

## Clearfield rezones mobile home park

Housing » Council majority votes to OK area for commercial use because it's downtown.

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Clearfield » The City Council here opted to keep three mobile home parks designated for mobile homes, but in a split decision, rezoned a fourth for commercial uses.

While council members noted the Tuesday vote does not close the Clearfield Mobile Home Park, it does ready the area in case any business interests take it over.

Owner Garret Heater opposed the rezone, saying he has no plans to sell the park and will not close it.

"They're just trying to push us out," he said after the meeting.

During the past few months, Clearfield officials had considered rezoning all of its five mobile home parks, paving the way for any future uses to be strictly commercial or other homes.

Hundreds of mobile home residents flooded a Planning Commission meeting, fearing their neighborhoods would be closed. Housing advocates told commission members that park owners are required to give residents a nine-month eviction notice, but often the rezoning process prior to closing a park gives those residents more time to adequately plan for a move.

Moving out of those homes is difficult because many mobile homes cannot be transported. Also, say housing advocates, it can be difficult to find inexpensive housing equivalent to the mobile home parks along the Wasatch Front.

So the Planning Commission opted to keep four of those mobile home parks under their existing zone. Clearfield Mobile Home Park was to be recommended for a rezone because it was primarily a rental community, none of its residents had spoken during the public hearing and it sits on prime State Street frontage in downtown Clearfield.

Those reasons, and that the park couldn't be closed against the owners' wishes, were enough for three of the five City Council members to vote for the park be rezoned for commercial uses.

Councilman Doyle Sprague attended the commission's meeting and echoed that rationale: "You happen to be right in downtown Clearfield," he told park owner Heater, "where we're trying to develop the city."

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