

Minutes of the **Joint Work Session** of the **Lehi City Council and Planning Commission** held Tuesday, **October 3, 2017**, at 5:30 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

**Members Present:** Bert Wilson, Mayor  
Paige Albrecht, Council Member  
Chris Condie, Council Member  
Mike Southwick, Council Member  
Paul Hancock, Council Member  
Johnny Revill, Council Member

**Planning Commission:** Jared Peterson, Planning Commission Chair  
Scott Bunker, Commissioner Alternate  
Roger Ellis, Commissioner  
Brent Everett, Commissioner  
Matthew Hemmert, Commissioner  
Bill Hereth, Commissioner Alternate  
Janys Hutchings, Commissioner  
Heather Seegmiller, Commissioner  
Abram Nielsen, Commissioner

**Others Present:** Jason Walker, City Administrator; Robert Ranc, Assistant City Administrator; Kim Struthers, Community Development Director; Brad Kenison, Assistant City Engineer; Christie Hutchings, Planner; Landon Haws, Planner; Cameron Boyle, Assistant to the City Administrator; Teisha Wilson, Deputy City Recorder; and 1 citizen.

**1. Welcome and Opening Comment**

Mayor Wilson welcomed everyone and stated that all Council Members were present. Councilor Revill gave the opening comment.

**2. Discussion Items**

**2.a. Discussion of Moderate Income Housing Element**

Kim Struthers stated that they have been working on this for several months. Landen Haws said that they calculated that the moderate income for a family of 4 in Lehi was \$53,680. He said that Utah State Code requires a Moderate Income Housing Element in the City's General Plan, and that cities need to plan for a variety of housing to meet the needs of those that have a desire to live here. He also noted that cities can be sued for not following a moderate income housing element.

Councilmember Revill inquired if there is a specific percentage or number of homes that need to be in the category of affordable housing. Mr. Haws replied there is not, it's just that

cities need to have a plan for it. Councilor Condie stated that the market does have an effect on moderate housing, especially in Lehi.

Mr. Haws said that the people that need affordable housing include police officers, teachers, single mothers, and planners. He distributed a handout that shows there is a shortage of moderate income housing in Lehi. He said the city has a surplus of expensive homes, or there are too many homes that are outpriced for new residents. He said this problem will be even more serious in the next 5-10 years.

Christie Hutchings introduced the age population pyramid in Lehi. She stated that Lehi has a shortage of residents in the 20-30 age range and that the elderly population is also deficient. She concluded that Lehi City is unable to provide enough housing for these two segments of the population. She stated that some of the condos and townhomes are outpriced for this population segment, and that there just isn't enough housing stock for families that need affordable housing, with is in the \$250,000 range. Councilor Hancock stated that he doesn't see a lot of expensive homes for sale. Ms. Hutchings stated that there are many homes that were affordable, but have increased in value. She also noted that the cost of material and labor are high and they don't see that trend going anywhere but up and that the home builders do not foresee a market correction anytime soon.

Mr. Haws stated that they do have some ideas to correct the issues. He feels that increasing the R-2 overlay may help and increasing the TOD overlays can be an improvement. He wanted to be clear that the Planning staff does not want to saturate the City with high density housing but rather targeted intervention in certain areas of the City and that transit areas would be the most effective. He also added that Denver has tried to mix a range of incomes in their multifamily developments. He said they do this by mixing low income apartments with market priced apartments and then the city gives the developer a density bonus for that. He said this has been successful and that it was done in a targeted area.

Mr. Haws talked about the benefits of affordable housing which included the ability to purchase healthier food, it also decreases stress, all of which are positive health benefits.

There was discussion about the data that was collected and the formulas used to calculate and produce the data. Mr. Haws stated that they can review these numbers with them in more detail if they'd like. It was also discussed that most homes have gone up in value and that many people would not be able to afford their current home if they had purchased it today. Ms. Hutchings stated that this data is used to assess the needs for people moving into the community, or just entering the market and not the current residents. She said those population segments (young families and seniors) are priced out and that it would be difficult for them to enter the market in this City.

Ms. Hutchings reported that there are other ways besides high density to improve affordable housing. Brad Kenison feels that increasing density in an area may also increase the cost of development because of the upgrades to the utility system. Mr. Haws suggested that they also consider the long term benefits of affordable housing. Ms. Hutchings stated they are having this discussion now to get everyone thinking outside the box and be creative. Ms. Hutchings talked about the TOD ordinances in Salt Lake City, where the city

offers incentives and the buildings are rent controlled. Commissioner Hutchings would be interested in knowing if this works.

2.b. Discussion of accessory apartments and tiny houses

Christie Hutchings reported that there is already a lot of illegal basement apartments in the City. She stated that in communities that allow these, they've determined that about 7% of single family homes have a basement apartment. She gets a call almost every day from someone inquiring about basement apartments, and if they are allowed. Other communities have rules to help regulate the use of these basement apartments. Accessory dwelling units are also a viable option for moderate income housing. She stated that right now, in order to do a mother-in-law apartment in Lehi it would require that it be a duplex. There was discussion about how the utilities would work and if they would collect impact fees on the basement or accessory apartments. Ms. Hutchings stated that basement apartments create two affordable units because the main unit can subsidize their income with the second unit rental.

There was discussion about allowing a change in the PUD Development Code to allow townhomes or condos, but to not change the density. She said this would allow for more flexibility to have large agriculture lots or protected open space, while also providing affordable housing with townhomes or condos.

Mr. Struthers reported that there are two types of tiny homes. One type is built on a foundation and are more permanent and others are on a trailer and can be transported. He said that tiny homes could also work as an accessory unit, but the current code does not allow this option.

Lindsay Lewis is a resident that wants to invest in a tiny home, but it's currently not allowed. She stated that there can be some really nice tiny home communities and that there is a lot of interest in this. Mr. Struthers stated that tiny homes are allowed in Eagle Mountain as an accessory building and that it has to be on at least a ½ acre lot.

Mr. Struthers stated that allowing TODs in certain areas will help with affordability. The Planning Commission and Council would like to see more research on these topics.

Mayor Wilson stated that there needs to be more conversations on this before any decisions are made.

With no further business to come before the City Council at this time the meeting adjourned at approximately 6:45 p.m.

Approved: October 24, 2017

Attest:

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Bert Wilson, Mayor

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Marilyn Banasky, City Recorder