



February 17, 2026

UTAH COUNTY PLANNING COMMISSION

STAFF REPORT

I. APPLICATION:

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| A. APPLICATION | - | CU2026-01 |
| B. APPLICANT | - | GreenHollow Ranch, LLC |
| C. REQUEST | - | Conditional use request for a reception center. |
| D. LOCATION | - | 14048 South Highway 89, Section 5, T10S R4E, Thistle area of unincorporated Utah County |
| E. ZONING | - | RA-5 – Residential Agricultural Zone |
| F. AREA | - | Approximately 196.43 Acres |

II. STAFF SUMMARY:

Property Information

The subject property consists of three parcels under common ownership identified as Tax ID 65:022:0001, 65:022:0003, and 65:378:0002. Together, the parcels comprise approximately 196 acres. The properties are currently used for residential and agricultural purposes.

The subject property, 65:378:0002, is a 9.49-acre parcel located within the Crab Creek Estates, Plat B subdivision. According to County records, this parcel contains three permitted structures: an agricultural storage building (Permit No. AG13-010) located nearest to Highway 89; a horse barn (Permit No. AG09-017) situated near the dwelling; and a dwelling (Permit No. 13-033) previously approved and used as a group home under an R-4 occupancy classification. The applicant has indicated that all reception center activities—including events, parking, and guest access—are proposed to occur on this property.

The two adjoining parcels, 65:022:0001 (approximately 50.02 acres) and 65:022:0003 (approximately 136.92 acres), are also included in the application. Both parcels contain split zoning designations. Parcel 65:022:0001 includes approximately 9.44 acres within the RA-5 Zone and 40.58 acres within the CE-1 Zone. Parcel 65:022:0003 includes

approximately 16.7 acres within the RA-5 Zone and 120.22 acres within the CE-1 Zone. Based on available records, neither of these parcels contains permitted structures.

The surrounding area is characterized primarily by agricultural uses, with limited residential development. The nearest dwelling is located approximately one-half mile from the subject property. There are no immediately adjacent residential uses. The overall area retains a rural character consistent with the RA-5 and CE-1 zoning designation.

Property Zoning

The property is presently in the Residential Agricultural (RA-5) Zone and would appear to be eligible for permitted and conditional uses in the RA-5 Zone, subject to meeting all applicable requirements for a given use.

Reception centers in the RA-5 Zone are subject to a minimum lot area requirement of ten (10) acres and a minimum lot width requirement of five hundred (500) feet. Reception centers in the CE-1 Zone are subject to a minimum lot area requirement of fifty (50) acres and a minimum lot width requirement of five hundred (330) feet. Parcel 65:378:0002, where the applicant proposes to locate the reception center use, does not independently meet these minimum area and width requirements.

Applicant Request

The applicant requests approval of a conditional use permit to operate a reception center to host limited, invitation-only private events, such as weddings and family gatherings, by reservation. Events are proposed to 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 application states that the rural character of the property will be maintained through managed event activity, on-site parking, limited hours of operation, and implementation of mitigation measures described in the application materials.

The applicant further states that all event operations—including parking, guest access, and event activities—will be limited to Parcel 65:378:0002, which contains the residence and landscaped areas proposed for the reception center.

Staff Review

Staff has reviewed the proposed reception center request for compliance with the Utah County Land Use Ordinance (UCLUO) and other applicable County and State regulations. The following analysis addresses zoning compliance, site configuration, access, infrastructure, and operational standards associated with the proposed use.

Parcel Size and Zoning Compliance

As previously noted, reception centers within the RA-5 and CE-1 Zone are required to meet the minimum area and width requirement for a reception center. Parcel

65:378:0002, where the applicant proposes that all reception center activities will occur, does not independently meet these minimum requirements.

However, the applicant owns adjacent parcels that are included in this application. Because the parcels are under common ownership, it may be possible to reconfigure property boundaries to create a single parcel that satisfies the minimum lot area and width requirements of the RA-5 Zone. A condition of approval has been recommended to ensure that the property is configured in compliance with applicable zoning standards prior to operation of the reception center.

Compatibility with Surrounding Uses

The surrounding area is characterized primarily by agricultural uses with limited residential development. The nearest dwelling is located approximately one-half mile from the subject property, and there are no immediately adjacent residential uses.

Given this context, and subject to compliance with operational standards and conditions of approval, staff does not anticipate that the proposed reception center will create significant land use conflicts with neighboring properties. Ongoing compliance with noise, parking, and operational regulations will be important to maintaining compatibility with the rural character of the area.

Traffic and Access Considerations

Traffic impacts are anticipated to represent the most substantial potential impact associated with the proposed use, particularly for those accessing property from Highway 89. Increased vehicle trips during events may necessitate roadway or access improvements.

Utah County Public Works has reviewed the proposal and indicated that improvements to the existing access or roadway infrastructure may be required to mitigate traffic impacts. Because Highway 89 is under the jurisdiction of the Utah Department of Transportation (UDOT), the applicant will be required to obtain an approved access permit from UDOT. Staff has recommended a condition of approval requiring written confirmation from UDOT addressing access approval and any required road improvements.

In addition, the access road serving the property, including the existing bridge, must meet applicable County and Fire Marshal standards to ensure safe ingress and egress for both guests and emergency services.

Water, Wastewater, and Health Requirements

Reception center uses may be subject to Utah County and State Health Department regulations regarding culinary water and wastewater systems. The group home previously operating on the property was connected to the Spanish Fork City culinary water system. If

that connection will continue to serve the proposed reception center, documentation from Spanish Fork City confirming adequate water quality, quantity, and flow will be required.

All applicable Health Department requirements must be satisfied prior to operation.

Building and Fire Code Compliance

A reception center use may require a change in occupancy classification under the building code, which could result in more stringent building and life-safety requirements at the time of permitting. Fire code requirements, including fire flow capacity and fire suppression systems, must also be met.

The Utah County Fire Marshal will review the proposed use to ensure compliance with applicable fire access standards, including requirements related to the access road and existing bridge.

Operational Standards (UCLUO Section 8.96)

Reception centers are subject to specific operational standards under Section 8.96 of the UCLUO. These include limitations on hours of operation and restrictions on outdoor amplified sound.

Hours of operation are limited to 8:00 a.m. to 10:00 p.m., Sunday through Thursday, and 8:00 a.m. to midnight on Friday and Saturday, unless otherwise approved by the Planning Commission. Amplified music is not permitted outside enclosed structures, and non-amplified outdoor music is permitted only between 9:00 a.m. and 10:00 p.m. The applicant will be required to comply with these standards.

Parking and Site Improvements

The submitted site plan identifies proposed parking areas. Section 8.96 requires a minimum of one (1) parking space per thirty (30) square feet of guest assembly area. The square footage of guest assembly areas has not yet been specified and will need to be provided to verify compliance with parking requirements and to ensure that adequate on-site parking is available.

III. APPLICABLE CODES AND ORDINANCES:

The following are ordinances and laws pertaining to this appeal:

1. [U.C.L.U.O. Section 2.08](#): Definition of a "Reception Center" A structure and ancillary facilities used for group social, business or family gatherings, without overnight lodging. A reception center does not include sporting events or concerts.
2. [U.C.L.U.O. Section 8.96](#): provides specific standards and requirements for reception centers.
3. [U.C.L.U.O. Section 12.08.C.13](#): includes a "reception center" as a permitted conditional use in the RA-5 Zone, subject to the approval by the Planning Commission.

4. [U.C.L.U.O. Section 12.08.D.6](#): requires a reception center in the RA-5 Zone be on a parcel with a minimum area of ten (10) acres.
5. [U.C.L.U.O. Section 12.08.E.4](#): requires a reception center in the RA-5 Zone to have a minimum width of five hundred (500) feet between the frontage and structure.
6. [U.C.L.U.O. Section 12.20.C.9](#): includes a "reception center" as a permitted conditional use in the CE-1 Zone, subject to the approval by the Planning Commission.
7. [U.C.L.U.O. Section 16.94](#): Subsection G identifies the duration of approval for a conditional use. Subsection H contains the provisions for the extension of a termination date for an approved conditional use.

IV. STAFF FINDINGS:

1. A complete application was submitted on January 16, 2026 in compliance with UCLUO 16.94.B.1.
2. The application requests approval of a reception center within the RA-5 Zone. Pursuant to UCLUO 12.08.C.11, a reception center is identified as a conditional use in the RA-5 Zone, subject to approval by the Planning Commission in accordance with the provisions of UCLUO 8.96 and 16. The Planning Commission is empowered to approve this application under UCLUO 16.94.B.2.
3. The proposed application appears to comply or is capable of complying with the applicable standards and requirements of the Utah County Land Use Ordinance, as required by UCLUO Section 16.94.B.3. Future compliance with applicable provisions of UCLUO will be verified through subsequent permitting processes for all applicable structures and uses, including issuance of building permits and review by applicable County departments and agencies.
4. Pursuant to UCLUO 16.94.C, the Planning Commission may impose reasonable conditions to mitigate reasonable anticipated detrimental effect associated with the proposed use. Staff has recommended conditions of approval intended to ensure compliance with ordinance standards and to mitigate potential impacts. The Planning Commission may include, modify, add to, or remove such conditions in accordance with UCLUO 16.94.C.

V. STAFF RECOMMENDATION:

That the Utah County Planning Commission approve Conditional Use Permit CU2026-01 a request for a Reception Center, located at 14048 South Highway 89, in the Thistle area of unincorporated Utah County, subject to staff findings included in the staff report and the following minimum conditions:

1. The applicant shall obtain all required building permits or other applicable land use permits for the proposed structure(s) and all associated uses. All development

- shall comply with all applicable zoning, building, health, and fire safety regulations, including applicable Wildland Urban Interface (WUI) requirements.
2. The property shall comply with all applicable fire safety requirements, including but not limited to fire flow standards and installation of an approved fire suppression system.
 3. The access road, including the existing bridge, shall meet all applicable state and county requirements for the proposed reception center use.
 4. All applicable Utah County Public Works requirements and standards associated with the reception center shall be completed, including but not limited to required parking improvements, preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), and on-site stormwater retention requirements.
 5. The applicant shall obtain an access permit from UDOT or provide written confirmation from UDOT addressing access approval, road dedication, and any required road improvements for the proposed use.
 6. All Utah County Health Department requirements shall be met, including applicable culinary water and wastewater requirements. If culinary water is provided by Spanish Fork City, a letter from the City confirming adequate water quality, quantity, and flow shall be submitted.
 7. Parking shall be constructed sufficient to accommodate all staff and patrons of the facility, in compliance with UCLUO 8.92, at a ratio of 1 stall per 30 square feet of guest assembly area.
 8. Parking shall not occur on public streets. If on-site parking is demonstrated to be insufficient, the Zoning Administrator may require additional parking stalls or refer the matter back to the approval authority for further review.
 9. The reception center meets all applicable requirements and regulations of the Section 8.96, including:
 - a. Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to midnight on Friday and Saturday.
 - b. Sound amplification equipment shall not be allowed outside of enclosed structures. Music that is not amplified shall be allowed outside of enclosed structures only between the hours of 9:00 a.m. and 10:00 p.m.
 - c. Any on-site food preparation and food preparation facilities shall be approved by the Utah County Health Department.
 - d. Submission of an operations plan.
 10. The proposed use shall meet the definition of a "Reception Center" as specified in UCLUO 2.08.
 11. All exterior lighting shall be fully shielded and directed downward and away from adjacent properties to limit light trespass.
 12. The property containing the reception center and any associated uses shall consist of a single parcel with one continuous perimeter boundary, as required by UCLUO

Section 4.28, and shall satisfy the minimum lot area lot width of the applicable zone for a reception center.