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

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

**CONDITIONAL USE PERMIT – THE HIVE**

Mr. Snyder explained that 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. The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection can be met. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

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

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

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

**PUBLIC HEARING – THE HIVE**

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

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

Casey Nielson, Centerville – Mr. Nielson said he lives in the mobile home park and has invested substantial time and money into his unit. He said he had been furloughed due to the
COVID-19 pandemic, and was concerned not only for himself, but for many of his elderly neighbors in the mobile home park.

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

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

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

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

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

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

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

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

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

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

Tina McLeod, Centerville – Ms. McLeod said she had worked hard and invested substantial money into improving her trailer based on assurance from the property owner that the mobile home park would be there for many years. She expressed frustration with the property management.
Shelley Pace, Davis Community Housing Authority – Ms. Pace commented that federal CBDG funds were recently used to improve some of the units in the mobile home park. She emphasized the need for sufficient parking in the proposed development, and questioned whether there would be enough space for both sufficient parking and the 40% landscaping requirement. She stated that Centerville needs housing people can afford.

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

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

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

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

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

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

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

Holly Haun, Centerville – Ms. Haun said she had lived in the mobile home park for 13 years. She said she very much appreciated the quality of the schools, and would like her children to stay in Centerville schools, but said there was a shortage of pet-friendly affordable housing.
Inge Richins, Centerville – Ms. Richins said she had lived in the mobile home park for 20 years. She said she had invested a lot in her home, and commented that medical issues made it difficult for her to work. Ms. Richins said she and her husband still owed money on the mortgage for the trailer, and would not be able to afford an additional rental expense. She stated that the $2,000 offered does not cover the value of their home.

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

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

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

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

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

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

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

Millissa Therrien, North Salt Lake – Ms. Therrien said she formerly lived in Centerville and passed the mobile home park every day. She said she sympathized with the situation the residents were in because she had experienced something similar. Ms. Therrien agreed that traffic should be carefully studied. She commented that the difference between “letter of the law” and “spirit of the law” should be carefully weighed in this situation. She said she hoped there was something that could be done for the residents, and said she hoped the developer would consider other options.
Nola Nielsen, Farmington – Ms. Nielsen said her son had lived in the mobile home park. She agreed with the comments that had been made, and agreed with the suggestion to form a citizen committee.

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

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

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

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

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

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

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

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

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

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

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

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

Katie Rust, Recording Secretary

May 27, 2020
Date Approved