

**PLANNING COMMISSION MEETING OF
MAY 14, 2024
VERBATIM TRANSCRIPT – AGENDA ITEMS 38-39**

**ITEM NO. 38 - ABEYANCE - 24-0072 - PUBLIC HEARING - APPLICANT/OWNER:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS - For possible action on
the following Land Use Entitlement project requests on 20.00 acres at the southeast corner
of Hickam Avenue and Grand Canyon Drive (APNs 138-06-801-010 and 018), Ward 4
(Allen-Palenske). Staff recommends APPROVAL on the Land Use Entitlement project.**

**ITEM NO. 38a - ABEYANCE - 24-0072-GPA1 - GENERAL PLAN AMENDMENT -
FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY)**

**ITEM NO. 38b - ABEYANCE - 24-0072-ZON1 - REZONING - FROM: U
(UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL
PLAN DESIGNATION] TO: C-V (CIVIC)**

**ITEM NO. 39 - 24-0152-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC
HEARING - APPLICANT/OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-
DAY SAINTS - For possible action on a Land Use Entitlement project request FOR A
PROPOSED HOUSE OF WORSHIP DEVELOPMENT, INCLUDING A THREE-STORY,
68-FOOT TALL (216 FEET TO TOP OF STEEPLE), 70,194 SQUARE-FOOT TEMPLE;
A ONE-STORY, 15,982 SQUARE-FOOT MEETING HOUSE; A ONE-STORY, 1,807
SQUARE-FOOT MAINTENANCE BUILDING; AND A ONE-STORY, 1,800 SQUARE-
FOOT PAVILION on 20.00 acres at the southeast corner of Hickam Avenue and Grand
Canyon Drive (APNs 138-06-801-010 and 018), U (Undeveloped) Zone [DR (Desert Rural
Density Residential) General Plan Designation [PROPOSED: C-V (Civic)], Ward 4 (Allen-
Palenske). Staff recommends APPROVAL.**

Appearance List

SAM CHERRY, Chair

JEFF ROGAN, Commissioner

STEVE SWANTON, Senior Planner

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30 JENNIFER LAZOVICH
31 VALERIE
32 BUD STODDARD
33 TODD MOODY
34 WILLIAM STODDARD
35 AARON HEATON
36 SHALENE HEATON
37 ELLIE PURCELL
38 ANTHONY LONGO
39 CHAD HIRSCHI
40 GREG HUNTER
41 GUY CASCIOLA
42 BENJAMIN TAM
43 CAMERON STEED
44 BROOKLYN BOYACK
45 CARLY JONES
46 MALAKAI OGDEN
47 JOHN STEINBECK
48 DONNA TAGLIAFERRI
49 TYLER BRADY
50 VICKI SHEARIN
51 MARK GENTILE
52 CAROL ANN CHANEY
53 MISSY YOUNG
54 KATIE CORSE
55 CAROLYN DECHAINED
56 MICHAEL LIPPE
57 VICTORIA BREMNER
58 DEMETRIA KALFAS-GORDON

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59 BARBARA MYNHIER
60 RENEE NEWMAN
61 HARRY VANGORP
62 MATT HACKLEY
63 BETHANY EDGEL
64 SANDY REED
65 KRISTI REPP
66 GREG WILLIAMS
67 CODY MIDDLETON
68 ALLISON BONANNO
69 BRIGITTE SOLVIE
70 KODIAK YAZZIE
71 BILLY KALOGERAS
72 RICHARD GOMEZ
73 VALERIE EDWARDS
74 SUMER GOLIA
75 CHRISTIAN SALMON
76 SETH FLOYD, Community Development Director
77 JOHN RIDILLA, Assistant City Attorney
78 LUCIEN PAET, Engineering Project Manager
79 JENNIFER TAYLOR, Commissioner
80 JOEY PASKEY, Public Works Director
81 DONALD WALSH, Commissioner
82 ANTHONY WILLIAMS, Commissioner
83 TRINITY HAVEN SCHLOTTMAN, Commissioner
84 SERENA KASAMA, Commissioner
85 NICOLE EDDOWES, Community Development Coordinator
86
87 (3 hours, 2 minutes, 13 seconds) [2:42:53 – 5:45:06]

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89 Proofed by: Gabriela Portillo-Brenner

90

91 **CHAIR CHERRY**

92 All right, folks, we're gonna bring this Planning Commission back. If I could have you take your
93 seats. I'm gonna go over a couple things before we read in the item. This is an unprecedented
94 amount of people, that are here, both, within the chambers, we're – full. We're actually exceeding
95 capacity. That's why we have so much fire department for fire watch and we had people in the, in
96 the plaza, and we have people currently in the cafe. I think the plaza is generally dissipated and
97 people have left. And, I do appreciate up until this point how everyone's, except for that cell
98 phone, has – listened to our rules, and I realize that there's – passion involved in these items. So I
99 just, I – hope when we get to public hearing that we're gonna keep it to land use and planning
100 and zoning.

101 And when we get to that point, I've talked to Valerie, who has a presentation that she's gonna be
102 doing, which is 27 minutes, and we're gonna have the same thing on the, and –, for – the other
103 side for speaking. And then I'm gonna go to some comments that are, if we didn't hear something
104 and it needs to be put on the record, that it's gonna be about a minute to go on the record. But I
105 think we're gonna hear a lot of substance coming from all sides and so I just wanna make sure
106 that there's some balance on all – fronts, and we get through this in a timely manner. And it is
107 important that there isn't conversation in the crowd or from the crowd. It is important that we can
108 hear the words that are being spoken. It's, it is difficult sometimes to hear when things are
109 happening in the background, and everyone's words are important to us, and they and they help
110 form our decisions.

111 So, with that, I am going to read into the record Item Number 38, Abeyance - 24-0072,
112 Applicant/Owner: The Church of Jesus Christ of Latter-day Saints. For possible action on the
113 following Land Use Entitlement project requests at the southeast corner of Hickam Avenue and
114 Grand Canyon – Drive. Item 38a, Abeyance - 24-0072-GPA1, from DR to PF. Related Item 38b,
115 Abeyance - 24-0072-ZON1, from U to C-V.

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116 Yeah, and I'm gonna read Item Number, related Item Number 39 into the record. 24-0152-SDR1,
117 Applicant/Owner: The Church of Jesus Christ of Latter-day Saints. For possible action on a Land
118 Use Entitlement project request for a proposed house of worship development, including a three-
119 story, 68-foot tall (260 [sic] feet to the top of steeple), 70,190-square-foot temple, a one-story,
120 15,982-square-foot meeting house, a one-story, 1,807-square-foot maintenance building, and a
121 one-story, 1,800-square-foot pavilion at the southeast corner of Hickam Avenue and Grand
122 Canyon Drive. Staff recommends approval on both. And before we go to staff, Commissioner
123 Rogan.

124

125 **COMMISSIONER ROGAN**

126 Thank you, Mr. Chair. Through you, I have a disclosure to make. These related applications,
127 numbers 38 and 39, concern a parcel, which is subject to an Interlocal Agreement between Clark
128 County and the City of Las Vegas. I'm a senior attorney in the Civil Division of the Clark County
129 District Attorney's Office. My division provides legal advice to the County Commission and the
130 various County departments and boards, including advice regarding the interpretation of this
131 Interlocal Agreement.

132 Given my employment as an attorney for Clark County, I cannot vote on these applications. But I
133 want to be very clear that my abstention should not be considered to be a suggestion that there is
134 a dispute about the applicability or interpretation of the Interlocal Agreement to these
135 applications. I'm simply making this disclosure and abstaining from this matter because it is
136 required by Nevada Ethics Law given my circumstances of my employment by Clark County.
137 Thank you.

138

139 **CHAIR CHERRY**

140 Thank you, Commissioner Rogan. And now I'd like the Staff Report, please.

141

142 **STEVE SWANTON**

143 Mr. Chairman, with regard to land use, the subject 20-acre site is part of Planning Area A2 as
144 defined by the 2016 Interlocal Agreement between Clark County and the City of Las Vegas. The

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terms of the Interlocal Agreement are explicit in disallowing amendments of the General Plan or rezoning properties in Planning Area A2 for the purpose of permitting commercial and industrial uses and residential densities above two units per acre. However, the Interlocal Agreement is silent with regard to the allowance of public and quasi-public uses, including religious land uses, on these properties.

Religious land uses are allowed in every standard zoning district within the city of Las Vegas. However, within the current U (Undeveloped) zone or any R prefixed zoning district, the Church/House of Worship use is not permitted on sites larger than five acres. The proposed C-V (Civic) district is designed to accommodate such uses on sites larger than five acres. The appropriateness of development on C-V zoned properties is determined on a case-by-case basis. The C-V zoning district conforms to the proposed public facility land use designation of the General Plan, which allows for public and semi-public buildings and facilities, civic uses and spaces, infrastructure, and utilities. Staff, therefore, recommends approval of the requested General Plan Amendment and Rezoning.

The subject site is not located in the Rural Preservation Overlay District within the City's jurisdiction. It is not subject to Clark County residential adjacency standards. Lots north of Hickam Avenue, within city limits, zoned R-E, and west of Grand Canyon Drive, zoned R-D, are also not located within the Rural Preservation Overlay District, but are considered protected properties in relation to the City's residential adjacency standards. The temple and meeting house buildings are in conformance with the City's residential adjacency standards.

Per Title 19, church steeples, utility transmission lines and towers, wireless communication towers, small wind energy systems, and municipal utility facilities are exempt from the 3:1 slope requirement that determines the maximum height of structures and the minimum setbacks from protected properties. The development complies with other Title 19 development standards, with the exception of the spacing of trees in the landscape buffer along Hickam Avenue, which is addressed through a condition of approval.

The development has been designed in such a way as to be compatible with the surrounding properties, all of which will be separated from the subject site by public right-of-way. Staff, therefore, recommends approval of the requested Site Development Plan Review, subject to

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174 conditions. Note there were additional documents of support and protest received after
175 publication. Thank you.

176

177 **CHAIR CHERRY**

178 Thank you very much. Can I get your name and address for the record, please?

179

180 **JENNIFER LAZOVICH**

181 Good evening. Jennifer Lazovich, 1980 Festival Plaza Drive. Here tonight representing The
182 Church of Jesus Christ of Latter-day Saints.

183 The 20-acre site is located right here in yellow. To, immediately to the north, this boundary, right
184 here, would be Hickam, which is a 60-foot-wide right-of-way. This 10-acre site, right here, is
185 vacant land now, but it is owned by the Clark County School District. Then, on the west side of
186 that, you have some R-E lots that haven't been developed yet. And then on the east of that, you
187 have some R-E lots that have been developed.

188 As you move down to the east, again here in blue it is vacant land that is owned by the Bureau of
189 Land Management, but it does have a reservation by the Clark County School District for a
190 recreation and public purpose lease, which means in the future if the Clark County School
191 District wanted to do something with this land that was school related, they've already put in a
192 reservation for that.

193 As you come around to the south, this green piece, right here, this is on also land that is owned
194 by the BLM, but it actually has a water equipment facility that is controlled by the Las Vegas
195 Valley Water District, and that piece of property is zoned C-V. Then you come to this blue area
196 again. It is 12.5 acres, and it is vacant. It is owned, again, by the Clark County School District,
197 for possibly a future school.

198 And as you come around on the west side, you have a combination of a couple of zonings. One is
199 some R-D lots that are located in the city of Las Vegas, here. They are developed. And then, as
200 you can see, on the west side of Grand Canyon, there are a number of lots, a couple of homes
201 developed, but a number of lots that are zoned R-E.

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As you look at the site a little bit outside of that immediate area, couple of other things that I want to point out. One is, this is Lone Mountain, in fact, Lone Mountain, as you can see. Farther west of that, which wraps around behind Lone Mountain, is the Beltway. Immediately to the north of where Lone Mountain is, is a park called Lone Mountain Park. And then as you come south of Alexander, Alexander is a 100-foot wide right-of-way, here's Majestic Park. And then some higher-density homes. It's in a zoning designation of R-CL. The density is around 6.7 units to the acre for the homes that are south of Alexander.

As your staff indicated, there is an Interlocal Agreement between the City of Las Vegas and Clark County. The site itself is located in an area that is defined as A2. The Interlocal expressly prohibits certain densities, lot sizes, and commercial and industrial uses. But the Interlocal is silent with respect to churches, schools, and parks, uses that you would commonly see in any neighborhood. In fact, within the Interlocal area, Lone Mountain Park exists today. There are also two schools that exist within the Interlocal Agreement that are north of this site. So there are within the Interlocal Agreement already uses like parks and schools. And this request is for a church, again a use that is commonly seen and built in communities and in neighborhoods. Staff has determined that a General Plan Amendment to allow public or quasi-public uses or rezoning to C-V does not violate the terms of the Interlocal Agreement. The applications before you tonight are a General Plan Amendment from Desert Rural to Public Facility, a zone change from U, which is Undeveloped, to C-V, just Civic, and a site plan review for a temple and meeting house.

As staff indicated it, when they made their presentation, but I do think it's important to reiterate, the site itself is not located in a Rural Preservation Area. The site is only 616 feet from Alexander Road, which is a 100-foot-wide right-of-way. And the site is surrounded on three sides by land that is either owned or controlled by the Clark County School District. That would be the vacant sites that are in blue.

In addition to that, there are multiple kinds of zoning that surround the site. There is R-D, that's located here. There's C-V, that's located there. There's R-E lots, which are typically to the west and to the north. There is PF. That would be where the park is. There's R-CL, which I mentioned, which is south of Alexander. And there's also PD, which is where Majestic Park is. In addition to

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that, staff notes that the General Plan Amendment and the zone change are appropriate for the site.

The site itself will have a temple, which sits basically in the middle of the site. There will be a grounds building that services the temple. On the east side, there will be the meeting house, and then there will be a pavilion here.

The site itself is completely open on all the sides, with the exception of, around the temple, there is a wrought iron fence. As we were going through the slides in the beginning, it showed what it would look like. It's wrought iron intentionally so that you can see the landscaping that you, that are, will exist on the inside of the grounds. And the fencing that goes around the temple will remain open for the hours that the temple is open. In the evening hours and into the night, when the temple is closed, the grounds of the temple itself will also be closed. The wrought iron fence that runs around the temple site is exclusive to the temple site, which means the area where the meeting house is, that does not have any wrought iron fencing around it.

The temple itself is 70,194 square feet, and has a height of 65 feet to where the occupiable space of the temple is located. There will be three levels within the temple, and each of those levels has religious significance.

The first level will have offices, waiting areas, dressing rooms, a small chapel area, and a baptistry. The second level within the temple will have instruction rooms and the celestial room. The celestial room is designed to represent life with God. By design, it must be tall to lift spirits towards the heavens. The room (inaudible) will start on the second floor with a vaulted ceiling of 31 feet. The celestial room is the culmination of everything that the members of the Church do in the temple. And the third level will have a sealing room or a few sealing rooms for marriage ceremonies and the sealing of two families who come together for eternity.

The remaining height of the temple is for the spire. There will be no occupied space within the spire. That goes to a total height at the top of 216 feet.

The setbacks for the temple, is 447 feet away from the residential homes that sit on the – residential home property line that sits on the west side of Grand Canyon. The temple is 248 feet away from the property line of the Clark County School District property that's immediately to the north of us. With the way this, the temple sits, it actually sits not over here where there's

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260 some lots that will be eventually developed, not over here where there are already developed
261 lots, but directly to the north is the vacant property that's owned by the School District. And the
262 temple itself will be 248 feet away from the property line. The temple sits, over 700 feet away
263 from the property line of the BLM property that's to the east of Tee Pee. And the temple will sit
264 243 feet away from the Clark County School District property line of the land to the south of
265 Florine.

266 The temple will be closed on Sunday and Monday. There will be maintenance workers that could
267 be there on Sunday and Monday, but there will be no members who are going in to perform
268 Church duties or services on Sundays or Mondays. The hours of operation for the temple are
269 Tuesday through Saturday. They would begin at 5:00 a.m., and they would end at 11:00 p.m.
270 Volunteers, the temple itself is really staffed largely by volunteers, and the volunteers begin
271 arriving a little before 6:00 a.m., and the volunteers leave after the temple closes after 10:00 p.m.
272 So the hours, which is why I've said the 5:00 a.m. to 11:00 p.m., is so that we can allow
273 volunteers to arrive before the temple opens and then volunteers to leave after the temple closes.
274 There is no food served at the temple. That was a question that was asked. And another note on
275 which direction the front door of the temple will face, the temple will face towards the west.
276 I think it's important to note, for people who may not be a member of the Church, may not have
277 ever seen the inside of a temple, unless they've had the opportunity to go before it's dedicated,
278 but here is what this temple and any temple is not. The temple is not a megachurch with a large
279 seating capacity. The temple is not a food pantry or other facility to serve homeless. The temple
280 is not grounds to host large-scale outdoor events, like carnivals or other types of events or
281 parties. And the temple is not where you will hear any type of amplified sound or music.
282 But what the temple is, is a place for worship, reverence, and sacred ceremonies, a place where
283 you may see two people getting engaged on the grounds, a place where you may see a bride and
284 groom taking photos after they've been, their families have come together in a sealing ceremony
285 within the temple, or a quiet place where members of the Church perform their most sacred
286 duties.

287 The meeting house, which is located on the east side of the site, will be 15,982 square feet. The
288 height of the meeting house itself will be 27 feet. That's this line right here to the roof line. That's

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289 27 feet. And the height of the one spire will be 67 feet to the top of the meeting house. For those
290 people in the audience that came to our neighborhood meeting, the meeting house, the
291 neighborhood meeting was held at a meeting house, roughly around Alexander and Buffalo, not
292 too far from the site, and that is similar in scale and size and height to what this would look like
293 here.

294 Going back to the setbacks for the meeting house. The meeting house has a setback of 313 feet
295 away from the property line of the developed R-E lots across Hickam. To the south, the meeting
296 house will sit 253 feet away from the property that is zoned C-V. To the east, it will sit
297 approximately 111 feet to the property line of where the BLM property is located. And it's a
298 significant distance away, of course, from the property line of the homes on the west.

299 The meeting house itself is primarily used for worship services on Sundays. So when the temple
300 is closed, again the temple is closed on Sundays and Mondays, the busiest time for the meeting
301 house will be Sunday. They will have typically three different worship times to, for members to
302 come. And these are rough times, but the first would start roughly around 9:00 a.m. and conclude
303 before 11:00 a.m. The next would start roughly around 10:30 and conclude before 12:30. And
304 the final one would start around 12:00 p.m. and conclude by 2:00 p.m.

305 The meeting house may occasionally have other meetings or activities that would occur on the
306 inside of the meeting house on other days other than Sunday. But I would encourage anybody
307 who's known that this application is coming up to drive by any of the meeting houses that you
308 typically find in neighborhoods, and I think you will find that the main time that you see cars
309 parked is when it is Sunday and when there are worship services going on. The other six days a
310 week there are very few cars. I won't say there are no cars, but I will say that there are very few
311 cars, and it's not a constant type of traffic situation.

312 The landscaping is quite extensive. The Church takes great pride in the grounds of their temples
313 as well as their meeting houses, but in particular the temples. And so what you see before you is
314 representative of what it will look like when all of this landscaping is installed. To give you an
315 idea, the site itself is providing around the perimeter 203 trees, where 158 trees are required. On
316 the inside, the site is providing 135 trees. There will be almost eight acres of landscaping on the
317 site itself. So the site, once you do dedications for the streets, the net size will be about 17.5

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318 acres, again after dedication for all four streets. And within that, so after that, eight acres, which
319 isn't quite half, but it's headed towards half of the site would be landscaped.

320 The other thing that's important to note is that only 10 percent of the site will have any structures
321 of any kind on it, which means the other 90 percent of the site will either be landscaping,
322 hardscape, which is decorative areas around here, or the parking lot area. Thirty-nine percent of
323 the parking lot will be shaded by tree canopy.

324 And the other thing that we wanna point out, because I know, in front of this Commission, that
325 the heat island effect is important, and what the Church is doing on this site, and it's for the entire
326 site, is the site, the parking areas that you see will not be asphalt. It will all be concrete, all across
327 the entire site. And you would say, well, what difference does that really make? Well, it turns out
328 that concrete is cooler than asphalt is, by roughly a percentage of 15 to 20 percent. So, the entire
329 site will not have asphalt where the parking areas are; it will have concrete. Again, going to the
330 heat island effect, it will reduce that between that and the amount of landscaping.

331 From a parking perspective, the site is providing 514 spaces, where 198 are required. The site,
332 I've heard a couple of questions about this, also concerns, fairly enough, about how much
333 parking is being provided. And the answer to that is this is a site, and I'll contrast it to the Las
334 Vegas Temple on the other side of town, that is co-locating both a meeting house and a temple
335 on the same site at the same time. And so because of that, the Church wants to ensure that there
336 is sufficient parking onsite for all of the members.

337 Whether there's something occurring at the meeting house, a Sunday worship service, or whether
338 there is the regular activity that you will see at the temple, the amount of parking is driven by the
339 operations experts who know the number of members who will come to both of these and future
340 members who they anticipate will come. And what they don't want to see is parking on adjacent
341 streets because there's not enough parking on the site. So while, yes, it seems like it's
342 significantly more than your code requires, it is done for a specific purpose, and that purpose is
343 to make sure that we have people parking onsite and not on the adjacent streets.

344 I will also note this, that at the Las Vegas Temple, if you have ever driven over there, sometimes
345 you will see that there are cars parked on the street, even though there's a lot of parking at the
346 Las Vegas Temple, but there are sometimes cars parked on the street at the Las Vegas Temple.

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347 And it — I wanna contrast the way that site sits versus the way this site sits. If you go up there,
348 you'll see that the temple itself sits a little bit closer to Bonanza Road, and that the driveway that
349 comes into that comes off of another side street or you can come in off of Bonanza. And in that
350 particular case, perhaps that's, it can be faster or quicker to park on the street. But that's not the
351 case with the way that this is designed.

352 As I mentioned earlier, the temple front doors will be facing towards Grand Canyon. So if you
353 want a nice walk, you may park on the adjacent streets. But really the closest place to park, if
354 that's the reason why people are parking on the streets over at the Las Vegas Temple site, is
355 actually on our site and in our property. And again, remember, the temple is surrounded by that
356 wrought iron fence. So our openings are at the openings where we have the gates for vehicular
357 entrance. There are not just pedestrian gates within there. There are vehicular gates coming off of
358 Grand Canyon, vehicular gates coming off of Hickam, in two places, and then, there are no
359 access points of any kind off of Florine, and then there are two access points off of Tee Pee. So
360 again, we think it makes more sense that people will, for this particular temple site, park onsite
361 rather than park on any of the adjacent streets.

362 The lighting on the meeting house, there will not be any type of steeple lighting on the meeting
363 house of any kind. There's been a lot of talk about, though, the lighting on the temple. And, let
364 me show you a picture particularly at night. This is a rendering of what the Lone Mountain
365 Temple will look like lit up at night. The reason why I think that this is important, I understand
366 and have heard the concerns from the surrounding neighbors about the light effect, its height and
367 light. I understand that. This is shown to depict what it is. It is not a brightly-lit building that will
368 light up adjacent properties. It's never intended to do that and nor would they, would it do that.
369 So we asked our lighting expert to provide, and I hope I don't get any of these terms wrong, but a
370 lighting exhibit, a heat map if you will, to show how the temple would be lit up at night. Again,
371 this, we did it in white so you could kind of see the colors, but I'll show you another exhibit in a
372 minute. This shows the blue and greens. And the point of this exhibit is to say that when you get
373 barely a little bit away from the edges of the temple itself, not the property line, not the edge of
374 the property going in either direction, but around the immediate area of the temple itself, the light
375 significantly drops off. And by the time you get to the edge of our property, it's zero foot-

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376 candles. And so said a different way, the light from the temple at night will not light up any
377 adjacent, or by adjacent, I mean across the streets that are surrounding us, but adjacent
378 properties. It will not. The light dissipates immediately and very quickly as you move away from
379 the temple on our own site, as the heat map indicates.

380 So we had this kind of, looked at a different way. So we took the same site plan that I just
381 showed you, except this time, it's really hard to see, and almost intentionally so. That's why we
382 did the other one, so it would, you could really see where we're talking about. And it's probably
383 even too difficult to tell on this. But it, we did it intentionally because it's nighttime, it's dark. So
384 what is the light that's gonna reflect off of the temple when it's dark? And again, I know it's hard
385 to see, so I won't belabor it. But this is the blue area where the temple is, and as you move away
386 from the temple itself, towards the edges, even within our own property, it is dark. Seems like it
387 can't happen, but that's exactly the way the lighting is directed and how it works. It is directed to
388 stay on the building and not bleed onto other adjacent property.

389 From a traffic perspective, the applicant, as we know, from doing this for a really long time,
390 typically the way that it works with traffic studies or drainage studies is that it is a condition of
391 approval. So only if the application gets approved does the applicant submit a traffic study or a
392 drainage study to be reviewed and accepted by the City. We know and we understand from the
393 neighbors in the area that they have concerns about traffic, so the applicant has already submitted
394 a traffic study to the City of Las Vegas. It has been reviewed, and it has been accepted.

395 I'm certainly not an expert in exact traffic. There is some background on that in the Staff Report.
396 But just for the audience to know, we have taken that a step further to make sure that we've
397 addressed those concerns by submitting something to the City so that the City experts could
398 review it. They have reviewed it, and it has been accepted, that's the term it's (sic) used. It has
399 been reviewed and accepted, and it has been given back to us with that review and acceptance.
400 The other thing that the applicant did before they, or at least we tried to do before we filed for
401 this application, is we tried to file for a waiver of offsites. Said a different way, we wanted to do
402 more rural offsites, again understanding the rural nature of the area north of the site. I don't think
403 that there's necessarily an indication that there's a rural nature to the, on the other sides, but
404 certainly as you move north of the site, it is rural. And, so we asked if we could not do curb,

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405 gutter, street light, and sidewalk on the surrounding streets. That request was denied. It had a
406 purpose, though, for the denial, which is why we are now putting in full half-street improvements
407 on all four streets. And it's really designed to assist in some of the drainage that is out here and
408 some of the drainage issues that we've heard about. That will help with those issues.

409 In addition to that, if the, any of the sites or all of the sites to the north, to the south, or to the east
410 get developed as school sites, the school always puts in full offsites, including streetlights around
411 their property. And again, we are bordered on the north, on the south, and on the east by at least
412 property that either the School District owns or is interested in maybe doing something within
413 the future. And if those get developed, it gets developed with full offsites.

414 So, as we looked at that, we said, well, is there, if we're gonna have to put in full offsites and
415 streetlights, is there a streetlight that the City has that may be more attractive than the ones that
416 you already see on Grand Canyon? On Grand Canyon, just to the south and to the west, on that
417 R-D development that I mentioned before, they've got sidewalk and streetlights in there, and it's
418 your typical streetlights that you see when you drive around.

419 But the City does have two other options. One I believe is kind of standard, and you see it in
420 Summerlin. And then there's another one, which is the one I'm gonna show, that I believe you
421 see in the Town Center area, if I remember correctly. So this is considered, I'll say, a standard
422 city streetlight, but again a little different because it's a little more decorative. So our offer or our
423 suggestion would be that the streetlights that would surround this site would look like this, just to
424 further enhance perhaps the area, if not the self, the site itself.

425 From the standpoint of a drainage study, as I mentioned, similarly with the traffic study, but we
426 have, don't have an approval on our drainage study. Again, both traffic study and drainage study
427 are two things that are usually conditions of approval, and only if we get approved, do we turn
428 that in. But we are starting on our drainage study, and we do hope to have it completed very
429 soon.

430 And here's what I can tell you, because I know that there is a concern that, well, would the
431 applicant bring in, haul in, import in, fill so that it would raise the site up more than it is today,
432 and then put the temple on top of that? And the answer to that is no. We are not bringing in any
433 fill. In fact, we will be removing some fill to the site, from the site. So we are removing fill from

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434 the site. We are not building up the site unnecessarily so. And, of course, we'll comply with
435 whatever the terms of the drainage study are.

436 Couple more points. From the standpoint of the questions and the comments and concerns that
437 I've heard from the neighbors, many have asked: Would the Church reduce the height of the
438 temple and turn off the lights at night? It's really a lot of what I hear. Yes, there's traffic. You'll
439 hear all of it tonight. I certainly don't want to speak for them. But those are two of some of the –
440 most frequently asked questions that we have heard. And while that may seem like an easy
441 request, the answer is rooted in religious symbolism of the steeple height and lighting pointing
442 towards the heavens.

443 So what does that mean? For members of The Church of Jesus Christ of Latter-day Saints,
444 temples are literally houses of the Lord Jesus Christ, designed to honor and symbolize his life,
445 mission, and teachings. Temples are sacred edifices wherein Church members participate in
446 God's highest rights, ordinances, and covenants. The Church teaches that the Savior Jesus Christ
447 will manifest himself to his people in mercy within the walls of the temple. This significant
448 promise applies to every dedicated temple throughout the world. For this very sacred and
449 important reason, virtually every aspect of the temple is symbolic of Jesus Christ and each
450 member's desire to worship and serve him. The words House of Lord and Holiness to the Lord
451 are inscribed above each temple entrance to remind members that they are entering God's sacred
452 and holy place of worship.

453 This temple's design is directed and approved by the Church's highest senior leadership,
454 leadership specifically sustained by members as prophets, seers, and revelators. The approved
455 design includes each temple's location, capacity, height, mass, steeple, and lighting. Each steeple
456 and spire on a temple serve in purpose, serve important religious purposes.

457 A steeple is one of the, if not the most, universally distinctive, religious, architectural features of
458 faith known throughout the world. When incorporated into a religious building of this nature, its
459 symbolism is recognized for a devotion to a higher power. A steeple intentionally, directly, and
460 sometimes subtly raises all eyes towards Heaven. A steeple is symbolic of the teachings of God
461 and has revealed to people for centuries. For example, He has counseled prophets to have His
462 followers look up to Him as the source of hope, peace, and healing. When attached to a building

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of this nature, it serves the purpose of sending a religious message of faith, hope, and healing by lifting all souls who worship there closer to God.

For this reason, the buildings of many religious denominations include spires, steeples, belfries, turrets, and other elevated structures to draw parishioners' devotion, hearts, and souls up to God.

These types of religious buildings are distinguished from other buildings because of their steeples, spires, and similar elevated structures.

The size of the building, including its tall walls, are necessary symbols of faith and are necessary to accommodate the meetings and religious services that are held within the walls of the temple.

The temple is built to accommodate both the needs of current and anticipated future members of the area. In an effort to limit impacts to neighbors where possible, a portion of the entire building is below ground.

Further, it is important to the religious services that temples have very high walls and ceilings.

Like the spires on top of the temple, God's highest rights, ordinances, and covenants entered into the inside of the temple are meant to draw minds, eyes, and hearts heavenward.

In addition, the room designs and temple floor plans reflect distinctive purposes and symbolism.

For example, the celestial room is large, tall, grand, and well-lighted room on an upper floor of the temple because it symbolizes eternal life with God. Also the temple's large, beautiful, and grand exterior symbolizes the hope, faith, and peace and strength provided by God and another anchor of stability God provides to all during life's ups and downs.

Further, the temple's inspiring designs and beautiful features symbolize an extraordinary destination and reward for members who are working hard and are living worthy to enter through the temple doors where they can participate in God's highest rights, ordinances, and covenants.

CHAIR CHERRY

Jennifer, I'm getting a little repetition on some of the design stuff.

AUDIENCE MEMBERS

(Disruptive comments.)

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491 **CHAIR CHERRY**

492 Hey –, please –. Please –. Again, we had the rules. Let's follow them. Just, again, I appreciate
493 that there's a letter there, and I appreciate some of the background, but there's been some –
494 redundancy. So, I just ask if — I don't know how close you are to wrapping up the letter, and if
495 that's something that you also wanted to turn in for record as well–

496

497 **JENNIFER LAZOVICH**

498 Sure–

499

500 **CHAIR CHERRY**

501 –not sure, but just – wanna –

502

503 **JENNIFER LAZOVICH**

504 It's important to get it on the record. Why it's so important? Because there has been a significant
505 amount of discussion from the opposition about why won't the church reduce the height, and it's
506 because, and you'll see in this room, we have a significant amount of supporters for the church,
507 the way it is designed, for the temple, the way that it is designed, and that it's rooted in
508 symbolism, that it's important to the religious aspect of the way the temple's designed and is lit
509 up at night.

510

511 **CHAIR CHERRY**

512 I appreciate that. Thank you.

513

514 **JENNIFER LAZOVICH**

515 My final points are that we have collected signatures in support of the project. We concentrated
516 on the following ZIP Codes: 89134, 89128, 89129, and 89149. There are, within this book,
517 which I will be turning in to the City Clerk, 3,388 residents of the city of Las Vegas signed the
518 petition in support and 730 Clark County residents signed the petition in support. So I'd like to
519 hand this over to the Clerk, please, and have that be made part of the record.

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520 **CHAIR CHERRY**

521 Thank you.

522

523 **JENNIFER LAZOVICH**

524 And then, as I wrap this up, I would ask that all the members or anybody else that's in the
525 audience tonight who is in support of the temple and this project be, stand up, so that they can be
526 recognized. I thank them for that. And for these reasons, we would ask that you follow staff's
527 recommendation of approval on all applications.

528

529 **CHAIR CHERRY**

530 Thank you very much. Okay. And so, thank you for the presentation and thank you for adhering
531 to our rules. I'm gonna go now and open the public hearing and start with, I believe it's Valerie,
532 has a presentation that she wanted to do. And then I'm gonna go to, give the same amount of time
533 for people that are for it. But I will start with Valerie, please.

534

535 **VALERIE**

536 Can this mic be live? Perfect. Thank you.

537

538 **CHAIR CHERRY**

539 And I'll need your name and address for the record, please.

540

541 **VALERIE**

542 I've already talked to City Attorney, and I wish not to really reveal that at this time, and he
543 knows why.

544

545 **CHAIR CHERRY**

546 Okay. Okay.

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547 **VALERIE**

548 All right. Are we up?

549

550 **CHAIR CHERRY**

551 So, I'm – going to put 27 minutes on the clock, please.

552

553 **VALERIE**

554 Okay.

555

556 **CHAIR CHERRY**

557 And then I'm going to go to people for, for 27 minutes, but–

558

559 **VALERIE**

560 Are we ready?

561

562 **CHAIR CHERRY**

563 Please go.

564

565 **VALERIE**

566 Okay. Today, exactly why we're here is because of laws. We hear a lot of things about what
567 people want and what they, what they don't want. Laws treat every citizen equally. Favoritism,
568 emotions, and one's belief of entitlements discriminate – against all the other citizens. This
569 PowerPoint is going to focus just on the laws.

570 We're going to deal with NRS 278.250. Promote and conserve open space, the protection of our
571 natural and scenic resources from unreasonable impairment, to consider existing views and the
572 heights of buildings casting shadows on surrounding residents, ensure development on lands
573 commensurate with the character of the area, immediate and long-range financial impact of the
574 current residents, ensure protection of existing neighborhoods and communities, including the
575 protection of rural preservation area, which surrounds this property on all three sides.

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576 Regulations must be adopted with reasonable consideration to the character of the area and its
577 particular suitability for particular uses in conserving the values of buildings and homes. That's
578 law.

579 The General Plan application requirements. Except as otherwise authorized by this title, approval
580 of all maps, zoning, it all shall be consistent with the spirit and intent of the current General Plan.
581 NRS goes right back to the same – things that we are mandated to do. That's the law.

582 C-V, a lot of talk about C-V, 19.10.020 (sic). It was changed. Why was it changed? Churches are
583 allowed in our neighborhood. It says five acres or less. There's a reason for that. So they fit in.
584 They're all in our neighborhood, and no one has any problems with that. But this structure is not
585 a church. It's not a house of worship. It's a temple. It is a casino-size structure that does not
586 belong in any rural neighborhood. If you go on down to C. Similar Uses, classified on the basis
587 of common operational characteristic, the land use compatibility.

588 Development Standards. The standards shall be designed to ensure compatibility of the
589 development and existing planned developments and uses in the adjacent surrounding areas. The
590 temple doesn't fit, folks.

591 Applicability Standards. So why are we here? We're here because this property, this temple does
592 not — It is not compatible. It doesn't fit the law.

593 Special Use Permit. We were told that they originally stuck one in. Churches on sites larger than
594 five acres shall not be permitted in the U district or a district with an R prefix. Why is that?
595 Because they don't fit.

596 So what do all these legal documents have in common? They all say the standards shall be
597 designed to ensure compatibility of the development with existing and planned development and
598 uses in the adjacent surrounding areas. We don't have a casino-type structure anywhere in our
599 area, folks.

600 So we've kind of come up with this thing called a shell game, right? Rural residential
601 neighborhoods, 35-foot ceiling height. That's what the law was. Unfortunately, you guys did a
602 C-V change, and you put in 19.08.040. That is a commercial, industrial zoning for that building
603 structure.

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604 All right. So you say the Interlocal Agreement can't have these commercial industrial. But go
605 ahead and take a look at that. The new mandate is commercial and industrial district zoning, not
606 rural neighborhood zoning. Sneaky, right? This chapter applies to all commercial and industrial
607 developments within the city and to all commercial and industrial zoning districts. That's not our
608 neighborhood. That's not where we live.

609 So we look at it as a loophole. The First Amendment says, government from officially favoring
610 and disfavoring particular religious groups, as – such, of officially advocating particular religious
611 points of view. All right. They're – giving favoritism. You changed the law, and you're putting a
612 building in that doesn't long there.

613 Spot Zoning, Code 19.18. Rezoning of a lot or a parcel of land to benefit an owner, we say the
614 temple, for a use incompatible with surrounding land – uses and that does not further the General
615 Plan –. The practice of spot zoning (sic), some places say it's illegal.

616 If you look up in our books, here in Nevada, spot zoning can also be involved in corruption when
617 an individual receives special treatment that may harm surrounding areas. That's our
618 neighborhood. It will never be the same. You (sic) got reduced property values, increased noise,
619 increased traffic. They're saying 1,231 additional vehicles are going to be in our neighborhood?
620 You've got to be kidding me. This is a rural neighborhood. They talk about the heat island
621 because it's concrete? It still puts off more heat than the dirt.

622 It can obstruct the views. They say, oh, it's gonna be dark. No, it's not. We've seen these churches
623 time and time again. They are not dark. We're gonna see them. We're not gonna be able to see
624 the stars at night because it's lit up.

625 Public safety, anytime you increase vehicle traffic and parking lots, you increase crime. I know
626 because I did those statistics for years. That's just the way it works.

627 RLUIPA, right, that big scary word that we hear a lot. You're discriminating against us,
628 RLUIPA. It's real simple, folks. The Department of Justice has a brochure on it. What's their
629 number four question? Does RLUIPA exempt religious assemblies and institutions from local
630 zoning laws? What do they say? No, RLUIPA is not a blanket exemption of zoning laws.

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631 DOJ Civil Rights Churches Law Center, Section 2. All RLUIPA does, requires the government
632 to not treat religious assemblies or institutions less than equal, not more, less, the same as all of
633 us. We came here all day today. Everybody has to follow the laws.
634 Religious Freedom Restoration Act. U.S. Attorney General, prohibits federal government from
635 substantially burdening a person's exercise of religion if it bans observance and practice, folks,
636 two things. You can observe and practice in a tent. You don't have to have a 216-foot building.
637 And you're not protected, not by the law.
638 Supreme Court, exemptions for burdens on religion are not required from neutral and generally
639 applicable laws. That's zoning laws, folks. They're not exempt. The Supreme Court says it time
640 and time again.
641 Tenth Circuit Court, McKinney, Texas, right, they're having the same fight we're having right
642 now. These poor citizens. Thank God their – planning board denied them, denied the LDS
643 Church, and here are some of the things they quoted. Does not encumber the rights of any
644 municipality from requiring religious institutions to comply with precedents-based zoning
645 restrictions in the form of a valid ordinance, providing all religious institutions in that
646 municipality are treated consistently. These folks aren't. All the other churches in our
647 neighborhood show that these folks are being favoritism (sic).
648 The DOJ March 2024 memo distributed to all municipalities regarding the RLUIPA states, to be
649 clear RLUIPA does not provide blanket exceptions (sic) from local zoning and land marketing
650 laws. It safeguards to protect discriminatory, unreasonable, and unjustifiable burdensome
651 relations (sic).
652 Furthermore, Alger and Moffatt court case, Court of Appeals concluded the church has no
653 constitutional right to be free from reasonable zoning regulations, nor does a church have a
654 constitutional right to build a house of worship wherever it pleases.
655 U.S. Supreme Court, Kavanaugh. To be clear, the Court's precedents do not require that religious
656 organizations be treated more favorably than all other secular organizations. Rather, the First
657 Amendment requires that religious organizations be treated equally to the favored or exempt
658 secular organization. Equally, folks.

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659 Michigan Supreme Court. City's refusal to rezone the property did not substantially burden their
660 religious exercise. Even if it did substantially burden their – religious exercise, the imposition of
661 that burden is in furtherance of a compelling government interest and constitutes the least
662 restrictive means furthering the interest. The city won that lawsuit, folks. He goes on to say not
663 everything that a religious institution does constitutes a religious exercise. The burden on
664 religion, excuse me, the burden is on religion. You hear 'em say, oh, we have to prove it. No,
665 legally the burden is on the religion to prove that the city's refusal to rezone the property
666 constitutes a substantial burden. Sometimes something, oh, excuse me, whoo, some things, does
667 not become a religious exercise just because it is performed by a religious institution.
668 He goes on to say laws affecting certain religious practices do not violate the right to free
669 exercise of religion as long as the laws are neutral and generally applied. Whether the specific
670 difficulties the church claims to have encountered, they are the same ones that face all of us land
671 owners. We all have to face them. No such free pass for religious land use masquerades among
672 the legitimate protections RLUIPA affords to religious exercise.
673 So here's more court cases. It is the duty of the zoning authority to consider the needs of the
674 entire community, that's us, when voting on rezoning and not just the needs of the individual
675 petitioner. We count also.
676 A government action or regulation does not rise to the level of a substantial burden on religious
677 exercise if it merely prevents the adherent from either enjoying some benefit that is not otherwise
678 generally available or acting in a way that is not otherwise generally allowed.
679 U.S. Court of Appeals Establishment Clause does not exempt religious property uses from
680 substantial standard zoning requirements that are designed to ensure compatibility of land, land
681 use, you folks. The religious institution, no less than any other group, must comply with
682 reasonable regulations designed to preserve a comfortable and desirable community. That's us.
683 These are our homes.
684 The Dover Amendment does not give religious organizations an absolute and unqualified right to
685 build whatever structures they desire in residential or other areas.
686 Let's go to NERC. Now we know what the law is. They have to follow it. Let's go to this public,
687 right? Nevada Equal Rights Commission, to be a public accommodation, any establishment or

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688 place to which the public is invited or which is intended for public use, folks. Places of public
689 accommodation do not include any private club or other establishment not open to the public.
690 DOJ, Civil Rights, Public Accommodations. A place open to all. The provisions of this title shall
691 not apply to establishments not in fact open to the public. The temple is not open to the public.
692 Civil Rights Act, prohibited discrimination of public or quasi-public accommodation. The LDS
693 Church discriminates against LGBT, right? They can't. You can't be a public organization, you
694 can't call yourself public if you discriminate. That's the law.
695 There's a Hudgens case here 'cause we hear, oh, it's quasi-public. You could go in the parking
696 lot. I'm sorry. The court case shopping center, that is what a quasi-public item is. It's a shopping
697 center, not a parking lot. Only when a private property has taken on all the attributes of a town is
698 it to be treated as a public forum.
699 Even from the reports that you folks gave us, access at the temple is fenced and gated. It's not
700 public. You can only enter the temple by invitation. That's not public. They want to be, they want
701 to create a zoning here where they can make something pass and say they're public. They're not
702 public.
703 NRS 651.070, all persons entitled to equal enjoyment of places of public accommodations. C-V
704 and Public Facility clearly do not apply to the LDS temple.
705 The temple itself, all temple ordinance (sic) continue to be denied for any lesbian, gay, or
706 bisexual person in same-sex marriage or homosexual relationship and transgender individual.
707 The courts say, once a religion – discriminates against any segment of the public and refuses
708 entry, you can't get inside, the public standing disappears and they become a private organization
709 or club. You can't have it both ways. The law is really clear. They're trying to skew the law. The
710 law is very clear.
711 Let's go on to temple design. The LDS temple website, it says, temples are different from
712 meeting houses. Yeah, they're not churches. They're huge. They're (sic) size of casinos. We know
713 what those are. Once dedicated, attendance is reserved for some. Not even all their people get to
714 go into this structure. It's very limited. Entrance is restricted unless you have a temple
715 recommend card.

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716 The LDS press conference that they just set (sic) out said the temple is different than a church's
717 neighborhood meeting house. We know that. That's because they're supposed to be five acres or
718 less. The law was there to protect it.

719 So here are some of – their folks. Elder Wilson, he was dealing with the Arizona Dome. We call
720 it the Dome Temple. He said it fits perfectly in the constraints of what has been established for
721 the county here. It enabled us to do something that didn't require obtaining variances. Why can
722 they do it, but they can't do it here?

723 Their city – officials encouraged the LDS and architects to stay within the prescribed limitations,
724 right? Early in the process, they were told what the limitations and codes were. What do we do?
725 We changed the codes for them. We didn't make them follow the codes. We started changing
726 'em.

727 McKinney Temple, right? They just denied it. Their Panning just denied it. And what did the –
728 LDS authority say? There is no significant tenet of the faith that dictates the height of the steeple.
729 We hear that, right? Their own people are saying it doesn't dictate it. Upper leadership of the
730 Church dictates the steeple height. The human being dictates the steeple height. Not all temples
731 have steeples, some have domes. And so here's some all throughout the United States to prove
732 that they don't have to have a steeple or a spear (sic) for their religious ordinance, their theology.
733 Next page. So when they say it, I'm sorry, I go on evidence. I go on the law. And what they're
734 saying is not true.

735 One more. On this one here, this is Hong Kong, just to reinforce it. In 2019, when they
736 remodeled the place, they took the, what do they call that, the little statue and the spear (sic)
737 down. And they never put it back up, and they're not going to. If it is so important to their
738 religion to have these huge, tall structures, why do so many of 'em don't have 'em? Why do they
739 take 'em off and don't put 'em back on? Their theology doesn't support their claim. Here's one in
740 Newport Beach. Here's the one in Arizona, with the dome.

741 So you go to the LDS website, here's what they say. To meet the needs of a growing and diverse
742 membership, The LDS Church has evolved its approach to temple construction and design over
743 the years. From their website, a temple design, both internal and external, is secondary to the

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744 primary purpose. They stand before you and say it's the primary. Their own website said it's not
745 that important. Their buildings alone, you look at them, they're not that important.

746 So, the Smith case, Supreme Court landmark decision. Two basic questions on analyzing
747 substantial burden. What type of religious exercise does a law burden? None. You can practice
748 out in a tent. What type of impact does a law have on the exercise? None. The multitude of
749 different designs throughout the world demonstrate their theology and religious observance is not
750 defined by the architect or height of their temples. They come in all shapes and sizes.

751 LDS General Authority, we'll just go through these real quick. When something's proven, you
752 don't have to tell your people to write letters into you folks and say how important the steeple is.
753 Okay? You don't have to do that. But that's what they've done, and we've got letters here to prove
754 it.

755 The U.S. Attorney General prohibits, oop – (sic), that one, we already got that one, sorry.

756 So here's one of the letters. We don't want these to seem scripted. Right? Make sure you put in
757 about how important the steeple is.

758 The second letter, well, that's another individual. She – tells her folks please be assured that this
759 project is consistent with city regulations. You just shake your head.

760 Supreme Court Smith decision, churches are not excluded from the enforcement of natural and
761 general applicable laws.

762 Here's a visual. We all know where Queensridge is down the street, right? Across from Boca?
763 Those condos, they're 233 feet tall. This temple is 216 feet tall. We're told that there's going to be
764 a 20-foot pad difference between the (inaudible). So if you sit and stand down by Tee Pee, this
765 structure is going to be 236 feet tall, three feet taller than Queensridge. That's huge, folks. In a
766 rural, you know what I'm talking about. Whoo.

767 Okay. So let's go back to the Interlocal Agreement, right? This gentleman says it, get me wild
768 (sic) up. Let's just go back here. Must remain two, two per acre. Shall not accept any general
769 amendments, which you've accepted. Legally, you folks are in violation of state law.

770 The NRS, 277.10 (sic), reference interlocal agreements. Failure to perform any obligation of this
771 contract shall be deemed a breach. The rights and remedies of the party shall not be exclusive
772 and are – in addition to any other rights and remedies provided by law or equal, including but not

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773 limited to actual damages. Since us victims, us citizens, the victims, when this is a breach of
774 contract, the courts are starting to allow us, third parties to sue.

775 Talk about the financial aspect, right? Disclosures. Population of Vegas is 2.9 million. From
776 what we can find from legal documents, population of LDS is 100,000, give or take. We don't
777 know because we can't find those true numbers. But if we just use that as a round number, we
778 have 3.38 percent of – individuals in this town that are LDS. By building the temple, you are
779 financially impacting the residents by decreasing their buyers' market by over 96 percent. That's
780 huge. Non-members will not purchase a home in the backyard of a structure that's a casino-size
781 footprint. They won't do it.

782 NRS, once again, 278.250, take into account the immediate and long-range financial impact of
783 this application. Regulations must be adopted with reasonable consideration to the character of
784 the area and its particular suitability for particular uses, conserving the value of buildings. State
785 law, folks.

786 So in closing, the U.S. Supreme Court has confirmed exemptions for burden on religion are not
787 required for, from neutral and general applicable laws. That's our zoning laws. They're not
788 exempt from 'em. The proposed LDS temple is not a church or house of worship defined by their
789 own website. We know it's not. My God, it's huge.

790 The courts have defined churches and temples not to be public and quasi-public. They categorize
791 them as private clubs. It is confirmed by the temple's own rules and access mandates. The temple
792 is just that, a casino size.

793 The LDS currently, current temple design violates every mandated development standard,
794 similar use standard, applicability standard, and Interlocal Agreement, City and County
795 ordinance, 2050 Master Plan, and several other NRS's. The Supreme Court justices clearly ruled
796 that the LDS Church mandate to follow zoning laws to include the maximum 35 feet is not
797 exempt, and the law is based on them being a religious organization. They gotta follow the law.

798 Has anybody here ever heard of the Dillon's Rule? Well, here's what it is. Nevada is a long, has
799 been long, a Dillon Rule state. State law takes precedent over local ordinances in matters where
800 there is a conflict or inconsistency between the two. When a local ordinance conflicts with a state
801 law, the state law will prevail. This principle ensures uniformity (sic) and consistency across

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the state, preventing a patchwork of conflicting ordinances from impeding or confusing the application of state law. State law serves as a framework within which local governments operate and exercise their powers. Below are just a few of those.

So you guys changed the C-V. State law didn't get changed. State law trumps you. Legislation can only change state law. They can't conflict. So it goes federal, state, city/county. You guys change laws, you're not allowed to do it. I'm sorry. So, there's your first conflict.

278.25 (sic), Zoning districts and regulations. Bill No. 2024-8 in the revised C-Vs, Civic District, 19.10.020 is in violation of state law. The new C-V has overreached its government authority, and NRS prevails every time. State laws are enacted by legislative bodies, and only they can change them. That's so we have equity for all people of this community, not a special group. Conflict two, public/quasi-public, right. That's what they want. They want us to say that they're public-quasi. They're not. 251.070 (sic), all persons entitled to equal enjoyment of places of public accommodation. All persons are entitled to the full and equal enjoyment of the goods, services, facility (sic), privileges, advantages, and accommodations of any place of public accommodation, of public accommodation without discrimination or segregation on the grounds of race, color, religion, national origin, disability, sexual orientation, sex, or gender identity or expression. Everybody has to be the same. To grant the LDS temple C-V district and public-quasi is – disingenuous and would violate NRS 5, 651.070 and NRS 615.060 (sic).

Third conflict, NRS, inability, inapplicability to private clubs and other establishments not open to the public. The – provisions of inclusive do not apply to any private club or other establishment not, in fact, open to the public. The temple is not open to the public.

CHAIR CHERRY

Okay. We've – hit our time now. So I'm gonna ask you to –, if you have one more–

VALERIE

Are you going to shut me down? I have two more slides.

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829 **CHAIR CHERRY**

830 Give us your two slides quickly, please.

831

832 **VALERIE**

833 Can I get them, please? All right. So we did that one there. So you can't grant, you can't grant
834 that.

835 The fourth one, the last one, Interlocal Agreement. This is a binding contract, is set forth, fully –
836 the purpose, powers, rights, objectives, and responsibility of the contract party. Must remain
837 residential. Shall not accept any general amendment, which they've submitted. The following is a
838 contract in breach of the contract. Nowhere in there does it say, no law could anybody find, even
839 my attorney friends couldn't find where it says they get to remain silent because it's a church.
840 There's not, it's not written anywhere. Just because you say it doesn't mean it's true, just like the
841 steeple. Just 'cause you say you need it doesn't mean it's true. So the Interlocal Agreement, yeah,
842 we believe.

843

844 **CHAIR CHERRY**

845 Okay. Thank you.

846

847 **VALERIE**

848 I got one more page. We are asking you to deny all applications with no conditions, based on the
849 Supreme Court and circuit appeals cases, RLUIPA, NERC, Civil Rights Act, internal, Interlocal
850 Agreement, all current laws, and the Dillon Rule presented here today. Thank you.

851

852 **CHAIR CHERRY**

853 Thank you very much.

854

855 **AUDIENCE**

856 (Disruptive applause.)

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857 **CHAIR CHERRY**

858 Okay. Please, please. Thank you. Thank you. Thank you. Please. Okay, we're gonna keep going
859 with the meeting.

860 And now, I'm gonna go to the support side. I know there's, a few people that wanted to speak. I
861 think Mr. Moody I heard was one person that was gonna take some time. I'm going to give the
862 same amount of time of the supporting side. If there's multiple speakers within that time, that's
863 fine. If there's one, that's fine. However you'd like to approach it. I'll need your name and address
864 for the record, too, please.

865

866 **BUD STODDARD**

867 You bet. Mr. Chairman, members of the Commission, my name is Bud Stoddard, and I live at
868 9112 Frosty Morning Avenue, which is in Ward 4 of the city of Las Vegas, approximately 1,700
869 feet from the proposed temple site. I strongly support the proposed temple project. I currently
870 serve as the Stake President of the Lone Mountain Stake of The Church of Jesus Christ of Latter-
871 day Saints. That is the area immediately surrounding the temple project, roughly between
872 Cheyenne on the south and Tropical Parkway on the north. The overwhelming majority of
873 people you will hear from this evening live in that area.

874 In the past several weeks, I've spoken with hundreds of members of my stake, who are very
875 much strongly in support of this temple, many of whom are here with us tonight. But there are
876 thousands who tried to be here this – evening and who were unable to do so because of space
877 limitations.

878 Here is a video of their gathering outside of City Hall earlier this evening. We asked that these
879 members not come inside the chambers so there would be enough room for everyone to express
880 their opinion about the project. The people in this video are not from outside of Nevada. They
881 were not bussed in from Utah. They are people who live in our community who came out this
882 evening to stand for the temple. We hope that you will consider their show of support, in
883 addition to those of the supporters from whom you will hear this evening. Thank you.

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884 **CHAIR CHERRY**

885 Thank you very much. Can I get your name and address for the record, please?

886

887 **TODD MOODY**

888 Todd Moody, 7602 Lake Louise Avenue. I live in Ward 6. I'm an attorney. I'm a member, I'm a
889 member of The Church of Jesus Christ of Latter-day Saints. I volunteer at the temple up on
890 Bonanza every Wednesday evening, and I'm a former member of this Planning Commission.

891 I want to thank each of you. Too many people accuse you of things that you would never do.

892 You don't get enough credit for your preparation for evenings like this, and I just want to thank
893 you for your role in improving our community.

894 I'm going to limit my remarks tonight to the lighting and height of the temple. The temple is
895 sacred to us. It's a place where we believe Heaven and Earth come together. Each time we go to a
896 temple, we make promises to God that make us better neighbors and Christians. We go to the
897 temple to orient or reorient ourselves and find direction in a sometimes dark and confusing
898 world. Temples are a sanctuary for us, and lighted spires are like a beacon in the storms of life.
899 Although every temple is architecturally different, whenever you see one, it's immediately
900 recognizable. Their illumination and spires are part of that.

901 Light is one of the most powerful symbols of Christianity, Judaism, and other faith-based
902 religions. Like the pillar of fire over the ancient Tabernacle of Moses, light represents the
903 presence of God. The center spire of the Lone Mountain Temple will connect Earth and Heaven,
904 reminding us to elevate our thoughts and actions to a higher plane.

905 The lighting on this proposed temple will be nothing like the lighting from the ball fields that are
906 close by. The lighting meets the safety requirements, while at the same time projecting enough
907 light onto the surface of the temple and, yet, will not spill onto surrounding neighborhoods and
908 into the night sky.

909 As staff aptly reports, the size of the proposed temple also meets the – height standards of our
910 code. Church steeples are specifically exempt from maximum height provisions. This is not a
911 216-foot-tall building. It's a 68-foot-tall building with a steeple, that as a matter of law cannot be
912 considered when determining maximum height.

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913 Like other temples around the world, this will be a quiet sacred space. It will be immaculately
914 landscaped, maintained, and reverently used. It will become a landmark. It will be, it will
915 beautify our community. We sing in the second verse of – My Country Tis of Thee, I love thy
916 rocks and brills (sic), thy woods and templed hills. Templed hills are not limited to New
917 England's centuries-old, white-steepled villages surrounded by rolling green forests. Templed
918 hills include structures, new structures, including a sandstone-colored temple at the foot of Lone
919 Mountain that incorporates elements from historic Las Vegas.
920 This will be a beautiful structure that all of us can be proud of. It's an appropriate use, and I
921 encourage you to follow staff's recommendation for approval. Thank you.

922

923 **CHAIR CHERRY**

924 Thank you, Mr. Moody. Can I get your name and address for the record, please?

925

926 **WILLIAM STODDARD**

927 Mr. Chairman, members of the Commission, my name is William Stoddard. I'm the Temple
928 President of the Las Vegas Nevada Temple on the east side of town. I simply want to make sure
929 everyone here understands that a temple, such as the Lone Mountain Temple to be built, is the
930 most sacred structure on Earth to our faith. It's built to extend exacting standards as His house. In
931 fact, on the words, the words on the outside of the building are Holiness to the Lord, the House
932 of the Lord. We revere it as His house. And for that reason, it is lighted at night, not in an
933 obnoxious way, but in a holy and sacred way to draw attention to our God, to whom we pray.
934 And for that reason, we have a steeple, which points us to Heaven, asking us, pointing to us,
935 telling us that's where we pray for guidance, for power, for knowledge, for inspiration, and for
936 peace.
937 I plead with you to approve this temple as an oasis of peace and worship for our saints, our
938 members here in the Las Vegas area. Thank you.

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939 **CHAIR CHERRY**

940 Thank you, Mr. Stoddard. Okay, we have 19 more minutes. I'll need your name and address for
941 the record.

942

943 **AARON HEATON**

944 I'll make it quick. Aaron Heaton. I live at 4326 Jerdon Court, 89129. Our home is less than a
945 thousand feet from the proposed temple site. It's also within the Rural Preservation Area, and I
946 support the temple project. With so much residential construction already filling nearby areas
947 north of Alexander, setting aside this acreage for a beautiful building and landscaping will only
948 help to preserve and enhance the serenity of the area. Separately, just on a personal note, the
949 tiered design of the temple in the rendering, which each, with each level progressively higher and
950 more narrow, culminating with the spire is meaningful to me, as a reminder of my own spiritual
951 progression and refinement. Thank you.

952

953 **CHAIR CHERRY**

954 Thank you. Hello.

955

956 **SHALENE HEATON**

957 Hello. My name is Shalene Heaton. Address is 4326 Jerdon Court. Within a thousand square feet
958 of the proposed site and in the rural preservation area. My family and I have lived there for eight
959 years. I wholeheartedly support the temple. I believe that the light of the temple signifies the
960 light of Christ that's in, within each of us, and having that light helps us to become more like
961 Him, more kind, more peaceful, and that can only improve our community, both members of the
962 Church and others. Thank you for your time.

963

964 **CHAIR CHERRY**

965 Thank you.

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966 **ELLIE PURCELL**

967 My name is Ellie Purcell. We have lived in the proposed temple site for nine years, and both my
968 husband and I approve of the building of the temple. However, we are not Mormons. We are
969 Christians who belong to the Methodist Church. I would like to leave you tonight with three
970 important words to remember, build the temple.

971

972 **CHAIR CHERRY**

973 Quick, excuse me, excuse me one second. So, I was hoping that there was, within these 27
974 minutes, some speakers that were gonna take up large sections of time. I see that that's not the
975 case with the lineup. So, again, I'm gonna go back to now a max of a minute per person. Please,
976 let's not be redundant on the comments. I do appreciate everyone's effort, and I'm gonna have the
977 opposition have the same chance with – what we're doing here today. But, I want to be able to
978 get through this meeting respectfully. So, if there's something you haven't heard specific to a land
979 use, planning, zoning application that you want to put on the record for us to really feed on,
980 great. I realize the passion behind both sides, but I really want this Commission to hear specific
981 things that go to lighting, that go to landscaping, that go to certain impacts that – may or may not
982 be. So, with that, I'm gonna start with a minute clock, and I'll go with you.

983

984 **ANTHONY LONGO**

985 Mr. Chairman and Commission, my name is Anthony Longo, 9490 Star Vista Court. I live in the
986 city of Las Vegas, also in the Rural Neighborhood Preservation, close to the temple, where the
987 temple will be built. I'm in favor of the temple being built at this location.

988 Some are saying that crime will increase in this area if the temple is built here. I'm a retired
989 police officer from the Las Vegas Metropolitan Police Department, with over 30 years of law
990 enforcement experience. I'm very familiar with the crime statistics in our valley. I've looked at
991 the crime statistics of the surrounding area, where the temple site sits on the east side of town on
992 Sunrise Mountain. The neighborhood that surrounds the temple there has one of the lowest crime
993 rates and calls for service in the Las Vegas Valley. Of course, as you enter into the more closely,

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994 or densely populated residential and retail areas, much further away from the temple, crime
995 numbers start to increase.

996

997 **CHAIR CHERRY**

998 I'm going to have to ask you to wrap up. That's that minute there.

999

1000 **ANTHONY LONGO**

1001 And okay, I appreciate your time. Thank you very much.

1002

1003 **CHAIR CHERRY**

1004 Thank you very much. And we do have three microphones. So if you want to line up, if you're
1005 compelled to come up and say something, please, let's get through this.

1006

1007 **CHAD HIRSCHI**

1008 Good evening, Mr. Chairman and members of the Commission. My name is Chad Hirschi. My
1009 home address is 5680 Ruffian Street, Las Vegas, Nevada. I live in Ward 4. I'm in support of this
1010 temple and the meeting house in this proposed location. This temple and meeting house will be a
1011 blessing to our congregation and community alike. I would like to add comment to a few specific
1012 exterior design elements of this proposed temple and meeting house.

1013 The parking lot element, for example, the Church's design team takes special care and
1014 consideration in all design aspects. This parking lot has been designed using concrete in lieu of
1015 asphalt paving. This comes with an increase of cost in the building out of this project versus
1016 asphalt paving. This investment reduces the transfer of heat in the area and softens the feel of the
1017 lot itself.

1018 The attention to detail of the exterior finishes and the perimeter walls design around this project
1019 will complement our community. I find strength in Christ, and I know these beautiful exterior—

1020

1021 **CHAIR CHERRY**

1022 I'm going to ask you to wrap up now.

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1023 **CHAD HIRSCHI**

1024 –finishes and perimeter walls stand as a beacon of strength, security, and unity. Thank you.

1025

1026 **CHAIR CHERRY**

1027 I'm going to ask you to wrap up now. Thank you. Next person.

1028

1029 **GREG HUNTER**

1030 Greg and Dawn Hunter. We live at 4386 Micahs Canyon Court.

1031

1032 **CHAIR CHERRY**

1033 Mic isn't on.

1034

1035 **GREG HUNTER**

1036 Okay, I'll jump over.

1037

1038 **CHAIR CHERRY**

1039 Thank you.

1040

1041 **GREG HUNTER**

1042 Greg and Dawn Hunter. We live at 4386 Micahs Canyon Court. We are on the corner of Craig

1043 and Grand Canyon, approximately eleven hundred feet away from the proposed temple site. As

1044 you can see, I walk my dog every night on the proposed temple site. This is not a desert oasis or

1045 a pristine desert environment. It's a trash heap. There is garbage everywhere. There are, piles of

1046 tires, construction refuse of all kind, landscaping debris, garbage of all sorts. In fact, my kids

1047 call it the chicken field because one night we found a pile of dead chickens over there. I look

1048 forward to having a beautiful place of worship that is well maintained and culturally significant

1049 to my people and not a landfill next to my house.

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1050 **CHAIR CHERRY**

1051 Thank you. Can I get your name and address for the record, please?

1052

1053 **GUY CASCIOLA**

1054 Yes. Mr. Chairman and members of the Commission, I want to thank you. My name is Guy
1055 Casciola. I live at 3916 Broad Meadow Court, 89129. I'm not an active member of the LDS
1056 Church. I'm a member of Mountain View Lutheran. I'm in favor of the church being built. I had
1057 the opportunity growing up in San Diego to visit the one in San Diego before it was dedicated.
1058 The lighting issue is not an issue to me. I mean, they're not — Well, they're not lit bright, and
1059 they have — It's an architectural wonder with the landscaping. So I'm definitely in favor for the
1060 church being built.

1061

1062 **CHAIR CHERRY**

1063 Thank you very much.

1064

1065 **GUY CASCIOLA**

1066 I think we need more churches in Las Vegas. Thank you.

1067

1068 **BENJAMIN TAM**

1069 Hello, members of the Council (sic). My name is Benjamin Tam. I live at 3920 Broad Meadow
1070 Court, and I am in favor of this temple. I know, as a member of the Church, one of the biggest
1071 things that's very dear to me is the fact that I love my spirituality, and I love that to be my
1072 children and my wife to be able to experience that. And this will make it very accessible for us to
1073 be able to grow spiritually and to be able to connect. Thank you for your time.

1074

1075 **CHAIR CHERRY**

1076 Thank you very much.

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1077 **CAMERON STEED**

1078 Mr. Chairman, members of the Commission, I want to thank you for your time. My name is
1079 Cameron Steed, and I live at 5845 North Campbell Road. I'm 17 years old–
1080

1081 **CHAIR CHERRY**

1082 Hey, please, no speaking from the crowd, please. I gotta be able to hear the words so we can get
1083 through this.
1084

1085 **CAMERON STEED**

1086 I'm 17 years old, and I'm one of the four representatives that will be speaking tonight for a lot of
1087 the youth in the area who will not be able to speak due to time constraints. Up until recently, like
1088 a lot of youth, I have a really busy schedule. I was a full-time student while working a full-time
1089 job, and so I didn't really have a whole lot of spare time. And during this time period, the current
1090 Las Vegas Temple became one of those rare places of peace and serenity for me. And so, I
1091 would just like to briefly state that, to me, this temple is more than just a building. It's a refuge
1092 from life, an oasis in the desert, and it would be a blessing to have in our neighborhood. Thank
1093 you.
1094

1095 **CHAIR CHERRY**

1096 Thank you for your comments.
1097

1098 **BROOKLYN BOYACK**

1099 Hi. Mr. Chairman, members of the Commission, my name is Brooklyn Boyack. I am 18 years
1100 old and a senior in high school. I live at 4325 Jerdon Court and have lived at this address for 13
1101 years. And I live within 1,000 feet of the proposed temple site. I fully support the building of this
1102 temple. Every time I attend the temple, I learn about my ancestors and feel more connected to
1103 my family. I know that the work done in temples strengthens families, which in turn strengthens
1104 communities. The temple fosters an environment of service, promoting love and peace in the
1105 surrounding neighborhood. The spire of the temple points our eyes to God, and the lights remind

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1106 me that Christ is the light of the world. The temple is a beacon of hope both day and night. We
1107 build and dedicate these impressive temples as houses of the Lord, and I love the idea of having
1108 Jesus as my neighbor. Thank you for your time.

1109

1110 **CHAIR CHERRY**

1111 Thank you very much.

1112

1113 **CARLY JONES**

1114 Mr. Chairman, members of the Commission, my name is Carly Jones. I live at 9632 West
1115 Gilmore Avenue in the city of Las Vegas, Ward 4, and have for the past 18 years. I live just over
1116 2,000 feet of the temple site. I am in full support of the proposed Las Vegas Temple. As a senior
1117 at Centennial High School, I often find myself surrounded by vulgarity. These harsh thoughts
1118 can be hard to get rid of. My friends and I currently attend the temple located off of Bonanza
1119 once a week. All six of us will pile into one car and carpool over, which takes us 45 minutes each
1120 way. When in the temple, all the noise and confusion I feel in school and work in the world goes
1121 away. The temple is the only place I have ever found that removes that noise and replaces it with
1122 a quiet, peaceful calm in which I can feel a connection with God. Thank you so much for your
1123 time and consideration.

1124

1125 **CHAIR CHERRY**

1126 Thank you.

1127

1128 **JENNIFER LAZOVICH**

1129 Mr. Chairman, in following your direction, you've seen that we have quite a number of people
1130 who, I very much appreciate, would like to express their support, but also I know it is already
1131 late and only getting later. So with the exception of this person and a few others, we're going to
1132 kind of wrap up our side if that's okay with you, but we stand ready for more testimony if it's
1133 necessary.

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1134 **CHAIR CHERRY**

1135 Appreciate that.

1136

1137 **JENNIFER LAZOVICH**

1138 Maybe we'll have about three or four more people testify on our side, and then turn it over to you
1139 and how you want to proceed.

1140

1141 **CHAIR CHERRY**

1142 I – appreciate that. And again, I appreciate the passion I'm hearing, but there has been some
1143 redundancy. And I just want to get to, you know, this land use application, so pleased with that.

1144

1145 **MALAKAI OGDEN**

1146 Good evening, Mr. Chairman and members of the Commission. My name is Malakai Ogden. I'm
1147 18 years old, and I've lived at 10436 Chandra Avenue for the past 4 years. That's about one mile
1148 from the temple site, and it's within the city of Las Vegas. I fully support the building of the
1149 temple and other Church facilities.

1150 As a high school dropout, a member of a broken family, and a person struggling with self-worth
1151 and mental health issues, The Church of Jesus Christ of Latter-day Saints has replaced my
1152 tumultuous upbringing with one of a firm foundation and purpose. The temple is a building that
1153 members strive to enter, and it's one of the few places that I can feel hope. The Church has taken
1154 me in and served me, which has changed my outlook on life. The Church has taught me to be
1155 grateful for what I have and to love it again. It's taught me that my different situation is not a
1156 downside and that I'm still a valuable person. The Church community is in need of me just as
1157 much as I'm in need of them, and the temple itself is a symbol of peace and hope that I've used to
1158 reclaim my life. And it can be the same to anyone else who may seek the same peace.

1159

1160 **CHAIR CHERRY**

1161 Thank you.

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1162 **JOHN STEINBECK**

1163 Good evening, Chair; good evening, Commission. Thank you and thank you for your patience.
1164 My name is John Steinbeck, and I live at 4319 Maltese Crest Circle. My home is just over 700
1165 feet from the proposed temple site. My family and I have lived there for 21 years, and we're very
1166 excited to have the temple so close to our home. We welcome this inspirational view that we'll
1167 have from our backyard. We are in complete support of this project. Over the past few months,
1168 and tonight, we've heard neighbors and friends talk about the new temple and their concerns.
1169 One I would like to address is a public safety concern that has been brought up due to the
1170 increased vehicles. I'm not here in an official capacity tonight and not representing any agency.
1171 However, I have vast experience in public safety, including supervising the area of the current
1172 Las Vegas Temple on Sunrise Manor. That building has not contributed significantly to
1173 additional calls of emergency service, and I would not expect this one either, too, Sir. Thank you
1174 very much.

1175

1176 **CHAIR CHERRY**

1177 Thank you.

1178

1179 **DONNA TAGLIAFERRI**

1180 Mr. Chair, Commissioners, my name is Donna Tagliaferri. I live at 6280 North Hualapai Way,
1181 Las Vegas, Nevada, 89149. I've lived in the RNP for 30 years, and as you can imagine, 30 years
1182 ago there wasn't very much there. When we first moved into our home, we discovered that the
1183 Beltway was going right through our house, and so that is when my civic participation began.
1184 We worked for three years to get the Beltway moved, and we did, and we got it moved to where
1185 it is today, which is west of all the houses that they wanted to take.
1186 That started my civic time, and I served for eight years on the Lone Mountain Citizens Advisory
1187 Council. And then I followed that with Larry Brown appointing me as a planning commissioner
1188 for the, for Clark County District C. During this time, I have worked tirelessly to keep
1189 commercial and small lots out of the RNP. I watched Chip Maxfield and Larry Brown put the

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1190 Interlocal Agreement together, and I know what the spirit of that law was, and it was never to
1191 keep churches out.

1192 I understand the pressure that you're under. I sat for 12 years in your place, and I know how
1193 difficult these things are. But I also know how important your job is.

1194

1195 **CHAIR CHERRY**

1196 I'm gonna ask you to wrap up your comments, please.

1197

1198 **DONNA TAGLIAFERRI**

1199 Happy to do so, believe me. As a member of the RNP, I would just like to say that there's not a
1200 consensus with the people that are there. I have one, I've gotten quite a few letters that weren't so
1201 great, but I have received many from people who said they didn't want to come forward because
1202 of the contention in the area. I volunteer every week in the temple, in the Las Vegas Temple, and
1203 I know the reverence and the peace that it – gives to all of us. I'm hoping that you will follow
1204 staff recommendations and approve this temple, as I know that it will be a great addition to our
1205 area. Thank you.

1206

1207 **CHAIR CHERRY**

1208 Thank you.

1209

1210 **TYLER BRADY**

1211 I guess I'll be quick. I'm Tyler Brady. I live at 4081 Turquoise Falls in the Las, city of Las Vegas,
1212 Ward 4. You know what, I, I'm not actually a real active goer of church, but what I did hear, that
1213 the temple's name was going to be Lone Mountain Temple. And so the first thing I did, as I sell
1214 real estate for a living, I am in the top 10 real estate agents in Las Vegas, selling over
1215 \$100 million of residential real estate a year. I bought this location because of the value increase
1216 that it will cause by having these homes here. So, in the past, homes I've bought, they've
1217 increased far past my capital gains requirements. So, I'm telling you that this is something that

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1218 will benefit the property values in this area. So, for that, I'm in for, in favor of this, of this temple
1219 being built.

1220

1221 **CHAIR CHERRY**

1222 Thank you, Mr. Brady. And – thank you to the supporters for limiting your time. I do appreciate
1223 it. It is important that your voices are heard, but we do have to get through the meeting. And, I do
1224 appreciate you stepping back on – some of the comments. But we do see you, and we do hear
1225 you.

1226 With that, I'm quickly gonna go to some of the opposition. If there's something specific that you
1227 didn't hear from the presentation, I'm gonna give each person a minute. But I don't want to hear
1228 redundancy. I realize that the presenter was speaking on a large group of people, but there could
1229 be some people that weren't with her. I want to go through those. Again, I don't want to – hear
1230 redundancy. I want to hear some specific things, please. Need your name and address for the
1231 record.

1232

1233 **VICKI SHEARIN**

1234 Hello. Can you hear me? Hi, my name is Vicki Shearin. I live at 4718 North Jensen Street, Las
1235 Vegas. Thank you for the opportunity to speak on this important issue. My husband and I have
1236 lived in Las Vegas since 1982, and we purchased our current property on North Jensen Street in
1237 2001. When our home was being built, our home builder assured us that the zoning would
1238 remain the same, that was rurally zoned and for horses. And he presented to us as evidence the
1239 City's plan to turn Lone Mountain Park into an equestrian park with an equestrian trail around
1240 the mountain. We have two horses on our property, and we ride them through our residential
1241 neighborhood, at least three times per week. Motor vehicles traveling on 215 Beltway to visit the
1242 proposed temple would exit on Lone Mountain Road, and North Jensen Street would be the very
1243 first street they would come to and turn on to get to the—

1244

1245 **CHAIR CHERRY**

1246 We're going to need to wrap up the comments.

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1247 **VICKI SHEARIN**

1248 –temple. And so changing the zoning from Rural Residential to Civic and building this temple
1249 would–

1250

1251 **CHAIR CHERRY**

1252 Okay. I, we're going to have to wrap up the comments. We're getting redundant. So I'm gonna go
1253 to the next speaker, please.

1254

1255 **MARK GENTILE**

1256 Yes, good evening.

1257

1258 **CHAIR CHERRY**

1259 I need your name and address for the record.

1260

1261 **MARK GENTILE**

1262 Yeah, Mark Gentile. I live at 8660 Hickam Avenue, so I'm basically right down the street from
1263 this project. Lived in Las Vegas, in this area, for about 20 years. And I'm here to state my
1264 opposition to the project and asking you, the Commissioners, to maintain and protect a unique –
1265 part of Las Vegas. I know that — I was happy to hear that you all visit the areas that you're
1266 considering from earlier tonight, because the way it was described in the presentation is not
1267 really accurate. This is a – residential rural area. There's – ranches. There's people with horses.
1268 There's people that don't want streetlights. There's people that don't want curbs, and I'm one of
1269 them. That's why we moved there, and that's why we want the protection of where we are. And
1270 that, and we're afraid, frankly, we're going to lose our way of life. And we're afraid we're not
1271 really being heard, or not being heard at all.

1272 When this project was proposed, they didn't come to the neighbors and say, gee, we're going to
1273 do this. Let's work something that – fits the neighborhood and fits the criteria of where you are.
1274 None of that happened at all. It was like 216 feet, that's the way it is. Take it or leave it. It's non-
1275 negotiable.

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1276 **CHAIR CHERRY**

1277 I'm going to ask you to wrap up your comments, Mr. Gentile, please.

1278

1279 **MARK GENTILE**

1280 Yeah. I mean, can it be lit at different times of day? Non-negotiable. Everything is non-

1281 negotiable. So we need you, as a commission, to help us maintain our neighborhood–

1282

1283 **CHAIR CHERRY**

1284 Thank you for your comments.

1285

1286 **MARK GENTILE**

1287 –and maintain our way of life. Thank you.

1288

1289 **CHAIR CHERRY**

1290 Can I get your name and address for the record, please?

1291

1292 **CAROL ANN CHANEY**

1293 Yes. My name is Dr. Carol Ann Chaney. I live at 4093 Peaceful Dune Street, within Ward 4, less

1294 than a thousand square feet from the proposed temple. I am in opposition. I moved back to the

1295 area. I previously lived there for over 20 years, during COVID in order for my own peace of

1296 mind, as my practice, I'm a family practitioner, stayed open during COVID. I am specifically

1297 opposed to the light pollution and the negative effects it has on humans and animals, migrating

1298 birds, wildlife, and to our environment specifically. Recently, in May of this year, Nevada passed

1299 specifically specialized license plates to honor our starry skies. We live, and – I did provide

1300 pictures to show you. I know we don't have time. But we do live in an area where there are starry

1301 skies.

1302

1303 **CHAIR CHERRY**

1304 Thank you.

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1305 **CAROL ANN CHANEY**

1306 Thank you.

1307

1308 **CHAIR CHERRY**

1309 And if there are pictures that you wanted to submit for the record, you're welcome to do – that.

1310

1311 **CAROL ANN CHANEY**

1312 Okay, thank you.

1313

1314 **CHAIR CHERRY**

1315 Just need your name and address for the record.

1316

1317 **MISSY YOUNG**

1318 Hi. My name is Missy Young. I live at 4520 North Conquistador, right up the street from the
1319 new temple site. And, I saw the rendering, the AI-generated rendering image of what their
1320 temple would look like at night. But if you Google LDS temple at night, you will see images of
1321 these temples all over the country lit up like casinos. And so I have a hard time believing in the
1322 image that was submitted here tonight. I – encourage you all to Google LDS temple at night to
1323 see the images of what they look like in other cities. And, oh, yeah, here's some great ones, if
1324 you wanna show this picture.

1325 LDS members are saying that our property values are gonna go up. What makes the LDS
1326 members think that we all, all the residents who live there, wanna pay higher taxes on our
1327 property values in order to – support their temple? Why are we being asked to do that? And our
1328 property values only go up if we sell to other Mormons because they're the only ones who are
1329 gonna want to live there.

1330 And the other thing I want to say is that earlier tonight you remanded a request for a sign at a
1331 school because it would impact the neighbors if they had to look at that sign at night. I ask you to
1332 take the same consideration in when considering how the residents of this area feel. And, for the

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1333 LDS members to say that this connects them to Jesus, I have a hard time understanding that
1334 when Jesus was a poor man who had no place to lay his head, and that is the one–
1335

1336 **CHAIR CHERRY**

1337 Missy, I'm going to ask you wrap up your comments, please.
1338

1339 **MISSY YOUNG**

1340 I'm wrapping it up right now.
1341

1342 **CHAIR CHERRY**

1343 Thank you.
1344

1345 **MISSY YOUNG**

1346 The one symbol of Jesus is not a steeple; it is the cross, which is conspicuously absent from all of
1347 your buildings everywhere.
1348

1349 **CHAIR CHERRY**

1350 Thank you very much.
1351

1352 **MISSY YOUNG**

1353 And I understand that.
1354

1355 **CHAIR CHERRY**

1356 Can I get your name and address for the record, please?
1357

1358 **KATIE CORSE**

1359 My name is Katie Corse. I live at 4245 North Chieftain, one block from this proposed project.

1360 And I am vehemently opposed to it. This has nothing to do with religion for me. It has to do with

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1361 the laws of the land. I bought my land and built my home in 1991. Thirty-three years I've lived in
1362 this neighborhood, one block away from where they're gonna put this thing.
1363 This was zoned for half-acre-plus properties with no street lights, curbs, gutters, sidewalks, or
1364 offsite improvements. I was aware of the possibility of a few schools, as stated, in the area, built,
1365 to be built someday to the west of me, but was confident that this rural zoning of half-acre-plus
1366 lots would be protected because this rural neighborhood worked extremely hard to establish rural
1367 preservation areas, civic zoning guidelines, an Interlocal Agreement that would protect us from
1368 General Plan amendments and preserve our rural way of life.
1369 I feel this \$200-billion developer has decimated my faith in local government protecting my
1370 individual rights by being able to steamroll a quiet rural neighborhood into submission by
1371 changing long-established rules, laws, agreements, and protections for its people. The developer
1372 disregarded my question at the February 28th meeting regarding the C-V zoning, and at that
1373 time, the development did not meet the C-V zoning, so I felt protected.

1374

1375 **CHAIR CHERRY**

1376 I'm going to ask you to wrap up, Katie. Thank you.

1377

1378 **KATIE CORSE**

1379 Yes, I will. Since that time, the C-V zoning language was rewritten. I was not notified of any
1380 possible C-V zone change or any meetings regarding one. Please, reestablish my faith in local
1381 government and vote no. Follow the laws of the state.

1382

1383 **CHAIR CHERRY**

1384 Thank you very much.

1385

1386 **KATIE CORSE**

1387 Vote no to this General Plan Amendment.

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1388 **CHAIR CHERRY**

1389 Thank you. Can I get your name and address for the record?

1390

1391 **CAROLYN DECHAINED**

1392 Thank you for this opportunity to speak and your understanding and patience in this matter.

1393 Based off your agenda, it appears you have already made your decision. I am opposed to this

1394 temple location. My name is Carolyn Dechaine. I live at 9109 Desert Paintbrush Way, 89129. I

1395 live three miles away from Lone Mountain since 2015.

1396 Just because the members are here today to present and support, it doesn't mean that a 216-foot

1397 spire is appropriate. If LDS wants to promote their spire height as towards the Heaven, that is

1398 fine, but don't have it phallic shaped. The temple will attract more out-of-state visitors in our

1399 neighborhood. We are not the sightseeing part of town. Some of these roads were built in late

1400 1990s with no recent upgrades. They are county-owned, not city. More potholes. more traffic on

1401 horseback, pedestrians, you saw my photo, more pedestrian deaths, bicycle accidents. They don't

1402 obey the 35-to-45-mile-an-hour zone that's already on Lone Mountain, Craig, or Cheyenne.

1403 Lights at night will not be turned off. Yes, it looked lovely that they have them down, but I've

1404 seen the San Diego — I lived in San Diego. That temple is bright light right next to the Freeway

1405 5. It, I don't believe their heat map. Thank you very much.

1406

1407 **CHAIR CHERRY**

1408 Thank you very much for your comments. Can I get your name and address, please?

1409

1410 **MICHAEL LIPPE**

1411 Hi. My name is Michael Lippe, 4039 Desert Trace Court. I'm about a hundred yards away from

1412 where the temple will be. Just five quick points. This is a Planning Commission meeting, so I

1413 believe there's no place for religion. So with all due respect, that should not play into the

1414 decision. The church is not compatible with the surroundings. They've demonstrated that they

1415 can change in other locations, the dome. There's pictures of churches that are more compatible in

1416 the area.

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1417 The original speaker said it's just a church. If it was just that, you wouldn't have this many people
1418 here. I think one of the Commissioners said yourself; it's the most people that have ever shown
1419 up in 13 years. So obviously, it's more than just a church.

1420 She also brought up the other areas that are immediately adjacent. Lone Mountain, it's in my
1421 backyard. The Lone Mountain Park, the Majestic Park ball fields, those are for everybody. I can
1422 use them. I can walk there. I can go, I take my dog to the dog park every morning. And last but
1423 not least at all, I think the most important, the arrogance and unwillingness to compromise by
1424 hiding under the name of the Lord I feel is unacceptable. Thank you very much.

1425

1426 **CHAIR CHERRY**

1427 Thank you, (inaudible). Can I get your name and address for–

1428

1429 **AUDIENCE**

1430 (Disruptive applause.)

1431

1432 **CHAIR CHERRY**

1433 Please –, we've got to get through this. Name and address for the record, please.

1434

1435 **VICTORIA BREMNER**

1436 My name is Victoria Bremner, 7810 West La Madre. I have been a resident of the RNP, in the
1437 same house for 30 years. And three quick points on why I'm against this that hasn't been covered.

1438 You haven't addressed the shade that a 65-foot building is going to cast on the neighborhood.

1439 This is a residential area, and a 65-foot-high, not including the spire, is going to cast a
1440 tremendous shadow in that neighborhood.

1441 You haven't addressed how does a building that has A, at its top 212 feet needs FAA

1442 involvement. Any building that requires the FAA to be involved should not be in a residential

1443 area. And the third thing is they're building a 65-foot usage, a three-story building in the temple.

1444 There goes the privacy for anyone in that neighborhood in their backyards because it is above

1445 everyone else who has to abide by half acre or more, five acres or less, 35 feet or lower. I am

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1446 okay with the church in the neighborhood as long as it adheres to the existing C-V, not the newly
1447 rewritten one by their people to get this through. Thank you.

1448

1449 **CHAIR CHERRY**

1450 Thank you for the new – points. I do appreciate that. Can I get your name and address for the
1451 record, please?

1452

1453 **DEMETRIA KALFAS-GORDON**

1454 Good evening. My name is Demetria Kalfas-Gordon. I live at 8920 Silent Brook Court. I want to
1455 state three things. The height of the Las Vegas Temple's spire is only 137 feet. So why does this
1456 one need to be 216? Number one.

1457 Number two, nobody's addressed the fact that they're talking about all this beautiful landscaping,
1458 which is great, but everybody is being made to cut down on water usage. But that's not being
1459 addressed. So normal people have to cut down on their water, but we can go ahead and water this
1460 10-acre parcel.

1461 The other thing is they talk about the schools in the neighboring, on the left, right, and behind
1462 them. The schools are not higher than, in – our neighborhood, anyway, they're not higher than 35
1463 feet. So why do they compare it to these restrictions? Thank you very much.

1464

1465 **CHAIR CHERRY**

1466 Thank you very much. Folks, I'm just going to have to stop with the clapping, please, so we can
1467 get through, and I can hear names. Can I get your name and address, please?

1468

1469 **BARBARA MYNHIER**

1470 My name is Barbara Mynhier, 5135 North Riley Street.

1471

1472 **CHAIR CHERRY**

1473 Thank you.

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1474 **BARBARA MYNHIER**

1475 I'm opposed to the proposed temple. It's a real concern because the excessive traffic in a rural
1476 preservation area. It was never designed — When you guys put the codes, the zoning, the Master
1477 Plan in, it was never designed to be able to have that amount of traffic. You have a temple now
1478 that's gonna be 500-and-some parking spaces, and they have indicated here that they're going to
1479 be Tuesday through Saturday, from 6:00 a.m. to 11:00 p.m., and on Sundays you have three
1480 different services. Now, you take all of those, so you're basically six days a week, that you have
1481 a massive temple with all this traffic and the arteries that were never designed that way. If you've
1482 been out in our neighborhood, in our rural preservation area, there's still some areas that are one
1483 lane each way. So all these arteries throughout the preservation area are going to end up with all
1484 this traffic on it. It's already happened with some of the schools that are doing that, let alone a
1485 temple that's doing that.

1486

1487 **CHAIR CHERRY**

1488 Thank you very much.

1489

1490 **BARBARA MYNHIER**

1491 And also, with the – 2017, the Paris Temple, brand new, was built, LDS and that temple was
1492 built without any steeple whatsoever.

1493

1494 **CHAIR CHERRY**

1495 Thank you, Barbara. I'm going to you to wrap up your comments.

1496

1497 **BARBARA MYNHIER**

1498 So we don't need that.

1499

1500 **CHAIR CHERRY**

1501 Thank you. Can I get your name and address for the record?

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1502 **RENEE NEWMAN**

1503 Good evening. My name is Renee Newman. My address is 8685 Christopher Lee Circle, Las
1504 Vegas, 89129. I'm a native here. I guess I'm the first one to say that. My husband is a fourth or a
1505 fifth generation. But long story short, I'm opposed to the temple. I also agree that it's not
1506 qualified for that piece. It's too high for the location. It's gonna block the mountain. We built and
1507 I can see my old house here. I, I've been in this ZIP Code for 30, almost 38 years. So, we've
1508 moved. I can see my old house four blocks away, and I can see that temple right out of my
1509 backyard.

1510 So, at the same time, I don't believe that it belongs here, and I think that when they purchased
1511 that land, they, one of two things happened. They either didn't do due diligence, which I think
1512 they did, and they did find out and know that the property did not have the correct zoning. And
1513 the reason we all oppose it has nothing to do with the religion; it has to do with the fact that it
1514 doesn't qualify for that property and in the rural preservation. And that's why we built where
1515 we're at, and I've lived here my whole life.

1516

1517 **CHAIR CHERRY**

1518 Thank you for your comments. Can I get your name and address for the record, please?

1519

1520 **RENEE NEWMAN**

1521 Thank you.

1522

1523 **HARRY VANGORP**

1524 Can I leave the address out, but tell you where I live? It's real simple. Ann Road and Durango,
1525 Canyon Creek North. Moved there in 1995. And I was brought to the attention by my realtor—

1526

1527 **CHAIR CHERRY**

1528 I didn't catch your name. I'm sorry.

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1529 **HARRY VANGORP**

1530 Harry Vangorp.

1531

1532 **CHAIR CHERRY**

1533 Thank you, Harry.

1534

1535 **HARRY VANGORP**

1536 Centennial Hills Town Center and this whole development, none of it was there. Ann Road off-
1537 ramp wasn't there. And I was informed the spaghetti bowl we're gonna have up there was going
1538 to be built way back then. This lady knew her — And I'm just going to leave it at that. I've
1539 enjoyed Lone Mountain. I'm against the thing, and I'm going to bring up something that no one
1540 never brought up. If a Catholic cathedral, like Europe, where my family comes from, wanted to
1541 build that there, I'd be against it too. And where are we going to get the water to landscape eight
1542 acres with green when I gotta take my grass out and my landscaping at my home and new homes
1543 in that whole area can't have grass in their front yard? Where's the water gonna come from to
1544 landscape eight acres of green trees in the desert where they don't belong?

1545

1546 **CHAIR CHERRY**

1547 Thank you for your comments. Can I get your name and address for the record, please?

1548

1549 **MATT HACKLEY**

1550 Matt Hackley, 4335 North Chieftain. I do live within the 1,000 perimeter markings. Thank you,
1551 ladies and gentlemen, for staying up late and hearing our concerns. I am — We are not anti-
1552 temple. I hope that has been made very clear tonight. We – are simply opposed to the impact that
1553 this will have on our community.
1554 For my family specifically, it is the impact it will have on the horse equestrian community. We
1555 ride our horses through these streets. Cars and horses do not mix. This is a recipe for disaster. So
1556 if we allow the supposed 100 cars an hour, or an extra additional 1,200 cars a day, as they are
1557 proposing, this creates an environment unsafe for me and my family to now enjoy the

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1558 neighborhood that we bought into. And as I go to sell my property now, as a horse property, I am
1559 now limited to those who are going to want to buy my property because we can no longer use the
1560 area as it was designed to be used for. So I'm asking you as the city representatives who work for
1561 us, the people, please vote no. Thank you.

1562

1563 **CHAIR CHERRY**

1564 Thank you for your comments. Can I get your name and address for the record, please?

1565

1566 **BETHANY EDGEL**

1567 Bethany Edgel. My address is 5790 North Park Street. I'm a member of the Lone Mountain Rural
1568 Preservation community. I ride my horses to the arena and the surrounding neighborhood around
1569 the temple. And as has been said before, there is a significant danger to us posed by an increase
1570 in traffic to me and my horses and my dogs, as well as the local wildlife, as one other person
1571 said. I was raised a Mormon, and I understand why they want a temple. It doesn't need to be
1572 located in a spot that will negatively impact the surrounding rural neighborhood.

1573 I'm also a member of the LGBT community and have experienced the Mormon Church
1574 organizing against my constitutional rights in a similar manner as seen today. I'm grateful
1575 religious desire ultimately didn't influence national law. I hope all of Valerie's legal points will
1576 be seriously considered.

1577 In conclusion, Lone Mountain is special to all of Las Vegas and doesn't need to become a
1578 backdrop to one specific religion, especially at the expense of equestrian and wildlife safety.
1579 Thank you.

1580

1581 **CHAIR CHERRY**

1582 Thank you for your comments. Can I get your name and address for the record, please?

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1583 **SANDY REED**

1584 Hi. My name is Sandy Reed. I live at 3605 Blackheart Street, about, a little over a thousand feet
1585 from the proposed site. I just learned about this project a couple of weeks ago. I wish I knew
1586 more about it earlier, but I'm here now.

1587 This is — My opposition is not about religion or spirituality. People can believe or do whatever
1588 they want. I just don't think the location is good. I go to Lone Mountain very often with my dog.
1589 We hike around the mountain. We hike up the mountain. And when you get up to Lone
1590 Mountain, which is quite a feat, you look out and you see the whole city. And I can tell you that
1591 if you see a big temple right next to you, that's what I called view, V-I-E-W pollution. There's
1592 light pollution. That's view pollution. And a lot of us use Lone Mountain for serenity,
1593 peacefulness. And I'm not saying that they're gonna have noise or too much. But it's — I just
1594 think that area is for openness and for us to use our time to walk and think and have our own
1595 spirituality.

1596

1597 **CHAIR CHERRY**

1598 Thank you.

1599

1600 **SANDY REED**

1601 Thank you.

1602

1603 **CHAIR CHERRY**

1604 Thank you for your comments. Can I get your name and address for the record?

1605

1606 **KRISTI REPP**

1607 My name is Kristi Repp. I'm, 4464 North Dapple Gray. I'm like five blocks from where it's at. I
1608 have taken the time to research where I purchased my home over 22 years ago and lived. And I
1609 went out there for this rural preservation area, the light and the calm.

1610 Now the primary intent of the temple is a place to gather and worship, and that's great. However,
1611 there's nothing that says it can't be accomplished in a shorter and wider building, which was

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1612 clearly identified with Mesa, Arizona, and a few other locations, Hong Kong, etc. The board had
1613 them, you know, fit in. They're trying to fit into an existing residence and location.
1614 It's important to note that the temple is trying to force itself in there, and it's not conforming with
1615 the area of which many of the residents already purchased, like we said. There's plenty of other
1616 locations that they can go to, where they can build a community around that. One thing I did note
1617 is that people talked about the calmness. Nobody is talking about the infringement on my
1618 spiritual rights. My spiritual rights are the calmness of the environment. That's why I moved out
1619 there. And, I also had a note about the visual noise as well. I can't turn it off. You know, it's all
1620 the time. Thank you for your time.

1621

1622 **CHAIR CHERRY**

1623 Thank you for your comments. Thanks for coming out.

1624

1625 **GREG WILLIAMS**

1626 Good evening, Mr. Chairperson. My name is Greg Williams, 8635 West Fisher. I'm surrounded
1627 by, but apparently not part of Ward 4. And we just moved to Las Vegas a year ago. Relax, we
1628 didn't come from California. We moved here from Chicago, so we're no strangers to contentious
1629 politics, and so I understand that you're faced with a little dilemma here this evening. I'm gonna
1630 to suggest that when we came to Las Vegas, we fell in love with this neighborhood for the very
1631 reasons that all these kind people that have lived here for decades have talked about. My partner
1632 for the first time in her life today saw a roadrunner in our backyard. She didn't even know what it
1633 was.

1634 Okay. We've seen urban sprawl destroy the city of Chicago. Exceptions, one at a time made for
1635 this group or that group or this building or that building, and the next thing you know the entire
1636 suburban sprawl spreads out 20, 30 miles from the city. Think about that very carefully before
1637 you guys decide to start making exceptions to a rule that you've had in place for a long time.
1638 Also I'd like to point out very briefly, because I'm hearing my time, that I've heard several people
1639 be denied tonight for minor variances of a few feet to their property line or an existing structure
1640 that they're trying to get an exception for, and without exception, the excuse that they were given

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1641 for denial was because it doesn't fit in with the character of the neighborhood or it doesn't fit in
1642 with the visual aesthetic of the property or their neighbors.

1643

1644 **CHAIR CHERRY**

1645 Thank you very much. Can I get your name and address for the record, please? I didn't hear.

1646 What was that?

1647

1648 **CODY MIDDLETON**

1649 I was just waiting for them to finish clapping. My name is Cody Middleton, and I am currently
1650 residing at 3890 South Nellis Boulevard, in unincorporated Clark County. I don't live in the area.
1651 I don't live in the city of Las Vegas. I don't have a dog in the fight. When I first heard about the
1652 proposed LDS temple, I looked at both sides of the argument with open eyes. But upon visiting
1653 the location myself, I don't believe a structure of this height is proportionate to the surrounding
1654 rural neighborhood and Lone Mountain.

1655 I am a Roman Catholic Christian, and the good Lord knows we have some of the tallest
1656 cathedrals and churches in the world, but I don't support a religious building of this height in this
1657 location considering the circumstances.

1658 It's also my understanding that the — Sorry, I'll finish up real quick. Or, no, it didn't beep, sorry.

1659 It's also my understanding that the response from local residents at the neighborhood meeting
1660 was generally negative. I'm not against the LDS Church building a temple, but I am against it in
1661 this particular location. Thank you.

1662

1663 **CHAIR CHERRY**

1664 Thank you for your comments. Can I get your name and address for the record?

1665

1666 **ALLISON BONANNO**

1667 Allison Bonanno, 7260 West Azure Drive. I have the honor of serving on the Clark County Lone
1668 Mountain Citizens Council (sic) as well as the Community Development Advisory Committee,
1669 and I'm also the block captain for my Neighborhood Watch for the Northwest Area Command.

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1670 And with these appointments, I've had the honor of interacting with all of our local communities.
1671 And then, I understand that members of your commission cannot be everywhere and accessible
1672 to everyone on all matters. So I come to you as a representative of the local community. And
1673 your decisions have a much greater impact than the small councils and committees that I have
1674 the honor of serving.

1675 But the neighbors in this Lone Mountain and RNP areas are reminiscent of a time that you only
1676 see on television shows now. Think of Nick at Nite. They are neighbors helping neighbors,
1677 looking out for each other. They are bound to each other by the love of the neighborhood in a
1678 very unique area. And every two weeks when we meet on our Lone Mountain Citizens Council
1679 (sic), we hear I want a zoning change, I want this, I want that. Once you build it, that's it. You
1680 can't go back, and it's precedent. Please don't set a precedent that we cannot come back from.
1681 That's what we're asking for you to listen. We have asked many times for — The residents have
1682 asked continuously for compromise from the LDS leaders, City and County elected officials, and
1683 each attempt was failed and even, to even begin discussions. And I understand that this is a
1684 political hot potato, but you, we need your leadership. And we may be muted compared to the
1685 masses in blue shirts, but our voices are strong and righteous, and legally, we have that on our
1686 side.

1687

1688 **CHAIR CHERRY**

1689 Thank you very much.

1690

1691 **ALLISON BONANNO**

1692 So thank you.

1693

1694 **CHAIR CHERRY**

1695 Thank you very much. Can I get your name and address for the record, please?

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1696 **BRIGITTE SOLVIE**

1697 Good evening, Planning Commissioners, Commissioner Kasama. I am Brigitte Solvie. I live at
1698 7030 North Conquistador Street. And I come here on behalf, as my role as the current President
1699 of the Northwest Rural Preservation Association. It is a group of neighbors that created a state
1700 not-for-profit to protect the rural area of the Lone Mountain and what is now considered La
1701 Madre or Centennial Hills, also the RNP that remains on the north side of the 215.
1702 This proposal is inappropriate for this area, and I've sent a letter to you each. And I'll state it just
1703 real briefly. Let me be clear, this association and who I represent is not against the Church nor
1704 seeks to restrict its ability to practice their belief. Okay. This association is in opposition to the
1705 proposal as was presented.

1706 Nothing here has been discussed, except for the February 28th meeting. I have called and spoke
1707 with the representing attorney at least three times and to no avail. Her hands have been tied. I
1708 was told her client is a quote, unquote, hard client. There has been no discussion outside–

1709

1710 **CHAIR CHERRY**

1711 I'm going to ask you to wrap up your comments, Brigitte. Thank you.

1712

1713 **BRIGITTE SOLVIE**

1714 Yes. I have taken upon myself to reach out to a major developer in town who has purchased a
1715 large amount of BLM property, and I would suggest something that hasn't been done here, a
1716 proposal to relocate this to, and further west, an area that is not touched and you can build a
1717 master plan community with this temple in welcome arms and be the rose (sic) to everyone.

1718

1719 **CHAIR CHERRY**

1720 Thank you, Brigitte. I'm going to ask you to – wrap – up. I'm going to go to the next speaker.

1721

1722 **BRIGITTE SOLVIE**

1723 So thank you. Please, deny.

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1724 **CHAIR CHERRY**

1725 Can I get your name and address for the record, please?

1726

1727 **KODIAK YAZZIE**

1728 Kodiak Yazzie, 4234 North Tee Pee Lane. I'm about 150 feet or so from this site. A couple
1729 things for, on the real estate side. We've heard proponents on, you know, it's going to increase
1730 value, some saying it's going to be negative. But, you know, one specific question is, is
1731 question 11. Any other conditions or aspects of the property that will materially affect its value
1732 on use in an adverse manner, NRS 113.130 and 113.140. The answer to that is gonna be yes for
1733 every single seller in the area, particularly those that are going to be able to see the short distance
1734 to the – light.

1735 One thing I want to bring to attention to is, the FAA was discussed, but it triggers that above 150
1736 feet there's gonna be mid-level lights that are going to be illuminated all night long. Those are
1737 the red beacon lights, as well as on the top a 360-degree light blinking all night light, and those
1738 blink every two seconds for the entire night. So, you know, and at that 216 feet, this is taller than
1739 most airport traffic control centers in the country, right? And so you're in a rural area with one
1740 beacon light shining all night long, every two seconds. I want you guys to imagine your
1741 backyards that way. You go home and you look at that every single day, and tell me, Mr. Buyer,
1742 is that gonna affect the value of your property? Thank you.

1743

1744 **CHAIR CHERRY**

1745 Thank you, Kodi (sic). Thank you for your comments. Can I get your name and address for the
1746 record, please?

1747

1748 **BILLY KALOGERAS**

1749 Billy Kalogeras, 4380 North Chieftain Street. We're about fifteen hundred feet away from the
1750 proposed temple. I know traffic was kind of talked about a little bit. But one thing that I do want
1751 to mention is all those roads over there are one –, two-lane roads. So they're all going to need
1752 expanded. There's room for expansion. But our neighbor behind us, if you expanded Craig,

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1753 they're not even going to be able to get into their driveway. Their driveway is going to have to be
1754 too steep at that point. It's gonna lose out our RV parking. One of the sole reasons why we
1755 bought our house is to have that RV parking. If you look on Fort Apache, when it was expanded,
1756 there's a home there, where they had RV parking that came right out onto Fort Apache. Now
1757 there's a four-foot block wall there. They can't even use it, so.

1758

1759 **CHAIR CHERRY**

1760 Thank you for your comments.

1761

1762 **BILLY KALOGERAS**

1763 Thank you for your time.

1764

1765 **CHAIR CHERRY**

1766 Thank you. Appreciate it. Can I get your name and address for the record, please?

1767

1768 **RICHARD GOMEZ**

1769 My name is Richard Gomez, and I live at 4337 Velvet Ridge Court. I open up my back sliding
1770 door and I look out my back window and I see Lone Mountain. It's two and a half miles away. I
1771 know because I run that trail all the time. When I look out that window, I see a beautiful
1772 mountain, which the young lady that was representing the Latter-day Saints, she showed us
1773 pictures of how beautiful that area is, of how beautiful the mountain looked. Or, the
1774 Commissioners and forefathers, before you gentlemen and ladies, made these rules and zoning
1775 requirements, having the vision to keep the area rural and a community in a country atmosphere.
1776 We know that because they made Lone Mountain Park. It even has a – horse corral, horse park
1777 over there. They also made the city park, which is on the other side of the mountain.
1778 The young lady representing the Latter-day Saints also stated about the temple was only going to
1779 be occupied five days a week, and I believe it was a community center was only going to be
1780 occupied one day a week. She made it sound like that was only gonna be happening one day a

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1781 week, but if you total that up, that's six days a week that we're gonna be dealing with traffic and
1782 all the congestion.

1783

1784 **CHAIR CHERRY**

1785 Thank you, Mr. Gomez.

1786

1787 **RICHARD GOMEZ**

1788 And then, she pointed out also that the district, the School District owned the three parcels of
1789 land around the area. I haven't seen any two, three, four-story buildings for the School District.
1790 So the most it would be would be 20 feet, which is the average level.

1791

1792 **CHAIR CHERRY**

1793 Thank you. I'm going to ask you to wrap up your comments so I can move on to the next
1794 speaker. We've gone well past one minute. Thank you.

1795

1796 **VALERIE EDWARDS**

1797 Valerie Edwards at 8965 Helena Avenue. The proposed project doesn't just barely fall outside
1798 the intended use of the original zoning. It blows them all out of the water. To approve this project
1799 is to reject the value of the integrity of the rural preservation concept. Lone Mountain is the
1800 landmark for the area, not a temple. Lone Mountain, I think is 560 feet of elevation. The temple
1801 would be about 40, almost 40 percent of that. Schools are typically, because they are zoned for,
1802 or they own some of the property, Clark County School District, they're one- to two-story
1803 buildings. Our homes are one- to two-story buildings.
1804 Plus, the parking with 500 spaces, I don't know where they're going to pull them out of. If you
1805 come off at 215, you're still going to have to come down rural streets to get to the temple. So I
1806 oppose the proposal.

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1807 **CHAIR CHERRY**

1808 Thank you for your comments. Thank you. Can I get your name and address for the record,
1809 please?

1810

1811 **SUMER GOLIA**

1812 Sumer Golia, G-O-L-I-A. I live at 9115 West Hammer Lane, and I've been there since 1993.

1813 There's also — The property is home to Desert Tortoise, the endangered, you know, tortoise. So

1814 I would hope that precautions would be made to keep them safe. Also, homes developed in my

1815 area are about, they bring in about 96 inches of fill dirt, and there's an extreme slope on the

1816 property. So raising the lot that high, it's going to force the floodwaters, when it does rain, all

1817 downhill to the residents. So, mitigating that floodwater is a major concern. So, that's all.

1818

1819 **CHAIR CHERRY**

1820 Thank you. Christian.

1821

1822 **CHRISTIAN SALMON**

1823 Hi. My name is Christian Salmon, at 9060 West Washburn Road, Las Vegas, Nevada, 89149.

1824 Just a couple things to correct some items. The 68 foot (sic) of livable or usable space, I

1825 understand that argument, but it's the whole building and that includes the spire. And there's a

1826 part that's not walk aroundable (sic), that, you know, is part of the building also.

1827 The NRP is designated, our area is designated on the City's 2050 Master Plan. So, I don't, when

1828 they say it's not there, that just doesn't make any sense. If this were to pass, what developers

1829 normally do and you guys know, they get it passed, and then they're going to make corrections

1830 and additions and mess around with it that way.

1831 Postcards were totally, almost totally against this proposal, when you look at what has been

1832 collected. If we can have the, and our neighborhood stand, so we can, I have, people recognized

1833 who, that are here and are opposing this. And thank you.

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1834 **CHAIR CHERRY**

1835 Thank you. Okay. Thank you for that and thank you for standing up. And again, thank you for
1836 being respectful of our time. I know there was a lot of people out front, and I've heard there were
1837 some in opposition as well, but the – majority was for it, but, just to note on the record, there
1838 were some in opposition.

1839 With that, I'm going to close the public hearing, ask the applicant to come back up, and I'll – give
1840 you a few minutes to go through any specific things that you wanted to address that you heard
1841 that you want to add some clarity on.

1842

1843 **JENNIFER LAZOVICH**

1844 Jennifer Lazovich, 1980 Festival Plaza Drive. Here tonight on behalf of the applicant. I think that
1845 I'll just summarize a few things. Our reading of the case law and other provisions with RLUIPA
1846 provide protections for this application, as it's been presented to you. I will not go into our
1847 research on that for tonight, for brevity sake. And I would be happy to answer any questions that
1848 you have.

1849

1850 **CHAIR CHERRY**

1851 Okay, thank you. Thank you for that. I will turn it over to the Commission. And I'm basically
1852 gonna to go down the line and end with Commissioner Kasama. But I – do, before we go there,
1853 I'd like to maybe go to the Director to talk about the C-V portion that's been brought up multiple
1854 times on all fronts and give some clarity as you've done in the past. I'd like to hear that again,
1855 please.

1856

1857 **SETH FLOYD**

1858 Sure. Thank you, Mr. Chairman. Seth Floyd for the record. So yeah, we've gotten quite a few
1859 comments and questions about the Civic Zoning District, what it says and how it was passed.
1860 And I – went over this to some degree in our forum that we had last week, and you can find that
1861 on our website if anyone wants to go back and take a look at that.

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1862 But, that conversation started back in July of 2023. What our staff had been finding over the
1863 years leading up to that is there were a lot of variances that were requested. In fact, almost half of
1864 our requests on civic properties requested variances. Primarily those were School District
1865 properties. We also found that there is a wide variety of design for different types of public
1866 facilities, water district facilities, schools, churches, other things. And so what we did is we
1867 proposed, as staff, that we narrow the different entities that could use the Civic Zoning District,
1868 but then broaden and gave more flexibility to the development standards. That came before
1869 Planning Commission in November of last year. It was approved unanimously, and then it went
1870 to City Council in March. So that's the, that's the legislative history from our side on that.

1871

1872 **CHAIR CHERRY**

1873 Okay. And – I guess, I'd like to, you know, there was, there was a large discussion or in the
1874 presentation about RLUIPA and the different components of that. You know, for me, from what
1875 I've seen, the guidance that we get through the Zoning Code puts us in a position where our vote
1876 isn't really brought one way or the other. I feel like we're working under a standard, and I'd go to
1877 counsel to maybe speak on that a little bit.

1878

1879 **JOHN RIDILLA**

1880 Yes, Chair. John Ridilla, Assistant City Attorney for the record. RLUIPA is a federal law that
1881 preempts local land use ordinances that bar land use regulations that substantially burden
1882 religious exercise, except where justified by a compelling government interest that the
1883 government pursues in the least restrictive way possible. So in the context of our code, we would
1884 not be able to, you know, have something in the code that would substantially burden a religious
1885 exercise without the pursuit of a compelling government interest.

1886 And I think with Mr. Floyd's comments about the C-V zoning and particularly the changes in
1887 regards to the – makeup of the structure, our code, is my understanding and that's why staff is
1888 recommending approval, our code is — The applicant's project is consistent with our code, as it
1889 is written today—

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1890 **CHAIR CHERRY**

1891 Yeah.

1892

1893 **JOHN RIDILLA**

1894 –with these changes that are proposed.

1895

1896 **CHAIR CHERRY**

1897 Okay. Thank you for – going on record with that and adding some clarity. You know, I will say,

1898 I guess I'll start with some comments, if that's okay, Commissioner Taylor, before I go to you.

1899 You know, I – understand the rural side of things. I happen to have a property in the county in a

1900 rural area. I understand through development how it feels like things are chipped away and the

1901 protections that you want to try to have. I do see this area, which I drove multiple times, and I

1902 can see really a puzzle, you know, of a lot of different zoning from the south, going past the site

1903 to the north, going farther down to the east, where there's more density to the south, where it's

1904 more rural to the north, where it turns into streets that don't have curb and gutter and lighting

1905 there.

1906 I – do feel that this application, I feel that staff got a lot of things right. However, I do have some

1907 comments. You know, and for the last 45 days, I've been driving by meeting houses, and literally

1908 every day paying attention to look at traffic. I don't see the traffic impact. I'm not seeing. I'm not

1909 seeing or feeling, and I've, and I see what happens on Sunday, but I'm telling you, I've driven

1910 different times of the day, and I'm just not seeing the impact that's gonna be there with traffic.

1911 I do have concerns about the future of other sites with schools, which we're not here to talk

1912 about, but that's something I think that Public Works should start really looking at now on, you

1913 know, hopefully how to mitigate some of these things that come up. But, for this specific use, I'm

1914 not seeing it.

1915 For the landscaping, I see an abundance of landscaping. I see a lot of trees. I realize those go on

1916 drip systems, that, you know, this isn't like a lawn with big sprinklers that are just constantly

1917 going everywhere. I know there's very specific things that the Water District makes you plant so

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1918 they're drought tolerant and a balance of achieving something Commissioner Taylor has been a
1919 champion of, which is canopy and heat island effect to help reduce it.
1920 The drainage, I do have some questions on that. You know, typically, if something is approved
1921 and going forward, there's a drainage study that's put in before issuance of building permit. And I
1922 haven't seen, looking back in the past, any decision that we've made with projects where there's
1923 been a negative impact when that process is done.
1924 Now, one thing I haven't seen is a city property that essentially goes up to a county property and
1925 understanding what happens in that transition with drainage. How are those other properties
1926 affected? Is the onus just on when the development comes — Sorry, Lucien, I'm looking right at
1927 you. Is the onus put right on that other property owner and the county to consider something
1928 that's happening in the city, 'cause I don't want to see something where it just washes out people
1929 further down the road. I understand why the denial of the, of the sidewalks and saying they have
1930 to be put in. And I – could see the same thing with the school. But – can you comment on that
1931 with the drainage and how that plays out?

1932

1933 **LUCIEN PAET**

1934 Sure, Mr. Chairman. Generically speaking, the drainage law in Nevada is that you cannot
1935 increase the flow that is currently there in its natural state. You can't increase that flow onto the
1936 adjacent property. So, if you have water coming from say the west, which in this area would be
1937 west going to the east, they have to not increase the downstream rate of flow of a, in a storm
1938 event.

1939 And so, they'll have to — I don't know, you know, they don't have a study yet, but they have
1940 different mitigation things, like onsite detention or capturing, putting things in a storm drain,
1941 taking it to its natural flow. Like, basically, all the washes are your natural flows of drainage, as
1942 they are today. So, and they may use like a riprap, or something like that, to slow erosion down,
1943 because, you know, you don't wanna increase erosion. You want to kind of keep, and that's the
1944 good thing about curb and gutter is the City can maintain curb and gutter great — It holds up
1945 great against rain, so.

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1946 **CHAIR CHERRY**

1947 Okay. So —, based on the site, the drainage study and the drainage improvements take into
1948 consideration of altering it further down the road and making sure that it doesn't increase it to
1949 cause a burden further down the road; is that correct?

1950

1951 **LUCIEN PAET**

1952 Yes, it's required that they cannot—

1953

1954 **CHAIR CHERRY**

1955 It's required.

1956

1957 **LUCIEN PAET**

1958 —adversely impact the adjacent property.

1959

1960 **CHAIR CHERRY**

1961 Okay. I appreciate that.

1962 One thing I heard over and over again was the impact of the light. I'm very sensitive to that. I see
1963 — you know, I'd like the applicant to talk about the parking lot lights. But specific to the
1964 building lights, you showed us a heat map. You've shown me, in a briefing, like a drone thing
1965 that showed how it stopped at a certain point beyond the building, it wouldn't spill off. And I'm
1966 kind of turned into a trust-but-verify person, and I feel like for me to get behind an application
1967 for support, I would need some type of condition that before Certificate of Occupancy or to get
1968 Certificate of Occupancy, there's something shown to the City staff that that light from the
1969 building isn't bleeding over to the neighbors.

1970 That's something that — is — kind of a hard line for me, as far as for my support. But beyond that,
1971 and the City, I would ask them to craft a —, if this is going forward in that direction, a condition
1972 that falls in line there. But can you speak to the parking lot lights and how that will function?

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1973 **JENNIFER LAZOVICH**

1974 Sure. So if you can look at the overhead again, thank you. So the, a couple of things where –
1975 there are light sources, I'll say it that way. As I indicated, there is no light on the steeple of the
1976 meeting house. There are lights proposed on the temple building itself. Then there are parking
1977 lights dispersed throughout the site overall, and then there are streetlights on the four streets. So
1978 I'll just kind of talk about those in, you know, kind of reverse order again.
1979 So this was the – exhibit that I showed during my presentation that shows where the light is. I
1980 call it a heat map. I don't know if that's accurate. But it depicts where the light of the temple is,
1981 and it stays on the temple. And so, when you move towards any of the streets, which again the
1982 properties, the private properties, or the School District properties sit on the other sides of those
1983 streets, there is no light from the temple that even gets close to our property line.

1984

1985 **JENNIFER LAZOVICH**

1986 So if you had any kind–

1987

1988 **CHAIR CHERRY**

1989 Excuse (inaudible)

1990

1991 **JENNIFER LAZOVICH**

1992 –if you had a condition that talked about the fact that there couldn't be or the foot-candle at the
1993 property line, meaning our property line was as, had to be at a certain amount, we could comply
1994 with that because we know the light, we have a lighting expert that's done this, we know that the
1995 light on the temple is not going to light up any of the other properties. So we would be happy to
1996 agree to a condition that says that the foot-candle, if that's the appropriate way to say it, the foot-
1997 candles at our property line have to be a minimal amount so as to ensure that the light from the
1998 temple is not lighting up any adjacent properties.
1999 If, with, if I can move on to the parking lot light?

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2000 **CHAIR CHERRY**

2001 Please.

2002

2003 **JENNIFER LAZOVICH**

2004 Okay. So with the parking lot lighting, let me just show you. So a couple of things. So first of all,
2005 this was, is the proposed parking lot lighting. You can see that it comes up, and the light itself is
2006 underneath this metal part, meaning it would shine directly down. So I wanted to show that.

2007 The Kelvin lighting for all of our temple and our parking lot lights is at 4,000. Let me make sure
2008 I'm right on that. I've learned a lot about lighting in a very short period of time. On the scale of –,
2009 I'll say bright, you know, people think of like Christmas lights. You have like kind of the warmer
2010 yellow, all the way to the, like more white blue. The whiter blue is a brighter or a, or a, an
2011 increase in the kelvins. With it being 4,000, you're gonna to have a little bit more of that warmer
2012 lighting.

2013 So I just want to kind of point out in terms of brightness, there are variations even within the
2014 kind of lights that you can use. And the lighting level that we would use both in the parking lot
2015 as well as on the temple would be at 4,000 kelvin.

2016 With respect to the parking lot lights itself, at the direction of the Commission, if it's appropriate,
2017 we would be happy to turn those lights off at night. We would ask if we were going to do that,
2018 just because of the hours where people are either coming in, volunteers start or volunteers
2019 leaving when the temple is closed, that we could perhaps offer that the parking lot lights itself
2020 across the entire site would be turned off from, like 11:00 p.m. to 5:00 a.m. And then, but I
2021 would suggest that we do caveat to that with some type of motion sensor. I think that's just for
2022 the safety of not only our property, but the surrounding property. So the only way one of the
2023 parking lot lights could come on during that time if there was any type of motion that happened
2024 on the site. But the parking lot lights would go off at night, which is, that would be acceptable to
2025 us if that's something the Commission wants to consider.

2026 Did I address your questions, Mr. Chairman?

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2027 **CHAIR CHERRY**

2028 Okay. Yeah. I just wanted to make sure that, you know, that these aren't, at 2:00 in the morning,
2029 we have a fully-lit parking lot, you know. And you've answered the question. So, and again, I
2030 heard light quite a bit, both the importance of it, you know, because of the faith, but the –
2031 importance of it because it's in the neighborhood, and they don't want it bleeding over, and I
2032 agree. So, I feel like, the protection that gets there is that – condition that essentially shows that,
2033 you know, what you're representing today is what the neighbors would – end up with, you know,
2034 and it isn't something that's spilling out over. And just, that wouldn't be right.
2035 Okay. And – for clarity, the street improvements are all the way around?

2036

2037 **JENNIFER LAZOVICH**

2038 Correct. Yes.

2039

2040 **CHAIR CHERRY**

2041 Okay. Okay. Okay, with that, I'm gonna go down to Commissioner Taylor.

2042

2043 **COMMISSIONER TAYLOR**

2044 Thank you, Mr. Chair. I – have a few clarifying questions for Ms. Lazovich. And I first want to
2045 say I know this is not, you know, Ward 6. But we, in Ward 6, have received from our neighbors
2046 support on this, on this item. And so I wanted to just mention that there is support coming in
2047 from other wards on this. And –, you know, I do have some of the same lighting concerns that
2048 the Chair expressed. But let me just ask a couple of my clarifying questions from some of the
2049 opposition comments.

2050 There was a reference to like a beacon light. Is that — can you speak to that, Ms. Lazovich?

2051

2052 **JENNIFER LAZOVICH**

2053 I think the reference to it is, I think, that any type of FAA requirement, that may be at the very
2054 top of the, at the very top of the temple. There is a condition in the Staff Report that addresses
2055 that. It requires us to file a form, I think it's 7460, with the airport. And if something is required,

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2056 we would comply. If nothing is required, it is not our intention to put on a red flashing light or a
2057 red steady light unless required.

2058

2059 **COMMISSIONER TAYLOR**

2060 Okay. And I would just say you are a tiny bit far from the microphone right now.

2061

2062 **JENNIFER LAZOVICH**

2063 Oh, that is not like me not to talk loudly. I am back, awake and ready to go.

2064

2065 **COMMISSIONER TAYLOR**

2066 Okay, I agree. It is not like you not to talk lively and clearly. Okay.

2067 And then I'm sorry if I missed this, it has been late. But I think that – we spoke about what, to the

2068 Chair's point, what size trees were gonna be throughout the lot. And I know we talked about

2069 having that 36-inch box tree throughout the – parking lot. And I just wanted to check in on

2070 whether or not that was something that had been put into the plans, and also what you think the

2071 impact of having those larger trees from the get-go might be on shading some of those parking

2072 lot lights.

2073

2074 **JENNIFER LAZOVICH**

2075 So our plan, as submitted to the City right now, does not show that all the trees across the site are

2076 36-inch box. It does show that the perimeter has 36-inch box. And then when you come into the

2077 center, in the middle, there are a combination of 36-inch box and 24-inch box. I personally know

2078 how important that is representing other applications to do the 36-inch box across the site,

2079 whether it's on the exterior or the interior, with the hope that the larger the tree, the faster you get

2080 to that tree canopy, which is helping with the overall heat island effect.

2081 So the answer would be we would be open to a condition. We're not far off from all of them

2082 being 36-inch box, but, you know, a condition that would require every tree on site to be 36-inch

2083 box, again with the belief and – hope and I think it's true that they would, they're starting out

2084 bigger, they're going to get bigger quicker, which will help with that heat island.

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2085 **COMMISSIONER TAYLOR**

2086 Okay, thank you. So yeah, if that's a condition that could be added in, that would, I would
2087 appreciate that.

2088 I appreciate you talking about the grading because that was a question that I had. And so, one of
2089 the neighbors referenced that there was a 20-foot-pad difference. And if, again, if you can kind
2090 of clarify. She mentioned that there was a pad difference of 20 feet that would actually elevate it,
2091 even though you mentioned that you wouldn't be bringing in fill.

2092

2093 **JENNIFER LAZOVICH**

2094 Thank you for that. Sorry about that. Trying to intuit what the comment was. So the drainage
2095 moves from base, I'll say that it's a little more technical in terms of diagonally, but I'll say, just
2096 for ease of reference, from Grand Canyon to Tee Pee. So – the property over on this side is a
2097 little higher, and then it drops this way. We don't know where the reference to the 20 feet is
2098 coming from. We know that there, from our preliminary drainage study, is a 12-foot drop as you
2099 move from Grand Canyon to Tee Pee. So that would be just our one clarification. Again, as I
2100 indicated during my presentation, the Church has said they are not increasing fill on this site
2101 intentionally to raise up either building, and in fact, they will be removing some fill in order to
2102 comply with drainage and get the site to drain.

2103

2104 **COMMISSIONER TAYLOR**

2105 Okay. Thank you for confirming that and, again, clarifying that there will not be intentional fill
2106 brought in. And I had another question about floodwaters, but I think that Lucien has done a
2107 great job talking about what the options are to avoid that impact on neighbors.

2108 One of the boundaries you didn't talk about was the houses that sit between Chieftain and Tee
2109 Pee, with Florine at the, at the top corner of – the lot. Do you happen to know sort of from maybe
2110 the corner of the temple to the, to the start of that subdivision, what the distance is?

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2111 **JENNIFER LAZOVICH**

2112 Just one second. I will give you my best. Okay. Okay, so on this map, I can show you on a
2113 different one, but this one's a little bit better to see because you can see where the temple sits.
2114 But – this right here is Florine. Here is Tee Pee. And if you just went kind of right over to this
2115 area, that's where Chieftain is I believe. And then there's some homes that sit just to the north of
2116 Alexander, kind of right over in this area, with Tee Pee running in between. So if the temple
2117 from here to the BLM property that's in a direct line, is 700 feet away, I'm gonna just guess to the
2118 back of those, I mean, granted, it'd be on a diagonal, but around the same distance.

2119

2120 **COMMISSIONER TAYLOR**

2121 Okay. Okay, thank you, Ms. Lazovich. And then I just have a couple more questions I think.
2122 What is the meeting house capacity? I don't know that you mentioned that.

2123

2124 **JENNIFER LAZOVICH**

2125 I do — Let me see if I can answer it this way. I don't know the — So what – meeting houses
2126 typically will have per service is 250. I just got my architect. My architect just responded.
2127 Around 250, but that's per—

2128

2129 **COMMISSIONER TAYLOR**

2130 —service—

2131

2132 **JENNIFER LAZOVICH**

2133 —per service, so that's, you know, there's three on Sundays.

2134

2135 **COMMISSIONER TAYLOR**

2136 Okay.

2137

2138 **JENNIFER LAZOVICH**

2139 Two hundred and fifty or so.

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2140 **COMMISSIONER TAYLOR**

2141 Okay. And then, my – final question was I just wanted to talk a little bit more about the traffic
2142 study because there was, again, a reference to twelve hundred and thirty-one trips a day. And
2143 that, you know, based on what you were saying about how the temple would be used on a daily
2144 basis, how the meeting house would be used on Sundays, I just wanted to see if there was any
2145 sort of clarification, better detail. Is that the correct number? Is that during peak hours? Like,
2146 how – does that actually break down?

2147

2148 **JENNIFER LAZOVICH**

2149 So it may be more appropriate to, if you want to do this, to have Public Works come up and
2150 address some of these, since I am not the technical expert, or sorry, Traffic to come up and
2151 address these–

2152

2153 **COMMISSIONER TAYLOR**

2154 Is Justin–

2155

2156 **JENNIFER LAZOVICH**

2157 –since I'm not the technical person. There was also a summary that said that the development
2158 itself, again with the two, would add about two trips every minute during the weekday. Just to
2159 sort of spread it out, so I know that that was stated in the Staff Report. But I also — That wasn't
2160 like all those cars are coming to the site at the exact same time. That's somewhat — And the
2161 expert is walking up as I fumble my way through this. I think that that is really kind of over a
2162 certain period of time. And so when you break that down into what does that really feel like to
2163 the people who live out there, it would be more like two trips a minute or so.

2164

2165 **COMMISSIONER TAYLOR**

2166 Okay.

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2167 **JENNIFER LAZOVICH**

2168 And I'm going to stop talking.

2169

2170 **COMMISSIONER TAYLOR**

2171 Thanks, Ms. Paskey, for coming down.

2172

2173 **JENNIFER LAZOVICH**

2174 Thank you.

2175

2176 **JOEY PASKEY**

2177 Good evening. Joey Paskey, Director of Public Works for the record. So speaking specifically to
2178 the peak, so you mentioned over 1,200 cars. That is the estimate for the entire thing for a whole
2179 day. So if you look at when we typically look at a traffic study, we're looking at the roadway and
2180 traffic conditions with and without the development. And oftentimes we look at what we call the
2181 peak hour, which is the busiest hour of the day. In this case, it seems to be the evening peak hour,
2182 generally between 5:00 and 6:00 p.m.

2183 The proposed development anticipates about 120 trips in that evening peak hour, which only
2184 marginally meets the minimum threshold that we use to perform a study. Typically, if we're
2185 going to perform a traffic study, we're going to have somebody perform a traffic study, a
2186 hundred trips in the peak hour is our threshold. So this is just over it. But this is a special use site,
2187 so we thought it was appropriate to continue with that. And as Ms. Lazovich said, that is
2188 approximately two cars each minute during that busiest hour–

2189

2190 **COMMISSIONER TAYLOR**

2191 Okay.

2192

2193 **JOEY PASKEY**

2194 –of the day.

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2195 **COMMISSIONER TAYLOR**

2196 Okay. Thank you for coming down and for clarifying that, Ms. Paskey.

2197

2198 **JOEY PASKEY**

2199 No problem.

2200

2201 **COMMISSIONER TAYLOR**

2202 And I think that was all I have. So, Mr. Chair, thank you for the indulgence. I will pass on to

2203 Commissioner —

2204

2205 **CHAIR CHERRY**

2206 Thank you. Commissioner Walsh.

2207

2208 **COMMISSIONER WALSH**

2209 Thank you, Mr. Chairman. I wrote on, wrote down a lot of key items from both groups here. And

2210 the – couple that stick out, they've already talked about. So I guess my thing is that, you know,

2211 looking at the whole picture, and this boils down to legality. Last thing the City needs is another

2212 lawsuit, millions of dollars. So we might have to make sure we do it right. So if you get offended

2213 by the final decision, know that there's another element to that. And I offer to you and – the

2214 other, the other group. And truly, and I'm not a member of LDS, but I know people that – are.

2215 And so I got some information related to that.

2216 There's no conspiracy, folks. This is all being done the way it's supposed to in local government.

2217 And now I know I personally got some, I consider, inappropriate letters, and it addressed that

2218 point. And I don't know why they thought people were sneaking around, doing backdoor

2219 meetings. And, you know, it just, it's just not there, folks. It's not a conspiracy. It's government at

2220 work. And whether you like it or not, it's there. You've got to live with it and – go forward.

2221 So Chairman, let's get everybody home. But I'm just — That's the only thing I wanted to make as

2222 comment.

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2223 **CHAIR CHERRY**

2224 Thank you. Vice Chair.

2225

2226 **COMMISSIONER WILLIAMS**

2227 Thank you. Through the Chair, I wanted to talk a little bit more about the C-V, but I appreciate
2228 the Director giving us the legislative history in terms of how we got there last year. And then, of
2229 course, I've gone back and forth with the lighting myself. And just a question for clarification,
2230 the 4,000 kelvin lights, again, on the parking lot lights, we heard earlier that at the, sight line, it's
2231 zero candle-foot; right?

2232

2233 **JENNIFER LAZOVICH**

2234 Yes.

2235

2236 **COMMISSIONER WILLIAMS**

2237 Can we talk a little bit more about the lighting being used and how you actually get to zero with
2238 — Is it — I don't quite understand that.

2239

2240 **JENNIFER LAZOVICH**

2241 I'm going to do my best with this as well.

2242

2243 **COMMISSIONER WILLIAMS**

2244 From the parking lot lights?

2245

2246 **JENNIFER LAZOVICH**

2247 So as — Oh, are you talking about parking lot?

2248

2249 **COMMISSIONER WILLIAMS**

2250 Yes.

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2251 **JENNIFER LAZOVICH**

2252 Oh, okay. So, sorry about that. I didn't under — I thought it was back to the temple.

2253

2254 **COMMISSIONER WILLIAMS**

2255 And the reason why I asked just for clarification because 4,000 is still pretty bright, very bright
2256 actually. It's very bright. So I just, I don't understand how you go from 4,000 in the parking lot to
2257 zero candle-foot at the property line.

2258

2259 **JENNIFER LAZOVICH**

2260 So let me be clear on what I said. What, where I was talking about with the zero foot-candle at
2261 the property line was the lighting on the temple itself. To address the concern about the parking
2262 lot lighting, number one, all of our lighting that is proposed in the parking lot is directed down.
2263 In other words, it has a cap over it and the light's underneath. It's not going like this. It's going
2264 down. So it creates, like circles of light underneath.

2265 But I'm — We're also further saying that if there's a concern that that could bleed, I didn't, we
2266 didn't study that. So I don't know if a parking lot light here might light up a little bit over one of
2267 the streets. But we would agree to turn off the light, the parking lot lights at 11:00 p.m. to
2268 5:00 a.m. every day, just to make sure that there's no — We know the temple won't bleed out any
2269 light at the property line. And then we could take it a step further with the parking lot lights to
2270 ensure that the site outside of our site feels dark.

2271

2272 **COMMISSIONER WILLIAMS**

2273 Okay, thank you. No further questions.

2274

2275 **CHAIR CHERRY**

2276 Thank you. And – you heard my comments earlier. Again, it's the condition that would need to
2277 be on with the lights. And, again, we're a recommending board.

2278 One thing I would say on the record is for City Council to – look at the steeple. I think I'm okay
2279 with it, with the height and the architecture. I – personally, and this isn't, you know, I like

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2280 landmarks in communities, and, but I am also sensitive to the impact of what that can do to a
2281 neighborhood. So I think this building will be a landmark for the west side of Las Vegas if it's
2282 built. And I think that the – steeple, which was again brought up a lot, I'm not here to throw out a
2283 number, but I think on record it's something that, you know, if City Council said, hey, we're
2284 reducing it 5 percent, I – wouldn't be mad at that, like from a planning standpoint, you know. I
2285 realize there's religious components. I realize there's offensive components in people's minds.
2286 But I just want to go on – record with that, knowing that is an important part of your application
2287 as well.
2288 So, Commissioner Schlottman.

2289

2290 **COMMISSIONER SCHLOTTMAN**

2291 Yes, Chairman, through you, you know, I – heard from a lot of people, and one of the gentlemen
2292 that were (sic) here, that was here earlier that took off, he come (sic) to my office and spoke to
2293 me in detail about some of his concerns. And I also had a couple other people that reached out to
2294 me, and – we had a good conversation. So I appreciate everybody reaching out in – opposition.
2295 Also the people that reached out in support.

2296 You know, I was able to, you know, go to the temple and because I wanted to see it firsthand on
2297 the east side. And, you know, I passed by it. I must have passed by it a hundred times going out
2298 to the lake. But the temple is a couple blocks off of Hollywood, and I never ventured up into the
2299 temple to actually see it until this item come (sic) on our agenda.

2300 And, you know, a couple – of my concerns were — The biggest concerns that I had were traffic
2301 and lighting because, you know, it, it's a, you know, it's fairly bright when you're looking at it
2302 from a distance. And – whenever I first drove onto the site, I was blown away with the – amount
2303 of landscaping and how the building was somewhat blocked from the street, just due to the size
2304 of the trees and – the overabundance of landscaping.

2305 And – then, one of my other big concerns was how about parking, and how about the number of,
2306 the volume of traffic? And so, I asked Ms. Lazovich to meet me out there so we can (sic) take a
2307 look at this. And I met with President Stoddard, and we spent an hour and a half, and we walked
2308 the grounds. And one of the cool things about when – I was walking the grounds, was, I (sic)

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2309 seen signs on the property saying this is open to the public, you know, no smoking but feel free
2310 to walk – about. And it was one of the most peaceful places that I, I've – seen in Las Vegas. And
2311 I was actually a little bit blown away with how big the property was and in relation to the actual
2312 building.

2313 And so this and then seeing the traffic, there might have been a car coming every two minutes,
2314 sometimes every three minutes, sometimes every 15 minutes. So it wasn't like a church that,
2315 where you have 300 people coming to mass or – to a service, and then those 300 to 500 people
2316 all show up at the same time and all leave at the same time.

2317 So after seeing that, traffic wasn't as big of a concern, but that was only one trip. So I wanted to
2318 see it again. And also, when we were there that first night, we were able to — I think we stayed
2319 until it got dark and the lights started coming on. But I wanted to come see it when it was fully –
2320 dark. So I went this past Thursday. And actually, the first time I met you out there, one of my
2321 biggest concerns was light, and I asked you to put together a light study. You gave it to me, and
2322 it was hard for me to believe that there was zero light at the property line.

2323 So if I could ask staff to take these two pictures and put them over, on the overhead. And this
2324 was standing on the corner of, the – southeast corner of, so it's Bonanza and whatever the side
2325 street is on the east side of the temple. So I'm standing in the exact same spot, and I'm looking
2326 down Bonanza, and I'm looking at all the light, and you can see the temple to the right. But that
2327 street has street lights. And so then I turned to the right, and you can barely see my vehicle
2328 sitting on the street, but you can see the temple off to the left. And you could see that there's like
2329 zero bleed through of – that light out – to the street.

2330 So then I started driving the neighborhood because that was a big concern of a lot of, a lot of
2331 individuals. And, you know, that – area, the three, four blocks around there, I spent an hour and a
2332 half there on Thursday, and the neighborhoods were – fairly dark. It – was very shocking what I
2333 found, but, you know, I think that picture says a lot with the bleed through.

2334 However, I would echo what Commissioner or Chairman Cherry said. It would be nice to, just to
2335 verify that we're not going to have an issue, that we have the same like the bottom picture where
2336 there's not a lot of bleed through out into the streets, some sort of condition that says at certificate
2337 occupancy, we have the City go out and, you know, evaluate those lights.

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2338 There's a lot of information being thrown around about kelvin. The lights that you would have in
2339 your house are twenty-seven hundred to 3,000 kelvin. It's that warmer amber light. Then you get
2340 into that, you know, that thirty-five hundred to 4,000 is probably what we have in here. Then you
2341 get into that 5,000 kelvin light, and it's that really bright office light. That's not really a measure
2342 of how much light is coming off of your fixtures and going out to the street. That would be
2343 lumens, and that's what you're measuring when you're measuring with a foot-candle meter. So it
2344 doesn't matter what kelvin we're using. It's the actual lumens.

2345 And I don't know how the Church achieved like putting the lights into the parking lot because I
2346 felt safe in the parking lot and it felt, it felt pretty bright, but it was still dim at the same time.
2347 And it wasn't a consistent bright light across the entire parking lot. You – had a light, and it was
2348 a little bit dim. And then you got to the next light, and then it was a little bit dim, and to the next
2349 light. So it – didn't feel like that baseball stadium, that football stadium at a high school, our
2350 parks at night. It felt a lot more muted.

2351 Another – thing is I – talked to a couple of people that were coming out of the temple, and I
2352 asked if the lights were actually muted because, you know, I can see the temple from a distance
2353 and to me it always appeared to have a higher, a higher level of brightness. And I asked them if
2354 this was a typical brightness, and everybody told me that this was a typical brightness. And I –
2355 was concerned that it was maybe brought down because I was actually going out there and
2356 people knew that I was going out there. But the people that I met with in the parking lot said, this
2357 is what it is on a nightly basis, but don't take our word for it. Go into the neighborhood, talk to
2358 the people, the residents in the neighborhood and see what they say. Ask them if it's too bright.
2359 Ask them if this is a typical brightness. So I did, and what I got from the people in the
2360 neighborhood was, this is the way it is on a nightly basis. So I was pretty shocked with – some of
2361 the findings.

2362 I – do know that you'll have to work your way through FAA. That's something that every project
2363 will have to do. When we get close to a parking lot, or, I mean, not a parking lot, when we get
2364 close to a (sic) airport, even a two-story building will have to work – with the FAA. So the
2365 further, or the closer we are, the lower the building could be. The farther away, the higher it
2366 could be. And we'll still have to work with those, with the FAA.

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2367 The number of parking spaces, I did hear from people that there were, you know, a lot of parking
2368 spaces. I don't have a problem with being, having too many parking spaces. It's better than
2369 having too many, or too few parking spaces. If we have too few parking spaces, then we're gonna
2370 have problems with overflow, parking in, parking in the streets and – parking in front of
2371 neighbors' houses. I was the only person parked in the middle of the street, or on the side of the
2372 street the other night, and it seemed like everybody else was parked within that parking lot. And
2373 it was maybe 50 percent full, if that.

2374 So I, a lot of my concerns at the beginning with the, with the traffic, just seeing the traffic
2375 coming and going like not at one time, just randomly entering and leaving the parking lot, the –
2376 abundance of landscaping, the very minimal amount of lights that's going over, and we have
2377 people shaking their head, go down there for yourself, check it out. I checked it out. Go do your
2378 homework. So for those reasons, I can get behind this, and no – further comments.

2379

2380 **CHAIR CHERRY**

2381 Thank you. Commissioner Kasama.

2382

2383 **COMMISSIONER KASAMA**

2384 Thank you, Chair. With that, I would actually just like to start by saying thank you to everyone
2385 on both sides of this issue for making it through the night. I know this is quite a late meeting, but
2386 I do appreciate that everyone is here and their voices are heard on both sides.

2387 This is definitely a contentious issue, and there are a lot of valid reasons on both sides. To that
2388 end, I just do want to note I took the opportunity on a Saturday to drive to St. George, Utah, and
2389 I did tour a temple there before it was, I believe the term is consecrated. I have had the
2390 opportunity to see the inside of a temple and to understand the mechanisms of how it works.

2391 But on the other side, I have also made a point to go out to the community, I recognize several
2392 faces from the nearby residents, the occupants off of Tee Pee, and the like, to go into their
2393 backyards, to see their views and to understand truly the tight-knit community that is in that area.
2394 So I would like to think that I can have a perspective on both sides for this issue.

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2395 With that point, I know that there were several concerns by the residents throughout the entirety
2396 of this meeting. We – have heard those concerns, but I would also like to reiterate that we have
2397 heard a lot of these concerns addressed by staff and by the rest of the Commissioners. These
2398 concerns range from the traffic, and I do appreciate that the applicant was able to complete the
2399 traffic study prior to this meeting, when I know that that is not a requirement per our process.
2400 The drainage study is required just for the ongoing approval process, and I appreciate staff also
2401 taking the time to go into more detail regarding flood mitigation efforts, as I know that's a
2402 problem in the community and something that they care about.
2403 Furthermore, appreciate Staff going into detail about the, that this is not in a rural preservation
2404 district and the uniqueness of the boundaries, and that it is right on the border between Clark
2405 County and the city of Las Vegas, which provides a unique, and that is why the Clark County
2406 Interlocal Agreement is here.
2407 I do appreciate as well the FAA concern. And, Ms. Lazovich, I do believe that you have told me
2408 that there will be no red blinking light, that that is not something that will be a part of the
2409 structure?

2410

2411 **JENNIFER LAZOVICH**

2412 There is a condition that's part, that's a requirement of the application that we have to file a
2413 specified form with the FAA. We, if it is our decision, are not putting a blinking light or a, or a
2414 static red light at the top of the temple. But we do just need to go through the FAA and ensure
2415 that there's no requirement that they would put on us. But we will not voluntarily put one on,
2416 unless directed to do so.

2417

2418 **COMMISSIONER KASAMA**

2419 Understood. No, I appreciate that. And staff, I know that, like I said, this is one step of the
2420 process, and there is City Council and so maybe further discussion on FAA.
2421 The landscaping, I know that that was a concern by constituents, that, you know, they wanted to
2422 ensure that there was more shade, lessening of the urban heat island effect. We have seen that
2423 covered during this meeting. And regarding some of the water concerns, I do know that SNWA

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2424 takes it very seriously, and they will, you know, mandate certain drought-tolerant trees as was
2425 discussed.

2426 At the end of the day as well, I know a lot of examples were given, but first and foremost we're
2427 looking at the agenda item before us. And, you know, staff, just to confirm once more, I know
2428 you have done it and I do appreciate it, but this is not in a Rural Preservation District and that
2429 City code and that is compliant with the Interlocal, and that is why Staff is recommending
2430 approval.

2431

2432 **STEVE SWANTON**

2433 Mr. Chairman, through you, that is correct. The site is not in a Rural Preservation Overlay
2434 District, which means there's not a rural preservation neighborhood. It's not a rural risk
2435 preservation neighborhood parcel, nor is it Master Planned Rural Neighborhood Preservation.
2436 That's a separate issue.

2437

2438 **COMMISSIONER KASAMA**

2439 Okay. No, thank you for the clarification.

2440

2441 **STEVE SWANTON**

2442 Yeah, thank you. And that is part of the reason, recommending approval.

2443

2444 **COMMISSIONER KASAMA**

2445 Okay, wonderful. And, you know, the light was an issue, and the height is an issue. I do
2446 appreciate you taking the effort to do shadow study, light study in terms of the spillover into the
2447 backyards in the area. The parking lot, I appreciate the cap on the parking lot lights, as well as,
2448 you know, being able to meet us, at least in the middle here, to shut it off, the parking lots, at a
2449 certain time of night, as well as that we understand the motion sensors for safety purposes.

2450 I think that there can be ongoing discussions regarding height and light, and that is something
2451 that I just strongly encourage the applicant to continue with the City Councilwoman's office. But
2452 with all of the comments, with all of staff having recommended for approval, as well as the other

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2453 issues being addressed that were some of my other concerns, such as drainage and such as the
2454 landscaping and urban heat island mitigation, I will be making a motion to approve. But I do
2455 strongly, like I said, suggest that the applicant continue the conversation regarding the height, in
2456 particular the spire, with the City Councilwoman's office leading up to City Council.
2457 And on, as well as I would just ask staff can read into the record the motions for the street lamps,
2458 the motions for the parking – lot lights, 36-inch box trees for the landscaping, and the other ones
2459 discussed.

2460

2461 **STEVE SWANTON**

2462 So, Mr. Chairman, through you, staff is prepared to add a condition that captures the request of
2463 the Commission regarding the lighting. The other conditions that Commissioner Kasama
2464 mentioned are in your supplemental materials in the report, so I won't go specifically into the
2465 wording of those.

2466 But the added condition for the record is, prior to the issuance of a Certificate of Occupancy or a
2467 temporary Certificate of Occupancy, whichever occurs first, the Applicant shall submit
2468 documentation demonstrating that all installed lighting meets the spillover provisions per the
2469 residential adjacency standards contained within Title 19.08.040(H).

2470

2471 **CHAIR CHERRY**

2472 Okay.

2473

2474 **COMMISSIONER KASAMA**

2475 All right. Well, without–

2476

2477 **LUCIEN PAET**

2478 So, Mr. Chairman, just may I ask one clarifying question?

2479

2480 **CHAIR CHERRY**

2481 Please.

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2482 **LUCIEN PAET**

2483 It doesn't have to — We don't have to change conditions. Now, today the conditions say that
2484 there will be streetlights along all, the whole perimeter of the project. That's what is required in
2485 the conditions today, and I just want to verify if we want to change that today to just the major
2486 street, which is Grand Canyon, or leave the conditions as they are.

2487

2488 **CHAIR CHERRY**

2489 I would go to Commissioner Kasama to comment on that.

2490

2491 **COMMISSIONER KASAMA**

2492 And sorry, it was a bit difficult to hear. So regarding the street lamps just being on Alexander
2493 and Grand Canyon and deferral. And, Ms. Lazovich, I know that you had discussions, if you also
2494 mind chiming in.

2495

2496 **JENNIFER LAZOVICH**

2497 I was – writing the — Sorry about that. I was writing the condition down about the lighting issue.
2498 Was the — I think, okay, so just to recap, to capture where we are, we're adding a condition that
2499 would require the applicant before the Certificate of Occupancy to provide documentation to the
2500 City that we're in compliance with 19.08.040(H), which deals with the fact that you can't
2501 basically have light spilling over beyond your property line.

2502 Then there's an additional condition added that turns the parking lot lights off from 11:00 p.m. to
2503 5:00 a.m., with the exception of motion sensor.

2504 And then the next thing we're now talking about is, could there be an opportunity to not or to
2505 defer, if that's the right way of saying it, to defer putting in the streetlights on the four streets?
2506 Right now, we're required to put in the streetlights on Grand Canyon, Florine, Hickam, and Tee
2507 Pee. And from – a lighting perspective, perhaps it's better to – defer that. But I don't know that I
2508 can do it on some of the streets.

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2509 **COMMISSIONER KASAMA**

2510 Not – Grand Canyon or Alexander, but maybe a street like Tee Pee or Florine or Hickam.

2511

2512 **JENNIFER LAZOVICH**

2513 We – don't touch Alexander, so it would be–

2514

2515 **COMMISSIONER KASAMA**

2516 Right, yeah.

2517

2518 **JENNIFER LAZOVICH**

2519 –keep the streetlights on Grand Canyon, but defer them on Hickam, Florine, and Tee Pee. Okay,

2520 I understand. Yes. That's–

2521

2522 **LUCIEN PAET**

2523 Okay. So yeah –, through you, Mr. Chairman, then we would have to amend Condition 14 of the

2524 SDR, Item 39. And I'll just read kind of the parts that are changed. So the first sentence, we

2525 would add at the end except as amended herein. And then we would add to the end of the

2526 Condition Number 14, streetlights on Hickam Avenue, Tee Pee Lane, and Florine Avenue shall

2527 be deferred. Related underground street lighting infrastructure shall be constructed to the

2528 satisfaction of the City Traffic Engineer, and the Applicant shall make an improvement

2529 contribution in accordance with Title 19.02.025.F.1.b. All proposed and future street lighting

2530 poles adjacent to the site shall be Downtown Centennial poles per Standard Drawing 342.

2531

2532 **CHAIR CHERRY**

2533 And – do you agree to that condition?

2534

2535 **JENNIFER LAZOVICH**

2536 Yes, we do.

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2537 **CHAIR CHERRY**

2538 Okay. And – while Commissioner Kasama is talking, one question for Public Works. On those
2539 perimeter lights, and I know you offered one up, Jennifer, in the, in the presentation as an option,
2540 but regardless of what it is, are those able to be motion sensor as well? Or – because it's in public
2541 right-of-way, it can't?

2542

2543 **LUCIEN PAET**

2544 I mean, I'm sure the technology would probably allow it, but we – wouldn't want to maintain a
2545 motion sensor light.

2546

2547 **CHAIR CHERRY**

2548 Well, so even though they're –, I think they're putting them in. Well, I guess on the perimeter,
2549 weren't you're showing us the perimeter lights as well, like the streetlights?

2550

2551 **JENNIFER LAZOVICH**

2552 Yes, but it's a City streetlight, so.

2553

2554 **CHAIR CHERRY**

2555 Right. That's, right you're putting it in, and the City takes it from there.

2556

2557 **JENNIFER LAZOVICH**

2558 Yes.

2559

2560 **NICOLE EDDOWES**

2561 Mr. Chairman, for clarification, they were — Staff or Public Works can grant an administrative
2562 deviation to where the applicant will put in the infrastructure so that the power is there for the
2563 lights and possibly even, you know, the infrastructure for the future pedestal of the streetlight.
2564 And then, excuse me, and then the applicant would then make a contribution to the City. So that
2565 in the future, for example, if the surrounding area does develop with schools and the streetlights

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2566 are warranted at that point, then the burden wouldn't be on the taxpayers. We would already have
2567 the funds in place to then actually erect the streetlights themselves, and the infrastructure would
2568 be in.

2569

2570 **CHAIR CHERRY**

2571 Okay. And – we talked about having one street in though initially, correct, which was Grand
2572 Canyon?

2573

2574 **NICOLE EDDOWES**

2575 Yes. So–

2576

2577 **CHAIR CHERRY**

2578 Correct–

2579

2580 **NICOLE EDDOWES**

2581 –the administrative deferral would cover for Hickam, Tee Pee, and Florine.

2582

2583 **CHAIR CHERRY**

2584 Thank you.

2585

2586 **NICOLE EDDOWES**

2587 So we would have the infrastructure, but not the actual light pole itself.

2588

2589 **CHAIR CHERRY**

2590 Okay. Commissioner Kasama.

2591

2592 **COMMISSIONER KASAMA**

2593 With that, unless there are any other further comments, I'm ready to make a motion.

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2594 **CHAIR CHERRY**

2595 Please do.

2596

2597 **COMMISSIONER KASAMA**

2598 Okay. So with that, I will be making a motion on Agenda Item 38, Abeyance - 24-0072, Public

2599 Hearing, Applicant/Owner: The Church of Jesus Christ of Latter-day Saints. I'm making a

2600 motion to approve 38a and 38b and subject to all conditions.

2601

2602 **CHAIR CHERRY**

2603 There's a motion on the floor. Please cast your votes. That motion carries (**Motion carried with**

2604 **ROGAN abstaining**).

2605

2606 **SETH FLOYD**

2607 And, Mr. Chairman, that item will move on to City Council on June 26th.

2608

2609 **JENNIFER LAZOVICH**

2610 Actually, Director Floyd, I would ask while everybody is in this room and can hear, could we

2611 have that item placed on the July 16th, July 17th City of Las Vegas City Council meeting?

2612

2613 **SETH FLOYD**

2614 Yeah. So let me — I'll defer to the City Attorney, but I think that would be sufficient for public

2615 notice if we want to move it to that meeting, so.

2616

2617 **JOHN RIDILLA**

2618 Yes, Director Floyd, that'd be fine.

2619

2620 **SETH FLOYD**

2621 Okay, so then that item, those items will move on to City Council then on July 17th.

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2622 **COMMISSIONER KASAMA**

2623 Thank you.

2624

2625 **CHAIR CHERRY**

2626 And I believe we have one more item. Thank you.

2627

2628 **COMMISSIONER KASAMA**

2629 I'll also be making a motion on Item 39, 24-0152-SDR1. I'm making a motion to approve,
2630 subject to the amended conditions, as read by staff.

2631

2632 **CHAIR CHERRY**

2633 Thank you. There's a motion on the floor, please cast your votes. And that motion carries.

2634 **(Motion carried with ROGAN abstaining).**

2635

2636 **SETH FLOYD**

2637 And I assume, Ms. Lazovich, you want that one on July 17th as well?

2638

2639 **JENNIFER LAZOVICH**

2640 Yes, we would respectfully request that. Thank you.

2641

2642 **SETH FLOYD**

2643 Okay. So, that item will also move on to City Council on July 17th.

2644

2645 **CHAIR CHERRY**

2646 Great. Thank you.

2647 **(END OF DISCUSSION)**