

The logo of the Provo City Planning Commission is a circular emblem. It features a stylized sun with rays emanating from the top center, set against a background of a mountain range. The sun and mountains are rendered in a light, possibly white or light grey, color against a darker circular background.

Provo City Planning Commission Administrative Hearing

Report of Action

August 5, 2026

Item 1 Spencer Mitchell requests Project Plan approval for the demolition and rebuild of a seminary building in the PF (Public Facilities) Zone, located at 850 East 3650 North. Edgemont Neighborhood. Scott Johnson (801) 852-6417 snjohnson@provo.gov PLPPA20260245

The following action was taken on the above described item by an Administrative Hearing Officer, acting in behalf of the Provo City Planning Commission, on: August 05, 2026.

APPROVED

Administrative Hearing Officer: Aaron Ardmore

Includes facts of the case, analysis, and conclusions outlined in the Staff Report, with any changes noted. Administrative Hearing Officer determination is consistent with the Staff analysis and determination.

CONDITIONS OF APPROVAL

- No conditions required

APPROVED OCCUPANCY

- Standard Land Use Code 6910.

APPROVED PARKING

- 59 Total parking stalls required.
- 12 Total parking stalls provided on site, remaining parking provided on adjacent property.

STAFF PRESENTATION

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

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- The Neighborhood District Chair determined that a neighborhood meeting would not be required.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood District Chair was present but did not provide comments as the Neighborhood District Chair.
- Neighbors or other interested parties were present and addressed the Planning Commission.

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:

- Otto Nuila had questions seeking clarification on a few points of details. City Staff provided answers to these questions. Mr. Nuila stated he was in support of the seminary building.
- Sharon Memmott also had a question of clarification for which City Staff provided an answer.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicant was not present and gave no response.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Administrative Hearing Officer discussed how the shared parking available on the adjacent school property provides sufficient spaces to meet the code requirement for total parking spaces.



Administrative Hearing Officer



Development Services Director

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report for further detailed information. The Staff Report is a part of the record of the decision of this item.

Administrative decisions **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Development Services Department, 445 West Center Street, Provo, Utah, **within fourteen (14) calendar days of the Hearing Officer'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