

Town of Spring Lake

Planning Commission Meeting Agenda

Meeting to be Held

April 15, 2026 – 7:30 P.M.

3744 West 12240 South

Spring Lake, Utah 84651

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

<https://us06web.zoom.us/j/83089320705?pwd=MvT9MtXI3iEPPDjWYPicuk56TGL44a.1>

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

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

Alternates Present: Von Menlove.

Alternates Absent: Greg McDavitt.

Staff Present: Deputy Town Recorder, Brenda Warner.

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

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

PUBLIC COMMENT

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

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

****AGENDA ACTION ITEMS****

TOWN PLANNING COMMISSION MAY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS

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

Chair Knapp: Asked for any comments on the minutes.

Commissioner Behling: Moved to approve the minutes.

Commissioner Moore: Seconded the motion.

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

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

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

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

Commissioner Batty: Seconded the motion.

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

WORK SESSION

4. DISCUSSION – INITIAL GENERAL PLAN OUTLINE REVIEW AND CONSIDERATION

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

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

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

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

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

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

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

Commissioner Moore: Asked about the roads.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Knapp: They would all want ag.?

Commissioner Behling: Yes, ag.

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

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

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

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

Chair Knapp: Nobody is disputing this.

Commissioner Behling: Map #2 is fine.

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

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

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

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

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

Commissioner Behling: If not, we are their representatives.

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

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

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

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

Commissioner Benson: Neither do I, but.

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

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

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

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

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

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

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

Commissioner Batty: Thinks that this should really be protected.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Knapp: Asked Spencer for his opinion.

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

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

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

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

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

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

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

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

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

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

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

CLOSED MEETING (IF NECESSARY)

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

REPORTS

8. CHAIR

9. VICE CHAIR

10. COMMISSION MEMBERS

Commissioner Moore: Asked about doing a Chipper Day.

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

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

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

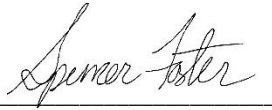
11. STAFF MEMBERS

ADJOURNMENT

Commissioner Batty: Made a motion to adjourn the meeting.

Commissioner Behling: Seconded the motion.

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

A handwritten signature in cursive script that reads "Spencer Foster". The signature is written in dark ink and is positioned above a horizontal line.

Spencer Foster, Temporary Town Recorder

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

CERTIFICATE OF POSTING

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