



File # 42020-01

UTAH COUNTY COMMUNITY DEVELOPMENT  
APPLICATION FOR A CONDITIONAL USE

Meeting Date: \_\_\_\_\_ Date Received: 1/16/20 Received By: \_\_\_\_\_

Fee Paid (Application Fee is Non-refundable): 500.00 Receipt # 63844

Applicant's Name: GreenHollow Ranch LLC, Robert Munson, Brady Greenhalgh Phone: [REDACTED]

Mailing Address: [REDACTED]

E-Mail Address: [REDACTED] Subject Parcel ID: 65:378:0002, 65:022:0001, 65:022:0003 (See Notes)

Property Owner's Name (if different from the applicant's a written owner consent must be provided with this application): Brady Greenhalgh

Subject Property Address: 14048 US-89 Spanish Fork, UT 84660

Tax No. \_\_\_\_\_ Zone: \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

**As part of the application, the applicant is required to submit:**

- ☐ Application Fee
- ☐ A site plan which includes:
  - ☐ The property boundaries, a legal description of the property (this can be from a tax notice)
  - ☐ Location and dimensions of all existing and proposed improvements (i.e. building(s), hard surfacing, landscaping, storage areas, mitigation measures)
  - ☐ The uses within those boundaries
  - ☐ Parking and on-site traffic circulation
  - ☐ Access point(s) from the public right-of-way to the site
  - ☐ Buildings on adjoining lots which are within 200 feet of applicant's property line
- ☐ A Letter of Intent: a document which details the proposed use(s) and the effects on the surrounding area.

6. State any other details about this application which the Planning Commission should be aware: \_\_\_\_\_

Please see attached form.

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7. To the best of my knowledge, the above information is accurate and complete.



**AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!**

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(ATTACH ADDITIONAL SHEETS IF NECESSARY)

## **GreenHollow Ranch – Conditional Use Application**

### **Attachment: Narrative Responses**

**Date: January 2026**

#### **2. Current and Proposed Use**

The subject property is currently a private rural residential and agricultural property. Existing uses include a single-family residence, open pasture and rangeland, landscaped areas, and accessory agricultural structures. The property is not open to the public and is not used for commercial or public events.

The proposed conditional use would allow the property to host limited, invitation-only private events, such as weddings and family gatherings, by reservation. Events would occur both indoors and outdoors, utilizing the existing residence and landscaped areas. No public events are proposed, and no use of the existing barn is planned at this time. The overall rural character of the property will be maintained through managed event activity, on-site parking, limited hours of operation, and the mitigation measures described below.

#### **3. Compliance with Land Use Standards**

The proposed conditional use will comply with all applicable standards of Chapters 4, 6, 8, and 12 of the Utah County Land Use Ordinance, as determined during the conditional use review process. The project does not propose new permanent structures and will utilize existing improvements.

Standards related to access, parking, landscaping, lighting, noise, and site management will be addressed through the submitted site plan and mitigation measures. Any additional requirements identified by staff or the Planning Commission will be met as conditions of approval.

#### **4. Impact on Government Services**

Both access roads were designed and constructed to accommodate emergency vehicles, including the heaviest fire trucks. All other public services—including fire, police, water, sewer, stormwater, and garbage are adequately supported by existing infrastructure. No disproportionate demand is expected.

#### **5. Mitigation Measures / Conditions of Approval**

##### **Parking**

All guest parking will be contained on-site within designated gravel and/or paved areas to prevent off-site congestion or road obstruction. Overflow parking will be clearly marked for large events. No parking will be permitted along US-89 or adjacent private drives.

##### **Management and Maintenance of Facilities**

A full-time property manager will oversee the maintenance, operation, and cleanliness of all facilities and landscaped areas. Routine cleaning and upkeep will occur following each event.

## **GreenHollow Ranch – Conditional Use Application**

### **Attachment: Narrative Responses**

**Date: January 2026**

#### **Traffic Improvements (Acceleration, Deceleration, Turn Lanes)**

No traffic improvements are proposed at this time. Existing access roads are adequate to support the proposed use, and guest arrival and departure times will be managed to minimize traffic surges.

#### **On-Site Stormwater Retention Facilities**

Existing natural drainage patterns will be preserved. Any new impervious surfaces will include stormwater retention measures to prevent runoff onto neighboring properties.

#### **Site Security Improvements**

Personnel will be present during all events to monitor guest activity, ensure compliance with venue rules, and maintain quiet hours and parking boundaries.

#### **Fire Protection Facilities**

All occupied structures will comply with current fire code requirements. Fire extinguishers and emergency access routes will be maintained and clearly identified. Access roads were designed and constructed to accommodate emergency vehicles, including the heaviest fire trucks.

#### **Water, Sewer, and Garbage Facilities**

The venue will utilize existing well and septic systems. Licensed waste services will manage garbage collection following events.

#### **Landscape Screening to Protect Neighboring Properties**

Natural vegetation and additional landscape features will serve as visual buffers to maintain privacy and reduce noise transmission to neighboring properties.

#### **Limited Hours of Operation**

Events will generally conclude by 10:00 p.m., ensuring minimal disturbance from noise or lighting after hours.

#### **Limited Use of Equipment / Noise, Light, Dust, and Traffic Control**

Outdoor music and lighting will be directed inward toward the event areas. Amplified sound will be limited to designated event hours, and all lighting will be shielded and downward-facing to reduce light spillover.

#### **Light Pollution Mitigation**

Exterior lighting will be on timers or motion sensors where practical and fully shielded to prevent light trespass beyond the property boundaries.

#### **Other Measures**

GreenHollow Ranch is committed to being a respectful neighbor and a contributor to the local economy. The venue will promote and prioritize the use of local vendors, lodging, and caterers, providing economic benefit to surrounding communities such as Spanish Fork and Springville while preserving the rural character and open space of the area.

**GreenHollow Ranch – Conditional Use Application**

**Attachment: Narrative Responses**

**Date: January 2026**

**6. Additional Details**

The proposed event center is designed to operate with minimal impact on the surrounding area. Existing infrastructure, including access roads, water, sewer, and fire protection, is sufficient to support the use. The property will continue to maintain its rural character through managed event activity, on-site parking, limited hours, and mitigation measures as outlined in the submitted narrative.

GreenHollow Ranch is committed to being a responsible neighbor and a positive contributor to the local economy. The venue will prioritize local vendors, lodging, and caterers, providing economic benefit to surrounding communities such as Spanish Fork and Springville while preserving the rural charm and open character of the property.

**Notes: Parcels Owned: 65:022:0001, 65:022:0003, 65:378:0002**

**While all parcels are owned by GreenHollow Ranch, all event operations, including parking, guest access, and activities—will be limited to Parcel 65:378:0002, which contains the residence and landscaped areas proposed for the event center.**

**Letter of Intent – Conditional Use Application**

January 15, 2026

51 S. University Ave. Suite 117 Provo, UT 84601

**Re: Conditional Use Application for 14048 US-89, Spanish Fork, UT 84660**

Dear Planning Commission,

We submit this letter in support of our conditional use application at 14048 US-89, Spanish Fork, UT 84660 (Parcel numbers: 65:022:0001, 65:022:0003, 65:378:0002). The proposed use is an event center hosting invitation-only events—weddings, corporate gatherings, and family celebrations—in a safe, well-managed manner that respects the surrounding community.

The event center will operate primarily during daytime and evening hours. All operations—including parking, guest access, and site management—have been planned to minimize disruption to neighbors. Both access roads were constructed to accommodate the heaviest emergency vehicles, ensuring safe entry and exit.

While GreenHollow Ranch owns the adjacent parcels (65:022:0001 and 65:022:0003), all event operations will be limited to Parcel 65:378:0002, which contains the residence and landscaped areas proposed for the event center.

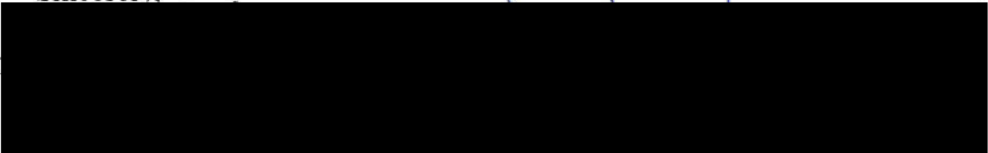
Potential impacts, including traffic, noise, and light, have been considered. Traffic will increase slightly, but roads and infrastructure are fully capable of supporting the use safely. Operations will be actively managed to minimize noise, light, dust, and other disturbances. On-site parking and dedicated staff will ensure a safe and orderly environment.

The event center will also provide positive economic benefits by supporting local vendors, caterers, florists, and equipment providers, prioritizing regional businesses and contributing to employment and economic vitality in Spanish Fork, Springville, and surrounding communities.

In summary, the proposed conditional use is designed to operate responsibly, with minimal impact on public services or neighboring properties. We are committed to working with the Planning Commission to address any concerns and ensure the venue complements the rural character of the area.

Thank you for your consideration.

Sincerely,



**Robert S. Munson & Brady S. Greenhalgh**  
GreenHollow Catering

## **Abutting Property Owners List**

**Conditional Use Application – GreenHollow Ranch**

**Parcel:** 65:378:0002

**Owner:** GreenHollow Ranch LLC

**Parcel Number:** 65:022:0003

**Mailing Address:**

14048 S HWY 89

Spanish Fork Distr, UT 84629

**Owner:** HOCA LLC

**Parcel Number:** 32:066:0006

**Mailing Address:**


14272 S HWY 89

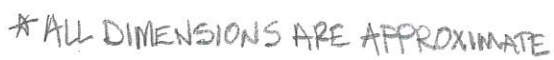
Birdseye, UT 84629

GreenHollow Ranch LLC is the applicant and owner of one abutting parcel.



## KEY

 - PAVED PARKING  
USE: PARKING FOR STAFF  
APPROX. DIMENSIONS: 81'42" x 80'29"





**EXHIBIT "A "**

Escrow No. **13742-6362844 (SH)**

A.P.N.: **65-378-0002**

Parcel 1:

Lot 2, PLAT "B", CRAB CREEK ESTATES SUBDIVISION, according to the Official Plat thereof on file and of record in the Utah County Recorder's Office.

Parcel 2:

Part of Lot 2, PLAT "A", CRAB CREEK ESTATES SUBDIVISION, described as follows:

Commencing North 227.39 feet and West 4215.32 feet from the Northeast corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian; thence South 84°35'16" East 1337.42 feet; South 0°59'54" East 1019.15 feet; East 2250.68 feet; South 7°29'58" West 247.61 feet; South 9°21'59" West 531.49 feet; Along a curve to the right (chord bears: South 33°36'44" West 331.66 feet, radius=896 feet); North 41°01'31" West 19.93 feet; North 39°43'42" West 36.67 feet; North 34°34'35" West 14.11 feet; North 20°39'34" West 13.13 feet; North 14°36'34" West 47.46 feet; North 17°44'45" West 90.58 feet; North 31°57'33" West 126.9 feet; North 52°14'00" West 125.46 feet; North 30°25'35" West 80.91 feet; North 65°13'38" West 64.15 feet; South 77°37'53" West 146.4 feet; South 82°50'07" West 103.72 feet; North 244.8 feet; East 88.48 feet; North 1°43'36" East 82.46 feet; North 88°16'24" West 111.39 feet; North 69°25'00" West 255.06 feet; South 26°28'36" West 80.31 feet; South 21°18'21" West 80.29 feet; South 15°02'55" West 45.71 feet; South 499.84 feet; North 72°53'37" West 25.49 feet; South 34°25'53" West 243.06 feet; West 3367.12 feet; North 27°45'02" East 2506.87 feet to the Point of Beginning.

Parcel 3:

Lot 1, PLAT "A", CRAB CREEK ESTATES SUBDIVISION, according to the Official Plat thereof on file and of record in the Utah County Recorder's Office.

## EXHIBIT A

### PARCEL 1:

Lot 1, PLAT "A", CRAB CREEK ESTATES SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on August 13, 2003 as Entry No. 129015:2003.

### PARCEL 2:

Part of Lot 2, PLAT "A", CRAB CREEK ESTATES SUBDIVISION, described as follows:

Commencing North 227.39 feet and West 4215.32 feet from the Northeast corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian; thence South 84°35'16" East 1337.42 feet; thence South 00°59'54" East 1019.15 feet; thence East 2250.68 feet; thence South 07°29'58" West 247.61 feet; thence South 09°21'59" West 531.49 feet, along a curve to the right (chord bears: South 33°36'44" West 331.66 feet, radius=896 feet); thence North 41°01'31" West 19.93 feet; thence North 39°43'42" West 36.67 feet; thence North 34°34'35" West 14.11 feet; thence North 20°39'34" West 13.13 feet; thence North 14°36'34" West 47.46 feet; thence North 17°44'45" West 90.58 feet; thence North 31°57'33" West 126.9 feet; thence North 52°14'00" West 125.46 feet; thence North 30°25'35" West 80.91 feet; thence North 65°13'38" West 64.15 feet; thence South 77°37'53" West 146.4 feet; thence South 82°50'07" West 103.72 feet; thence North 244.8 feet; thence East 88.48 feet; thence North 01°43'36" East 82.46 feet; thence North 88°16'24" West 111.39 feet; thence North 69°25'00" West 255.06 feet; thence South 26°28'36" West 80.31 feet; thence South 21°18'21" West 80.29 feet; thence South 15°02'55" West 45.71 feet; thence South 499.84 feet; thence North 72°53'37" West 25.49 feet; thence South 34°25'53" West 243.06 feet; thence West 3367.12 feet; thence North 27°45'02" East 2506.87 feet to the point of beginning.

### PARCEL 3:

Lot 2, PLAT "B", CRAB CREEK ESTATES SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on February 6, 2013 as Entry No. 11857:2013.

*(Please read and retain this page for your information)*



## UTAH COUNTY COMMUNITY DEVELOPMENT APPLICATION FOR CONDITIONAL USE

A conditional use is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

### PROCEDURE

The Planning Commission holds a public hearing for all conditional use applications. The Planning Commission meets on the third Tuesday of the month. The public hearing by the Planning Commission begins at 5:30 p.m. in the Commission Chambers, Utah County Administration Building (100 E. Center Street, Provo, Suite 1400). It is recommended that you or your appointed representative be present at the public hearing at 5:30 p.m. to explain your case and answer questions.

For all requests for a conditional use an "Application for a Conditional Use," shall be obtained from the Community Development Department and completed.

The application shall contain all requested information and be submitted to the Community Development Department for review **by 5:00 p.m. on the Monday 28 days prior to the next regularly scheduled meeting** (Planning Commission meetings are held on the third Tuesday of each month).

The administrative fee of **\$500.00** must be paid before the application can be accepted and is not refundable.

The Community Development Department will notify all affected entities and accept comments on the application.

The Planning Commission will review the application at a public meeting and will typically make a decision on the request the day of the public hearing. They will either approve, approve with conditions, continue, or deny the application. You will receive written notice of the decision approximately one week after the hearing date.

A conditional use approval expires -one year from the date the Planning Commission approval is given if the applicant does not obtain a building permit (or other applicable permit or license) unless a different expiration date is approved, or an extension is granted by the Planning Commission.