

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)

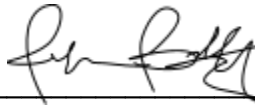
POSSIBLE MOTION TO ENTER INTO CLOSED MEETING FOR THE PURCHASE, EXCHANGE, OR LEASE OF PROPERTY; PENDING OR REASONABLY IMMINENT LITIGATION; THE CHARACTER, PROFESSIONAL COMPETENCE, OR THE PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; OR THE DEPLOYMENT OF SECURITY PERSONNEL, DEVICES, OR SYSTEMS.

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.