its conclusions are reasonable.*

- **Is the driveway off-set with McDonalds access point appropriate?**

Answer: **YET TO BE DETERMINED.**

Staff Comment The study will also consider vehicle turning movements and appropriate location of affected drive accesses will likely be considered as part of the analysis.

- **Will the sidewalks/park strips along the Frontage Road be connected?**

Answer: YES.

Staff Comment City Ordinances or Codes require the completion of all applicable public improvements, unless expressly waived by the City.

VISITOR PARKING:

- **Will there be adequate visitor parking?**

Answer: YES, TO THE EXTENT REQUIRED.

Staff Comment City Ordinance requires 0.5 visitor stalls per dwelling. This would equate to providing 40 visitor stalls, as currently proposed by the applicant. The applicant has committed to review the proposed development layout and specifically depict on the conceptual plan where the visitor parking stalls will be located.

BUFFERING/LANDSCAPING:

- **What is the plan for fencing?**

Answer: AS SHOWN ON THE CONCEPTUAL SITE PLAN SUBMITTAL

Staff Comment The current site plan submitted to the City, depicts the installation of a six-foot (6') vinyl fence along the northern property line, adjacent to the single-family uses. The existing (6') vinyl fence along the southern property line will remain in place.

- **What is the required buffer to single-family development?**

Answer: **DEPENDS.**

Staff Comment Currently City Codes do not require specific design buffers between residential zoning districts. However, distances buildings may be located away from adjoining property lines are determined by zoning district's building setback standards. The minimum main building setback standard for the R-H Zone is 12-feet, not 10 feet as was mentioned previously at the Planning Commission meeting. Notwithstanding, the proposed layout depicts 15 feet setback to the twin homes, which meets the R-H minimum requirement. Due to the concerns raised during the hearing, the applicant may consider increasing the distance. Staff believes the layout could accommodate an additional five-feet (5') along the north boundary line.

- **Why is a 20-foot rear yard setback not required along the northern property line?**

Answer: **THIS IS DUE TO THE CONFIGURATION OF THE PROPERTY THAT IS BEING DEVELOPED.**

Staff Comment By ordinance, the property is labeled a “double frontage lot.” A double frontage lot has street frontages (i.e. front lot lines) on two opposing parallel lot lines along the streets (i.e. 400 West and Frontage Road). These opposing street frontages negate the normally expected rear lot line situation. Consequently, a double frontage lot has two (2) front and two (2) side lot lines. The northern boundary is defined as an “interior side lot line.” Below are the definitions from the City Code:

- ✓ **Lot, Double Frontage:** A lot or parcel abutting two parallel or approximately parallel streets.
- ✓ **Lot Line, Rear:** The lot line generally opposite and most distant from the front lot line, except in the case of a triangular or gore shaped lot or parcel...
- ✓ **Lot Line, Side:** Any lot or parcel line that is not a front lot line or rear lot line. A side lot line separating one lot or parcel from another is an interior side lot line.

Typically, the creation of double fronting lots are prohibited, except for specific arterial streets identified in the City’s Codes. In the case of “The Hive” project, the parcel’s configuration was pre-determined in the long past and developed in an atypical manner. Nonetheless, staff believes that the applicant may consider increasing the distance, as there is likely room to provide an additional five-feet (5’).

PUBLIC VERSES PRIVATE ACCESS TO AMENITIES:

- **Will the pavilion and pickleball courts be open to the public?**

Answer: **LIKELY NOT.**

Staff Comment Due to the design nature of multi-family projects, individuals buying or renting a dwelling unit do not often have access to privately owned yards. Consequently, the City Codes require the private construction and use of active and passive spaces to be provided for these residents, as a substitute for the private yards. The operational management and repair costs for such facilities are the responsibility of those living in the project. This is customarily accomplished through establishment of an owner’s association, whom collects the necessary funds from the residents and are not funded nor maintained by the City’s Operating Budget to facilitate general public use. However, any final determination to consider general public use is at the sole discretion of the applicant and/or applicable property owner(s).

PLANNING STAFF RECOMMENDATIONS

- ✓ **PUBLIC COMMENT STATUS**

As directed by the Planning Commission, the “public hearing” was conducted on May 05, 2020 and subsequently closed by the Commission. Then the matter was tabled to allow for the submittal of additional written or verbal comment, as outlined in the flyer provided at the May 05, 2020 Planning Commission Meeting. These comments have been provided as part of the Agenda and are being provided in the Background Attachments for this meeting.

However, the posted signs on the project site were also re-noticed for a “*public hearing*” on May 27th. Therefore, the Planning Commission ought to re-open the public hearing to receive some additional comments.

Staff Recommendation - Staff is recommending that the Commission again establish a given time period at the meeting to take any additional public comment. Comments should be limited to about 2 minutes and the intent is to allow time for anyone who may not have a chance to participate thus far. Afterwards, the Commission should close the “*public hearing*” in order to begin the deliberations regarding the application submittal.

✓ **Applicant to Further Address the Planning Commission**

According to the Commission’s by-laws, the Applicant is to be provided an opportunity to address the public comments received and provide any additional information to the Planning Commission. Also, the Commission may ask any relevant questions related to their submittal.

Staff Recommendation – Allow time for the Applicant to either highlight several matters or provide any amendments to their petition.

✓ **Planning Commission Debate**

A discussion of the Commission needs to take place. This allows the Commission to debate the application and determine its readiness for taking action. The Planning Commission ought to provide any feedback to the applicant or staff. However, the staff would like to take time to listen to the debate, review the public comments, and receive any feedback from the Commission. The staff would like to be afforded some time to make a formal staff recommendation for the Commission to consider.

Staff Recommendation – After the debate/discussion, the Commission ought to table this matter to the next meeting of June 10, 2020.



DUPLEX PARKING:
2 / DUPLEX



MATERIALS

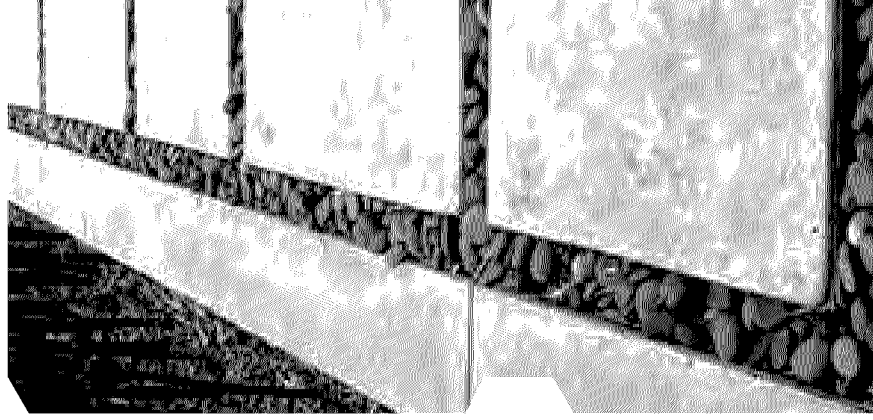
- Materials
- Site furnishings

PLANTING

- Planting character imagery

SITE DESIGN

- Monumentation character imagery and design
- Amenity character imagery and design

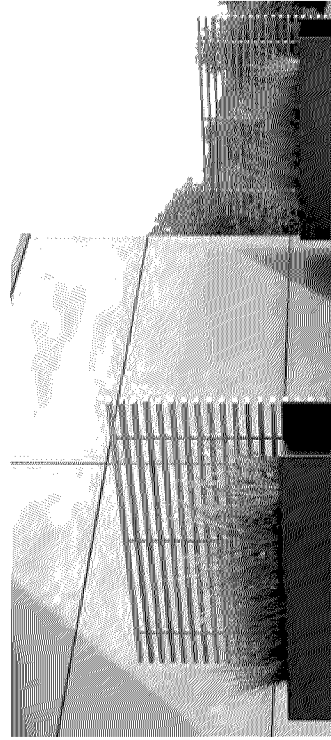


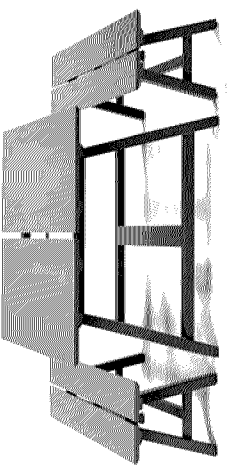
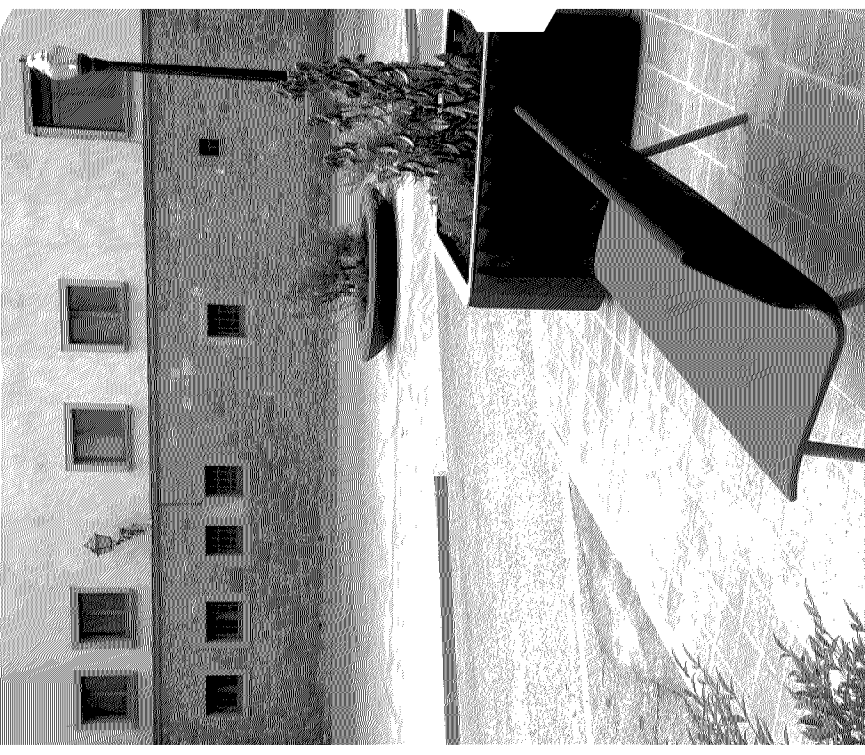
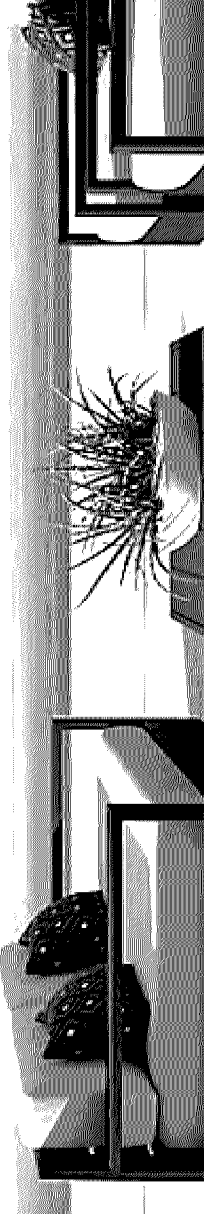
MATERIALS PALETTE

Concrete //

Powder Coat Aluminum //

Steel //







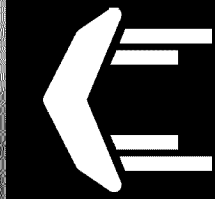
PLANTING S

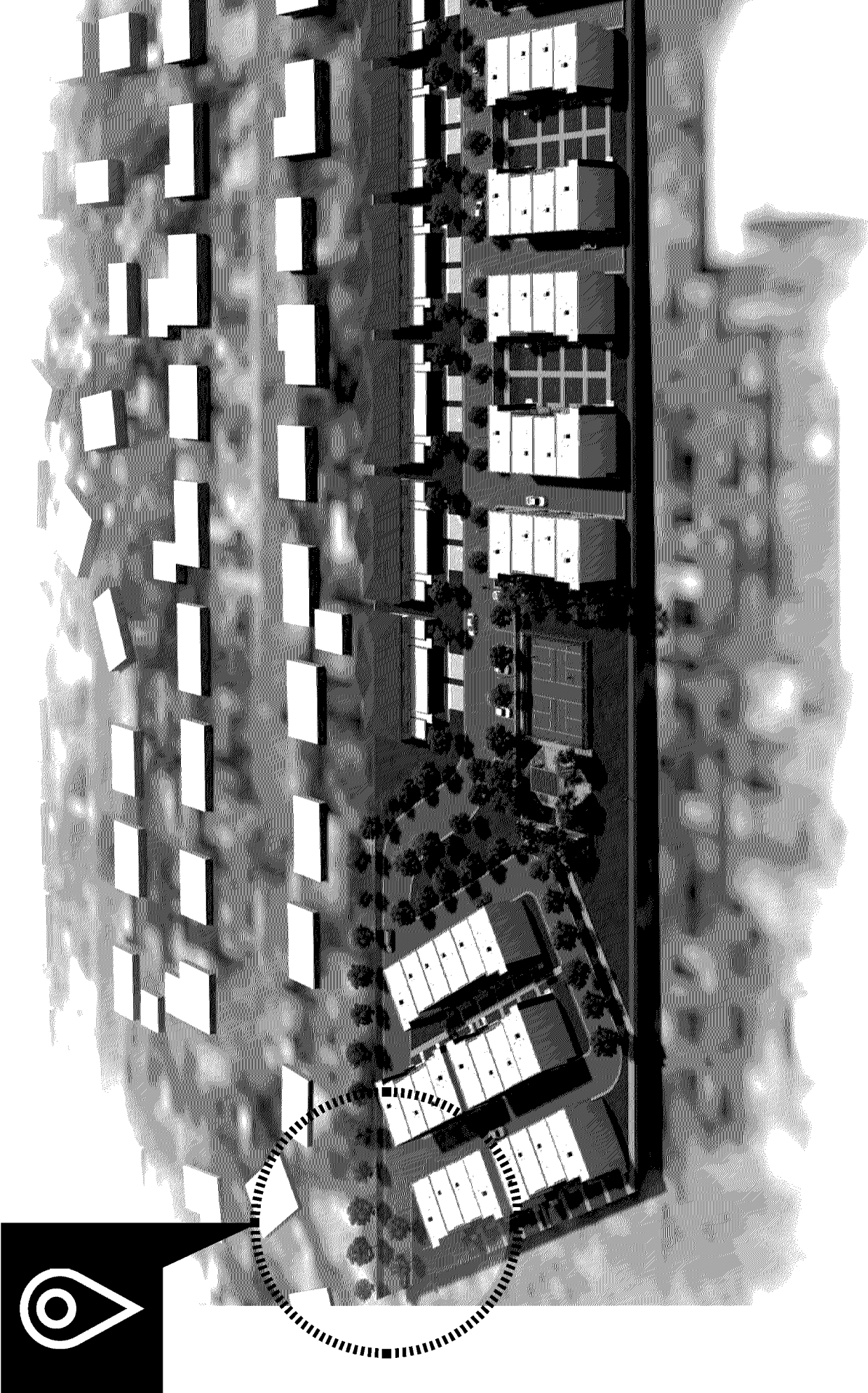
Modern //
Mass plantings //
Mounds to create s
Monoculture //

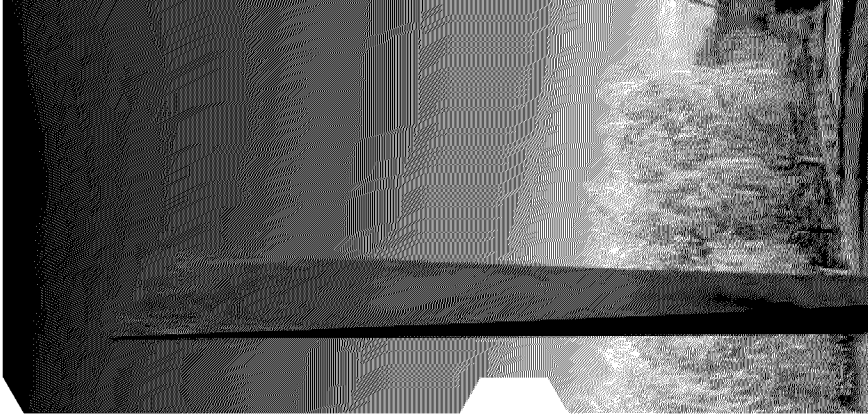
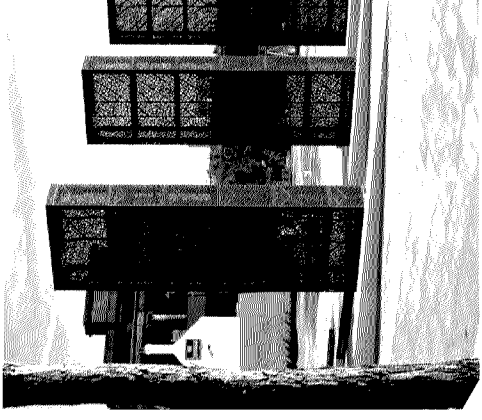
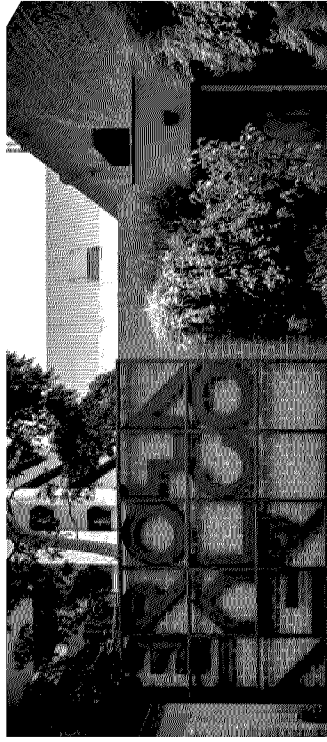
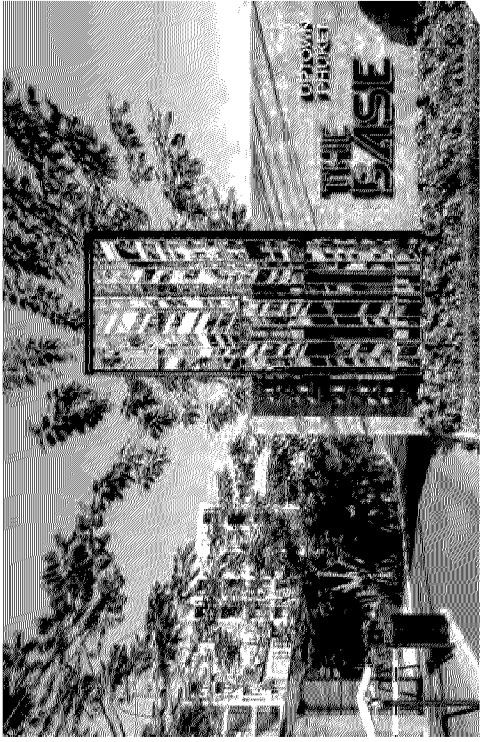
Monument entry//



Assembly area//



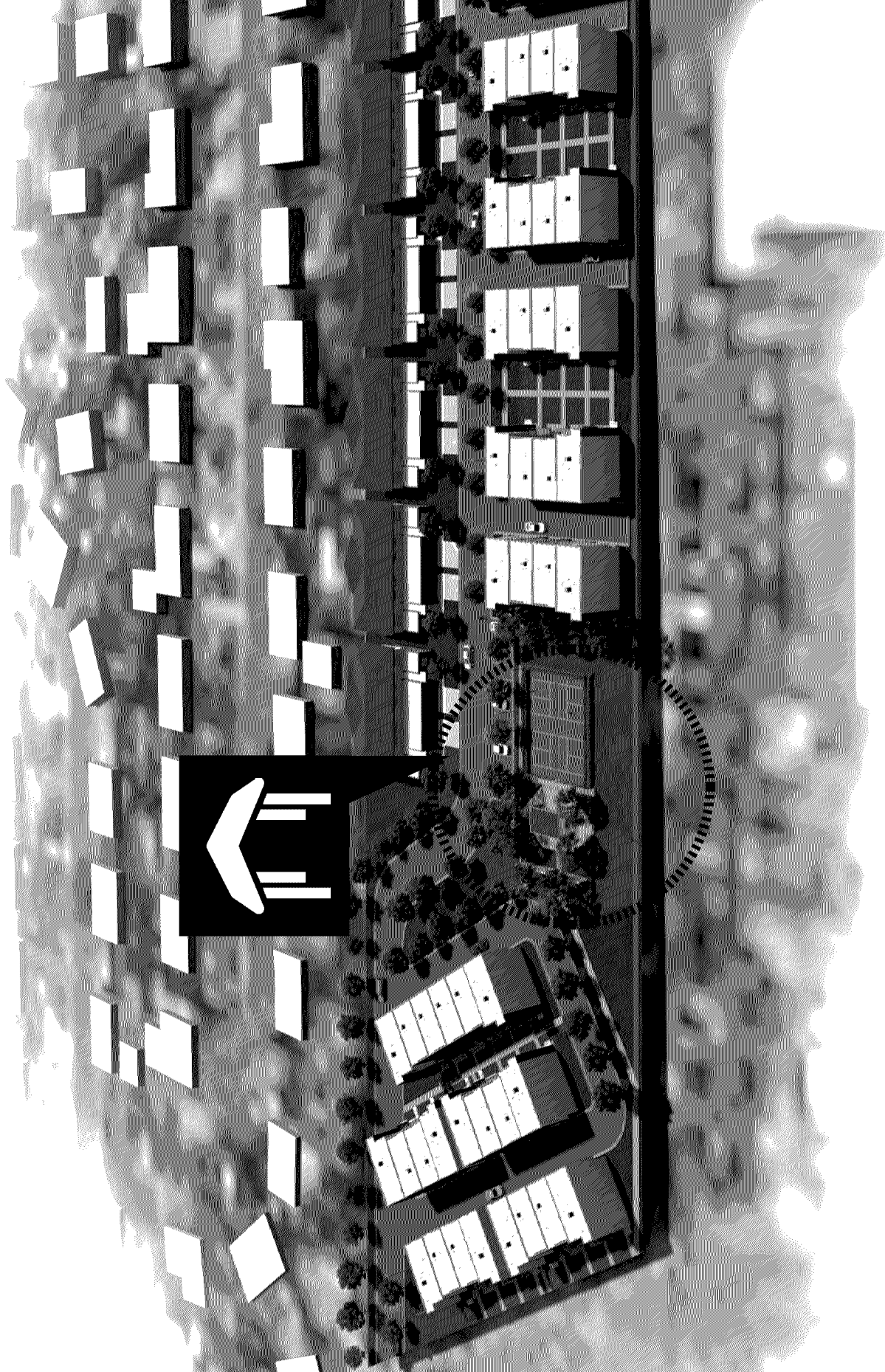




MONUMENTATION

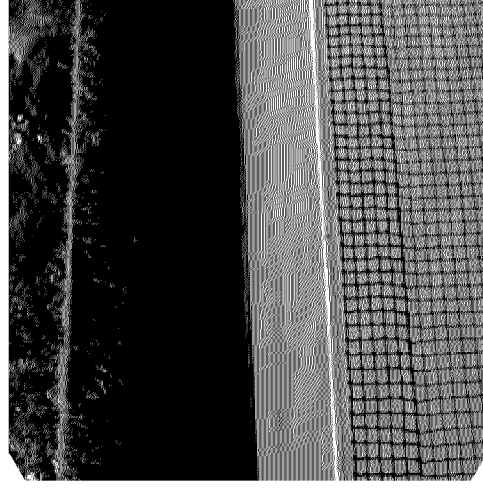
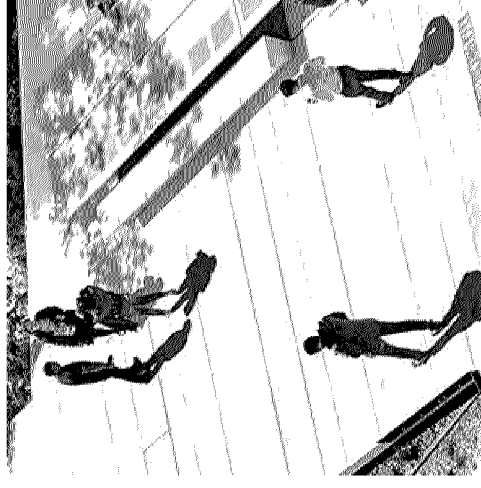
Structural element //
Integrated into architecture //
Placed at both entry points of development //





AMENITY SPACE

Gathering area//
Pickle ball courts//
String lights //
Wall to create outdoor space //
Outdoor movies //





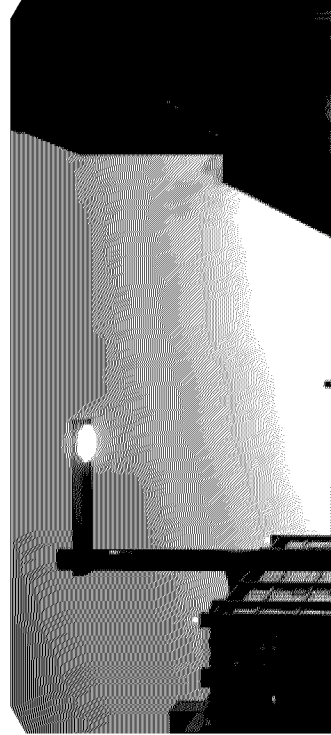
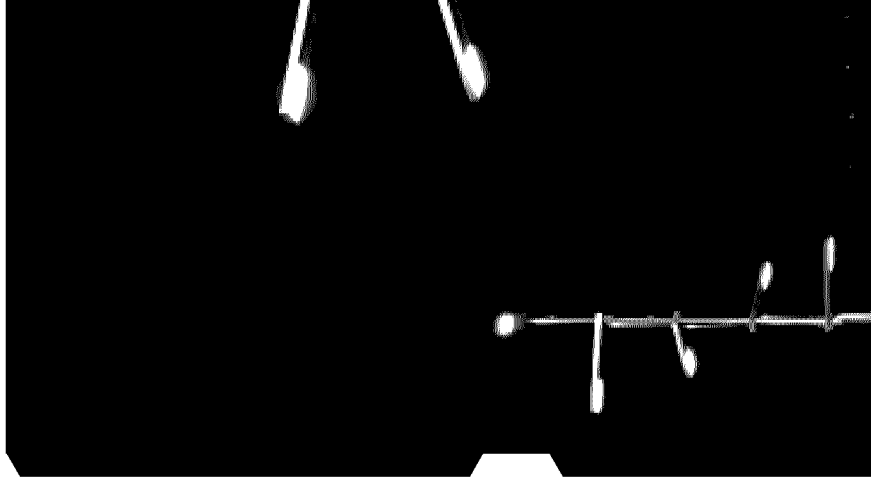
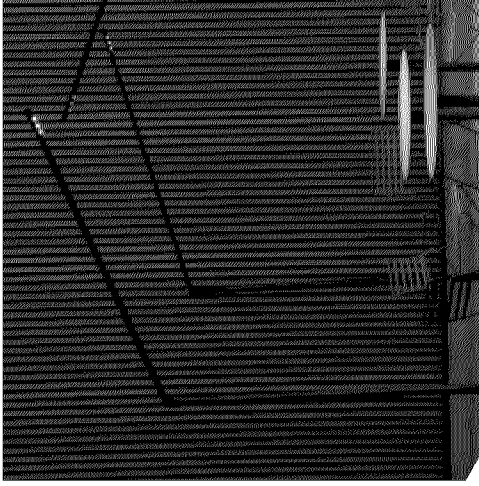


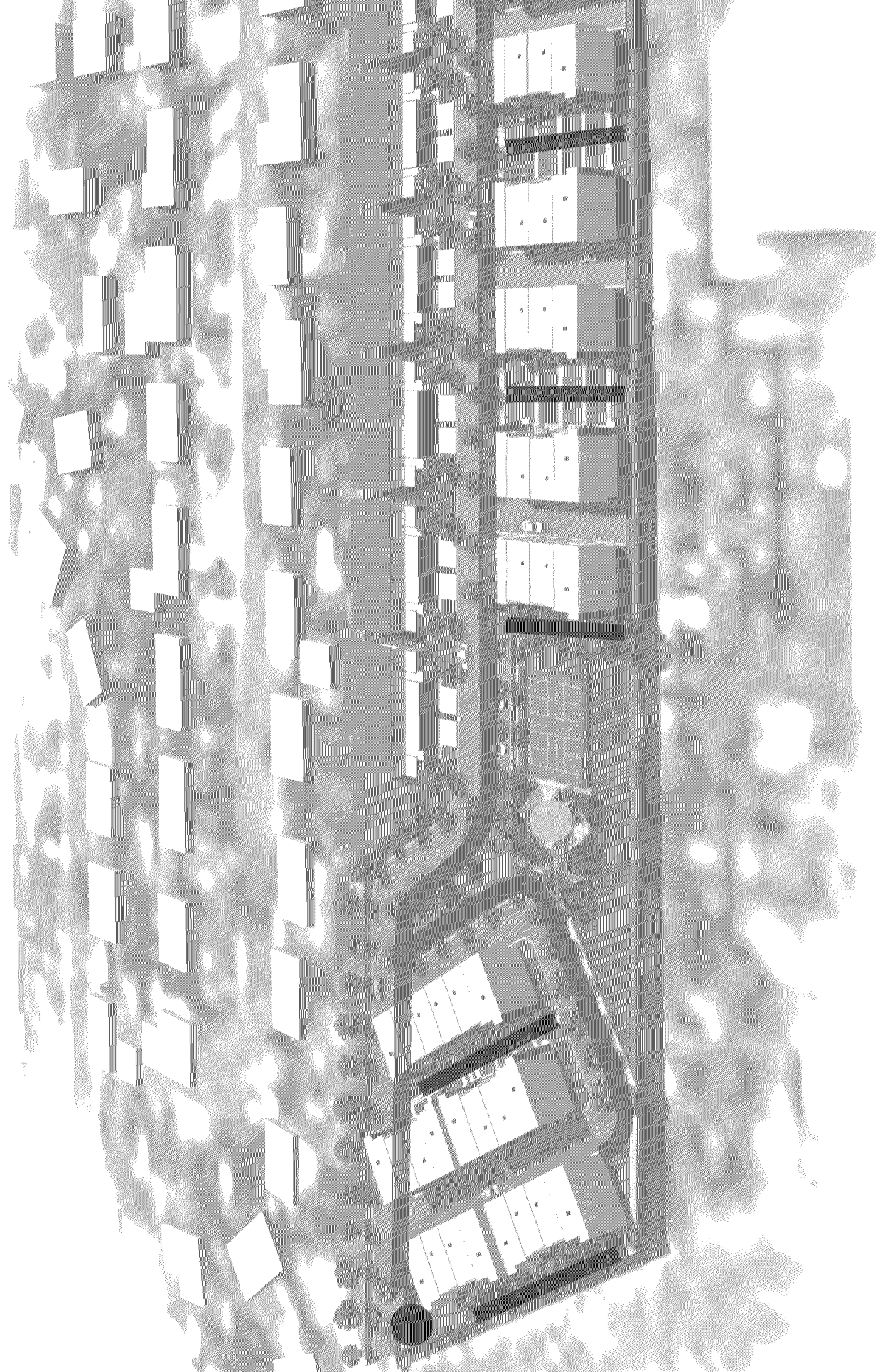












HOW TO PARTICIPATE IN PUBLIC COMMENT IN AN ELECTRONIC MEETING



MEETINGS WILL BE STREAMED LIVE ON YOUTUBE

[HTTPS://WWW.YOUTUBE.COM/USER/CENTERVILLECITYUTAH](https://www.youtube.com/user/CentervilleCityUtah)

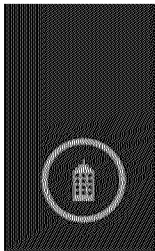
THE AGENDA PACKET CAN BE FOUND ONLINE AT THE FOLLOWING LINK
[HTTPS://CENTERVILLE.NOVUSAGENDA.COM/AGENDAPUBLIC/](https://centerville.novusagenda.com/agendapublic/)

***JOIN THE MEETING VIA COMPUTER,
TABLET, SMART PHONE OR TELEPHONE***

- Please keep your video off.
- If you are watching the meeting live on YouTube, please mute the YouTube live stream when making your comments on the Zoom meeting to avoid feedback.
- When entering the Zoom meeting, please write your full name if you are participating with that option.
- You will be muted and unmuted by the meeting host.
- When you are called on to speak by the Chair, please state your full name and city of residence for the record.
- You will be given a set amount of time to give your comments in order to allow all to speak. Please respect the time limits.
- If you have the ability to watch the live stream on YouTube, please remove yourself from the Zoom meeting after you have given your comments.

**PUBLIC COMMENT WILL BE ACCEPTED
DURING THE DESIGNATED PUBLIC COMMENT PORTION OF THE MEETING.**





C.W.
URBAN

1222 W LEGACY CROSSING BLVD, SUITE #6
CENTERVILLE, UT 84014

1-866-744-CITY

C.W. Urban Transition Plan for Centerville Mobile Estates

Current owner: “Centerville Mobile Estates”

Future owner: “C.W. Urban”

Centerville Mobile Estates gave notice on March 23rd to the mobile home owners that a planned use change was going to occur to the property where their personal property resides. The land use change will dissolve Centerville Mobile Estates’ operation and therefore, will require mobile home owners to move their personal property. In conjunction with the Mobile Home Park Residency Act (the “Act”), mobile home owners received notice 9 months in advance of the change of use and vacate date. By law the landowner could have required mobile home owners to vacate on December 24th, 2020, however the vacate date was extended to January 4th, 2021 as a courtesy to the residents to not conflict with the holiday season.

In accordance with the Act, Centerville Mobile Estates sent a second notice 10 days in advance of the first public meeting for the proposed land use change. This meeting will take place on May 13th, 2020. The applicant at this meeting is C.W. Urban. As a result of these notices, 9 residents have contacted the law firm who sent the notices to discuss the process.

As part of the sale of this property, C.W. Urban is committed to being transparent with the current mobile home owners as to its course of action. C.W. Urban plans to take the following actions to support the mobile home owners to facilitate a safe and smooth transition.

- C.W. Urban will create a private Facebook group for the current mobile home owners to participate in where open communication can occur.
- C.W. Urban will send a letter to each mobile home owner inviting them to participate in that Facebook Group.
- Mobile home owners can continue to contact the attorney who is helping manage the process, Tyler Jensen with any inquiries, questions, or concerns.
- C.W. Urban will coordinate and connect mobile home owners with preferred trailer movers or potential trailer buyers to assist with the move.

C.W.

URBAN

1222 W LEGACY CROSSING BLVD, SUITE #6
CENTERVILLE, UT 84014

1-866-744-CITY



- C.W. Urban will commit that at the time of change of ownership, it **will CEASE** all rent payments required until the mandated vacate day. C.W. Urban's anticipated land transfer date is August 1st, 2020.
- The vacate date is January 4th, 2021. Current monthly lot rent is \$600. The potential savings for mobile home owners may be up to \$3,000 over this time period.
- C.W. Urban will commit that it **will not** exercise its right to collect any interest, penalties or payments for late or missed payments by mobile home owners.
 - It has been communicated to C.W. Urban that Centerville Mobile Estates is not being professionally managed. As such, missed or late payments for some mobile home owners are a significant monetary amount.
- C.W. Urban will facilitate an early "community MOVE-OUT date." This date is set for October 15th, 2020. C.W. Urban will give a \$2,000 check to any mobile home owners who remove all personal property on or before this date.
 - C.W. Urban has no intent to obtain any personal property belonging to the residents of Centerville Mobile Estates, however if an owner cannot move their mobile home and wishes to abandon it and vacate the property, C.W. Urban will acquire the title and the owner will still receive a \$2,000 check, if the mobile home is vacated by October 15th, 2020.

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: ***CENTERVILLE MOBILE HOME ESTATES, LC
1629 EAST 1000 SOUTH
BOUNTIFUL UTAH 84010
Owner Contact: Cecilia H. Foxley***

APPLICANT: ***CW THE HIVE, LLC
LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
Project Manager: Dane Smith of CW Land, dane@cw.land***

PROPERTY: ***555 NORTH 400 WEST
Parcel #02-024-0027***

PARCEL ACREAGE: **6.63 ACRES**

ZONING: **RESIDENTIAL-HIGH (R-H)**

APPLICATIONS: **1. CONCEPTUAL SITE PLAN ACCEPTANCE
2. CONDITIONAL USE PERMIT FOR 9-12 DWELLINGS
PER ACRE**

PROPOSED USE: **MULTI-FAMILY- 18 TWIN HOMES (DUPLEXES) AND 62
TOWNHOMES (FOUR AND SIX PLEXES) – 80 TOTAL
PROPOSED DWELLING UNITS**

RECOMMENDATIONS: **a. TABLE ACCEPTANCE OF THE CONCEPTUAL SITE
PLAN TO RECEIVE ADEQUATE PUBLIC COMMENT**

BACKGROUND

The applicant has recently purchased the existing Centerville Mobile Home Estates property. Their intent is to re-develop the land and convert the use from a “*manufactured home park*” to a “*multi-family*” housing project. The project consists of a singular development site that will likely be converted to a planned development (PUD) for future ownership possibilities.

The new development would consist of constructing two (2) differing housing types. One housing type would be twin-homes or duplexes consisting of nine buildings, totaling 18 housing units. The other housing type is townhomes consisting of 15 buildings, totaling 62 housing units. The total number of housing being proposed is 80 dwellings. Each housing unit will have a two-car garage, with alleys providing access to the townhome garages. The development will be served by private internal 30-foot wide main roadway with two access points located at Frontage Road and the other at 400 West.

CONCEPTUAL SITE PLAN REVIEW, SECTION 12.12.110(d)

Table of Uses Allowed - CZC 12.36

Within the Zoning Ordinance, the “Table of Uses” does allow both of the proposed housing type uses within the Residential High Zone (R-H) Zone. Additionally, the allowable multi-family densities are up to eight (8) units per gross acre, as a permitted use and up to nine (9) to 12 units per gross acre, as a conditional use (*see Table 12.36.020*).

From staff’s review of the conceptual plan, the total number of dwelling units is 80 with a density calculation of 80 divided by 7.11 acres (*gross, including existing ½ streets, not net*). This equates to 11.25 units per gross acre (*note: code rounds all density calculations to nearest tenth for density*). Thus, the project’s overall use density would fall within the R-H conditional use allowance of a gross density of up to nine (9) to 12 units per gross acre. Such density above the permitted eight (8) units per acre requires the issuance of a Conditional Use Permit (*see separate CUP Application and applicable Staff Report*).

However, if the Commission decides to eliminate the “*interpreted*” ½ street allowance precedence of existing streets fronting the property (*see caution as noted below in this section*). Then the project would need to eliminate only one (1) dwelling unit to comply with the maximum 12 units per acre allowance. Density calculation would then be 79 units divided by 6.63 acres, equating to 11.9 units per overall net parcel acreage.

STAFF COMMENTS: *Staff believes that the proposal to develop the property with twin homes and townhomes complies with the R-H Zoning provisions.*

Note: The “interpretive precedence” relies on the regulatory requirement of construing the gross density measurement of existing 1/2 streets, as follows

- **CZC 12.12, Density, Gross:** *The number of dwelling units per acre within a subdivision or other development based on the total tract area whether developable or not, including streets, water areas, and conservation lands.*
- **CZC 12.12, Density, Net:** *The number of dwelling units per acre within a subdivision or other development, not including streets and public property.*

- **10-9a-306. Land use authority requirements -- Nature of land use decision.**
 - A land use authority shall apply the plain language of land use regulations.
 - If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.

General Plan - Section 12-480-5

According to the City's General Plan, the property is located in Northwest - Neighborhood 4 (see Section 12-480-5). This neighborhood plan identifies the following general issues for the proposed development within this neighborhood:

1. *Future land-uses and transitions between different uses establishes the following:*
 - ✓ *Compatibility of uses as outlined in the Land Use Hierarchy Standards (adopted).*
 - ✓ *Establishment of a General Plan Land Use Map (not yet adopted).*
 - ✓ *Establishment of appropriate landscaping/design transitions using Transition Design Standards (not yet adopted).*
2. *Additionally, residential densities shall be based primarily on:*
 - ✓ *Their proximity to public services.*
 - ✓ *Higher residential densities should be located in areas adjacent to basic, high-intensity facilities/services.*
 - ✓ *Densities should naturally decrease as the distance increases away from these facilities/services.*
 - ✓ *Multi-family projects, PUDs, developments with private roads, and other similar types of projects are permitted only on parcels 3 acres or larger.*

STAFF COMMENTS: Staff believes that proposed development complies with the policy intent of the Northwest Neighborhood Plan.

General R-H Zone Development Standards

Conceptually, the development, with some alterations, appears to potentially be able to satisfy the applicable standards of Table 12.32.300 of the Zoning Ordinance, as summarized below:

R-H Development Standards Table 12.32.300			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	Two Stories & Three Stories at 30 feet or less	Yes
Distance Between Buildings	6 feet	10-feet or greater between buildings	Yes
Lot and Parcel Standards			

Minimum Area	10,000 sq. ft.	6.63 Acres (Net)	Yes
Setbacks			
Front, and Front Street Side	25 Feet 20 feet	Frontage Rd. 20 Feet 400 West 15 feet	Partially
Rear	20 Feet	Not Applicable	NA
Side	10/8 Feet	North: 15 Feet	Yes
		South: 20 Feet	
Site Standards			
Landscaping, Non-Single-Family Projects	40% of Site	Not Calculated	Likely
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit Up to 20% of trees can be substituted w/ 10 shrubs per tree	Not Depicted	Undetermined, but Likely Feasible

Other Zoning Code Applicable Residential High (R-H) Development Standards

Additional Development Standards For R-M And R-H Zones – CZC 12.32.055

Architectural Design Standards – requires a licensed architect to be involved in the design plan and provide authentication. The Conceptual design plan was prepared by CW Land. However, a licensed architect review was not verified on the submittals received from the applicant. This is normally is done at the submittal of the Final Design Plan that will be used later for developing the construction documents.

Exterior Design Standards – requires the mitigation of visual massing and articulation of the multi-family family buildings. The apparent mass of the buildings is being mitigated by bump-outs, balconies, awnings, and use of differing building materials.

Landscaping and Open Space – requires the provision of designed active and passive spaces for use by residents. The Conceptual submitted depicts the following:

- Garden Courts between the townhome buildings opposite of the alleys
- Pedestrian Pathway system connecting the dwelling units to the open/amenity space
- Gathering pavilion and Pickleball Courts.
- Thematic landscape and lighting design for the open/amenity space

Use of Public and Private Roadways – regulates access, private street widths, visitor parking, pathways, and maintenance of private supporting infrastructure.

STAFF COMMENTS: Staff believes that proposed development generally complies with these additional policies (see applicant's site layout design submittals).

Off-Street Parking - CZC 12.52

Table 12.52.300			
Off-Street Parking Requirements			
Use	Standard	Provided	Compliance
Two-family	2 spaces per dwelling	Double Car Garage*	Yes
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed+	Double Car Garage*	Yes
Total		160 Parking Stalls	Yes

**Note: CZC 12.52.090, Parking Dimensions requires a Minimum inside dimension of 10 by 20 feet and minimum door width of 8 feet for each parking space.*

Additionally, CZC 12.32.55(d).4 requires additional “visitor parking” at a ratio of 0.5 stalls per dwelling. This equates to providing a capacity of at least 40 on-site visitor parking spaces.

STAFF COMMENTS: *In review of the site plan, each twin-home has a two-car driveway equating to a visitor parking capacity of 32 spaces. There is a separate amenity parking area with a capacity of 12 stalls. Thus, the site meets the visitor parking ratio requirement. However, the twin-home visitor spaces are not likely servicing the townhomes. Therefore, staff believes the applicant should better address the visitor parking needs of the townhomes. There is potential capacity along the 30-foot wide private drive to allow on-street parking on on-side of the street. However, parking enforcement may be problematic.*

Landscaping & Screening - CZC 12.51

The submitted plans indicate the general location of landscaping and the concept design depicted. Since the property is greater than one acre, the Zoning Code requires a landscape architect prepare a final detailed landscaping design and submit with the final site plan application. These plans must indicate location of all landscaping, types of plantings, total number of plantings and accurate calculations of landscaping percentages and totals.

Required Landscaping Summary			
Guidelines	Standard	Required Site Specific	Actual/Compliance
Total Area Landscaping	40%	Not Provided	Likely, more than required
Total Required Trees	1 Tree & 2 Shrubs per Dwelling Unit	Not Depicted	Feasible
Trees for Street Frontage	1 per 25 linear feet	Not Depicted	Feasible

Total Interior Parking Lot Landscaping	10%	Garage Parking Provided	Generally, Not Applicable (except for visitor parking area needs raised by staff)
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree		
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 2 shrubs		
Public Street Landscaping (measured from curb to interior lot)	10 Feet for Local Streets	15 feet or greater	Yes

Screening – CZC 12.51.110

The plans do not show any detail concerning the trash enclosures. The final plans will need to provide details indicating the number of dumpsters. Also, all dumpsters must be completely screened from view with an opaque six-foot wall or fence. The wall or fence must be compatible in material and color of the main buildings on the site.

Signage CZC 12.54

All signage requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site plan needs to indicate the location of any wall or monument signage, which must meet the requirements found in CZC12.54 of the Zoning Ordinance. The submitted plans depict two entry monument areas located at the project entrances.

STAFF'S GENERAL CONCLUSION FOR CONCEPTUAL SITE PLAN

Generally, staff believes that the Conceptual Site Plan submitted depicts how the site could be appropriately developed in accordance with the applicable provisions of the Residential High (R-H) Zone (see CZC 12.21.110(d)5). Nonetheless, the allowance for the requested density for more than eight (8) units per acre is subject to the additional provisions regarding conditional use permit (CZC 12.21.100). Thus, there may be other issues related to these CUP criteria that may affect the design and layout of the proposed development.

PLANNING STAFF RECOMMENDATIONS

The Planning Staff recommends the following:

- ✓ *Proceed with the related review for the request for the Conditional Use Permit of 9-12 dwelling units that includes a staff recommendation to “table” the CUP decision to an applicable Final Site Plan Application.*
- ✓ *Conduct the Public Hearings for both the Conceptual Site Plan and applicable Conditional Use Permit, as outlined in the attached “Public Hearing Flyer” with this report.*

- ✓ *Table any “Action for Conceptual Site Plan Acceptance” until the Public Hearing has been completed.*
- ✓ *Provide any directions to the applicant that the Commission would like to the applicant to address prior to the next Planning Commission Meeting of May 27, 2020.*

CENTERVILLE

Staff Backup Report

5/27/2020

Item No. 2.

Short Title: Administrative Decision - Public Hearing - The Hive - Conditional Use Permit

Initiated By:

Scheduled Time:

SUBJECT

Residential High (R-H) Multi-family Development Project located at 555 North 400 West Street. Applicant is CW The Hive, LLC

RECOMMENDATION

Join Zoom Meeting

<https://zoom.us/j/97450485212?pwd=dGs5dk83b2E5VjJS2c2SzBra2dEdz09>

Meeting ID: 974 5048 5212

Password: 718939

One tap mobile

+13462487799,,97450485212#,,1#,718939# US (Houston)

+16699009128,,97450485212#,,1#,718939# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 974 5048 5212

Password: 718939

BACKGROUND

ATTACHMENTS:

Description

- ☐ Public Comment Information Sheet
- ☐ 05-27-2020 PC Staff Memo The Hive Development
- ☐ 05-13-2020 PC Staff Memo The Hive
- ☐ Jennifer Pace
- ☐ Pam Shultz
- ☐ Sharol Bangerter
- ☐ Petition to Continue Meeting
- ☐ Beverly Hansen

- ▢ Carol Lindsay
- ▢ Caroline Echols
- ▢ Casey Nielsen
- ▢ Cathrine Draper
- ▢ Cathy Pilgrim
- ▢ Davis Community Housing Authority
- ▢ Debra Cabezas
- ▢ Dennis and LeAnn Tireman
- ▢ Ellen McConkey
- ▢ Gail Anderson
- ▢ Grace Olsen
- ▢ Heather Strasser
- ▢ Heidi Shegrud
- ▢ JoAnn Hanson
- ▢ Jonathan Lysenko
- ▢ Katelin Hosman
- ▢ Krystal Leaaetoa
- ▢ Luz Arenas
- ▢ Marilyn Garn
- ▢ Marti Money
- ▢ Jerry Hatch
- ▢ Natalie Davis
- ▢ Nola Nielsen
- ▢ Patricia Horne
- ▢ Randall Farrell
- ▢ Sarah Duke
- ▢ Steve Thacker
- ▢ Teresa Draper
- ▢ Terressa Hoskins
- ▢ Vicky Pace Mulvey
- ▢ David Miller
- ▢ Lisa Farrell
- ▢ Jonathan Lysenko - 2
- ▢ Billiejo Tingey

HOW TO PARTICIPATE IN PUBLIC COMMENT IN AN ELECTRONIC MEETING



**PLANNING COMMISSION MEETING WILL BE STREAMED LIVE ON YOUTUBE:
[HTTPS://WWW.YOUTUBE.COM/USER/CENTERVILLECITYUTAH](https://www.youtube.com/user/CentervilleCityUtah)**

**ZOOM: PUBLIC COMMENT WILL BE ACCEPTED
DURING THE DESIGNATED PUBLIC HEARING PORTION OF THE MEETING.**

JOIN VIA COMPUTER, TABLET OR SMART PHONE:

- Join URL will be posted on the Planning Commission agenda(s) and can be found online at the following link [HTTPS://CENTERVILLE.GOV/AGENDA.COM/AGENDAPUBLIC/](https://centerville.gov/agenda.com/agenda/public/)
- Please keep your video off.
- If you are watching the meeting live on YouTube, please mute the YouTube live stream when making your comments on the Zoom meeting to avoid feedback.
- When entering the Zoom meeting, please write your full name
- You will remain in the waiting room until the public hearing portion of the meeting begins.
- You will be muted and unmuted by the meeting host.
- When you are called on to speak by the Planning Commission Chair, please state your full name and city of residence for the record.
- You will be given 3-5 minutes to give your comments in order to allow all to speak. Please respect the time limits.
- You will be removed from the Zoom meeting once your comments have been given.
- You can continue to watch the live stream on YouTube.

JOIN VIA TELEPHONE CALL:

- Join URL will be posted on the Planning Commission agenda(s) and can be found online at the following link [HTTPS://CENTERVILLE.GOV/AGENDA.COM/AGENDAPUBLIC/](https://centerville.gov/agenda.com/agenda/public/)
- If you are watching the meeting live on YouTube, please mute the YouTube live stream when making your comments on the Zoom meeting to avoid feedback.
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- When you are called on to speak by the Planning Commission Chair, please state your full name and city of residence for the record.
- You will be given 3-5 minutes to give your comments in order to allow all to speak. Please respect the time limits.
- You will be removed from the Zoom meeting once your comments have been given. You can continue to watch the live stream on YouTube.

WRITTEN PUBLIC COMMENT (ACCEPTED UNTIL MAY 21ST AT 5:00 P.M.)

- Submit via email to recorder@centervilleut.com
- Place in City drop box located on the south side of the parking lot at City Hall, 250 N. Main
- Please include on the envelope and in the email: Planning Commission – Hive Development, full name and city of residence

SELF-ADDRESSED, STAMPED ENVELOPES (DELIVERED TO PARK RESIDENTS ONLY)

- Must be mailed back to and received by Centerville City by May 21st to be received in time for inclusion in the packet.
- Can also be placed in the City drop box located on the south side of the parking lot at City Hall, 250 N. Main by 5:00 p.m. on May 21st.

**SPECIAL ACCOMMODATIONS:
THOSE UNABLE TO PARTICIPATE IN THE PROVIDED
METHODS OF COMMENT. CALL THE CITY RECORDER
AT 801-677-6433**



**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

STAFF MEMORANDUM

DATE: MAY 27, 2020

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: THE PROPOSED “HIVE” DEVELOPMENT – PUBLIC HEARING
QUESTIONS AND RESPONSES**

As previously established by the Planning Commission, questions posed to the Commission at the public hearing for the Hive Development were to be addressed afterwards by staff and the applicant. This memorandum is written in an effort to summarize the various questions received in the public hearing, as perceived by staff. These questions and responses are provided by topic below in this memorandum. Additionally, at the end of this memorandum, the planning staff will be recommending an outline for the Planning Commission to consider of “*how to move forward*” in the decision-making process.

ROADWAY AND TRAFFIC CAPACITY EVALUATION:

- **What circumstances are being considered in the traffic study?**

Answer: **THERE ARE TRAFFIC MANAGEMENT MODELS DEEMED ACCEPTABLE BY THE TRAFFIC MANAGEMENT ENGINEERING PROFESSION.**

Staff Comment *A traffic study will describe and tabulate the data used for comparison with the appropriate traffic model. Any study submitted to the City will also be reviewed and deemed acceptable by the City Engineer, as a cross-check to ensure the traffic modeling used and its conclusions are reasonable.*

- **Are the traffic counts being taken during the COVID-19 restrictions?**

Answer: **NOT ENTIRELY.**

Staff Comment *Traffic data is most often obtained from the average “annual daily counts” for major arterial roadways that are monitored by UDOT. In addition, a specific area in question can also be directly observed by monitoring devices and then counts can be extrapolated or compared using acceptable statistical analysis. Again, any submitted study will also be reviewed and deemed acceptable by the City Engineer, as a cross-check to ensure the modeling used and its conclusions are reasonable.*

- **Is the driveway off-set with McDonalds access point appropriate?**

Answer: **YET TO BE DETERMINED.**

Staff Comment The study will also consider vehicle turning movements and appropriate location of affected drive accesses will likely be considered as part of the analysis.

- **Will the sidewalks/park strips along the Frontage Road be connected?**

Answer: YES.

Staff Comment City Ordinances or Codes require the completion of all applicable public improvements, unless expressly waived by the City.

VISITOR PARKING:

- **Will there be adequate visitor parking?**

Answer: YES, TO THE EXTENT REQUIRED.

Staff Comment City Ordinance requires 0.5 visitor stalls per dwelling. This would equate to providing 40 visitor stalls, as currently proposed by the applicant. The applicant has committed to review the proposed development layout and specifically depict on the conceptual plan where the visitor parking stalls will be located.

BUFFERING/LANDSCAPING:

- **What is the plan for fencing?**

Answer: AS SHOWN ON THE CONCEPTUAL SITE PLAN SUBMITTAL

Staff Comment The current site plan submitted to the City, depicts the installation of a six-foot (6') vinyl fence along the northern property line, adjacent to the single-family uses. The existing (6') vinyl fence along the southern property line will remain in place.

- **What is the required buffer to single-family development?**

Answer: **DEPENDS.**

Staff Comment Currently City Codes do not require specific design buffers between residential zoning districts. However, distances buildings may be located away from adjoining property lines are determined by zoning district's building setback standards. The minimum main building setback standard for the R-H Zone is 12-feet, not 10 feet as was mentioned previously at the Planning Commission meeting. Notwithstanding, the proposed layout depicts 15 feet setback to the twin homes, which meets the R-H minimum requirement. Due to the concerns raised during the hearing, the applicant may consider increasing the distance. Staff believes the layout could accommodate an additional five-feet (5') along the north boundary line.

- **Why is a 20-foot rear yard setback not required along the northern property line?**

Answer: **THIS IS DUE TO THE CONFIGURATION OF THE PROPERTY THAT IS BEING DEVELOPED.**

Staff Comment By ordinance, the property is labeled a “double frontage lot.” A double frontage lot has street frontages (i.e. front lot lines) on two opposing parallel lot lines along the streets (i.e. 400 West and Frontage Road). These opposing street frontages negate the normally expected rear lot line situation. Consequently, a double frontage lot has two (2) front and two (2) side lot lines. The northern boundary is defined as an “interior side lot line.” Below are the definitions from the City Code:

- ✓ **Lot, Double Frontage:** A lot or parcel abutting two parallel or approximately parallel streets.
- ✓ **Lot Line, Rear:** The lot line generally opposite and most distant from the front lot line, except in the case of a triangular or gore shaped lot or parcel...
- ✓ **Lot Line, Side:** Any lot or parcel line that is not a front lot line or rear lot line. A side lot line separating one lot or parcel from another is an interior side lot line.

Typically, the creation of double fronting lots are prohibited, except for specific arterial streets identified in the City’s Codes. In the case of “The Hive” project, the parcel’s configuration was pre-determined in the long past and developed in an atypical manner. Nonetheless, staff believes that the applicant may consider increasing the distance, as there is likely room to provide an additional five-feet (5’).

PUBLIC VERSES PRIVATE ACCESS TO AMENITIES:

- **Will the pavilion and pickleball courts be open to the public?**

Answer: **LIKELY NOT.**

Staff Comment Due to the design nature of multi-family projects, individuals buying or renting a dwelling unit do not often have access to privately owned yards. Consequently, the City Codes require the private construction and use of active and passive spaces to be provided for these residents, as a substitute for the private yards. The operational management and repair costs for such facilities are the responsibility of those living in the project. This is customarily accomplished through establishment of an owner’s association, whom collects the necessary funds from the residents and are not funded nor maintained by the City’s Operating Budget to facilitate general public use. However, any final determination to consider general public use is at the sole discretion of the applicant and/or applicable property owner(s).

PLANNING STAFF RECOMMENDATIONS

- ✓ **PUBLIC COMMENT STATUS**

As directed by the Planning Commission, the “public hearing” was conducted on May 05, 2020 and subsequently closed by the Commission. Then the matter was tabled to allow for the submittal of additional written or verbal comment, as outlined in the flyer provided at the May 05, 2020 Planning Commission Meeting. These comments have been provided as part of the Agenda and are being provided in the Background Attachments for this meeting.

However, the posted signs on the project site were also re-noticed for a “*public hearing*” on May 27th. Therefore, the Planning Commission ought to re-open the public hearing to receive some additional comments.

Staff Recommendation - Staff is recommending that the Commission again establish a given time period at the meeting to take any additional public comment. Comments should be limited to about 2 minutes and the intent is to allow time for anyone who may not have a chance to participate thus far. Afterwards, the Commission should close the “*public hearing*” in order to begin the deliberations regarding the application submittal.

✓ **Applicant to Further Address the Planning Commission**

According to the Commission’s by-laws, the Applicant is to be provided an opportunity to address the public comments received and provide any additional information to the Planning Commission. Also, the Commission may ask any relevant questions related to their submittal.

Staff Recommendation – Allow time for the Applicant to either highlight several matters or provide any amendments to their petition.

✓ **Planning Commission Debate**

A discussion of the Commission needs to take place. This allows the Commission to debate the application and determine its readiness for taking action. The Planning Commission ought to provide any feedback to the applicant or staff. However, the staff would like to take time to listen to the debate, review the public comments, and receive any feedback from the Commission. The staff would like to be afforded some time to make a formal staff recommendation for the Commission to consider.

Staff Recommendation – After the debate/discussion, the Commission ought to table this matter to the next meeting of June 10, 2020.

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: ***CENTERVILLE MOBILE HOME ESTATES, LC
1629 EAST 1000 SOUTH
BOUNTIFUL UTAH 84010
Owner Contact: Cecilia H. Foxley***

APPLICANT: ***CW THE HIVE, LLC
LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
Project Manager: Dane Smith of CW Land, dane@cw.land***

PROPERTY: ***555 NORTH 400 WEST
Parcel 02-024-0027***

PARCEL ACREAGE: **6.63 ACRES**

ZONING: **RESIDENTIAL-HIGH (R-H)**

APPLICATION: **CONDITIONAL USE PERMIT FOR 9-12 DWELLINGS PER
ACRE**

PROPOSED USE: **MULTI-FAMILY- 18 TWIN HOMES (*DUPLEXES*) AND 62
TOWNHOMES (*FOUR AND SIX PLEXES*) – 80 TOTAL
PROPOSED DWELLING UNITS**

RECOMMENDATION: **TABLE CUP REQUEST UNTIL FINAL SITE PLAN
SUBMITTAL AND REVIEW**

BACKGROUND

The applicant has recently purchased the existing Centerville Mobile Home Estates property. Their intent is to re-develop the land and convert the use from a “*manufactured home park*” to a “*multi-family*” housing project. The project consists of a singular development site that will likely be converted to a planned development (PUD) for future ownership possibilities.

The new development would consist of constructing two (2) differing housing types. One housing type would be twin-homes or duplexes consisting of 9 buildings, totaling 18 housing units. The other housing type are townhomes consisting of 15 buildings, totaling 62 housing units. The total number of housing being proposed is 80 dwellings. Each housing unit will have a

two-car garage, with alleys providing access to the townhome garages. The development will be served by private internal 30-foot wide main roadway with two access points located at Frontage Road and the other at 400 West.

CONDITIONAL USE PERMIT REVIEW, APPROVAL STANDARDS, CZC SECTION 12.21.100

12.21.100 (e)(1) A conditional use permit may be issued only when the proposed conditional use is allowed by the zone where the conditional use will be located, or by another provision of this Title.

Table of Uses Allowed - Chapter 12.36 Within the Zoning Ordinance, the “Table of Uses” allows nine (9) to 12 units per gross acre, as a conditional use (*see Table 12.36.020*).

From staff’s review of the conceptual plan, the project’s overall use density would fall within the R-H conditional use allowance of a gross density of up to nine (9) to 12 units per gross acre. Such density above the permitted eight (8) units per acre requires the issuance of a Conditional Use Permit.

However, if the Commission decides to eliminate the “*interpreted*” ½ street allowance precedence of existing streets fronting the property (*see conceptual site plan staff report*), then the project would need to eliminate only one (1) dwelling unit to comply with the maximum 12 units per acre allowance. Density calculation would then be 79 units divided by 6.63 acres, equating to 11.9 units per overall net parcel acreage.

STAFF COMMENTS: Staff believes that the proposal to develop the property with twin homes and townhomes complies with the R-H Zoning provisions.

12.21.100 (e)(2) Conditions

Per Zoning Code, “Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.”

It is important to note, the conditions that may be imposed are for the proposed 9-12 units per acre. The R-H zone allows eight (8) units per acre. While the permitted 53 units will increase traffic and potentially change the feel of the property, 53 units are permitted and as such cannot have any conditions imposed upon them. Therefore, the prevention and/or minimization of adverse effects shall only apply to the increased units per acre, or, the additional 27 units.

STAFF COMMENTS: Staff believes that conditions may be imposed to minimize or prevent any adverse effects.

12.21.100 (e)(3) Established Evidence

There must be evidence provided that shows that the following four (4) items are met.

(A) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity

STAFF RESPONSE: *The proposed project lies between the Frontage Road and 400 West, both roads with high traffic counts. In addition, the west end of the property is near Chick fil A, which is an intense traffic generating use. It is possible that the additional 27 units requested will add traffic to the area. The through street that would be created by the development will take off some of the pressure of the increased traffic by dispersing vehicles to both Frontage Road and 400 West Street. Proposed changes to traffic patterns (by UDOT and by the City) will be able to mitigate a portion of the increased traffic.*

Staff believes that the project will not likely be detrimental to the overall health, safety, or general welfare of persons in the vicinity. The Planning Commission may request a traffic study to determine if the increased traffic caused by the requested 27 additional units will need to be mitigated more than has been mentioned.

(B) The proposed use of the particular locations is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.

STAFF RESPONSE: *Staff believes that the proposed project provides a desirable service to the neighborhood through rehabilitation and providing needed additional future housing.*

(C) The proposed use will comply with regulations and conditions specified in this Title for such use (see the Conceptual Site Plan staff report for more detail)

R-H Development Standards Table 12-32-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	Two Stories & Three Stories at 30 feet or less	Yes
Distance Between Buildings	6 feet	10-feet or greater between buildings	Yes
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	6.63 Acres (Net)	Yes
Setbacks			
Front Front Street Side	25 Feet 20 feet	Frontage Rd. 20 Feet 400 West 15 feet	Partially
Rear	20 Feet	Not Applicable	NA
Side	10/8 Feet	North: 15 Feet South: 20 Feet	Yes
Site Standards			
Landscaping, Non-Single-Family Projects	40% of Site	Not Calculated	Likely

Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit Up to 20% of trees can be substituted w/ 10 shrubs per tree	Not Depicted	Undetermined, but Likely Feasible
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Table 12-52-1 Off-Street Parking Requirements			
Use	Standard	Provided	Compliance
Two-family	2 spaces per dwelling	Double Car Garage*	Yes
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed+	Double Car Garage*	Yes
Total		160 Parking Stalls	Yes

STAFF COMMENTS: Staff believes that parking for visitors could become a problem, while the current Conceptual Site Plan meets the off-street parking ordinance, the visitor parking is not adequately addressed at only 12 visitor parking stalls provided. On-street parking could become an issue.

(D) The proposed use will comply with applicable provisions of the General Plan, as follows:

- ✓ Section 12-420-2 (2), Medium and high-density residential development should provide: usable open spaces, landscaping, and other associated amenities which ‘will assure consistency with the residential quality desired in Centerville.’
 - *The proposed project provides open space amenities and landscaping that staff finds assure the residential quality desired.*
- ✓ Section 12-435, Buffering and Screening Guidelines. Per the General Plan, screening and buffering elements should be in place when two zones come in contact, or two different intensity levels.
 - *The proposed development will preserve the six (6) foot vinyl fence and on the south boundary adjacent to the Commercial-Very High zone. An additional six (6) foot vinyl fence will be added on the north boundary to buffer the Residential-Low zone. If this project were up for a rezone, then additional buffering could be a condition of approval, however, because it was zoned Residential-High next to a Residential-Low zone previously, the opportunity to enhance the transition buffer has passed.*
- ✓ Section 12-480-5 Northwest Neighborhood-Neighborhood 4. Preserve the viability of the Frontage Road and the viability of potential development. “No future development shall front the Frontage Road.” All roads connecting to the Frontage Road shall meet the minimum city standard for a public residential street, including park strips and sidewalks. All future development along Frontage Road shall be buffered according to City landscaping criteria.
 - *The proposed project does not have any units fronting Frontage Road; they all front the internal street. The project may not fully meet the buffering landscape expectations of the Plan.*

STAFF RESPONSE: Staff believes the project provides adequate open space to preserve the residential standard of the General Plan and provides proper buffering between zones. Staff finds that project does not have any buildings fronting the Frontage Road and preserves the viability of that street. However, the proposed project does not detail the buffering that will take place along the Frontage Road (which could double as detention). The City landscaping criteria plan was never formalized, so there are not specific requirements as to what form buffering along Frontage Road should take.

12.21.100 (e)(4) The Planning Commission may request additional information as may be deemed reasonably needed to determine whether the requirements of this Subsection can be met.

12.21.100(e)(5) The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied

- A. The suitability of the specific project for the proposed use;
- B. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
- C. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;
- D. The economic impact of the proposed facility on the surrounding area;
- E. The aesthetic impact of the proposed facility on the surrounding area;
- F. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
- G. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
- H. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants, and odor from the proposed facility or use;
- I. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- J. The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

Conditional Use – Staff’s Anticipated Issues or Concerns

Since the proposed density use requires the approval of a conditional use permit (CUP), staff desires to provide an anticipated list of issues to be addressed with the final site plan to determine if there is sufficient evidence to support approval of the CUP. Such issues or concerns are identified as follows:

- Traffic Capacity and Needs (see Section 12.21.100(e)(5)(g)) – Recent previous specific property related applications have raised questions about the traffic capacity of the area. According to Section 12.21.100(e)(4), the Planning Commission may require a traffic analysis as part of any CUP request. The City Engineer tends to believe that the

surrounding roads have capacity to support the development of the site. However, without a specific analysis, there is not enough understanding of how much is available and when additional improvements may be warranted.

- Fire Access, Circulation, and Protection (see Section 12.21.100(e)(5)g & h) – A representative of the South Davis Metro Fire Agency and the Public Works Director have provided a preliminary review of the application to ensure that there is sufficient access, circulation and hydrants; including fire hydrant flow capacity to service the proposed development. However, a more in-depth analysis will need to be performed, especially as regards on-street parking and how that will affect fire access.
- Utility and Drainage Capability & Capacity (see Section 12.21.100(e)(5)g & h) – Such facilities are located in the area of the development. There is new State Codes pertaining retention vs. detention that will need to be addressed by the City Engineer to determine how to provide for proper site drainage and storm water management.
- Additional Parking and Circulation Needs (see Section 12.21.100(e)(5)(h)) – By creating a place of higher density with 9-12 additional units with internal circulation lanes, staff is concerned about perpetually maintaining the 20 feet of clear space (*i.e. fire code provision*) with 30-foot internal private roads. This will become difficult to do when “*street side*” parking occurs. In addition, staff does not support the simple solution of posting “*no parking*” signs along this internal roadway. It becomes an enforcement problem or concern and will compromise emergency vehicle access when residents and visitors do not comply with the orders found on the sign. Staff suggests that additional visitor or overflow parking be considered in the form of pocket-parking lots dispersed throughout the development. This would at least reduce the tendency to park along the private roadway.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to ***TABLE*** the Conditional Use Permit (CUP) Application for The Hive project, to be located on property at 555 North 400 West, with the following directives:

1. The final review and decision for the requested CUP density is to be done in conjunction with the applicable Final Site Plan Submittal and not with the Conceptual Site Plan Acceptance.
2. The conditional use application submittal shall further address the anticipated CUP issues and concerns, as outlined in the May 13, 2020 Planning Staff Report.

SUGGESTED REASONS FOR THE ACTION:

- a) A conditional use permit application to consider allowing multi-family density of up to 12 units per acre must address the standards found in Section 12.21.100(e) of the Zoning Ordinance.
- b) The anticipated list of issues to be addressed with the final site plan assists with the determining if there is sufficient evidence to support approval of the CUP.

Leah Romero

From: Brant Hanson
Sent: Wednesday, May 13, 2020 1:23 PM
To: Leah Romero
Subject: FW: Centerville Mobile Estates #15 Jennifer Pace and Family

FYI

Regards,

Brant

Brant T. Hanson, ICMA-CM
City Manager | Centerville City, Utah
250 N. Main Street | Centerville, Utah 84014
Office: (801) 295-3477 | bhanson@centervilleut.com

From: Jennifer Schultz <bratician@yahoo.com>
Reply-To: "bratician@yahoo.com" <bratician@yahoo.com>
Date: Wednesday, May 13, 2020 at 12:35
To: Mayor <Mayor@centervilleut.com>
Cc: City Council <CityCouncil@centervilleut.com>, Lisa Romney <lromney@centervilleut.com>, Brant Hanson <bhanson@centervilleut.com>
Subject: Centerville Mobile Estates #15 Jennifer Pace and Family

Dear Counsel

Hi my name is Revan Pace im 14 years old. I live in
School is Spectrum Academy. I am writing this on my
mom and im writing today asking you to consider your
Your decision on the [Sale] of the land that our home

We have lived there only 1 year and I like playing
hangouts as well as looking calm when I'm alone and
easily. I have my own room, same with my sister
this and I think it's impossible to make us move.
Want to move out of Centerville. Help us and

Signed a proud Cent

Revan Pace

My name is Jennifer Pace. I live at 555 North 400 West #15, Centerville, UT. I live here with my son Revan, 15, and daughter Aayla, 12. My son attends Spectrum Academy and my daughter attends CJH. My great grandparents, grandparents and parents are and have always been residents of Centerville. We love it here.

Last April we purchased our trailer from a man who's mother just passed. The neighbor, who's daughter is my daughters best friend, said we should look into it. The price was good, location was great, my parents lived almost across the street and schools were close.

I took out money from my savings, got a loan from the bank and my parents helped with their retirement to flip out new home. We gutted it, put in new Windows, floors, doors, vanities, yard, you name it. Even had it leveled. We made it our home.

Upon moving in we attempted numerous times to contact the estates owner. No response. We emailed, called and even attempted a visit. Nothing. I never signed a lease, had no idea of lot fee (which I went off of what neighbors told me).

Paid every single month and a check was never cashed.

July of 2019 we finally received a notice on our door of a lot rent increase (picture included in email). It stated he was to raise rent 300\$ by October and people had to rewrite outdated checks. Also included was a statement at the end that gave us the reassurance we would be there for many more years.

Months went by without a check cashed. Then by Christmas, he cashed all at once. Merry Christmas. Oh...and mind you, not one thing was maintained in this park. Nothing. Me and my family put pride in our home and yard.

March of 2020, during the start of a pandemic and numerous earthquakes, we get a eviction notice. We have 9 months to vacate our home. This trailer is older than me and I am scared it can't be moved. Probably upwards of 15 to 20,000\$ to move it, if it even can be. And to where? We put so much into it...just to have to go through this. All the residence in this park will be without homes. Some still owe thousands of dollars.

We want to get our story out so that it can be heard.

Thank you for your time.



← Posts



beatrix_kiddo_13



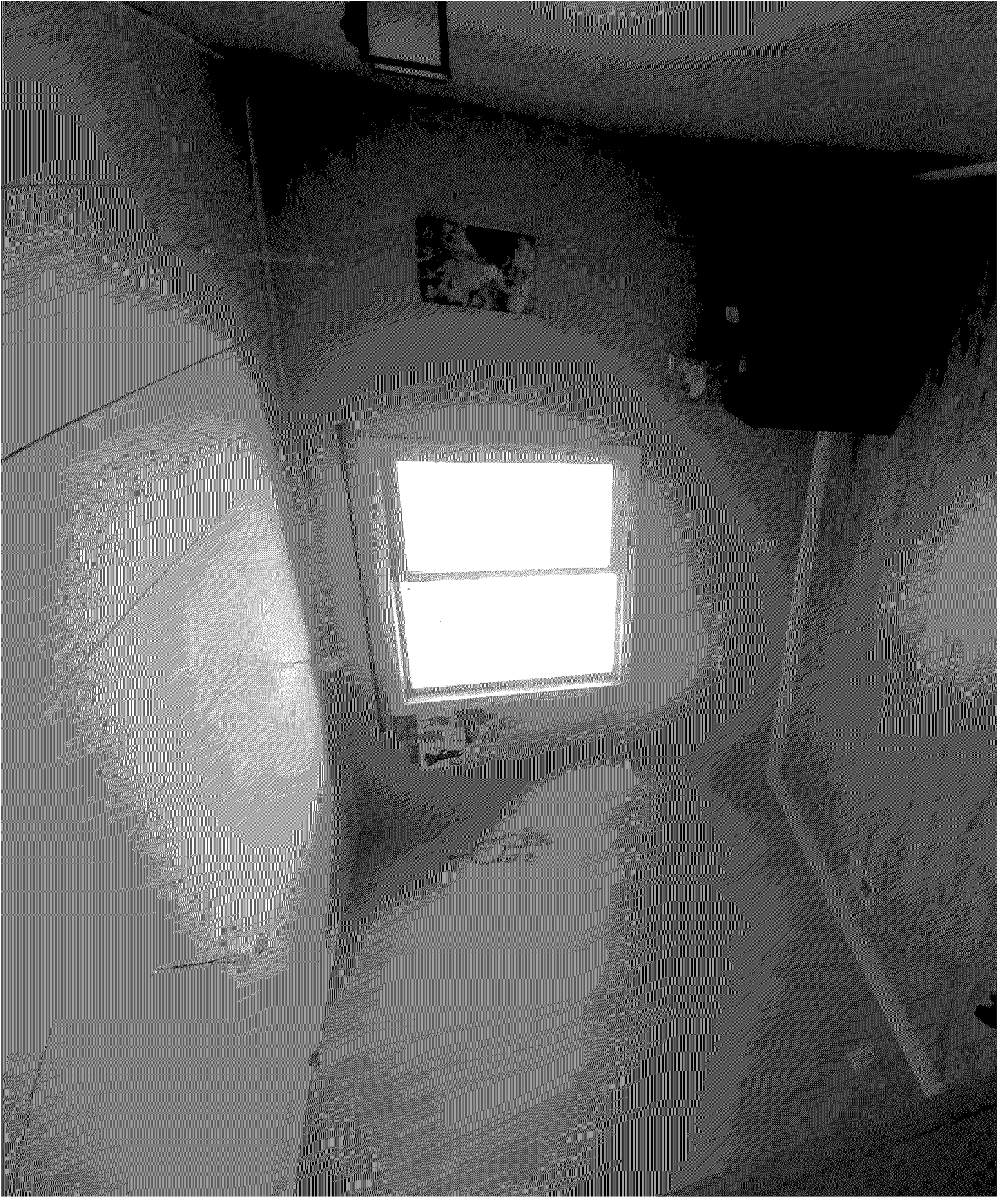
Liked by **mybeautifulbroken** and **36 others**

beatrix_kiddo_13 Bit of before and after.
#renovated #allme









CENTERVILLE MOBILE ESTATES, L.C.

July 31, 2019

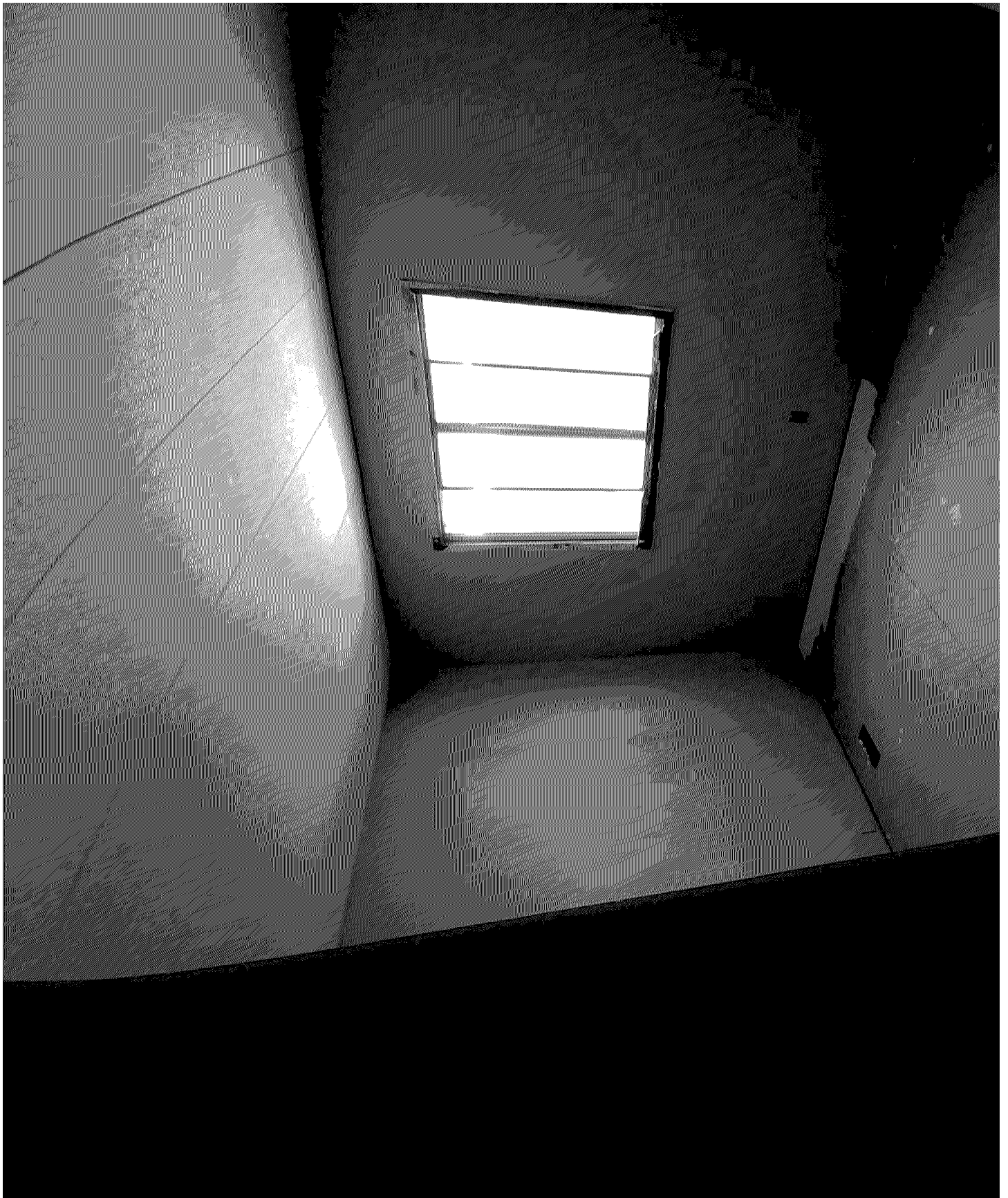
Dear Centerville Mobile Estates Tenants,

This letter is to inform you that the current rental rate will soon be increased by \$300 per month. According to state law (Utah Code 57-8-16-4), we are giving you this notice which is 60+ days prior to the rent increase which will take place on October 1, 2019.

As you know, your rent has not been increased for many years. Because of this, you have been paying a much lower rent than tenants in other mobile home parks in Utah and other states.

You also know that some of your past rent checks have not been cashed and are no longer current. If your bank will not renew these out-of-date checks, you will need to write new ones to pay the back rent.





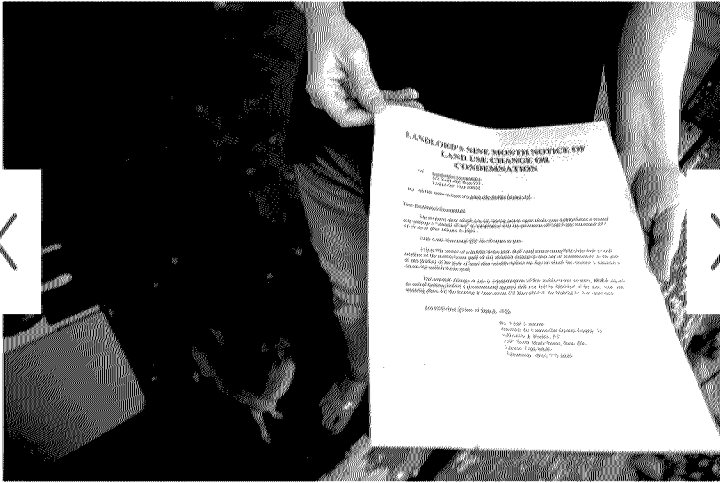




going to do?"



GRID VIEW



Lindsay Duncan shows a letter she received from Centerville Mobile Estates' lawyer in Centerville on Friday, May 8, 2020. Amid the COVID-19 pandemic, about 45 families living in the mobile home park received a letter on March 23, 2020, that notified them that the property will be used for other purposes. | Ivy Ceballo, Deseret News

1 of 7



91% 11:44 AM

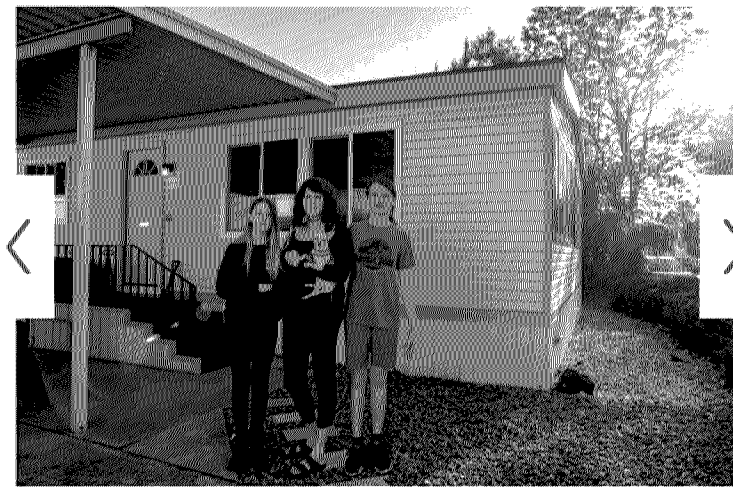


Deseret.com



“I immediately lost it,” Pace said. “I thought, ‘What are we going to do?’”

GRID VIEW



Jennifer Pace holds Chappie, the family dog, for a portrait with her children Aayla Pace, 12, and Revan Pace, 14, outside their home at Centerville Mobile Estates in Centerville on Friday, May 8, 2020. The Pace family moved into

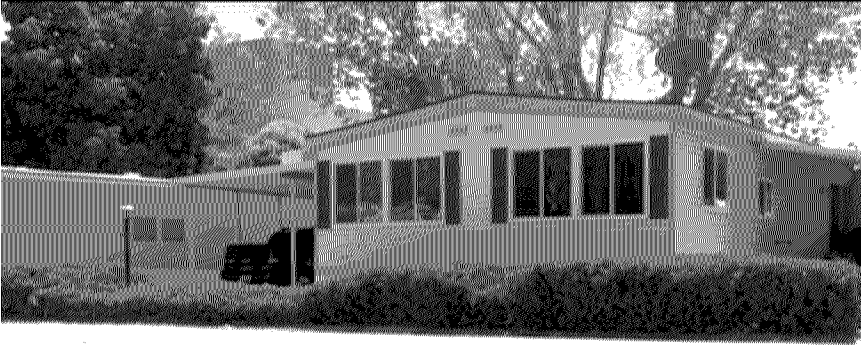
7 of 7

 **DeseretNews.**





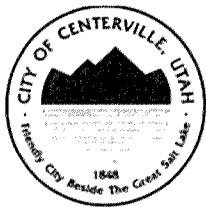
🔒 kutv.com



read captions



Sent from Yahoo Mail on Android



PUBLIC COMMENT SHEET

Dear Resident,

As you are aware, Centerville City has received an application from a developer, CW The Hive LLC, to redevelop the Centerville Mobile Home Estates property. As part of the review process the Centerville City Planning Commission will be conducting a public hearing this Wednesday, May 13, 2020 at 7:00 p.m.

As part of the public hearing process, the Planning Commission desires to provide all current residents of the property an opportunity to understand the Planning Commission review process and to participate in sharing their comments on this matter. Within this packet you will find documents describing the redevelopment proposal and a flyer detailing the different ways to participate in the meeting. We invite you to review the provided information.

If your particular circumstances make it difficult to use one of the electronic methods outlined in the flyer, we have provided within this packet a comment sheet and a self-addressed stamped envelope for you to write down any comments or input you desire to share with the Planning Commission. Written comments must be received by Thursday, May 21st at 5:00 p.m. to be included in the packet for Planning Commission review.

If you have any questions please contact Community Development at 801-292-8232.

Name: Jennifer Pace

City of Residence: Centerville

Comment: attached

My name is Jennifer Pace. I live at 555 North 400 West #15, Centerville, UT. I live here with my son Revan, 15, and daughter Aayla, 12. My son attends Spectrum Academy and my daughter attends CJH. My great grandparents, grandparents and parents are and have always been residents of Centerville. We love it here.

Last April we purchased our trailer from a man who's mother just passed. The neighbor, who's daughter is my daughter's best friend, said we should look into it. The price was good, location was great, my parents lived almost across the street and schools were close.

I took out money from my savings, got a loan from the bank and my parents helped with their retirement to flip out new home. We gutted it, put in new Windows, floors, doors, vanities, yard, you name it. Even had it leveled. We made it our home.

Upon moving in we attempted numerous times to contact the estates owner. No response. We emailed, called and even attempted a visit. Nothing. I never signed a lease, had no idea of lot fee (which I went off of what neighbors told me). Paid every single month and a check was never cashed.

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Months went by without a check cashed. Then by Christmas, he cashed all at once. Merry Christmas. Oh...and mind you, not one thing was maintained in this park. Nothing. Me and my family put pride in our home and yard.

March of 2020, during the start of a pandemic and numerous earthquakes, we get an eviction notice. We have 9 months to vacate our home. This trailer is older than me and I am scared it can't be moved. Probably upwards of 15 to 20,000\$ to move it, if it even can be. And to where? We put so much into it...just to have to go through this. All the residence in this park will be without homes. Some still owe thousands of dollars.

We want to get our story out so that it can be heard.

Thank you for your time.

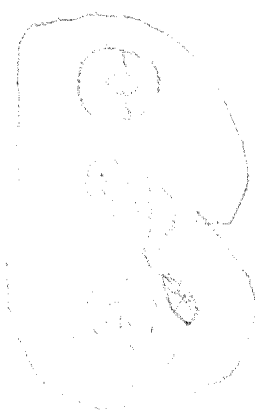
Dear CoCounsel

Hi my name is Rempace Im 14 years old. I live in Centerville trailer park and school is Spectrum Middle School. I am turning this on May 21, 2026, and I have 1 sister. I am not wanting to say you're a good or equality's like mine when you make your decision on the side of the land that our home is on.

We have lived there only 1 year and I like staying in the park and having layouts as well as looking calm when I'm alone and I can walk to my grandma easily. I have my own house. Same with my siblings. I'm not happy with this and I think it's impossible to make us move. We love our home and we don't want to move out of Centerville. Help us and vote for our side.

Signed a Proud Centerville resident!

Rempace



CENTERVILLE MOBILE ESTATES, L.C.

July 31, 2019

Dear Centerville Mobile Estates Tenants,

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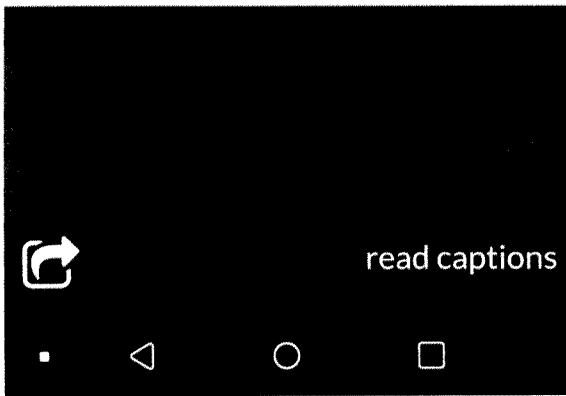
As you know, your rent has not been increased for many years. Because of this, you have been paying a much lower rent than tenants in other mobile home parks in Utah and other states.

You also know that some of your past rent checks have not been cashed and are no longer current. If your bank will not renew these out-of-date checks, you will need to write new ones to pay the back rent.

Thank you for being such good tenants of our mobile home park. We hope you will remain in the park for many years to come.

Sincerely,

Rulon K. Harrison
Managing Partner
Centerville Mobile States, L.C.





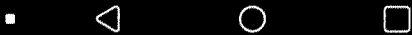
← Posts

 beatrix_kiddo_13



 Liked by **mybeautifulbroken** and **36 others**

beatrix_kiddo_13 Bit of before and after.
#renovated #allme



Leah Romero

From: Jacob Smith
Sent: Wednesday, May 13, 2020 1:23 PM
To: Leah Romero
Subject: FW: Contact Form Submission Planning Commission

-----Original Message-----

From: Centerville City [mailto:noreply@testmail.com]
Sent: Wednesday, May 13, 2020 1:22 PM
To: webmaster <webmaster@centervilleut.com>
Subject: Contact Form Submission Planning Commission

Name: Pam Schultz's
Email: lrp2299@msn.com
Message:

Hello,

My name is Pam Schultz and I have lived in Centerville for many years.

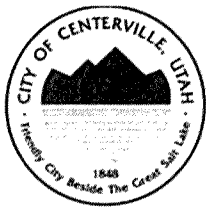
My daughter is Jen Pace. She is a single mom with two children, a 14 year old autistic son and 12 year old daughter . She works 3 part time jobs so she has the flexibility to get her son to his charter school Spectrum Academy, and daughter to Centerville Jr. High as well as doctor and dentist appointments.

Jen could no longer afford her apartment so we helped her purchase a mobile home in the Centerville Mobile Home Estates park. The home is old and needed a lot of work. We borrowed from our retirement and used most of our savings as did Jen, to gut and remodel the whole trailer. We are into this approx \$37,000 not to mention all the hours we worked to remodel and landscape. We would never have done all this but for the letter we received from the owner telling us he "hoped we would remain in the park for many years to come."

Our grandkids are finally close to us, have stability, and are happy. If this property is sold, they lose all this, and we have done all this for nothing.

There are other single moms in the park as well as seniors living on Social Security based on wages from 30 or more years ago. Yet, they pay the same price for food, utilities, etc. as people making \$15 or more an hour. They have nothing to spare. Many residents have lived there 20 or more years and recently remodeled. Where will they all go? How do they all survive? Some of those that can work, have been laid off or furloughed due to the pandemic. No job and now no home? Over 40 families affected so that more condos and townhomes can be built to make money. Making money off the backs of low income families is wrong. This has torn us all apart.

Please help us!!



PUBLIC COMMENT SHEET

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As you are aware, Centerville City has received an application from a developer, CW The Hive LLC, to redevelop the Centerville Mobile Home Estates property. As part of the review process the Centerville City Planning Commission will be conducting a public hearing this Wednesday, May 13, 2020 at 7:00 p.m.

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If your particular circumstances make it difficult to use one of the electronic methods outlined in the flyer, we have provided within this packet a comment sheet and a self-addressed stamped envelope for you to write down any comments or input you desire to share with the Planning Commission. Written comments must be received by Thursday, May 21st at 5:00 p.m. to be included in the packet for Planning Commission review.

If you have any questions please contact Community Development at 801-292-8232.

Name:

Sharon W. Bangerter

City of Residence:

Centerville Utah since 1984

Comment:

I've been a resident here. I choose this
trailer park cause my income didnt sufficiently
help my son or his mission & myself to live.

I liked my little community here & my church
family.

I added doors & a screen door, new water heater
also.

I am now 76 yrs and find the funds
harder. I need two shoulder reps
what do I do..?

There are two women here also who are
close to 90-87 yrs.

I can't ^{think} ~~figure~~ think this great.

And shame on you.

* displacing 45- families

Petition to the Centerville City Planning Commission Chair

Petition to Continue the Public Hearing until June 10th

The Centerville Planning Commission has scheduled on May 13th a Public Hearing to consider the "Hive Project". **We petition the City Planning Commission to use its prerogative to continue the Public Hearing to June 10th** to give us, the residents of the mobile home park, an opportunity to be heard.

- We understand that the developer has a right to petition the city to change the use of the land. They've submitted an application & have an interest in moving ahead quickly.
- We know the city is doing their job once an application is complete to hold an initial hearing within a reasonable time.
- We don't want the city or the developer to lose. We don't want to lose either. For us all to win, and for the city to make sure the decision is best for both sides, we need to be heard.

The developer has shared their views in a 45-page submission and will have their talented professionals who are expert with Zoom Conference ready to explain.

We have one chance to share our view. Many of the residents in the mobile home park do not have Zoom Conference. Many do not have internet. The city has offered the chance to write-in comments, but writing takes away the human side. Our story is a story of long-time Centerville residents and heartbreak and heavy losses which the city needs to hear. **We have the most at stake here. If the developer loses, they will not be homeless.**

Under state law, the city's duty is to schedule a hearing within a reasonable time of an application -- no arbitrary delays. Considering what's at stake and under the circumstance, June 10th is a reasonable time for two reasons: 1. A Public meeting of this sort needs to be in-person: Given the State's evolving COVID-19 Plan it's possible that in-person meetings will be allowed by June 10th. 2. If not, June 10th will give the seniors time to learn Zoom or to write their stories. **Holding a hearing on May 13th will be a Public Hearing without the Public.**

Petition to Continue the Public Hearing to June 10th

Trailer:	Name	Age	Internet?	Zoom?	Use
1	VICTORY Pace	55	Yes	NO	AM
2	Pendowca Scheib	88	yes	yes	Shirley Scheib
3	WANDA; TED WATSON	60/61	yes	yes	Ted Watson
4	385-333-5808 Mike & Aimee Whetman	47-48	yes	No	Aimee Whetman Michael Whetman
5	Casey Pierce				
6	Natalie Davis	37	yes	No	Natalie Davis
7	Pat Roddy	64	yes	No	P. Roddy
8	Randall Farrell	39	NO	yes	Randall Farrell
9	CHRIS HIGHT	55	NO	No	Chris Hight
10	Debra Cabezas	56	yes	no	Debra Cabezas
11	391-755-0143 Tina Miller	47	yes	yes	Tina Miller
*12	GINCE PERRY RICHARDS	64-70	yes	yes	Gorge Richards
13	LINDSAY DUNCAN	35	yes	yes	Kathryn Baggett
15	Jennifer Pence	40	yes	yes	J. Pence
16	NO TRAILER				
17	Jerry Hatch	66	Yes	Yes	Jerry Hatch
18	Brandi Dudley	41	yes	yes	Brandi Dudley
19	Alexander Hansen	16	No	No	Alex Hansen
20	Jennifer Drage	38	NO	NO	Jennifer Drage
21	LINDA T. ANASTAS BOUL	40	No	NEVER HAD OF IT	Linda Boul
22	BRIT BRENT HOSSEY	60	NO	NO	Brent Hossey
23	CHRIS HOSSEY	53	YES	No	Chris Hossey
24	GLACE; DEAN OLSEN	60/55	Yes	Yes	Dean Olsen
25	DALE KNIGHT	69	NO	Yes	Dale Knight
26	LUKE HOSSEY	33	Yes	Yes	Luke Hossey

Petition to Continue the Public Hearing to June 10th

Trailer:	Name	Age	Internet?	Use Zoom?	
27	Todd & Cathy Pilgrim				
28	BEONA TINGEX	73	No	No	801-309-8826
29	Dryce & Craig Peterson	27/58	Yes		
30	DAVID HAUN	33	Yes	Yes	801-668-8739
31	EMPTY				
32	Sol & Becky Hearnden		Yes	Yes	801-390-2998
33	Blad & SHARON	54/78	No	No	Brad Banister
34	CARLINE ELLIS	88			Carline Ells
35	Julia PEARCE-LIQUEZ	56	Yes	No	
36	JENNIFER IVISON	54	Yes	No	Jennifer Ivison
37	Don Workman				
38	Nancy Wolff	55	Yes	No	Nancy Wolff
39	Shauna Summrs	46	Yes	Yes	Shauna Summ
40	Robert Wolff	74	Yes	No	Robert Wolff
41	Eric Class	38	Yes	No	
42	Karen Morrison	38	N	N	
43	EMPTY				
44	DENNIS TIREMAN	73	YES		Dennis Tireman
45	JESS LOORET Cur	43	NO		JESS LOORET Cur
46	No				
47	Ruby Bmacy	42	Yes	No	
48	MIKE ERIC	52	NO	No	
49	Kant Karm	63	No	No	
51	Loise Mendick	54	Yes	Yes	Loise Mendick

Leah Romero

From: Beverly Hansen <sageandjuniper@hotmail.com>
Sent: Monday, May 18, 2020 9:16 AM
To: recorder
Subject: ATTN: Planning Commission; RE Proposed Hive Development

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Beverly Hansen; I live in Salt Lake City. I have a sister who lives in the Centerville Mobile Estates under consideration for rezoning. I am deeply troubled by how this seems to be playing out, to the detriment of 45 low-income families without the ability to relocate.

Last July, managing partner Rulon K. Harrison with the Centerville Mobile Estates sent all the tenants of the park a letter, raising the lot rent, and at the same time saying "Thank you for being such good tenants of the mobile home park. We hope you will remain in the park for many years to come."

This sounds to me like an assurance of a continued relationship between landholder and tenants, and that is exactly how they interpreted it. Then when 8 months later they all were sent a notice of eviction, it came as a complete shock.

Expecting a long-term relationship with their landlord, these families invested a lot of time, effort, and money toward improving homes and lots. They believed their landlord was sincere in the expectation of continuing to rent to them.

Now they're expected to invest money they do not have, because they used it all to improve housing that they're now being ordered to leave. They are being offered \$2,000 to remove their homes, some worth upwards of \$45,000, and moving them would cost at least \$15,000 if the homes are in good enough condition to move. Some are not, and would have to be abandoned.

As I understand, Centerville has only one low-income housing option, and it is this mobile home park. If these people have to move under these circumstances, there will be nowhere they can go. 45 low-income families, many elderly and/or with serious health conditions, some considered "essential workers", some working 3 jobs to make ends meet, in the middle of a pandemic, are being told to abandon their homes of several decades, homes they believed they would be able to live in for a very long time--according to the assurance of their landlord--and they're only being offered \$2,000 to abandon their homes, and, for many, the only lives they know, with no place to go and not enough money to go anyway. \$2,000 to replace up to \$60,000 in home and moving expenses? There are no words to express how unfair, even inhuman, this is.

I would personally call it a breach of faith, if not an actual breach of trust, what is happening to them. PLEASE reconsider, and vote no on this Hive proposal. Give these people a chance to make their own offers on the land so they can stay.

Thanks for reading this. Please take it seriously, for their sakes.

Beverly Hansen
Salt Lake City, Utah

Leah Romero

From: Jacob Smith
Sent: Wednesday, May 13, 2020 8:25 AM
To: Leah Romero
Subject: FW: Contact Form Submission Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Centerville City [mailto:noreply@testmail.com]
Sent: Tuesday, May 12, 2020 9:16 PM
To: webmaster <webmaster@centervilleut.com>
Subject: Contact Form Submission Planning Commission

Name: Carol N Lindsay
Email: Carol@lindsay.net
Message:

Dear Planning Commission,

I live on Applewood Drive in Centerville. The trailer park is in my back yard. When I look out my kitchen window my view is the fenced off junk yard full of broken down cars, boats, skis, and campers. The trailer park is falling apart and is an eye sore. I feel very bad for the people living in the mobile home and the people who are going to lose their homes but I understand the desire to build something new on the property.

My BIGGER personal concern is WHY OH WHY are we adding more HIGH DENSITY HOUSING in Centerville. When I voted for city council members my biggest deciding factor was who supported more HDH. If someone wants to buy the trailer park and build houses that is fine BUT NOT 80 units. Keep it at 52.

Adding 80 units to 6.6 acers is crazy. Where are the cars going to go? How are we going to get out on the frontage road and 400 West without getting hit. It's already crazy and you want to add more cars. Are you going to add a stoplight on the frontage road and 400 West for the entrance to the Hive? Are you going to plan a traffic circle? This is going to create chaos on the frontage road and 400 West.

Leah Romero

From: George McEwan <george@mcewan.cc>
Sent: Wednesday, May 13, 2020 10:28 AM
To: 'Carol Lindsay'
Cc: George McEwan; recorder
Subject: RE: The Hive

Follow Up Flag: Follow up
Flag Status: Completed

Carol,

Thanks for sending over your concerns on this. Unfortunately this not a city council initiative or legislative decision that the council can weigh in on. Because the trailer park is already zoned for high density it is an administrative decision of the planning commission. Frankly the planning commission cannot deny the application without getting the city sued under what is known as the “arbitrary and capricious” legal doctrine with regards to private property rights. The law is very clear on what cities need to do when respecting property rights and this is exactly the sort of situation that created laws protecting private property owners from cities sweeping in interfering with the free exercise of their rights.

This sitting council has done everything legally we can to reduce max allowed densities allowed in each zone type. We’re at historically low levels of allow density in our high density. In fact, what we call high density in our city qualifies in most cities as medium density. Frankly, I don’t think the State would let us go lower than our permitted 8 units per acre in high density zones without putting the city at risk of legal action from the State under fair housing laws.

Here is the key with the permitted density – that is the 52 number you are talking about (8 per acre) and I’m in agreement with you there, density should be kept lower. Conditional density is between 9-12 units per acre which is where the 80 comes from. Conditional density is not a guaranteed number to the developer, as the name implies it’s conditional based on the developer being able to satisfy all reasonable legal requirements the planning commission imposes on the development, so our hands are not completely tied as a city.

Everything you have mentioned are valid concerns that are shared by many members of the community. The city can require a traffic impact study and that is generally a standard condition the planning commission requires in cases of high density developments. I see no reason why they will not request it considering how many people are asking about traffic.

I’m copying the city recorder on your comments to me so they can become part of the public record and will be available to planning commission.

The planning commission is holding their meeting online and does have the ability for people to comment tonight. The instructions are included in the agenda - <https://centerville.novusagenda.com/agendapublic/>

I would encourage you to participate tonight if you can because your voice and perspective will help the planning commission consider all angles of the decision. Nobody on the planning commission or the city council for that matter makes a claim to being all knowledgeable or the smartest person in the room, and we all welcome help and input from members of the community in the decision process. Where you live right next door to the issue, your observations will be extremely helpful for the commissioners in gaining a full understanding of what is going on in the area.

Best Regards,

George

From: Carol Lindsay [mailto:carol.n.lindsay@gmail.com]

Sent: Tuesday, May 12, 2020 7:49 PM

To: george@mcewan.cc

Subject: The Hive

I live on Applewood Drive in Centerville. The trailer park is in my back yard. When I look out my kitchen window my view is the fenced off junk yard full of broken down cars, boats, skis, and campers. The trailer park is falling apart and is an eye sore. I feel very bad for the people living in the mobile home and the people who are going to lose their homes but I understand the desire to build something new on the property.

My BIGGER personal concern is WHY OH WHY are we adding more HIGH DENSITY HOUSING in Centerville. When I voted for city council members my biggest deciding factor was who supported more HDH. If someone wants to buy the trailer park and build houses that is fine BUT NOT 80 units. Keep it at 52.

Adding 80 units to 6.6 acers is crazy. Where are the cars going to go? How are we going to get out on the frontage road and 400 West without getting hit. It's already crazy and you want to add more cars. Are you going to add a stoplight on the frontage road and 400 West for the entrance to the Hive? Are you going to plan a traffic circle? This is going to create chaos on the frontage road and 400 West.

Carol Lindsay

--

Carol Lindsay MSN, RN

***** IMPORTANT MESSAGE *****

This message, including any attachments, may contain confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, delete this message, including from trash, and notify me by telephone or email. If you are not the intended recipient, any distribution or copying of this message, or the taking of any action based on its content is strictly prohibited.



PUBLIC COMMENT SHEET

Dear Resident,

As you are aware, Centerville City has received an application from a developer, CW The Hive LLC, to redevelop the Centerville Mobile Home Estates property. As part of the review process the Centerville City Planning Commission will be conducting a public hearing this Wednesday, May 13, 2020 at 7:00 p.m.

As part of the public hearing process, the Planning Commission desires to provide all current residents of the property an opportunity to understand the Planning Commission review process and to participate in sharing their comments on this matter. Within this packet you will find documents describing the redevelopment proposal and a flyer detailing the different ways to participate in the meeting. We invite you to review the provided information.

If your particular circumstances make it difficult to use one of the electronic methods outlined in the flyer, we have provided within this packet a comment sheet and a self-addressed stamped envelope for you to write down any comments or input you desire to share with the Planning Commission. Written comments must be received by Thursday, May 21st at 5:00 p.m. to be included in the packet for Planning Commission review.

If you have any questions please contact Community Development at 801-292-8232.

Name: Caroline Eckel

City of Residence: 555 North 410 West #37
Centerville, Utah 84014

Comment: I lived in Centerville mobile Estates for
25 years since 1995.

I'm 88 years old & didn't think I would
need to move.

I do have a cat that is 9 years old.
Its hard to find a place for low income.

Thank You,

My name is Casey Nielsen, centerville resident of number 5 and I have lived here for 6 years.

In 2013 I returned home from my LDS mission and spent the next year and a half gutting, and rebuilding my home at the park. My parents used retirement funds to help put new floors, walls, ceiling, and roof on my home, which took hundreds of hours of mudding, sanding and painting.

The Total renovations were 10000\$.

I had no intention of moving from or selling my home, and I have invested heavily into it. Last autumn I spent 500 dollars repairing my roof, which had been damaged from the east winds we experience.

I have happily lived here in Centerville grateful for my home I can afford. In July 2019, my rent was raised an additional 300 dollars. I was notified by a note left on my door from rulon harrison.

At the end of the letter it said "we hope you will remain in the park for many years to come." Less than 8 months later I'm receiving a change of use notice.

My home was built in 1973 and cannot be moved.

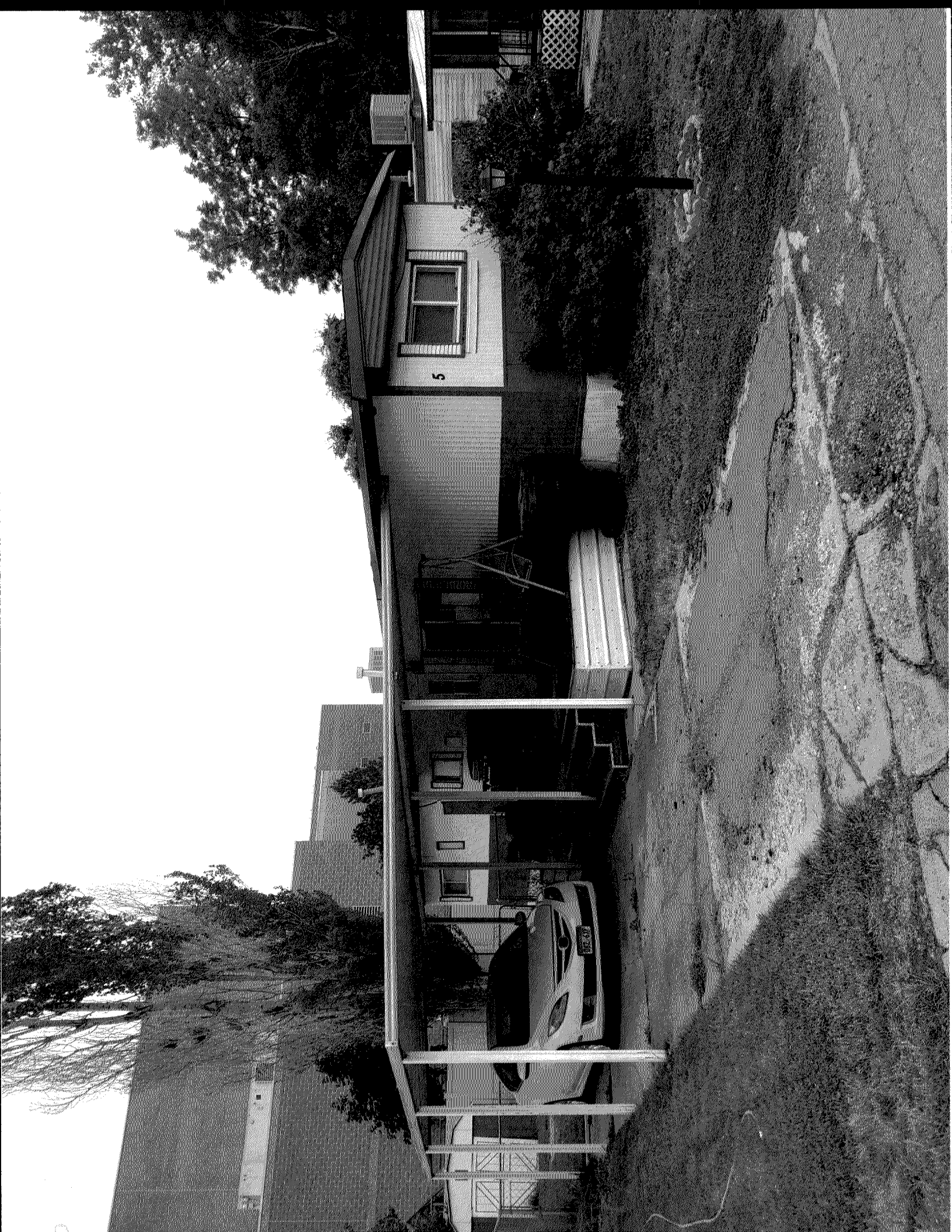
There has been an offer of 2000 dollars if we leave by October

This amount isn't the value of my home,

Nor would it even cover moving expenses to a new home which would require first and last month's rent, security deposits, pet deposits etc. However, this amount would cover up to nearly 4 months of the lot fee, on which my home sits. I live here because it is what I can afford.

We are facing this covid-19 pandemic. There are many in the park, myself included, who have been furloughed, or have experienced job loss, financial difficulties, expensive repairs and investments to their homes. I'm concerned not only for myself but for my elderly neighbors who cannot afford anywhere else that would accommodate their needs.

I know this city council has a lot to make a decision on. This is a desperate time for us. Please consider our lives and this situation. Thank you for your time.



Leah Romero

From: Cathrine Draper <Cathrine-Draper@rbmn.com>
Sent: Monday, May 18, 2020 7:13 AM
To: recorder
Subject: Planning Commission - Hive Development

Follow Up Flag: Follow up
Flag Status: Flagged

To: Planning Commission

Re: Hive Development

Cathrine Draper
473 Applewood Dr.
Centerville, UT 84014

Please accept this as my concerns over the proposed Conditional Use Permit for The Hive development and request that the Permit be denied.

Traffic – In the meeting on May 13, 2020 there was mention of a double turn lane possibly being added from Parrish Lane to the Frontage Road. I believe that will help significantly for the current traffic issues on Parrish Lane but does not address the current and future traffic that the proposed development will add to both 400 West, the Frontage Road and even Applewood Drive.

Traffic will increase even if the permit is denied and the allotted unit count remains the same. With the trailer park, as low income housing, many homes have only one car - if any. If the development stays at the current permitted units, and with the distinct possibility that each of the new homes will all have 2 cars, we will be doubling the amount of traffic. If the requested 30 additional units are added there will be an additional 60 cars on top of that.

Applewood Drive is also quite busy with traffic trying to get to the Frontage Road. Additionally, semi-trucks also use Applewood and 400 West to get to Colonial Building.

Parking/Additional Parking – Parking is already an issue in this area. Colonial Building uses Centerpointe Theatre parking and vice versa. Not having enough parking/visitor parking in the proposed development will add to people using other possible parking. With less units there will be enough space for visitor parking and for residents to get into their homes/garages. If you look at the Gardenview Townhomes, their road is what I consider an “alley”. The same word used in the May 13th meeting for the proposed Condos to get to their garages. Turning into and out a driveway in the Gardenview Townhomes is difficult. Less units also means there will hopefully be less on-the-street parking which will be less hindrance for First Responders.

Damage to my Property – It is my hope that my vinyl fence and property is not damaged during the building of the units and/or installing of their vinyl fence.

Privacy – Although many homes on Applewood Drive have decks on the upper level of their homes it is due to the fact that they are splint-entry homes. The main living area is on the upper level of these homes. With the design of the proposed duplex, those that will be adjacent to my home, it appears that the main living area will be on the lower level. Therefore, I don't really understand the purpose of a balcony on the upper level of the home that can then look down into my home/yard.

I admit, I do not fully understand the portion of the meeting that discussed the 15 foot set back compared to the required 20 foot set back. However, if there are less units, the area will not be overly crowded and there will be enough room for the required set back which will also help provide privacy to the homes on Applewood Drive.

Issues Possibly not related to the Conditional Use Permit but Centerville City should take into consideration:

Low income housing – How is Centerville going to handle/add low income housing in the City? Although it will nice to have a more attractive area next to my home, everyone should have the opportunity to have a place to live no matter their circumstances. With this proposed development Centerville is losing the only low income housing it has. How is the City adding/handling this issue?

Rats – There is a rat problem in the Trailer Park. How is the City and/or proposed builder/owner going to handle this issue prior to demolition/building. Unlike some of my neighbors that have cats or are going to get a cat to handle this issue, I am unable to do so due to a severe allergy to cats.

Thank you for the opportunity to voice my concerns regarding The Hive Development.

Cathrine Draper

Cathy Pilgrim -- Centerville UT

TRLR 27

After watching the meeting last evening, I have a few comments.

1. I understand this is only a zoning issue for the planning committee and the issue is not saving the park.
2. When my husband and I moved in over 10 years ago, there was already a rumor that the park could be sold at any time. That rumor has not changed for the whole time we have lived here. We feel lucky to have been able to live here as long as we have.
3. If the zoning does not change and the deal falls through, this does not guarantee that the trailer park will not be sold since it is private property. It will probably go to another developer that might not work with the residents at all.
4. I do not believe it is the developer that is letting the park down, it is the 'Non' management that is to blame. The current owners are the ones not working with the residents to keep their housing.
5. I was relieved when the developer stated they would take the title and take care of destroying the trailer along with a bonus if we are out October 15th. I was worried that we would have thousands of dollars in expenses along with the moving costs.
6. This does not include us but most of the residents in the park really need help to relocate out of their homes. It is unfortunate that Centerville does not have low income housing to go to. Most rent in Centerville is at least double of what we are supposed to be paying now. I have found some apartments in Bountiful that are under \$1000.00 a month.

Those are my comments and I appreciate you taking the time to read them.

Thanks



Cathy L. Pilgrim

Leah Romero

From: Kim Michaud <kim@daviscommunityhousing.com>
Sent: Thursday, May 21, 2020 4:55 PM
To: recorder
Cc: Jan Winborg; Shelly Pace; Francisca Blanc
Subject: Planning Commission - Hive Development

The Davis Community Housing Authority administers federally subsidized housing programs for households with low income residing in Davis County. Along with Utah Housing Coalition, we advocate for the retention and creation of affordable housing in our community. Because the supply is low and the need is high, carefully evaluating a community's stock of safe and affordable housing is of high priority for our agency.

During your Planning Commission meeting on May 13th, we witnessed the discussion centered on "The Hive" development seeking a conditional use permit for replacing Centerville Mobile Estates with high-density townhomes. Over 20 of the Centerville Mobile Estates residents, along with other concerned citizens, voiced their objection to this permit (and the new development) as it would cause them to lose their homes and become homeless within a few months. In reviewing the *Centerville City General Plan Regarding Moderate Income Housing*, Section 12-490 (amended 19 Nov 2019), there are several principles that should be considered in this matter, including the following:

Page 3 (E.2.) *"...the primary focus of the Plan is to regularly track and review the City's housing stock types in order to improve the decisions made regarding community plan updates and zone map amendments."*

Page 4 *"These strategies, conclusions, or policies are to be used in the decision-making process for land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs."*

We strongly urge the City to utilize Section 12-490 of its Plan as a framework for their decision-making process regarding the above conditional use permit request. Without a clear plan in place to retain housing for the 48 Centerville households impacted, many of whom are of low income, the conditional use permit may not meet the requirements as outlined in the City's Moderate Income Housing Plan.

It is important to consider that per Utah SB 34, the City is now required to perform an annual review of their Moderate Income Housing plan. Considering the timeline for purchase and vacate notice of this land, Centerville will be required to publish a steep decline in housing availability for families at or below 80% of the adjusted median family income. The December 2019 revisions made to SB 34 factor in transportation and traffic circulation for MIH reviews. The 6.5 acre property in question is a prime location for transportation access for low income housing.

Jan Winborg, Executive Director
Kim Michaud, Deputy Director
Shelly Pace, Special Programs Administrator

--

Kim Michaud
Deputy Director

Davis Community Housing Authority
352 South 200 West, Suite 1
Farmington, UT 84025



Debra Cabezas
555 N 400 W Trailer #10
Centerville, Utah 84014
May 17, 2020

Centerville City
Centerville, Utah 84014

Dear Centerville Utah City:

My name is Debra Cabezas, and I have lived in this mobile home park (Centerville Mobile Home Estates) for 29 years. We bought trailer number 43 in June of 1991. My son turned two years old that September. We moved here because we fell on hard times. At the time, my husband lost his job because he had to spend some time in a mental hospital. Due to my husband's mental state, we got divorced in June 1993. In May 1995, I sold that trailer and bought trailer number 10. Trailer 10 has four bedrooms, two bathrooms, plus a laundry room. It was in great shape; it was just outdated. I started to work on some improvements, and I have been improving and maintaining it each year. I have put thousands of dollars into it. It is our home, and we love it.

I was able to tend children in my home as a business so that I could be a stay at home mom. I watched many children for over 18 years. Eleven of them lived in Centerville. I never had to have any assistance of any kind. I have also worked hard for many years. I have worked for Davis County School District for seventeen years, fourteen of which I've worked at Jenny P. Stewart Elementary. I went to work when all the children I tended started to go to school.

My son went to Jenny P Stewart, Centerville Jr High, and Viewmont. He played T ball in the park that was next to our community. It is no longer there. We played many hours at that park. He played baseball at the Centerville park, Jr Jazz at Centerville Jr high. He did many of the Centerville City activities, which included archery, boy scout classes, and soccer. He played little league football in many different places in Centerville. We loved all of the activities.

I remarried in 2010, and we have lived here and have fixed up our house even more. This has been a part of our American dream, especially when it was told to us that we would have many more years to come. To have a home and a roof over our heads that we can afford. Of course, we would love to get into a house where we own the land. We have been working hard to have that dream, maybe someday. Now with the selling of the land, we are forced to leave. It was awful to have received this letter at a time during a pandemic when we were supposed to stay at home.

May 17, 2020

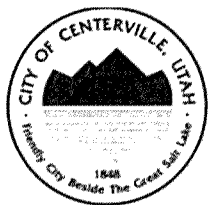
Page 2

We have lost a couple of months because of it. It has caused us so much stress where we have a hard time sleeping and coping with it. Now with the time we have left, we don't know if that's long enough. Because our trailer is 1973, we don't know if we can move it. I don't have retirement coming my way because of my work. The trailer is our only investment to help us get in a home and have some for retirement. We need to be able to have the time to be able to do something. We want what is fair. Please know we are in dire need. Just as is, we will lose money because we now have to include the moving cost of \$15,000 to \$20,000 to move it. If we can sell it, it will still come at a price which we will lose. That is if we can find a buyer that can put it on some land because all the mobile home parks in Utah don't accept older homes. I know of three people that have contacted our neighbor, saying they want to buy the mobile home park and fix it up. I believe that would be the best scenario for 46 families who have been Centerville citizens for many years and need help from our elective leaders. We appreciate your concern for us, and thank you for taking the time to listen and read our stories.

Sincerely,

A handwritten signature in black ink, appearing to read 'Debra Cabezas', with a stylized flourish at the end.

Debra Cabezas



PUBLIC COMMENT SHEET

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If you have any questions please contact Community Development at 801-292-8232.

Name: AGE 73 AGE 76
DENNIS AND LEANN TIREMAN

City of Residence: CENTERVILLE, UTAH TRAILER 44

Comment: WE HAVE BEEN LIVING IN THE COURT FOR
ALMOST 47 YEARS. GOT OUT OF THE MILITARY (ARMY)
AFTER TEN YEARS (TOUR IN VIETNAM (1966-1967)). WE
MOVED IN HEAR SIGHT OUSEEN BECAUSE IT WAS A BRAND
NEW ~~PA~~PARK AN WE COULD PICK OUR OWN LOT. VESTIL
HARRISON WELCOMED US AND SAID WE COULD BE HAPPY
BECAUSE IT WOULD ALWAYS BE A PARK. DURING THE

NEXT 25 YEARS OR SO A LOT OF PARKS WERE
CLOSING DOWN AND EACH TIME HE SAID NOT TO
WORRY BECAUSE WE WOULD ALWAYS BE A PARK,
WE HAD A BEAUTIFUL PARK HE WAS ALWAYS HERE
AND AN ONSIGHT MANAGER WAS HERE ALSO,

WE ALWAYS HAD A SMOOTH RUN COURT, WHEN
HE PASSED AWAY THINGS CHANGED, AROUND 2000.

WHEN HIS SON RVLON TOOK OVER HE PROMISED
THINGS WOULD NOT CHANGE, IT WOULD ALWAYS
BE A PARK, THE MANAGEMENT ALWAYS APPROVED
ANY BUYING AND SELLING IN THE PARK, SO THEY
WOULD ALWAYS KNOW WHO LIVED IN EACH
TRAILER AND THEY WOULD KNOW THE RULES,

AROUND 2010 THINGS STARTED TO CHANGE,
WE DID NOT HAVE A MANAGER AND RVLON
DID NOT COME AROUND BUT TO PICK UP CHECKS,
AND DID NOT GIVE ANY INPUT IN THE COURT,
WHEN I DID TALK TO HIM HE ALWAYS TALKED
ABOUT NO PROBLEMS AND THE COURT WOULD
ALWAY BE HEAR BECAUSE HIS DAD WANTED IT
TO BE THAT WAY. HE WAS THE ONLY ONE IN
HIS FAMILY THAT WANTED TO DO WHAT HIS

DAD WANTED HIM TO DO. I TALKED TO RULON A LOT. I ALWAYS WENT TO HIS HOUSE TO TALK TO HIM BECAUSE I COULD NOT CATCH HIM IN THE PARK. HE ALWAYS TALKED ABOUT RAISING THE RENT BUT HE NEVER DID. I THINK RULON HAS A TOUCH OF ALZHEIMER'S BUT I'M NOT SURE, BUT HE NEVER DID GET BACK INTO THE SWING OF THINGS. AND THEN HE WOULD NOT ANSWER CALLS. HE WAS THE MANAGERING PARTNER HE COULD NO LONGER HOLD HIS POSITION. TO KEEP THIS PARK GOING AS HIS DAD WANTED HIM TOO. AND WE ARE ALL SO SORRY FOR THAT.

BUT ABOUT SIX MONTHS AGO HE SENT A LETTER TELLING US ABOUT A RENT INCREASE. WE ALL THOUGHT A BIG JUMP AT ONCE BUT AS FAR AS I KNOW PEOPLE PAID. EXCEPT A FEW THAT HASN'T BEEN PAYING.

BUT A LOT OF PEOPLE TOO THAT AS THE COURT WAS GOING TO BE HERE FOR A LONG TIME,

BECAUSE IT RAISED THE RENT AND MADE
THE COMMENT "THANK YOU FOR BEING SUCH
GOOD TENANTS IN OUR PARK. WE HOPE YOU
WILL REMAIN IN THE PARK FOR MANY YEARS
TO COME".

WITH THAT A LOT OF FAMILIES IN THE
PARK DID SOME BIG REPAIRS AND REMOVED
BECAUSE THE PARK WAS GOING TO BE
HERE FOR MANY YEARS TO COME.

THAN 8 MONTHS LATER A DIFFERENT
FAMILY MEMBERS ASSUME CONTROL AND
DOES WHAT SHE WANTS AND THE HACK
WITH WHAT DAD WANTS. BUT I GUESS
THE FAMILY NEEDS THE MONEY AND
PUTS PEOPLE IN THE STREETS

IT HAS BEEN A PRIVILEGE TO RESIDE
IN THE COURT ALL THESE YEARS (47)
AND TO LIVE CENTERVILLE AND WATCH
THE CHANGE IN THE CITY. BUT YOU WILL
HAVE PROBLEMS WITH ALL THE TRAFFIC
IN THE AREA. SORRY ABOUT ANY MISPELLING
BUT I'M AN OLD MAN WHO DOESN'T
THANK YOU USE COMPUTERS

Wanda H. Hines

To Whom It May Concern:

My name is Ellen McConkey and I am the property owner at 638 N Frontage Road (800 W) in Centerville. My property borders the proposed Hive development. (See Photo below) I have several observations and concerns about the design of the entrance/exit that is proposed for the Frontage Road from the Hive development as well as adequate parking concerns.



I'll have lived at the adjoining property for 25 years come August and have several concerns about the traffic and the proposed entrance/exit along the Frontage Road. Frontage Road traffic has greatly increased over the last 20 years. The proposed entrance/exit for the Hive is at a 45-degree angle from the Frontage Road. This angle will make entrance to the new development difficult for northbound traffic because drivers will need to slow down to make nearly a U-turn to enter the development.

Exiting the development will also be difficult because the oncoming traffic often goes by faster than the posted speed limit of 30 mph. The angle will cause difficulty for those exiting as the driver will likely not see speeding traffic coming due to the odd angle – especially if there is anyone parked along the curb between the entrance/exit and Chick-fil-a.

I am requesting a change of the entrance/exit to a 90-degree angle which would solve many of the observations above. (See Photo below)



I am also requesting this change because the entrance/exit is right next to my property within at most 10 feet of my mailbox and driveway. My driveway has already become very difficult to back out of each day with the increasing and often speeding traffic as well as watching for traffic at the entrance/exit for McDonald's across the street. I am concerned that I will no longer be able to safely back out of my driveway during the day with the Hive entrance/exit so close.

By changing the entrance/exit to a 90-degree angle, it should give me about 20 additional feet to safely enter/exit my driveway.

I am also extremely concerned with the amount of parking planned in the new development. At the high occupancy developments east of my home along 400 W, residents and/or their visitors park along all curbed areas because there is insufficient designated parking available. Continuous cars parking in front of my property would make it dangerous for me to see oncoming traffic while trying to exit my driveway. It would also give me nowhere to have guests park when they come to visit me.

A solution could be to have single-house resident parking passes for themselves and their guests as they do in Salt Lake City along with posted signage along Frontage Road as far as Creekview Drive stating that street parking is for the single-house residents and their guests with passes only.

Thank you for considering and honoring these requests,

Ellen McConkey
638 N Frontage Road
Centerville, UT 84014
801-295-1626

Leah Romero

From: Gail Anderson <joelandgail@msn.com>
Sent: Thursday, May 21, 2020 12:08 AM
To: recorder; City Council; Mayor; Brant Hanson; Lisa Romney; Tricia Gallagher; Bill Ince; Stephanie Ivie; George McEwan; Robyn Mecham; Tami Fillmore
Subject: Please re consider

Follow Up Flag: Follow up
Flag Status: Flagged

Please reconsider destroying the Centerville Utah trailer park, which provides home for low income families who have in many instances spent their lives there. Their homes are most likely paid for. The likelihood of them selling their home and being financially able to find affordable housing elsewhere is remote. Many may become homeless. This is just wrong on so many levels. I believe in Capitalism, we ourselves have built over 500 home in our business, but we have never thrown any one out of their home to make a dollar. I know the land owner has the right to sell his property but the deal must include adequate compensation to the residents as part of the cost of the land. Also, the developer cannot build if you do not change the zoning.

Again, this just plain wrong! What if it were your mother or grandmother or other family member being dispossessed of their home? They are somebody's mother, sister, father or grandfather. Their homes are being taken away with no ability for them to replace them.

Please, I beg you. Reconsider refusing to re-zone this piece of land.

Sincerely
Gail Anderson

Sent from my iPad

Leah Romero

From: Grace Olsen <poodle_kins@yahoo.com>
Sent: Tuesday, May 19, 2020 6:55 PM
To: recorder
Cc: City Council; Mayor; Brant Hanson; Lisa Romney
Subject: Public Comments for The Hive Development Proposal in Centerville City, Utah

Follow Up Flag: Follow up
Flag Status: Flagged

To:
Centerville Planning Commission
Centerville City Council
Centerville Mayor Clark Wilkinson
Centerville City Manager Brant Hanson
Lisa Romney

State Senator: Stuart Adams
State Representative: Timothy Hawkes

RE: The Hive Development Proposal in Centerville, Utah - Public Comments

Centerville Mobile Estates – My Personal Story May 19, 2020

We are your neighbors.

We have lived in our home for 23 years. When we first moved here, Vestil Harrison was the property owner. He ran a beautiful community, had proper management, and provided a simple and safe place for families like ours. We purchased a two-bedroom, single bath home, with a little yard just big enough for us. We had a place we could plant a garden and raise the family we dreamed of in the near future.

This is our family.

Not long after, our family began to grow, and we had our first, then second child. This community was the best place for raising children. Everyone looked out for one another. Our place soon became the neighborhood home where all the littles came to play. We had a swing set, a sand box, and a loving family. Kids could ride their bikes here safely, play water games, hide and seek, and all the childhood joys children deserve.

Our kids have gone to school with you kids, they've done scouting with your scouts. Dad helped with the scouts. Mom led your children in the Cub Scout Program and volunteered at the schools in various ways. Our children and ourselves have done service work for you. Our kids have hopes and dreams like your children have. They have good days and bad days just like yours. Our oldest is putting himself through college. Our youngest is working on college credits while in high school.

We are hard, essential workers. Mom works for the school district in special education. Dad works two jobs, so we can afford all our medical, and provide us with our home. We've made a sweet little home; one we could afford with all the preexisting medical conditions we have. Just one of our family's medications retails at over \$1,700.00 per month. That's only one of several. Mom has a recent cancer diagnosis, and is fighting cancer right now, and will be on medication for it for the next five years, in addition to expensive future screenings. Dad has type 1 diabetes since he was a teen and is blind in one eye due to the disease. There are more health struggles our family faces, but we never let them stop us from facing each day and doing our best to provide for our family.

Our home has been our haven, a safe place in the storm.

Now, after Vestil passed away in 2001, his children inherited our beautiful community. And for many years it was still properly managed. Yet, the last several years, that has not been the case. As homeowners, there was only so much we could do on our own to keep our park up. Individuals would do their best on their own lots, but there were many problems we could not solve. The applicant screening process that Vestil had in place was no longer. Some residents here have never even had a lease signed by themselves and the owners. Snow removal was inconsistent or not available. Road, water, sewer and garbage pick up each at one time or another had difficulties being taken care of. Residents would try to contact Rulon, who would not answer his phone. Residents would try to contact Centerville city, who could do nothing because it was private property. Our hands were tied in improving the overall park.

Last July 31st, 2019, we received a letter from Rulon K Harrison, the managing partner of Centerville Mobile Estates. They provided a 60-day notice of lot fee increases, more than doubling the existing fee. At the end of this letter, Rulon said: "Thank you for being such good tenants of our mobile home park. We hope you will remain in the park for many years to come."

Many residents took this as good news. "Many Years to Come" suggested that even though there were some problems they were obviously struggling with; their intention was to continue as before, and we would be living here for years to come.

*****NOTE: Eight months later we received the Eviction Notice date March 23, 2020*****

So, based on the letter of July 31, 2019, residents who could began to invest more financially into their homes for improvements or remodels. Our family spent thousands of dollars that had we'd known otherwise; we would have put it in savings for this catastrophe of eviction. But we believed what Rulon said in that letter.

March 23, 2020: Six days after one of my surgeries for cancer, the owner's lawyer is mailing us an eviction notice.

During the middle of a world pandemic, the Harrison family decides to do a mass eviction of the residents, that eight months prior, they fooled into believing we would be here for years.

To say this came as a surprise is an understatement.

We were stunned, completely caught off guard.

There's a pandemic going on. The governor of our state has restricted our movements, we are to stay at home as much as possible. We cannot even meet to discuss what just happened to everyone. We cannot gather to reach out to our seniors and disabled to help them find resources to pursue. We cannot gather to exercise our first amendment rights to protest what is occurring. We are told when it comes time for the city to meet regarding the developers request to change the existing requirements, we will not even be given the chance to meet in person to plead our case. We are to do so virtually, over zoom. We have residents who do not have internet access. We have residents who do not understand the technology to participate in this virtual meeting. We are then informed we can write a letter as well.

How does a letter represent the tears of our seniors who are so devastated that they hope they do not survive this transition to their lives? The disabled who do not have a pair of boots to pull themselves up with. The war veterans who served our country being told they have no home. A letter is impersonal. Those making these decisions about our future should see in person the trauma this is causing their citizens. They should have to bear witness to this, and not get away with reading words on a piece of paper.

So, a few of us did connect over messenger when we received the eviction notice, to try and find resources and learn about what, if any, rights we had. We decided that someone needed to advocate for those who may not have the ability to do so.

We discovered that not only are we being evicted from homes we own, but there are no laws requiring the developer or owner to compensate us for the value of our homes. We have homes here that have a taxed value at \$40,000.00, they get nothing. Our homes taxed value is \$12,500.00. If these were able to be sold on the open market, I found by a quick Google search for mobile homes for sale in Davis County, Utah, that a single wide under 1000 sq. ft. has price ranges from \$21,900 to \$77,900. We are losing tens of thousands of dollars and are supposed to start over with nothing.

We learned that homes built prior to HUD laws, may not even be able to be moved. If a home can legally be moved, it costs about \$15,000.00 to move a single wide.

- 1) There has to be a permit
- 2) It has to be done by professionals
- 3) The home has to be brought up to HUD codes
- 4) It has to meet the laws of the municipality you want to move it to

There are some distinct problems here. There are insufficient lots available for the homes that can be moved to be relocated to in Davis County. Those of us who live here need affordable housing and lack the \$15,000.00 + to move our homes. If they cannot be moved, there are issues of abandonment; to either pay for that themselves or leave the park earlier than the required time to receive help from the developer, a mere \$2,000.00, which personally is insulting.

There are homeowners who still owe a mortgage on their homes, we owe a little more than \$3,500.00, and at least one neighbor owes \$10,000.00. If our homes cannot be moved, which is likely, and we must abandon them, either leaving early or paying to abandon them, we still have legal obligations to pay for a mortgage on a home we cannot live in. The question begs to be answered, could most people pay off an existing mortgage and have enough money for a second mortgage and/or rent? Will a bank or mortgage company even consider a housing loan with these existing mortgages? Would we be able to pass a rental units screening process with that

outstanding debt? If we do not pay the debt, our credit is damaged, and no one would rent to us or loan us money for homes! We will have to start from scratch. We have no possible way of selling our homes. We have no down payment towards a new home or a rental. How are those who need affordable housing supposed to accomplish this task? These issues have yet to be addressed adequately, if at all.

Now to affordable housing, Centerville City is short 411 affordable housing units. If the City approves the developer's request, they will displace us from the affordable homes we own. There are no places within the city for over 45 families to go. We're not only being evicted from our home, but we're being evicted from our city, and our children are being evicted from their schools. Is this how Centerville City wants to be remembered in how they treat tax paying citizens; that the wants of the developer supersede our needs as citizens?

I do wonder how Centerville city and general public would feel, if a government agency condemned over six acres of their housing, so that the developer could put this Hive development plan in their neighborhood, rather than ours. There is such a thing as eminent domain, it is within the realm of possibilities. I suspect we would see a huge fight against that. Citizens and city representatives would be out in droves; they would not accept it. One notable difference.... eminent domain requires financial compensation by law.

Yet, us losing our community and homes, does not.

The laws do not protect us. So, who will?

It may be legal, but it doesn't answer to the higher authority of what is morally right.

If Centerville City ignores our pleas for help in saving our homes, and allows the changes of conditional use density, so that the developer displaces us from them, the city must negotiate more for us, than what is currently proposed. The Hive project, or another, must include fair compensation for the value of each resident's home. It must be based above the amount we pay taxes on, which does not reflect what the homes could be sold for in the real estate market. The compensation must reflect an independent, fair appraisal amount on the open market, paid for by the developers or current owner of the property. To do otherwise equates to theft of our personal property.

Please do the right thing and vote no against this project. Please help protect us as tax paying citizens who you represent.

We are your neighbors. We are just like you.

#saveourhomes

Thank you for listening to my story.

Afternote:

I would like to submit my protest in holding the balance of our futures through a virtual meeting, and/or letter format. We have many seniors and disabled individuals who do not have internet access or feel incapable of navigating a zoom meeting. It is intimidating to them, and their voices will not be adequately represented.

We have petitioned Centerville City to delay this meeting until June 10th, in hopes that the Utah governor will open more public spaces, and we can participate in a face to face meeting.

I feel strongly that when holding the fate of 46 families in your decision process, that those involved should bear witness to the trauma that this mass eviction, during a word pandemic, has created for the citizens of your city. You should see the tears and feel the weight our families are burdened with. Only then, will we be fairly represented.

Respectfully,

Grace Olsen

May 19, 2020

555 North 400 west #24

Centerville, Utah 84014

Leah Romero

From: Heather Strasser <lebonheur76@hotmail.com>
Sent: Wednesday, May 13, 2020 7:53 AM
To: recorder
Cc: Robyn Mecham
Subject: Planning Commission - Hive Development

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

Thank you for considering this as public comment regarding the application for a Conditional Use Permit for the proposed Hive project here in Centerville. I have reviewed the staff report and attachments included with the agenda.

There are several items regarding this proposed development that are alarming. I understand that the area is already zoned R-H, however the developer is requesting a CUP to allow for 9-12 units per acre. This would allow up to 80 units to be built in this area. As it stands, there would be only two entries and exits to the development, one on 400 West and one on Frontage Road. This is one reason that the Planning Commission should NOT recommend the use of a CUP. These two streets are already difficult to navigate at various times of the day. The area of Parrish Lane near I-15 is nearly impossible to navigate during peak times and is dangerous. What will be done to mitigate these issues if the CUP is recommended and approved?

It is disturbing to learn that the mobile home owners that currently reside in this development will be displaced. While I understand that change in land ownership is not necessarily within our city's rights to govern, I do believe this is an opportunity to make improvements to the area rather than adopting a less than desirable and overcrowded development. We have enough of these developments in Centerville already.

Thank you for your consideration, and thank you for your service to our great city.

Sincerely,
Heather Strasser
Centerville Resident

Centerville City Planning Commission Meeting May 13, 2020

Heidi Shegrud. I'm a Centerville Resident

Please consider my comments and questions regarding my review of The HIVE. If you develop questions regarding my comments I am happy to discuss and clarify anything I have written here. Thank you for taking the time to read and hopefully consider my comments.

- **Traffic study** when was is conducted? Traffic patterns are different during the winter than summer and will certainly be different during COVID-19.
- I am curious regarding the new **curb cut on the frontage road**. I believe it need to match the McDonald's curb cut for safer for ingress and egress. Unless the traffic study suggested to offset the intersections based on the curvy nature of the road.
- Something to consider, typically you step up densities as you work away from commerce areas. I do not think this increased in density should be directly next to single family residential, it's more compatible if you step it up through different developments, not within the same development. I do not think the 9-12 units is compatible next to the single family neighborhood. Residential low zone currently adjacent to the R-H Zone. I think this warrants the low end of the RH zone at 8 units per acre. To accept the higher density you would need a transition zone.
 - Consideration: If you allow the higher **density** you may want to require a larger landscape buffer between the uses.
 - **CENTERVILLE CITY GENERAL PLAN SECTION 12-435 PART 12-435 BUFFERING AND SCREENING GUIDELINES 12-435-1. LOCATION OF BUFFERS. 1. Incompatible Use Areas Buffers** should be used between incompatible land uses including, but not limited to, industrial, commercial, residential, and high density or low density uses. It is not desired that these uses occur in close proximity, but if they do, the adverse impacts of one use on the other shall be mitigated with distance, visual screening, access control, sound control, and other mitigation and buffering techniques.
- Consider treating the one road in this development more like a street and not an alley way. Give it a **streetscape** with a sidewalk on both sides and a parkstrip and parkstrip trees. This would be valuable to the residents living within this development and the city as a whole.
- How does the developer plan to install the **vinyl fence** along the backyards of the existing single family homes? Will he install it adjacent to the existing fences? Will he remove the old fence to avoid a double fence which is less desirable? Will he remove the old fence post footings for each fence post of the existing fences?
- The **private/public space is not clearly defined** in the design of this development.
 - This development would be enhanced by creating a graduation of outdoor spaces for more information please refer to this article Written by Jan Gehl. I have copied in the highlights.

- <https://sf.streetsblog.org/2011/06/13/danish-architect-jan-gehl-on-cities-for-people-the-safe-city/>
 - *In connection with individual dwellings — clarifying territories and affiliations is crucial for contact with others and for protecting the private sphere. Whereas efforts are made to graduate and soften transitions between private and public areas by building semiprivate and semipublic transition zones, the likelihood of contact from zone to zone increases, and residents gain the opportunity to regulate contacts and protect private life. **A well-proportioned transition zone can keep events at a comfortable arm's length.***
 - *Between spaces you find edges which can be emphasized using, porches and front yards, these can make a decisive contribution to vitalizing life in public space. These transition zones between the private and public sphere must be carefully articulated in order to **clearly distinguish between what is private and what is public.***
 - Changes in pavement, landscaping, furniture, hedges, gates and canopies can mark where public space ends and fully or semiprivate transition zones begin. Height differences, steps and staircases can also mark the transition zone, providing critical prerequisite for the important function of edges as the link between inside and out, between private and public.
- Consider having some of the **open space** at this development be a public park, potentially even not being fenced off and connecting to the open space surrounding that trail/sidewalk that is North of the Chick – Fil – A / CenterPoint Theater.
- Enhance the sidewalk and add a park strip along the frontage road to connect the Frontage road Sidewalk/trail to the sidewalk/trail north of Chick fil A and CenterPoint Theater. It would also be great if the trail or sidewalk system inside this development connected to the trail/sidewalk north of the CenterPoint Theater. **More connectivity!**
- Please **don't eat into the open space** to provide parking spaces. Please eliminate density before eliminating open space!
- Consider the possibility of saving some of the larger **trees** already growing on the site. These larger trees are a huge asset to Centerville and would be a huge selling feature for any future development. Please work with Centerville City's Tree Board to determine what trees are worth saving and set up a tree protection plan to ensure that they are cared for during construction (protect the root zone and watered, etc.).
- Please help make this a place people want to live. It's a **gateway** to our city and as such warrants an Architectural Design Review Committee. Why not make it an iconic place? Instead of a box identical to the box in the development over just with different lipstick on it?
- Please remember the Goal that Cory presented in the zoning description is to **permit a well-design development.**

- Please question the 15 foot **rear set back**. The city code states a 20' set back is required but the site plan is only showing 15 feet. Reviewing this code will hopefully address the second story balconies looking into backyards of existing homes. This can also be mitigated with a landscape buffer (tall columnar trees).
 - If 15 feet is allowed consider adding a landscape buffer between this development and the residential neighborhood to the north.
- Please provide a **photometric analysis**? I would like to see how much light will be at their development edge? This isn't usually a problem if they meet code.
- Please work with the **Deuel Creek Irrigation Company** to make sure the larger water capacity that will be required with the landscape within this development can be met and if improvements to the Deuel Creek Irrigation supply system need to be made I would petition that this development pays for these improvements to the system.
- Consider: CENTERVILLE CITY GENERAL PLAN SECTION 12-420.
 - Residential development in Centerville is primarily **low density single-family**. This character of development should continue as far as is feasible and practical. Medium or high density residential development that is allowed in appropriate locations within the City should provide **useable open spaces**, landscaping, and other associated amenities which will assure consistency with the residential quality desired in Centerville. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred.
 - Please consider creating useable open space with this development.
- Please review the **Centerville City Master Plan NEIGHBORHOOD PLANNING POLICIES** to ensure this development meets the following goals set forth in the Master Plan. Below are a highlighted few.
 - SECTION 12-480-5. NEIGHBORHOOD 4, NORTHWEST. 11
 - Overview The Northwest Neighborhood
 - **Policy:** Only compatible land-uses shall be allowed adjacent to each other, as outlined in the Land-use Hierarchy Standards section of this ordinance.
 - **Policy:** Land-use types and densities shall be set forth in the General Plan Land-use Map, when adopted.
 - **Policy:** All future developments must have appropriate landscaping/design transitions, as outlined in the Transition Design Standards section of this ordinance. (To be created; essentially a set of design guidelines/standards to facilitate transitions between different uses, intensities of operation, and residential densities.)

Page 12480-16 CENTERVILLE CITY GENERAL PLAN SECTION 12-480 12480-17. 3/08/2017
Issue: Frontage Road, 400 West, and Main Street. Frontage Road has been designed and built as a collector road for residential areas in the south Farmington/north Centerville

area, but occasionally functions as an arterial when accidents occur on I-15. 400 West is a residential collector for the interior of the Northwest Neighborhood.

Goal: Preserve the viability of Frontage Road.

- **Policy:** No future development shall front or have direct access onto the Frontage Road.
- **Policy:** All roads (both public and private), connecting to Frontage Road shall meet the minimum city standard for a public residential street, including parkstrips and sidewalks.
- **Policy:** All future development along Frontage Road shall be buffered according to City landscaping standards the criteria set forth in the Transition Design Standards section of this ordinance.
- **Goal:** Preserve viability of area for potential future development.
 - **Policy:** Require all new lots to have frontage equivalent to twice that required in the R-1-10 Zone.
- Are there LID (Low Impact Development) measures that can be used to decrease the amount of detention required for the site?
- West end detention facility – what is the size?
- 40% site landscaping-open space
 - It would be a huge amenity for the City if the HOA Park could be an amenity accessible by the entire community.
- I think the design of the green courtyards could be improved using the principles found in the book *Life Between Buildings* (1996) By Jan Gehl. Unless the open space is clearly defined in a manner that is consistent with these principles, it will become “no man’s land” and will be uncomfortably—and less often—used by residents because they will have nothing else.
 - Please focus on designing a space people want to be in. Design the open space and as **useable spaces** with purpose as the goal rather than having the density of units drive the design of the open space based on what is left over.
 - One of the reasons we want to create useable spaces between buildings is to build **COMMUNITY** – *not just private enclaves*. We need to design places where people would **choose to remain** rather than see it as a stepping stone to a “bigger, nicer home” somewhere else.
 - Here is a link to a chapter that covers this same topic, but more from a safety perspective: <https://sf.streetsblog.org/2011/06/13/danish-architect-jan-gehl-on-cities-for-people-the-safe-city/>
 - Key Points
 - In almost all situations there are good arguments for working carefully to reinforce real and perceived safety, a prerequisite for using common city space.

- If we shift the focus from defending the private sphere to a general discussion about **feeling safe while walking in public space**, we will find a clear-cut connection between the goal to strengthen city life and the desire for safety.
- If we reinforce city life so that **more people walk and spend time in common spaces**, in almost every situation both real and perceived safety will increase. The presence of others indicates that a place is accepted as good and safe. There are “eyes in the street” and often “eyes on the street” as well because it has become meaningful and interesting for people in nearby buildings to follow what is going on in the street. When people make their daily rounds in city space, both the space and the people who use them becomes more meaningful and thus more important to keep an eye on and watch out for. A lively city becomes a valued city and thus also a safer city.
- The physical structure of the building complex reflects and supports the desired social structure. The major function of the communal spaces is to provide the arena for **life between buildings**, the daily unplanned activities, pedestrian traffic, short stays, play and simple social activities from which additional communal life can develop as desired by residents.

Leah Romero

From: Jacob Smith
Sent: Monday, May 18, 2020 8:06 AM
To: Leah Romero
Subject: FW: Contact Form Submission Contact Us Page

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Centerville City [mailto:noreply@testmail.com]
Sent: Sunday, May 17, 2020 4:57 AM
To: webmaster <webmaster@centervilleut.com>
Subject: Contact Form Submission Contact Us Page

Name: JoAnn Hanson
Email: joann-hanson@hotmail.com
Message:

Dear Centerville City,

Please stop the developers from demolishing the trailer court on 400 West. It is important for Centerville to host low income housing. The residents there are fine people. I have taught many of them at Stewart Elementary. Many of the residents may become homeless if they are forced to leave. I strongly encourage the Planning Commission to oppose this development. Thank you for your service to our community.

JoAnn Hanson
638 North 400 West
Centerville, UT 84014

Dear Mayor Wilkinson and the Centerville Planning Commission,

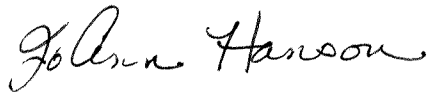
I own a condo just east of the trailer park on 400 West and taught at Stewart Elementary. I have friends and students who live in the trailer park. I was shocked and sad to hear that the new owners are evicting all the residents. Most of the residents in the trailer park have been there for decades and are too poor to move without financial help.

Please help these wonderful citizens. I urge the Planning Commission to stop these evictions or require the new owners to assist the families by giving each family \$10,000. I know they have offered \$2,000, but that is just not enough money to really help at all.

This is a horrible situation for the residents of the trailer park. Centerville City can and should support them.

I am grateful for your service to Centerville.

Yours truly,

A handwritten signature in cursive script that reads "JoAnn Hanson".

JoAnn Hanson

May 19, 2020

Dear Centerville Planning Commission:

As Centerville residents living on Applewood Drive, we are asking you not to grant the conditional use for the Hive Development to allow 12-unit per acre development. My address is 693 Applewood Drive and I've lived here for seven years. Applewood Drive is a neighborhood of single family homes with long-time residents living here close to 40 years. Our neighborhood will change significantly if you grant the conditional use.



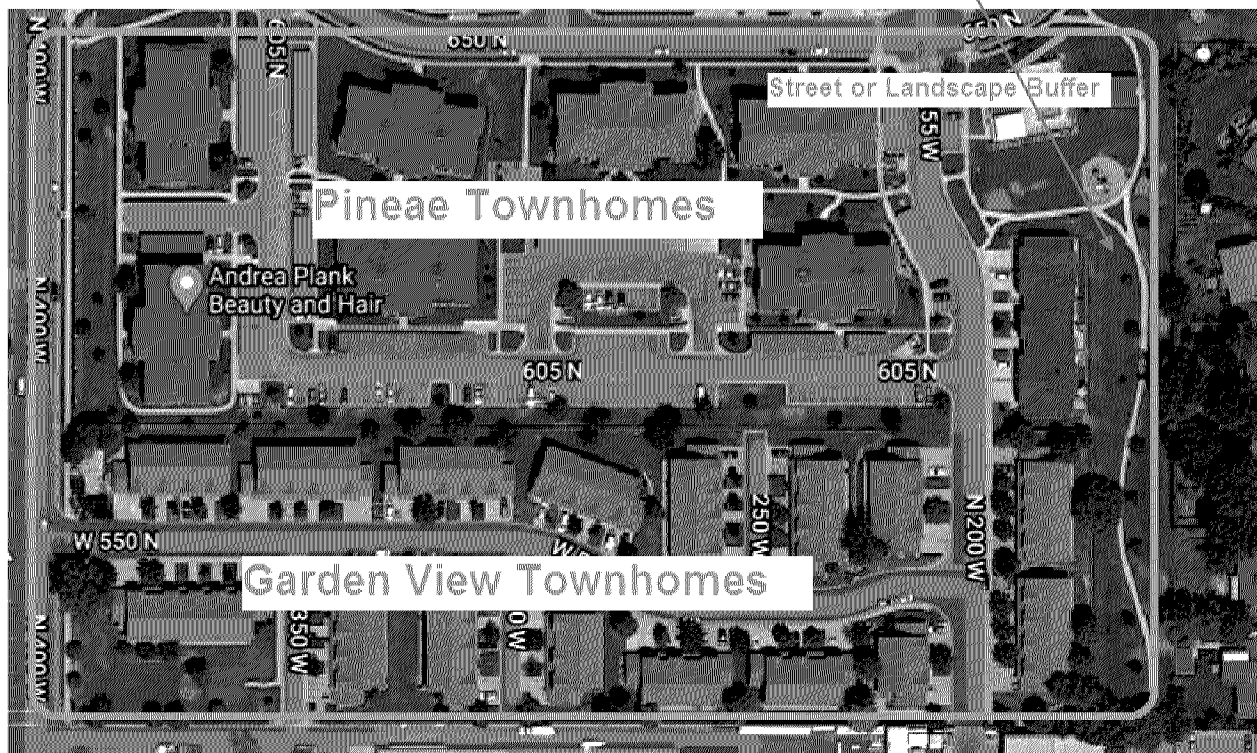
Develop to Fit the Neighborhood not Change it:

If you look at the Applewood / Mobile Home Park Community on a map, it's contiguous. There's no separation, only a fence between backyards. It's the same community. The developers chose to buy land in our community. They should build something that fits the neighborhood. An ideal development that would fit with the neighborhood would be one-story and two-story homes. For example, extending to the entire parcel the duplexes that they are proposing for one side of the property would be a compatible use. Each set of duplexes has 18 homes, so the developer could place 3 sets of 18 duplexes or 54 units and wouldn't need a zoning variance. What is clear is that an appropriate buffer is needed (see buffer discussion below), and by keeping to the current zoning of 8-units per acre, there will be enough space on the property to create the proper landscape, the needed road and adequate visitor parking, to add the needed storm water detention area and to make the development fit the neighborhood. What the developer builds needs to fit the neighborhood, not change the neighborhood to fit their vision.

Require a Proper Buffer:

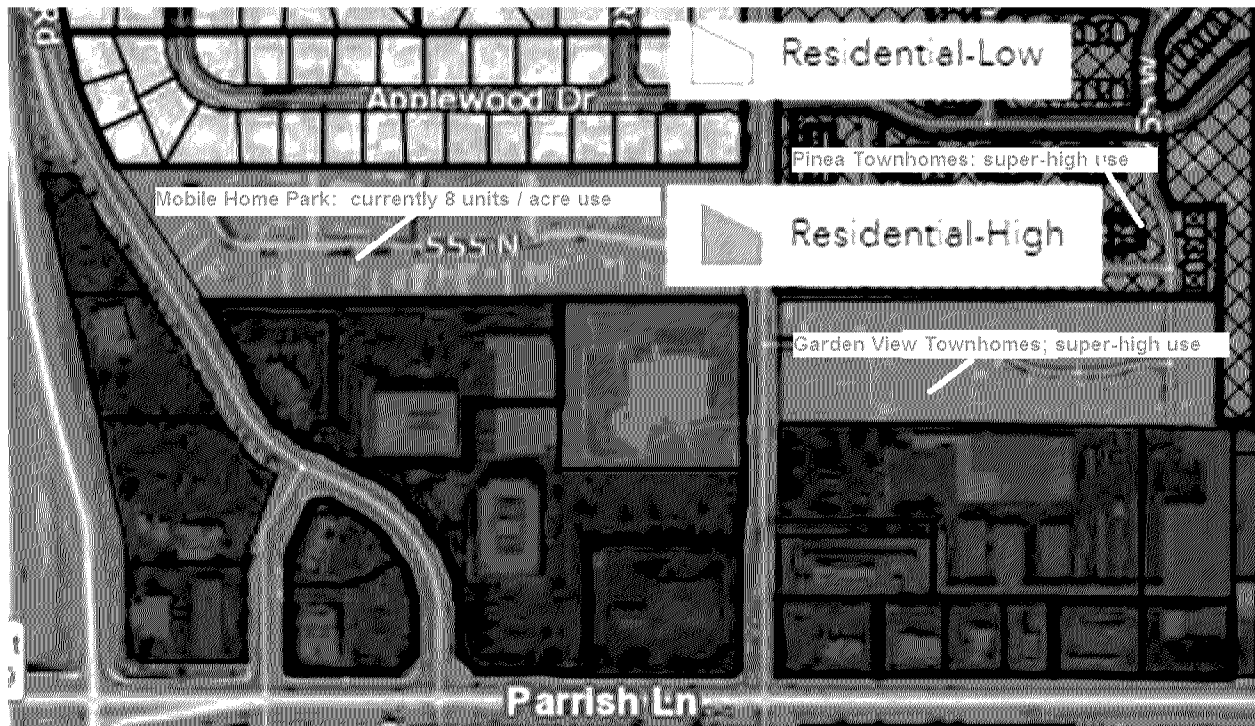
To add a high high-density use (12-units per acre) right next to our neighborhood needs a buffer of some type -- a serious landscape buffer or at a minimum a road with proper setoffs. Notice in the photo below how Pineae and Garden View Townhomes which are high-density all have proper buffers -- such as roads or landscaping. Notice especially the landscape buffer to the east of the Pineae development. The buffer protects the existing use of the residential homes beyond. In the site plan under review, placing the landscaping along the north property line would create a proper buffer - just like the landscape barrier with walk-way on the east side of Pineae separates it from the residential neighborhood.

The developer suggests that placing the duplexes with a 15' setback right along the property line is a proper buffer. The developer's vision is not one that respects the existing neighborhood but one that sets a new norm for the neighborhood based on their needs. In their presentation they said it should be okay to have duplexes hugging the property line because these are not the 3-story units hugging the property line. Their view is first to assure their density requirement with minimal respect for the existing low-residential neighborhood. What's missing is the thinking to first respect the existing low-residential use. Design a development that will fit with the neighborhood, with a proper landscape or road buffer. The development plan has the feel of shoe-horning more into the space than should reasonably fit. The developer is trying to fit our neighborhood to their vision rather than to fit into our neighborhood. The requirement of a proper buffer is a feature of good design that the Planning Commission has overseen with many, many high-use developments. We have every reason to expect that the Planning Commission will require a quality buffer for this high-use development as well.



Cumulative Quality of Life Erosion:

It's not okay to think that there are already high-density uses here in our neighborhood so let's add another. It's particularly not okay without a proper buffer. Approving another ultra high-density use for our 2-block radius cannot be viewed in isolation. It wasn't too long ago that we added two other high-high density developments just next door (Pineae and Garden View). To add yet another high density with conditional high use, needs to be measured for its cumulative effect on our neighborhood: not just the 80 proposed units but the 90 Pineae units and the 60 Garden View units all within a 2 block radius. We are changing to a high-high density neighborhood, though we are still zoned low-residential. A total of 230 high-density units changes the quality of our neighborhood.



It may seem like a small thing but the conditional use permit will further compound the growing traffic, parking and congestion. Not only is the proposal trying to fit a project too big into a space without proper setbacks and buffers, but the cumulative impact puts us close to a tipping point. Adding an additional 27 units (53 permitted vs 80 requested) adds the equivalent of 2 more large Pineae-sized buildings to our neighborhood with the added cars, parking and congestion. We already have Colonial, Dairy Queen, Quick Quack, Centerpoint Theater in our backyard: that's a lot of traffic funneling into a very tight confined space - a lot of cars in a small space. The cumulative impact of high-density after high-density changes the quality of life.

A frog doesn't boil from the warm water in the pot, but gradually from the incremental heat increase. Same with a neighborhood: its quality of life doesn't change from a single high-density use but from the cumulative effect of many high-density uses. The city Planning Commission can protect the quality of life in our neighborhood by keeping the density at 8 units / acre.

Parking:

We don't know how this keeps happening, but it keeps happening. There's a problem with visitor parking in the two high-density developments in our neighborhood. With the Garden View townhomes it's a big problem; with Pineae townhomes it's a problem. In Garden View, visitors can't park without parking in someone's driveway. Overnight-parking in Pineae often spills-out onto 690 North and sometimes onto 400 West. In considering a new plan, we wanted to point out these problems, so that the Planning Commission will understand the realities and assure the new plan has enough visitor parking and overnight parking. 400 West should not be required to handle more spill-over parking.

In counting visitor parking stalls, maybe Duplex driveways count for the Duplexes, but they don't count for the other units. No Duplex owner would let a visitor to another unit park in their driveway. The three-story towers need visitor parking independent of the Duplex driveways. These units need their own parking based on the ordinance's parking requirements because visitors can't use the Duplex driveways.

The Planning Commission can protect our neighborhood from higher vehicle count and increased parking issues by keeping the density limit at 8 units per acres. The developer will then have the room to work adequate parking into the site-design.

Traffic:

The mobile home park now has maybe 50 cars and some cars don't get used. The demographic in the proposed development is two-car families. 80 units means 160 cars plus proper visitor parking that's 200 cars. The proposed use will reasonably create an additional 150+ cars on this land. We already have 2 large high-density developments in our neighborhood (Pineae with 90 units and Garden View with 60 units) with conservatively 250+ cars. We don't need another high-high density 80-unit development in this same 2-block area. Keeping the use at 53 permitted units now is plenty.

A traffic study needs to be done from a cumulative perspective - the impact of 400+ cars on our 2-block area: 400+ cars is the true-measure of change. This study should focus on some key information:

- The risk of pedestrian injury on Frontage Road should be considered where the average speed is 40 to 50mph and where blind corners exist. On the frontage road where cars travel fast, there was an accident last year where a 5 year old got hit. The risk of pedestrian injury should be part of the traffic study. Again the impact should be measured from adding 400+ cars.
- Anyone turning-left onto the frontage road from Creekview faces a blind-curve and northbound cars that are traveling very fast. The potential for car accidents for those turning left from the new development onto the Frontage Road should be part of the study.
- The impact of additional traffic on the frontage road and on Applewood Dr, which is a cut-thru now for people to avoid the congestion on Parrish Lane should be considered. Colonial Lumber trucks & other cars we don't recognize rumble down Applewood Dr at least a dozen or more an

hour to avoid Parrish and the 400 W Intersection. More traffic means cut-thru traffic will increase. The study should consider the cumulative impact of 400+ cars on the cut-thru traffic.

- The impact of an additional 400+ cars on the Parrish/ 400 West intersection and Parrish/ North Marketplace Drive needs to be considered in cumulative.

Even if we just consider just the incremental impact of the conditional use now -- ignoring the other high-density uses nearby -- adding 80 instead of 53 permitted units adds another 27 units or conservatively 50 more cars (assuming two-car households). Common sense suggests that allowing the conditional use will add yet more traffic and congestion to an area that is already loaded with high-density and heavy traffic.

Privacy:

The offsets and barriers in the existing site-plan are just not adequate to preserve privacy of the Applewood residents. Setbacks in the current plan are 15' from the fence-line for the Duplexes. This is hardly a barrier and certainly does not prevent a full view of the backyards and windows from the Duplexes. The 6' fence doesn't help much to protect from the views. One might think a taller fence would solve the issue, but a dramatic fence breaks-down the neighborhood feeling and says "a freeway is on the other side". A taller fence underscores the poor neighborhood fit of the new use. A proper barrier to protect privacy is a buffer like a quality green space or a road with proper setbacks between the high-density development and the low-residential use.



In addition to the Duplex proximity, placing the three-story towers just over a 30' road from the neighborhood is also a problem. These new buildings are such a height that the 30' road doesn't really help to shield the views. These towers on the west-end of the site-plan overlook directly several of the yards and homes on Applewood. The three story buildings are just too tall and just too close to protect privacy of the existing low-residential use. These privacy issues underscore the need for a proper buffer. They also make the point that an 80 unit development with 3 story high-rises is not a good fit just over a 6' fence from an established neighborhood. A smaller development with proper buffers and site amenities will go a long way to resolving the privacy concerns of the low-residential neighbors.

Summary:

The developer's plan is too ambitious for the property. Applewood Drive and the Mobile Home park are a neighborhood divided by a 6' fence with backyards that abut. For the past 40 years both sides of the fence have had a similar use with similar home sizes (one and two-story) and similar parking and traffic patterns. Keeping the Mobile home park property 8 units / acre will do several important things:

- assure that a new development will fit in the neighborhood.
- assure that the new development has proper buffers for privacy
- assure that the traffic and parking uses don't add unduly to the congestion from other high-density uses in the immediate neighborhood.
- hold the line against the cumulative quality of life erosion from the not-too-distant addition of some very aggressive developments, including two high-density housing developments in the two-block radius of our side street.

People and traffic and houses are growing in our quiet neighborhood. The trend of more congestion on our streets, more parking issues, more cars cutting-down our road, more folks looking into our backyards has a real impact on our lives.

We appreciate the Planning Commission's challenging task of shaping the development in Centerville for the good of our community. We thank you for your time in reviewing the details around this proposal. And we urge you to hold the line on further increases to density in our neighborhood.

Sincerely,

jl

Jonathan Lysenko

Leah Romero

From: Katelin Hosman <katelinhosman@gmail.com>
Sent: Wednesday, May 20, 2020 8:47 PM
To: recorder
Subject: Public comment/questions - Hive Development

Follow Up Flag: Follow up
Flag Status: Flagged

Planning Commission - Hive Development

Katelin Hosman, 491 Applewood Dr, Centerville

1 - Will the existing residents along the north side be responsible for any part of the new 6' vinyl fencing? Will existing fencing be removed or butted up against?

2 - Is there a plan in place to protect trees and roots on current resident's property along the north side during construction? Will residents be responsible for tree trimming that overhangs to the Hive property? My trees are an important part of my privacy—especially if I have three homes at the perfect height to look right into my yard.

3 - Will there be time limits set (morning and evening) for noise during construction?

4 - During construction, traffic of construction vehicles using Applewood Drive—there are many small children playing outside on bikes and in driveways—we already have too many large trucks and other traffic going way too fast for the residential area. Will there be instruction for contractors to respect the current residents?

5 - Ongoing, concern for the traffic impact on the area as it is already pretty congested.

6 - Concern for the height of the balconies on the duplex which, if 15' from my fence, they will be looking right into my yard and windows. Is there consideration for privacy of the current residents on the north side?

Leah Romero

From: Krystal Mitchell Leaaetoo <krystal37@gmail.com>
Sent: Monday, May 18, 2020 3:48 PM
To: recorder
Subject: Planning Commission - Hive Development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi-

My name is Krystal Leaaetoo, and I am a home owner in and resident of Centerville City. I live at 552 Creek View Rd, just a couple of streets north of the planned development.

I am writing to express my opposition to the Hive Development. I am opposed for the following reasons:

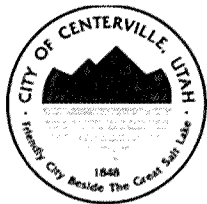
-The traffic in that area is already terrible. Parrish Lane between Market Place Dr and 400 W is already very busy and traffic often gets backed up there going both directions. Then, on Market Place drive where it connects to the Frontage Rd is also crowded and busy due to Chick-fil-a, McDonalds, In-n-Out, etc. And on 400 W. it's even worse. Dairy Queen and Quick Quack Car Wash share a parking lot entrance, Colonial Building Supply where all the big trucks come in, one main exit for the town homes, with Centerpoint Theater and the bank on the other side, that intersection really just can't handle another entrance/exit with much more traffic than what it already has. Taking out 45 mobile home and replacing them with almost double the amount of units will greatly increase the number of vehicles already trying to navigate that area. I am opposed to increasing the number of units allowed in that area.

-In addition, I don't think it's fair for the home on Applewood Drive to have a high density development right in their backyards. It will decrease home values for them decrease privacy.

-And lastly, the fact that many of the mobile home park residents will be left homeless after living in their homes for 30 years, with no compensation for their trailer. Most of those residents cannot afford to move somewhere else, cannot afford to move their trailers, etc. etc. What a devastating blow for them in the midst of a pandemic.

It is my hope that the city will NOT approve the current plans for high density housing for the Hive. It will not be good for our neighborhood.

Thank you for your consideration,
Krystal Leaaetoo



PUBLIC COMMENT SHEET

Dear Resident,

As you are aware, Centerville City has received an application from a developer, CW The Hive LLC, to redevelop the Centerville Mobile Home Estates property. As part of the review process the Centerville City Planning Commission will be conducting a public hearing this Wednesday, May 13, 2020 at 7:00 p.m.

As part of the public hearing process, the Planning Commission desires to provide all current residents of the property an opportunity to understand the Planning Commission review process and to participate in sharing their comments on this matter. Within this packet you will find documents describing the redevelopment proposal and a flyer detailing the different ways to participate in the meeting. We invite you to review the provided information.

If your particular circumstances make it difficult to use one of the electronic methods outlined in the flyer, we have provided within this packet a comment sheet and a self-addressed stamped envelope for you to write down any comments or input you desire to share with the Planning Commission. Written comments must be received by Thursday, May 21st at 5:00 p.m. to be included in the packet for Planning Commission review.

If you have any questions please contact Community Development at 801-292-8232.

Name: Luz Arenas

City of Residence: Centerville Utah

Comment: I am a single mom of a beautiful little girl,

I am not working right now due to coronavirus.

I moved to my home now because it was something I could

afford, I work very hard for everything I do have including

this home.

Back on March 13th-2020 I purchased my trailer from

Riggs Consulting for \$26,000 which I owe to Mountain-

America by a personal loan, it is not fair for me to pay on a loan for a home I can't keep.

My home is older, 1972 and I am not sure if it can be moved or where I would move it even if I could.

the seller told me that I needed to contact the owner about rent, Rulon Harrison and gave me an address no phone number I went to his home on the 17th of march to ask where I pay rent for my new home.

He told me to put the rent check in the mailbox before the 5th of every month. He did not tell me an amount and did not mention he was selling the park

I received the letter of eviction 10 days after I purchased my trailer.

Now where am I supposed to go and what am I supposed to do? I'm not working I have nowhere else to go.

please have compassion and do what is morally right for me, my daughter and for all of my community.

Leah Romero

From: Jacob Smith
Sent: Friday, May 15, 2020 8:24 AM
To: Leah Romero
Subject: Fw: Contact Form Submission Contact Us Page

Follow Up Flag: Follow up
Flag Status: Flagged

From: Centerville City <noreply@testmail.com>
Sent: Thursday, May 14, 2020 9:12 PM
To: webmaster
Subject: Contact Form Submission Contact Us Page

Name: Marilyn Garn
Email: themomgarn@gmail.com
Message:

Dear Mayor and mambers of the City Council,

I have recently become aware of the sale of the trailer park just off 400 west here in Centerville. I feel that these people who are part of our community need to have our city help them keep their homes if any way possible. I have met many of them and they are good citizens who work hard and will lose pretty much everything if they are forced to leave their homes. Please, isn't there some way we can help them? They need you to be their advocates.

Thank you,
Marilyn Garn

Leah Romero

From: MARTI MONEY <martimoney@gmail.com>
Sent: Wednesday, May 13, 2020 7:40 AM
To: recorder; Cory Snyder
Cc: Mayor; George McEwan; Bill Ince; Stephanie Ivie; Robyn Mecham
Subject: Public Comment: Trailer Park/The Hives

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Centerville City Planning Commission,

First, thank you for your public service to our community. It is greatly appreciated.

Please accept the following as public comment for the May, 13, 2020, public hearing regarding the conceptual site plan for the proposed The Hives development on the land currently known as the trailer park.

The comments below should not be read as insensitive to the plight the current trailer park residents are experiencing. My heart goes out to them. I don't know that they will be able to retain their homes. If that is indeed true, it's imperative to ensure our community receives the best quality development it can after the residents are transitioned.

To that end, I understand the applicant's land is already zoned as high density, so eight units per acre are expected to be built in this area. By titling this development "The Hives," it's as though the developer is planning for and expecting residents to endure cramped, uncomfortable, cookie-cutter living space. With respect to the work that has been done, it does appear to be an unfortunate moniker and concept. With the accompanying requested conditional use permit, up to 12 units per acre should NOT be considered in this residential high zone. It should be limited to eight.

Here's why:

- 1. Roof line impacts on neighboring property** - new multi-story, large buildings will encroach on sunlight, private back yards, solar panels and more in the single family homes on Applewood. Very disruptive.
- 2. The drawings show a lack of sensitivity of building height, size and style and **does not create a good buffer between R-L and R-H****, even within the existing zone. It will be very incongruent to the neighborhood. Certainly a more thoughtful approach could be made by the applicant
- 3. The nature of the neighborhood would change.** Right now there are low (10') trailer park roof lines with only 45 neighbors. Contrast that with proposed (30'+) heights. Higher rooflines are just the beginning of a big impact. The applicant's **flat-roofed renderings of multi-family buildings are completely out of character with existing residential construction in Centerville** and should not be designed this way for our city. The pitched duplex roofs in the concept look much more in line with the existing neighborhood design.
- 4. Traffic impacts** would affect all new and existing residents negatively. There are no garages or deep driveways in the trailer park. In the conceptual The Hives design, the space per unit means garages, driveways and carports allow for many more cars per unit. This will potentially triple or quadruple the number of vehicles in this conceptual development and funnel them toward the already snarled 400 W. to Parrish route and to the Frontage Road (during peak times).

- Colonial Ace has heavy truck traffic that delivers supplies to its lumber yard early in the morning.

- Dairy Queen traffic pours into the street at busy meal times.
- More problematic still is the blind corner on the curve of the Frontage Road near McDonald's/Chick-Fil-A.
- The alley behind Legacy Theater and the MTC parking garages is already used as overflow and is quite busy as drivers (including me at times) make it an alternate. That's dangerous because that lane has poor visibility, narrow width at pinch points from dumpsters and parking garage corners and conflicts with Chick-fil-A drive-through customers. This problem would only increase should the CUP be accepted. How would the developer mitigate impacts from allowing a CUP for up to 12 instead of just 8 units per acre?

Next Round of Conceptual Site Planning

I understand from conversations with Cory Snyder, our Community Development Director, that the applicant may determine that a mixed development of office space, single-family homes, and some duplexes/townhomes (without flat roofs, please) is preferable depending on the outcome of public comment and your deliberations on this conceptual site plan. Is this true? I know you can only consider what is in front of you. Yet, **please make considerations for the unique characteristics of this property being sandwiched between commercial high and residential low zones.** Whatever is developed, please know:

1. The advantage of a commercial building being placed on the Frontage Road side of the property is better so only day traffic has to contend with the blind corner, a corner where traffic suddenly speeds to 40 mph on the northbound side of the Frontage Road in that exact area.
2. The noise and traffic speeds from I-15 and the Frontage Road makes it more desirable for residences to be placed toward the 400 W. side of the property. This placement is also true for item 3 below.
3. Residents need easier and safer pedestrian access to schools, churches, public transit stops and grocery stores. **Pedestrian safety, access, and good sidewalks on both sides of the street inside this large development should be a major, critical factor in its planning.**

A commercial/residential mix would certainly have more benefits after considering the drawbacks of the existing The Hives conceptual site plan and unacceptable CUP request. Centerville will be better for it.

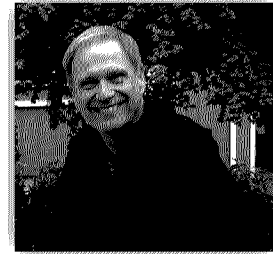
Thank you for your consideration.

Best,

Marti Money
938 N. 500 W.
Centerville

My Story

Jerry Hatch #17

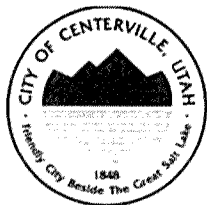


I moved to Centerville from Oregon 3 years ago where I lived with my recently widowed sister. I'm single and live on a fixed income with social security. I decided I need to be closer to my adult children and other siblings. I found the Centerville mobile home park and realized that it was a park where I could afford to live. I was lucky to find an available mobile home in the park. It belonged to a gentleman who was too sick to stay at home in his trailer, so he had to move into an assisted living center. I bought it with the agreement that I would clean out his mobile home and deliver all his personal effects to him, which I did. I spent the next 4 months and thousands and thousands of dollars in repairing floors, ceilings, the whole roof and then repainting, recarpeting, and refurbishing the whole thing. I finally finished and moved in. I was very happy that I finally had a place of my own.

I continued fixing up the place inside and outside, cleaning up the yard, etc. while I lived there. I made many friends within the park and in the community. I finally had a place to call my own; a place where family and friends could visit. Life was good.

Then, suddenly, right in the midst of the worst part of the pandemic, I received a notice to vacate in 9 months. My life turned upside down and very dark. I had spent close to \$10,000 to fix up this mobile home and make it a good home for me. Now, because of the age of the home and it being built before 1976 pre-HUD standards, I can't move it to another park. I can't sell it, because it can't be moved without very costly upgrades. I have no choice other than to walk away from the home that I spent months to fix up and exhausted most of my savings. And the prospect of finding another place that I can afford and that is as nice as the home I spent so much time and money to fix up is very dismal. I'm stuck between a rock and a hard place.

I don't have the funds to buy another home, as I spent most of my savings buying and fixing up this home with the intention of living here for many years. Now, I don't know what to do. If this park is rezoned and shut down, I will lose all my investment in this little home of mine. I feel lost.



PUBLIC COMMENT SHEET

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If you have any questions please contact Community Development at 801-292-8232.

Name:

Natalie Davis

City of Residence:

Centerville #6

Comment:

I have been heartbroken to watch what has been happening. So many people losing their homes and the knowing that many families don't have many options. Since the meeting last week, the developer has not yet reached out to the families here to try to make better accommodations to help with all that

the families have to lose.

I have lived here with my ~~3~~ three boys for just over three years. My mom and step-dad live less than a mile down the road. My boys have friends here and so much to lose.

I am aware that this will probably be passed. I am just asking for a delay.

This is a new time that none of us are used to. I have lost my job, that alone makes finding a place very difficult. Others here have health issues lost their jobs, single parents and many ~~more~~ ^{other} ~~circumstances~~ circumstances that make moving ~~for~~ or finding a place difficult.

Thank you

Nathan D

Story of Trailer #7 in Centerville Mobile Home Estates

My name is Nola Nielsen. I am the mother of Tony Pierce, Susanne Pierce (#7) and Casey Nielsen (#5) Our story goes back 20 years!

In 2000 I helped my son Tony Pierce purchased mobile home #7. He had just moved from Idaho needing a home. We paid \$10,000. Tony made that his home!



In 2004 when the double wide trailer #6 (across the street) came available Tony was the highest bidder and he bought it. It needed extensive repairs both inside and outside. He had married and needed a bigger home. After hundreds of dollars of repairs the mobile home #6 was beautifully remodeled inside. They lived there a few years until a divorce occurred and it was sold, I believe, to the current owner. A relative lived in #7 during that time but then Tony once again moved back into #7.

He was living there and on 30 October 2011 he was shot in the back by his neighbor in mobile home #5. The newspaper reports...

"On Oct. 30, 2011, Selleneit's husband, Michael Selleneit, shot neighbor Tony Pierce in the back two times with a handgun.

Meloney Selleneit had convinced her husband that Pierce had telepathically raped her on many occasions, court documents said." Standard Examiner

Michael Selleneit had mental problems caused from an early accident in his youth that caused brain damage. It took Tony two years after the shooting to finally tell his story to the Standard Examiner...

"FARMINGTON — Two years ago, Tony Pierce fought for his life in a hospital after being shot by his neighbor, Michael Selleneit.

"I was on the ladder winterizing my house, when Mr. Selleneit stepped out of his house and shot me," Pierce said Thursday after the sentencing hearing of Meloney Toone Selleneit.

Pierce talked publicly for the first time since the shooting Oct. 30, 2011, at his Centerville home.

"I lost my breath and couldn't figure out what hit me," Pierce said.

He turned around and saw Meloney Selleneit standing by her husband, Michael, who was pointing a .380-caliber handgun at him.

Michael Selleneit shot again and Pierce then jumped off the ladder and hid behind the shed. He said he heard another shot and yelled to his neighbor (Chris in #9) to call 911. He said he could see Michael Selleneit walk up and down the fence line looking for him. His 8-year-old daughter had stepped out of the mobile home, saw Michael Selleneit and did what Pierce had told her to do before. She went back inside, Pierce said.

Pierce said when he moved into the mobile home next to the Selleneits 11 years before, he got "a bad feeling" about them and avoided them whenever possible. He also told his daughter if she was outside and saw them she always should go back inside the house.

Pierce underwent two surgeries to repair damage done by two gunshot wounds. The bullets hit several vital organs, including a kidney and the sack around his heart.

Pierce said he has lived with pain since that day and is unable to work a normal shift as a truck driver.

His daughter, now 10, has worried the Selleneits would come back and finish what they started, Pierce said.

On Thursday, Meloney Selleneit, 55, who convinced her husband to shoot Pierce for “telepathically raping” her, was sentenced to serve 30 days in Davis County Jail and five years’ probation with Adult Probation and Parole.” Standard Examiner

It was a very traumatizing time over those years as Tony recovered. There were several surgeries and much rehabilitation. He eventually recovered enough to return to full time employment.

Story of Trailer #5 in Centerville Mobile Home Estates

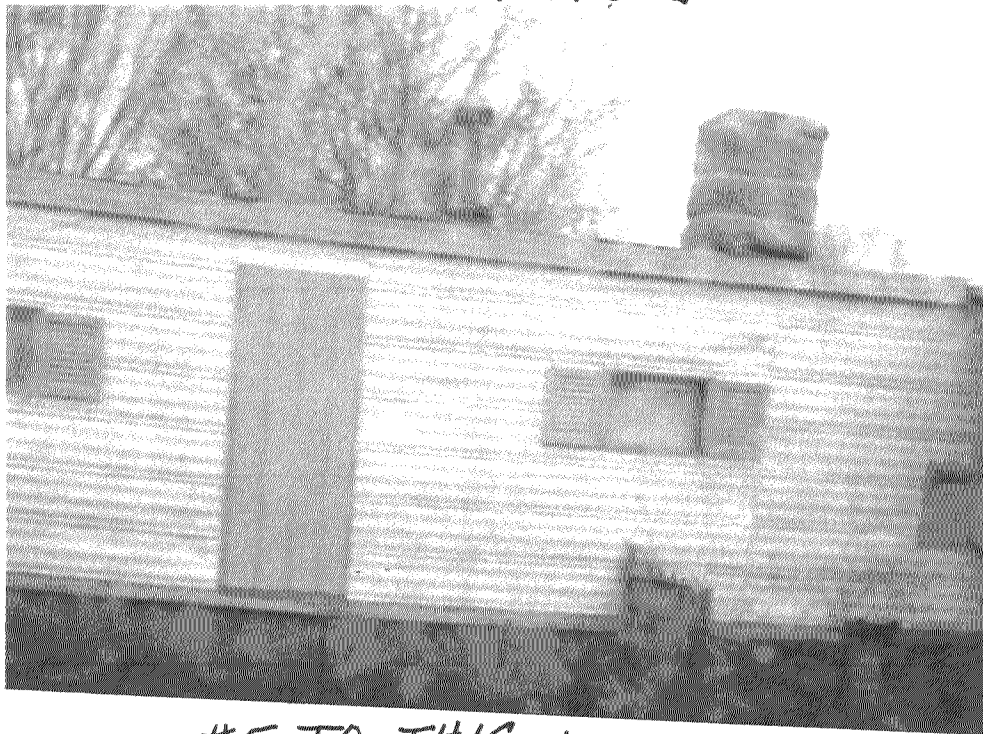
October of 2013 Tony obtained the title to #5 from an acquaintance that had purchased the mobile home and gave the title to Tony to help him with the expenses of his surgeries and etc.

I had just retired from my employment at HAFB and Tony gave me the title but warned me that it was in need of a major overhaul and rebuild. Casey Nielsen had just returned from an LDS mission so the work began to make #5 a home for Casey Nielsen! The finished product is Casey's home! He has been living there since 2014!

Casey, Charles (Casey’s Dad) & I worked unceasingly to turn #5 into a lovely home for Casey. It took 18 months of hard, intensive, backbreaking labor to turn it into a lovely home for Casey. It cost my entire retirement bonus and savings of \$10,000.00

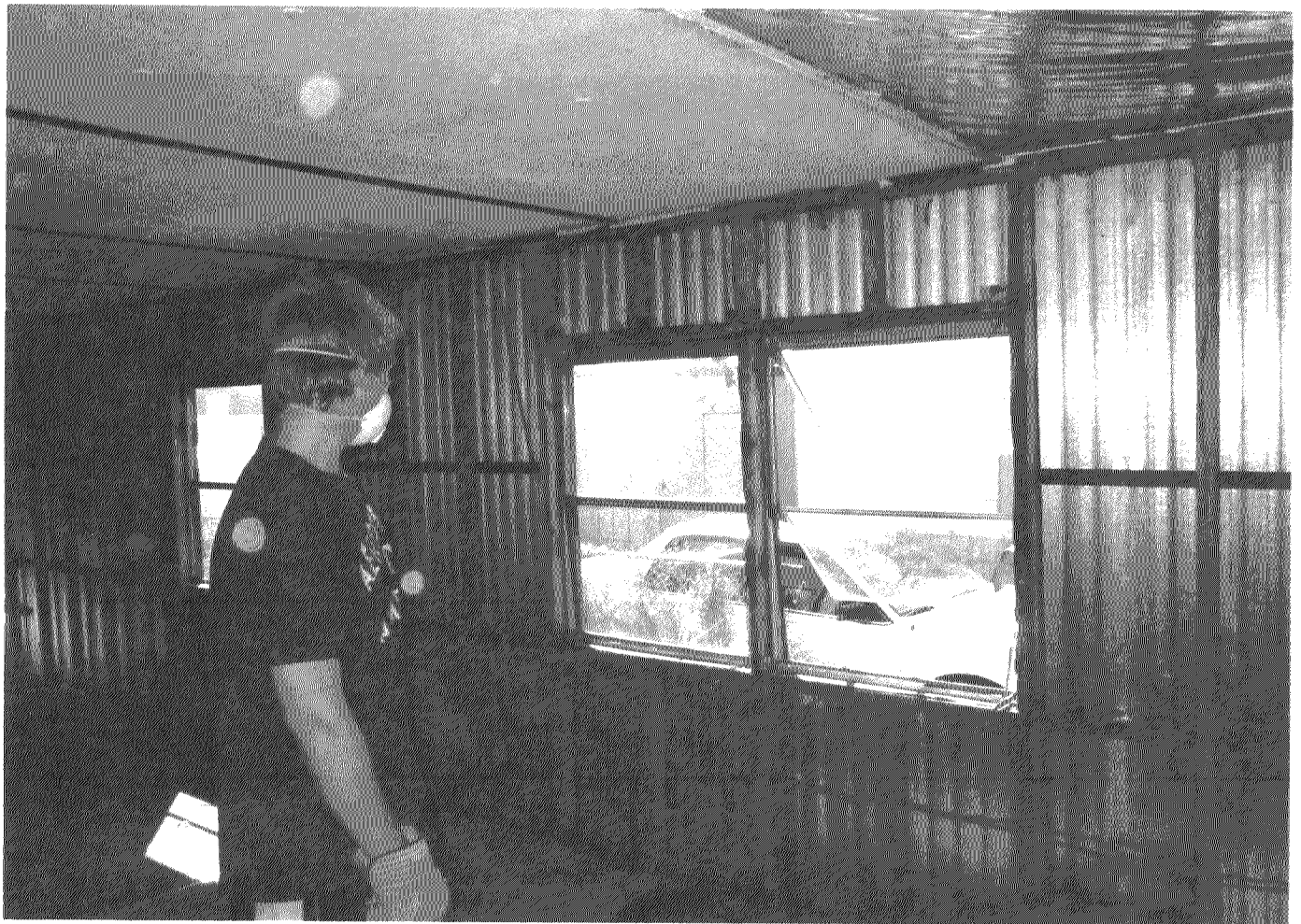
It required tearing out (gutting) everything to the bare walls, ceilings and floors to the 2x2’s and tin siding to start over. Everything was new material put back in because it had mold and termites! We built a new roof over it, replaces all the floor joists, took out every inch of old material in the ceiling, walls, floors, cabinets, cupboards, windows (replaced with double pane) Below are a few photos...

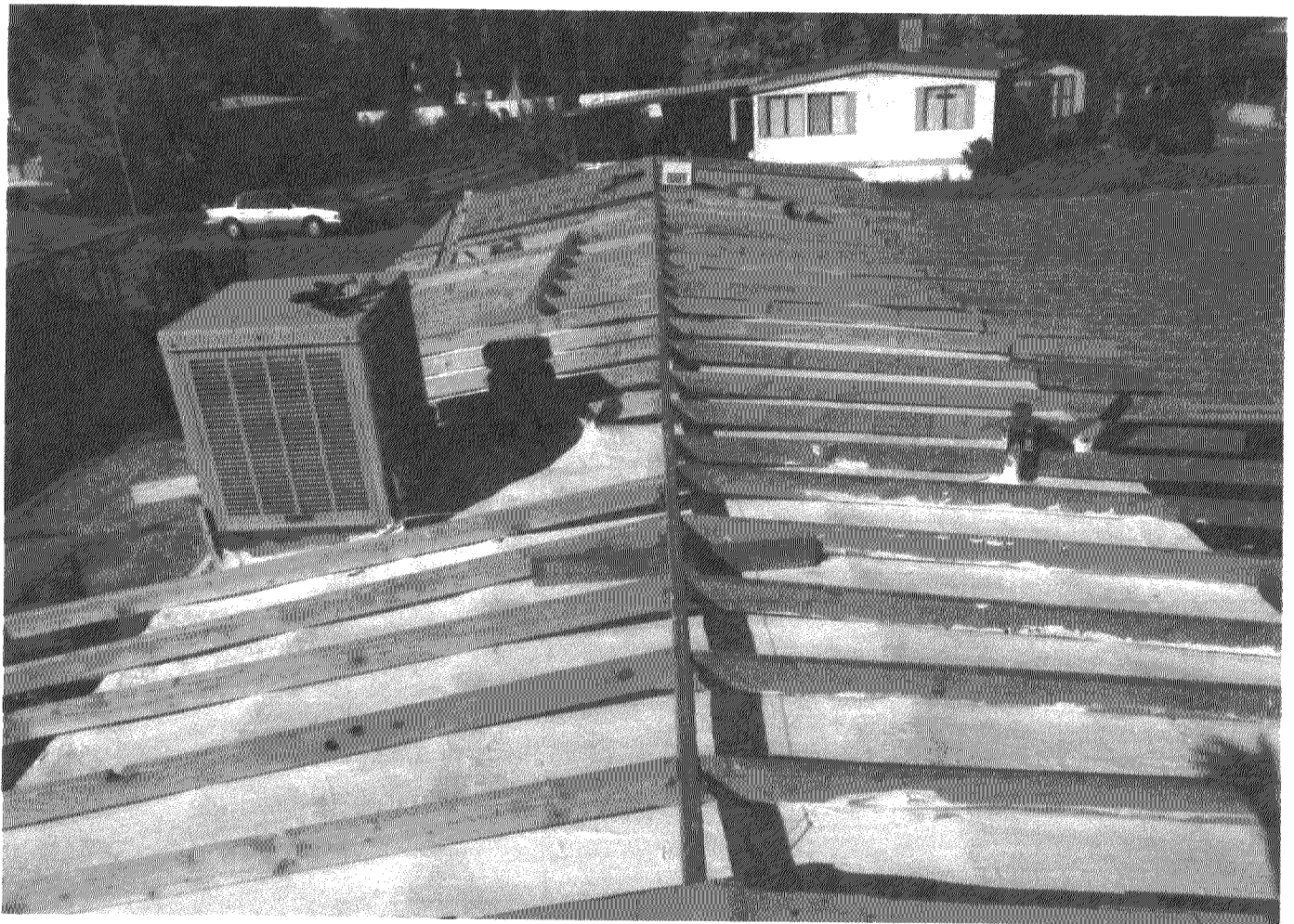
#5 FROM THIS ↓

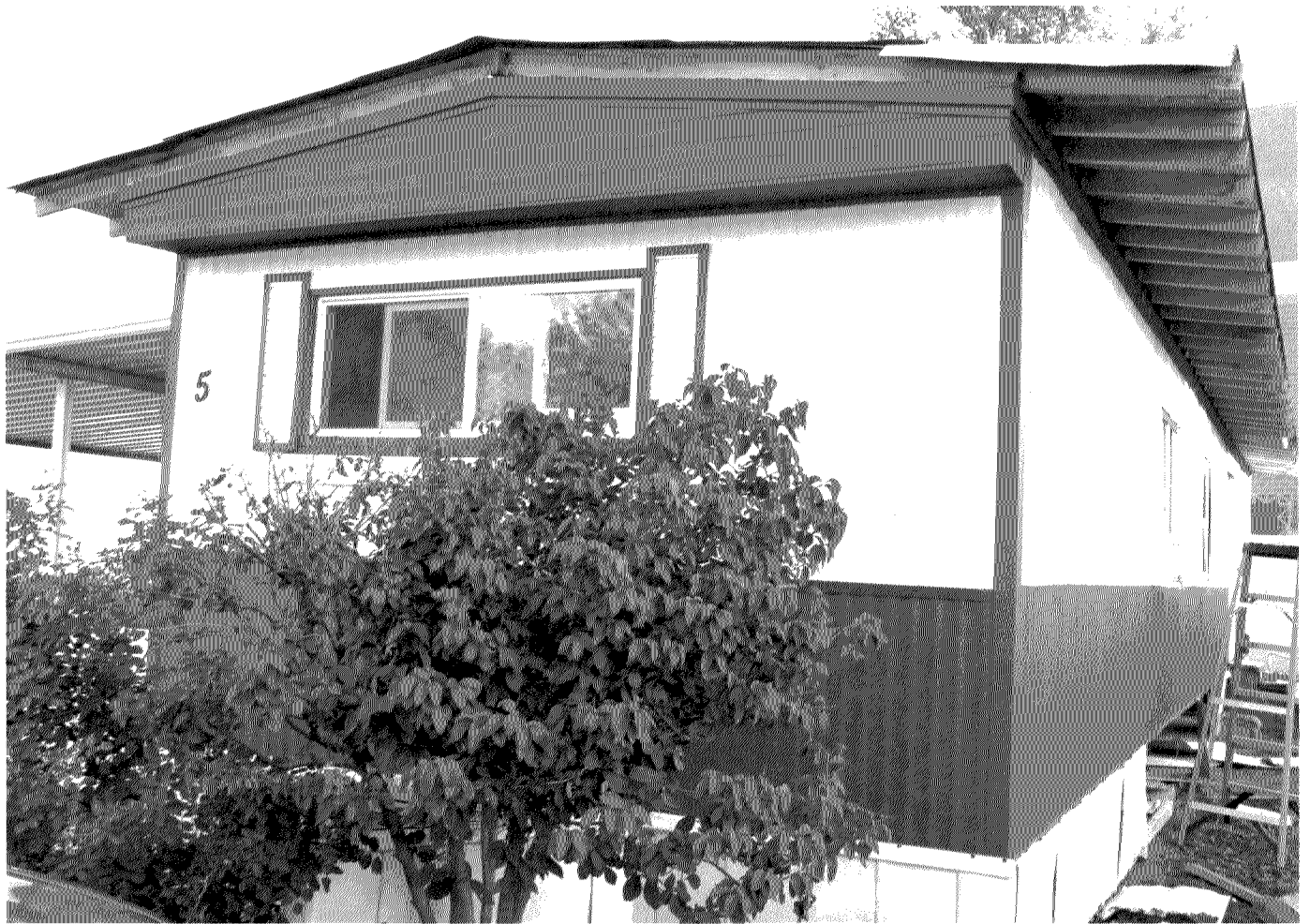


#5 TO THIS ↓









2015 Tony took a new job in Wyoming and was selling his mobile home #7. I purchased #7 from Tony for \$8000. It became a home for Susanne Pierce, my daughter. It needed a new ceiling and roof repair because of water damage. The repairs cost \$2000.

2017 Charles and I were called on an LDS mission for 18 months to Nauvoo, Il. When we left, I gave the title of #7 to Susanne Pierce. She has been the owner of it since then.

I hope you can understand why I feel so much a part of the trailer park. It has been a part of me and my children for twenty years. I have helped take down and rebuild, remodel, paint, repair. They are painted very similarly because I painted them both standing on a ladder in the heat of the summer! It has cost my retirement money to make them nice so my children could have a home they could afford. I have taken great effort to turn old trailers into a pleasant sight and a very respectable home for them!

They are NOT movable because of the age so it is not an option. If the condemnation of the Mobile Home Estate is approved what will my last twenty years of work, sweat and toil have been for? If the trailers #5 and #7 are to be abandoned without proper compensation then my two children will be without homes!

Thank you for your service!
Gold Nielsen
801-661-3000

Leah Romero

From: Jacob Smith
Sent: Monday, May 18, 2020 8:07 AM
To: Leah Romero
Subject: FW: Contact Form Submission Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Centerville City [mailto:noreply@testmail.com]
Sent: Saturday, May 16, 2020 6:38 PM
To: webmaster <webmaster@centervilleut.com>
Subject: Contact Form Submission Planning Commission

Name: Patricia Horne
Email: pattyfhorne@hotmail.com
Message:

I have read with interest about the Centerville Mobile Home Park being sold and shut down. My husband and I would be interested in purchasing the Mobile Home Park and leaving it as a Mobile Home Park, negating the need to change its classification and the need for the residents to find another home. Please let me know if this is an option. Thank you.
Patty

Leah Romero

From: Randall Farrell <randall.farrell@icloud.com>
Sent: Wednesday, May 13, 2020 5:59 PM
To: recorder
Subject: Hive Development

Follow Up Flag: Follow up
Flag Status: Flagged

*If possible please submit my comments as anonymous. I would rather my name not be included on the public record.

I am a resident of the Centerville Mobile Estates. These are my main concerns related to this proposed development:

- First, the 9 month evacuation notice that was added to the books a few years ago was made with normal conditions in mind. Obviously these are not normal conditions. Many of us found out just before receiving the notice that our places of employment were closing due to the pandemic. The situation clearly remains uncertain, and it will take months or years to recover from the life shifts that have occurred.

-RC Most, if not all, of us are low-income. Many of us are disabled and/or elderly. I personally had a disability hearing scheduled for March, that if granted would have provided me assistance with finance, housing, etc. However, the hearing was cancelled and postponed indefinitely due to the pandemic.

- This area does not seem to have any available low-income housing. I applied for low income housing through Davis County Housing Authority. I've been informed by them to expect a three year wait for available housing. I don't know how I could possibly find a new place to live reasonably close to my child's school, etc.

- I'm very bothered by the fact that last year the property owners included in their rent increase notice a statement that their hope was that we'd continue as residents for years to come. It seems quite clear now that the rent increase was designed to inflate the property value in anticipation of selling the property soon.

Thank you for your consideration. I hope you are able to help us in sincere and significant ways. We feel like we are being kicked out of our city we love.

Mackenzie Wood

From: Centerville City <noreply@testmail.com>
Sent: Wednesday, May 13, 2020 12:16 PM
To: Mackenzie Wood
Subject: Contact Form Submission Community Development

Name: Sarah Duke

Email: sarahdippety@gmail.com

Message:

Regarding tonight's meeting for the proposed HIVE development, I would like to offer my opinion. We live in the condominiums directly across the street from the park. The people living there are wonderful families and many have contributed valuable services to our city for years. I find it appalling that the owner of the property would consider displacing these community members during this tough economic period.

But, in addition, we already have a CONSIDERABLE traffic problem in this area. Increasing the housing density would add to this problem. We have so many young children in this area that I worry about what it would do for their safety when we double the amount of homes currently on this property. We don't need that! Please look past the dollar signs and look to the well-being of this community before making any allowances for this property. We depend on you for this!

Respectfully,

Sarah Duke

Leah Romero

From: Steve <stevehthacker@gmail.com>
Sent: Sunday, May 17, 2020 2:11 AM
To: recorder
Subject: Planning Commission--Hive Development

Follow Up Flag: Follow up
Flag Status: Flagged

Centerville Planning Commissioners:

I wish to submit comments about the proposed redevelopment of the mobile home park property. I currently live in Australia but intend to return to my home at 473 W. Creekview Road, two blocks north of the mobile home park. I have reviewed the proposed development plan from Hive. While I have great empathy and concern for current residents of the mobile home park, I also understand the Planning Commission has to apply the ordinances to this proposal, and as such, redevelopment cannot be denied if the proposal meets the ordinances. However, the aspects of the proposal relating to the conditional use permit give the Planning Commission some discretion. Therefore, my comments pertain to those aspects and how those affect the adjacent residential neighborhood.

I am concerned there is not enough visitor parking in the plan. I have personally experienced the impact of inadequate visitor parking in the Garden View Townhomes on the other side of 400 West. In my opinion, there clearly needs to be more than 12 parking spaces for visitors. Another concern is the adequacy of the buffer between the homes on Applewood Drive and the units in this proposed development. Reducing the density below the 80 units proposed would allow for more visitor parking and more backyard setback for the twin homes without reducing the amount of open space in the proposal. I also recommend a thorough traffic impact study, as has been requested in many other public comments.

Thanks for your dedicated and unselfish service as Planning Commission members. I appreciate the tough job you have at times!

Sincerely,
Steve Thacker
473 W. Creekview Road
Centerville

Sent from Mail for Windows 10

To: Recorder at Centerville, Utah

From: Teresa Draper
473 Applewood Drive, Centerville Utah

Date: May 15, 2020

RE: The Hive Conditional Use Permit

I attended the YouTube meeting this past week and want to add my concerns to the new development that will be replacing the trailer park on 400 West in Centerville.

First off, I am all for taking out the trailer park and adding new housing in the space, however I am concerned that there will no longer be any low-income housing left in Centerville. That though, is an entirely different issue for another time.

My concern is for the CUD that the developer is asking the city to consider and the increased amount of traffic that will ultimately occur. You are replacing a 49 unit low-income housing design where very few residents have more than 1 vehicle and many do not have a vehicle with a moderate to high income plot where each residence is anticipated to have 2 vehicles. If you add in the additional 9-12 units per acre that are being requested, we could be easily looking at triple the amount of traffic currently in place.

I know that the developer had a traffic study done, but what we didn't hear was when did this occur and for what length of time? Anyone who tries to travel down 400 West off of Parrish Lane knows that in the mornings we have to deal with Semi-trailers and other large flatbed trucks trying to access Colonial Hardware. In the evenings, especially when Centerpoint Theater is in production, you have traffic from Dairy Queen and the Quick Quack car wash competing with the theater and it can be a nightmare.

I saw in the plans that they will have 12 designated visitor parking stalls and they are expecting the driveways of the townhomes to act as visitor parking. Someone mentioned that the required amount of visitor parking is half a stall per residence. If the CUD is approved that means there should be 40 stalls for visitor parking and there is absolutely no room. If you want to see what the parking will really be like, just try and drive thru the Gardenvue townhomes across 400 West. Most residents park in their driveway because they use their garage for storage. The one side of the street you can try and park on as a visitor is extremely limited due to multiple side streets and communal mailboxes. Similarly, drive down 650 North in Pineae Gardens and you will see even with a wider street, 2 way traffic can get tricky with all the cars parked on the street.

I do have concerns with opening up an entrance onto the frontage road. That road is so busy right there with the traffic from all the fast food restaurants and it is full of blind corners and speeding traffic. The one benefit I see with opening up that road is that maybe those cars that come speeding down my street, Applewood Drive, will use that street instead.

We often have people who can't turn left off Parrish onto the frontage road (another concern for another time) and they come up to 400 West and use the left turn signal there to then turn left on Applewood and race down the street to get back on the frontage road. This is especially bad during the summer when there are so many ball games at the park!

In short, I feel that the amount of increased traffic for the development at 8 units per acre will be a great added burden on the traffic flow and if the CUD is granted, it will make the traffic completely out of control.

I am requesting that for this reason alone you deny the CUD for the Hive development plan.

Thank you for your consideration.

Leah Romero

From: Tess <13tbean@gmail.com>
Sent: Wednesday, May 20, 2020 2:37 PM
To: recorder
Cc: City Council; Mayor; Brant Hanson; Lisa Romney; Tricia Gallagher; Bill Ince; Stephanie Ivie; George McEwan; Robyn Mecham; Tami Fillmore
Subject: Planning Commission - Hive Development, Terressa Lyday Hoskins, 555 N. 400 W. #23, Centerville Mobile Estates, Centerville, UT 84014 - Please DENY the conditional use density
Attachments: HOSKINS.LastFamilyPhoto.jpg; HOSKINS.Chris.USArmy.1987.jpg; HOSKINS.Jeff.chemo.testicular_cancer.jpg; HOSKINS.Joshua.Lacy.CentervilleCemetery.jpg; HOSKINS.Joshua.Lacy.Jeffrey.jpg; Centerville Mobile Estates 20 May 2020.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Wednesday, 20 May 2020 @ 14:37

To:
Centerville Planning Commission
Centerville City Council
Centerville Mayor Clark Wilkinson
Centerville City Manager Brant Hanson
Centerville City Lisa Romney
Centerville Police Department Victim Assistant Coordinator Tricia Gallagher
Centerville Councilmember William "Bill" Ince
Centerville Councilmember Stephanie Ivie
Centerville Councilmember George McEwan
Centerville Councilmember Robyn Mecham
Centerville Councilmember Tami Fillmore

State Senator: Stuart Adams
State Representative: Timothy Hawkes

RE: The Hive Development Proposal in Centerville, Utah - Public Comments

Centerville Mobile Estates – My Personal Story May 20, 2020

I live in Centerville Mobile Estates, this is my family, these are my neighbors - this is my story, for what it's worth:

First, I would like to say that I have attended countless hours of college, and next to my two children's obituaries, this is hands-down the hardest thing I have ever had to write.

Including my childhood, I have lived in Centerville for 50 years. My family (James, Janis, Jennifer Lyday, and I) moved to Centerville in 1969. I was three years old. I grew up at 330 West Porter Lane (400 South) in a red brick home that my parents built on a little over half an acre of land. The William's family dairy was directly across the street, Porter-Walton Nursery was in my backyard, and the old J&L Garden Center was my next-door neighbor. I had the best childhood because I grew up in beautiful Centerville when it was a wonderful, rural, farming

community. It is sad to say, but this is the opposite of what Centerville is becoming. Please DENY the conditional use density. If for no other reason than this area of Centerville (Parrish Lane/400 West) cannot handle any more residents, traffic, etc.

I went to J.A. Taylor and Meadowbrook Elementary. Then I attended Centerville Jr. High & Viewmont High School (class of 1984). My husband, Chris, grew up on 800 North in Bountiful, near Viewmont High School. He graduated in 1985. We got married in 1986. I have loved Centerville with all my heart. Centerville IS my heart. My children also graduated from Viewmont; Joshua, class of 2002; Lacy, class of 2005. I went to school with you; my husband went to school with you; my children went to school with your children. We are your neighbors.

In 1987, my husband joined the Army, and we lived in Maryland while Chris served four years at Fort Ritchie as an MP during Desert Storm.

As you all know, the military does not pay very well, but we saved every penny we could.

In 1991, Chris, our two young children and I moved back to Utah. We wanted to raise our children in a small-town setting and we heard about an open spot in a little mobile home park in Centerville; Centerville Mobile Estates. To be honest, even though I grew up in Centerville, I never even realized there was a mobile home park here.

We were so excited because the money we had saved would enable us to have a home in Centerville and be able to raise our children here.

(A side-note: my mom, Janis Lyday, remembers being at most of the city council meetings where Vestil Harrison struggled to get approval to build a mobile home park in Centerville. Vestil's main argument/selling point was that a mobile home park would provide a place where the children of the long-time residents of Centerville could live without having to own a farm, i.e. large plot of land).

So, we purchased an older single-wide mobile home that was located in NSL and paid \$5,000 (in 1991) to have it torn down, moved and set up in the Centerville Mobile Estates. At that time, the city office and baseball park were in our backyard, and my children happily played in the park for hours with their friends. Our son, Joshua, was six years old & our daughter, Lacy, was three. In 1993, our youngest child, Jeffrey, was born. As a family of five, our little single-wide home was very cramped.

In 1997, we replaced our old single-wide trailer with a new, double-wide, modular home. We took out a mortgage and worked hard to make the mortgage payments and lot rent. We are hard, essential workers. My husband, Chris, has usually worked two jobs to enable me to be a stay at home mom. It was what we felt was best for our family. It has been hard, especially for my husband as he missed many baseball games and school programs because of his jobs. He worked for many years with Davis County School District as a custodian. He was head custodian at J.A. Taylor, then assistant head custodian at Davis High School, and finally, head custodian at South Davis Jr. High. While working as a custodian, he also worked as an electrician with my parent's company, A'lectricians Inc. After hundreds and hundreds of hours, Chris finally had enough hours and passed his journeyman electrician's exam. He decided he wanted to be a full-time electrician, and so he stopped working for Davis County School District. He has worked at Winward Electric, Hawk Electric, and is currently working for Associated Food Stores. To make ends meet, and pay off unexpected medical bills, I have worked with Avon, JC Penney, and RxAmerica. I have also provided child care in our home. Right now, I am the primary care taker of my sweet mom who had a stroke almost two years ago and needs daily help. Chris and I have worked very, very hard for our little home. Four years ago, we finally made our last mortgage payment. Currently, according to our Davis County Utah Assessor's Tax Statement, our 1997, 1620 square foot manufactured home has a market value of \$41,400.00. We are being offered a mere \$2,000.00 IF we vacate our home by October 15th 2020; that is an outrage!

We have lived in the Centerville Mobile Estates for 29 years. Our blood, sweat, and tears are in this little trailer park. Our hopes and dreams were born in this trailer park, and our hopes and dreams have died here as well. When we first moved here, Vestil Harrison was the property owner. This was a beautiful little neighborhood. Vestil was very involved and took wonderful care of the mobile home park. He was very strict about who could live here, and he ran a tight ship.

He made sure this was a beautiful community, had proper management, and provided a safe place to raise our little families. He took great pride in this park and he cared about each family. This was the best place to raise our children; we have made life-long friends here.

Our goal was to buy a small piece of land and put our modular home on it, our little piece of "The American Dream"; little did we know the living nightmare that would soon come our way...In 2012, our oldest child (Joshua) passed away; he was only 28 years old. In 2013, our youngest child (Jeffrey) was diagnosed with testicular cancer that had spread to his abdomen. He had surgery, and completed eight-weeks of intense chemotherapy. He is currently in remission. In 2015, our middle child and our only daughter (Lacy) also passed away; she was also only 28 years old. Joshua and Lacy are buried next to each other in the Centerville Cemetery. All three of our children had/have very expensive medical issues, and add two funerals to that has taken all of our money and left us in debt. To say our hearts are broken and that we will never be the same is an understatement. There are simply no words to describe our pain; our nightmare. We just get up everyday and face the storms of life the best that we can.

Because she wrote this so eloquently, I will quote my dear neighbor, Grace Olsen (#24):

"Last July 31st, 2019, we received a letter from Rulon K Harrison, the managing partner of Centerville Mobile Estates. They provided a 60-day notice of lot fee increases, more than doubling the existing fee. At the end of this letter, Rulon said: "Thank you for being such good tenants of our mobile home park. We hope you will remain in the park for many years to come."

Many residents took this as good news. "Many Years to Come" suggested that even though there were some problems they were obviously struggling with; their intention was to continue as before, and we would be living here for years to come.

NOTE: Eight months later we received the Eviction Notice date March 23, 2020

So, based on the letter of July 31, 2019, residents who could began to invest more financially into their homes for improvements or remodels.

Our family spent thousands of dollars that had we'd known otherwise; we would have put it in savings for this catastrophe of eviction. But we believed what Rulon said in that letter.

During the middle of a world pandemic, the Harrison family decides to do a mass eviction of the residents, that eight months prior, they fooled into believing we would be here for years.

To say this came as a surprise is an understatement.

We were stunned, completely caught off guard.

There's a pandemic going on. The governor of our state has restricted our movements, we are to stay at home as much as possible. We cannot even meet to discuss what just happened to everyone. We cannot gather to reach out to our seniors and disabled to help them find resources to pursue. We cannot gather to exercise our first amendment rights to protest what is occurring. We are told when it comes time for the city to meet regarding the developer's request to change the existing requirements, we will not even be given the chance to meet in person to plead our case. We are to do so virtually, over "Zoom". We have residents who do not have internet access. We have residents who do not understand the technology to participate in this virtual meeting.

We are then informed we can write a letter as well.

How does a letter represent the tears of our seniors who are so devastated that they hope they do not survive this transition to their lives? The disabled who do not have a pair of boots to pull themselves up with. The war veterans who served our country being told they have no home. A letter is impersonal. Those making these decisions about our future should see in person the trauma this is causing their citizens. They should have to bear witness to this, and not get away with reading words on a piece of paper.

So, a few of us did connect over messenger when we received the eviction notice, to try and find resources and learn about what, if any, rights we had. We decided that someone needed to advocate for those who may not have the ability to do so.

We discovered that not only are we being evicted from homes we own, but there are no laws requiring the developer or owner to compensate us for the value of our homes. We have homes here that have a taxed value at \$40,000.00, they get nothing...If these were able to be sold on the open market, I found by a quick Google search for mobile homes for sale in Davis County, Utah, that a single wide under 1000 sq. ft. has price ranges from \$21,900 to \$77,900. We are losing tens of thousands of dollars and are supposed to start over with nothing.

We learned that homes built prior to HUD laws, may not even be able to be moved. If a home can legally be moved, it costs about \$15,000.00 to move a single wide.

- 1) There has to be a permit
- 2) It has to be done by professionals
- 3) The home has to be brought up to HUD codes
- 4) It has to meet the laws of the municipality you want to move it to

There are some distinct problems here. There are insufficient lots available for the homes that can be moved to be relocated to in Davis County. Those of us who live here need affordable housing and lack the \$15,000.00 + to move our homes. If they cannot be moved, there are issues of abandonment; to either pay for that themselves or leave the park earlier than the required time to receive help from the developer, a mere \$2,000.00, which personally is insulting.

There are homeowners who still owe a mortgage on their homes...at least one neighbor owes \$10,000.00. If our homes cannot be moved, which is likely, and we must abandon them, either leaving early or paying to abandon them, we still have legal obligations to pay for a mortgage on a home we cannot live in. The question begs to be answered, could most people pay off an existing mortgage and have enough money for a second mortgage and/or rent? Will a bank or mortgage company even consider a housing loan with these existing mortgages? Would we be able to pass a rental units screening process with that outstanding debt? If we do not pay the debt, our credit is damaged, and no one would rent to us or loan us money for homes! We will have to start from scratch. We have no possible way of selling our homes. We have no down payment towards a new home or a rental. How are those who need affordable housing supposed to accomplish this task? These issues have yet to be addressed adequately, if at all.

Now to affordable housing, Centerville City is short 411 affordable housing units. If the City approves the developer's request, they will displace us from the affordable homes we own. There are no places within the city for over 45 families to go. We're not only being evicted from our home, but we're being evicted from our city, and our children are being evicted from their schools. Is this how Centerville City wants to be remembered in how they treat tax paying citizens; that the wants of the developer supersede our needs as citizens?

I do wonder how Centerville city and (the) general public would feel, if a government agency condemned over six acres of their housing, so that the developer could put this Hive development plan in their neighborhood, rather than ours. There is such a thing as eminent domain, it is within the realm of possibilities. I suspect we would see a huge fight against that. Citizens and city representatives would be out in droves; they would not accept it. One notable difference...eminent domain requires financial compensation by law.

Yet, us losing our community and homes, does not.

The laws do not protect us. So, who will?

It may be legal, but it doesn't answer to the higher authority of what is morally right.

If Centerville City ignores our pleas for help in saving our homes, and allows the changes of conditional use density, so that the developer displaces us from them, the city must negotiate more for us, than what is currently proposed.

The Hive project, or another, must include fair compensation for the value of each resident's home. It must be based above the amount we pay taxes on, which does not reflect what the homes could be sold for in the real estate market. The compensation must reflect an independent, fair appraisal amount on the open market, paid for by the developers or current owner of the property. To do otherwise equates to theft of our personal property.

Please do the right thing and vote against this project. Please help protect us as tax paying citizens who you represent.

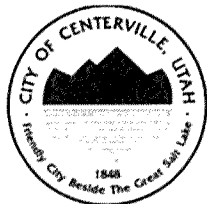
We are your neighbors. We are just like you.” (Grace Olsen, 555 N. 400 W. #23, Centerville, Utah)

Again, please DENY the Conditional use density. If for no other reason than this area of Centerville (Parrish Lane/400 West) cannot handle any more residents, traffic, etc.

Thank you for your time and consideration on this matter.

Sincerely,

Terressa Lyday Hoskins
Christopher Blaine Hoskins
555 North 400 West #23
Centerville, Utah 84014



PUBLIC COMMENT SHEET

Dear Resident,

As you are aware, Centerville City has received an application from a developer, CW The Hive LLC, to redevelop the Centerville Mobile Home Estates property. As part of the review process the Centerville City Planning Commission will be conducting a public hearing this Wednesday, May 13, 2020 at 7:00 p.m.

As part of the public hearing process, the Planning Commission desires to provide all current residents of the property an opportunity to understand the Planning Commission review process and to participate in sharing their comments on this matter. Within this packet you will find documents describing the redevelopment proposal and a flyer detailing the different ways to participate in the meeting. We invite you to review the provided information.

If your particular circumstances make it difficult to use one of the electronic methods outlined in the flyer, we have provided within this packet a comment sheet and a self-addressed stamped envelope for you to write down any comments or input you desire to share with the Planning Commission. Written comments must be received by Thursday, May 21st at 5:00 p.m. to be included in the packet for Planning Commission review.

If you have any questions please contact Community Development at 801-292-8232.

Name: Vicky Pace Mulvey

City of Residence: Centerville (Mobile Estates) # 1

Comment: to whom it may concern: My mother Margene Harrison Pace
found herself in an unexpected divorce after 31 years of
Marriage after raising eight children. She went to her
Uncle Vestil Harrison who helped her get in Mobile Home
#1, when she remarried she allowed my Cousin
(her nephew) ^{also a Harrison} to move in and then when I became homeless
with three children do to a very Traumatic family crisis that
affect many Community members as well. My mother allowed
me to come and stay in her mobil home. I raised my
children here since their late teens for a total of 18 yrs.

I have been through many traumas through my life starting very young and ~~sometimes~~ self medicate which gets me in trouble with the law. I have PTSD due to the many traumatic things I've been through that chip away at me each time. Just in the last years time, I slipped on ice and received a hematoma and concussion, things got worse with memory loss dizziness and emetosis. My mother ~~passed away~~ in July, I took ~~some~~ time off, ^{from job almost 16 yrs dedication} when I came back I was let go the next day, two days after my birthday in August. I spoke with Rulon in August and was given the impression that the park was fine only to receive the letter in March. My brother just got a trailer here when he was newly married and starting a family, and then my Mother, both were under Vestal's management which they said the park was very nice, however management changed to Rulon while my mom was there, Rulon wasn't as nice and the park began to deteriorate. When I moved in ~~the~~ back yard was all mud. ~~Since then~~ grass was planted, a vegetable garden, herbs, flowers, Berries, 3 pine trees and just before the notice a peach tree and decorative tree. Not to mention weed killer for the front yard that never seems to grow grass. All of this at my own expense (decorative Rocks, skidings, maintaining the ~~lot~~ etc) I take pride.

(also because we were related which I took pride in)
I use to stick up for Rulon if residents complained because I was appriative of the low lot payment and felt that if they complained too much the rent would be raised which it was. I am a two time cancer survivor but dont know if I can survive this with no job & medical issues. I had the mobil home redone after a fire and people often comment how nice it is. I invested all that I had into the mobil home for my future \$50 to \$80 thousand if I sold it to go retire in Oregon with my children or just live my life out in the home and city that I love. I was raised in WoodsCross, lived in Bountiful and settled in Centerville where my Mother grew up and my grandmother worked at the post office, ^{until} Vestil did many great things for Centerville and I disappointed in life for her unsympatheticness. I am not the only family member here there is another cousin a few trailers down. Anyway today was a good day for me so I was able to write this. I'm sorry if my thoughts jump around. Since loosing my mables, mother and job I have used all the savings I had. I dont know what I am going to do or where to go. I dont understand Why Centerville City would allow this to go through - its in human at this time in the world and also in human because of the People it will/is effecting. Why No low income housing for us anymore when we have all lived here for many years and majority

of the residents are over 50 years of age, retired, just beginning Elderly, medical issues. Why are we not going to be paid out the value of the home. I ask that Centerville City show compassion for the poor in their city who have contributed and called this their homes. One under God and Justice for All.

I personally ~~am not~~ dealing with everything very well. My anxiety and emotions are at an all time high and I am very scared and worried. I didn't think I would find myself in a homeless position again and certainly not at 56. My family history is here.

Thank you for your time and consideration,
Sincerely Vicky Pace Mulvey

Please show that you really care about your Community members and help save this park and are homes.

Leah Romero

From: davidomck@gmail.com
Sent: Monday, May 18, 2020 9:27 AM
To: recorder
Subject: Planning Commission - Hive Development

After participating in the Centerville City Virtual Public Meeting last Wednesday, May 13, 2020, I would like to present my additional thoughts.

Property Setbacks

As many people in the public meeting mentioned, the rear of the 2 story duplex homes is only 15' from a planned 6' fence along the north property line. The views from both 2nd floor patio decks and the rear windows will look directly down into the back yards and homes of the single-family homes along the south side of Applewood Dr. adjacent to the north of the proposed development.

Looking at the city code regarding rear property setbacks I see city code numbered: 12.32.300 Table of Development Standards in Residential Zones

Setback Standards - Rear Yard Main Building R-H Zone is **20 FEET** (NOT THE 15' SHOWN ON THE PLANS)

Parking

The developer mentions that they will move into the green space to make for additional visitor parking but with the setbacks on the north side of the duplexes needing to increase from 20' to 15' that will make for an additional 5' that needs to be made up.

It was also mentioned that access for fire apparatus would be difficult with narrowing the street and that visitor parking would be in driveways. By adding the width for additional visitor parking and the required 20' rear building setback, additional green space or some other space will be lost.

Traffic

Cory Snyder said:

*"We know that there is some **planned** improvements being made to Parrish Lane for a double Northbound left at 400 West. There's also a double Northbound left at Marketplace or leading to the Frontage Road. We also know that there'll be that double left on Frontage Road will terminate over by the Chick-fil-A."*

WHEN are these "**planned**" improvements going to be made? We all know what can happen to "planned" ANYTHING. Things change, money, availability many things can changes as we've seen these past few months. How can any planner approve a development that could potentially cause major traffic issues on something that may or may not ever happen? That is the proverbial "putting the cart before the horse". I would not think any planning committee would allow that. You have the infrastructure **IN PLACE** before you consider a problem **mitigated**.

There was also mention of a traffic study. What traffic study? Was one already done? If so, when was it done? If it was done during a state shutdown due to a pandemic that it is completely invalid. And if one is not done, then doing a traffic study during even a partial shutdown is invalid. And claiming you have a valid study when you don't could leave the city vulnerable to legal action.

Mobile Home Park Residents

We heard many stories of the plight of the current trailer park residents. I believe that the developer, Centerville City, or any other organizations that are capable, should step up to assist these people in relocating if it comes to that. It was mentioned that the \$2,000 offered by the developer was not nearly adequate for these residents to relocate. Is it possible that \$10,000 and some other assistance be considered to make it more acceptable for them?

Conclusion

Do not grant the conditional use permit request to increase the R-H zoning density from **8** per acre to **12** per acre because of the issues stated that have **NOT** been mitigated. The proposed development with its lack of adequate parking, inadequate setbacks, road widths, improper landscaping, invasion of established neighbor's privacy and inadequate compensation and relocation assistance for current mobile park residents does not mitigate the issues in a manner that is acceptable.

I believe it could be possible with a revised plan with the density at 8 per acre possibly could be made acceptable to the city and the surrounding neighborhoods and would lessen the traffic, noise and emissions. Despite all the good intentions on the drawing board for traffic improvements, the higher density would raise the traffic numbers 33% that is not mitigated.

Sincerely,
David Miller
Centerville Ut and the adjacent Applewood subdivision

Leah Romero

From: Lisa Farrell <lbfarrell@gmail.com>
Sent: Thursday, May 21, 2020 11:09 PM
To: recorder
Subject: Centerville Mobile Home Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission:

I am writing in regard to the development of the Centerville Mobile Home Estates. My husband and I attended your last meeting over Zoom. I thought you brought up some important points regarding traffic, and parking. However it is even more important to think about the needs of your citizens, who have been residents of Centerville City for decades, and who will be losing thousands of dollars worth of investments in their property, and who may be left homeless.

Please do not approve the variance requested to build more homes in the area of Centerville Mobile Home Estates, because there is a possibility if you do not approve that variance the proposed developers may not end up displacing so many people during this worldwide pandemic, when many of the residents have just lost their jobs.

I don't know if there is any more help you can give the current residents of the Mobile Home Estates, but please try to think of other things you could do. Perhaps if you could talk to some of the experts who attended your meeting they might have some good suggestions for you. Here are some ideas I thought of:

1. You could ask the developers to postpone the development until the pandemic is completely over.
2. You could ask the Harrison Family who currently own the property to give the residents the opportunity to try to buy the property (as was suggested by one of the experts who attended your meeting).
3. You could try to find a way to get subsidized or low income housing somewhere in your city, so the displaced people would not be left homeless, so they could continue their lives in an area they are familiar with.

Thank you for considering this matter. Please don't just mitigate for traffic. Please also mitigate for people.

Thank you,
Lisa Farrell

To the Centerville Planning Commission:

Centerville City Municipal Code 12.21.100 (e)(3)(D) provides if a conditional use does not comply with the General Plan, then **No conditional use permit shall be authorized.** The Hive Development as submitted does not comply with the Centerville City General Plan in the following three ways:

1. Centerville City General Plan SECTION 12-480-5. NEIGHBORHOOD 4, NORTHWEST lists the Goal to "Preserve the viability of Frontage Road" and lists as a Policy that "No future development shall front or have direct access onto the Frontage Road." There is no direct access now from the property to Frontage Road, it's a fenced sidewalk. (see attached photo). For the Hive Development to comply with the General Plan, it would need to remove from its plans the direct access provision to Frontage Road. Otherwise the design does not comply with the General Plan and no conditional use shall be authorized. If the HIVE Development wants direct access to the Frontage Road an amendment is needed to the General Plan -- which is a legislative action.

2. Centerville City General Plan SECTION 12-480-5. NEIGHBORHOOD 4, NORTHWEST in the **Land Use Hierarchy Standards** it states that "only uses in the same category or in an adjacent category may be located next to each other." Applewood Drive now is a Low Intensity Use (R4) and the Mobile Home Park is a Medium Intensity Use (RH8). The conditional use permit would change the land to a High Intensity Use (RH12). A High Intensity Use is not permitted next to a Low Intensity Use. The General Plan requires "at least 100 feet of separation [to] occur before a use in a subsequent category may be employed."

Does the HIVE Development plan have a Medium Intensity Use (RH8) creating at least 100 feet of separation along the entire length of the property to separate the High Intensity from the Low Intensity? If not, the design does not comply with the General Plan and no conditional use shall be authorized.

3. Centerville City General Plan SECTION 12-435-1. LOCATION OF BUFFERS says that "Buffers should be used between incompatible land uses including, but not limited to, industrial, commercial, residential, and high density or low density uses. It is not desired that these uses occur in close proximity, but if they do, the adverse impacts of one use on the other **shall be mitigated with distance, visual screening, access control, sound control, and other mitigation and buffering techniques.**" Even the existing RH8 use is high density, so even for this use the General Plan requires a buffer. In the HIVE Development design there is no provision for any buffer. The HIVE Development is proposing an even higher density use than R8 which under the General Plan is not desired to occur in close proximity to a low density use. For the HIVE Development to comply with the General Plan it would need to employ an appropriate buffer -- distance, visual screening, access control, etc. -- to mitigate the adverse impacts of the high-high density use on the low density use. Otherwise the design does not comply with the General Plan and no conditional use shall be authorized.

I would urge the Planning Commission to require the HIVE Development to submit a revised design that complies with the General Plan as follows:

- remove direct access to the Frontage Road
- add a Medium Intensity with at least 100 feet separation along the whole property line
- add a proper buffer between the high density (RH8 or RH12) & the low density (R4) use

Until the Development Design complies with the General Plan, no conditional use shall be authorized.

Like you I am troubled by the human cost of this decision. Certainly there is a higher standard than the law to which we can look to help-out our neighbors who will be displaced. I would urge the Planning Commission and our City Leaders to couple with any development proposal, a rescue proposal that helps each of our Centerville resident families facing relocation to land on their feet through this process.

Sincerely,

Jonathan Lysenko

Frontage Road Fenced-Sidewalk running by the Property (no access):



May 21, 2020

To: Centerville City Planning Commission-Hive Development

City office of Centerville City, Utah and respective interested parties

RE: Sale of Centerville Mobile Home Estates in Centerville, Utah

More than 40 families live in this small community and many of the families have more than one generation within the community. There are very few affordable options even in ideal circumstances that include a good paying job and no pandemic. If a proposal that offered these tenants the same rental/housing costs and guaranteed acceptance to said proposed housing, perhaps this would be a workable solution. That being said, I don't know where my friends and family that live here can move to.

There are families who have lived here over 40 years. The mobile homes they do own cannot be moved because they would literally fall apart in the process. Aside from the fact that most parks have an age restriction on the year of the trailer home. A lot of the community members are retired, very elderly, very unwell and the only family they know and they only support they have had for years are within this community.

Rental prices exceed the average income for many of the residents here. Who, on a fixed income of less than \$1000 a month, can afford to move? If they could afford to move, where will they move to? With average apartment rent easily exceeding those incomes and physical limitations requiring accommodations, do you suggest they transition to a shelter? Oh wait, there is not a shelter available.

How about the elderly parent that lives near the adult child and grandkids so that the care needed saves the parent, the family and the community from having to use a nursing home or a hospital stay from a fall with a broken hip or head injury? How about the single mom neighbors with 3 kids working 2 jobs who exchanges babysitting so that both the families can survive financially and provide each other with some crucial emotional support? How about the war hero that risked his life to defend our country only to be simply disregarded? Even one person contemplating ending their life rather than trying to navigate this travesty should make you stop! Right now. Take an honest inventory. Your home is being taken from you. The home you have paid for, lived in, loved in and built your life in for the past 40 years. Your family can not come with you. Your belongings can not come with you. Your life is over! This is what some people are feeling.

This is about human beings, families, livelihoods, roots and DOING THE RIGHT THING! There is no mysterious algorithm needed to determine the outcome of this sale. Families displaced, jobs lost, homelessness which will lead to more job loss.

All the dollar signs and progress being touted do not justify the inhumanity of this proposal.

DON'T APPROVE THIS SALE!

I am a registered nurse and worked in public health for many years. I am glad to be of assistance in any way that I can.

Respectfully,

Billiejo Tingey

West Bountiful, Utah

Billiejo882@gmail.com

8015774865

CENTERVILLE

Staff Backup Report

5/27/2020

Item No. 3.

Short Title: Community Development Director's Report & City Council Update

Initiated By:

Scheduled Time:

SUBJECT

City Council Update:

- Nothing to Report

Next Planning Commission Meeting of 6/10/2020:

- *The "Hive" Project*
- *Edmund's Auto CUP Request*
- *Parrish Creek Site Plan and CUP Continued from Table Action*

2020 Commission Goals:

- South Main Street Corridor Plan Update - underway
- Transportation Plan Element Update - yet to be started
- West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
5/27/2020**

Item No.

Short Title: May 13, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 5-23-2020 Planning Commission Minutes

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, May 13, 2020****7:00 p.m.**

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

MEMBERS PRESENT

Kevin Daly
Cheylynn Hayman, Chair
Thomas Hunt
Mason Kjar
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE**OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Wilcox

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

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

CONCEPTUAL SITE PLAN – THE HIVE

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

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

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.

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.

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.

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 Rohlfing, Centerville – Mr. Rohlfing 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. Ferrell 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.
44

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

MINUTES REVIEW AND ACCEPTANCE

The minutes of the April 8, 2020 Planning Commission meeting were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Daly seconded the motion, which passed by unanimous vote (6-0).

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