

Town of Spring Lake

Planning Commission Meeting Agenda

Meeting to be Held

April 15, 2026 – 7:30 P.M.

3744 West 12240 South

Spring Lake, Utah 84651

NOTICE IS HEREIN GIVEN THAT THE PLANNING COMMISSION OF THE TOWN OF SPRING LAKE WILL HOLD A COMMISSION MEETING ON WEDNESDAY APRIL 15, 2026, AT 7:30 PM. JOIN US DIGITALLY AT

<https://us06web.zoom.us/j/83089320705?pwd=MvT9MtXl3iEPPDjWYPlcuk56TGL44a.1>

1. CALL THE MEETING TO ORDER/ROLL CALL: JASON KNAPP

Commissioners Present: Jason Knapp, Layne Batty, Ryan Moore, Joy Benson, and Richard Behling.

Alternates Present: Von Menlove.

Alternates Absent: Greg McDavitt.

Staff Present: Deputy Town Recorder, Brenda Warner.

Staff Present Virtually: LAA, Spencer Foster, Town Recorder, Rebecca Batty.

Chair Knapp: Conducted a roll call to start the meeting.

PUBLIC COMMENT

THIS IS THE TIME SET ASIDE FOR THE PUBLIC TO BRING FORWARD TO THE COMMISSION ANY ITEM THAT THEY WISH TO DISCUSS. PLEASE KEEP YOUR COMMENTS TO THREE MINUTES MAXIMUM.

Chair Knapp: Opened the public comment. No comments made.

****AGENDA ACTION ITEMS****

TOWN PLANNING COMMISSION MAY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS

2. DISCUSSION AND POTENTIAL ACTION – APPROVAL OF MINUTES FROM APRIL 1, 2026, MEETING

Chair Knapp: Asked for any comments on the minutes.

Commissioner Behling: Moved to approve the minutes.

Commissioner Moore: Seconded the motion.

Vote: All in favor say aye. Motion carried and minutes were approved.

3. DISCUSSION AND POTENTIAL ACTION – RESOLUTION NO. 26-09 ADOPTING PLANNING COMMISSION GUIDING PRINCIPLES TO INFORM LAND USE DECISION-MAKING

Chair Knapp: Explained this action item to the commission. Pointed out that there was an exhibit attached to the item that had been removed. One other minor edit was made to the principles. “The planning process shall be transparent and accessible with meaningful opportunities”. Any comments concerns or thoughts.

Commissioner Benson: Made a motion to approve resolution No. 26-09.

Commissioner Batty: Seconded the motion.

Vote: Commissioner Moore, Yes, Commissioner Benson, Yes, Commissioner Knapp, Yes, Commissioner Behling, Yes, Commissioner Batty, Yes. Vote is unanimous and motion carries. Resolution No. 26-09 approved.

WORK SESSION

4. DISCUSSION – INITIAL GENERAL PLAN OUTLINE REVIEW AND CONSIDERATION

Chair Knapp: Sent out to the group the initial draft of the General Plan. Explained that this is just a draft and they will discuss the required items in the plan in more detail. Focused on the non-required sections to see if there were any concerns, comments or thoughts about what was in the draft. Drafted them as placeholders.

Commissioner Behling: If this is just a general guideline for right now, with the ability to remove in the future any of this than he doesn't have a problem with any of it. Lots of good material in the draft. He feels like they may address these later on in the meeting.

Chair Knapp: Anything that is in the non-required sections that don't need to be in there.

Commissioner Batty: Because they are just starting up, feels like they need to spend more time on the required sections of the general plan.

Chair Knapp: When they talk about the open house and public comments for the general plan and the public involvement, they are just going to be discussing the required sections of the general plan at those meetings.

Commissioner Behling: Asked which elements are required for the plan.

Chair Knapp: Specified that the land use and transportation elements are the two that are required.

Commissioner Moore: Asked about the roads.

Chair Knapp: They will get to these in item 6 of the agenda.

5. DISCUSSION – DETAILED CONSIDERATIONS REGARDING THE GENERAL PLAN LAND USE ELEMENT

Chair Knapp: Sent out an overview of cluster zoning and what this is. Made a joke about the mayor calling him the IT department. Explained what cluster zoning is and walked the commission through the relevancy of this type of zoning. Talked about open lands and farmlands and how conventional zoning doesn't really fit with these types of zoning. Traditional zoning cuts up land and brings challenges that they may not like in Spring Lake. Cluster development is used in other places to try and address these concerns. Shared an example of how this cluster zoning would work in the town to illustrate this. Explained that traditional zoning would cost more because of infrastructure and roads. Cluster zoning would try to address these concerns. Talked about saving open land or open space and that being one of the biggest reasons for this type of zoning. Keeps farmland, open space, environmental protection, lower infrastructure costs, shorter roads and extensions, enhanced community value. Showed a side-by-side illustration of traditional zoning versus cluster zoning. Pointed out that this would be an option, not a requirement. The landowner would have the option to use this type of zoning.

Commissioner Behling: The area on the map that was set up for cluster zoning. He fears that two large landowners in Spring Lake wouldn't like this. Expressed concerns about the map. The west side of Spring Lake is a concern. He would hate to move forward with cluster zoning the west side and not allow any landowners that aren't in Spring Lake other options than the cluster zoning. He expressed fear that those landowners who want to annex into Spring Lake would not annex because of the cluster zone.

Commissioner Menlove: Clarified which landowners Commissioner Behling was talking about.

Commissioner Benson: Stated that she thinks opposite of what Commissioner Behling is concerned about.

Chair Knapp: Stated that they are jumping ahead a bit into the maps. He wanted to point out that they would want to give landowners the option to choose between zoning types for their land. If they wanted to have ag. Instead of cluster than they could.

Commissioner Menlove: Said that he knows that one landowner is interested in annexing it to Santaquin because they want to sell their land for development.

Chair Knapp: Wanted to take a step back and explained the maps in the draft general plan. Explained that these maps are just drafts and that he wanted to give the public options. The public could then have some options to decide between and give their comments. The commission could then take their comments and revise the maps because of the public's desires. He then went through the maps and what each one was designed for. The first map was an annexation map. Explained the map and what the different colors on the map meant. Explained why certain areas on the map were included in the potential annexation sections.

Commissioner Moore: Asked about a landowner who annexed into Santaquin that wants to be in Spring Lake now.

Chair Knapp: Explained that they can't include them in the annexation map because they are already part of Santaquin. This would be a separate process. The landowner, Spring Lake, and Santaquin would have to agree to allow the landowner to come back and be part of Spring Lake. This would be outside of the annexation process. The individual landowner would have to go through a different process. Talked about his desire to let the public see this map at an open house and provide their feedback regarding annexation into Spring Lake.

Commissioner Menlove: Stated that he thinks moving forward they need to reach out to those individuals who may want to annex their land into Spring Lake and put that in the town's long-term plan. Show those landowners how the plan would be able to work with them. He is concerned that most of the future commercial options would be in those areas.

Chair Knapp: Agreed. The town may not be able to accommodate everything that the public wants. All they can really do is share their vision with the public as best as possible. Moved forward to Zoning Map #1. Explained that this map takes the east side of the town and puts a higher density zoning. The west side of the town would be agricultural. The central part of the town would be a transitional section that offers more of the cluster zoning. The map has a more transitional approach to it.

Commissioner Moore and Benson: Both agreed that there are some landowners in the town that cluster zoning would fit nicely in.

Chair Knapp: Map #2 fits more with the cluster zoning concept in certain areas. Explained that in this map more landowners would benefit from not being pigeonholed into a specific type of zoning. The cluster zoning would be more of an option in this map.

Commissioner Moore: Asked about the canal area of the town.

Chair Knapp: Clarified this comment with Commissioner Moore and offered to revise the map to extend the section of cluster zoning into a different part of the map. Everyone was good with this recommended change to this map. Reminded the commission that these are rough drafts. Map #3 is just cluster zoning allowed everywhere. This gives landowners the option to do ag. or cluster if they prefer. He fears that when they get into the part of zoning where they divide things up that citizens will think they are picking winners and losers. Talked about other small towns like Genola and that they have ag. And residential and that's it.

Commissioner Behling: They have Spaghetti that is dropped on the floor. They have a mess and lots that are too big for people to take care of.

Chair Knapp: This third map gives the landowner the option to go down to 1 acre lots. Opens more options to the landowner themselves.

Commissioner Behling: Based on the info he has from his neighbors this would be a no go.

Chair Knapp: They would all want ag.?

Commissioner Behling: Yes, ag.

Chair Knapp: Explained that the landowner would have the option to have ag. still. They wouldn't be taking this option away from them.

Commissioner Behling: Agrees that this gives them the option, but he thinks that if they just set the area up as ag. and give them the ability to have a mother-in-law apartment or something like that in their zone and no further than that, this would be appropriate for right now. They don't want to have someone buy up a piece of ground next door and develop it up.

Chair Knapp: Clarified Commissioner Behling's thoughts. Forced ag. in a specific part.

Commissioner Behling: Explained the need for his comments and why he is so adamant about them. They had to stop Santaquin from encroaching on them. They love Spring Lake and they don't want to lose their ag. protections.

Chair Knapp: Nobody is disputing this.

Commissioner Behling: Map #2 is fine.

Chair Knapp: So, you're thinking this map is what they will ask for. Everyone on the west of the freeway is going to ask for ag.?

Commissioner Behling: They came to him asking for assurances that he would stand for that.

Chair Knapp: Answered a question about one of the unincorporated landowners joining Spring Lake. He thinks it would be a long shot for them to join the Town. They want high-density stuff in their land.

Commissioner Behling: That landowner has their own water. Explained why the landowner is wanting to develop higher-density stuff.

Commissioner Benson: Thinks that they have the options and have the people speak for themselves. They have to come to the meeting. If they want something that isn't there, they need to come and speak up.

Commissioner Behling: If not, we are their representatives.

Commissioner Menlove: Explained his thoughts on the cluster zoning and that there will be a road going through a piece of the map 20 years in the future.

Commissioner Behling: When they put in the off ramp on the freeway, it's understood that things will change. He doesn't argue this point. The town will end up with a commercial zone because of having that off ramp.

Commissioner Benson: They would still have the opportunity to decide between zoning types if the town allowed cluster zoning in that area.

Chair Knapp: But they don't want any of their neighbors to decide to do that either.

Commissioner Benson: Neither do I, but.

Chair Knapp: Talked about a landowner and where his property is specifically. Any other requests for changes on the maps or any other additional maps.

Brenda Warner: What happens if someone sells their land and someone else wants to develop.

Chair Knapp: It would depend on what the zoning is.

Commissioner Behling: Wants to keep everything with the master plan and what it says.

Chair Knapp: Explained that the state requires updates to the general plan every 5 or so years. Explained that he put into the general plan language that the policy is to not change the general plan because of individual requests. That was also in the guiding principles document they just approved as well. Moved to the next Map. This is a natural resources map. They want to protect the springs feeding in and out of the town. He needs to add one more spring to the map.

Commissioner Behling: Pointed out that there is one spring that they need to the map.

Chair Knapp: That one will be added. Explained that there are rules they should put in place for this map.

Commissioner Batty: Thinks that this should really be protected.

Chair Knapp: Anyone who uses a well should be interested in this map because protecting these springs feeds the citizens of the town. He will make the change to add the other spring to the map. Asked for any additional comments. The next 2 maps are commercial maps. There are two concepts. The first map shows a specific area for light commercial. The second map shows a different area for light commercial. Pointed out that the mayor and himself own an old school in the town, and they are hoping that they can have that building be commercially zoned. Offered to recuse himself for future conversations about this.

Spencer Foster: Pointed out that Jason doesn't need to recuse himself because this is talking about the general plan for the whole community. Just because he has an interest in where the commercial goes in the town, doesn't mean he has to recuse himself. Everyone has a right to speak toward the general plan of the community.

Chair Knapp: Continued his explanation of the commercial map concepts.

Commissioner Menlove and Batty: Discussed the long-term benefit of the commercial ideas and how 30 years from now they need to protect the commercial areas for the future and the best of the town. They need to be careful where they allow certain things to be built to protect the future areas of town.

Chair Knapp: Talked about allowing rights to landowners to build and the struggle with protecting and regulating landowners.

Commissioner Behling: Talked about Santaquin and their struggles with this aspect and having to demolish certain buildings because they didn't prepare for zoning in a certain way.

Chair Knapp: Asked Spencer if he has any insights into this. Asked if there are ways to hold land for future expected use.

Spencer Foster: Talked about corridor preservation programs and what these mean and how they work. These programs are funding based, which doesn't make sense for Spring Lake now. The other option would be to zone the land in a specific way to protect it from other uses. Also, conditional uses.

Mayor Menlove: Asked about corridor preservation dealing with roads. Asked if these are only for transportation related projects and roads.

Spencer Foster: Explained that it depends on what you put in your corridor preservation program. Your rules and policies for the program tell what the purpose of the program is. Explained that most of MAG's corridor preservation programs deal with roads. Also brought up Saratoga Springs doing things to preserve commercial areas. Just depends on the purpose of your preservation.

Chair Knapp: Any specific request or changes to the commercial map?

Brenda Warner: Asked about a specific road that will not be widened on the map.

Chair Knapp: Explained that they can clarify the map for the public to be more understandable. These are preliminary/draft maps and conversation points.

Commissioner Behling: Explained that they should put a red marker all the way on the map and line out the commercial.

Chair Knapp: That was one option, the other option would be to do spots for commercial. Are they wanting to maximize the commercial or do localized commercial.

Commissioner Menlove and Behling: They are really thinking long-term for this commercial aspect.

Chair Knapp: Will make any recommended changes before they have public meetings to discuss these. Reviewed all the changes he will make to the maps.

6. DISCUSSION – DETAILED CONSIDERATIONS REGARDING THE GENERAL PLAN TRANSPORTATION AND TRAFFIC CIRCULATION ELEMENT

Chair Knapp: Talked about a route that needs to be added to the transportation map and how it deals with commercial in the town. The transportation map will need to be coordinated with MAG. They will need to discuss this with the regional transportation plan and how that will work on a regional level. Any other recommended roads that should be considered for connectivity in the town?

7. DISCUSSION – METHODOLOGY FOR OBTAINING ADDITIONAL COMMUNITY FEEDBACK FOR THE GENERAL PLAN (I.E., MEETING WITH DIFFERENT ZONES OF THE TOWN – OPEN HOUSE STYLE)

Chair Knapp: Public meetings versus an open house discussed and when to use each option. Discussed having each type of meeting to be able to get feedback

Commissioner Batty: Expressed his opinion on when to have each type of meeting.

Chair Knapp: Asked Spencer for his opinion.

Spencer Foster: Has seen both types of meetings done when doing the general plan. Open house is common for when you want to accumulate more citizen participation and comments. When a private consultant does a general plan, they usually do open house style for at least one or two meetings.

Chair Knapp: Asked if consultants do open house style and formal public comment style meetings.

Spencer Foster: Most will do open house style to get data and make formal public comments at the planning commission meeting when going to adopt the plan.

Chair Knapp: When you say accumulate data what do you mean?

Spencer Foster: When I say data here, I mean public comments about what maps to use and what zoning to instill.

Chair Knapp: Hoping they can move forward quickly and move forward with these meetings. Proposed a few days for these meetings. Asked for an open house on April 23.

Spencer Foster: Can help notice the meeting or Rebecca/Brenda can help with that if they are ready.

Chair Knapp: Checked in about minutes for an open house meeting.

Spencer Foster: The only thing they would need to do is a meeting notice.

Chair Knapp: Does that work for everyone? Resolved any conflicts with scheduling. Went through what this open house meeting will entail. The following week on April 29, the Planning Commission can hold a formal meeting with just public comments on the General Plan. Asked Spencer to help prepare the notices to go out.

Spencer Foster: Agreed and willing to do this for the town.

CLOSED MEETING (IF NECESSARY)

POSSIBLE MOTION TO ENTER INTO CLOSED MEETING FOR THE PURCHASE, EXCHANGE, OR LEASE OF PROPERTY; PENDING OR REASONABLY IMMINENT LITIGATION; THE CHARACTER, PROFESSIONAL COMPETANCE, OR THE PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; OR THE DEPLOYMENT OF SECURITY PERSONNEL, DEVICES, OR SYSTEMS.

REPORTS

8. CHAIR

9. VICE CHAIR

10. COMMISSION MEMBERS

Commissioner Moore: Asked about doing a Chipper Day.

Chair Knapp: Asked for him to get info to him for posting on the website and social media.

Commissioner Benson: Told to commission that they got a notice from their insurance that they will no longer insure them because they live in a highly dangerous fire zone. They live by the lake. They went to the insurance company and there was no give.

Commissioner Behling: Told her that there are still some options for her. Talked about the WUI map and how it's causing so many problems with people.

11. STAFF MEMBERS

ADJOURNMENT

Commissioner Batty: Made a motion to adjourn the meeting.

Commissioner Behling: Seconded the motion.

Vote: All in favor say aye. Vote was unanimous and meeting was adjourned.



Spencer Foster, Temporary Town Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the Town at 801-310-9632 or by email at sfoster@magutah.gov at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The Town does hereby certify that the above notice and agenda has been posted at the designated meeting place, the springlake.utah.gov website, and the Utah Public Notice Website.



TOWN OF SPRING LAKE

UTAH

GENERAL PLAN

2026

Prepared by:
Spring Lake Planning Commission

Adopted by:
Spring Lake Town Council
May/June 2026

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SPRING LAKE GENERAL PLAN

Town of Spring Lake, Utah

Adopted: [Insert Date]

CHAPTER 1: INTRODUCTION & PLAN AUTHORITY

1.1 Purpose of the General Plan

A General Plan—sometimes referred to as a Master Plan or Comprehensive Plan—is a community’s primary policy document for guiding land use decisions and shaping future growth. It reflects the shared values, priorities, and long-term vision of the community.

This General Plan establishes a comprehensive, long-range framework for the future growth and development of Spring Lake. It provides direction for land use decisions, infrastructure planning, public investment, and policy making. The Plan is intended to preserve the qualities that define Spring Lake while allowing for thoughtful, limited, and well-managed change over time.

In accordance with Utah Code §10-9a-401, the Spring Lake Town Council adopts this General Plan to address present and future community needs and to guide the development of land within the Town.

The General Plan serves as an **advisory policy document**. While it does not regulate land directly, all zoning ordinances, development decisions, and infrastructure investments should be consistent with its policies and intent.

1.2 Planning Process

This General Plan was developed through a community-centered process that emphasized transparency, participation, and local input. Key components of the process included:

- Public outreach and community engagement
- A town-wide survey with strong participation from residents and property owners
- Community open houses and public comment opportunities
- Planning Commission review and discussion
- Coordination with the Town Council

The high level of participation and consistency in responses provided a clear and reliable understanding of community priorities. This Plan reflects those priorities and is intended to guide decisions in a manner consistent with the will of the community.

1.3 Vision Statement

Spring Lake will remain a rural, low-density community defined by open space, agricultural uses, and a quiet, small-town environment. Growth will be limited in scale, carefully managed, and aligned with available infrastructure and community priorities.

The Town will preserve its scenic beauty, protect its agricultural heritage, and maintain a high quality of life for residents while avoiding development patterns that would fundamentally alter its character or create long-term financial burdens.

Growth in Spring Lake will be preservation-oriented and infrastructure-constrained. Development will be accommodated only where it can occur without compromising the Town's rural character, agricultural lands, or long-term fiscal sustainability.

CHAPTER 2: COMMUNITY PROFILE

2.1 Community Overview

Spring Lake is a small, rural community located in southern Utah County. The area has a long and meaningful history, beginning with Native American use by Ute and Shoshone tribes and later settlement by Mormon pioneers in the 1850s.

Early settlers were drawn to the area by the presence of natural springs and a stream known as Spring Creek, which provided a reliable water source for agriculture. In 1856, a dam was constructed across Spring Creek, forming a reservoir that became known as Spring Lake. (*Spring Lake 1856 – 2000*). This water resource supported early farming and remains a defining feature of the community today.

For generations, Spring Lake has been valued for its quiet lifestyle, open land, and agricultural opportunities. Residents have consistently chosen to live in Spring Lake because of its rural character and separation from more urbanized areas.

In November 2024, residents voted to incorporate Spring Lake as a town, reflecting a desire for local control over land use decisions and the future of the community. The first Town Council was elected in November 2025.

2.2 Community Character

Spring Lake is characterized by:

- Open space and agricultural land
- Low-density residential development
- Scenic mountain and valley views
- A quiet, rural lifestyle
- The presence of Spring Lake and associated water features

These characteristics are not incidental—they are central to why residents choose to live in Spring Lake and are critical to preserve moving forward.

2.3 Community Values (Survey-Based)

A town-wide survey conducted as part of the planning process revealed strong and consistent community priorities. Key values include:

- Preservation of rural character and open space
- Protection of small farms and the ability to keep animals
- Maintenance of very low-density residential development
- Protection of environmental quality, including water resources
- Fiscal responsibility and minimizing tax burdens

Survey responses demonstrated overwhelming support for maintaining the existing character of the Town and limiting growth to levels that can be supported without compromising these values.

2.4 Opportunities and Challenges

Spring Lake faces a unique set of opportunities and challenges as a newly incorporated town.

Opportunities

- The ability to guide future growth through local decision-making
- Strong community consensus regarding desired outcomes
- A clearly defined rural identity to preserve

Challenges

- Development pressure from nearby communities such as Payson and Santaquin
- Balancing property rights with community-wide priorities

- Limited infrastructure and service capacity
 - Financial constraints and sensitivity to tax increases
-

CHAPTER 3: LAND USE ELEMENT

3.1 Purpose

The Land Use Element establishes the desired pattern of development within Spring Lake. It identifies how land should be used over time and provides the basis for zoning and development decisions.

This element fulfills the requirements of Utah Code §10-9a-403.

3.2 Land Use Vision

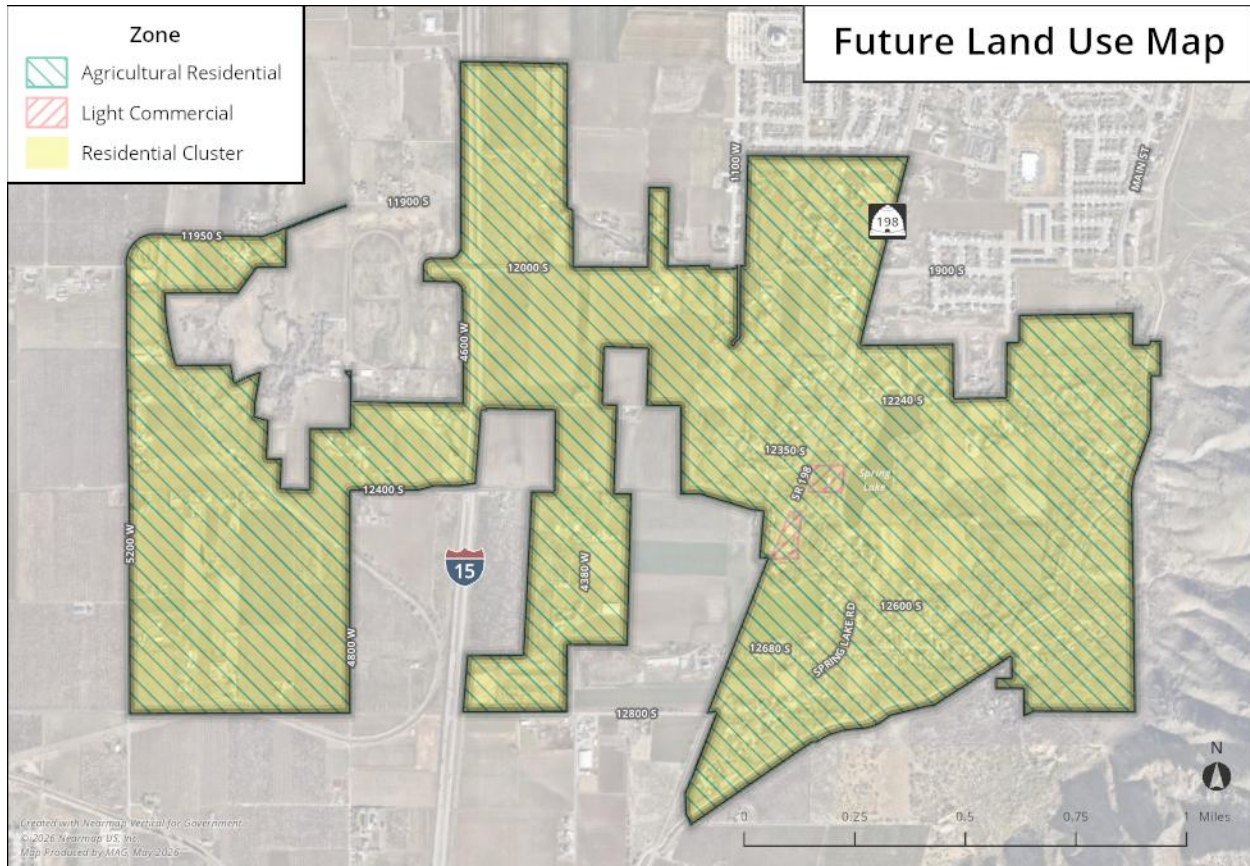
The future land use pattern of Spring Lake will remain predominantly rural. The Town will:

- Preserve large areas of agricultural land
- Maintain very low-density residential development consistent with the Town's established maximum density standards
- Limit commercial uses to small, designated areas
- Protect environmentally sensitive lands

Growth will be incremental, carefully evaluated, and aligned with infrastructure capacity. Ensure residential development is consistent with the Town's established density framework, including the Residential Cluster and Agricultural Residential designations, rather than relying solely on minimum lot sizes. Land use designations are intended to provide guidance for development patterns rather than to establish rigid geographic divisions within the Town.

3.3 Future Land Use Map

Figure 3-1: Future Land Use Map – Spring Lake



This Future Land Use Map illustrates the general distribution of land use designations within Spring Lake and is intended to guide long-term planning decisions. The map reflects the Town’s commitment to preserving rural character, maintaining low-density development, and protecting agricultural land and open space.

The land use designations shown on the map should be interpreted as **general policy guidance rather than precise zoning boundaries**. The map does not establish fixed geographic requirements for specific development patterns, but instead works in conjunction with the policies of this General Plan to guide land use decisions.

Residential development throughout the Town is expected to follow the **Residential Cluster framework as the primary approach**, with the **Agricultural Residential option** available for any property owners who prefer larger lot development. These approaches may be applied in different locations based on site conditions, property owner preferences, and consistency with the goals of this General Plan.

The map is intended to support a flexible, preservation-oriented development pattern and should not be interpreted as requiring specific outcomes for individual properties.

All land use decisions should consider the policies of this General Plan, including compatibility with surrounding uses, infrastructure capacity, and long-term impacts on the Town's rural character.

Relationship to Community Input

The Future Land Use Map is directly informed by the Town's community survey and public engagement process. Key findings reflected in the map include:

- Strong support for preserving rural character and very low-density residential development consistent with the Town's established maximum density standards
- Strong support for protecting small farms and agricultural uses
- Very limited support for higher-density housing types such as apartments and townhomes
- Moderate support for accessory dwelling units as a limited housing option
- Support for carefully located commercial uses
- Strong support for managing growth based on infrastructure capacity

These findings are reflected in the predominance of agricultural and low-density residential designations and the limited extent of higher-intensity uses.

General Development Pattern

Spring Lake's development pattern is intended to remain rural, low-density, and preservation-oriented. Rather than establishing rigid geographic distinctions between different types of residential development, the Town's approach is based on a flexible framework that emphasizes land preservation, compatibility with existing uses, and consistency with community values.

Residential development throughout the Town is guided primarily by the Residential Cluster approach, which allows for flexibility in lot configuration while preserving meaningful open space, agricultural land, and natural features. This approach enables development to occur in a manner that maintains the Town's overall character without requiring uniform lot sizes or subdivision patterns.

As an alternative, property owners may choose to develop under the Agricultural Residential approach, which provides for larger lot sizes and a more traditional rural development pattern at a lower overall density.

Agricultural uses, open space, and natural resources are expected to remain prominent features throughout the Town, regardless of specific development patterns. Commercial uses will be limited in scale and location and will be designed to serve local needs without altering the rural character of the community.

This flexible, preservation-focused approach allows Spring Lake to accommodate limited growth while maintaining the qualities that define the Town.

3.4 Interpretation of the Future Land Use Map

The Future Land Use Map should be interpreted as a **policy guide**, not a precise regulatory boundary.

- Boundaries between land use designations are **generalized**
 - Final zoning decisions may refine boundaries based on:
 - Parcel configuration
 - Natural features
 - Infrastructure availability
 - Compatibility with surrounding uses
-

3.5 Amendments to the Future Land Use Map

Changes to the Future Land Use Map should be considered carefully and only when:

- Supported by substantial public input
- Consistent with the overall vision and goals of the General Plan
- Justified by changed conditions or new information

Amendments should not be made solely to accommodate individual development proposals that are inconsistent with the Plan.

3.6 Future Land Use Designations

The Future Land Use Map establishes the following categories:

Residential Cluster (Primary Residential Designation)

Residential Cluster areas are intended to serve as the primary residential development pattern within Spring Lake. This approach is designed to maintain the Town's rural character by preserving meaningful open space, agricultural land, and natural features while allowing limited residential development.

Under this designation, residential density shall be governed by a **maximum density standard, generally not to exceed one dwelling unit per 2.5 acres**. Property owners may develop land using either **a)** a conventional lot configuration consistent with this maximum density standard of no more than one dwelling unit per 2.5 acres or **b)** a clustered design that is based on the same maximum dwelling density and concentrates residential lots on a portion of the property while permanently preserving the remainder as open space. Residential lots under the cluster design shall maintain a **minimum lot size of 1 acre per lot**, while generally maintaining the maximum density standard of no more than one dwelling unit per 2.5 acres. As an incentive to encourage clustering and meaningful land preservation, the Town may allow a density increase—up to 10 percent (i.e., a maximum density standard of one dwelling unit per 2.25 acres)—where a development demonstrates substantial and permanent preservation of open space consistent with the Town's standards.

Cluster development is the preferred method of achieving the Town's land use and preservation goals; however, it is not mandatory. Property owners may choose the development approach that best meets their objectives, provided all applicable standards are met.

Cluster development is intended to:

- Preserve large, contiguous areas of open space or agricultural land
- Maintain rural views and community character
- Minimize fragmentation of land
- Provide flexibility in site design while maintaining overall low density

This approach is intended to preserve land, not to increase development intensity. Cluster development shall not result in urban or suburban-style subdivision patterns and must remain compatible with surrounding land uses.

Permanent Open Space Protection for Residential Cluster Areas

Open space preserved as part of a cluster development shall be permanently protected from future development and maintained in a manner consistent with the purposes of this designation.

Such open space shall be protected through legally enforceable mechanisms, which may include conservation easements or similar instruments granted to a qualified entity acceptable to the Town. In addition, the Town shall retain independent enforcement authority to ensure compliance with the terms of any such restrictions.

The intent of this requirement is to ensure that cluster development results in meaningful, permanent land preservation and does not create future opportunities for additional development on the remaining open space.

Cluster development is intended to produce better land preservation outcomes than conventional subdivision design and should result in visibly meaningful open space that contributes to the character of the community.

Agricultural Residential (Optional Designation)

The Agricultural Residential designation provides an alternative development approach for property owners who wish to maintain larger lot sizes and a more traditional rural land use pattern.

Development under this designation shall require a **maximum density equivalent to one dwelling unit per five (5) acres**, reflecting the Town's commitment to preserving agricultural uses, open space, and very low-density rural character consistent with the Town's established maximum density standards.

This designation is intended to:

- Support agricultural activities and the keeping of animals
- Maintain large, open parcels of land
- Provide an option for property owners who prefer a conventional rural development pattern over clustered design

The Agricultural Residential designation is not intended to achieve the same level of land preservation efficiency as cluster development but instead provides flexibility for landowners while still maintaining very low overall density.

Because of the larger minimum lot size, development under this designation will result in fewer total dwelling units than would otherwise be allowed under the Residential Cluster approach.

Relationship Between Residential Designations

The Residential Cluster and Agricultural Residential designations provide alternative approaches to achieving the Town's rural land use goals.

Residential Cluster is intended to be the primary method of accommodating residential development while preserving open space. Agricultural Residential provides a lower-density alternative for property owners who prefer larger lot development.

Together, these approaches are designed to balance land preservation, rural character, and property rights while ensuring that overall development remains consistent with the vision of this General Plan.

Commercial

Commercial areas are intended to accommodate smaller-scale commercial uses that serve the needs of Spring Lake residents. These areas are not intended to function as regional commercial centers or to attract significant traffic from outside the community.

Consistent with community input and the Town's fiscal position, commercial development is not intended to be a primary driver of growth or revenue. Instead, commercial uses should be limited in scale, carefully located, and designed to complement the Town's rural character.

Appropriate uses may include smaller neighborhood-serving businesses, professional services, gathering places or similar lower-intensity uses. Larger-scale retail, highway-oriented commercial uses, and uses that generate substantial traffic or adverse visual impacts are not appropriate.

Commercial areas should be:

- Located in designated nodes
- Designed to minimize visual, noise, and lighting impacts
- Compatible with adjacent residential and agricultural uses
- Supported by existing infrastructure without requiring significant expansion

Natural Resource Protection

Areas designated for Natural Resource Protection include lands surrounding the lake, streams, wetlands, and other environmentally sensitive features. These areas are intended to preserve water quality, protect ecological functions, and maintain the natural character of the community.

Development within these areas should be limited and carefully evaluated to avoid adverse impacts. Where development is permitted, it should incorporate appropriate setbacks, buffering, and design measures to protect natural systems.

The Town will:

- Protect water quality in the lake, streams, and associated groundwater systems
- Encourage development patterns that avoid disturbance of sensitive lands
- Require appropriate setbacks and buffering from water bodies and environmentally sensitive areas
- Promote the preservation of vegetation, wildlife habitat, and natural drainage patterns
- Utilize cluster development, where appropriate, to preserve sensitive areas while accommodating limited development

These areas are not intended for intensive development and should remain largely undeveloped except where limited and carefully designed uses are consistent with environmental protection goals.

3.7 Residential Development

Residential development in Spring Lake is intended to reinforce the Town's rural character, preserve open space, and maintain a very low-density development consistent with the Town's established maximum density standards.

The Town's approach to residential development is centered on two complementary frameworks:

- **Residential Cluster (Primary Approach):**
The preferred method of development, allowing flexibility in lot layout while preserving meaningful open space and maintaining overall low density.
- **Agricultural Residential (Alternative Approach):**
An option for larger-lot development, requiring a minimum of five (5) acres per dwelling unit, intended to support traditional rural living and agricultural use.

Under both approaches, residential density is governed by a **maximum density standard**, ensuring that development remains consistent with the Town's rural character and does not result in increased intensity.

Single-family homes will remain the dominant housing type in Spring Lake. Residential development should be designed to:

- Maintain separation between homes
- Preserve scenic views and open space
- Be compatible with adjacent agricultural and rural uses
- Minimize visual and environmental impacts

Cluster development is intended to preserve land, not to increase development intensity. Any flexibility in lot size or configuration should result in meaningful and permanent open space preservation.

Higher-density housing types, including apartments and large-scale townhome developments, are not consistent with the Town's vision and are not appropriate in Spring Lake.

Accessory dwelling units may be permitted in accordance with state law and local regulations, provided they remain subordinate to the primary residence and do not significantly alter the rural character of the area.

All residential development should be evaluated for consistency with the goals and policies of this General Plan, including compatibility with surrounding uses and the availability of infrastructure.

3.8 Accessory Dwelling Units (ADUs)

Accessory Dwelling Units may provide limited flexibility while maintaining overall neighborhood character.

ADUs should:

- Be allowed as a limited housing option
 - Be regulated to maintain neighborhood character
 - Not significantly increase density
 - Comply with applicable state law
-

3.9 Commercial Development

Commercial uses should be limited in scale and carefully located.

The Town will:

- Designate specific areas for commercial activity
- Limit commercial uses to those that serve local needs
- Require design standards that maintain compatibility with surrounding uses

Strip commercial development and high-intensity uses are not appropriate for Spring Lake.

3.10 Agriculture

Agriculture is a defining feature of Spring Lake and will be actively protected.

The Town will:

- Support ongoing agricultural operations
- Minimize land use conflicts
- Encourage development patterns that preserve farmland
- Recognize and support the right to keep farm animals

3.11 Growth Management

Growth in Spring Lake will be limited and managed.

New development should:

- Be consistent with the General Plan
- Be compatible with surrounding uses
- Not exceed infrastructure capacity
- Avoid creating long-term financial burdens

Growth that requires significant infrastructure expansion or alters the Town's character should be carefully evaluated and may be discouraged. Growth management policies shall be implemented in coordination with the Town's residential density framework, including the Residential Cluster and Agricultural Residential designations.

CHAPTER 4: TRANSPORTATION ELEMENT

4.1 Purpose

The Transportation Element provides guidance for the safe, efficient, and context-sensitive movement of people and goods within Spring Lake. It is intended to ensure that the Town's transportation system supports existing residents, accommodates limited future growth, and remains consistent with the rural character of the community.

This element fulfills the requirements of Utah Code §10-9a-403.

4.2 Existing Conditions

Spring Lake's transportation system is primarily composed of local roads that serve residential and agricultural uses. The Town is influenced by nearby regional transportation corridors, including Interstate 15 and State Route 198, which provide access to surrounding communities.

Unlike more urbanized areas, Spring Lake's roads are generally low-volume and reflect the Town's rural nature. Many residents value the absence of heavy traffic, excessive lighting, and urban-style roadway improvements.

4.3 Transportation Goals

The Town seeks to:

- Maintain safe and functional roadways appropriate to a rural community
 - Preserve the visual and physical character of rural roads wherever feasible
 - Minimize traffic impacts associated with new development
 - Ensure reasonable connectivity within the Town
 - Coordinate with state and regional transportation agencies on transportation issues
-

4.4 Transportation Policies

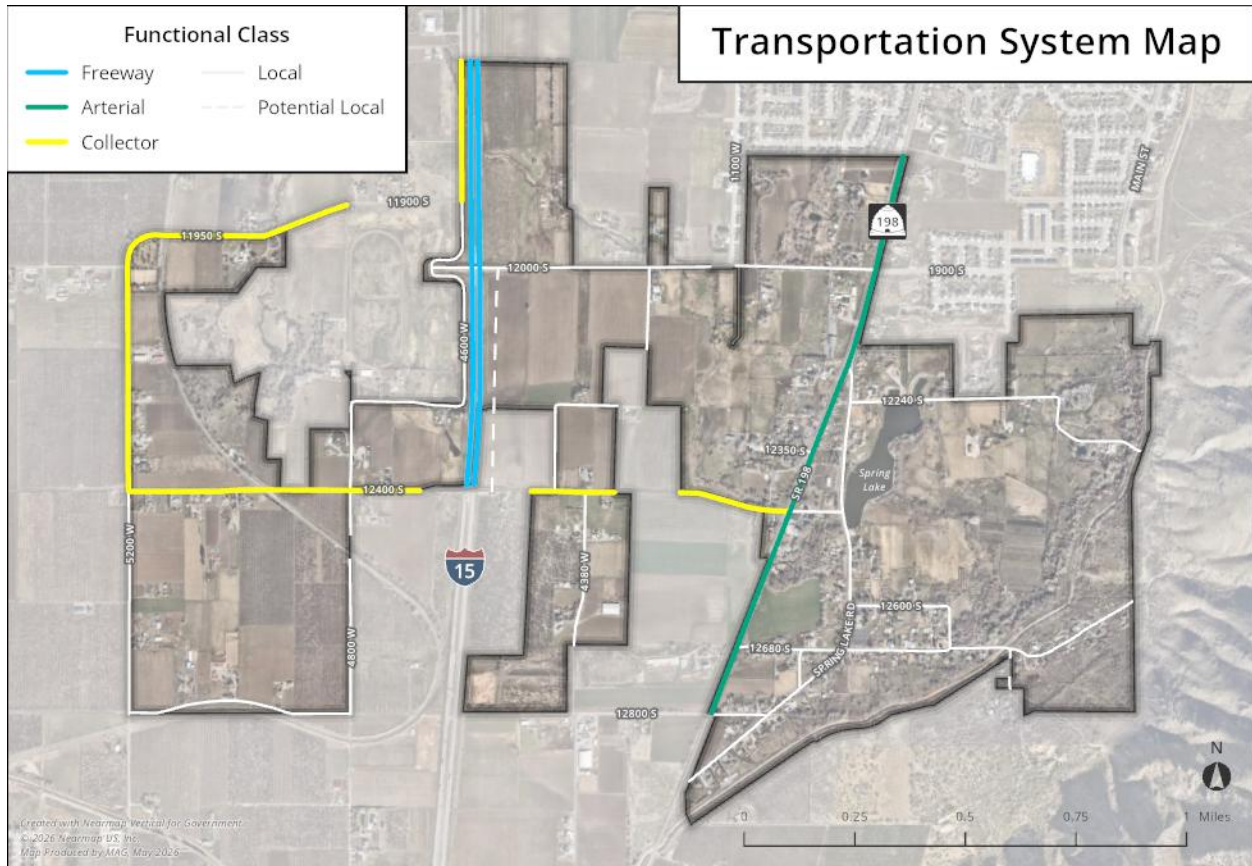
To achieve these goals, Spring Lake will:

- Require new development to demonstrate that it will not overburden existing roadways
- Scale roadway improvements to the needs of the community, avoiding unnecessary widening or urbanization of roads
- Preserve rural road features such as narrower cross-sections where appropriate
- Support walking, biking and horse riding opportunities where they can be provided safely and without compromising rural character
- Coordinate with Utah County and UDOT on regional transportation planning

The Town recognizes that transportation decisions can significantly influence growth patterns. Accordingly, road improvements should not be used to induce or accelerate growth beyond what is supported by this General Plan. Transportation planning shall be coordinated with the Future Land Use Map and shall support, rather than alter, the Town's established development pattern.

4.5 Transportation Maps

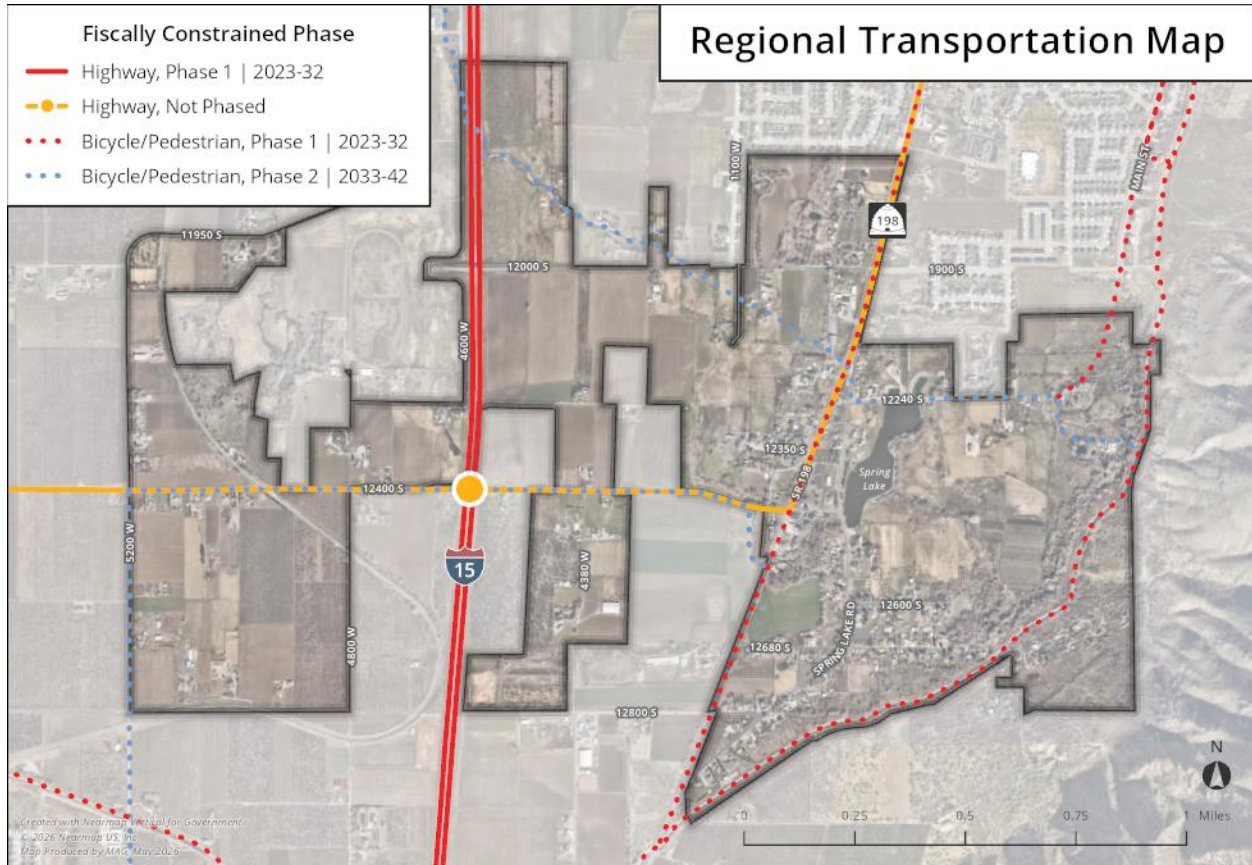
Figure 4-1: Transportation System Map



This map illustrates the general roadway network within Spring Lake and identifies primary and secondary routes. It is intended to guide transportation planning and does not establish precise engineering standards or requirements.

The classifications shown on the map reflect the Town’s rural character and are not intended to establish urban roadway standards. Road improvements should remain consistent with the policies of this Plan and should not be used to induce or support growth beyond what is contemplated in the Future Land Use Map.

Figure 4-2: Transportation System Map



This map shows the approved regional transportation map as it relates to the town of Spring Lake.

CHAPTER 5: HOUSING ELEMENT

5.1 Purpose

The Housing Element provides guidance on residential development patterns in Spring Lake. While not required for towns of this size, this element helps ensure that housing decisions remain consistent with community values and state law.

5.2 Housing Overview

Spring Lake's housing pattern is defined by single-family homes on relatively large lots. This pattern supports the Town's rural character, allows for open space between homes, and enables residents to maintain agricultural uses and keep animals.

Survey results strongly reinforce that residents prefer to maintain this pattern and do not support a shift toward higher-density housing types.

5.3 Housing Goals

Spring Lake seeks to:

- Maintain very low-density residential development patterns consistent with the Town's established maximum density standards
 - Preserve the rural character of neighborhoods
 - Provide limited flexibility in housing options, including ADUs, where appropriate
 - Ensure that housing decisions do not compromise agricultural uses or community character
-

5.4 Housing Policies

The Town will:

- Maintain single-family homes as the dominant housing type
 - Ensure residential development is consistent with the Town's established density framework, including the Residential Cluster and Agricultural Residential designations, rather than relying solely on minimum lot sizes.
 - Limit or prohibit housing types that are inconsistent with community character, such as apartments or high-density townhome developments
 - Allow accessory dwelling units in a manner that is consistent with state law and compatible with surrounding properties
 - Encourage housing designs that are consistent with rural aesthetics and spacing
-

5.5 Moderate Income Housing Considerations

As a town with a small population, Spring Lake is not subject to the full range of moderate-income housing requirements applicable to larger municipalities. However, the Town recognizes the importance of providing some level of housing flexibility.

Potential strategies include:

- Allowing accessory dwelling units
- Supporting incremental housing options that do not alter overall density patterns
- Encouraging efficient use of existing residential lots

These strategies should be implemented in a manner that maintains the Town's rural character and does not introduce urban-style development patterns.

CHAPTER 6: NATURAL RESOURCES & ENVIRONMENT

6.1 Purpose

This element addresses the protection of natural resources that are central to Spring Lake's identity, including water resources, open space, and environmental quality.

6.2 Existing Conditions

Spring Lake and its associated waterways are defining features of the community. These resources contribute to the Town's culinary water sources (including through underground water sources), scenic beauty, agricultural viability, and overall quality of life.

Residents have expressed strong support for protecting water quality, preserving open space, and maintaining a quiet, dark-sky environment.

6.3 Goals

The Town seeks to:

- Protect water quality in the lake, streams, and springs
 - Preserve open space and scenic views
 - Maintain a quiet environment with minimal noise and light pollution
 - Protect environmentally sensitive areas from inappropriate development
-

6.4 Policies

To achieve these goals, Spring Lake will:

- Carefully review development proposals near the lake, streams, and other sensitive areas
- Encourage development patterns that preserve open space
- Promote water conservation practices
- Limit light pollution to preserve dark skies
- Consider setbacks or buffering requirements near water resources

Environmental protection is not only a quality-of-life issue but also a long-term investment in the sustainability and desirability of the community. Cluster development patterns should be used, where appropriate, to support the preservation of natural resources and environmentally sensitive areas.

CHAPTER 7: PUBLIC FACILITIES & INFRASTRUCTURE

7.1 Purpose

This element provides guidance for the provision and management of infrastructure and public services in a manner that supports the community without creating unnecessary financial burdens.

7.2 Infrastructure Overview

Spring Lake currently operates with limited infrastructure systems compared to more urbanized areas. This reflects both the Town's rural character and its historical development pattern.

Survey results indicate that the community is cautious about expanding infrastructure, particularly where such expansion would lead to increased taxes or encourage higher-density growth.

7.3 Goals

The Town seeks to:

- Ensure that infrastructure supports existing and future residents
 - Avoid unnecessary or premature expansion of infrastructure systems
 - Maintain fiscal sustainability and minimize tax burdens
 - Align infrastructure planning with growth management
-

7.4 Policies

Spring Lake will:

- Require development to demonstrate adequate infrastructure capacity prior to approval
- Phase growth based on the availability of services such as roads, water, and emergency response
- Carefully evaluate any proposed infrastructure expansion for long-term financial impacts
- Avoid extending infrastructure in a manner that induces unwanted growth
- Prioritize maintenance of existing infrastructure over expansion

Infrastructure decisions will play a critical role in shaping the Town's future and must be made deliberately and conservatively.

CHAPTER 8: ECONOMIC & COMMERCIAL DEVELOPMENT

8.1 Purpose

This element provides guidance for limited economic activity within Spring Lake, ensuring that commercial uses remain compatible with the Town's rural character.

8.2 Economic Context

Spring Lake is not intended to function as a regional or commercial center. Instead, it is primarily a residential and agricultural community with a limited level of public services and infrastructure, consistent with its rural character.

While the Town is not dependent on commercial development as a primary economic driver, limited commercial uses may be appropriate to serve the needs of residents and to provide some secondary economic benefits to the Town. Survey results indicate moderate support for carefully located commercial uses, provided they do not disrupt the character of the community.

As part of the incorporation process, an independent five-year feasibility study was conducted to evaluate the Town's fiscal sustainability based on existing revenue sources and service levels. The study concluded that projected revenues were sufficient to meet projected expenses, with a positive margin, without reliance on expanded commercial development or increases in tax rates.

Based on these findings, the Town's approach to economic development is not driven by the need to expand the commercial tax base. Instead, commercial uses should be evaluated based on their compatibility with community character, their ability to serve local needs, and their consistency with the goals of this General Plan.

Commercial zoning regulations adopted by the Town shall reflect this approach by limiting the scale, intensity, and location of commercial uses and by ensuring that such uses are designed and operated in a manner that is compatible with surrounding rural land uses.

Commercial development shall not be used as a mechanism to support or justify increased residential density or expanded growth beyond what is contemplated in this General Plan.

8.3 Goals

The Town seeks to:

- Support smaller-scale, local-serving commercial activity
 - Maintain compatibility with surrounding land uses
 - Avoid commercial development patterns that resemble urban or highway-oriented areas
-

8.4 Policies

Spring Lake will:

- Limit commercial uses to designated areas
- Restrict the scale and intensity of commercial development
- Require design standards that ensure compatibility with rural character
- Discourage strip commercial development and large-scale retail uses
- Encourage uses that serve the needs of residents

Commercial development should complement—not compete with—the Town’s identity as a rural community.

8.5 Relationship to Zoning and Development Standards

The policies in this chapter are intended to be implemented through future zoning and development regulations.

Commercial zoning districts and standards should:

- Be limited in geographic extent
- Allow only smaller-scale, lower-intensity uses
- Include design standards that ensure compatibility with surrounding rural and residential areas
- Avoid linear or strip commercial development patterns

These standards are intended to ensure that commercial development remains consistent with the Town’s rural character and does not create pressure for additional growth or infrastructure expansion.

CHAPTER 9: IMPLEMENTATION

9.1 Purpose

The Implementation Element outlines how the policies of the General Plan will be carried out through future actions, regulations, and decision-making processes.

9.2 Implementation Tools

The General Plan will be implemented through:

- Zoning ordinances and land use regulations
 - Subdivision regulations
 - Development review and approval processes
 - Capital improvement planning
 - Intergovernmental coordination
-

9.3 Priority Actions

To begin implementing this Plan, the Town should prioritize:

1. Adoption of an initial zoning ordinance consistent with the Future Land Use Map
 2. Establishment of minimum lot size standards that reflect community preferences
 3. Development of regulations for accessory dwelling units
 4. Identification and mapping of commercial areas
 5. Adoption of standards to protect agricultural uses and minimize land use conflicts
-

9.4 Ongoing Decision-Making

All land use decisions should:

- Be consistent with the General Plan
- Reflect community values as expressed through the planning process
- Consider long-term impacts, not just short-term benefits

9.5 Plan Review and Amendments

The General Plan should be reviewed at least every five years and updated as needed to reflect changing conditions.

Amendments should:

- Be considered deliberately
- Include meaningful public input and reflect public priorities and preferences for the Town
- Be consistent with the overall vision and goals of the Plan

The Plan should not be amended solely to accommodate individual development proposals.

CHAPTER 10: ANNEXATION & BOUNDARY PLANNING

10.1 Purpose

This chapter provides guidance for evaluating potential annexations and managing the long-term boundaries of Spring Lake. It is intended to ensure that any future annexation decisions are consistent with the Town's vision, land use policies, and infrastructure capacity.

10.2 General Approach to Annexation

Spring Lake does not anticipate significant near-term annexation but recognizes that future opportunities or pressures may arise.

Annexation should be considered only when it supports the Town's long-term goals and does not create undue financial or infrastructure burdens, or otherwise alter the nature of the Town as outlined in this Plan.

10.3 Annexation Principles

The Town will consider annexation proposals based on the following principles:

- **Consistency with the General Plan**
The proposed annexation area should align with the Town’s land use vision and preservation goals.
- **Compatibility with Existing Uses**
Land uses within the annexation area should be compatible with Spring Lake’s rural character, including agricultural and very low-density residential development uses consistent with the Town’s established maximum density standards.
- **Infrastructure Capacity**
Adequate infrastructure and services must be available or reasonably provided without creating long-term financial burdens.
- **Fiscal Responsibility**
Annexation should not require the Town to subsidize new development or expand services beyond sustainable levels.
- **Avoidance of Growth Inducement**
Annexation should not be used as a mechanism to accelerate or promote growth inconsistent with the Town’s vision.

Annexed areas should be planned and zoned in a manner consistent with the Town’s Future Land Use Map and rural land use designations.

10.4 Preferred Annexation Areas

If annexation is considered, priority should be given to:

- Areas adjacent to existing Town boundaries
- Areas that are already functionally connected to the Town
- Areas that support preservation of open space or agricultural land

Leapfrog or disconnected annexations are discouraged.

10.5 Intergovernmental Coordination

The Town will coordinate with neighboring jurisdictions, including Payson, Santaquin, and with Utah County to ensure that annexation decisions are consistent with regional planning efforts.

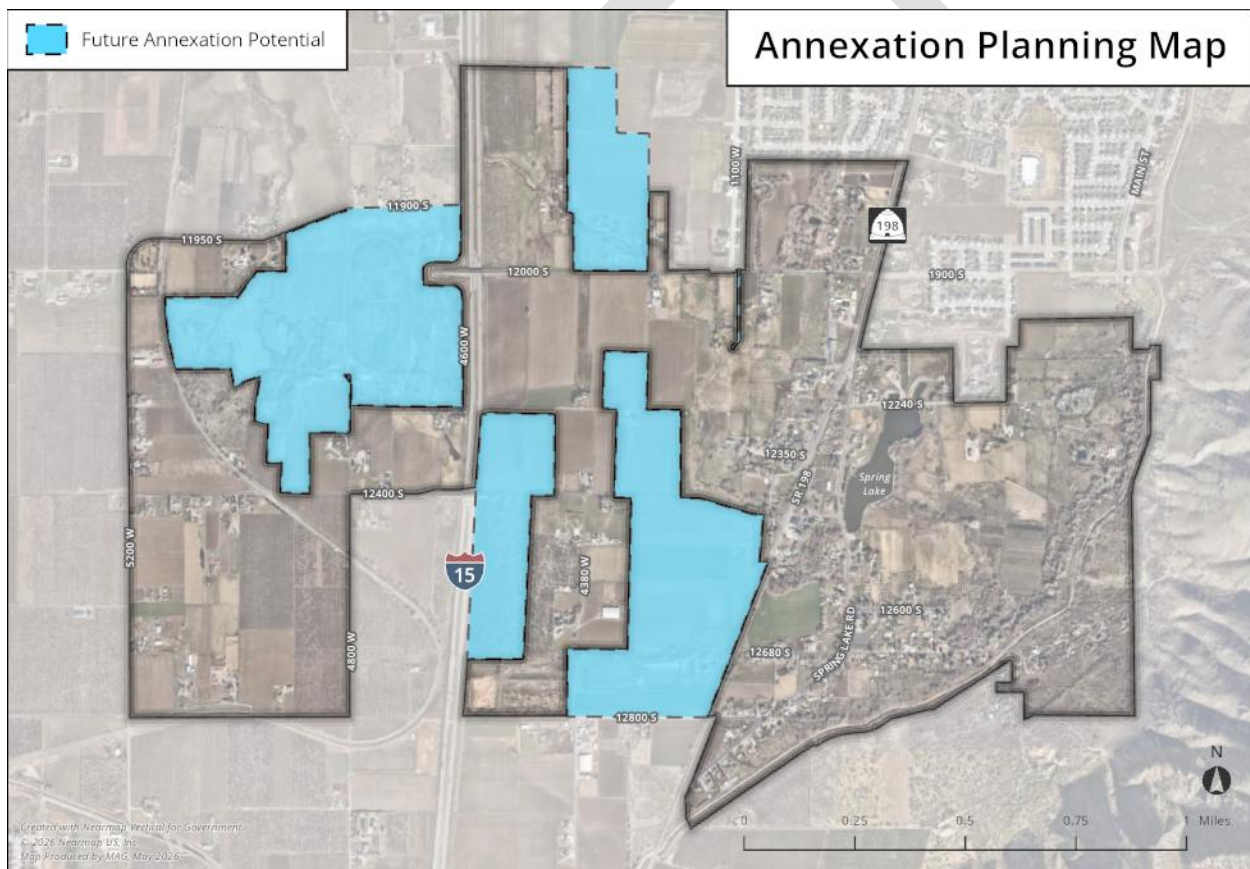
10.6 Implementation

Annexation decisions will be implemented through:

- Evaluation of individual annexation petitions
- Application of the policies outlined in this General Plan
- Consideration of long-term impacts on the community

10.7 Annexation Planning Map

Figure 10-1: Annexation Planning Map



The Annexation Planning Map illustrates areas that may be considered for future annexation based on proximity to existing Town boundaries, compatibility with the Town’s rural character, and the ability to provide services in a fiscally responsible manner.

The map is intended to serve as a general guide for long-term boundary planning and does not designate specific properties for annexation or imply that annexation will occur and does not obligate the Town to annex any specific property.

Areas shown on the map represent locations where annexation may be appropriate if consistent with the policies of this General Plan. Annexation is not required for any property and will only occur through a formal process initiated in accordance with state law.

DRAFT