

To: House Business and Labor Committee
From: Mayor Mark Johnson, Lehi City
RE: HB 82 - Single-Family Housing Modifications
Date: Friday, January 29, 2021

Please consider the following information while examining HB 82 - Single-family Housing Modifications:

Lehi City Persons per Household (provided by U.S. Census Bureau)

Year	Persons per Household	Change
2020	3.86	-0.02
2019	3.88	-0.03
2018	3.91	0.10
2017	3.81	-0.08
2016	3.89	-0.02

Lehi City Accessory Dwelling Unit (ADU) Study Based on Current Zoning

Total residential electric connections = 21,000+ (includes new builds that are unoccupied)

Total registered ADUs = 170

Assumes 10% (conservative) of dwelling units include an ADU = 2,100

Assumes ADU persons per household = 1.9 - 2.0

Lehi Residents of Household Purchasing Age (provided by U.S. Census Bureau)

Age Range	Ratio
25 to 54	78%
55 to 64	10%
65 +	12%

Based on questions received by Lehi City Planning for ADUs, the general feeling is that individuals with newer mortgages are trying to supplement their mortgage payments.

Lehi City Zones That Allow ADUs (see map)

Low Density Residential

Very Low Density Residential

Very Low Density Residential and Agriculture

(All exclude Planned Residential Development, Planned Unit Development, and Area Plans)

Concerns

Infrastructure: Within the zones Lehi already allows ADUs are 7,080 units, with some areas still undeveloped. If HB 82 passes as is, an additional 14,721 will be allowed to have ADUs. This would overwhelm the infrastructure in the city including streets (parking), culinary water, sewer, and to some extent power.

Truth in Taxation: The current truth in taxation formula would not remedy the impact ADUs would have on the system because the current formula is designed to hold existing properties revenue neutral. The only way to capture the additional revenue needed would be to tax the ADUs as a separate residential unit.

Water Rights: Water rights will not be collected since we cannot collect them in the normal development process. ADUs in existing homes would encroach on other residents' water rights.

All Single Family Housing

ADU Allowed Areas

