

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

**The Provo City Planning Commission will hold a public hearing on January 28, 2026 at 6:00 PM. Located at: Council Chambers 445 West Center Street.** The item listed below will be discussed, and anyone interested is invited to participate and provide comment. Hearings can be viewed live and on-demand at: YouTube [youtube.com/user/ProvoChannel17](https://youtube.com/user/ProvoChannel17) and on Facebook [facebook.com/provochannel17](https://facebook.com/provochannel17).

This item is administrative and requires the approval only of the Planning Commission. The decision on this item may be appealed to the Board of Adjustment by making application by 6:00 PM. **within 14 days of the Planning Commission decision.**

Study Session

1. Mall Development Discussion – Brixton/PEG

Public Hearings

**Item 1** Trent Thelen requests Project Plan approval for new cafeteria and administration buildings within the missionary training campus in the TF (Training Facilities) Zone, located at 2005 N 900 E. University Neighborhood. Nancy Robison (801) 852-6417 [nrobison@provo.gov](mailto:nrobison@provo.gov) PLPPA20250696

Preceding the public hearing, there will be a Study Session at 5:00 PM. at the Provo Peak Conference Room, 445 W Center Street. The Study Session is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 PM.

To send public comments to Planning Commission members, email them at [dspublichearings@provo.gov](mailto:dspublichearings@provo.gov). Please submit public comment emails before 3:00 PM the day of the hearing. Additional information can be found at [provo.gov/publiccomments](https://provo.gov/publiccomments).

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at a reasonable cost at 445 W Center Street, Suite 200, Provo between the hours of 7:00 AM. and 6:00 PM., Monday through Thursday. Agendas and staff recommendations are also generally available on the Provo City Development Services web site the week of the meeting at [provo.gov/planningcommission](https://provo.gov/planningcommission).

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Development Services Department at (801) 852-6400 before 12:00 PM. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission  
Planning Secretary, (801) 852-6424





**ITEM 1** Trent Thelen requests Project Plan approval for new cafeteria and administration buildings within the missionary training campus in the TF (Training Facilities) Zone, located at 2005 N 900 E. University Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLPPA20250696

**Applicant:** CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS THE

**Staff Coordinator:** Nancy Robison

**Property Owner:** CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS THE

**Parcel ID#:** 46:919:0001

**Acreage:** 23.09

**Number of Properties:** 1

**Number of Lots:** 1

#### **ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented.  
*The next available meeting date is February 11, 2026 6:00 P.M.*
2. **Deny** the requested project plan.  
*This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

**Current Legal Use:** Administrative Buildings for the Missionary Training Center (MTC) in the Training Facilities Zone (TF)

**Relevant History:** The MTC administration building and cafeteria were built in 1975

**Neighborhood Issues:** A neighborhood meeting was not held and there are no known issues at this time.

#### **Summary of Key Issues:**

- Two buildings will be demolished for this project. One building that houses administrative offices and the cafeteria and one building that is used for teaching.
- A new administration and cafeteria will be replacing those buildings.

#### **Staff Recommendation:**

Recommend Approval with the following conditions.

- All CRC comments are corrected and satisfactory to the departments.



## **OVERVIEW**

The Provo Missionary Training Center (MTC) has a long history with the city. The first structures were built in 1976. The MTC is in the Training Facilities Zone (TF), which was established in 2013.

## **FINDINGS OF FACT**

- The proposed project is in the Training Facilities (TF) Zone
- The gross square feet of the buildings being demolished is 208,735.
- The new buildings will have a total of 180,000 gross square feet.
- An additional 19,000 square feet of landscaping will be added.
- There are currently 555 parking spaces. That number will be reduced to 535.

## **ANALYSIS**

The Provo Missionary Training Center (MTC) has been a longstanding institutional presence in the City of Provo since the original buildings were constructed in 1976. The property is located within the Training Facilities (TF) Zone, which was established in 2013, and the proposed redevelopment projects consistent with this zoning designation.

The project proposes the demolition of two buildings totaling 208,735 gross square feet. These structures will be replaced with new facilities totaling approximately 180,000 gross square feet, resulting in an overall reduction in building area. The redevelopment also includes the addition of approximately 19,000 square feet of new landscaping to enhance site aesthetics and functionality.

Parking on site will be slightly reduced from 555 existing spaces to 535 spaces. While we currently don't know the number of employees at the facility, Provo City Code 14.17C.130 (5) states "The parking ratio may take into account parking available on land outside of the zone if utilized by uses within the zone." There is a meeting house for The Church of Jesus Christ of Latter-Day Saints just to the north and has a connection to the MTC parking lot.

The proposed building heights comply with Provo City Code requirements in the Training Facilities Zone which limit building height to one-half ( $\frac{1}{2}$ ) of the horizontal distance from the building to the nearest property boundary. The new cafeteria will be approximately 53 feet in height, and the new administration building will be approximately 87 feet in height.

## **CONCLUSIONS**

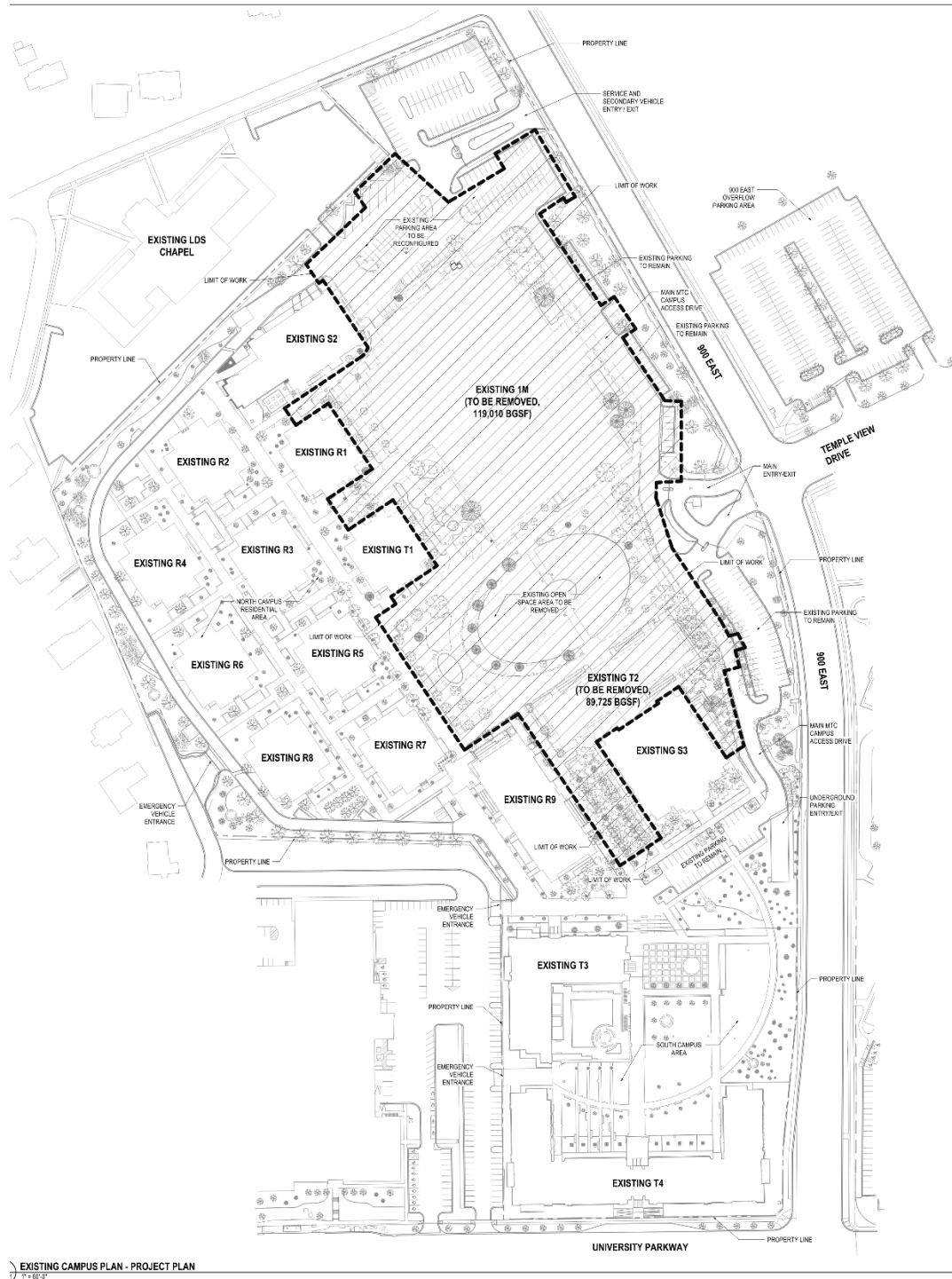
Staff have reviewed the Project Plan Proposal, and would recommend approval subject to the following conditions, that all CRC comments are corrected and satisfactory to the departments.

## **ATTACHMENTS**

1. Current Site Plan
2. New Site Plan
3. New Site Plan 2
4. Landscape Plan
5. Dining Hall Elevations
6. Administration Building Elevations



## **ATTACHMENT 1 – CURRENT SITE PLAN**





STADIUM AVE

UTILITY YARD

AREA OF WORK

DOCK #11 (RT6)

NEW CHINESE HALL  
REVOLUME 2  
(LEVEL 1 FINISH FLOOR 477)

NEW ADMINISTRATION BUILDING  
(LEVEL 2 FINISH FLOOR 476)

EXISTING S1

EXISTING R1

EXISTING T1

EXISTING U1

EXISTING S2

EXISTING R2

EXISTING T2

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EXISTING S3

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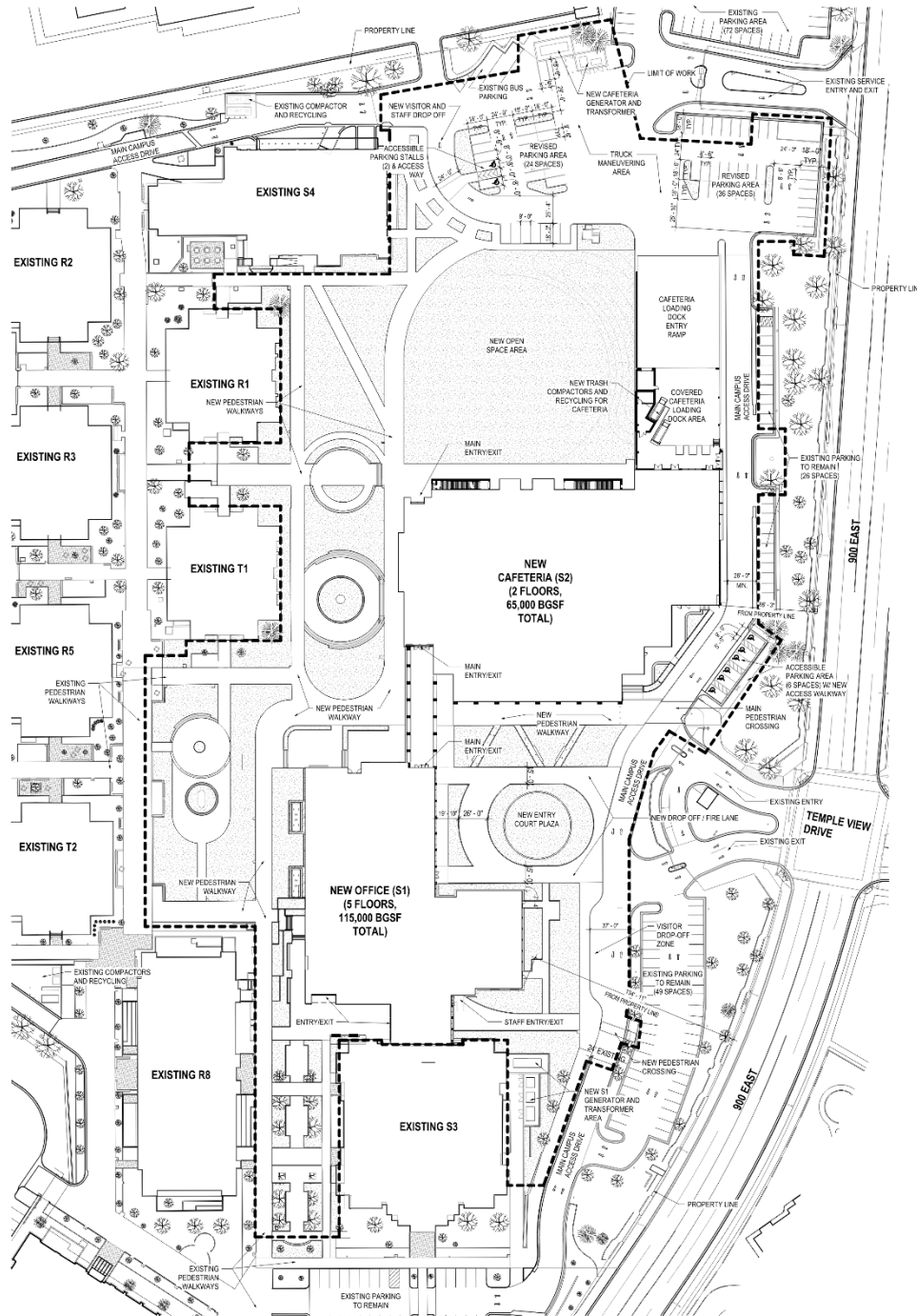
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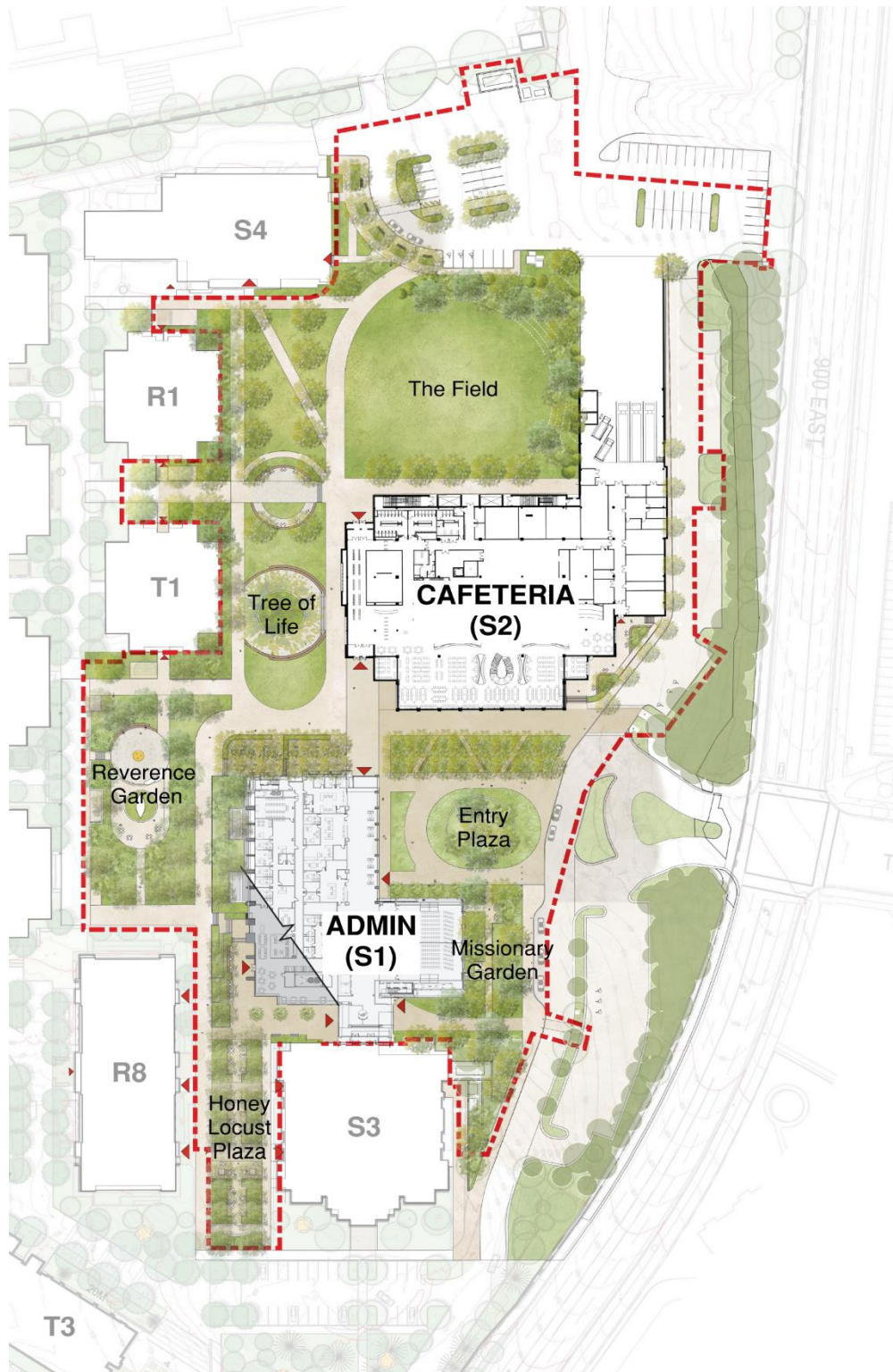
## **ATTACHMENT 3 – NEW SITE PLAN 2**



1 OVERALL SITE PLAN - PROJECT PLAN  
PL101 1"=40'



## ATTACHMENT 4 – LANDSCAPE PLAN

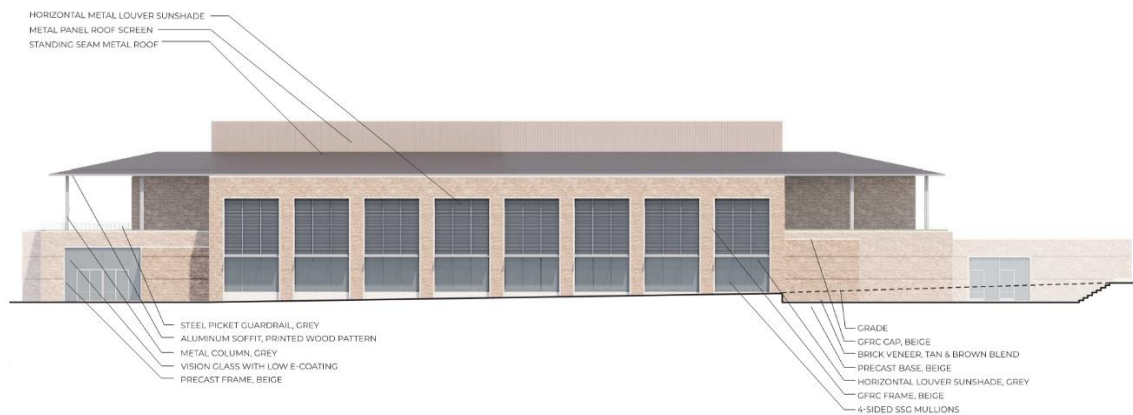




## ATTACHMENT 5 – DINING HALL ELEVATIONS



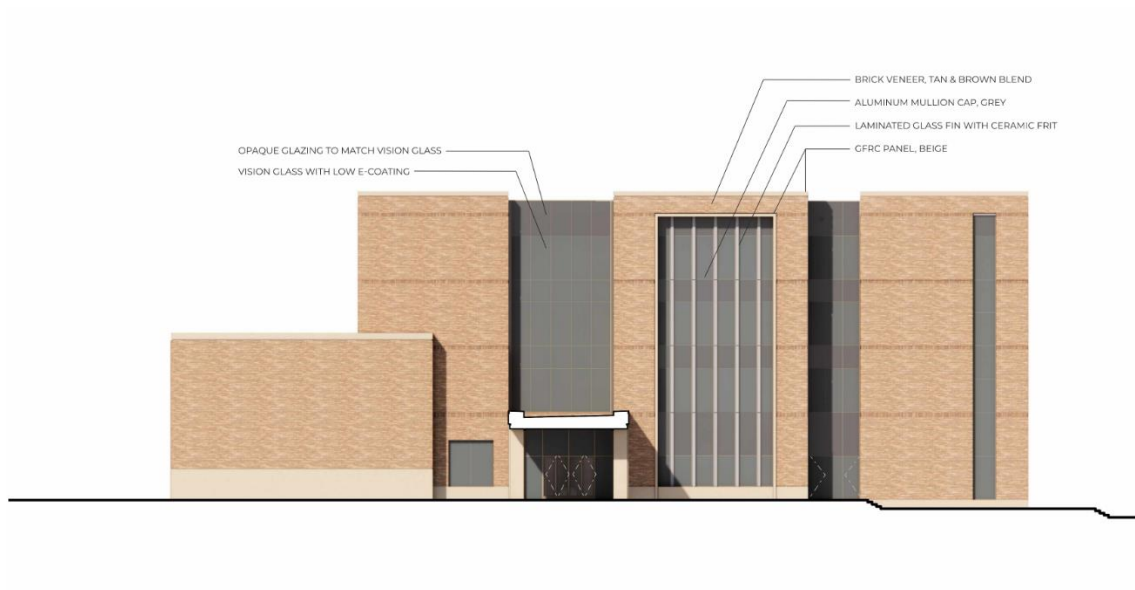
**S2 NEW DINING BUILDING | NORTH ELEVATION**



**S2 NEW DINING BUILDING | SOUTH ELEVATION**



## **ATTACHMENT 6 – ADMINISTRATIVE BUILDING ELEVATIONS**



### **S1 NEW ADMINISTRATION BUILDING | NORTH ELEVATION**



### **S1 NEW ADMINISTRATION BUILDING | EAST ELEVATION**





## Provo City Planning Commission

# Report of Action

January 28, 2026

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**Item 1** Trent Thelen requests Project Plan approval for new cafeteria and administration buildings within the missionary training campus in the TF (Training Facilities) Zone, located at 2005 N 900 E. University Neighborhood. Nancy Robison (801) 852-6417 nrobison@provo.gov PLPPA20250696

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The following action was taken by the Planning Commission on the above described item at its regular meeting of January 28, 2026:

### APPROVED WITH CONDITIONS

On a vote of 7:0, the Planning Commission approved the above noted application, with the following conditions:

**Conditions of Approval:**

Complete all CRC comments.

Motion By: Lisa Jensen

Second By: Melissa Kendall

Votes in Favor of Motion: Joel Temple, Daniel Gonzales, Lisa Jensen, Jonathon Hill, Melissa Kendall, Barbara DeSoto, Jon Lyons

*Jonathon Hill was present as Chair.*

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

### **APPROVED/RECOMMENDED PARKING**

365 Total parking stalls required

535 Total parking stalls provided

### **STAFF PRESENTATION**

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

### **CITY DEPARTMENTAL ISSUES**

- There are remaining issues from the Coordinator Review Committee (CRC) review that need to be resolved.

### **NEIGHBORHOOD MEETING DATE**

- A neighborhood meeting was held on September 17, 2025, and October 1, 2025.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

- The Neighborhood District Chair was not present or did not address the Planning Commission during the hearing.

### **CONCERNS RAISED BY PUBLIC**

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following: None

### **APPLICANT RESPONSE**

Key points addressed in the applicant's presentation to the Planning Commission included the following: The applicant explained how the demolition and building would proceed in order to still utilize the current cafeteria. Once the new cafeteria was built, the rest of the building would be demolished. He also showed exterior renderings of the buildings with the landscaping in place, which was a concern at the neighborhood meetings.



## **PLANNING COMMISSION DISCUSSION**

Key points discussed by the Planning Commission included questions regarding the timeline for demolition and construction, as well as the temporary location of certain amenities and offices during this period. Commissioners noted that the MTC demonstrated a strong effort to listen and respond to neighborhood concerns, and they expressed appreciation for the enhanced landscaping planned as part of the project.



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Planning Commission Chair



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Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (\*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Development Services Department, 445 W Center Street, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS