



Lehi City Council Meeting Agenda April 13, 2026

4:00 PM - Lehi City Civic Center, Council Chambers (131 N. 100 E., Lehi, Utah)

1. Welcome and Opening Comment
2. Discussion Items
 - 2a. PARC Tax Grant Funding Allocations Discussion.
[Grant Request - Application Summaries](#)
[Grant Request - Committee Recommendation](#)
[3.3.26 PARC Advisory Committee Minutes](#)
 - 2b. Discussion of Auto Sales Use in Commercial Zones.
[Ch12 Development Standards - Auto Sales in Commercial Zone 02.26.26.pdf](#)
[TBL05.030-B Nonresidential zones Auto Sales.pdf](#)
3. Consideration of a motion to enter into a closed meeting for specific purposes allowed under the Open and Public Meetings Act (Utah Code 52-4-205), including to discuss the purpose, exchange, lease, or sale of real property; litigation; the character, competence, or physical or mental health of an individual; or any other lawful purpose.
4. Adjournment
 - Public is invited to attend all open meetings
 - In compliance with the Americans with Disabilities Act, the City of Lehi will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 385-201-2269
 - This Agenda has been posted in accordance with Utah Code §§ 63G-30-102
 - Agendas may be amended up to 24 hours prior to a meeting
 - A Closed Meeting may be called to order pursuant to Utah Code §§ 52-4-204 & 52-4-205
 - The order of agenda items may change to accommodate the needs of the legislative body, staff, or the public
 - Electronic participation may be permitted for one or more members of the legislative body and staff

City Council Agenda Item Report

Meeting Date: April 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Discussion Items

Subject:

PARC Tax Grant Funding Allocations Discussion.

Suggested Action:

Attachments:

[Grant Request - Application Summaries](#)

[Grant Request - Committee Recommendation](#)

[3.3.26 PARC Advisory Committee Minutes](#)

PARC GRANT REQUESTS – APPLICATION SUMMARIES

Organization	Request	Organization or Facility Grant?	Description of Request	Requested Amount
Chabad of Utah County	Lehi Chanukah Festival	Organization	A large festival where residents can come experience Jewish culture, primarily music and food.	\$ 10,000
Futuro Futsal Academy Foundation	Futuro Futsal Academy Foundation	Organization	Help make futsal accessible to all by reducing membership costs through scholarships and help pay for coaching and facility costs.	\$ 9,999
Grassroots Shakespeare Company	Grassroots Educational Tour	Organization	An educational tour featuring community & school performances of some of Shakespeare's most popular plays. The tour includes workshops at Lehi City schools.	\$ 5,000
Harrington Center for the Arts	Chalk It Up	Organization	Chalk It Up, Utah's largest chalk art festival held on the Adobe Lehi Campus, is a two-day event that brings together nearly 135 amateur and professional artists to transform the sidewalks into a captivating, one-of-a-kind arts experience.	\$ 36,408
Harrington Center for the Arts	Exploration of New Works	Organization	Harrington Center for the Arts will present their annual Exploration of New Works program in a festival format, featuring staged performances of new theatrical works written by emerging local playwrights, along with an educational playwright workshop and feedback sessions with award-winning arts professionals.	\$ 10,877
Hutchings Museum	Storage Security	Organization	Cover the cost of security and storage for artifacts and specimens stored offsite.	\$ 4,500
Hutchings Museum	Staff Support	Organization	Staff support funding to retain an Education & Events Coordinator, Ben Woodruff, and additional funding support for other permanent staff members.	\$ 104,000
Just for Kids of Utah County	The Curtis Center Education Lighting Enhancement	Organization	Lighting enhancement for the Curtis Center for Arts and Education serving individuals with disabilities in the cultural arts.	\$ 7,705
Lehi Area Music Association	Sustaining Lehi's Musical Heritage	Organization	A grant to fund operation and growth by helping to meet essential ongoing operating expenses and enable growth by developing and acquiring musical capabilities.	\$ 12,500

Organization	Request	Organization or Facility Grant?	Description of Request	Requested Amount
Lehi Arts Council	Show Rights/Set Cost/Rental	Organization	A grant to fund the costs for show rights, building sets, and school rentals.	\$ 48,650
Lehi Arts Council	New Mover Lights	Organization	Special effect mover lights that could also be used as spotlights.	\$ 9,491
Lehi Arts Council	Electricity Brought Out to the Garage	Facility	Provide electricity to the garage near the Lehi Arts Council building.	\$ 25,110
Lehi Arts Council	New Upright Piano	Organization	An upright piano that is easy to move on and off stage for stage performances.	\$ 4,998
Lehi Arts Council	Washer and Dryer	Organization	Provide onsite laundry services at the Lehi Arts Council building to wash costumes.	\$ 12,454
Lehi Arts Council	Funfetti Machine	Organization	A CO2 cannon that will launch Funfetti during performances.	\$ 936
Lehi Historical Society and Archives	Operating Expenses	Organization	Funding to support professional staff, archival infrastructure, Lehi Historical Marker Program, and Lehi Heritage Day to ensure Lehi's stories are preserved.	\$ 106,498
Lehi Round Up Rodeo	2027 Lehi Round Up Rodeo	Organization	Funding to support contracted cultural and artistic professionals, including livestock providers, announcers, and western heritage performance acts.	\$ 90,000
Nashville in the Rockies	Nashville in the Rockies - Music Fest	Organization	Grant funds will support the production and operating expenses, including stage rental, lighting, sound equipment, and a professional sound engineer to provide family-friendly live music events that advance and preserve music and cultural arts in the community.	\$ 6,000
Thanksgiving Point Institute	Grow Tech Gardens	Organization	Grow Tech Gardens at Curiosity Farms is a high-tech agricultural education exhibit that teaches about hydroponic farming. Funding will support the development of the exhibit.	\$146,036
United Angels Foundation	Sensory Friendly Lunar New Year Celebration	Organization	Funds program supplies, entertainment and facility space for a sensory friendly Lunar New Year celebration open to the community.	\$ 800

Organization	Request	Organization or Facility Grant?	Description of Request	Requested Amount
United Angels Foundation	Adaptive & Inclusive Spring Break Mini-Camp	Organization	A spring-break mini-camp provides families with inclusive and adaptive activities and enrichment classes during spring break.	\$ 1,215
United Angels Foundation	Special Needs Teens and Adult Social & Life Skills Activities	Organization	Funding for activities during teen nights and young adult meetups for individuals with disabilities.	\$ 828
Utah Floorball Association	Floorball for All	Organization	Covers the cost of facility rental to run their recreational floorball programs.	\$ 10,000
Wasatch Contemporary Dance Company	Professional Contemporary Dance Concert & High School Workshop	Organization	A professional, site-specific contemporary dance performance at The Rooftop with a free educational workshop for high school dancers and local studios offered in conjunction with the concert.	\$ 12,000
Wrap the World with Quilts, Inc.	Lehi Service Events	Organization	Provides for a service project at Lehi Heritage Day where community members create fleece blankets and cards.	\$ 12,146
Wrap the World with Quilts, Inc.	Lehi School Events	Organization	Provides materials for several school projects at both Skyridge and Lehi High to teach students to make fleece blankets and sew quilts to be donated to refugees and people in need.	\$ 75,313
Wrap the World with Quilts, Inc.	Monthly Operating Expenses for One Year	Organization	Funding for one year to assist with keeping the office and workshop operating and for supplies to continue to make quilts.	\$ 164,141

GRANT REQUESTS - GENERAL FUND ALLOCATIONS

Organization	Request	Organization or Facility Grant?	Description of Request	Requested Amount
Hutchings Museum	General Fund Allocation	Organization	Provides operating funding to cover the cost for overall organizational expenses.	\$ 260,000
Just for Kids of Utah County	General Fund Allocation	Organization	Provides operating funding to cover the cost for overall organizational expenses.	\$ 20,000
Lehi Area Music Association	General Fund Allocation	Organization	Provides operating funding to cover the cost for overall organizational expenses.	\$ 2,500
Lehi Arts Council	General Fund Allocation	Organization	Funds several operating expenses like internet, storage units, stipends, cleaning supplies, contractors, tech supplies, music, etc.	\$ 78,000
Lehi Historical Society and Archives	General Fund Allocation	Organization	Primarily funds personnel expenses for the Lehi Historical Society director.	\$ 33,000
Thanksgiving Point Institute	General Fund Allocation: Butterfly Biosphere	Organization	Funding will be used to replace and update the lighting inside the butterfly biosphere.	\$ 50,000
Thanksgiving Point Institute	General Fund Allocation: Museum of Natural Curiosity	Organization	Funding will be used to pay for exhibit improvements in the Water Works area of the Museum of Natural Curiosity.	\$ 50,000

FY 2027 GRANT REQUESTS – PARC COMMITTEE RECOMMENDATION:

Organization	Request	Requested Amount	Recommended Amount
Chabad of Utah County	Lehi Chanukah Festival	10,000	10,000
Futuro Futsal Academy Foundation	Futuro Futsal Academy Foundation	9,999	-
Grassroots Shakespeare Company	Grassroots Educational Tour	5,000	5,000
Harrington Center for the Arts	Chalk It Up	36,408	36,408
Harrington Center for the Arts	Exploration of New Works	10,877	10,877
Hutchings Museum	Storage Security	4,500	4,500
Hutchings Museum	Staff Support	104,000	45,000
Just for Kids of Utah County	The Curtis Center Education Lighting Enhancement	7,705	7,705
Lehi Area Music Association	Sustaining Lehi's Musical Heritage	12,500	12,500
Lehi Arts Council	Show Rights/Set Cost/Rental	48,650	48,650
Lehi Arts Council	New Mover Lights	9,491	9,491
Lehi Arts Council	Electricity Brought Out to the Garage	25,110	25,110
Lehi Arts Council	New Upright Piano	4,998	-
Lehi Arts Council	Washer and Dryer	12,454	-
Lehi Arts Council	Funfetti Machine	936	-
Lehi Historical Society and Archives	Operating Expenses	106,498	98,748
Lehi Round Up Rodeo	2027 Lehi Round Up Rodeo	90,000	*90,000
Nashville in the Rockies	Nashville in the Rockies - Music Fest	6,000	6,000
Thanksgiving Point Institute	Grow Tech Gardens	146,036	87,000
United Angels Foundation	Sensory Friendly Lunar New Year Celebration	800	800
United Angels Foundation	Adaptive & Inclusive Spring Break Mini-Camp	1,215	1,215
United Angels Foundation	Special Needs Teens and Adult Social & Life Skills Activities	828	-
Utah Floorball Association	Floorball for All	10,000	-

**Lehi Round Up Rodeo recommendation amount is contingent on acquiring tax exempt status by March 24, 2026.*

Organization	Request	Requested Amount	Recommended Amount
Wasatch Contemporary Dance Company	Professional Contemporary Dance Concert & High School Workshop	12,000	12,000
Wrap the World with Quilts, Inc.	Lehi Service Events	12,146	-
Wrap the World with Quilts, Inc.	Lehi School Events	75,313	-
Wrap the World with Quilts, Inc.	Monthly Operating Expenses for One Year	164,141	30,000
Totals		927,605	541,004

Organization	Request	Requested Amount	Recommended Amount
Hutchings Museum	General Fund Allocation	260,000	-
Just for Kids of Utah County	General Fund Allocation	20,000	-
Lehi Area Music Association	General Fund Allocation	2,500	-
Lehi Arts Council	General Fund Allocation	78,000	-
Lehi Historical Society and Archives	General Fund Allocation	33,000	-
Thanksgiving Point Institute	General Fund Allocation: Butterfly Biosphere	50,000	-
Thanksgiving Point Institute	General Fund Allocation: Museum of Natural Curiosity	50,000	-
Totals		493,500	-

Grand Total		1,421,105	541,004
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Total Requested Amount:	\$ 1,421,105	Number of Applications Received:	34
Total FY27 New Funding Available:	\$ 600,000	Total Fully Funded Applications:	15
Total Recommended Amount:	\$ 541,004	Total Partially Funded Applications:	4
EOY Est. PARC Grant Fund Balance:	\$ 568,000	Total Non-funded Applications:	15

REASONING FOR VARIATIONS BETWEEN REQUESTED & RECOMMENDATION AMOUNTS:

The PARC Committee is recommending fully funding 15 applications and partially funding 4 applications for this year's Cultural Organization and Recreation/Cultural Facility Grants. The committee determines their recommendations by reviewing each application in reference to the PARC Tax Policy and the PARC Committee scoring criteria. The scoring criteria includes four weighted categories: local impact, community need, capacity and funding, and measurable outcomes. While the committee recognizes the benefits of all 34 applications, due to various reasons the committee has recommended the following variations between requested and recommended amounts.

Futuro Futsal Academy Foundation

The PARC Committee is recommending not funding the Futuro Futsal Academy Foundation application. Their mission is to give kids in Lehi and nearby cities a safe place to play futsal, learn life skills, and grow as athletes and people. The committee concluded the primary purpose of this organization was not in line with the definition of a cultural organization as required by the grant (i.e. a private nonprofit organization or institution having as its primary purpose the advancement and preservation of: (1) natural history; (2) art; (3) music; (4) theater; (5) dance; or (6) cultural art, including literature, a motion picture, or storytelling; and an administrative unit. Their application was a request for funding to help pay for coach fees, supplies, and provide financial assistance to Lehi youth when registering for their programs.

Hutchings Museum

Given the museum's substantial \$260,000 general fund allocation, the committee was hesitant to provide additional large-scale support and expressed concern about the PARC tax shifting from supplemental assistance to a primary funding source. After discussion, they approved \$45,000 for the education coordinator position and related materials. They also recommended \$4,500 for storage security. However, they declined funding for professional development and staff recognition expenses, noting that such costs should be covered through the museum's existing general fund allocation or other non-PARC sources.

Lehi Arts Council

The Lehi Arts Council's requests received differing support, with the committee noting they align well with the intention of the grant. The committee recommended funding the Show Rights/Set Cost/Rental category at \$48,650, along with \$9,491.40 for New Mover Lights and \$25,110 to bring electricity out to the garage. However, they declined to fund a new upright piano (\$4,998), a washer and dryer (\$12,454.28), and a Funfetti machine (\$936), viewing these as lower priority items compared to core operational needs.

Lehi Historical Society and Archives

The committee conducted a detailed line-item review of the Historical Society's operating request and approved \$64,000 for staffing (including a part-time archivist, fundraiser, and director support), \$24,748 for office and archive supplies, \$5,000 for marker unveilings, and \$5,000 for Lehi Heritage Days. However, the committee declined to fund collector pins and trading cards. The collector pins are sold by the archives to generate revenue, and the committee determined that PARC tax funds should not be used for that purpose. The trading cards are distributed to fourth-grade students in Lehi and were funded by the committee last year, but the program has not yet been implemented. The committee felt the program was more of a supplementary effort to the Historical Society's primary mission and preferred to see its success this year before considering funding it again next year.

Thanksgiving Point Institute

The committee believes this organization already receives a substantial \$100,000 general fund allocation to support its museums. Committee members were divided on whether additional support was appropriate. After consideration, the committee ultimately recommended funding the two positions needed to operate the Grow Tech gardens program, the Grow Tech Manager and Grow Tech Assistant Manager, for a combined \$82,000. The committee also recommended a \$5,000 honorarium to support the work of their Dine/Navajo partners. However, the committee declined to fund the materials and infrastructure costs associated with the Grow Tech Gardens project, expressing a desire for Thanksgiving Point to demonstrate a greater financial investment in the project.

Utah Floorball Association

The PARC Committee is recommending not funding the Utah Floorball Association. Their mission is to provide equal opportunity to play floorball regardless of background. The committee concluded the primary purpose of this organization was not in line with the definition of a cultural organization as required by the grant (i.e. a private nonprofit organization or institution having as its primary purpose the advancement and preservation of: (1) natural history; (2) art; (3) music; (4) theater; (5) dance; or (6) cultural art, including literature, a motion picture, or storytelling; and an administrative unit. Their application was a request to cover the cost of renting a facility to provide recreational floorball programs.

ORGANIZATIONS IN QUESTION:

Please note the PARC Committee called into question whether or not 4 organizations' meet the definition of a cultural organization as defined in section 2.5 of the policy; "- a private nonprofit organization or institution having as its primary purpose the advancement and preservation of: (1) natural history; (2) art; (3) music; (4) theater; (5) dance; or (6) cultural arts, including literature, a motion picture, or storytelling; and an administrative unit."

As we have funded several of these organizations in the past, we have included extra details below to help the Council better understand the PARC Committee's recommendation.

Chabad of Utah County

Sharing the same concern as last year, the committee brought into question whether a religious organization meets the definition of a cultural organization as provided above. However, despite being a religious organization, the committee supported this unique cultural event, noting it brought diversity to the community and was open to all residents. They viewed it as promoting cultural understanding rather than religious devotion. The Chanukah Festival was recommended for full funding.

Just For Kids of Utah County, Inc.

The Just for Kids of Utah County is a private 501(c)3 non-profit organization that serves adults with disabilities at the Curtis Center for Arts and Education. Although the building is city owned, the committee questioned whether the organization met the definition of a cultural entity, viewing it primarily as a special needs support organization. However, because the proposed project includes a cultural art component, the committee recommended full funding.

United Angels Foundation

The committee believes the United Angels Foundation shares the same concern as the Just for Kids of Utah County. Although some of their programs contain a cultural art element, the committee questioned whether the organization's primary purpose is the advancement of the arts as defined above. The committee primarily

viewed this organization as a special-needs support organization. Because of the cultural art elements in two of the three applications submitted, both the Lunar New Year and Mini-Camp projects were recommended for funding by the committee. The committee declined to fund their Social and Life Skills Activities project.

Wrap the World with Quilts, Inc.

The committee voiced some concern about whether the primary purpose of this organization is the advancement of cultural art as defined above, or if its primary purpose is to operate as a humanitarian organization. After significant discussion, the committee recommended not to fund their "Lehi Service Events" and "Lehi School Events" applications, noting the primary purpose of those projects were humanitarian. The committee recommended for partial funding their "Monthly Operating Expenses" application. The intent of the recommendation was to only fund operating expenses related solely to teaching the art of quilt making versus their humanitarian initiatives.

GENERAL FUND ALLOCATION ORGANIZATIONS:

The committee struggled with allocating PARC tax funding to organizations that have historically received funding from the General Fund, in large part due to the size of the required amount needed to fund them. The committee shared a concern about whether this was the intended use of PARC tax dollars received, but noted allocation to these organizations is at the discretion of the City Council.



Minutes of the **Regular Meeting** of the **Lehi City PARC Advisory Committee** held Tuesday, **March 3, 2026**, at Lehi City Hall, 153 N 100 E, Lehi, UT 84043.

Members Present: Jacob Cosby, Committee Member
Jason Bond, Committee Member
Jessica Jones, Committee Member
Megan Mullins, Committee Member
Lindsay Gehman, Committee Chair
Matt Lee, Committee Member
Jill Allgaier, Committee Member

Members Absent: N/A

Regular Meeting, 5:00 p.m.

1. Welcome

Lindsay Gehman welcomed the committee to the meeting.

2. Action Items

2.a. Review and recommend for award grant funding applications

The committee discussed applications and policy requirements. The committee came to an agreement on the recommendation to the City Council. The recommendation includes the following:

Organization	Request	Requested Amount	Recommended Amount
Chabad of Utah County	Lehi Chanukah Festival	10,000	10,000
Futuro Futsal Academy Foundation	Futuro Futsal Academy Foundation	9,999	-
Grassroots Shakespeare Company	Grassroots Educational Tour	5,000	5,000
Harrington Center for the Arts	Chalk It Up	36,408	36,408
Harrington Center for the Arts	Exploration of New Works	10,877	10,877
Hutchings Museum	Storage Security	4,500	4,500
Hutchings Museum	Staff Support	104,000	45,000
Just for Kids of Utah County	The Curtis Center Education Lighting Enhancement	7,705	7,705



Lehi Area Music Association	Sustaining Lehi's Musical Heritage	12,500	12,500
Lehi Arts Council	Show Rights/Set Cost/Rental	48,650	48,650
Lehi Arts Council	New Mover Lights	9,491	9,491
Lehi Arts Council	Electricity Brought Out to the Garage	25,110	25,110
Lehi Arts Council	New Upright Piano	4,998	-
Lehi Arts Council	Washer and Dryer	12,454	-
Lehi Arts Council	Funfetti Machine	936	-
Lehi Historical Society and Archives	Operating Expenses	106,498	98,748
Lehi Round Up Rodeo	2027 Lehi Round Up Rodeo	90,000	90,000
Nashville in the Rockies	Nashville in the Rockies - Music Fest	6,000	6,000
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Wrap the World with Quilts, Inc.	Monthly Operating Expenses for One Year	164,141	30,000
Totals		927,605	541,004



Chabad of Utah County

Despite being a religious organization, the committee supported this unique cultural event, noting it brought diversity to the community and was open to all residents. They viewed it as promoting cultural understanding rather than religious devotion. The Chanukah Festival was recommended for funding with an asterisk, flagging it as an organization that may or may not meet the definition of a cultural organization.

Grassroots Shakespeare Company

Although based outside Lehi, the committee appreciated the organization's strong educational focus and its commitment to performing in local schools. The committee made its funding recommendation contingent upon conducting workshops in Lehi schools.

Harrington Center for the Arts

The committee expressed strong support for both applications. Although the organization is based outside Lehi, members noted that it provides valuable artistic programming that brings experiences to the community that would not otherwise be available. The committee highlighted the Chalk It Up event as a family-friendly program with a strong artistic focus and recommended it for full funding. The committee also recommended full funding for the Exploration of New Works project, recognizing that both initiatives align with the intent of the grant and contribute meaningfully to Lehi's cultural offerings.

Hutchings Museum

Given the museum's substantial \$260,000 general fund allocation, the committee was hesitant to provide additional large-scale support and expressed concern about the PARC tax shifting from supplemental assistance to a primary funding source. After discussion, they approved \$45,000 for the education coordinator position and related materials. They also recommended \$4,500 for storage security. However, they declined funding for professional development and staff recognition expenses, noting that such costs should be covered through the museum's existing general fund allocation or other non-PARC sources.

Just for Kids of Utah County

Although the building is city-owned, the committee questioned whether the organization met the definition of a cultural entity, viewing it primarily as a special-needs support organization. However, because the proposed project included a cultural art component, the committee recommended full funding with an asterisk, flagging it as an organization that may or may not meet the definition of a cultural organization.

Lehi Area Music Association

The organization received unanimous support, with the committee praising its strong community impact, volunteer-driven operations, and careful financial management, as well as its well-regarded programming and broad reach. While the committee discussed the group's \$2,500 general fund allocation, they ultimately excluded it from park tax recommendations, reaffirming their stance against funding general allocations.



Lehi Arts Council

The Lehi Arts Council's requests received differing support, with the committee noting that the organization aligns well with grant criteria and that show rights are essential to theater operations. They recommended funding the Show Rights/Set Cost/Rental category at \$48,650, along with \$9,491.40 for New Mover Lights and \$25,110 to bring electricity out to the garage. However, they declined to fund a new upright piano (\$4,998), a washer and dryer (\$12,454.28), and a Funfetti machine (\$936), viewing these as lower-priority items compared to core operational needs.

Lehi Historical Society and Archives

The committee conducted a detailed line-item review of the Historical Society's operating request, approving \$64,000 for staffing (including a part-time archivist, fundraiser, and director support), \$24,748 for office and archive supplies, \$5,000 for marker unveilings, and \$5,000 for Lehi Heritage Days, while declining to fund collector pins and cards. The committee also expressed appreciation for the fundraiser role as a step toward greater self-sufficiency. The committee's total recommended amount came to \$98,748.

Lehi Roundup Rodeo

The rodeo application earned the highest composite score but generated considerable debate. Because the organization had not yet secured its 501(c)(3) status, any funding was conditioned on obtaining it. Jason argued the rodeo did not meet the definition of a cultural organization, while Jill and Megan emphasized its cultural heritage value. Lindsay noted the group could likely raise funds elsewhere if needed. Given the uncertain nonprofit status and the size of the request, the committee recommended funding with a double asterisk, flagging both the 501(c)(3) requirement and questions regarding compliance with policy definitions.

Nashville in the Rockies

The committee appreciated the application of this new organization, although there were some concerns about the planning of their event. Being a new organization, the committee noted their application amount was appropriate to be considered and awarded as a minor grant. The committee recommended for full funding.

Thanksgiving Point Institute

The application prompted extensive discussion because the organization already receives a substantial \$100,000 general fund allocation for museums. Committee members were divided on whether additional support was appropriate. After careful consideration, the committee ultimately recommended funding the two positions needed to operate the Grow Tech gardens program, the Grow Tech Manager and Grow Tech Assistant Manager, for a combined \$82,000. The committee also recommended a \$5,000 honorarium to support the work of their Dine/Navajo partners. This brought the total recommended amount to \$87,000. The committee noted ongoing concerns about the level of existing city support.



United Angels Foundation

The committee questioned whether the organization met the definition of a cultural entity, viewing it primarily as a special-needs support organization. The committee did not recommend for funding their “Special Needs Teens and Adult Social & Life Skills” application. However, their Lunar New Year and Mini-Camp projects were recommended for funding with an asterisk, flagging it as an organization that may or may not meet the definition of a cultural organization.

Wasatch Contemporary Dance Company

The committee appreciated the work of the Wasatch Contemporary Dance Company. Jill gave a positive report on their “Savor” event held this past year. Although the Dance Company is based out of Lehi, the committee felt the event was unique and in line with the intent of the grant. Their dance concert and Lehi High school workshops were recommended for full funding.

Wrap the World with Quilts, Inc.

The committee voiced some concern about whether the primary purpose of the organization is to promote a cultural art or to operate as a humanitarian organization. After significant discussion, the committee recommended not to fund their “Lehi Service Events” and “Lehi School Events” applications. The committee recommended for partial funding their “Monthly Operating Expenses” application. The intent of the recommendation was to only fund operating expenses related solely to teaching the art of quilt making versus their humanitarian initiatives.

Committee funding recommendations were planned to be presented at the City Council meeting on March 24, 2026. Lindsay Gehman will give that presentation.

Motion: Megan Mullins motions to approve the spreadsheet/matrix PARC Committee recommendation as listed. Jacob Crosby seconded the motion. The motion passed unanimously.

3. Adjournment

Motion: Jason Bond moved to adjourn the meeting. Jill Allgaier seconded the motion. The motion passed unanimously.

City Council Agenda Item Report

Meeting Date: April 13, 2026

Submitted By: Teisha Wilson

Submitting Department:

Item Type: Discussion

Agenda Section: Discussion Items

Subject:

Discussion of Auto Sales Use in Commercial Zones.

Suggested Action:

Attachments:

[Ch12 Development Standards - Auto Sales in Commercial Zone 02.26.26.pdf](#)

[TBL05.030-B Nonresidential zones Auto Sales.pdf](#)

J. Automobile Sales and Rental.

1. All properties used for motor vehicle or trailer sales, display, or rental shall provide adequate parking for the number of vehicles being displayed. Drive aisles shall be a minimum of 24 feet in width and allow for adequate emergency access.

1. This includes standard 24-foot-wide drive aisles; inventory stalls a minimum of 8 feet wide and 18 feet deep in size for typical auto sales. Inventory stall size shall be large enough for the inventory to completely fit between the stall with a minimum of two feet between inventory, including trailers, boats, and RVs. The maximum number of vehicles for sale shall be identified as a part of the approval process, and shall be determined on a site specific, case-by-case basis.

2. Customer and employee parking shall be provided at a ratio of one space for every seven inventory vehicles or a minimum of two spaces, whichever is greater. Customer and employee parking shall be clearly designated and visibly posted.

3. An on-site office space devoted to conducting perform-business transactions in conjunction with the business is required on site for all types of automobile sales and rental businesses.

4. All display areas shall be paved with asphalt, concrete, or pavers, unless as otherwise approved by the Reviewing Departments. Vehicles for sale shall not be parked over required landscaping or buffer areas.

5. Light shall be properly shielded and designed, located, and arranged to reflect the light away from any street or adjacent properties. All lighting shall conform comply with the lighting standards from Section 12.110 of this Code.

6. A minimum 10-foot landscaped setback shall be required between all public streets and display areas. This landscape area shall include street trees as per City street tree standards. This landscape area shall include street trees as per City street tree standards.

6. For properties one acre or larger in size, the automobile sales and rental use, including the inventory and office space, shall occupy at minimum one acre of the property. Allowed uses within the applicable zone, including other auto-

mobile-related uses, may be located on the same property, but will not count towards the one-acre minimum for the automobile sales and rental use.

7. In the Commercial Zone, automobile sales and rental uses shall have direct frontage on an arterial roadway.

7.8. In the Commercial Zone, Automobile Sales and Rental businesses are prohibited within 500 feet of a Mixed Use (MU) or Transit Oriented Development (TOD) Zone or General Plan designation.

K. Hobby Garages.

1. Windows and Doors. In addition to the requirements of the Design Standards in Chapter 37 of this Code, all buildings facing public streets and public trails will include windows and doors.

2. Restrictions. Private garage units shall not be used for manufacturing, retail or wholesale selling, office functions, or human or animal habitation. Private garage units shall not permit storage of any hazardous or flammable materials unless in containers approved by the International Fire Code (IFC), hazardous waste, or any material which creates noxious dust, odor, or fumes.

3. Personal Use. An owner of a unit may use such unit for a personal use that is not considered a residential, business or retail use.

4. Residential Use Not Allowed. No portion of any private garage development shall be used for residential purposes and no owner may sleep overnight in or on their unit. A unit may include bathroom facilities provided that no unit may include or contain more than one toilet. Kitchen-type appliances will be allowed, provided all appliances are limited to a 120-volt, single pole, GFCI receptacle.

5. Parking. The term "vehicles", as used in this section shall include, without limitation, automobiles, trucks, watercraft, trailers, motorcycles, ATVs, campers, vans, airplanes, recreational vehicles and machines similar to the foregoing. No vehicle may be left upon any portion of the project except in a garage, driveway, parking pad or other area designated; however, guests and invitees of owners may park vehicles in the aisles as long as it does not impede the flow of traffic or block driveways for up to five (5) hours at a

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TABLE 05-030-B
TABLE OF USES – NONRESIDENTIAL ZONES

(Amended 01/09/01; 08/07/01; 04/09/02; 07/09/02; 04/27/04; 04/12/05; 05/10/05; 06/14/05; 08/09/05; 11/15/05; 07/10/07; 05/22/08; 04/14/09; 06/09/09; 07/28/09; 12/08/09; 11/15/11; 12/13/11; 04/24/12; 09/11/12; 07/22/14; 02/24/15; 03/24/15; 01/12/16; 01/26/16; 02/13/18; 08/28/18; 09/25/18; 11/13/18, 01/08/19; 01/22/19; 03/12/19; 07/30/19; 08/27/19; 03/31/20; 11/10/20; 12/08/20; 02/09/21; 11/15/22; 01/10/23; 04/11/23; 08/22/23; 03/26/24)

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
RESIDENTIAL USES											
Dwelling Unit for caretaker/security guard (For caretaker and immediate family only)	P	P	P	P		P	P	P	P		P
Group Home (See Section 12.150)							P	P			
Juvenile Group Facility (See Section 12.160)							C				
Vertical Mixed Use (Residential Above Commercial)								P ²			
Rehabilitation and Treatment Facilities [See Sec. 12.180]							C				
Nursing Home, Assisted Living, or Retirement Home/Center	P	P						P			
Single-Family Dwelling								P ¹			
Multi-family Residential (See Section 37.010.B.1)								P ²			
Accessory Dwelling Unit (see Sec. 26.030)								P			
PUBLIC/CIVIC USES											
Cemetery										P	
Churches (places of worship)	P	P	P	P	P	P	P	P	P	P	P
Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Centers	P	P		P		P	P	P		P	P
Golf Courses, Country Clubs, Driving Ranges, and Putting Greens		P	P	P		P	P		P	P	
Marina (public/private)										P	
Parks, Playgrounds, Open Space, Trails and Greenways	P	P	P	P		P	P	P	P	P	P
Public/Civic Buildings or Structures	P	P	P	P		P	P	P	P	P	P

Notes:

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USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Schools	P	P	P	P	P	P	P	P	P	P	P
Sporting Facilities, Arenas		P	P	P		P	P	P	P	P	
Sports Fields and Courts		P	P	P		P	P	P	P	P	
Transit Station	P	P	P	P	P	P	P	P	P	P	P
COMMUNICATION & UTILITIES											
Communication Facilities and Towers [See Sec.12.140]		C	C	C		C	C	C	C	P	
Electrical Substations and Power Transmission Lines, Municipal	P	P	P	P	P	P	P	P	P	P	P
Electrical Substations and Power Transmission Lines, Non-Municipal		C	C	C		C	C	C	C	C	
Oil & Gas Transmission Lines	C	C	C	C	C	C	C	C	C	C	C
Public and Private (with franchise agreement) Utility Underground Lines, and Rights of Way	P	P	P	P	P	P	P	P	P	P	P
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures	C	C	C	C	C	C	C	C	C	C	C
Renewable Energy System (Solar and Small Wind Energy Systems – see Chapter 19)	P	P	P	P	P	P	P	P	P	P	P
Wind Energy Facility – see Chapter 19										C	
COMMERCIAL/NONRESIDENTIAL USES											
Accessory uses incidental to an authorized use	P	P	P	P	P	P	P	P	P	P	P
Adult Daycare	P	P	P	P		P		P			
Artisan Shop	P	P	P	P		P	P	P			
Athletic Instruction	P	P	P	P		P	P	P			
Automobile Sales/Rental sites 1-acre or larger (see Section 12.130 J)		<u>P</u>	P	P			P				
Automobile Service and Repair		P	P	P			P				
Automobile Service and Repair, Large			C				C				

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USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Bakery, Retail	P	P	P	P		P		P			P
Bar			C				C				
Bed and Breakfast	P	P	P	P				P			
Body Art Facility							P				
Brew Pub	P	P	P	P		P	P	P			
Building and Property Maintenance Services		C	P				P		P		
Building Materials Supply Store		P	P				P				
Car Wash		P	P	P			P				
Check Cashing, Title Loans & other Credit Services (See Section 12.130E)		C	C			C	C				
Child Daycare (Commercial)	P	P		P		P		P		P	
Commercial Campgrounds										P	
Commercial Laundries, Linen Service							P				
Commercial Parking Lot/Structure (Paid Parking)		P	P	P		P	P	P	P		P
Commercial Entertainment Facility		C	C				C				
Commercial Recreational Facility	P	P	P	P		P	P	C	P		
Conference Center, Convention Center, Reception Center		P		P		P		P	P		
Construction Service			P				P				
Convenience Store, with Gasoline Sales		P	P	P			P				
Convenience Store, without Gasoline Sales	P	P	P	P		P	P	P			
Crematory			P				P				
Dog Care Facility	C	C	C	C		C	C	C	C		
Drive through facilities incidental to an allowed use	P ³	C	P	P		P	P				

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USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Equipment Sales and Rental			C		C		P				
Financial Institutions and Services	P	P		P	P	P		P	P		
Funeral Home	P	P	P	P			P	P			
Grocery Store		P									
Grocery Store- Small	P	P						P			
Hardware Store	P	P	P	P			P	P			
Health Care Facility	P	P	P	P		P		P		C	
Health/Fitness Club	P	P	P	P	P	P	P	P	P		
Heliport		C	C	C		C	C		C		
Hobby Garages			P				P				
Hospital		P		P		P					
Hotels		P	P	P		P	P	P	P		
Indoor Shooting Range		P	P	P			P				
Laboratory - Medical, Dental, Optical		P	P			P	P	P	P		
Laundry Services	P	P	P	P			P	P			
Light Office/Warehouse Combination		P	P	P			P		P		
Liquor Store			C				C				
Manufactured Home Sales and Service							P				
Medical, Dental, Optical Clinics	P	P		P		P	P	P	P		
Medical Cannabis Pharmacy		P	P	P	P	P	P		P		P
Moving and Storage Facilities			C				P				
Movie Theater		P		P				P			
Nightclub/Dance Hall		P		P				P			

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USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
Offices, Professional	P	P	P	P	P	P	P	P	P		P
Office/Warehouse with no outside storage			P			P	P				
Outdoor Race Tracks for ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)		C	C				C				
Outdoor Sales and Display	P	P	P	P		P	P	P			P
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)			C				C		C		C
Pawn Shops (see Sec. 12.130 F)		P	P				P				
Personal Services	P	P	P	P		P	P	P			
Pet Grooming Facility	P	P	P	P			P	P			
Pharmacy	P	P		P		P		P			
Plant Nursery	P	P	P	P			P	P			
Portable Storage Container [See Sec. 12.130-D]	P	P	P	P	P	P	P	P	P	P	P
Portable Storage Container Sales [See Sec. 12.130-D]			C				C				
Research and Development Facilities		P	P			P	P		P		
Restaurant	P	P	P	P	P	P	P	P	P		P
Retail Facilities and Services accessory to a principal use	P	P	P	P	P	P	P	P	P		P
Retail Sales, General		P	P	P	P	P	P	P			P
Schools - Vocational and Technical		P	P	P	P	P	P	P	P		
Sexually Oriented Businesses (SOB)							P		P		
Smoke Shop							C				
Storage Units, Climate Controlled Indoor		P	P	P			P				

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Storage Units, Outdoor Access [See Sec.12.130-A]			C				C				
Storage, Vehicles [See Sec.12.130-A]			C				C				
Towing and Impound Yard [See Sec. 12.130-G]							C				
Unoccupied Structures	C	C	C	C	C	C	C	C	C	C	C
Veterinary Office	P	P	P	P	P	P	P	P			
USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
MANUFACTURING											
Cabinet and Woodworking Shop			C				P				
Cannabis Production							P				
Concrete Manufacturing							C				
Contractor's Storage Yard							C				
Food Processing, Animal					P						
Light Manufacturing, Processing, and Assembly			C		C	C	P		P		P
Lumberyard							C				
Manufacturing, Processing, and Assembly			C				C		C		P
Printing and Publishing Facilities			P			C	P	C	C		
Recycling Center							C				
Recycling Collection Center		C	C				C				
Rock, Sand, Gravel, and Topsoil Storage and Distribution							C				
Warehousing and Wholesale Distribution			C			C	P		P		P
Welding Shop			C				C				
RESOURCE PRODUCTION											
Agriculture (Horticulture)	P	P	P	P	P	P	P	P	P	P	P

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