

# Draft Minutes - Town of Spring Lake

## Planning Commission Meeting Agenda

### Meeting to be Held

April 29, 2026 – 6:00 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 29, 2026, AT 6:00 PM. JOIN US DIGITALLY AT

<https://us06web.zoom.us/j/86001849655?pwd=18a4mgaDjaXtcHLCEHeLfZZiCoMsBd.1>

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

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

**Alternates Present:** Von Menlove. Will be a voting member for this meeting.

**Commissioners Absent:** Richard Behling.

**Alternates Absent:** Greg McDavid.

**Staff Present Virtually:** LAA, Spencer Foster

**Chair Knapp:** Conducted a roll call to start the meeting. Asked Carrie Knapp to say the opening prayer and Michelle to lead everyone in the Pledge of Allegiance.

**Carrie Knapp:** Offered a prayer to start the meeting.

**Michelle:** Led those in attendance in the Pledge.

**Chair Knapp:** Explained that they held an open house last week to discuss maps and general plan documents. Expressed to those present what the purpose of this meeting was. The purpose is to get citizen feedback regarding general plan maps tonight. Brought up the timeline of potential approval for the town's General Plan. Hoping to have this approved by the end of May.

### **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.

**Citizen Comment:** Brought up a property with a development plan that they want to pursue and updated the commission on what the plan would potentially be. Talked about Payson City as well regarding the roads that will go through Spring Lake and Payson.

**Chair Knapp:** There was a conversation related to a pump or a pipe going into Payson as well.

**Mayor Menlove:** Surveyors have been going down the road regarding this project. Explained how Payson pumps water down pipes through a new subdivision. They are wanting to tap into a pipe underneath a road in Spring Lake and asked for permission to do this. If citizens see digging, that is the reason why.

**Commissioner Batty:** Motioned to close the public comment.

**Commissioner Benson:** Seconded.

**Vote:** All in favor say I. Unanimous. Public Comment closed.

### **\*\*AGENDA ACTION ITEMS\*\***

TOWN PLANNING COMMISSION MAY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS

#### 2. DISCUSSION AND POTENTIAL ACTION – PROPOSED GENERAL PLAN MAPS

## A. PUBLIC COMMENT

**Chair Knapp and Various Members of the Public:** Went into an explanation of the general plan maps that are the main topic of the discussion tonight. Packets of the maps were provided for those in attendance. Went over the maps one by one. Proposed Annexation Map. 3 Proposed Residential Zoning Concept Maps. Each of these three maps has different ideas for zoning density for the town. Explained what residential-cluster zoning is and the benefits/tradeoffs for this type of zoning. Compared this type of zoning to traditional zoning and reasons for each. Went into an explanation of Agricultural-Rural 5 acres, Residential-Cluster 2.5 acres, or Rural-Residential 1 acre. Discussed Grandfathering of zoning. Greenbelt designation discussed and how that goes through the County. Various comments about where to designate specific types of ag-rural vs cluster zoning. Discussed different properties throughout the town and what different zoning would do to those sections. Also discussed future annexation of different properties and what those property owners are wanting via general plan/master plans to be incentivized to join either Payson or Spring Lake. Multiple comments and concerns about high-density and how that would change the outlook and feel of what Spring Lake is wanting to be. Annexation Policy Plans discussed and the rules for having future properties on the map. Natural Resources Map. 2 Commercial Maps. The first map was a concept of clusters of commercial properties. The second map was more of a corridor approach for commercial properties.

**The video and audio recordings for this meeting ended before the meeting adjourned.**

I reached out to various meeting attendees to inquire about further comments and discussions. The remainder of the meeting involved questions, concerns, and ideas for the various maps provided to those in attendance. Concerns about cluster zoning and how that would work. Others had concerns about where to put commercial zoning. Some brought up concerns about the acreage for the different types of zones and what the density should be in each. Overall, those in attendance were able to discuss the maps for the general plan and provide excellent guidance to the Planning Commission for further consideration.

### **CLOSED MEETING (IF NECESSARY)**

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

### **REPORTS**

3. CHAIR
4. VICE CHAIR
5. COMMISSION MEMBERS
6. STAFF MEMBERS

### **ADJOURNMENT**

**Motion to adjourn:** Recording ended before this.

**Seconded:** Recording ended before this.

**Vote:** Recording ended before this.



Spencer Foster, Temporary Town Recorder

**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](http://springlakeutah.gov) website, and the Utah Public Notice Website.