



# **Lehi City Council Meeting Agenda December 7, 2021**

**5:30 PM** - Broadbent Community Room (128 N 100 E)

1. Christmas Dinner
2. Joint Work Session with the Planning Commission
  - 2a. General Plan Update Discussion
    - [CC Staff Report General Plan Land Use Update Work Session Maps 12.07.21.docx](#)
    - [General Plan Pop. with ADU's #'s-Spreadsheet.pdf](#)
    - [Map\\_6.pdf](#)
    - [Map\\_8.pdf](#)
3. City Council Work Session
  - 3a. Consideration of Adjourning into a Closed Executive Session to discuss reasonably imminent litigation.
4. Adjournment
  - Public is invited to attend all City Council Work Session Meetings
  - In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
  - This agenda has been properly posted and a copy provided to the local news media.

## City Council Agenda Item Report

Meeting Date: December 7, 2021

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Joint Work Session with the Planning Commission

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**Subject:**

General Plan Update Discussion

**Suggested Action:**

**Attachments:**

[CC Staff Report General Plan Land Use Update Work Session Maps 12.07.21.docx](#)

[General Plan Pop. with ADU's #'s-Spreadsheet.pdf](#)

[Map\\_6.pdf](#)

[Map\\_8.pdf](#)

# GENERAL PLAN LAND USE COMPREHENSIVE UPDATE

## CITY COUNCIL – PLANNING COMMISSION

### JOINT WORK SESSION REPORT

|                                 |                                                                      |
|---------------------------------|----------------------------------------------------------------------|
| <b>Applicant</b>                | Lehi City                                                            |
| <b>Meeting Date</b>             | October 12, 2021                                                     |
| <b>Requested Action/Purpose</b> | Joint Discussion of General Plan Draft Prior To Adoption on 12/14/21 |
| <b>REQUIRED ACTION</b>          |                                                                      |
| <b>Planning Commission</b>      | Discussion prior to Adoption                                         |
| <b>City Council</b>             | Discussion prior to Adoption                                         |

## GENERAL PLAN HISTORY

|                              |                                                                                                                                                                                                                                                               |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>October 2011</b>          | City Council approved the existing General Plan Land Use Element                                                                                                                                                                                              |
| <b>October 2018</b>          | Comprehensive Update Started                                                                                                                                                                                                                                  |
| <b>February 2019</b>         | General Plan Public Open House on Potential Build-Out Scenarios                                                                                                                                                                                               |
| <b>January 2020</b>          | Council and Planning Commission Work Session on 1 <sup>st</sup> Draft Land Use Map and Written Goals and Strategies                                                                                                                                           |
| <b>June 2020</b>             | Public Webinar on 1 <sup>st</sup> Draft Land Use Map and Written Goals and Strategies                                                                                                                                                                         |
| <b>October 2020</b>          | City Council and Planning Commission Work Session – Staff was asked to complete Utility Master Plan Update with Land Use Element Update and to work towards a plan that met a build-out population goal set by the City Council                               |
| <b>January and July 2021</b> | City Council Meeting with discussion on Utility and Land Use Map Updates                                                                                                                                                                                      |
| <b>August 2021</b>           | Planning Commission and City Council Work Session on Land Use Map and Written Goals and Strategies                                                                                                                                                            |
| <b>September 2021</b>        | Public Open House on Final Draft Version of Land Use Map and Written Document<br>Planning Commission recommendation for approval                                                                                                                              |
| <b>October 2021</b>          | Staff proposed and supported a land use plan that aligned with the previous build-out population goal; the City Council tabled the General Plan for further analysis on impacts of accessory dwelling units on the City’s overall density/buildout population |

## REPORT ANALYSIS

Staff felt like it would be helpful to send out some information ahead of next week's Joint Work Session meeting so that the City Council and Planning Commission had time to study it prior to the meeting. The following is a brief description of the information we are providing with this packet/report:

### **Map 6 – ADU Allowed Areas**

- This map depicts all of the areas within the City where an accessory dwelling unit could be allowed. The GIS analysis of allowed areas was based on our most recent updates to our ADU ordinance, which conforms with new requirements in the State Code.
- In the upper right hand corner of the map you will find an analysis of the possible number of ADUs. The analysis shows the total units that could allow an ADU (17,147), as well as a breakdown of the number of possible ADUs and associated population based on different assumptions of 50%, 25% and 20% of units having an ADU.

### **Spreadsheet on Density and Population**

- The City Council will recall that at their October 12, 2021 meeting, they asked Staff to evaluate the impact ADUs may have on our overall buildout population. The spreadsheet we have prepared shows each Councilmember's latest preferred range of buildout population.
- The spreadsheet also shows build-out population numbers and how removing density from certain areas of the City will be needed in order to stay as close as we can to the City Council's build-out number. The potential density reductions are recommendations by staff where density could be removed if the City Council finds necessary.

### **Map 8 – Staff Recommended General Plan Densities with ADUs**

- This map corresponds to the spreadsheet on density and population, and shows Staff's recommended areas throughout the City where residential densities would be located after taking into account the impact ADUs may have (based on an assumption of 20% of eligible dwellings having an ADU).
- In the upper right-hand corner of the map, a table lists the build-out population estimates both with and without the possible ADU population increase.
- In the upper left-hand corner of the map, there is a breakdown of total residential units (RUs) as well as equivalent residential units (ERUs) based on the proposed modified densities shown on the map.

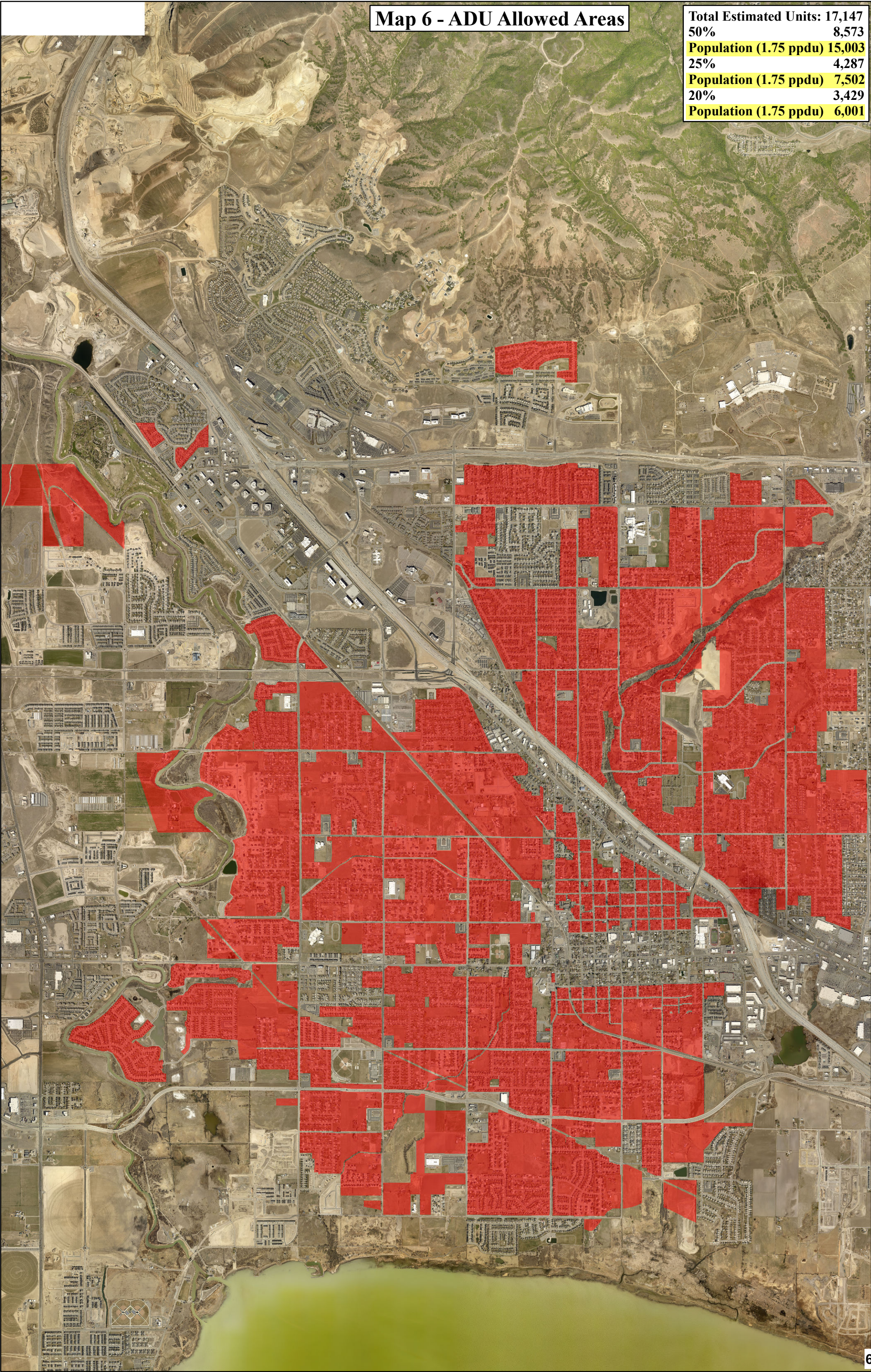
**GENERAL PLAN PROPOSED POPULATION with ADU'S**  
**(Using 3.5 for a Population Multiplier with ADU's separated)**

| <b>Council</b>  | <b>Council Build-out # w/ADU's</b> |                |                |
|-----------------|------------------------------------|----------------|----------------|
|                 | <b>Low</b>                         | <b>Middle</b>  | <b>High</b>    |
| <b>Paige</b>    | 140,000                            | 150,000        | 160,000        |
| <b>Chris</b>    | 120,000                            | 130,000        | 140,000        |
| <b>Mike</b>     | 150,000                            | 152,500        | 155,000        |
| <b>Paul</b>     | 130,000                            | 140,000        | 150,000        |
| <b>Katie</b>    | 130,000                            | 140,000        | 150,000        |
| <b>Average:</b> | <b>134,000</b>                     | <b>142,500</b> | <b>151,000</b> |

| <b>Areas</b>    | <b>Proposed GP Population w/o ADU</b> | <b>20% ADU Population</b> | <b>Residential Units</b> | <b>Population</b> | <b>Proposed GP w/20% ADU</b> |
|-----------------|---------------------------------------|---------------------------|--------------------------|-------------------|------------------------------|
| Whole City      | 154,313                               | 6,001                     |                          |                   | 160,314                      |
| Mill Pond West  |                                       |                           | 100                      | 350               | 160,664                      |
| I-15/State/Main |                                       |                           | -75                      | -263              | 160,402                      |
| East Pioneer    |                                       |                           | -53                      | -186              | 160,216                      |
| Pioneer West    |                                       |                           | -31                      | -109              | 160,108                      |
| Main Street     |                                       |                           | -1,266                   | -4,431            | 155,677                      |
| State Street    |                                       |                           | -400                     | -1,400            | 154,277                      |

**Map 6 - ADU Allowed Areas**

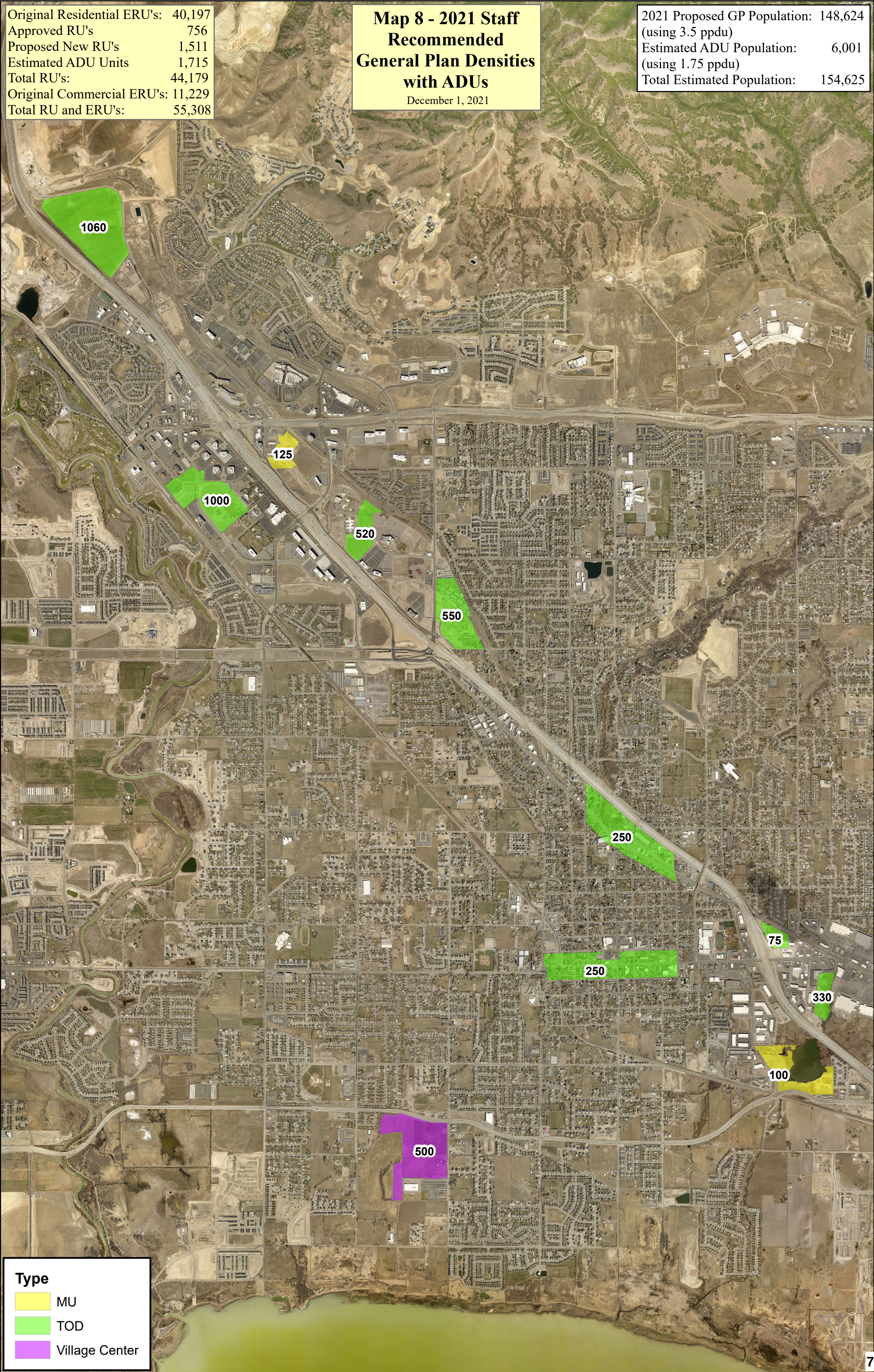
|                        |        |
|------------------------|--------|
| Total Estimated Units: | 17,147 |
| 50%                    | 8,573  |
| Population (1.75 ppdu) | 15,003 |
| 25%                    | 4,287  |
| Population (1.75 ppdu) | 7,502  |
| 20%                    | 3,429  |
| Population (1.75 ppdu) | 6,001  |



Original Residential ERU's: 40,197  
Approved RU's 756  
Proposed New RU's 1,511  
Estimated ADU Units 1,715  
Total RU's: 44,179  
Original Commercial ERU's: 11,229  
Total RU and ERU's: 55,308

**Map 8 - 2021 Staff  
Recommended  
General Plan Densities  
with ADUs**  
December 1, 2021

2021 Proposed GP Population: 148,624  
(using 3.5 ppdu)  
Estimated ADU Population: 6,001  
(using 1.75 ppdu)  
Total Estimated Population: 154,625



**Type**

- MU
- TOD
- Village Center

## **City Council Agenda Item Report**

Meeting Date: December 7, 2021

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Action Item

Agenda Section: City Council Work Session

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### **Subject:**

Consideration of Adjourning into a Closed Executive Session to discuss reasonably imminent litigation.

### **Suggested Action:**

### **Attachments:**