



153 North 100 East  
Lehi, UT 84043  
(801) 768-7100

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **July 2, 2024**, at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

**Present:** Mark Johnson, Mayor  
Paige Albrecht, Council Member  
Chris Condie, Council Member  
Paul Hancock, Council Member  
Heather Newall, Council Member  
Michelle Stallings, Council Member

**Others Present:** Jason Walker, City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Seirra Pierson, Management Analyst; and Teisha Wilson, City Recorder

## **1. Welcome and Opening Comment**

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock offered the opening comment.

## **2. Discussion Items**

### 2.a. Fraud Risk Questionnaire Report- Finance Department

Dean Lundell presented on the city's fraud risk assessment that is required by the Utah State Auditor. He noted the fraud risk hotline that was created. Overall, the city received a very low risk assessment.

Item 2.c was heard next.

### 2.c) Discussion of PacifiCorp transmission rates- Lehi Power Department

Joel Eves, Lehi Power Director, explained that PacificCorp, the transmission provider, is facing over \$8 billion in lawsuits related to wildfires in Oregon in 2020. PacificCorp was found to be grossly negligent for failing to turn off transmission lines despite being asked to do so due to fire risk. As a result, PacificCorp has implemented a 45% rate increase on transmission costs starting June 2024, which equates to around a 2.8% increase in Lehi City's overall power costs. UAMPS, the power consortium Lehi belongs to, is legally challenging this rate increase and seeking changes to the accounting rules to prevent such costs from being passed on to customers in the future. The city is monitoring the situation closely but does not anticipate the need to raise rates for customers at this time.

### 2.b) Discussion of the Moderate Income Housing Element- Planning Department

There was extensive discussion around the city's goals for Moderate Income Housing. Councilors expressed concerns that recent mixed-use projects have lacked the desired

residential component, impacting housing affordability and community investment. The concept of "gentle density" was introduced, where smaller-scale infill and incremental growth is encouraged over large-scale development.

Affordability and homeownership were major themes, with suggestions to lower minimum lot sizes for detached ADUs and create an affordable housing overlay zone to incentivize attainable home prices. However, concerns were raised about the potential impacts on infrastructure capacity.

Concerns were discussed regarding regulations that were seen as overly restrictive, potentially limiting market-driven development opportunities. Councilors discussed the challenges and costs developers face, including the process of getting projects approved. Ideas were shared about encouraging more homeowner-driven renovations and investment in the downtown area.

Overall, the conversation highlighted the need to balance regulations, infrastructure, community needs, and market forces to foster sustainable, affordable housing options and neighborhood revitalization.

Mayor Johnson asked for a closed session to discuss pending or reasonably imminent litigation and to discuss the purchase, exchange, or lease of real property.

**Motion:** Councilor Condie moved to hold a closed session to discuss pending or reasonably imminent litigation and to discuss the purchase, exchange, or lease of real property. Councilor Newall seconded the motion.

**Roll Call Vote:** Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed unanimously.

The Council held a closed meeting at approximately 5:36 p.m.  
The meeting reconvened at approximately 6:25 p.m.

### 3. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 6:26 p.m.

Approved:

Attest:

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Mark Johnson, Mayor

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Teisha Wilson, City Recorder

