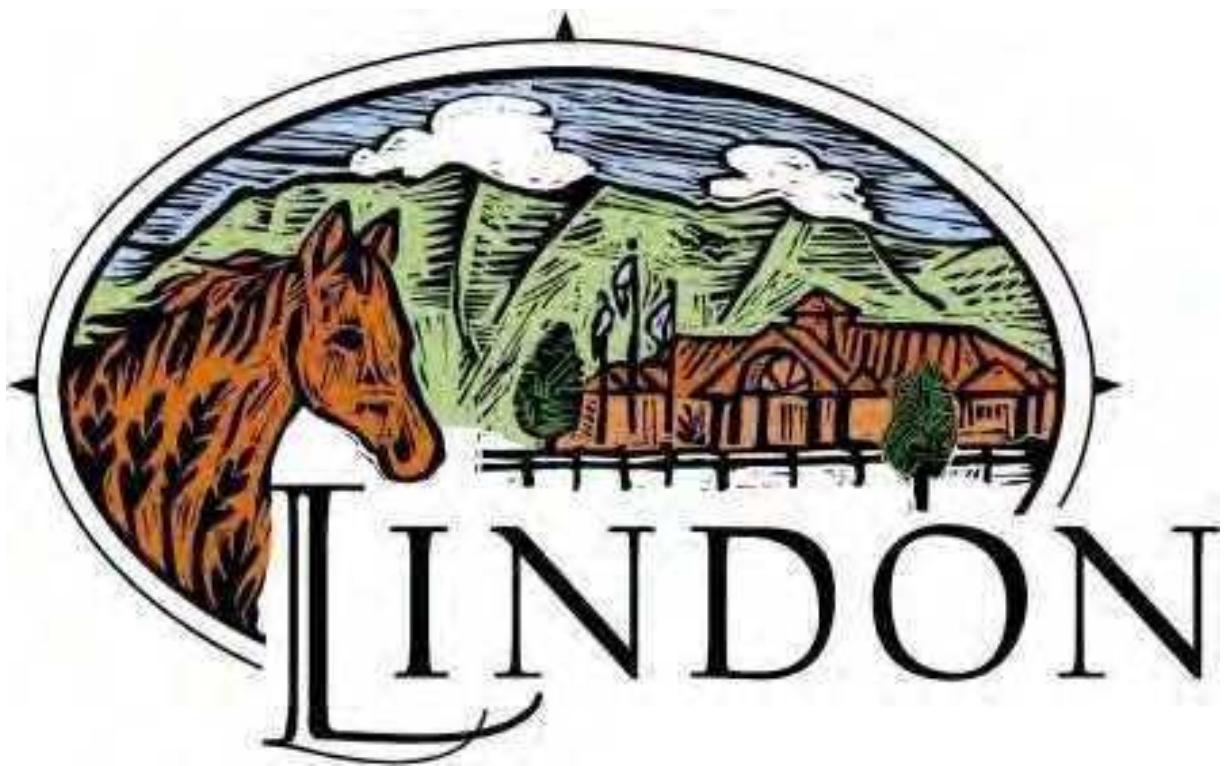


Lindon City Planning Commission Staff Report



September 23, 2025

Notice of Meeting
Lindon City Planning Commission

LINDON

Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson
Ryan Done

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 23, 2025**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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report materials.

1. Call to Order

2. Approval of minutes - Planning Commission 09/09/2025

3. Public Comment

4. Conditional Use Permit Approval– Heatseeker Reptiles

Kennedy Davis has made an application for a conditional use permit for a reptile breeding facility and online retail sales at the property located at 96 N. 1800 W., Unit 15 (Parcel # 45:430:0015). (20 minutes)

5. Site Plan Approval– Nutricost Sports Complex

Jason Brown has made an application to request the approval of a site plan for the construction of a 118,000 square foot indoor sports complex for the property located at approximately 1200 W. 700 N. (Parcel # 14:050:0051). (30 minutes)

6. Minor Subdivision – Nutricost Sports Complex.

Jason Brown has made an application to subdivide the property at approximately 1200 W. 700 N. into two lots (Parcel # 14:050:0051). (10 minutes)

7. Community Development Director Report - General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindon.gov. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindon.gov websites.

***The duration of each agenda item is approximate only**

Posted By: Britni Laidler, City Recorder

Date: 09/19/2025 **Time:** 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, September 9, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

6 Conducting: Steve Johnson, Chairperson
8 Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Karen Danielson, Commissioner

PRESENT

12 Steve Johnson, Chairperson
14 Rob Kallas, Commissioner
16 Jared Schauers, Commissioner
18 Mike Marchbanks, Commissioner
20 Sharon Call, Commissioner
22 Karen Danielson, Commissioner
24 Ryan Done, Commissioner
26 Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Whitney Hatfield, Deputy Recorder

EXCUSED

12 Britni Laidler, City Recorder
14 Scott Thompson, Commissioner

22 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
26 Commission meeting of August 12, 2025 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF AUGUST 12, 2025 AS PRESENTED. COMMISSIONER CALL
SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 3. **PUBLIC COMMENT** – Chairperson Johnson called for comments from any audience
32 member who wishes to address any issue not listed as an agenda item. There were no
public comments.

34 *Chairperson Johnson noted that items 5 and 6 on the agenda had been continued from
the previous meeting, and based on the city attorney's recommendation, the commission would
address item 7 first and then return to items 5 and 6.*

36 COMMISSIONER KALLAS MOVED TO AMEND THE LINDON CITY PLANNING
COMMISSION REGULAR MEETING AGENDA TO ITEM 7 TO BE HEARD BEFORE
38 ITEMS 5 AND 6. COMMISSIONER DONE SECONDED THE MOTION. THE MOTION
CARRIED.

CURRENT BUSINESS –

2 **4. Conditional Use Permit Approval– Home Occupation Daycare** Wendy McGarr has
4 made an application for a conditional use permit at a residential property located at 730
4 E. 100 N. (Parcel # 52:380:004).

6 Brittany Wilde, City Planner, presented this item and noted that the applicant Wendy
8 McGarr was present to address any questions the commission may have. Ms. Wilde noted that
8 Ms. McGarr is requesting a conditional use permit to operate a preschool from her home located
10 at 730 E. 100 N. Ms. Wilde went on to explain that the home occupation must follow the
10 regulations found in section 17.04.400 of the Lindon City Code, and noted that a March 2022
12 ordinance amendment removed the maximum number of children requirement, so that residential
12 daycare capacities could be governed by the Utah Department of Health and Human Services.

14 The applicant provided a floor plan showing they would use 269.5 square feet of the
14 basement, well under the 500 square foot or 25% maximum allowed. The applicant indicated
16 they would have 9 students, with 2 walking and 2 carpooling, resulting in about 6 cars for drop-
16 off and pick-up. The main concern raised by staff was regarding traffic, as the code allows 5
18 vehicles per hour for a home occupation. Ms. Wilde suggested the applicant would need to
18 stagger drop-off times to meet this requirement. Ms. McGarr addressed the commission
20 clarifying that they have 9 students enrolled, with 2 walking and 2 carpooling, resulting in 6 cars.
20 She also stated that she had observed traffic that day and saw about 3 cars at 9:00 AM and the
rest at 9:15 AM when school started.

22 Commissioner Kallas expressed concern that 6 cars would still exceed the 5 vehicle per
22 hour limit in the code. He addressed the impact that parking problems could have on neighbors.
24 The commissioners discussed different parking options, including using the driveway to reduce
26 street parking. Following general discussion, the commission advised the applicant to stagger the
26 pickup times to comply with code requirements. Chairperson Johnson confirmed that
28 enforcement would be complaint-driven and encouraged the applicant to be courteous to
28 neighbors.

30 Chairperson Johnson called for any further comments or discussion from the
30 Commission. Hearing none he called for a motion.

32 COMMISSIONER CALL MOVED TO APPROVE THE APPLICANT'S REQUEST
32 FOR A CONDITIONAL USE PERMIT TO USE THE RESIDENTIAL PROPERTY
34 LOCATED AT 730 E 100 N FOR AN IN-HOME PRESCHOOL BUSINESS, WITH THE
36 FOLLOWING CONDITIONS: 1. THE APPLICANT WILL COMPLY WITH THE HOME
36 OCCUPATION REQUIREMENTS FOUND IN LINDON CITY CODE SECTION 17.04.400;
38 2. THE BUSINESS WILL ONLY BE OPERATED BY A RESIDENT OF THE HOME; 3. NO
38 MORE THAN 6 VEHICLES MAY BE PARKED AT THE RESIDENCE AT ONE TIME; 4.
40 THE BUSINESS WILL NOT GENERATE MORE THAN FIVE VEHICLES OF TRAFFIC TO
40 THE RESIDENCE DURING ANY HOUR. THE HOME OCCUPATION SHALL NOT
42 GENERATE ANY TRAFFIC BEFORE 8:45 A.M. OR AFTER 12:15 P.M.; 5. DROP
42 OFF/PICK UP FOR THE STUDENTS WILL ONLY OCCUR ON THE PROPERTY, OR
44 DIRECTLY IN FRONT OF THE PROPERTY; 6. HOURS OF OPERATION FOR THE HOME
44 OCCUPATION BUSINESS WILL BE BETWEEN 9:00 A.M. AND 12:00 P.M. IF THE

2 BUSINESS EXCEEDS THESE HOURS THEY WILL MAKE APPLICATION TO AMEND
4 THEIR CONDITIONAL USE PERMIT. 7. THE APPLICANT WILL CONTINUALLY
MAINTAIN A LINDON CITY HOME OCCUPATION LICENSE; AND 8. ALL ITEMS OF
THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION.

6 THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER DONE	AYE

14 THE MOTION CARRIED UNANIMOUSLY.

16 **5. Public Hearing – Development Agreement.** Review and consider a recommendation
18 for approval of a development agreement for the properties located at 231 S. 800 W.,
345 S. 800 W., and 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013)
20 to construct four office/warehouse buildings and modify by agreement specifications.
Application made by West Land Development LLC.

22 Mike Florence, Community Development Director, presented this agenda item and noted
24 that James Burlington and Troy Dana were present to address any questions the commission may
have. He then presented the proposed development agreement for Westland Development LLC
26 regarding properties at 231 S 800 W, 345 S. 800 W. and 338 S. 670 W. He reminded the
commission that this agreement was requested at the previous meeting. Mr. Florence stated that
28 the developer proposes to construct four office/warehouse buildings totaling approximately
132,000 square feet. Mr. Florence then outlined the key provisions of the development
agreement:

- 30 1. The developer would construct buildings consistent with the concept site plan and
32 architectural plans presented, which included two wood construction buildings (A and
B) with black and white brick and grayish wood panel, and two concrete tilt-up
buildings (C and D).
- 34 2. One point of discussion was the building setback from residential properties. The
36 code typically requires a 40-foot setback, but the developer requested a 30-foot
setback. Mr. Florence explained the developer's rationale: no parking would be
38 located between buildings and residences, landscaping would be provided on both
sides of the trail, and the property had various easements that made the standard
setback challenging.
- 40 3. A minimum 7-foot wall would be constructed as a buffer between commercial and
residential properties.
- 42 4. Only down-directed lighting would be permitted on the north elevation of buildings A
and C, and a photometric study would be required to ensure no light spillover into the
44 residential neighborhood.
- 46 5. No overhead doors would be installed on the north elevations of buildings A and C.

2 6. Buildings A and B would have west building entrances oriented to 800 West.
4 7. Trees meeting city development requirements would be planted every 30 feet along
4 buildings A and C.
6 8. No outdoor storage would be permitted between buildings A and C and the residential
6 properties.
8 9. Certain uses would be prohibited, including convenience stores, gas stations, dance
8 clubs, music venues, exhibit halls, convention centers, amusement parks, and various
recreational facilities.

10 Mr. Burlington and Mr. Dana addressed various questions from the commission
12 regarding the proposed development. They confirmed that there would be no windows on the
14 north-facing sides of buildings A and C to ensure the privacy of nearby residents, explaining that
16 any windows present would be clerestory windows, which are set high and mainly serve to allow
18 natural light while preventing views into neighboring backyards. This design choice effectively
20 mitigates potential privacy concerns for the residents adjacent to the development. Additionally,
22 they discussed the logistical considerations related to the site, such as the decision to maintain a
30-foot setback from the residential properties. This decision was influenced by several factors,
including the existing easements and drainage lines on the property, which make a larger setback
challenging. They assured the commission that despite the reduced setback, the design, including
landscaping and a minimum 7-foot wall, would serve as adequate buffers between the
development and the residential areas. This choice was intended to balance the need for privacy
and the practical considerations of developing the site while complying with city codes and
ordinances.

24 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
25 COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
26 THE MOTION CARRIED.

Chairperson Johnson asked for any public comment, the following comments were made:

28 Luke Gillman - commented on the trail that runs behind the properties, noting that it had recently
30 been redone but lacked landscaping on the residential side where it was extended. He highlighted
32 how the trail used to turn, and up until there, it had about 4 feet of landscaping on both sides,
34 which ended abruptly when the trail was straightened out. The absence of landscaping in the
36 newly extended section of the trail made the area look quite bare and unappealing. Mr. Gillman
also raised concerns about the developer's plans to install a 7-foot concrete wall on the property
line, stating that it might look peculiar and out of place next to the existing 6-foot vinyl fences
that line the backyards of the neighboring homes. He questioned whether the existing fences
would be removed or if the new wall would be constructed immediately adjacent.

38 Caleb Gillman - expressed concerns about the potential impact of light from clerestory windows
40 facing north, which might shine into the backyards of adjacent residential properties during
42 nighttime operations. He voiced unease about businesses that might operate within the
development, particularly if those involved activities that could generate dust or other emissions,
such as a countertop business or similar industrial uses. Mr. Gillman emphasized a preference for
skylights instead of any windows on the north-facing sides of buildings A and C, suggesting that

2 skylights would mitigate the potential light pollution while still allowing natural light into the
4 spaces. He underlined the importance of ensuring that any operational aspects of the proposed
development would not negatively affect the residential environment nearby.

6 Mr. Florence addressed these concerns by explaining the limited types of manufacturing
8 that would be permitted, noting that businesses like countertop fabrication that produce
significant dust would not be allowed in this zone. He emphasized that indoor production should
be organized in such a way that it does not produce objectionable noise, odors, dust, or other
externalities that could negatively affect surrounding properties.

10 Chairperson Johnson asked for any other public comments, hearing none he called for a
motion to close the public hearing.

12 COMMISSIONER CALL MOVED TO CLOSE THE PUBLIC HEARING.
14 COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

16 After discussion, the Commission agreed to the following modifications to the
development agreement:

- 18 1. Change the required setback to a minimum of 30 feet for buildings A and C
2. Specify that only clerestory windows would be permitted on the north elevations of
buildings A and C
- 20 3. Modify the landscaping requirement to state that both sides of the trail would be
landscaped "where applicable"

22 Following general discussion, Chairperson Johnson called for any further comments or
discussion from the Commission. Hearing none he called for a motion.

24 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
26 RESOLUTION 2025-22-R TO ADOPT THE DEVELOPMENT AGREEMENT BETWEEN
WESTLAND DEVELOPMENT LLC AND LINDON CITY. COMMISSIONER
28 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

30 CHAIRPERSON JOHNSON	AYE
COMMISSIONER CALL	AYE
32 COMMISSIONER DONE	AYE
COMMISSIONER KALLAS	AYE
34 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
36 COMMISSIONER DANIELSON	AYE

38 THE MOTION CARRIED UNANIMOUSLY.

40 **6. Continued – General Plan Future Land Use Map Amendment.** West Land Development,
LLC has made an application to amend the Lindon City General Plan Future Land Use Map

2 designation for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W.
(Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013) from Flex Office to Flex Commercial.

4 Chairperson Johnson explained that this item had been continued from the previous
6 meeting and a public hearing had already been held. He noted that the amendment would change
the Lindon City General Plan Future Land Use Map designation for the properties located at 231
S. 800 W., 345 S. 800 W., and 338 S. 670 W. from Flex Office to Flex Commercial.

8 Having just approved the associated development agreement, the Commission proceeded
directly to a vote without further discussion.

10 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
12 ORDINANCE 2025-12-O TO AMEND THE LINDON CITY GENERAL PLAN FUTURE
14 LAND USE FOR THE PROPERTIES LOCATED AT 231 S. 800 W., 345 S. 800 W., 338 S.
16 670 W. FROM FLEX OFFICE TO FLEX COMMERCIAL WITH THE FOLLOWING
18 CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DANIELSON
20 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON JOHNSON AYE
COMMISSIONER CALL AYE
COMMISSIONER DONE AYE
COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER SCHAUERS AYE
COMMISSIONER DANIELSON AYE

24 THE MOTION CARRIED UNANIMOUSLY.

26 7. **Continued – Zoning Map Amendment.** West Land Development LLC has made an
28 application to amend the Lindon City Zoning Map designation on the properties located
at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. (Parcel #'s 17:015:0076,
45:386:0015, 45:329:0013) from Research & Business (R&B) to Regional Commercial
(RG).

30 Chairperson Jophnson noted that this item had also been continued from the previous
32 meeting with the public hearing already held and stated the amendment would change the Lindon
34 City Zoning Map designation for the properties located at 231 S. 800 W., 345 S. 800 W., and 338
36 S. 670 W. from Research & Business (R&B) to Regional Commercial (RC).

38 Chairperson Johnson recommended adding a condition to ensure that the rezoning would
40 be contingent on adherence to the conditions outlined in the development agreement. This was to
42 ensure that the proposed changes to the Lindon City Zoning Map, from Research & Business
(R&B) to Regional Commercial (RC) for the properties at 231 S. 800 W., 345 S. 800 W., and
338 S. 670 W., would align with the stipulations discussed and agreed upon with the applicant,
Westland Development LLC. This precaution was proposed to prevent any deviations from the
planned development, which involved constructing four office/warehouse buildings with
particular architectural designs, setbacks, and use limitations that had been previously
deliberated. Adding this condition was considered essential to provide clarity and ensure the

2 community's understanding that any new zoning would strictly adhere to the parameters set by
the development agreement.

4
6 Chairperson Johnson called for any further comments or discussion from the
Commission. Hearing none he called for a motion.

8 COMMISSIONER DONE MOVED TO RECOMMEND APPROVAL ORDINANCE
10 2025-13-O TO AMEND THE LINDON CITY ZONING MAP FROM RESEARCH &
12 BUSINESS TO REGIONAL COMMERCIAL WITH THE FOLLOWING CONDITIONS: 1.
14 ALL ITEMS OF THE STAFF REPORT COMMISSIONER MARCHBANKS SECONDED
16 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

18 CHAIRPERSON JOHNSON	AYE
20 COMMISSIONER CALL	AYE
22 COMMISSIONER DONE	AYE
24 COMMISSIONER KALLAS	AYE
26 COMMISSIONER MARCHBANKS	AYE
28 COMMISSIONER SCHAUERS	AYE
30 COMMISSIONER DANIELSON	AYE
32 THE MOTION CARRIED UNANIMOUSLY.	

22 **8. Community Development Director**

- 24 • Next meeting September 23rd
- 26 • Misc. City Updates

28 **ADJOURN** –

30 CHAIRPERSON JOHNSON MOVED TO ADJOURN THE MEETING AT 7:18 PM.
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

32 Approved, September 23, 2025

34
36
38 Steven Johnson, Chairperson

40
42 Michael Florence, Community Development Director

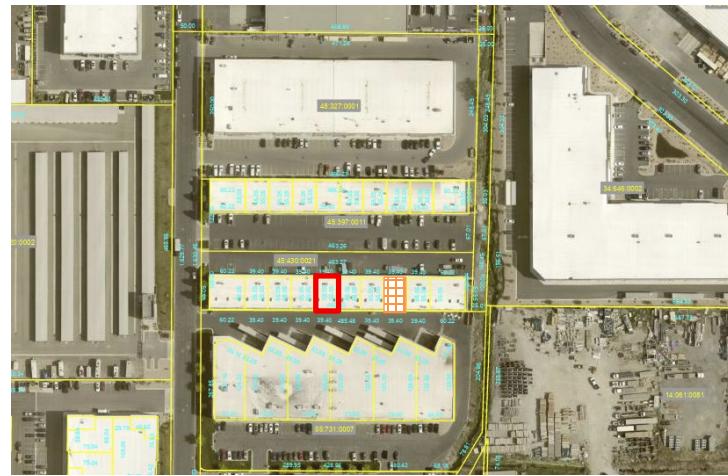
Item 4: Conditional Use Permit – Heatseeker Reptiles

Date: September 23, 2025
Applicant: Kennedy Davis
Presenting Staff: Brittany Wilde

General Plan: Light Industrial
Current Zone: Light Industrial (LI)

Property Owner: Silver Fox Investments LLC
Address: 96 N 1800 W Unit 15
Parcel ID: 45:430:0015
Lot Size: 0.05 acres

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

To review a conditional use permit for a reptile breeding facility and online retail sales business and conditions to mitigate the impacts of a proposed use.

OVERVIEW

1. The applicant requests conditional use permit approval to use a warehouse for a reptile breeding and online retail sales facility.
2. The applicant has applied for a conditional use permit and must follow the regulations found in sections 6.16 (Wild and Exotic Animals) and 17.20 (Conditional Uses Generally) through 17.22 (Performance Standards for Conditional Uses) of the Lindon City Code.
3. The applicant will use the facility for breeding purposes in addition to providing online sales and online educational videos about reptiles.
4. The business will operate for approximately 8 hours per day, from 12PM-8PM. There will be no public access as a retail storefront to the business, and all sales will be conducted online.
5. The warehouse facility is approximately 758.45 square feet with reptiles enclosed in locked cages.
6. Notices were mailed on September 12, 2025 to adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice.

MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit to use the property located at 96 N 1800 W Unit 15 for a reptile breeding facility, with the following conditions:

1. The applicant will comply with the Conditional Use Permit Requirements found in Lindon City Code Sections 17.20 through 17.22;
2. The business will only operate through online sales. Public access as a retail storefront is not permitted;
3. The permit may be revoked if the permit pursuant violates health, sanitation, welfare, or safety of people residing or working about the property of the applicant; The applicant will maintain a safe and secure facility to prevent animals escaping and to discourage unlawful entry;
4. To reduce odor complaints and to maintain a clean facility the cages will be cleaned every day with spot cleaning as needed throughout the facility. Exhaust and venting systems will be regularly maintained to reduce any odors;
5. The number of reptiles onsite shall not exceed the maximum established by the Planning Commission for this property location.
6. Deceased reptiles and unhatched eggs shall be disposed of through approved methods, as specified by the Planning Commission, within a set timeframe following death or nonviability.
7. No onsite raising, storage or breeding of live rodents, mice, rabbits or other reptile food sources;
8. Continually maintain all applicable federal and state licenses

9. The applicant will continually maintain a Lindon City Business license; and
10. All items of the staff report.

SURROUNDING ZONING AND LAND USE

North: **LI** – Light Industrial

East: **LI** – Light Industrial

South: **LI** – Light Industrial

West: **LI** – Light Industrial

CONDITIONAL USE PERMIT STANDARDS

1. Wild and exotic animals, as defined in this title, shall only be authorized in Lindon City by issuance of a conditional use from the Planning Commission. Conditional uses shall be regulated according to Chapters 17.20 through 17.22 of Lindon City Code.
2. The potential allowance of wild and/or exotic animal species and the quantities of said species are subject to approval on a case-by-case basis. Conditions of approval may be imposed by the Planning Commission as deemed necessary to protect the public health, safety, and welfare including, but not limited to, increased setbacks, fencing, size and type of enclosure or structure, etc.

The following table identifies the requirements in Chapters 06.16 and 17.20 through 17.22 of the Lindon City Code and whether the proposed business follows these requirements:

Required Standards	Compliant
Obtain a business license.	The applicant must apply for a business license which will be issued if the applicant receives conditional use permit approval.
A specified conditional use permit shall be issued for the particular use in the Light Industrial (LI) zone	Applicant is requesting a conditional use permit approval for the proposed property location as a reptile breeding facility and online sales of reptiles.
Some wild and/or exotic animals are strictly prohibited and shall not be permitted within Lindon City such as alligators and crocodiles, venomous snakes/amphibians/lizards, other venomous or poisonous animals, other animals as prohibited by state or federal regulations, or other animals as prohibited by the Planning Commission.	The applicant has stated that only non-venomous reptiles will be housed at the facility, and no wild or exotic animals prohibited by Lindon City Code, state, or federal regulations will be kept onsite. Staff will need confirmation of the specific species that will be present.
Causes damage to the property of anyone other than its owner or custodian; causes excessively unreasonable fouling of the air by odor; causes unreasonable unsanitary conditions in enclosures or surroundings, whether public or private, not otherwise customary to the keeping of such animal	The applicant has indicated that daily cleaning and proper ventilation will prevent odor or unsanitary conditions. Confirmation is needed of the ventilation system and cleaning protocols to ensure impacts are minimized.
An animal is a nuisance if it is determined by the department to be a nuisance by virtue of being offensive or dangerous to the public health, welfare, or safety.	Only non-venomous reptiles will be kept and that the facility will not be open to the public, and ensure the reptiles do not become a nuisance or pose a risk to public health or safety
Conform with license and regulations within Utah Administrative Code, Rule R657-3 as presently constituted or as may be amended from time to time.	Staff will verify compliance as part of the permitting process.

Maintain a clean facility with spot cleaning as needed. Exhaust venting systems will be regularly maintained to reduce any odors.	Yes - The applicant states that enclosures are cleaned daily and that proper ventilation will prevent odor impacts
No onsite raising, storage or breeding of live rodents, mice, rabbits or other reptile food sources	Yes- The applicant has confirmed that no onsite raising, storage, or breeding of live rodents, mice, rabbits, or other reptile food sources will occur.
Maintain a safe and secure facility to prevent reptiles escaping and to discourage unlawful entry	Confirmation of secondary containment measures are needed to ensure the facility remains safe and secure against both escape and unlawful entry.

WILD & EXOTIC ANIMALS STANDARDS

The Wild and Exotic Animal conditional use requirements in the Lindon City Code Chapter 06.16 state that “the potential allowance of wild and/or exotic animal species and the quantities of said species are subject to approval on a case-by-case basis. Conditions of approval may be imposed by the Planning Commission as deemed necessary to protect the public health, safety, and welfare including, but not limited to, increased setbacks, fencing, size and type of enclosure or structure, etc.”.

STAFF ANALYSIS

Staff noted an error in the parcel number provided on the application. The applicant originally listed Parcel #45:430:0018 shown on page 1 of this staff report (outlined in orange); however, this did not match the unit number associated with the business. After contacting the building owner, staff verified that the correct parcel is #45:430:0015 shown on page 1 and Exhibit 1 of this staff report (outlined in red). Staff requests the Planning Commission make correction of the unit that was outlined on the public notice and identify the correct parcel number (45:430:0015) so it matches the conditional use permit business address if approved.

The applicant has requested approval of a conditional use permit to operate a reptile breeding facility within a warehouse unit in the Light Industrial zone. On September 12, the city sent several questions to the applicant about the facility as found in Exhibit 3. While staff appreciate the applicant’s responsiveness, the city sent several follow-up questions that have not been answered. These questions were regarding the potential impacts of this use. Staff note that the applicant has not yet provided a business description as requested by the city. In addition, the applicant has not specified the number of reptiles that will be onsite at any given time, which is necessary for inclusion in the permit to establish a clear operational limit. Clarification is also needed on what species will be present and whether any reptiles pose a heightened risk of escape, as well as what secondary containment measures will be employed.

Questions remain about the applicant’s emergency protocols. While cameras and alerts are in place, the applicant has not detailed how emergencies will be communicated to first responders or what procedures will guide staff actions during such incidents. Similarly, the applicant has not clarified how deceased reptiles, or unhatched eggs will be disposed of in compliance with health and sanitation standards.

Odor control remains a concern. Although reptiles themselves produce minimal odor, staff have observed odor issues at other reptile facilities even with daily cleaning. The applicant has not specified whether exhaust will vent through the roof or walls, and staff believe a clear odor-mitigation plan is necessary to protect adjoining businesses.

While the applicant has confirmed there will be no onsite breeding or storage of live food sources and no retail storefront, staff notes that the proposed hours of operation and the lack of public access do not by themselves mitigate the potential impacts identified above.

For these reasons, staff recommends that, if the Planning Commission chooses to approve the request, conditions be imposed to (1) establish a maximum number of reptiles onsite, (2) require a detailed odor-

control and ventilation plan, (3) specify disposal methods for animal remains, and (4) require written emergency protocols for containment and public safety. These measures will ensure that the business operates responsibly while minimizing impacts on surrounding properties.

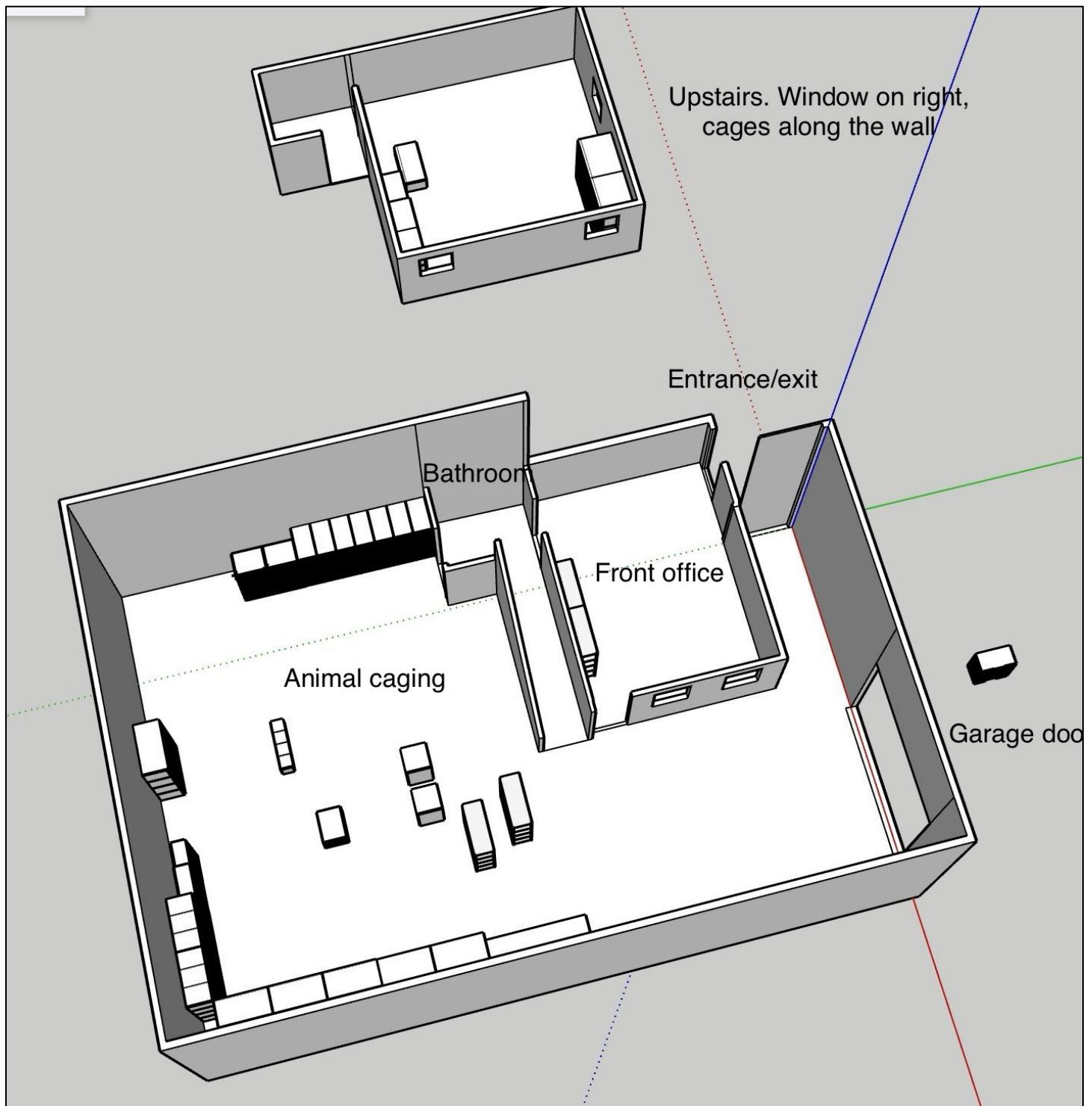
EXHIBITS

1. Aerial image
2. Floor Plan
3. Staff Questions Regarding Reptile Breeding Facility
4. Business Description

Aerial Image



Floor Plan



Staff Questions Regarding Reptile Breeding Facility

On September 12, 2025 staff emailed a set of questions to the applicant (below):

Kennedy, thank you for submitting everything. So that the City can provide the most accurate information to the planning commission please respond to the below questions. Answers to your questions will help the city to determine what conditions may be placed on your business for the conditional use permit in order to mitigate any impacts.

1. What type of cage do you use to ensure that reptiles cannot escape? Are there alarms and/or locks on the cages?
2. Do you have any emergency notification system in case reptiles are released or another emergency occurs at the building?
3. Do you use live or frozen mice or rats to feed your reptiles? Will there be any onsite raising, storage or breeding of live rodents, mice, rabbits or other reptile food sources?
4. What is your cleaning schedule and how often?
5. How do you ensure that there will not be any odor issues that will affect the adjoining businesses?
6. What happens when you have a reptile pass away or eggs that do not hatch? What do you do with the reptile after that?
7. What is the maximum number of reptiles that you will have onsite at anyone time? How many reptiles per year?
8. Are all of your sales online, or do customers come to the facility for retail purchases?
9. How many parking stalls are you allotted for your unit and by the Condominium Association?
10. Do you host any events at your business?
11. What are the hours of operation of the business?
12. How will the public be protected if they come to your place of business?

Below is the applicant's response to the questions and staff's additional questions to the responses in red:

Thank you for the opportunity to provide additional clarification regarding our business operations. Please see my responses below:

1- Cages & Containment

We are a cage manufacturer, and our enclosures are made from high-quality PVC, which is considered the industry standard. The design ensures reptiles cannot escape. Locking mechanisms are used where necessary, although most reptiles are physically incapable of opening their own enclosures. **What type of reptiles will you have at the business? Are there reptiles that will be at your business that are capable of escaping and what will be the secondary locking mechanism for those?**

2- Emergency Notification System

Our facility is equipped with motion-activated cameras that alert us if any unusual activity occurs. While we take extensive precautions to prevent incidents, we also maintain internal protocols to respond quickly to any potential emergency. **What are the internal protocols for your business? In case emergency personnel respond to the business what protocols will be in place in case of an emergency?**

3- Feeding Practices

All reptiles are fed frozen-thawed food items. We do not raise, breed, or store live rodents, rabbits, or other food sources onsite.

4- Cleaning Schedule

Enclosures are checked and cleaned daily to ensure the animals remain healthy and the facility remains sanitary.

5- Odor Control

Reptiles do not produce odors like mammals (no fur, dander, etc.). With our daily cleaning practices and proper ventilation, there will not be odor issues that could affect adjoining businesses. **City staff have been to reptile businesses here in the city and there definitely is an odor even when cages are cleaned every day. Where will you be venting to? Will it be roof vents or vents out the building?**

6- Animal or Egg Loss

In the rare event that a reptile passes away or an egg does not hatch, we handle it responsibly. Specimens are either preserved for educational or research purposes or disposed of appropriately through approved methods. **What does it mean to dispose of appropriately through approved methods? Is that a dumpster at the business park? Are they cremated at a veterinarian's office?**

7- Number of Reptiles

The number of reptiles onsite fluctuates throughout the year due to hatching and sales cycles. Because of this, we cannot set a strict maximum or minimum. However, all animals are always housed in secure enclosures and cared for appropriately. **You will need to come up with a number for your conditional use permit. That number will be spelled out in the permit to not exceed.**

8- Sales Practices

All of our sales are conducted online. We do not operate as a retail storefront, and the public does not have walk-in access.

9- Parking

Our unit is allotted three (3) parking stalls by the Condominium Association. Since we do not operate as a public-facing business, this is more than sufficient for our needs.

10- Events

We do not host any public events at our facility.

11- Hours of Operation

Because we are not open to the public, our hours are primarily for internal operations. Owners and employees generally operate around noon to 8 PM.

12- Public Safety

The public does not have access to our facility. In the rare event that someone visits by appointment (such as a delivery or service professional), they are always accompanied by staff. Additionally, our reptiles are non-venomous and harmless pets, not dangerous animals.

We take great pride in running a clean, professional operation that prioritizes both animal welfare and community safety. Our business not only contributes positively to the local economy but also operates in a manner designed to minimize any potential impact on neighboring businesses. We are committed to working with the City and the Planning Commission to ensure full compliance with all regulations and to demonstrate that our operations will be safe, responsible, and beneficial to the community. Please let me know if any further clarification is needed. We are committed to operating responsibly and in a way that ensures the safety of our community and compliance with all City requirements.

Staff requested responses to the additional questions by September 18, 2025; however, it was not provided.

Business Description

Staff requested a business description by September 18, 2025; however, it was not provided.

Item: 5 Site Plan Approval – Nutricost Athletic Center Approximately 1200 W. 700 N.

Date: September 23, 2025

Project Address: 1200 W. 700 N.

Applicant: Jason Brown

Property Owner: RAC Property LLC

General Plan: Mixed Commercial

Current Zone: Lindon Village Commercial (LVC) & Mixed Commercial (MC)

Parcel ID: 14:050:0051

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Michael Florence



Summary of Key Issues

1. The applicant is requesting site plan approval to develop an indoor sports training/tournament center and warehouse.

Overview

1. On August 19, 2024, the city council, with a recommendation from the planning commission, approved a general plan and zoning map amendment, and development agreement to allow a warehouse building to be constructed on the subject property.
2. The site is 7.19 acres.
3. The development agreement allows the developer to use 50% of the building as an indoor sports training facility and 50% as a warehouse, with the anticipation that the sports training facility will at some point expand into the entire building.
4. The way the property was approved for the zone change is that the property would be subdivided into a Flag Lot with the back portion of the property zoned as Mixed Commercial and the front portion remaining as Lindon Village Commercial.
5. In the development agreement, signed by both the city and developer, it was agreed that to maintain the consistency with the design of the 700 N. corridor and vision of the Lindon City General plan, and 700 N. Small Area Plan, the site will be designed to meet the Lindon Village site requirements as found in Lindon City Code 17.48.025, Lindon City Development Manual, and the Commercial Design Standards as it applies to the site.
6. One of the purposes for entering into the agreement and amending the zoning to allow the warehouse was due to the transfer station use to the north in Pleasant Grove. The warehouse use will help to block the view of the transfer station but yet provide an attractive building along the corridor.
7. The planning commission should review the Lindon City Commercial Design Standards as part of this application:
 - a. [Lindon City Commercial Design Standards](#)
8. City Code links:
 - a. [Lindon Village Zone](#)
 - b. [General Commercial Landscape Code](#)

Motion

I move to (*approve, deny, continue*) the applicant's request for site plan approval with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. Trees planted along 700 North will comply with the 700 North Corridor Tree Planting requirements in the Development Manual;
4. Final design will meet the Commercial Design Standards for commercial sites and buildings and the center gray section of the building will provide additional architectural detail. The applicant will provide building lighting and meet all building trim requirements;
5. The project will meet all site requirements for the Lindon Village Commercial Zone found in Section 17.48.025 of the Lindon City Code;
6. The developer will work with city staff to provide landscape shade options for the plazas;
7. The applicant will comply with all bonding requirements, if applicable;
8. Pedestrian scale lighting will be provided at the plazas and cross-walks;
9. The plaza areas are approved with scored concrete;
10. The proposed roof design is approved as provided in the rendering exhibits; and
11. All items of the staff report.

Surrounding Zoning and Land Use

North: Pleasant Grove Manufacturing District – transfer station

East: Lindon Village Commercial – office

South: Lindon Village Commercial – vacant property

West: Lindon Village Commercial – vacant

Site Development Standards

Parking

Parking standards are based on the zone, uses in the building and their respective square footage.

Required	Provided	Compliant
Courts and Bleachers – 1 stall per every 3.5 person capacity. 318 Capacity	91	Yes
Professional Office – 1 stall per 350 square feet. 12,913 sq ft of office	36	Yes
Warehouse – 1 staff per 500 square feet. 55,322 sq ft of warehouse	111	yes
Total Required and Total Provided	238/333	Yes
Bike stalls: 2 bicycle parking spaces shall be provided for all uses, with additional bicycle parking spaces added at a ratio of 8% of the total number of required vehicular parking spaces – up to 16 bicycle parking spaces per use.	30. Developer may reduce this to 16 to be compliant	Yes

Traffic Circulation

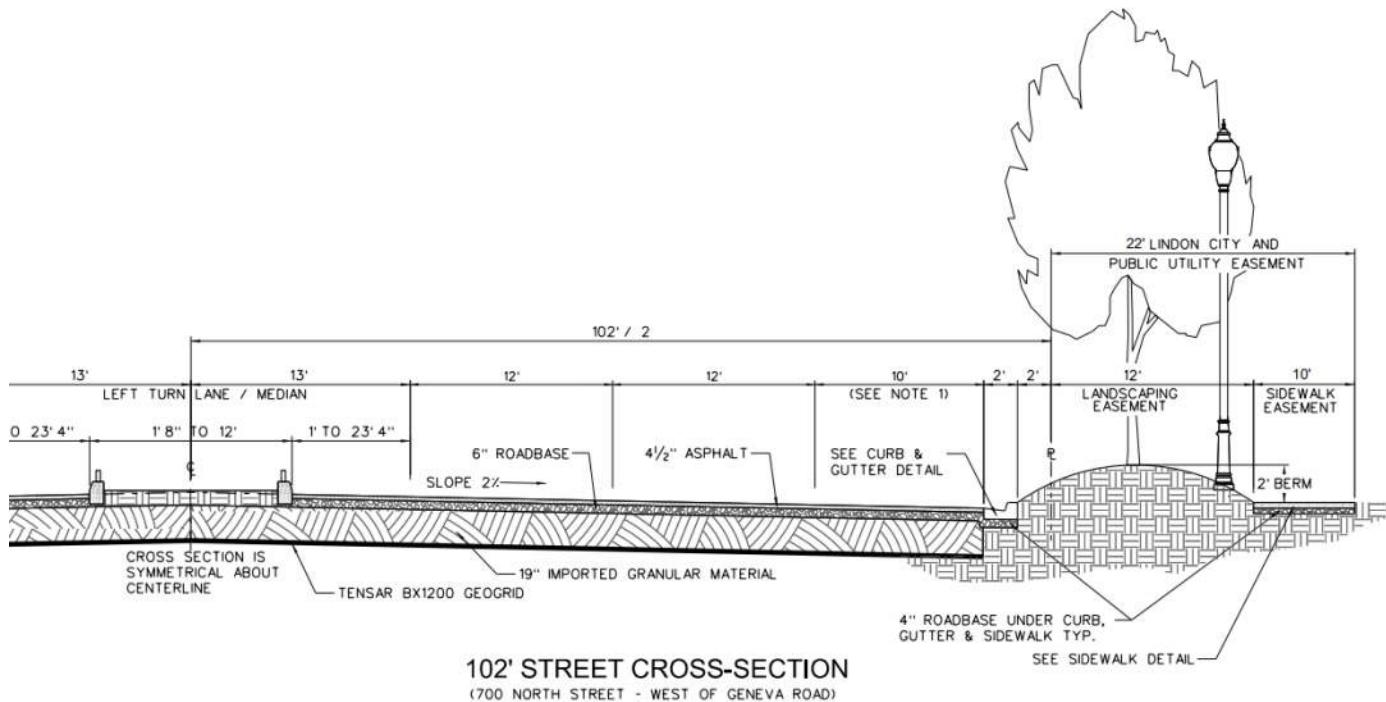
The site will have two accesses from 700 N. The east access will be shared with the property to the east. Access easements are also provided on the west property line so that when that property develops, there will be access between properties.

For pedestrian access, there will be a sidewalk leading from 700 N. to the front of the building. The parking lot cross walks will be a different material as per the requirements of the commercial design standards.

Landscaping Standards

For the development, the project needs to meet the 700 N. right-of-way cross-section requirements and the landscape site percentage of the zone, which is 20% of the site.

700 N. Cross-section



Landscaping Standards	Provided	Compliance
20-foot landscaping strip along public street frontages. 12' landscape easement and a minimum of 8' behind the sidewalk.	12' landscape easement and 13' behind the sidewalk	Yes
20% of lot in landscaped open space	40,800 sq. ft. landscaping (14% of lot)	Review Needed.
Minimum of (70%) water efficient vegetative coverage.	A combination of sod, bushes and plants. Trees every 30 feet.	Yes. Staff still has questions about the plant coverage.
Trees planted every 30' along 700 N. and specific species of trees planted.	Trees are planted every 30' along 700 N. The tree board has adopted for the park strip to have London Plane and Zelkova Trees planted	Review Needed. Spacing is correct, but the tree species is incorrect
40 square feet of interior parking lot landscaping per parking space. (13,320 sq. ft.)	14,266	Yes
Interior parking lot landscape materials shall consist of at least 75% living vegetation.	Gravel ground cover with trees and shrubs	Yes
1 tree for every 10 parking spaces	49	Yes

District Plan Requirements and Site Requirements

The subject property is 7.19 acres and meets and minimum Lindon Village and Mixed Commercial development acreage. The Lindon Village zone is divided into 23 districts. The subject property is located in District 14 and a portion of District 12. The developer is required to have a sales tax producing component as part of the development which is highlighted in the dark “green” box. The developer is proposing a future fast food retailer, which is not part of this application for site plan approval and would come at a future approval.



Plaza Areas

Lindon Commercial Design Standard 2.4 outlines that a development is required to *articulate and enhance pedestrian ways with furnishings, waste and recycle bins, lighting, paving materials, public art, and landscaping*. In addition, Commercial Design Standards Section 3.1 states *to utilize the front and side setbacks to create usable public gathering spaces, such as plazas or patio/outdoor seating areas, or for landscaping or public art*. The developer is proposing three plaza areas at the front of the building, which are being counted towards the overall landscape percentage. These areas will have seating and raised landscape beds. Since the plaza areas will be facing south, city staff recommend that the developer evaluate providing shade opportunities so that the plazas can be used an amenity during the day. Options might be to have additional trees in raised planters, tree wells, adjust the location of the parking lot island closest to the building, or provide some other shade structure. During tournaments, these areas will be well used for families eating lunch or taking a break between games.

Commercial Design Standard 2.3.2 states that *pavers and stamped or colored concrete are desired effects around pedestrian foot traffic areas. Acceptable paving materials include brick, flagstone, or concrete pavers. Colored, scored, or stamped concrete may be considered*. The developer is proposing a scored concrete for the plaza areas. The commission will need to consider this during approval.

Site Lighting

The developer will have parking lot lighting throughout the parking lot.

Commercial Design Standard 2.5.3 states *pedestrian scale lighting plays an important role in the overall character of a commercial district. This type of lighting, such as lower poles and bollards, should be used along walkways, public plazas, and other pedestrian areas to illuminate and identify routes and provide safety at night.* Places that lighting should be considered are along the front walkway, cross walks and pedestrian plaza areas. City staff has recommended that there should be a bollard type pedestrian lighting at the plaza areas and crosswalk to meet the pedestrian scale lighting requirement.

Architectural Requirements

As part of the development agreement, building renderings were adopted. Originally, the developer was going to construct a steel building with metal exterior materials. According to the developer, due to roof span, the building will now be constructed as a concrete tilt-up building. The front facade will be clad with architectural metal panels. The building form that the city approved in the development agreement is for a warehouse type building. However, the agreement requires that the Commercial Design Standards still be implemented. Architecturally, the building is attractive and has a better design than what was approved in the development agreement.

The following table outlines some of the general building design and architectural requirements.

Design Element	Design Standard Requirement	Compliance
Windows, Doors and Fenestration	<p>The ground floor of the primary façade shall be 60% fenestration at the pedestrian level.</p> <p>Building entries shall have one or more of the following treatments: canopy, overhang, awning or arch.</p> <p>Large, transparent storefront windows are an essential component of the one-part commercial block buildings.</p> <p>Transom windows should be used above storefront windows.</p>	<p>Compliant. The front façade is 70% Glass windows and doors.</p> <p>Compliant. The sports facility and warehouse entries both have canopies.</p> <p>Compliant. The building has large pedestrian scale storefront type windows that go down to the ground and are framed in metal.</p> <p>Compliant. The storefront windows are broken up into different panes that include a transom pane at the top.</p>
Height	The allowable height on the northside side of 700 N. is 80'.	Compliant. 52'
Scale/Size and Massing	<p>Breaking up large buildings with multiple bays is required, and each façade should provide a meaningful purpose such as individual entrances to the larger building. On large buildings the façade should be broken up every 30' to 40' with color, change of building materials, depth, height, or other architectural characteristics.</p> <p>Avoid flat looking walls/facades and large, boxy buildings. Break up the flat front effect by introducing projecting elements such as wings, porticos, bay windows, trellises, pergolas, portcochères, awnings, recessed balconies and/or alcoves, cornices, or other offsets, changes in plane, and changes in height.</p> <p>Differentiate between the ground floor and upper floors by providing for depth and variation in a façade through the use of different colors, materials, and other details.</p>	<p>Review Needed. The building is designed with multiple bays and does a good job in articulating the façade. The bays range in size from 30'-86'.</p> <p>City staff has provided comments to the developer that the bay section in the middle should have some additional detail. Whether that is a change in material, differentiating between the ground floor and upper floor or adding a canopy over the windows. Staff feels this section of the building needs some additional detail and review.</p>

Roofing	<p>Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building.</p> <p>Variations in rooflines through dormer windows, overhangs, arches, stepped roofs, gables or other similar devices promote visual interest.</p>	<p>Review Needed. The building has a flat roof and sloped roof canopy features and varying rooflines. The building has a good roof proportion with the varying roof lines. The commission has approved a number of flat roofs, and staff have added this approved roof form as a condition of approval.</p>
Exterior Walls and Surfacing (building Materials)	Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades.	<p>Compliant. The development agreement called out an architectural metal panel, which the proposed building includes.</p>
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail	<p>Review Needed. The city has provided a comment that a decorative cornice treatment is required for those roof sections that don't have a roof overhang.</p>
Building Lighting	<ul style="list-style-type: none"> Lighting may be used to highlight and articulate building facades. Building facades should be lit primarily at street level. Above the first floor, light should only be used to selectively highlight unique building features without lighting the entire structure. 	<p>Review Needed. Staff made the comment on the plan review to provide building lighting but this has not been addressed on the recent resubmittal.</p>

Engineering Requirements

The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants final site plan approval. UDOT will also need to approve access to the site.

Staff Analysis

City staff believes that this development will be an amenity to Lindon City. The Planning Commission will need to evaluate the site and architectural requirements in the Commercial Design Standards and the zoning codes and how they should be applied to the site and building.

One of the major hurdles for approving this development is that the site does not meet the 20% open space requirement of the zone. The Lindon Village zone states in 17.48.025(5): "Standards for landscaping, fencing and screening, storage and merchandise, maintenance of premises, site lighting, and special provisions in the LVC zone shall be the same as the Commercial General zones." The Commercial General zone, in 17.48.030(3) states "a minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space." The development agreement approved by the city council on August 19, 2024 states "to maintain consistency with the design of the 700 N. corridor and vision the Lindon City General Plan and 700 N. Small Area Plan the site will be designed to meet the Lindon Village site requirements as found in Lindon Code 17.48.025, Lindon City Land Development Policies, Standard Specifications and Drawings, and Lindon City Commercial Design Standards as it applies to the site design." The development agreement was signed by the developer on August 5, 2025, and recorded on August 26, 2025. City staff have evaluated the ordinance to see if there is any flexibility in the landscape

code, and we are not aware of any. City staff first provided this comment to the developer on the first review of the plans on August 21, 2025. The site and landscaping plans did not include a percentage of open space landscaping. When the 2nd plan set came back to the city for review on September 15, the plans noted 14% site landscaping. On September 16, city staff reached out to the development team about the landscape issue and asked how they wanted to handle this landscape issue. The city did provide comments and ways to pick up some additional landscaping, but the site still has some hurdles in meeting the 20% requirement. The missing 6% is equal to about 14,000 square feet.

When the city approved the development agreement, the site plan included an 88,200 square foot building. The building has now increased to 118,464 square feet. The parking does exceed the city's minimum requirement; however, many of these sports and tournament venues are woefully under parked.

The only two avenues that city staff is aware of to address the landscaping code requirement is to either amend the city code or amend the development agreement. Previous developments in the Lindon Village zone have developed with the following open space percentages:

Development	Open Space Percentage
Tams/Zyto - 1126/1172 W. 700 N.	21%
Holiday Oil - 725 N. Geneva	25%
Grit Marketing - 775 N. Geneva	21.7%
Utah Valley Mortuary - 1966 W. 700 N.	42%
Bravo Event Center (formerly Noah's) - 1976 W. 700 N.	39.4%
Ruf Development - 1780/1810 W. 700 N.	34%

Regarding the architectural requirements of the building. Staff believes that the developer has provided an attractive building that will be a great benefit to the community. There are some additional site and architectural requirements that still need to be met:

- Building lighting and plaza lighting
- Decorative cornice
- Providing additional architectural detail to the “gray” center bay of the building. Whether that is differentiating the top and bottom floors, material change, or other architectural feature.
- Providing the correct tree species along 700 N.

It is staff's recommendation that the planning commission continue the site plan approval until the development meets the minimum open space requirements and architectural code requirements.

Exhibits

1. Aerial photo
2. Floor plan
3. Site plan
4. Landscaping plan
5. Building elevations
6. Development agreement, original renderings and original site plan

Exhibit 1



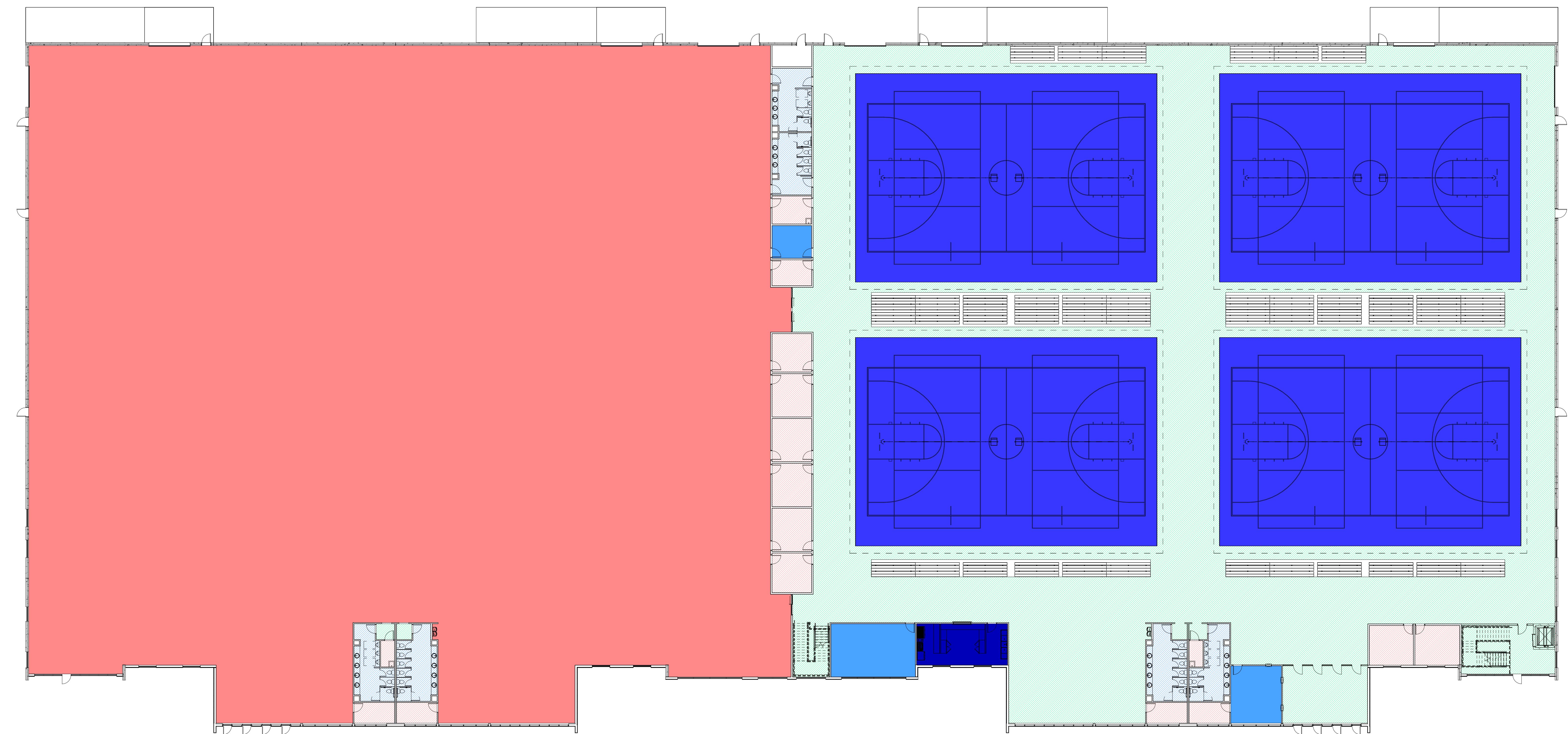


OCCUPANT LOADS

LEVEL	GROSS AREA	NET AREA				
	1	115,179				
	2	11,522				
	3	1,391				
	TOTAL	128,092				
PERIMETER		LF				
LEVEL	CLASSIFICATION	USE (CHAPTER 3)	AREA (SF) (PER PLAN)	AREA/OCC. (TABLE 1004.5)	OCCUPANT LOAD (TOTAL ROOM TYPE VS. PER ROOM TYPE TOTAL)*	EXCEPTIONS (CODE SECTION)
1	STORAGE	A-4	2,273	300 GROSS	8	
1	KITCHEN	A-4	437	200 GROSS	3	
1	OFFICE	A-4	1,008	150 GROSS	7	
1	COURTS	A-4	7,302	50 GROSS	30*	
1	BLEACHER	A-4	-	1 PER SEAT	270*	
1	WAREHOUSE	S-1	55,322	500 GROSS	111	
2	OFFICES	B	8,714	150 GROSS	59	
3	STORAGE	B	1,077	300 GROSS	4	
TOTAL INTERIOR OCCUPANTS					492	

*** NOTE:** OVERALL SQUARE FOOTAGE RESULTS IN A LESSER OCCUPANT LOAD THAN ACTUAL OCCUPANT LOAD-- FIGURED PER ROOM

*NUMBERS ADJUSTED AS PER CITY COMMENTS



NUTRICOST ATHLETIC CENTER

490 WEST 700 NORTH, LINDON, UTAH

DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
AWN BY	BCS
ECKED BY	SSW
ET DESCRIPTION	
CUPANCY LOADS	

D-1.00

VICINITY MAP

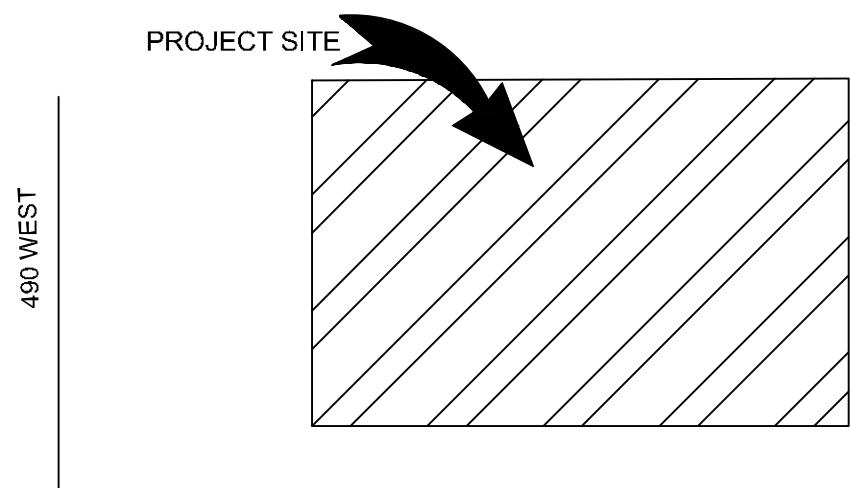
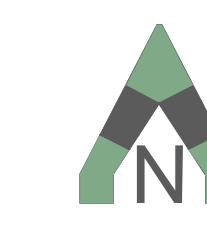


Exhibit 4 - Landscape Plan



ISSUE DATE
9/11/2025
PROJECT NUMBER
UT25123



NUTRICOST SPORTS COMPLEX
490 W. 700 N.
LINDON, UTAH

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PLANT LEGEND
IN THIS PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY.
IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRIORITY.

DECIDUOUS TREES

AA	11	Acer x freemanii 'Jefferson' Autumn Blaze® Freeman Maple	15 gal
ACH	18	Acer campestre 'Metro Gold' Hedge Maple	B & B 2"Cal
CCI	6	Crataegus crus-galli inermis Thornless Cockspur Hawthorn	B & B 2"Cal
MPF	13	Malus x 'Prairifire' Prairifire Crabapple	B & B 2"Cal
PCG	8	Pyrus calleryana 'Glen's Form' TM Chanticleer Pear	B & B 2"Cal
QRA	12	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B 2"Cal

DECIDUOUS SHRUBS

AA'O	32	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry	5 gal
AMG	119	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal
CGB	51	Caryopteris x elandonensis 'Invercris' TM Grand Blue Bleubard	5 gal
FPA	24	Fallugia paradoxa Apache Plume	5 gal
PBP	24	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal
PIF	52	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
RG'L	48	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal

EVERGREEN SHRUBS

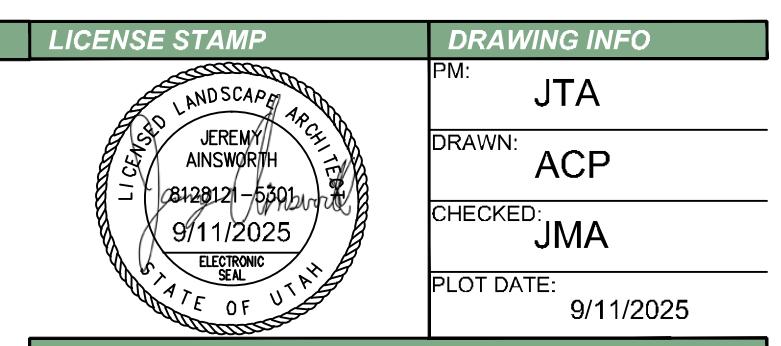
B'GV	39	Buxus x 'Green Velvet' Green Velvet Boxwood	5 gal
JPW	36	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper	5 gal
JC	6	Juniperus communis 'Pencil Point' Pencil Point Common Juniper	5 gal
TL	15	Thuya occidentalis 'SMNTOBAB' Tater Tot® Arborvitae	5 gal

GRASSES

BA	34	Bouteloua gracilis 'Zig Zag' Zig Zag Blue Grama Grass	5 gal
CA'K	54	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
F'M'A	39	Festuca mairci Atlas Fescue	1 gal

PERENNIALS

C'VM	25	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed	1 gal
D'NS	75	Dianthus x 'Neon Star' Neon Star Pinks	1 gal
GL'C	6	Gaura lindheimeri 'Crimson Butterflies' Crimson Butterflies Gaura	1 gal
P'PL	6	Penstemon pinifolius Pineleaf Penstemon	1 gal
S'AF	20	Sedum x 'Autumn Fire' Autumn Fire Sedum	1 gal
S'MG	48	Sedum x 'Mr. Goodbud' Mr. Goodbud Stonecrop	1 gal



COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR

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PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 9/11/2025

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com



NOT FOR CONSTRUCTION - 60% REVIEW SET

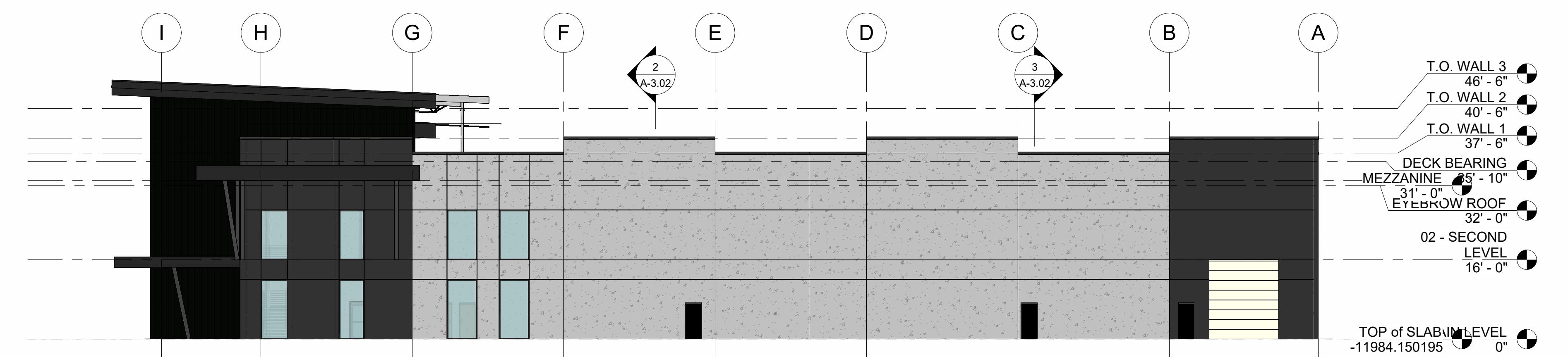
490 WEST 700 NORTH, LINDON, UTAH

GENERAL NOTES		
A.	GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.	
B.	EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.	
C.	CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.	
D.	PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING NUMBER AS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANT BACKGROUND COLOR OF SIGN. NUMBER THAT ADDRESSES MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.	
E.	SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.	
F.	EXTERIOR SIGNAGE - THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE FOR COORDINATING DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BUILDING AND POWER REQUIREMENTS FOR EACH SIGN.	
G.	NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET	

EXT. MATERIAL LEGEND		
#	TYPE	BOND / STYLE
1	METAL PANEL - LIGHT GRAY	N/A
2	METAL SIDING 12" STANDING METAL SEAM	VERTICAL
3	METAL PARAPET CAP	N/A
4	METAL PANEL - DARK GRAY	N/A
5	METAL FASCIA	N/A
6	STEEL COLUMN	N/A
7	WINDOW FRAME	N/A

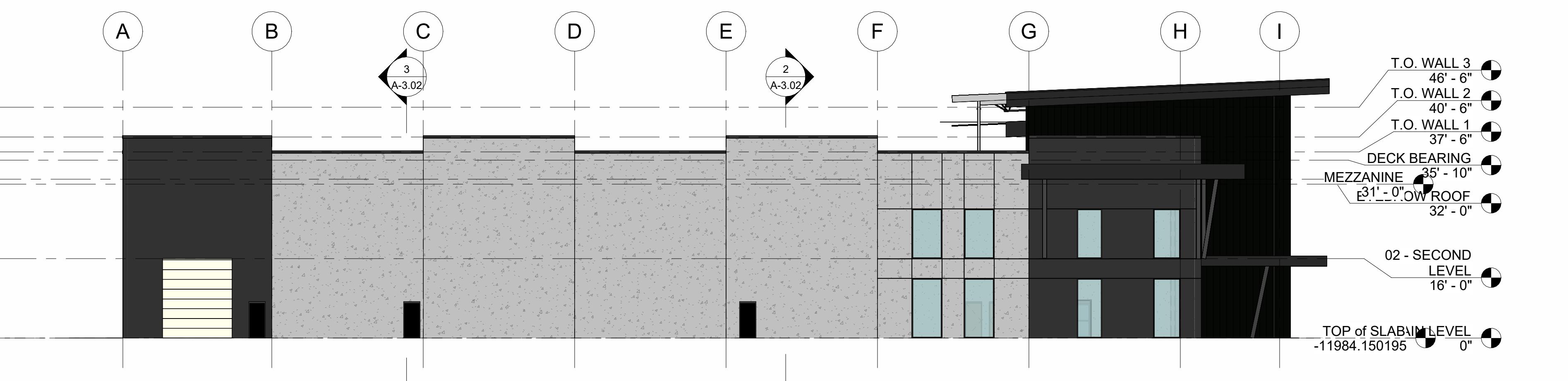
NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

EXTERIOR GLAZING %			
ORIENTATION	TOTAL WALL AREA	TOTAL GLAZING AREA	%
NORTH	N/A	N/A	N/A
EAST	3,763 SF	271 SF	7%
SOUTH	8,375 SF	4,642 SF	55%
WEST	3,763 SF	271 SF	7%



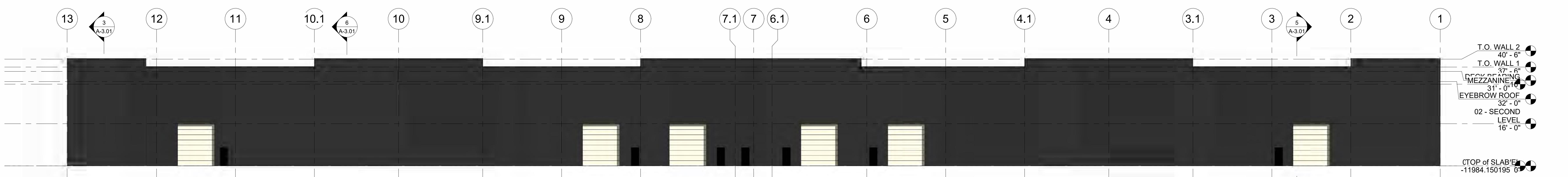
EAST ELEVATION COLOR **4**

SCALE: 1/16" = 1'-0"



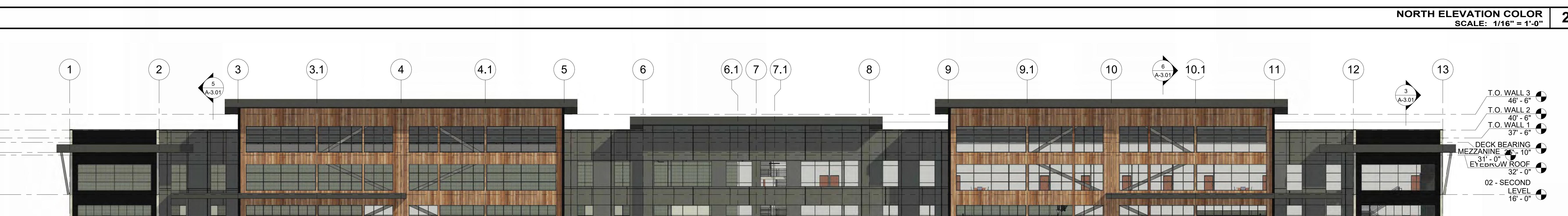
WEST ELEVATION COLOR **3**

SCALE: 1/16" = 1'-0"



NUTRICOST ATHLETIC CENTER

490 WEST 700 NORTH, LINDON, UTAH



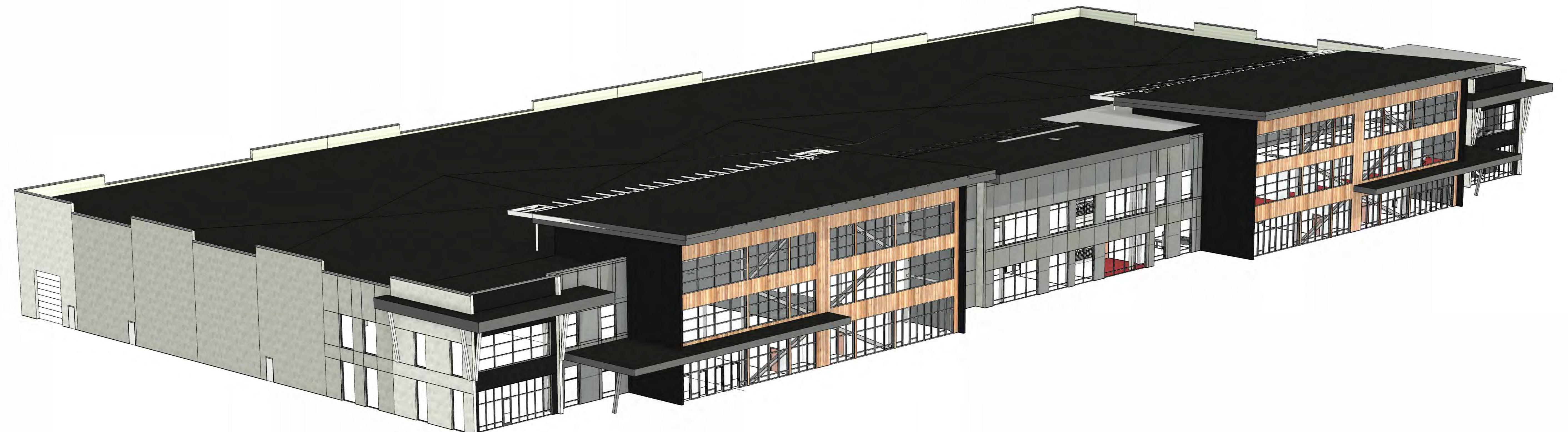
SOUTH ELEVATION COLOR **1**

SCALE: 1/16" = 1'-0"

A-2.02

DATE	ISSUE/REVISION

PROJECT NO.	
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION	EXTERIOR ELEVATIONS - COLOR
SHEET NUMBER	



2 2

LETIC CENTER

ON, UTAH

NOT FOR CONSTRUCTION - 60% REVIEW SET

NUTRICOST ATHLETIC CENTER

490 WEST 700 NORTH, LINDON, UTAH

DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
AWN BY	BCS
ECKED BY	SSW
ET DESCRIPTION	
ELEVATIONS	

SET NUMBER



3D View 1



NOT FOR CONSTRUCTION - 60% REVIEW SET

490 WEST 700 NORTH, LINDON, UTAH



NUTRICOST ATHLETIC CENTER

490 WEST 700 NORTH, LINDON, UTAH

DATE	ISSUE/REVISION

PROJECT NO.

DATE 09.15.25

DRAWN BY BCS

CHECKED BY SSW

SHEET DESCRIPTION

RENDERING

SHEET NUMBER

A-9.02

Exhibit 6 - Development Agreement

WHEN RECORDED, RETURN TO:

Lindon City
100 N. State Street
Lindon, UT 84042

ENT 64405-2025 PG 1 of 27
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 26 08:54 AM FEE 40.00 BY KR
RECORDED FOR LINDON CITY

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered into this 8th day of August, 2025, by and between JASON BROWN ("Developer") and the City of Lindon ("City") regarding development of real property identified by Parcel Number 14:050:0051, Lindon Utah ("Property"). See Exhibit A.

RECITALS

This agreement is made pursuant to the following facts and in light of good and valuable consideration, with which the parties agree to and acknowledge:

- A. The developer has under contract real property identified by Parcel Number 14:050:0051 which consists of 7.1907 acres and is more particularly described on Exhibit A, attached hereto and incorporated here by reference (the "Property").
- B. The Property is currently zoned as Lindon Village Commercial (LVC).
- C. On May 29, 2024, the Developer submitted a land use application to amend the Lindon City General Plan Future Land Use Map from Commercial Gateway to Mixed Commercial and amend the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC).
- D. On May 29, 2024, the Developer also submitted a land use application for a development agreement with Lindon City.
- E. The Developer desires to construct an approximately 88,200 square foot indoor sports training and tournament facility with accompanying out parcel commercial pad sites. The purpose of the general plan and zoning map amendment requests is to allow the Developer to use fifty percent (50%) of the building as a sports training and tournament facility and fifty percent (50%) of the building for warehouse. Warehouse uses are not permitted in the Lindon Village Zone. Allowing the warehouse to be used as part of the building structure helps to offset the cost of the sports facility use. The developer anticipates as the sports training and tournament facility use gains interest then the warehouse use and floor area will be decreased incrementally until the entire building is used as a sports training and tournament facility.

- F. On August 19, 2024 the Lindon City Council approved an amendment to the Lindon City Future Land Use Map as shown on ordinance 2024-09-0 attached hereto as Exhibit B, subject to and conditioned upon the terms and conditions of this agreement.
- G. On August 19, 2024 the Lindon City Council approved a zone map amendment as shown on ordinance 2024-10-0 attached hereto as Exhibit C, subject to and conditioned upon the terms and conditions of this agreement.
- H. The Developer is willing to design and construct the building elevations and site in accordance with Exhibits D and E, attached hereto and Section 2b as found in this agreement.
- I. The City Council has further authorized the Mayor of Lindon City to execute and deliver this agreement on behalf of the City.
- J. The City has the authority to enter into this agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances and desire to enter into this agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicant City ordinances.
- K. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.
- L. The Parties understand and intend that this agreement is a “development agreement” with the meaning of, and entered into pursuant to, the terms of Utah Code Ann.,

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

- 1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement as a substantive part hereof.
- 2. General Terms. The City approves the Lindon City General Plan Future Land Use Map amendment from Commercial Gateway to Mixed Commercial and an amendment to the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC) as shown in Exhibit B with the following terms and conditions.
 - a. The building will be constructed with the design and materials as shown in Exhibit D.
 - b. To maintain consistency with the design of the 700 N. corridor and vision the Lindon City General Plan and 700 N. Small Area Plan the site will be designed to

meet the Lindon Village site requirements as found in Lindon City Code 17.48.025, Lindon City Land Development Policies, Standard Specifications and Drawings, and Lindon City Commercial Design Standards as it applies to site design.

- c. No more than fifty percent (50%) of the building will be used as a warehouse use in conjunction with the sport training and tournament use.
- d. Developer agrees to use good faith and commercial reasonably efforts to ensure that the sports training and tournament use business is successful. However, in the event that the sports training and tournament use is terminated because it is not profitable to the Developer, the Developer agrees to redevelop the building into a minimum of three (3) storefront units that allow for office or retail space located at the primary entrance of the units facing 700 N. Upon redevelopment of the building, the parties agree that the future uses of the Property may come from any uses allowed in the LVC zone or the MC zone, with the following conditions and limitations:
 - i. At least fifty percent (50%) of the footprint square footage of the building will be dedicated to uses that are allowed in either the LVC zone or come from uses allowed in the MC zone and which fall within the stated purpose of promoting professional services, business service, retail services, or commercial related uses as indicated in § 17.50.020 of the Lindon code, MC - Mixed Commercial zone - Purpose;
 - ii. No more than fifty percent (50%) of the footprint square footage of the building will be dedicated to uses allowed in the MC zone and which fall within the stated purpose of promoting low intensity light industrial uses, (including warehouse), research uses, and development uses as indicated in § 17.50.020 of the Lindon Code, MC - Mixed Commercial zone - Purpose;
 - iii. Regardless of the uses allowed in the Mixed Commercial zone (MC), as found in the Lindon City Standard Land Use Table, the parties agree that the uses set for in Subsection (2)(e) of this Agreement, "Prohibited Uses", are not allowed on the Property and no portion of the building may be dedicated for such uses.
 - iv. Redevelopment of the building shall be subject to review and approval by the Lindon City Planning Commission as an amended site plan, but Developer shall be entitled to approval of the changes if they are consistent with this Agreement.
- e. Prohibited Uses
 - i. Outdoor storage for any uses allowed to occupy the building
 - ii. Manufacturing businesses such as ice, cabinets, candles, wax, stone, clay, glass, fabricated metals or metal/welding shop, or signs.
 - iii. Used cars/trucks – used vehicle sales lots;
 - iv. Auto lube, repair, body works, and tune-up;
 - v. Auto tire shops/tire sales/tire services;

- vi. Light equipment rental and leasing – automobile and light-truck rental;
- vii. Assisted living facilities – large or small as defined by Chapter 17.72.
- viii. Manufactured home sales
- ix. Cigars and cigarettes
- x. Disinfecting and exterminating
- xi. Landscaping services, office and storage
- xii. Peat extraction
- xiii. Tattoo shop

- f. HVAC systems will not be placed on the building roof unless they are adequately screened from public view.
- g. To meet the requirements of the Mixed Commercial (MC) zone, the property will need to have a minimum of one hundred (100) feet of frontage along 700 N. and be subdivided as a flag lot. The one hundred (100) feet of frontage will only be used for property access, parking and traffic circulation.
- h. The zone map amendment is conditioned upon the applicant applying to subdivide the property, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Recorders Office within one year from the date the Lindon City Council approved the zone map amendment. In the event that the property is not subdivided and the subdivision plat not recorded within one year from approval by the Lindon City Council to amend the zoning of the property then the Lindon Village Commercial zone will remain in effect.
- i. Pedestrian access from 700 N. to the sports training and tournament facility will be provided.

3. **Reserved Powers.** The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the Parties to vest the Developer with specific land use rights specifically defined in this Agreement and to require compliance by the Developer, their successors, heirs, designees, or assign, with all other generally applicable standards, conditions, and requirements enacted to protect the health, safety, and welfare of the current and future residents of the City.

4. **Binding Effect.** This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs, designees, and assigns of the parties hereto, and to an entity resulting from reorganization, consolidation, or merger of any party hereto. All rights, responsibilities and obligations under this Agreement shall be assumed by an successors or assigns or the Developer as a condition to the sale or assignment of any portion of the Property.

5. **Integration.** This agreement constitutes the entire agreement and understanding between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the

Development Code of the City shall govern procedures and standards for approval of all improvements and development contemplated herein.

6. Modifications In Writing. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.
7. Governing Law. This Agreement shall be interpreted, construed, and enforced according to the laws of the State of Utah.
8. Cost of Enforcement. In the event of default on the part of any party this is Agreement, the defaulting party shall be liable for all costs and expenses incurred by the non-defaulting party in enforcing the provisions of this Agreement, whether or not legal action is instituted.
9. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: Jason Brown
652 N. 95 W.
Lindon, UT 84042

To the City: Lindon City
Attention, Brian Haws
100 N. State
Lindon, UT 84042

LINDON CITY

DATED 8/8/25, 2025

Jason Brown

DATED 8/5/25, 2025

By: Carolyn Lundberg
CAROLYN LUNDBERG
Lindon City Mayor

By: Jason Brown
Jason Brown
Its: Jason Brown

Attest:

Britni Laidler
Britni Laidler, City Recorder

STATE OF UTAH)

:ss.

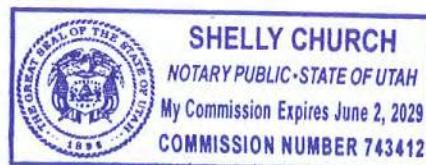
COUNTY OF UTAH)

On this 5 day of August, 2025, personally appeared before me,
Jason Brown, known to be the individual described who executed the
 within and foregoing instrument, and who duly acknowledged to me that he executed the same.

Notary Public

My Commission Expires: 06-02-2029

NOTARY

My Commission Expires _____
STATE OF UTAH)

:ss.

COUNTY OF UTAH)

On this 8th day of August, 2025, personally appeared before me,
Carolyn Lundberg, known to be the individual described who executed the
 within and foregoing instrument, and who duly acknowledged to me that he executed the same.

Notary Public

My Commission Expires: 12-4-28

NOTARY

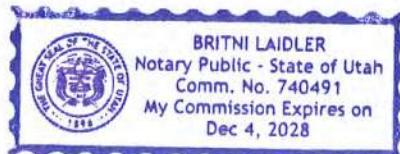
My Commission Expires 12-4-28

EXHIBIT A

Legal Description

Parcel Number: 14:050:0051

COM N 1020.95 FT & E 1986.49 FT FR SW COR. SEC. 29, T5S, R2E, SLB&M.; N 481.42 FT; S 89 DEG 42' 3" E 439.7 FT; S 89 DEG 43' 35" E 220.56 FT; S 0 DEG 20' 45" E 1 FT; S 0 DEG 20' 45" E 303.81 FT; S 0 DEG 20' 45" E 160.61 FT; S 88 DEG 54' 21" W 663.18 FT TO BEG. AREA 7.191 AC.





DESIGN GROUP
3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

NOT FOR
CONSTRUCTION
10% REVIEW SET

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

NUTRICOST ATHLETIC CENTER

OWNER
ADDRESS

NOT FOR CONSTRUCTION - 10% REVIEW SET

A-2.04

NORTH ELEVATION
SCALE: 1" = 20'-0"

1



EAST ELEVATION
SCALE: 1" = 20'-0"

3



WEST ELEVATION
SCALE: 1" = 20'-0"

2

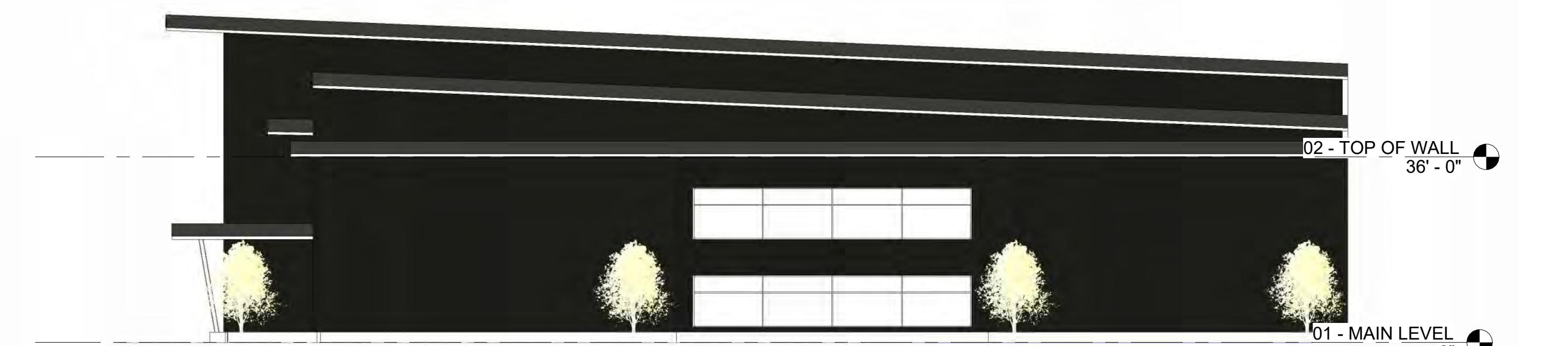


EXTERIOR GLAZING %			
ORIENTATION	TOTAL WALL AREA	TOTAL GLAZING AREA	%
NORTH	21,304 SF	6,555 SF	31%
WEST	7640 SF	1,080 SF	14%
EAST	7640 SF	1,080 SF	14%
SOUTH	20,060 SF	0 SF	0%

SHEET NOTES	
PROJECT NO.	W2-2400
DATE	12.15.23
DRAWN BY	DW
CHECKED BY	SW
SHADE DESCRIPTION	EXTERIOR ELEVATIONS - COLOR
SHEET NUMBER	

SOUTH ELEVATION
SCALE: 1" = 20'-0"

4



LINDON REC FLEX SPACE - CONCEPT PLAN

490 West 700 North, Lindon, Utah

Located in the Southwest Quarter of Section 29,
Township 5 South, Range 2 East, Salt Lake Base and Meridian

North

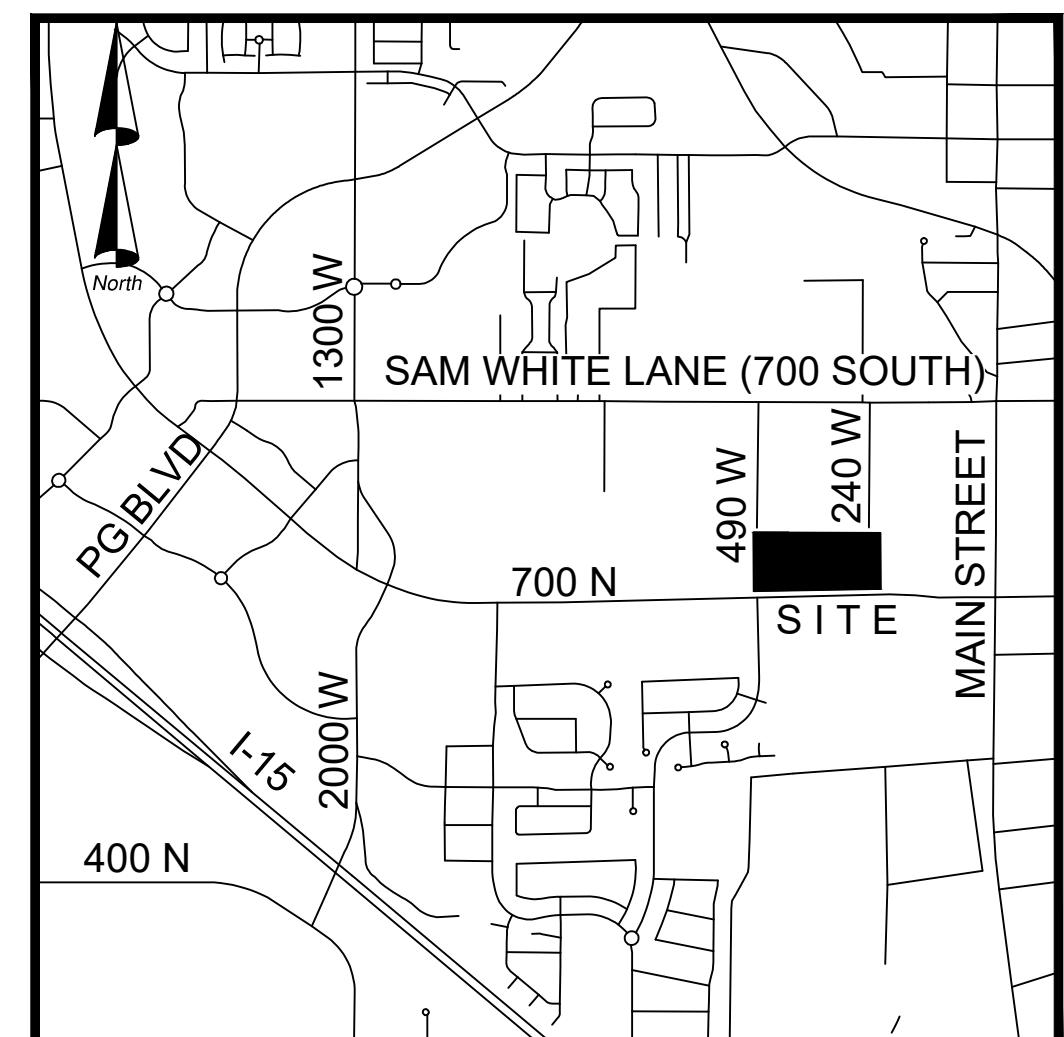
SITE INFORMATION:
Parcel Number: 14:050:0051 & 14:050:0109
Address: 490 West 700 North, Lindon, Utah

OWNER / DEVELOPER:
Openshaw Development - Charlie Openshaw
2230 North University Parkway, Suite 6D
Provo, UT 84604
801.367.1444
charlesopenshaw@gmail.com

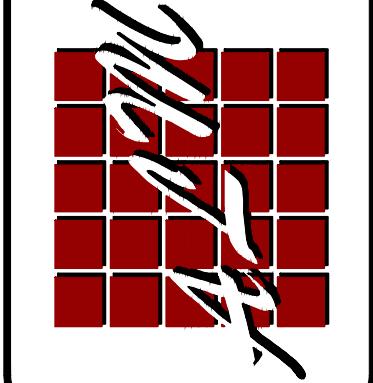
SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc - Mark Greenwood
2230 North University Parkway, Suite 6D
Provo, UT 84604
801.374.6262 MGreenwood@ALMonline.com

ZONING INFORMATION:
LVC - Lindon Village Commercial

TABULATIONS:
Development Area: 313,278.32 s.f. (100%)
Buildings: 96,584 s.f. (31%)
Landscape Area: 34,525 (11%)
Parking Shown: 470 stalls



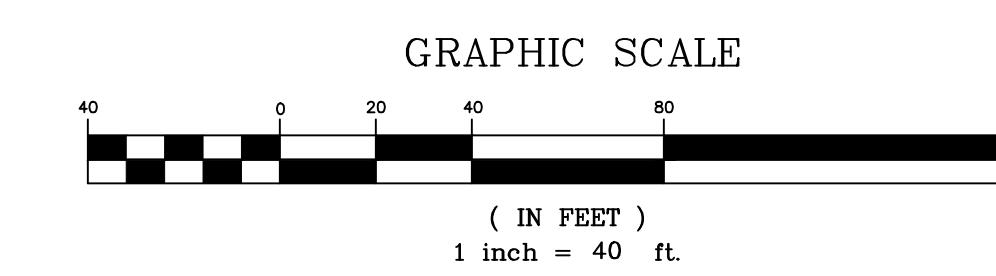
A.L.M. & Associates, Inc.
Engineering • Surveying • Development • Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374 - 6202



**LINDON REC
OPENSHAW DEVELOPMENT
CONCEPT PLAN**

No.	Revision	Date

1
OF 1 SHEETS
Proj # 559 - 2300



Item 6: Minor Subdivision Approval. Nutricost Sports Center

Date: September 23, 2025

Applicant: Jason Brown
Presenting Staff: Michael Florence

General Plan: Mixed Commercial/General Commercial
Current Zone: Mixed Commercial & Lindon Village

Property Owner: R A C PROPERTY LLC

Parcel ID's: 14:050:0051

Type of Decision: Administrative

Council Action Required: No

City File # 25-033-0



SUMMARY OF KEY ISSUES

1. The applicant is seeking minor subdivision approval for a two-lot subdivision at approximately 1200 W. 700 N.
2. The city council, with a recommendation from the planning commission, approved a development agreement for the property on August 19, 2024. On obligation of the developer is to divide the property into two lots. Preserving the Lindon Village zone along 700 N. and the Mixed Commercial zone in the back for the sports facility use.
3. The parcel is 7.19 acres

OVERVIEW

1. The applicant is proposing to subdivide the commercial property into two lots with the following acreage:
 - a. Lot 1: .1.65 acres (71,907 sq ft)
 - b. Lot 2: 5.54 acres (241,339 sq ft)
2. Both lots meet the minimum size

MOTION

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval at approximately 1200 W. 700 N. (Parcel 14:050:0051) with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. If required, complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
4. Watershares or the fee in lieu of shares will be submitted to the city;
5. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual; and
6. All items of the staff report.

General lot and zoning layout from the development agreement and zoning map amendment staff report



Surrounding Zoning and Land Use

North: Pleasant Grove Manufacturing District – transfer station

East: Lindon Village Commercial – office

South: Lindon Village Commercial – vacant property

West: Lindon Village Commercial – vacant

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
A lot shall not be divided by a road, alley, or other lot.	Yes
Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and approved by the planning commission.	
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties. 10 foot front easement.	Yes
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes
Storm drain plans provided that meet city drainage requirements.	Yes

Engineering Requirements

The City Engineer is working through technical issues related to the plat and will ensure all plat related issues are resolved before final approval is granted.

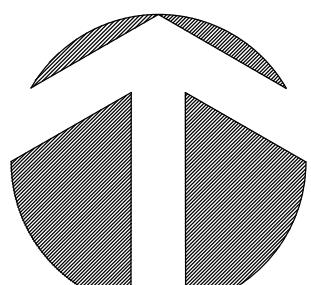
Staff Analysis

City staff have found that the subdivision meets the minimum zoning requirements and is directly tied to the previous site plan agenda item. City staff recommended continuing the site plan approval due to not meeting the 20% open space requirement. The commission may want to continue the subdivision approval until the final site plan is approved, in case any lot lines may shift with changes to site plan.

EXHIBITS

1. Aerial photo
2. Subdivision Plat





NORTH
1" = 50'

490 West Street (Public)
(Pleasant Grove City)

NDP PLEASANT GROVE LLC
66:235:0006
LOT 6, PLAT "B"
SAM WHITE PARK SUBDIVISION

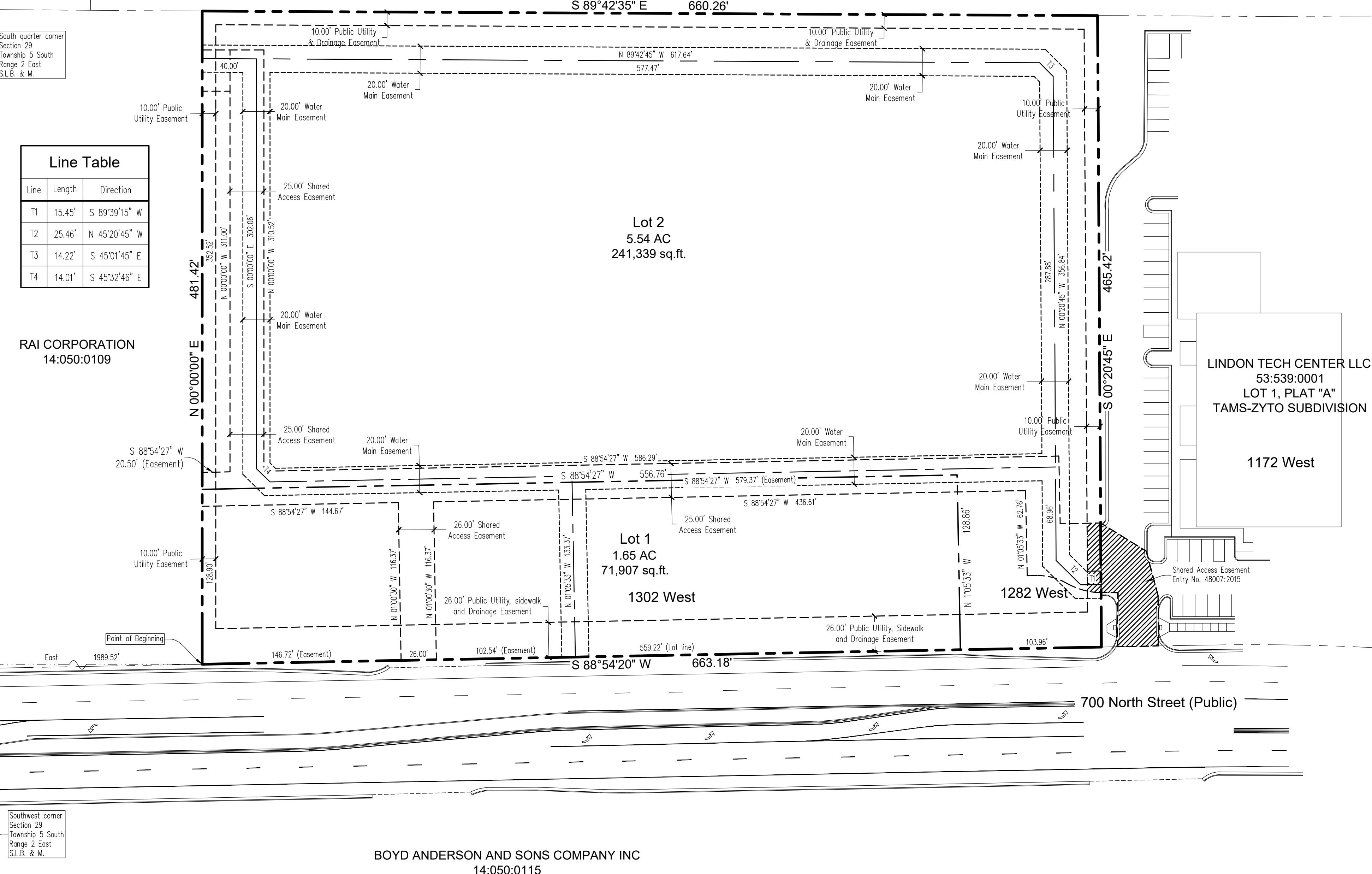
ACE INTERMOUNTAIN RECYCLING CENTER LLC
14:050:0087



Water Main Notes:

"Lindon City shall be responsible for the maintenance and repair of all public water lines and hydrants, including public water lines and hydrants located on private property. No private party may connect to, repair, or replace a public water line or hydrant without the express written consent and direct supervision of the City."

Lindon City shall be responsible for all maintenance, repair and replacement of public lines and hydrants, including the excavation and proper fill and compaction of related excavations, but shall not be responsible for restoring road surfaces and other surface structures and features, including but not limited to, asphalt, concrete, curb and gutter, landscaping and irrigation systems, which costs shall be the sole responsibility of the owner of the private property on which the public water lines and hydrants are located."

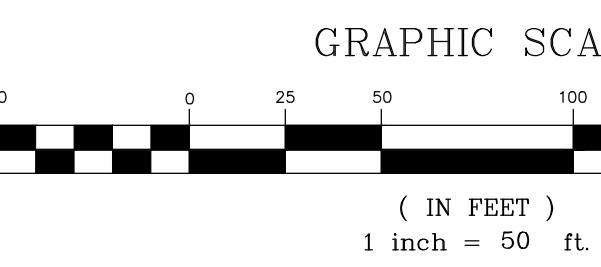


Anderson Blvd.

Prepared by:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.



Nutricost Sports Complex

Located in the Southwest quarter of Section 29,
Township 5 South, Range 2 East
Salt Lake Base and Meridian

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located North 00°10'09" East along the Section line 1020.95 feet and East 1989.52 feet from the Southwest corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 481.42 feet; thence South 89°42'35" East 660.26 feet more or less to the northwest corner of Lot 1, Plat "A", TAMS-ZYTO Subdivision as shown on record in the office of the Utah County Recorder; thence South 00°20'45" East along said Plat "A", 465.42 feet to the northerly boundary line of 700 South Street; thence South 88°54'20" West along 700 South Street 663.18 feet to the point of beginning.

Area = 31,242 sq.ft. or 7.19 Acres

Basis of Bearing is North 00°10'09" East along the Section line from the Southwest to the West quarter of said Section 29.

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate herein and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated herein for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Owner's Acknowledgement (LLC)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the Manager of R A C PROPERTY LLC, a Limited Liability Company, and that the within foregoing instrument was signed in behalf of said Company, and in his/her capacity as _____ of R A C PROPERTY LLC, a Limited Liability Company.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance by the Legislative Body

The City of Lindon, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____ A.D. 20____.

Approved: Mayor / Planning Commission Chair Approved: City Recorder (see Seal below)

Approved: City Engineer (see Seal below) Approved: City Attorney

Occupancy Restriction Notice

The City of Lindon has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

Plat "A"

Nutricost Sports Complex

Located in the Southwest quarter of Section 29,
Township 5 South, Range 2 East
Salt Lake Base and Meridian

Subdivision

Lindon City, _____ Utah County, Utah

Scale: 1" = 50 Feet

ENBRIDGE GAS UTAH

Dominion Energy, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute acceptance or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

DOMINION ENERGY
dba ENBRIDGE GAS UTAH

Approved this _____ day of _____, 20____.
By: _____
Title: _____

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL