

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, September 23, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 6:00 P.M.**

Conducting: Steve Johnson, Chairperson  
Invocation: Jared Schauers, Commissioner  
Pledge of Allegiance: Steve Johnson, Commissioner

**PRESENT**

**EXCUSED**

Steve Johnson, Chairperson  
Rob Kallas, Commissioner  
Scott Thompson, Commissioner  
Jared Schauers, Commissioner  
Mike Marchbanks, Commissioner  
Sharon Call, Commissioner  
Karen Danielson, Commissioner  
Michael Florence, Community Dev. Director  
Brittany Wilde, City Planner  
Whitney Hatfield, Deputy Recorder  
Britni Laidler, City Recorder

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

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of September 9, 2025 were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 9, 2025 WITH NOTED CHANGES.  
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

**CURRENT BUSINESS** –

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).

Brittany Wilde, City Planner, presented the application for a conditional use permit for Heatseeker Reptiles. She noted that the applicant, Kennedy Davis, was not present at the meeting despite multiple attempts to contact her. Staff had sent questions to the applicant on September 12th regarding their business operations, but had not received a response.

2 Ms. Wilde explained that the application was for a reptile breeding facility and online  
3 retail sales at 96 North 1800 West, Unit 15. She noted that the property information initially  
4 referenced an incorrect parcel number (45:430:0018) but the correct parcel was 45:430:0015.  
5 She provided an overview of the conditional use permit requirements based on Lindon City Code  
6 sections 6.16 (Wild and Exotic Animals) and 17.20-17.22 (Conditional Uses).

8 Ms. Wilde noted that the applicant had stated the business would operate from 12 p.m. to  
9 8 p.m. daily, would not be open to the public as a retail storefront, and all sales would be  
10 conducted online. The reptiles would be kept in locked enclosures, and only non-venomous  
11 reptiles would be housed at the facility. However, Ms. Wilde noted several outstanding concerns:

- 12 1. Staff needed confirmation of specific reptile species that would be present
- 13 2. More information was needed about ventilation systems and cleaning protocols
- 14 3. Details were lacking about disposal methods for animal remains
- 15 4. No emergency protocols had been provided for containment and public safety
- 16 5. Staff needed verification of compliance with Utah Administrative Code Rule R657-3

18 Chairperson Johnson asked if there were any public comments. The following comments  
19 were made:

22 Bryant Greer – president of the management committee for the condominium association where  
23 the unit is located, addressed the Commission. He expressed concerns that the facility was not  
24 built for animals and the association's declaration of condominium explicitly prohibits animals in  
25 any unit. He stated: "No pets or animals of any kind or nature whatsoever shall be permitted in  
26 any unit, in the common areas, or any other part of the project." Mr. Greer noted that the  
27 property owner was not aware of these restrictions when initially considering the lease and was  
28 now trying to back out of the deal. Mr. Greer also described the building construction, explaining  
29 that units were separated only by stud walls with sheetrock on both sides, which would pose  
30 concerns for containing reptiles.

32 The Commissioners engaged in a detailed discussion on whether to deny the application  
33 due to the lack of information from the applicant or consider continuing it to a future meeting.  
34 Commissioner Schauers initially expressed a preference to deny the application based on the  
35 information available that evening, highlighting concerns with potential odors from the reptile  
36 facility despite claims of adequate ventilation and cleaning measures. Commissioner Call voiced  
37 skepticism about the facility's operation, pointing to the lack of response from the applicant and  
38 her absence at the meeting, as well as the condominium association's concerns. She felt there was  
39 sufficient reason to proceed with a denial without further delay.

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41 Ultimately the commission decided to continue this item to allow additional time for staff  
42 and legal to gather more information. Chairperson Johnson reiterated that the role of the  
43 commission was to determine if the applicant could mitigate conditions set forth by the city.  
44 Given the applicant's unresponsiveness, the motion to continue was put forth, providing another  
45 opportunity for the necessary information to be furnished if the applicant chose to engage with  
46 the process.

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

COMMISSIONER MARCHBANKS MOVED TO 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 9. THE APPLICANT WILL CONTINUALLY MAINTAIN A LINDON CITY BUSINESS LICENSE; AND 10. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER CALL	NAY

THE MOTION CARRIED UNANIMOUSLY.

*Commissioner call stating that the reasoning for Nay vote being that the applicant had been given ample opportunity to respond and that with the information from the condominium association, there was no reason to prolong the process.*

- 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).

2 Michael Florence, Community Development Director, presented this item and noted that  
the applicant Jason Brown was present to answer any question the commission may have.  
4 Director Florence provided background on the project, explaining that it had previously come  
before the Commission in 2023 for a development agreement that rezoned the property. The  
6 original plan was for an 88,000 square foot facility, but the current application proposed a  
118,000 square foot building. The facility would be 50% sports facility (volleyball courts, office  
8 space, locker rooms, and concessions) and 50% warehouse space, with the possibility of  
converting the entire space to a sports facility in the future.

10 The site plan included 340 parking stalls, which exceeded the city's requirements by  
approximately 100 stalls. Director Florence noted that in his experience with tournament  
12 facilities, additional parking was beneficial as they often have insufficient parking during events.  
A significant issue identified was that the landscaping plan only provided 14% of the site as  
14 landscaped area, while the city code requires 20%. he explained several options to address this:

- 16 1. The applicant could make small adjustments to parking stall lengths and drive aisle  
widths to gain additional landscaping area
- 18 2. The development agreement could be amended to allow a lower landscaping  
requirement
- 20 3. The property could be treated as two separate lots (front and back) with different  
requirements for each

22 The building design had been upgraded from a steel building to a concrete tilt-up building  
with architectural metal panels on the exterior. Staff recommended enhancements to break up an  
86-foot gray section on the building facade, additional lighting on the building and in plaza  
24 areas, shade structures for the plaza areas, and decorative cornice treatments.

26 Mr. Brown explained that the building was enlarged to accommodate the proper  
dimensions for volleyball courts, which required minimum 10-foot setbacks for serving areas. He  
emphasized the importance of ample parking for tournaments, noting that most similar facilities  
28 have parking issues during events. He also mentioned they had interest from potential tenants  
including a pickleball club that might want 30,000-50,000 square feet of space.

30 Commissioners expressed support for prioritizing parking over strict adherence to the  
landscaping requirement, considering the nature of the facility and the parking demands of  
32 tournament events. They acknowledged that large tournaments usually gather a lot of visitors,  
which requires ample parking availability. Commissioners noted that similar facilities often have  
34 inadequate parking, leading to inconvenience for attendees, and emphasized the need to avoid  
such issues. They suggested the potential of adding landscaping along the west boundary, as this  
36 could increase the percentage of landscaped area without reducing parking spaces.

38 Further, the discussion highlighted several ways to address the landscaping shortfall  
without sacrificing the essential parking, such as potentially making small adjustments to parking  
stall lengths and driveways. This strategy might help gain some additional landscaping area.  
40 Commissioners also discussed the option of amending the development agreement to allow for a

2 lower landscaping requirement specifically tailored to such large-scale facilities. They agreed  
that a balance should be struck between meeting city code and the practical needs of visitors and  
4 attendees of the sports complex. This approach, they believed, would help facilitate both the  
aesthetic and functional aspects of the development while enhancing user experience with  
6 sufficient parking allocation.

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

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12 COMMISSIONER MARCHBANKS MOVED TO 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  
14 FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL  
MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY  
16 DEVELOPMENT MANUAL; 3. TREES PLANTED ALONG 700 NORTH WILL COMPLY  
WITH THE 700 NORTH CORRIDOR TREE PLANTING REQUIREMENTS IN THE  
18 DEVELOPMENT MANUAL; 4. FINAL DESIGN WILL MEET THE COMMERCIAL  
DESIGN STANDARDS FOR COMMERCIAL SITES AND BUILDINGS AND THE CENTER  
20 GRAY SECTION OF THE BUILDING WILL PROVIDE ADDITIONAL ARCHITECTURAL  
DETAIL. THE APPLICANT WILL PROVIDE BUILDING LIGHTING AND MEET ALL  
22 BUILDING TRIM REQUIREMENTS; 5. THE PROJECT WILL MEET ALL SITE  
REQUIREMENTS FOR THE LINDON VILLAGE COMMERCIAL ZONE FOUND IN  
24 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.  
26 THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF  
APPLICABLE; 8. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED AT THE  
28 PLAZAS AND CROSS-WALKS; 9. THE PLAZA AREAS ARE APPROVED WITH SCORED  
CONCRETE; 10. THE PROPOSED ROOF DESIGN IS APPROVED AS PROVIDED IN THE  
30 RENDERING EXHIBITS; AND 11. ALL ITEMS OF THE STAFF REPORT.

COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED  
32 AS FOLLOWS:

CHAIRPERSON JOHNSON AYE

34 COMMISSIONER CALL AYE

COMMISSIONER THOMPSON AYE

36 COMMISSIONER KALLAS AYE

COMMISSIONER MARCHBANKS AYE

38 COMMISSIONER SCHAUERS AYE

COMMISSIONER DANIELSON AYE

40 THE MOTION CARRIED UNANIMOUSLY.

42 **6. Minor Subdivision – Nutricost Sports Complex.** Jason Brown has made an  
application to subdivide the property at approximately 1200 W. 700 N. into two  
44 lots (Parcel # 14:050:0051).

2 Director Florence briefly explained that the application was to subdivide the property into  
two lots, with access easements to allow connections on both sides of the property.

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

8 COMMISSIONER THOMPSON MOVED TO CONTINUE THE APPLICANT'S  
REQUEST FOR MINOR SUBDIVISION APPROVAL AT APPROXIMATELY 1200 W. 700  
10 N. (PARCEL 14:050:0051) WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT  
WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL  
12 CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. IF REQUIRED,  
COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE),  
14 WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC  
INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE  
16 APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED  
SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES  
18 OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4.  
WATERSHARES OR THE FEE IN LIEU OF SHARES WILL BE SUBMITTED TO THE  
20 CITY; 5. THE PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER  
APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT  
22 MANUAL; AND 6. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER KALLAS  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

24 CHAIRPERSON JOHNSON AYE  
COMMISSIONER CALL AYE  
26 COMMISSIONER THOMPSON AYE  
COMMISSIONER KALLAS AYE  
28 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER SCHAUERS AYE  
30 COMMISSIONER DANIELSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

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**7. Community Development Director Report**

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  - Code changes at the next meeting
  - Next meeting October 14
  - October 1<sup>st</sup> Planning Commission Team Dinner
  - Misc. City Updates

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**ADJOURN** –

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42 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 7:37 PM.  
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

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Approved, October 28, 2025

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Steven Johnson, Chairperson

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10 Michael Florence, Community Development Director