

SPRING LAKE GENERAL PLAN (DRAFT)

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.

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 Town Council was first 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 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 (Required)

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 low-density residential development
- Limit commercial uses to small, designated areas
- Protect environmentally sensitive lands

Growth will be incremental, carefully evaluated, and aligned with infrastructure capacity.

3.3 Future Land Use Map

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

(Insert color-coded Future Land Use Map image here once complete)

This map illustrates the planned distribution of land uses within Spring Lake based on community input, existing development patterns, and long-term preservation goals. The map is intended to guide future zoning and development decisions and does not regulate specific properties.

Map Description

The Future Land Use Map illustrates the desired long-term pattern of development within Spring Lake. It reflects the community's priorities, existing development patterns, environmental constraints, and infrastructure considerations.

The map is intended to guide land use decisions, zoning regulations, and development approvals. It is not a parcel-specific regulatory tool but provides a policy framework for evaluating future proposals.

The land use designations shown on the map are intentionally broad and are designed to:

- Preserve Spring Lake's rural character
 - Protect agricultural land and open space
 - Direct limited growth to appropriate areas
 - Ensure compatibility between land uses
 - Align development with available infrastructure
-

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 low-density development
- 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 small-scale 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

The Future Land Use Map establishes a clear geographic structure for the Town:

- **Western Areas** are designated primarily for agricultural preservation, reflecting existing land use patterns and strong community support for maintaining open space and farming activities.
- **Central Areas** function as a transition between agricultural land and residential areas, allowing for limited and carefully managed growth where appropriate.

- **Eastern Areas** are primarily designated for rural residential development, consistent with existing neighborhoods and community preferences for larger lot sizes.
 - **Limited Commercial Areas** are located strategically to serve local needs without creating strip or highway-oriented development patterns.
 - **Natural Resource Areas**, including the lake and associated waterways, are identified for protection to preserve environmental quality and scenic value.
-

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 primary categories:

AR-5 (Agricultural/Residential – 5-Acre Minimum)

AR-5 areas are intended to maintain and protect Spring Lake's agricultural lands, open space, and rural landscape. These areas reflect both existing land use patterns and strong community support for preserving farming activities and the ability to keep animals.

Agriculture is considered the **primary and preferred use** within this designation as well as rural estate residential development patterns supporting animal husbandry, accessory structures, and similar uses that are compatible with ongoing agricultural operations.

Development within AR-5 areas should be carefully limited to avoid fragmentation of farmland and to preserve large, contiguous parcels. Subdivision of land into smaller residential lots is strongly discouraged where it would interfere with agricultural viability or alter the rural character of the area.

New development adjacent to agricultural areas should be designed to minimize conflicts, including issues related to noise, odors, dust, and typical farming activities. The Town supports right-to-farm principles and recognizes the importance of protecting agricultural operations from encroachment.

AR-5 areas are generally not intended for extension of urban-level infrastructure or services. Development that would require significant infrastructure expansion or introduce urban development patterns is not appropriate.

RR – 2.5 (Rural Residential – 2.5 Acre Minimum)

Rural Residential areas are intended to provide for low-density residential development that maintains the open, spacious character of Spring Lake. These areas reflect the community's strong preference for larger lot sizes, separation between homes, and the ability to maintain a rural lifestyle.

Residential development in these areas should consist primarily of single-family homes on lots that are generally **2.5 acres** or larger. Lot sizes and configurations should preserve open space, maintain scenic views, and allow for the keeping of animals where appropriate.

New development should be designed to be compatible with existing homes and surrounding land uses, particularly agricultural areas. Site design should emphasize spacing between structures, minimal visual impact, and preservation of natural features.

Higher-density housing types, including apartments and large-scale townhome developments, are not appropriate within Rural Residential areas. Accessory dwelling units may be allowed in accordance with state law and local regulations, provided they do not significantly alter neighborhood character.

Infrastructure improvements in Rural Residential areas should be scaled to maintain the Town's rural character and should not be designed to accommodate urban-level densities.

Residential Cluster

Residential Cluster areas are intended to provide a limited opportunity for flexibility in residential design while preserving open space and maintaining the overall rural character

of Spring Lake. This designation should be applied in locations where clustering can achieve meaningful preservation of land and community character.

Cluster development allows homes to be grouped on smaller portions of a site in order to preserve larger areas of open space, agricultural land, or natural features. The overall density of development should remain consistent with the Town's low-density goals, even if individual lot sizes are reduced.

Clustered developments should be designed to:

- Preserve significant open space in a meaningful and usable configuration
- Minimize visual impacts and maintain rural views
- Be compatible with surrounding land uses
- Avoid creating the appearance of suburban or urban-style subdivisions

This designation is not intended to introduce higher-density housing into the Town, but rather to provide an alternative design approach that achieves preservation objectives while allowing limited flexibility.

Open space preserved as part of a cluster development should be permanently protected from future development. The town intends that such areas remain as open space, agricultural land, or natural areas in perpetuity.

As part of future land use regulations, the town may require that preserved open space be protected through legally enforceable mechanisms, such as conservation easements or similar tools, to ensure that these areas remain undeveloped and consistent with the purposes of this designation.

Cluster developments should only be approved where they clearly demonstrate a benefit over conventional lot layouts in terms of open space preservation, agricultural protection, or environmental sensitivity.

Cluster development is intended to provide an alternative to conventional subdivision design and is not required. Property owners may choose to develop land using standard lot configurations or a clustered approach, provided all applicable standards are met. The clustered approach is encouraged where it results in meaningful preservation of open space, agricultural land, or natural features.

Limited Commercial

Limited Commercial areas are intended to accommodate small-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 small neighborhood-serving businesses, professional services, 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 rather than along extended corridors
- 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 surrounding the lake, streams, and sensitive lands where development is limited to protect environmental quality.

3.7 Residential Development

Residential development in Spring Lake should reinforce the Town's rural character.

Single-family homes will remain the dominant housing type. Larger lot sizes—two acres or more—are preferred and reflect strong community support. Individual lots developed as approved Residential Cluster developments may be as small as one-acre lots, while maintaining the overall density of the developed parcel at no more than one lot per two acres.

Higher-density housing types, including apartments and townhome developments, are not consistent with the community's vision and should not be broadly permitted.

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 light 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.

CHAPTER 4: TRANSPORTATION ELEMENT (Required)

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 regional 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 and biking 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.

4.5 Transportation Map

Figure 4-1: Transportation System Map

(Insert Transportation map here)

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 Transportation Map illustrates the general layout and functional classification of roadways within Spring Lake. The map is intended to provide a high-level understanding of the Town's transportation system and to guide future decisions related to roadway improvements and connectivity.

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.

CHAPTER 5: HOUSING ELEMENT (Not Required)

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 low-density residential development patterns
 - 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
 - Encourage lot sizes that support rural living, generally one acre or larger
 - 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
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5.5 Moderate Income Housing Considerations (Not Required)

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 (Not Required)

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.

CHAPTER 7: PUBLIC FACILITIES & INFRASTRUCTURE (Not Required)

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 (Not Required)

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 day-to-day needs of residents and to provide some secondary economic benefits to the Town. Survey results indicate moderate support for small-scale, 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.

8.3 Goals

The Town seeks to:

- Support small-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 daily 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 and located only in designated areas identified on the **Future Land Use Map**
- Allow only small-scale, low-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 limited 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
- 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.

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 low-density residential uses.
 - **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.
-

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 and 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
(Insert annexation planning map here)

Map Description (Include This Text)

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.

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.

Map Caption (Use This Language Exactly)

Figure 10-1: Annexation Planning Map

This map identifies areas that may be considered for future annexation into Spring Lake. It is intended to guide long-term planning and does not obligate the Town to annex any specific property.

DRAFT

Residential Cluster Zoning in Spring Lake

An Alternative Method of Zoning

The Goal:

The General Plan survey results clearly demonstrated that the community wants to preserve the rural, open spaces of Spring Lake and protect farmland and environmental resources while allowing for some residential growth through larger lots.

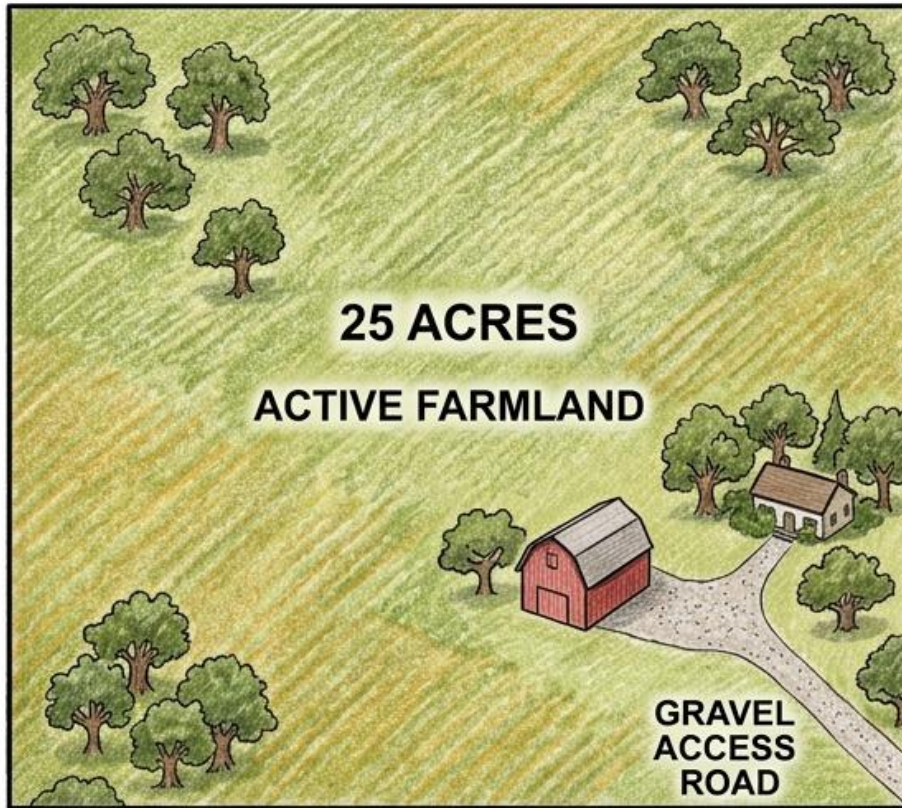
- **Our Rural Vision:** Open fields, working farms, scenic views, protected waterways
- **The Challenge:** Conventional development often eats up the very rural character that makes Spring Lake special.
- **A Potential Solution:** Residential Cluster Development

What is “Regular” (Conventional) Zoning:

- This is the standard approach to zoning where a single home can be built on a single lot based on minimum lot size requirements.
 - Example: A 25-acre lot zoned with minimum lot sizes of 2.5 acres per lot could potentially be subdivided into 10 lots that are 2.5 acres each.

DEVELOPING A 25-ACRE RURAL TRACT: A COMPARISON

AS A SINGLE AGRICULTURAL LOT
(PRE-DEVELOPMENT)



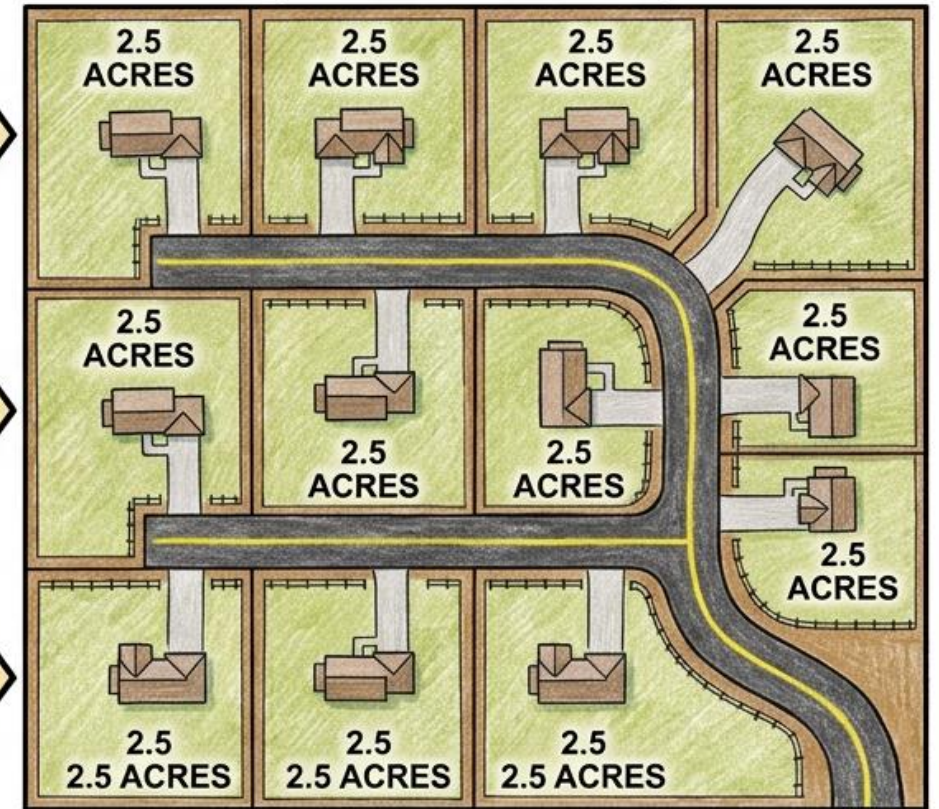
AGRICULTURAL USE

Loss of
Contiguous
Farm Land

Increased
Road
Network

Uniform
Sprawl
Pattern

POST-DEVELOPMENT:
CONVENTIONAL 10-LOT ZONING
(2.5 ACRES EACH)



ENTRANCE
ROAD

Ignore the two extra lots shown –
Error in creating the illustration.

Impacts of “Regular” (Conventional) Zoning:

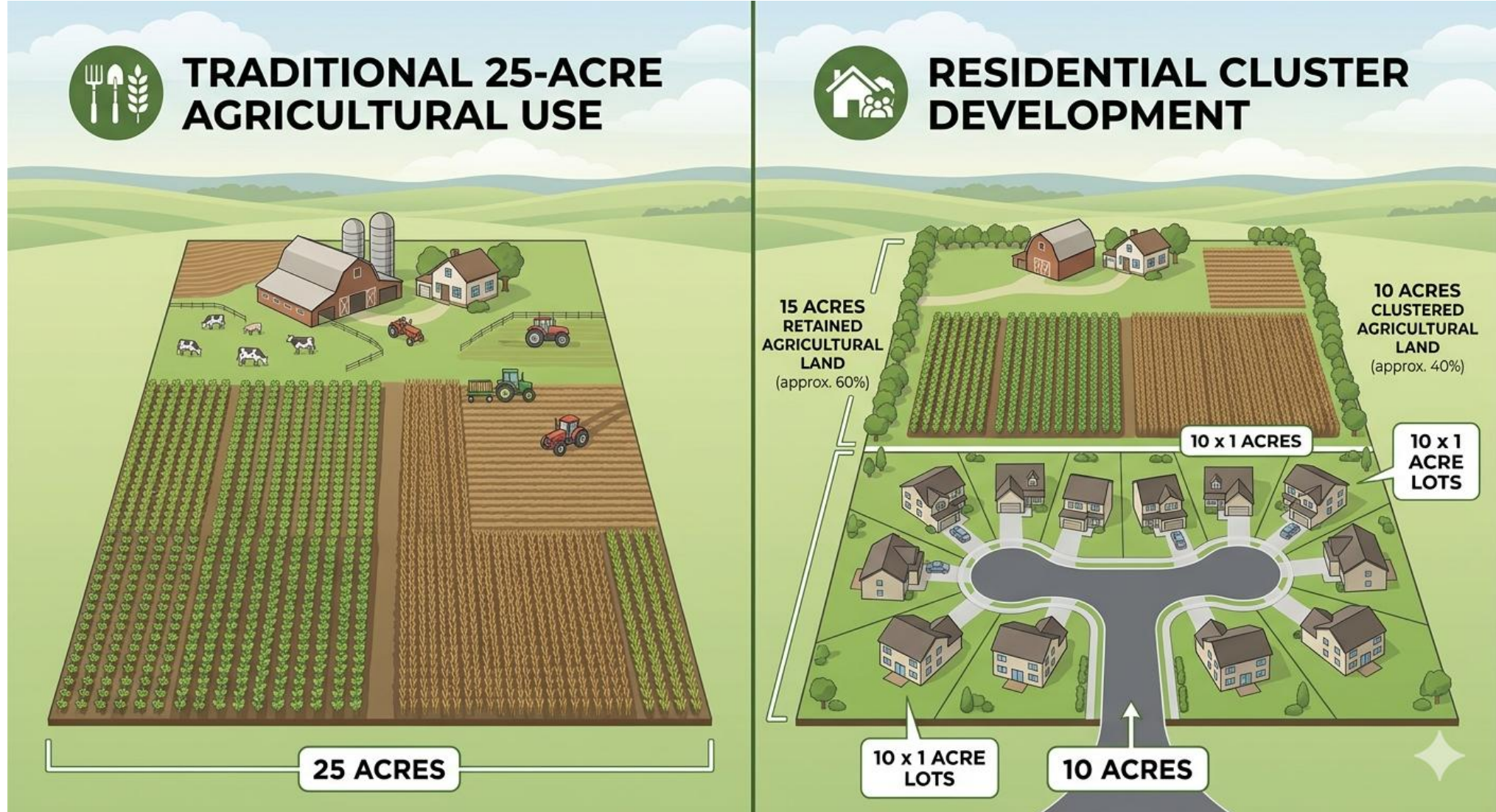
Impacts:

- No shared open space
- Wildlife habitat and/or farmland is fragmented
- Higher cost for development of roads and utility extensions
- More roads for the town to maintain moving forward

“Cluster” Zoning: What is It?

- **The Definition:** Placing houses in closer proximity (clustering) on smaller lots, while keeping the rest of the land as permanently protected open space.
- **Basic Concept:** Instead of spreading houses evenly across a large plot (like a 25-acre plot being subdivided into 10 separate lots that are 2.5 acres each), the same houses are placed more closely together on smaller lots (for example, 1 acres each) on a portion of the property. The remainder of the property is preserved as permanent open space. (In this example, a 25-acre lot with 10 one-acre lots would leave 15 acres of permanent open space.)
- **Density Remains Same:** The *total number* of homes allowed to be built is the same as regular zoning; only the layout changes.
- **Key Feature:** The “saved” open land is often 50% - 70% of the total parcel, permanently preserved for conservation, farming, or shared community open space. This portion of the land can’t be developed in the future.

DEVELOPING A 25-ACRE RURAL TRACT: A COMPARISON



Ignore the two extra lots shown –
Error in creating the illustration.

Impacts of “Cluster” Zoning:

Impacts:

- **Preserves Rural Character:** Keeps farmland, open land, and views active and intact.
- **Environmental Protection:** Directs development away from sensitive areas like wetlands, streams, and steep slopes.
- **Lower Infrastructure Costs:** Shorter roads and infrastructure extensions save money on construction for the landowner and future maintenance costs for the town.
- **Enhanced Community Value:** Homes often have higher property values because they are surrounded by permanent scenic open space rather than developed property.

A Side-by-Side Illustration

Standard 2.5-Acre Grid Zoning

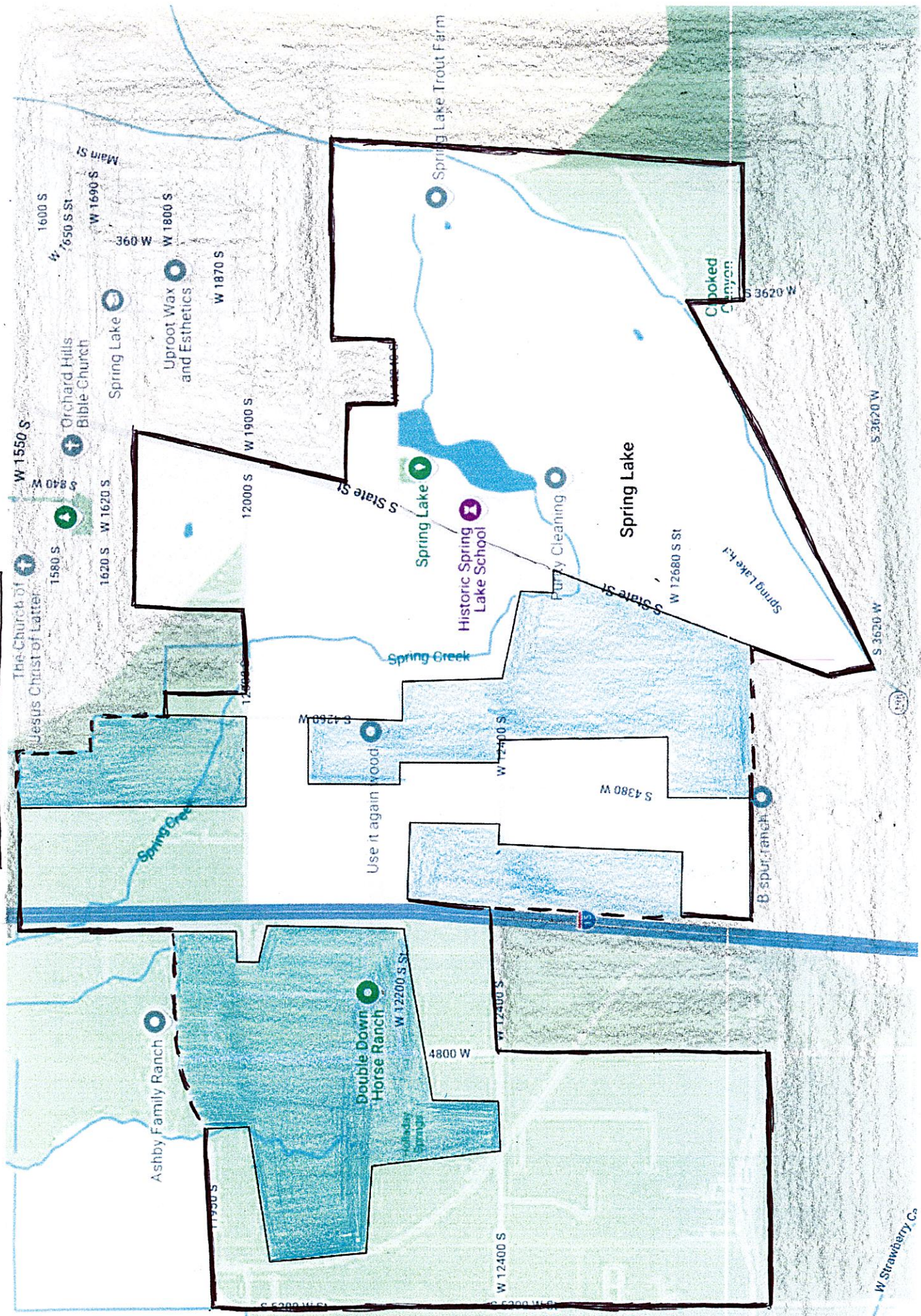


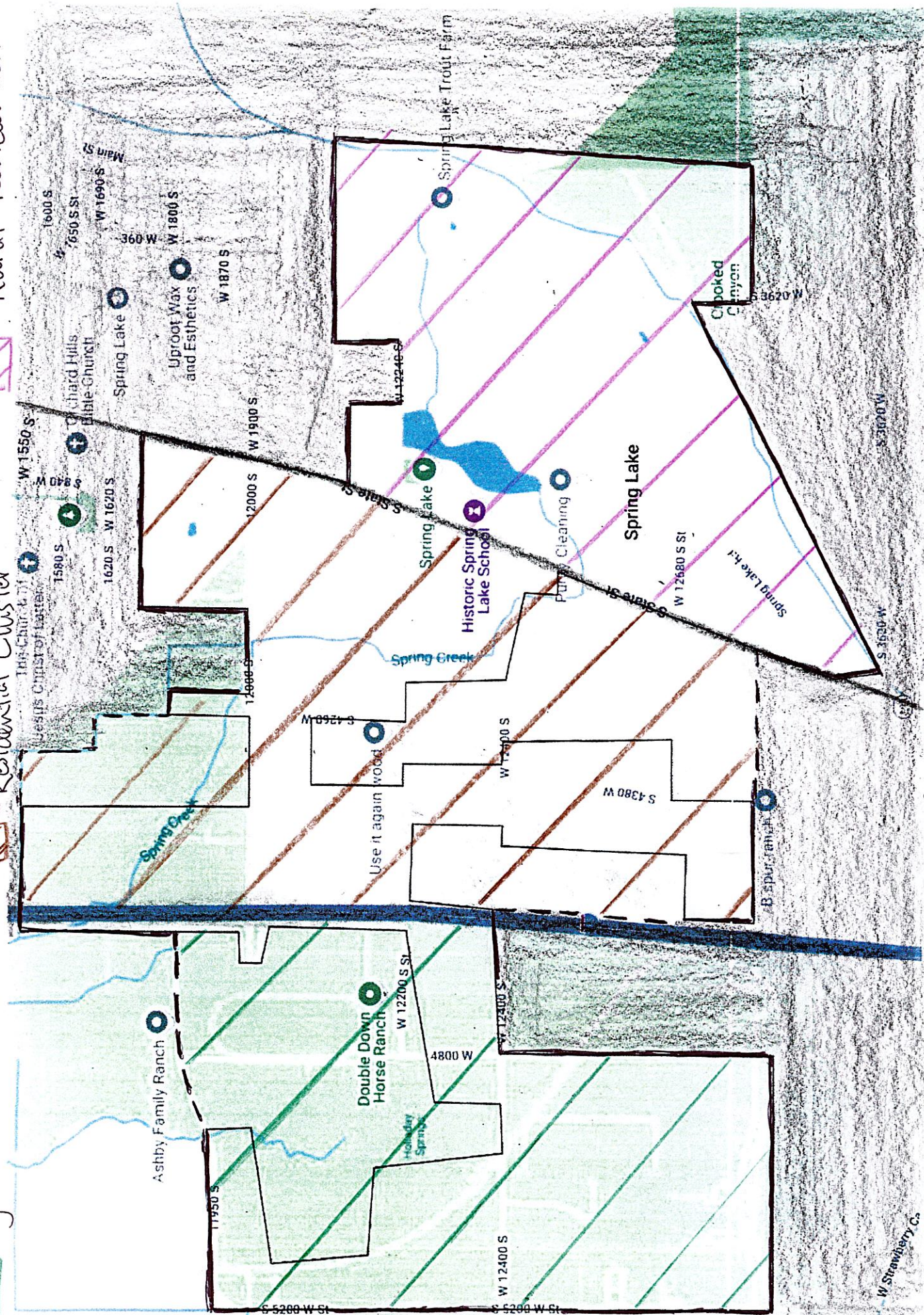
Cluster Zoning with 1-Acre Lots and 15-Acre Preserve



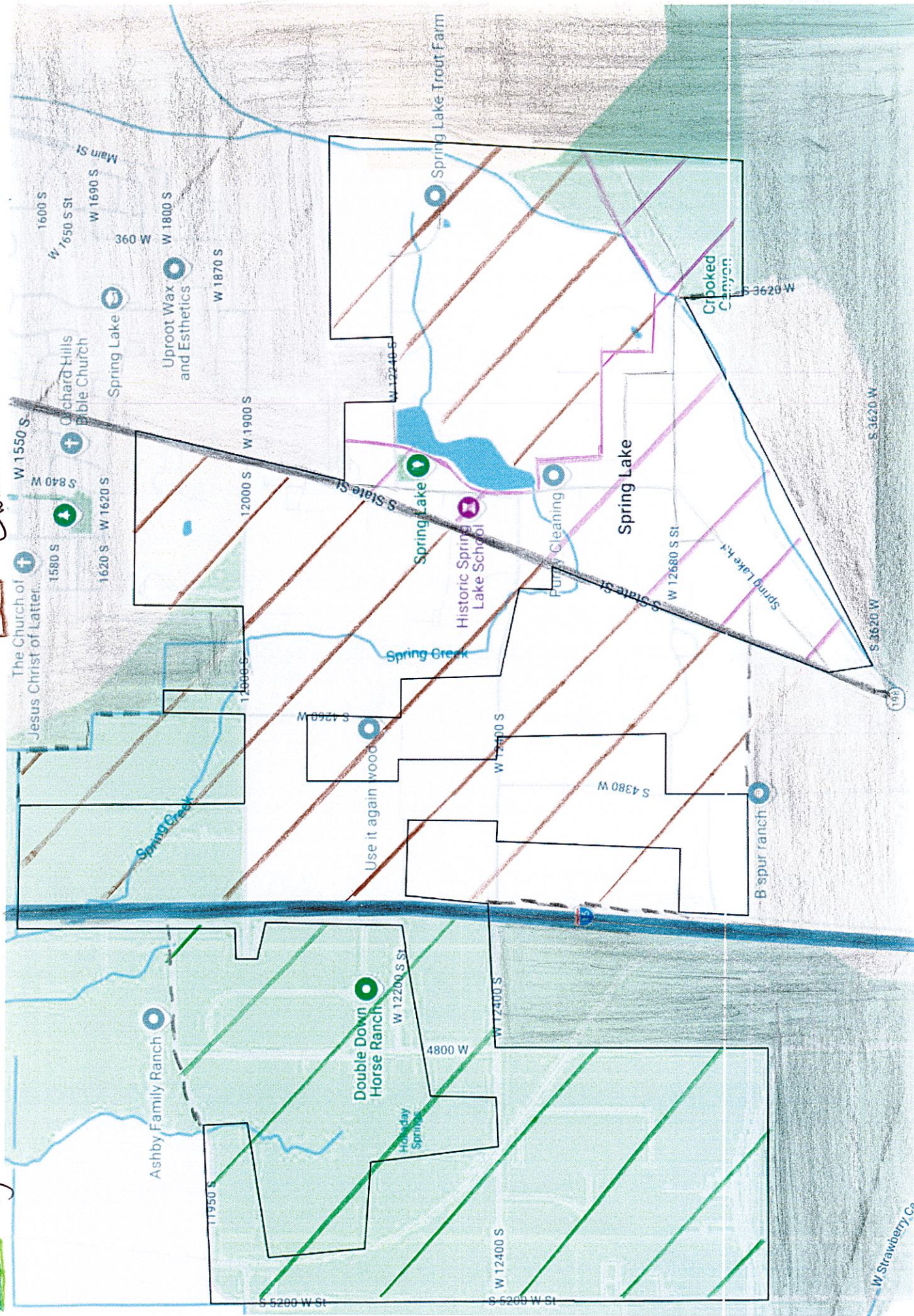
KEY: Stream Riparian Area Residential Lots Preserve Preserve 1-Acre Side Drive Publicly accessible gravel walking access trail
Riparian Ar Driveways Domestic Landscaping Fragmented Feener Creek Landshope Small central community garden

-Future Annexation Potential



WESTEAST

☒ - Rural Residential

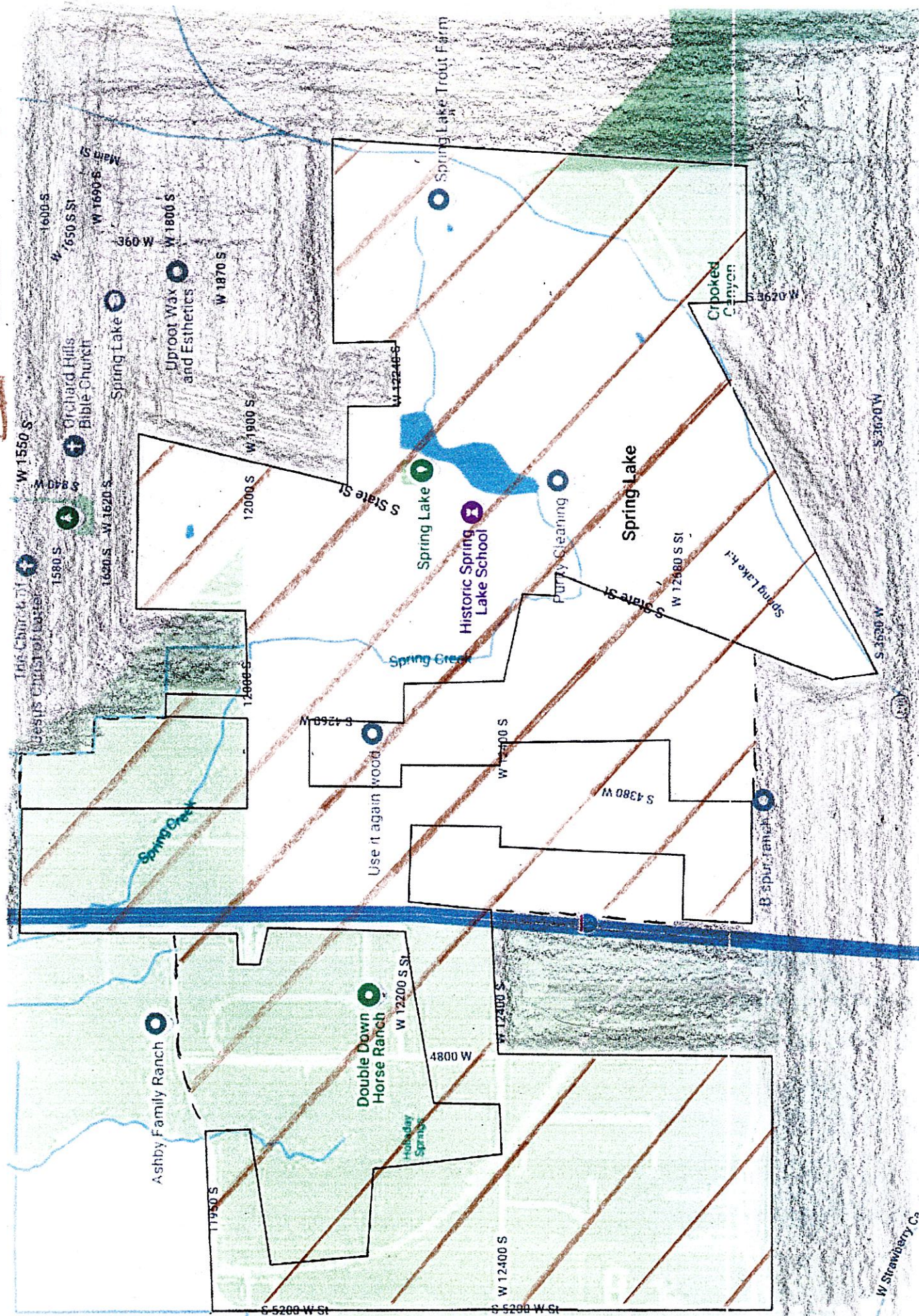


CENTRAL

EAST

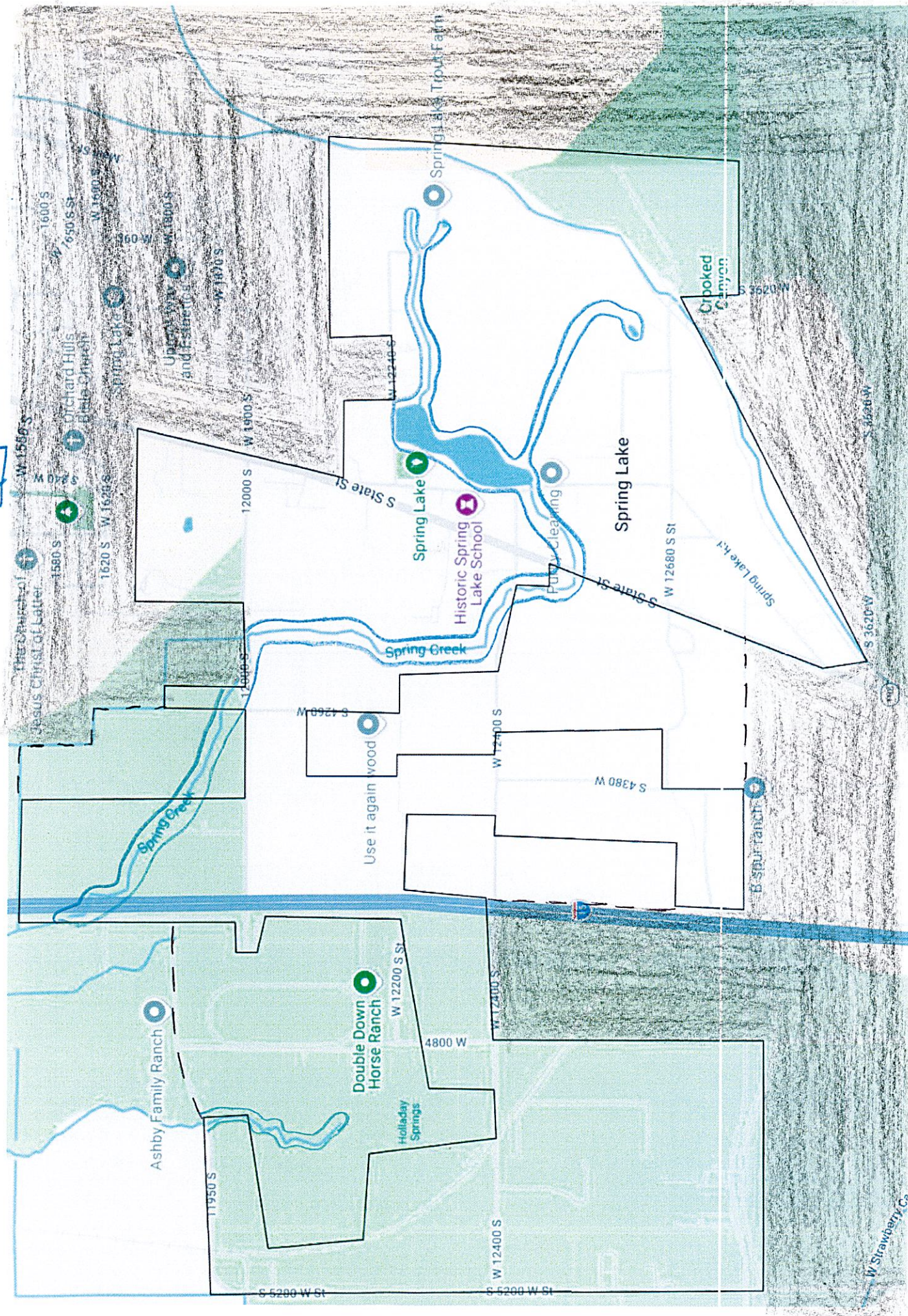
WEST

Residential Cluster

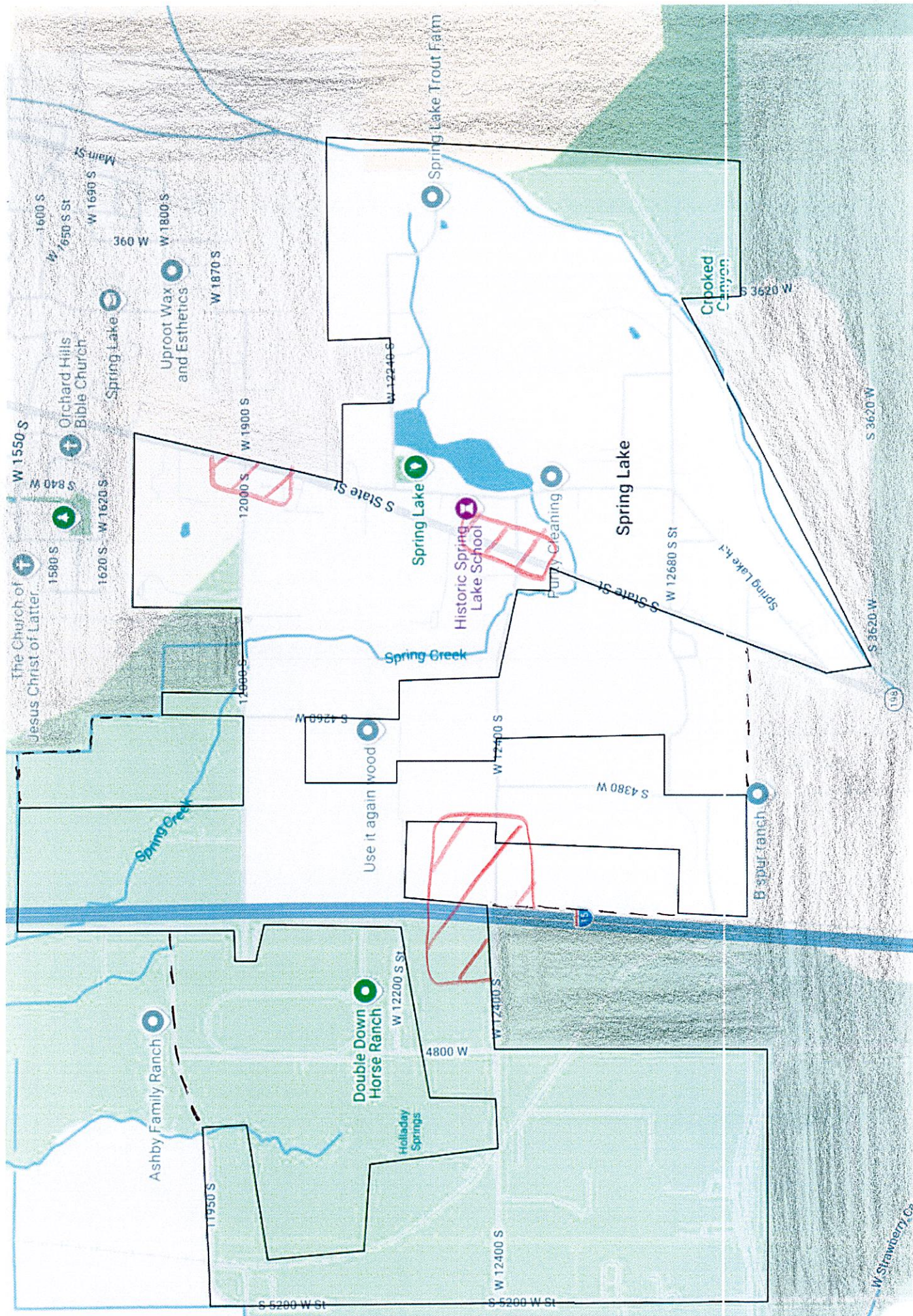


(Landowner may elect Agricultural Residential)

- Natural Resource Protection

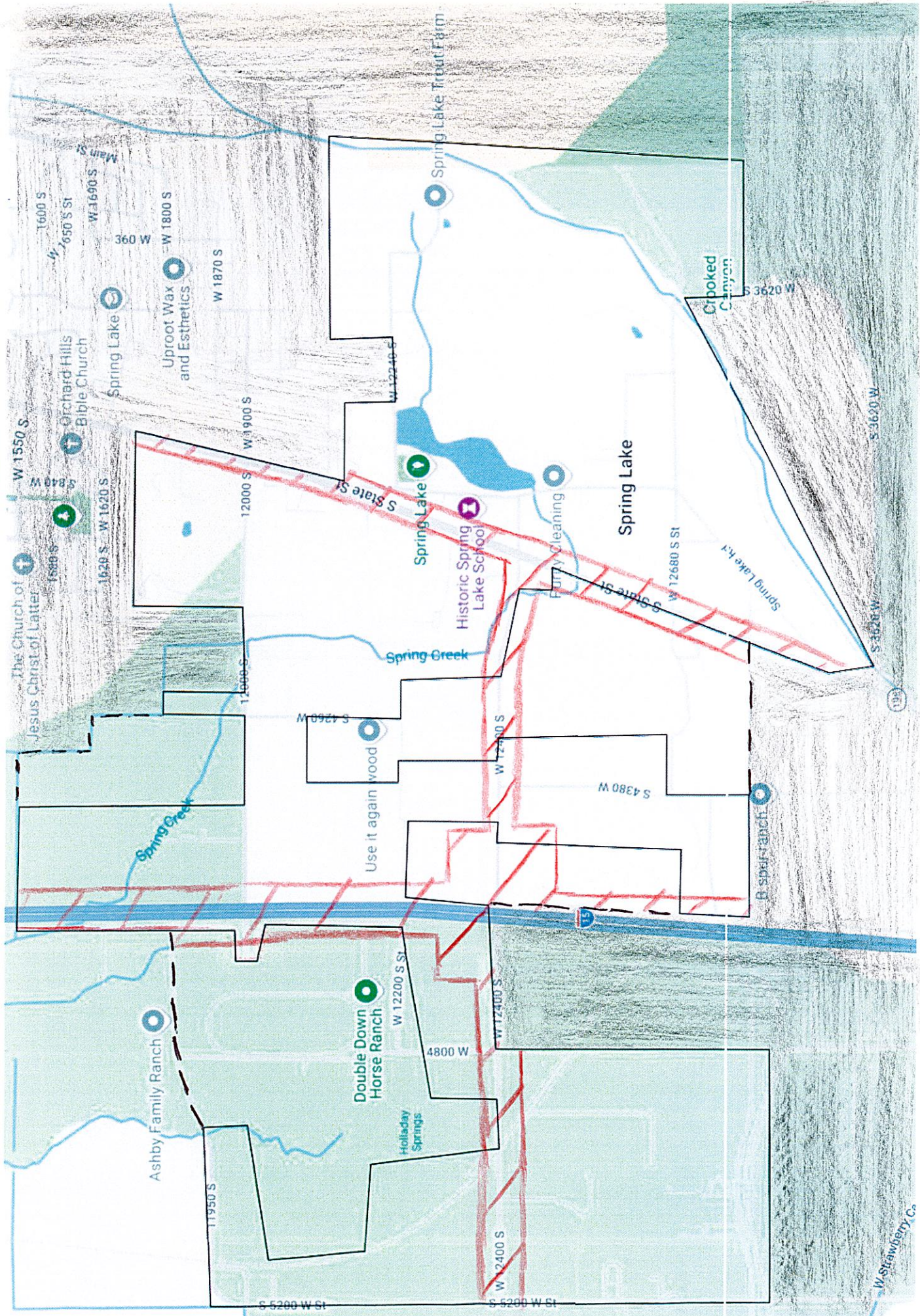


Zoning Map #5



Zoning Map #6

- Limited Commercial



Spring Lake Boundary Map

