

2 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,
4 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

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

PRESENT **EXCUSED**

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

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

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

28 COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF SEPTEMBER 9, 2025 WITH NOTED CHANGES.

30 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

32 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
34 public comments.

CURRENT BUSINESS –

36 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
38 sales at the property located at 96 N. 1800 W., Unit 15 (Parcel # 45:430:0015).

40 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
42 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
4 retail sales at 96 North 1800 West, Unit 15. She noted that the property information initially
referenced an incorrect parcel number (45:430:0018) but the correct parcel was 45:430:0015.
6 She provided an overview of the conditional use permit requirements based on Lindon City Code
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
10 8 p.m. daily, would not be open to the public as a retail storefront, and all sales would be
conducted online. The reptiles would be kept in locked enclosures, and only non-venomous
12 reptiles would be housed at the facility. However, Ms. Wilde noted several outstanding concerns:
14

1. Staff needed confirmation of specific reptile species that would be present
2. More information was needed about ventilation systems and cleaning protocols
3. Details were lacking about disposal methods for animal remains
4. No emergency protocols had been provided for containment and public safety
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
20 were made:

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

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

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

2 Chairperson Johnson called for any further comments or discussion from the
3 Commission. Hearing none he called for a motion.
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5 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE APPLICANT'S
6 REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY LOCATED AT
7 96 N 1800 W UNIT 15 FOR A REPTILE BREEDING FACILITY, WITH THE FOLLOWING
8 CONDITIONS: 1. THE APPLICANT WILL COMPLY WITH THE CONDITIONAL USE
9 PERMIT REQUIREMENTS FOUND IN LINDON CITY CODE SECTIONS 17.20 THROUGH
10 17.22; 2. THE BUSINESS WILL ONLY OPERATE THROUGH ONLINE SALES. PUBLIC
11 ACCESS AS A RETAIL STOREFRONT IS NOT PERMITTED; 3. THE PERMIT MAY BE
12 REVOKED IF THE PERMIT PURSUANT VIOLATES HEALTH, SANITATION, WELFARE,
13 OR SAFETY OF PEOPLE RESIDING OR WORKING ABOUT THE PROPERTY OF THE
14 APPLICANT; THE APPLICANT WILL MAINTAIN A SAFE AND SECURE FACILITY TO
15 PREVENT ANIMALS ESCAPING AND TO DISCOURAGE UNLAWFUL ENTRY; 4. TO
16 REDUCE ODOR COMPLAINTS AND TO MAINTAIN A CLEAN FACILITY THE CAGES
17 WILL BE CLEANED EVERY DAY WITH SPOT CLEANING AS NEEDED THROUGHOUT
18 THE FACILITY. EXHAUST AND VENTING SYSTEMS WILL BE REGULARLY
19 MAINTAINED TO REDUCE ANY ODORS; 5. THE NUMBER OF REPTILES ONSITE
20 SHALL NOT EXCEED THE MAXIMUM ESTABLISHED BY THE PLANNING
21 COMMISSION FOR THIS PROPERTY LOCATION. 6. DECEASED REPTILES AND
22 UNHATCHED EGGS SHALL BE DISPOSED OF THROUGH APPROVED METHODS, AS
23 SPECIFIED BY THE PLANNING COMMISSION, WITHIN A SET TIMEFRAME
24 FOLLOWING DEATH OR NONVIALABILITY. 7. NO ONSITE RAISING, STORAGE OR
25 BREEDING OF LIVE RODENTS, MICE, RABBITS OR OTHER REPTILE FOOD
26 SOURCES; 8. CONTINUALLY MAINTAIN ALL APPLICABLE FEDERAL AND STATE 9.
27 THE APPLICANT WILL CONTINUALLY MAINTAIN A LINDON CITY BUSINESS
28 LICENSE; AND 10. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER KALLAS
29 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
30 CHAIRPERSON JOHNSON AYE
31 COMMISSIONER KALLAS AYE
32 COMMISSIONER THOMPSON AYE
33 COMMISSIONER MARCHBANKS AYE
34 COMMISSIONER SCHAUERS AYE
35 COMMISSIONER DANIELSON AYE
36 COMMISSIONER CALL NAY
37 THE MOTION CARRIED UNANIMOUSLY.

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

42 5. **Site Plan Approval– Nutricost Sports Complex.** Jason Brown has made an application
43 to request the approval of a site plan for the construction of a 118,000 square foot
44 indoor sports complex for the property located at approximately 1200 W. 700 N. (Parcel
45 #14:050:0051).

2 Michael Florence, Community Development Director, presented this item and noted that
3 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
5 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
7 118,000 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
9 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
11 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.
13 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
23 with architectural metal panels on the exterior. Staff recommended enhancements to break up an
24 86-foot gray section on the building facade, additional lighting on the building and in plaza
areas, shade structures for the plaza areas, and decorative cornice treatments.

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

32 Commissioners expressed support for prioritizing parking over strict adherence to the
33 landscaping requirement, considering the nature of the facility and the parking demands of
34 tournament events. They acknowledged that large tournaments usually gather a lot of visitors,
35 which requires ample parking availability. Commissioners noted that similar facilities often have
36 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
could increase the percentage of landscaped area without reducing parking spaces.

38 Further, the discussion highlighted several ways to address the landscaping shortfall
39 without sacrificing the essential parking, such as potentially making small adjustments to parking
40 stall lengths and driveways. This strategy might help gain some additional landscaping area.
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
4 that a balance should be struck between meeting city code and the practical needs of visitors and
6 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
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
14 REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE
16 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
18 FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL
20 MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
22 DEVELOPMENT MANUAL; 3. TREES PLANTED ALONG 700 NORTH WILL COMPLY
24 WITH THE 700 NORTH CORRIDOR TREE PLANTING REQUIREMENTS IN THE
26 DEVELOPMENT MANUAL; 4. FINAL DESIGN WILL MEET THE COMMERCIAL
28 DESIGN STANDARDS FOR COMMERCIAL SITES AND BUILDINGS AND THE CENTER
30 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.

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

CHAIRPERSON JOHNSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
THE MOTION CARRIED UNANIMOUSLY.	

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

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

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

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

22 CHAIRPERSON JOHNSON AYE
23 COMMISSIONER CALL AYE
24 COMMISSIONER THOMPSON AYE
25 COMMISSIONER KALLAS AYE
26 COMMISSIONER MARCHBANKS AYE
27 COMMISSIONER SCHAUERS AYE
28 COMMISSIONER DANIELSON AYE
29 THE MOTION CARRIED UNANIMOUSLY.

30 7. **Community Development Director Report**

31 • Code changes at the next meeting
32 • Next meeting October 14
33 • October 1st Planning Commission Team Dinner
34 • Misc. City Updates

35 **ADJOURN** –

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

39 Approved, October 28, 2025

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Steven Johnson, Chairperson

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10 Michael Florence, Community Development Director