

Planning Commission Agenda Packet - August 5, 2026

TOWN OF SPRING LAKE, UTAH

NOTICE OF PUBLIC HEARING – PLANNING COMMISSION PROPOSED ADOPTION OF TITLES 7, 9, AND 10 OF THE SPRING LAKE MUNICIPAL CODE

Notice is hereby given that the Planning Commission of the Town of Spring Lake, Utah will hold a public hearing to receive public comment regarding the proposed adoption of Titles 7, 9, and 10 of the Spring Lake Municipal Code.

Date: Wednesday, August 5, 2026

Time: 6:00 p.m.

Location: 3744 West 12240 South, Spring Lake, Utah 84651

Purpose of the Hearing:

The purpose of this public hearing is to receive public comment regarding the proposed adoption of Titles 7, 9, and 10 of the Spring Lake Municipal Code.

The proposed ordinances would establish regulations and administrative procedures relating to public works and infrastructure, building regulations, and land use and development within the Town of Spring Lake.

The proposed ordinances generally include the following:

Title 7 – Public Works. Establishes regulations and procedures relating to public infrastructure, Town roads, rights-of-way, roadway access, drainage facilities, utilities, public improvements, and related public works matters, including permits for certain work within Town rights-of-way and connections to Town roads.

Title 9 – Building Regulations. Establishes the Town's building regulations, including adoption of applicable building and construction codes as adopted and amended by the State of Utah, and establishes requirements relating to building permits, inspections, and administration.

Title 10 – Land Use and Development. Establishes the Town's comprehensive land use and zoning regulations, including zoning designations and permitted uses; dimensional and development standards; agricultural and residential uses; commercial and light industrial uses; accessory uses and structures; conditional uses; subdivisions; land use applications and review procedures; nonconforming uses and structures; enforcement; and other regulations governing the use and development of land within the Town.

The proposed Title 10 is intended to implement the policies and objectives of the **Town of Spring Lake General Plan** and to establish the Town's initial comprehensive zoning and land use regulatory framework.

Following the public hearing, the Planning Commission may consider whether to recommend adoption of the proposed ordinances, with or without modifications, to the Spring Lake Town Council. The Town Council will make the final decision regarding adoption.

Public Comment:

Interested persons are invited to attend the public hearing to provide comments. Written comments may also be submitted before the hearing to:

Rebecca Batty, Town Recorder or Wade Menlove, Mayor

recorder@springlakeutah.gov or mayor@springlakeutah.gov

Availability of Documents:

A copy of the proposed ordinances is available for public review at:

www.springlakeutah.gov

Notice and Posting:

This notice is posted in accordance with Utah Code requirements, including:

- Utah Public Notice website
 - The Town's official website
 - At least one public location within the Town
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RESOLUTION NO. 26-14

A RESOLUTION OF THE SPRING LAKE PLANNING COMMISSION RECOMMENDING THE ADOPTION OF TITLES 7, 9, AND 10 OF THE SPRING LAKE MUNICIPAL CODE

WHEREAS, the Town Council of the Town of Spring Lake previously adopted Ordinance No. 26-01 establishing interim land use controls, including a temporary moratorium on certain development activities; and

WHEREAS, the Town Council has since adopted Resolution No. 26-13 establishing the Town of Spring Lake General Plan; and

WHEREAS, the Spring Lake Planning Commission seeks to recommend policies that meet the objectives of the Town of Spring Lake General Plan and to establish the Town's initial comprehensive zoning and land use regulatory framework; and

WHEREAS, the Planning Commission conducted a public hearing to receive public comment regarding the proposed adoption of Titles 7, 9, and 10 of the Spring Lake Municipal Code; and

WHEREAS, the proposed adoption of Titles 7, 9, and 10 have 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 ordinances establish regulations and administrative procedures relating to public works and infrastructure, building regulations, and land use and development within the Town of Spring Lake.

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

1. – Recommendation of Adoption

The Planning Commission hereby recommends that the Spring Lake Town Council adopt Titles 7, 9, and 10 of the Spring Lake Municipal Code. The proposed ordinances generally include the following:

Title 7 – Public Works.

Establishes regulations and procedures relating to public infrastructure, Town roads, rights-of-way, roadway access, drainage facilities, utilities, public improvements, and related public works matters, including permits for certain work within Town rights-of-way and connections to Town roads.

Title 9 – Building Regulations.

Establishes the Town's building regulations, including adoption of applicable building and construction codes as adopted and amended by the State of Utah, and establishes requirements relating to building permits, inspections, and administration.

Title 10 – Land Use and Development.

Establishes the Town's comprehensive land use and zoning regulations, including zoning designations and permitted uses; dimensional and development standards; agricultural and residential uses; commercial and light industrial uses; accessory uses and structures; conditional uses; subdivisions; land use applications and review procedures; nonconforming uses and structures; enforcement; and other regulations governing the use and development of land within the Town.

The following policies are incorporated as the official policies of the Town of Spring Lake and are included under their respective sections in the document titled “*Municipal Code Book - Spring Lake (DRAFT) (with Legal Comments Incorporated) (clean)*”.

3. – Periodic Review

The Planning Commission recommends that the Spring Lake Municipal Code be reviewed periodically and updated as necessary to reflect changes in community needs and best practices, applicable state laws, and compliance changes dictated by new state legislation.

4. – Authorization of Chair

The Chair of the Planning Commission is authorized to transmit this Resolution, together with the recommended ordinances, 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	_____	_____	_____	_____

Building Permit Fees and Valuation Table Town of Spring Lake

The following table is used to calculate building permit fees based on the valuation of the construction project. Utilize the square footage for the construction project and the dollar amounts below to calculate the project valuation.

Valuation (per square foot). Based on ICC building valuation data

Porch	\$30.00 per sq ft
Carport	\$30.00 per sq ft
Garage	\$44.00 per sq ft
Unfinished Basement	\$31.50 per sq ft
Finished Basement	\$75.00 per sq ft
Main Level	\$169.00 per sq ft
2nd Level	\$169.00 per sq ft

For example: Valuation on a New construction on a home with 1800 square foot finished main level and 1800 square foot unfinished basement, and an attached garage of 600 square foot would have a valuation of \$387, 300.00

Main level: 1800 square feet X \$169 = \$304,200.00

Unfinished basement: 1800 square feet X 31.50 = \$56,700.00

Garage: 600 square feet X \$44.00 = 26,400

Total valuation = \$387,300.00

Based upon the valuation, the following table will help you figure out the approximate building permit fee.

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50 (minimum \$100 if inspection is required)
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00 (minimum \$100 if inspection is required)
\$2,001 to \$25,000	\$69.50 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00 (minimum \$100 if inspection is required)

\$25,001 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.00
\$500,001 to \$1,000,000.00	\$3233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00

Valuation is based on 90% of the ICC building valuation data

Cost of the building permit is based on the valuation of the project. For example: In the scenario above, if the valuation of the project is \$387,300.00 the building permit fee would be \$2602.63
\$993.75 for the first \$100,000
\$1608.88 (\$5.60 for each \$1000 over the first \$100,000.00)
\$2602.63 total

Staheli and Associates

Ryan Staheli 801-420-2989

They are not an engineering firm. They could do plan reviews and inspections

Their fee is close to \$100 per hour.

Inspections are an average of 1 hour so \$100 per inspection

Plan reviews typically take 3 hours so \$300 per review