

Planning Commission Agenda Packet - October 7, 2026

TOWN OF SPRING LAKE

Notice of Public Hearing – Planning Commission Recommendation on Rezoning Request

Notice is hereby given that the Planning Commission of the Town of Spring Lake, Utah, will hold a public hearing to consider a recommendation for a Rezoning Request for **Parcel 29:025:0131**.

Public Hearing Details

Date: Wednesday, October 7, 2026

Time: 7:30 pm

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

Purpose of Hearing:

The purpose of this public hearing is to receive public comment regarding the rezoning designation of Parcel **29:025:0131** from **Agricultural Residential** to **Residential Cluster**.

A rezoning application requests an amendment to the Official Zoning Map that changes the zoning designation of one or more parcels of land. Rezoning is a legislative action that is considered by the Planning Commission and decided by the Town Council in accordance with the Spring Lake Municipal Code.

Following the public hearing, the Planning Commission may make a recommendation to the Town Council regarding the request for rezoning designation of Parcel **29:025:0131**.

Public Comment:

Interested persons are invited to attend the public hearing and 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 current **Official Zoning Map** is available for public review at:

Springlakeutah.gov

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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TOWN OF SPRING LAKE

Notice of Public Hearing – Planning Commission Application for Conditional Use Permit

Notice is hereby given that the Planning Commission of the Town of Spring Lake, Utah, will hold a public hearing to consider issuing a Conditional Use Permit for **Parcel 30:084:0019**.

Public Hearing Details

Date: Wednesday, October 7, 2026

Time: 7:30 pm

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

Purpose of Hearing:

The purpose of this public hearing is to receive public comment regarding the application for a **Conditional Use Permit** for Parcel **30:084:0019**.

The Planning Commission, acting as the Designated Land Use Authority for Conditional Use Permits, shall take the action authorized by the Municipal Code and applicable law. Under §10-3-6, a Conditional Use Permit shall be approved if reasonable conditions can be imposed to mitigate reasonably anticipated detrimental effects. A matter may be continued or deferred for additional information or procedural action when authorized by law.

Following the public hearing, the Planning Commission may deliberate on and vote to issue a Conditional Use Permit for Parcel **30:084:0019**.

Public Comment:

Interested persons are invited to attend the public hearing and 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 current **Official Zoning Map** and **General Plan** is available for public review at:

Springlakeutah.gov

Posting:

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

- Utah Public Notice Website
 - The Town's official website
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Note: Abbreviated Process for Conflict of Interest Disclosure & Recusal on **Agenda Items 3 & 4**

Re: Issuing Conditional Use Permit (CUP) for Parcel **30:084:0019**:

Chair Knapp will state his conflict of interest disclosure on the record, and that he is recused and will not participate as a commissioner for this agenda item. He will remain out of the chair *role* for the entire item: staff report, public hearing, applicant presentation, questions and deliberations of the Commission, and any motion or vote; he will not return to the chair role until the next unrelated item.

Planning Commission Vice Chair, Layne Batty, will preside over this agenda item, including the public hearing portion of the meeting, deliberation, and vote on the issue.

Alternate Von Menlove will be seated in voting capacity for the duration of this item.

Minutes will indicate that Chair Knapp recused, left his chair position at the dais, and did not participate in the discussion or the vote.

Concluding the vote, alternate Von Menlove will be released from voting capacity, and Chair Knapp will retake his position as chair.

Town of Spring Lake

Planning Commission Meeting Agenda

Meeting to be Held
September 16, 2026 – 6:00 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, SEPTEMBER 16, 2026, AT 6:00 PM.

(3rd Wednesday) JOIN US DIGITALLY AT <https://zoom.us/j/95517483913?pwd=Pybwa95aHcnSZ8KWSo6rj6PbbEj3aw.1>

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

Commissioners Present: Chair Knapp, Commissioner Batty, Commissioner Behling, Commissioner Benson (arr. ~6:15 pm), Commissioner Moore; Alternate Commissioner Menlove, Alternate Commissioner McDavitt.

Staff Present: Rebecca Batty, Recorder; Brenda Warner, Deputy Recorder; Carrie Knapp, Treasurer.

Public Present: Sign-in sheet uploaded as an attachment to the minutes.

Chair Knapp: Conducted roll call to start the meeting.

2. OPENING CEREMONIES

a. PLEDGE OF ALLEGIANCE: BY INVITATION

Greg McDavitt: Led those in attendance at the Pledge of Allegiance

b. PRAYER/MOMENT OF SILENCE: BY INVITATION

Carrie Knapp: Offered a prayer to begin 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.

Brenda Warner: Asked if we should be doing anything as a town regarding the AI data centers being built in Mona.

Comr. Menlove: Commented that the public was not made aware of the county's decision to allow it to be built.

Comr. Behling: Added that no one from the individual towns knew, but there were people from Rocky Ridge who were made aware; however, the City of Mona was not made aware. Suggested we address such issues in our city ordinances—that the town would not allow that kind of development in Spring Lake. Current concerns exist over the lack of water in our area and what that means for growth.

Chair Knapp: Asked Comr. McDavitt if he would be willing to research the considerations we might make concerning AI data centers in the area; Comr. McDavitt agreed that he would. Chair Knapp closed the public comment portion. He then asked that the Recorder send out agendas/packets prior to meetings going forward, to which she agreed.

WORK SESSION

3. DISCUSSION – REVIEW OF CONFLICT OF INTEREST PROCESS FOR RECUSAL.

Chair Knapp: Asked for the Recorder, Rebecca Batty, to explain the layout of the proposed conflict of interest recusal process. Details included general instructions for recusal of “regular voting members” vs. the Commission Chair or Mayor, and when to use alternates during Planning Commission meetings. Chair Knapp had two questions:

- 1) When is it necessary to ask about Utah Code 10-3-13?
- 2) Is it necessary for the recused to leave the room during the deliberation and/or during a vote?

After further discussion with commission members and staff, the following changes were recommended to the proposed conflict of interest recusal process, to be made by the Recorder:

- 1) Determine and include when it is necessary to ask about a conflict of interest under Utah Code 10-3-13 (i.e., what type of meeting, hearing, or issue being voted on).
- 2) Leaving during deliberation or vote is the choice of the applicant/recused member; the deliberation between a public hearing and a vote by the commission is strictly limited to comments or answers by the applicant/recused member only; *public* comments on the issue are only allowed during the *public hearing*.

4. DISCUSSION – COMR. BENSON: REPORT ON HISTORIC BUILDINGS/BUILDING CODES.

Comr. Benson: Reported that unless the owner of the historic building takes money from the National Register of Historic Places (housed under the National Park Service), there are no strict stipulations on the building, other than displaying a historic plaque once the building has been officially registered. They require no open hours, public access, etc. She mentioned that it can be difficult to get a building officially recognized and registered, and can require extensive research and can take up to or more than a year to receive approval. Advantages of registering are tax breaks or grants, which are accompanied by stipulations of the registry.

Chair Knapp: Asked if she found any building codes related to the restoration of historic buildings.

Comr. Moore: Mentioned the “alternatives” listed in the handout from Comr. Benson. Intl. Building code, ch. 12.

Comr. Behling: Discussed the old library in Payson that was restored and made into an ice cream shop; he mentioned that they were exempt from certain things in the restoration based on the city’s overlay (e.g., ADA bathrooms, risers, stairs, etc.).

General Comments: It was mentioned that the building needs to be at least 50 years old, potentially be in a 4 block radius if it’s in a “historic district,” etc.

Rebecca Batty: Asked that Comr. Benson provide a copy of her research if she could.

Comr. Behling: Said that he would rather deal with the building codes for historic buildings before an issue arises, rather than afterward. He suggested we have something in place rather than table the issue.

Comr. McDavitt: Said that he agreed and would prefer the down chooses to designate historic areas/buildings and whether or not they should have to be brought up to code now, or if we should adopt an overlay that does not require changes that bring a building up to code.

Chair Knapp: Asked that Comr. Benson continue researching this item, and stay aware of changes in requirements.

5. DISCUSSION – COMR. BEHLING: REPORT ON AGRICULTURAL PROTECTION AREAS.

Comr. Behling: Reported that AG protection zones have to be at least 40 acres, for at least 20 years; he reviewed the process for applying for agricultural protection areas to accept, reject, or accept with qualifications. He gave an example in Spanish Fork for development, noting that the AG protection board turned down their initial application.

Noted that we would have to come up with a form, an application fee schedule, and could use the application that the AG protection board has. He also mentioned that the city could let it roll over to renew after the 20 years are over. To be taken out of the AG protection zone, a property owner would just request that the town remove them.

Chair Knapp: Said that he was under the impression that towns could change the minimum requirements for 40 contiguous acres to fewer acres; Comr. Behling confirmed that the town can determine this, but it may not be beneficial to the town as they start to change infrastructure—the city cannot go through any of those properties if they are under AG protection. Keeping it at least 5-10 acres or larger might be in the best interest of the town.

REPORTS

6. CHAIR/VICE CHAIR
7. COMMISSION MEMBERS

Comr. Menlove: Reported that ADUs have to be submissive to the original home on the property; all water, electricity, etc., has to be run through the original lot, unless the lots are legitimately combined. Typical lots are at least $\frac{3}{4}$ - 1 acre lots, but current town zoning does not allow for this. Additional zoning rules made by the county were discussed, but it was not clear where the town should go from here.

8. MAYOR/STAFF MEMBERS

Rebecca Batty: Reported that she received the scholarship to attend the ULCT Convention Oct. 27-29, 2026, in SLC; she will attend on behalf of the town and report back. The conference information was sent to Chair Knapp to submit questions for her to take to the conference or attend a session specifically requested by the Chair.

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.

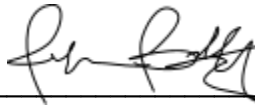
ADJOURNMENT

Commissioner Behling: Moved to adjourn the meeting.

Commissioner Moore: Seconded the motion.

Vote: Motion carried unanimously.

Chair Knapp: Adjourned the meeting.



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.