

Provo City Planning Commission

Report of Action

January 28, 2026

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

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.



Planning Commission Chair



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