

Planning Commission Agenda Packet - July 20, 2026

RESOLUTION NO. 26-12

A RESOLUTION OF THE SPRING LAKE PLANNING COMMISSION RECOMMENDING ADOPTION OF THE SPRING LAKE GENERAL PLAN TO THE SPRING LAKE TOWN COUNCIL

WHEREAS, the Town of Spring Lake was incorporated in 2025 and has undertaken the preparation of its first comprehensive General Plan to guide the future growth, development, preservation, and long-term welfare of the Town; and

WHEREAS, Utah Code Title 10, Chapter 20 authorizes municipalities to prepare and adopt a General Plan to provide policy guidance for land use, transportation, public facilities, natural resources, economic development, annexation, and other matters affecting the future of the community; and

WHEREAS, the Spring Lake Planning Commission has devoted substantial time and effort to the preparation of the proposed General Plan through numerous public meetings, work sessions, and deliberations; and

WHEREAS, the Planning Commission conducted an extensive public engagement process, including a community-wide survey, public meetings, opportunities for public comment, and ongoing coordination with the Spring Lake Town Council, resulting in significant public participation and clear identification of community priorities; and

WHEREAS, the proposed General Plan reflects the Planning Commission's careful consideration of:

1. Preservation of Spring Lake's rural character;
2. Protection of agricultural lands and open space;
3. Thoughtful and limited growth;
4. Responsible infrastructure planning;
5. Fiscal sustainability;
6. Protection of private property rights while promoting the health, safety, and welfare of the community; and

WHEREAS, the proposed General Plan has been reviewed by legal counsel for the Town, and recommended revisions have been incorporated into the document; and

WHEREAS, the Planning Commission finds that the proposed General Plan represents a comprehensive and balanced statement of the community's long-term vision and provides an appropriate policy framework for future land use regulations and municipal decision-making.

NOW, THEREFORE, BE IT RESOLVED by the Spring Lake Planning Commission as follows:

1. – Recommendation of General Plan

The Planning Commission hereby recommends that the Spring Lake Town Council adopt the Town of Spring Lake General Plan (2026) as the official General Plan of the Town of Spring Lake, attached as **Exhibit A**.

2. – Recommendation of Consistency

The Planning Commission further recommends that future land use ordinances, zoning regulations, subdivision regulations, development standards, capital planning, and other municipal actions be developed and implemented in a manner consistent with the policies, goals, and vision expressed in the General Plan.

3. – Periodic Review

The Planning Commission recognizes that the General Plan is a living policy document and encourages the Town Council to periodically review and update the Plan as community needs, conditions, and state law evolve.

4. – Authorization of Chair

The Chair of the Planning Commission is authorized to transmit this Resolution, together with the recommended General Plan, to the Spring Lake Town Council for consideration and action.

5. – Effective Date

This Resolution shall become effective immediately upon its adoption by the Spring Lake Planning Commission.

ADOPTED AND PASSED by the Planning Commission of the Town of Spring Lake, Utah, this ____ of _____, 20____.

Signed: _____

Jason Knapp, Planning Commission Chair

Attest: _____

Rebecca Batty, Town Recorder / Brenda Warner, Deputy Town Recorder

PLANNING COMMISSION VOTE AS RECORDED

Commissioners:	Yes	No	Abstain	Excused
Layne Batty	_____	_____	_____	_____
Richard Behling	_____	_____	_____	_____
Joy Benson	_____	_____	_____	_____
Jason Knapp	_____	_____	_____	_____
Ryan Moore	_____	_____	_____	_____

Alternate Commissioners:	Yes	No	Abstain	Excused
#1 – Von Menlove	_____	_____	_____	_____
#2 – Greg McDavitt	_____	_____	_____	_____

EXHIBIT A



TOWN OF SPRING LAKE

UTAH

GENERAL PLAN

2026

Prepared by:
Spring Lake Planning Commission

Adopted by:
Spring Lake Town Council
July 2026

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SPRING LAKE GENERAL PLAN

Town of Spring Lake, Utah

Adopted: July 22, 2026

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 §10-20-401, 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 §10-20-403.

3.2 Land Use Vision

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

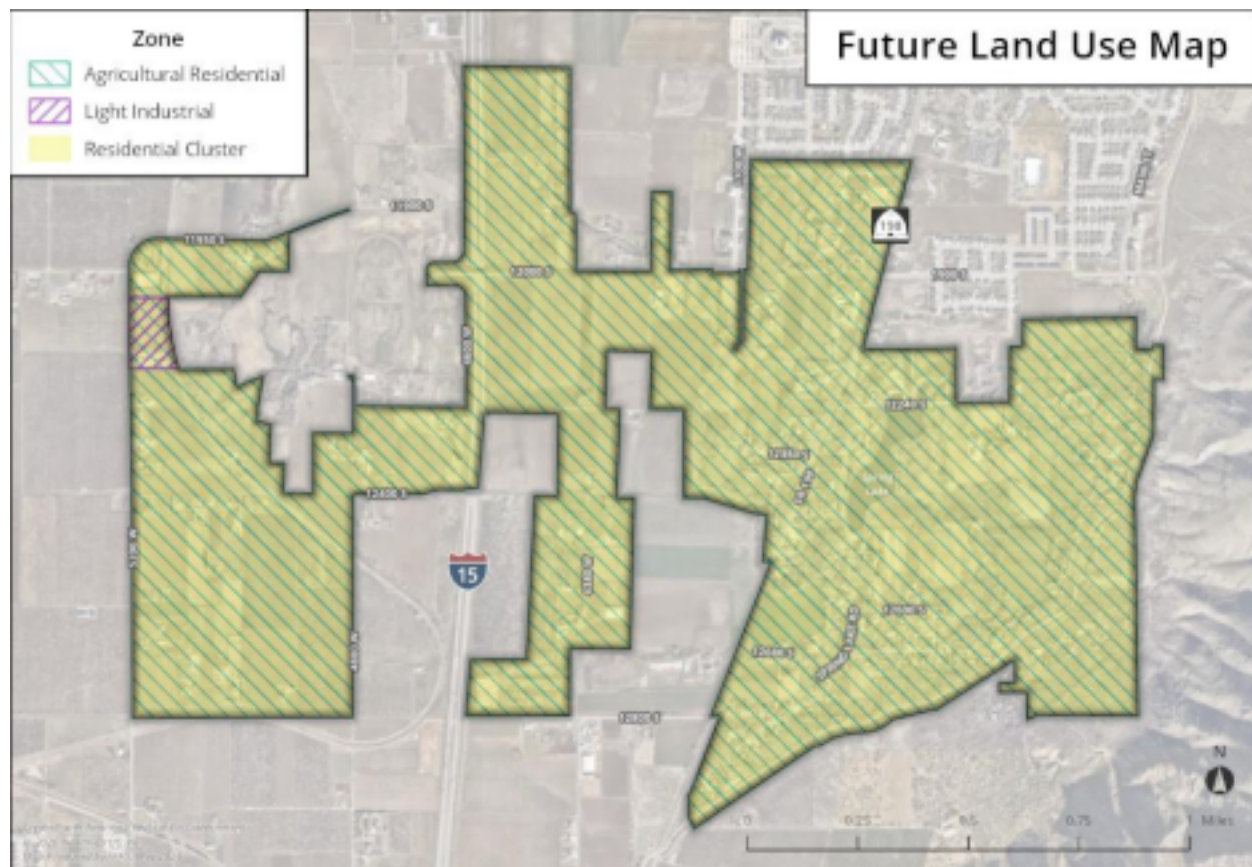
- Preserve large areas of agricultural land
- Maintain very low-density residential development consistent with the Town's established maximum density standards
- Limit commercial uses to small, designated areas
- Protect environmentally sensitive lands

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 Future Land Use Map also identifies a limited Light Industrial area intended to accommodate low-impact manufacturing, processing, fabrication, warehousing, contractor, and employment uses in a location where potential impacts on surrounding properties can be minimized. This designation is intended to be narrowly applied and should not be interpreted as support for widespread industrial development throughout the Town.

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 a 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

Light Industrial

The Light Industrial designation is intended to provide a location for limited manufacturing, processing, fabrication, warehousing, contractor, and business service activities that can operate with minimal impacts on surrounding properties.

This designation is intended to accommodate low-impact employment and business uses that contribute to the local economy while remaining compatible with Spring Lake's rural character,

agricultural heritage, and surrounding land uses.

The Light Industrial designation is not intended to support heavy industrial operations or uses that generate significant noise, odors, dust, vibration, traffic, lighting, outdoor storage, or other impacts that would be inconsistent with the goals of this General Plan.

Development within the Light Industrial designation should:

- Minimize impacts on nearby residential, agricultural, open space, and natural resource areas.
- Incorporate appropriate buffering, landscaping, screening, and site design measures.
- Maintain a high standard of property maintenance and visual appearance.
- Limit outdoor storage and other visually intensive activities.
- Ensure that traffic generated by industrial uses can be accommodated by existing or planned transportation facilities.
- Protect public health, safety, and welfare.

The Town intends that Light Industrial uses be concentrated within designated areas rather than dispersed throughout the community. The designation is intended to be applied in a limited manner and should not be interpreted as support for widespread industrial development throughout Spring Lake.

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 allows 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 support 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

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 §10-20-403.

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

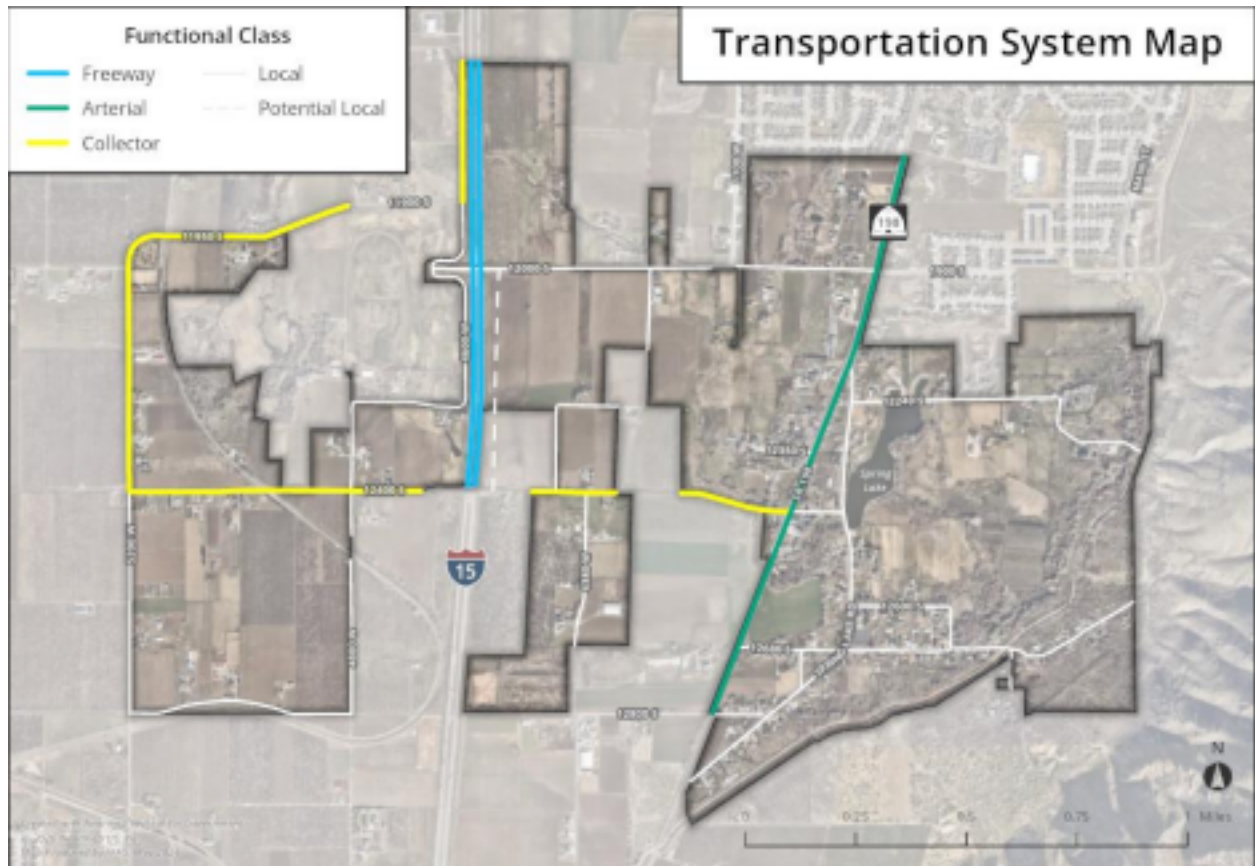
To achieve these goals, Spring Lake will:

- 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

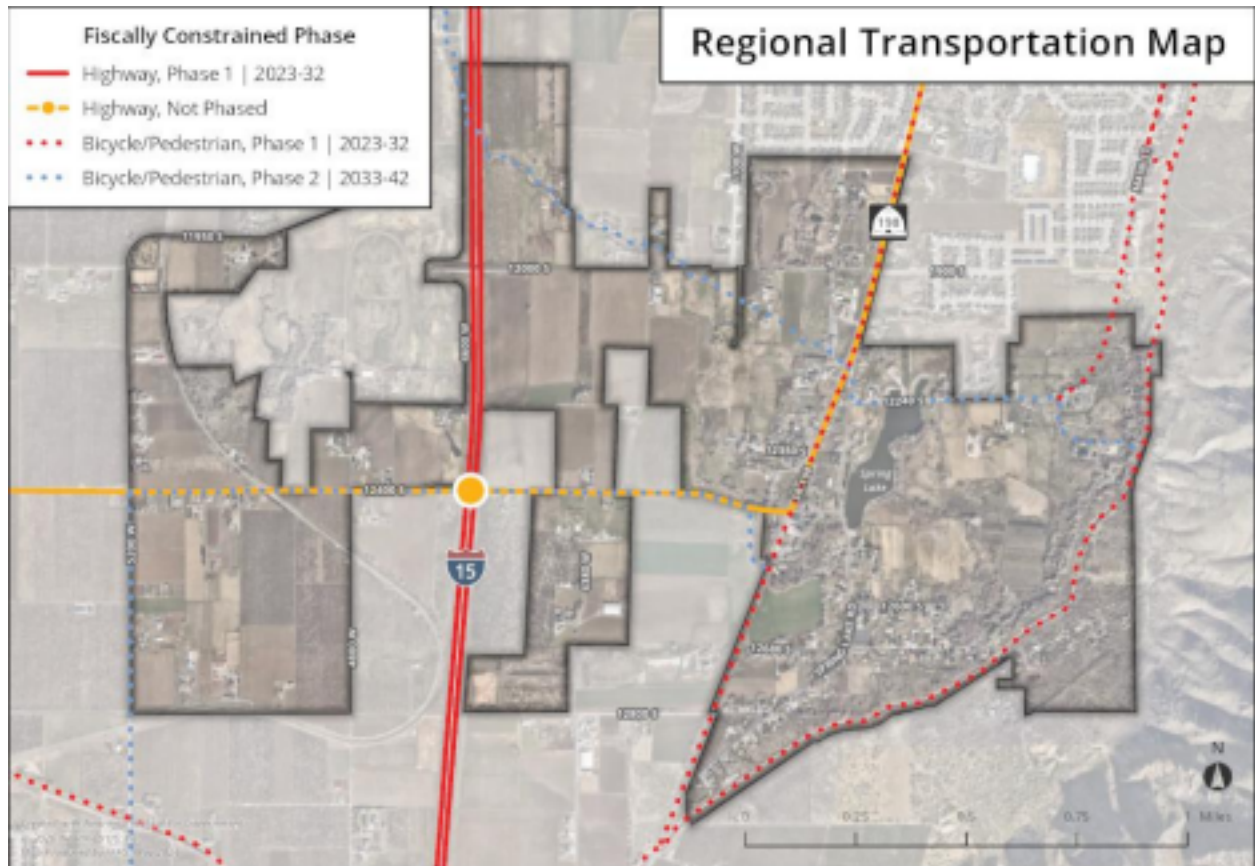
Figure 4-1: Transportation System Map



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

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 and industrial development patterns that resemble urban or highway-oriented areas
-

8.4 Commercial Policies

Spring Lake will:

- Limit commercial uses to designated areas
- Restrict the scale and intensity of commercial development
- Require buffering, landscaping, screening, and other mitigation measures to reduce visual, traffic, lighting, noise, and operational impacts.

- Require high-quality sight design, building appearance, and property maintenance standards that ensure compatibility with rural character
- Discourage strip commercial development and large-scale retail uses
- Encourage uses that support the needs of residents
- Ensure that commercial uses do not require significant expansion of municipal infrastructure or services beyond what can reasonably be provided by the Town.

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

8.5 Light Industrial Policies

Spring Lake recognizes that limited industrial and employment uses can provide jobs, services, and economic opportunities while remaining compatible with the Town’s rural character.

The Town’s economic development strategy is not based upon large-scale industrial expansion. However, limited Light Industrial uses may be appropriate within designated areas where impacts can be effectively mitigated and where such uses are compatible with surrounding land uses.

Light Industrial development should remain limited in scale and should not alter the Town’s rural character or require significant expansion of municipal services or infrastructure.

Spring Lake will:

- Support low-impact industrial and employment uses that provide jobs, services, and economic opportunities within designated areas.
 - Encourage industrial development that is compatible with adjacent land uses.
 - Require buffering, landscaping, screening, and other mitigation measures to reduce visual, traffic, lighting, noise, and operational impacts.
 - Prohibit or restrict heavy industrial activities that are inconsistent with the Town’s rural character, environmental resources, and long-term vision.
 - Require high-quality site design, building appearance, and property maintenance.
 - Limit Light Industrial development to designated locations shown on the Future Land Use Map.
 - Ensure that industrial uses do not require significant expansion of municipal infrastructure or services beyond what can reasonably be provided by the Town.
-

8.6 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 zoning standards consistent with the Town's residential density framework, including the Residential Cluster and Agricultural Residential designations
 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 Utah County, to ensure that annexation decisions are consistent with regional planning efforts.

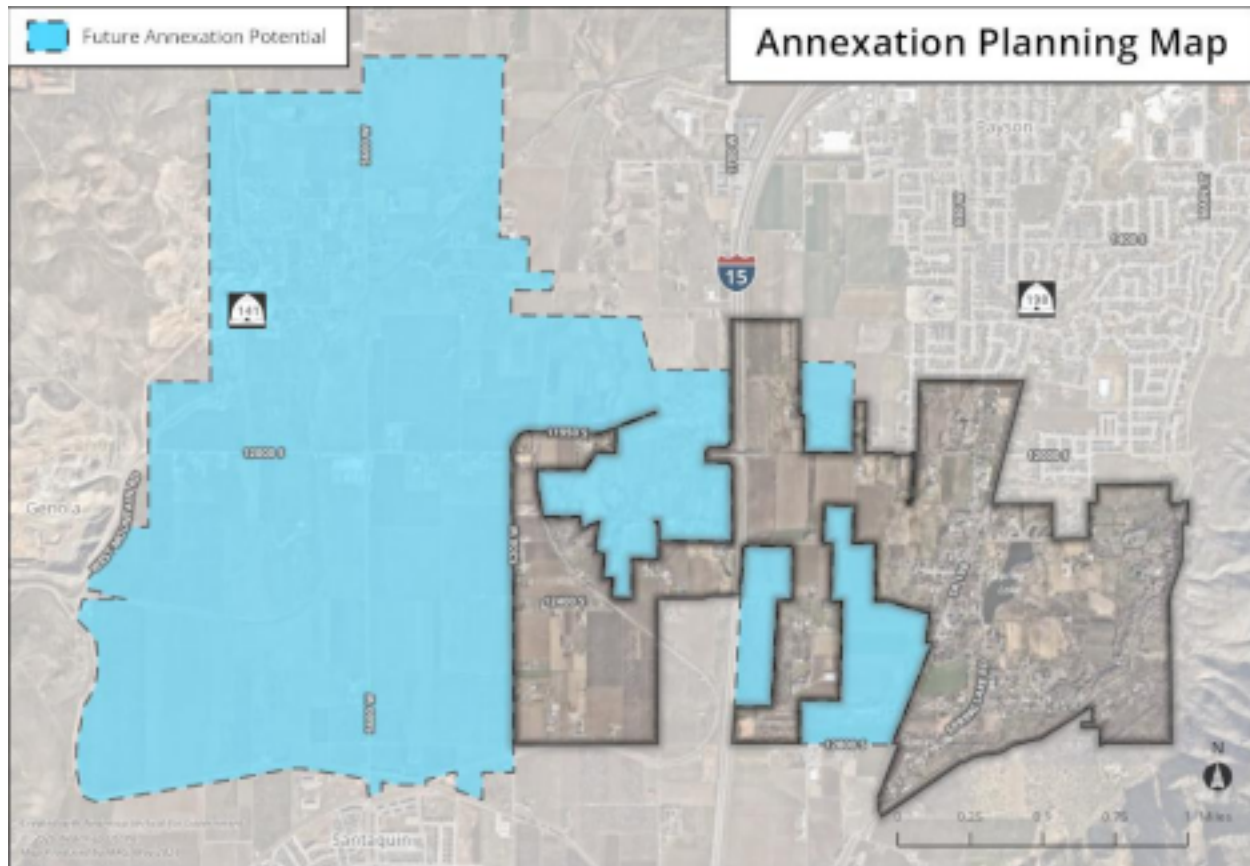
10.6 Implementation

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.

Town of Spring Lake

Planning Commission Meeting Agenda

Meeting to be Held
May 20, 2026 – 7:30 P.M.
3744 West 12240 South
Spring Lake, Utah 84651

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE TOWN OF SPRING LAKE WILL HOLD A COMMISSION MEETING ON WEDNESDAY, MAY 20, 2026, AT 7:30 PM.

JOIN US DIGITALLY AT <https://us06web.zoom.us/j/88266830888?pwd=aT4o2KvOnybTbYGiM3yQCf1nmMWvta.1>

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

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

Commissioners Absent: Layne Batty.

Alternates Present: Von Menlove.

Alternates Absent: Greg McDavitt.

Staff Present: Carrie Knapp, Treasurer; LAA, Spencer Foster.

Staff Absent: Rebecca Batty, Town Recorder; Brenda Warner, Deputy Recorder.

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

PUBLIC COMMENT

THIS IS THE TIME SET ASIDE FOR THE PUBLIC TO BRING FORWARD ANY ITEM THAT THEY WISH TO DISCUSS. THESE ITEMS DIFFER FROM THOSE ON THE AGENDA CONSIDERED FOR PUBLIC HEARINGS. PLEASE KEEP COMMENTS TO THREE MINUTES MAXIMUM.

Chair Jason Knapp: Opened the public comment. No public comments were received.

PUBLIC HEARINGS

2. PLANNING COMMISSION CONSIDERATION OF THE TOWN'S GENERAL PLAN AND RECOMMENDATION TO THE TOWN COUNCIL FOR ADOPTION.

Chair Knapp: Opened the public hearing to receive comments regarding the proposed Spring Lake General Plan. He noted that the General Plan represented the culmination of many months of work and invited members of the public to provide comments and recommendations.

Citizen Comment (Recording Unclear): A resident who identified himself as a professional planner offered several recommendations regarding the proposed General Plan. He emphasized that a general plan is intended to serve as a guiding policy document and is not intended to permanently dictate future land use decisions. He encouraged the Commission to maintain flexibility within the document and reminded the Commission that the plan can be amended as community needs evolve.

Regarding the Town's annexation policy, the commenter recommended expanding the proposed annexation area farther west toward Genola and south along West Mountain Road to preserve future options for the Town. He explained that including additional territory in the annexation policy would not require annexation to occur but would preserve opportunities for future negotiations and growth.

The commenter also encouraged the Town to identify additional commercial opportunities, particularly along Highway 6 and major transportation corridors, to provide long-term revenue sources for the Town while preserving its rural character.

The commenter further recommended creating additional commercial zoning classifications or a limited industrial/commercial designation to accommodate uses that municipalities are required to allow under state law, such as sexually oriented businesses or other intensive commercial uses. He explained that designating an appropriate location now would allow the Town to better control where such uses could occur rather than allowing them within any commercial district. He also noted that specialized commercial or industrial zoning could accommodate contractor yards, trucking facilities, and similar uses while protecting residential neighborhoods.

Chair Knapp: Thanked the commenter for his recommendations and opened discussion among the Commission.

Mayor Menlove: Asked clarifying questions regarding whether the recommendations required creating additional zoning districts or simply broadening the commercial designation already proposed in the General Plan. He also questioned whether the Town should identify specific parcels for specialized commercial uses or maintain greater flexibility until zoning ordinances are developed. Mayor Menlove expressed support for preserving future annexation opportunities while recognizing that any actual annexation would occur only after additional public discussion and future Commission and Council action. He also emphasized the importance of obtaining legal review before finalizing the General Plan and evaluating how broadly commercial areas should be designated.

Councilmember Charles: Agreed that expanding the annexation policy would provide additional future flexibility provided overlapping annexation areas with neighboring municipalities did not create legal issues. He also supported discussing potential commercial zoning classifications with legal counsel before adopting the final General Plan.

Commissioner Behling: Supported expanding the annexation planning area toward West Mountain and discussed future development opportunities associated with the quarry and transportation corridors. He noted that preserving future commercial and industrial opportunities could provide long-term tax revenue while allowing the Town to maintain its rural character. Commissioner Behling also stressed the importance of carefully crafting zoning regulations to protect existing agricultural uses and avoid creating unnecessary conflicts with current property owners.

Chair Knapp: Expressed concern about designating additional annexation areas that had not previously been discussed with Spring Lake residents during earlier public meetings. He also questioned whether creating an industrial or specialized commercial designation could unintentionally affect individual property owners. Throughout the discussion, Chair Knapp emphasized balancing flexibility with protecting the Town's long-term vision and preserving residents' expectations.

Spencer Foster: Explained that future amendments to the General Plan, including modifications to the annexation policy, would require a formal amendment process. He also noted that while the Utah League of Cities and Towns could answer procedural questions, it would not provide legal advice regarding the specific content of the Town's General Plan.

Chair Knapp: Closed the public hearing following all public comments.

****AGENDA ACTION ITEMS****

TOWN PLANNING COMMISSION MAY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS

3. DISCUSSION AND POTENTIAL ACTION – APPROVAL OF MINUTES FROM APRIL 15, 2026, MEETING

Chair Knapp: Asked for any comments on the minutes. Made a comment to Spencer about keeping the names of Mayor Menlove, Commissioner Moore, and Commissioner Menlove separate and more clear on the minutes when possible.

Spencer Foster: Said that he will try, but minutes are based on recordings of voices and can be difficult to determine.

Commissioner (recording unclear): Moved to approve the minutes.

Commissioner (recording unclear): Seconded the motion.

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

4. DISCUSSION AND POTENTIAL ACTION – CONSIDERATION OF THE TOWN'S GENERAL PLAN AND RECOMMENDATION TO THE TOWN COUNCIL FOR ADOPTION.

Following the public hearing discussion, the Commission generally agreed to:

- Continue legal review of the General Plan before forwarding it to the Town Council.
- Consider expanding the proposed annexation planning area to preserve future options while recognizing that annexation would remain subject to future public processes.
- Explore creating an additional commercial or specialized zoning designation that would allow the Town to better regulate uses required under state law while protecting residential and agricultural areas.
- Continue refining the General Plan and future zoning ordinances to maintain flexibility while preserving the Town's rural and agricultural character.

REPORTS

5. CHAIR
6. VICE CHAIR
7. COMMISSION MEMBERS
8. STAFF MEMBERS
9. OTHER

CLOSED MEETING (IF NECESSARY)

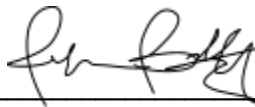
POSSIBLE MOTION TO ENTER INTO CLOSED MEETING FOR THE PURCHASE, EXCHANGE, OR LEASE OF PROPERTY; PENDING OR REASONABLY IMMINENT LITIGATION; THE CHARACTER, PROFESSIONAL COMPETENCE, OR THE PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; OR THE DEPLOYMENT OF SECURITY PERSONNEL, DEVICES, OR SYSTEMS.

ADJOURNMENT

Commissioner (recording unclear): Made a motion to adjourn the meeting.

Commissioner (recording unclear): Seconded the motion.

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



Rebecca Batty, 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 206-596-1488 or by email at recorder@springlakeutah.gov at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

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