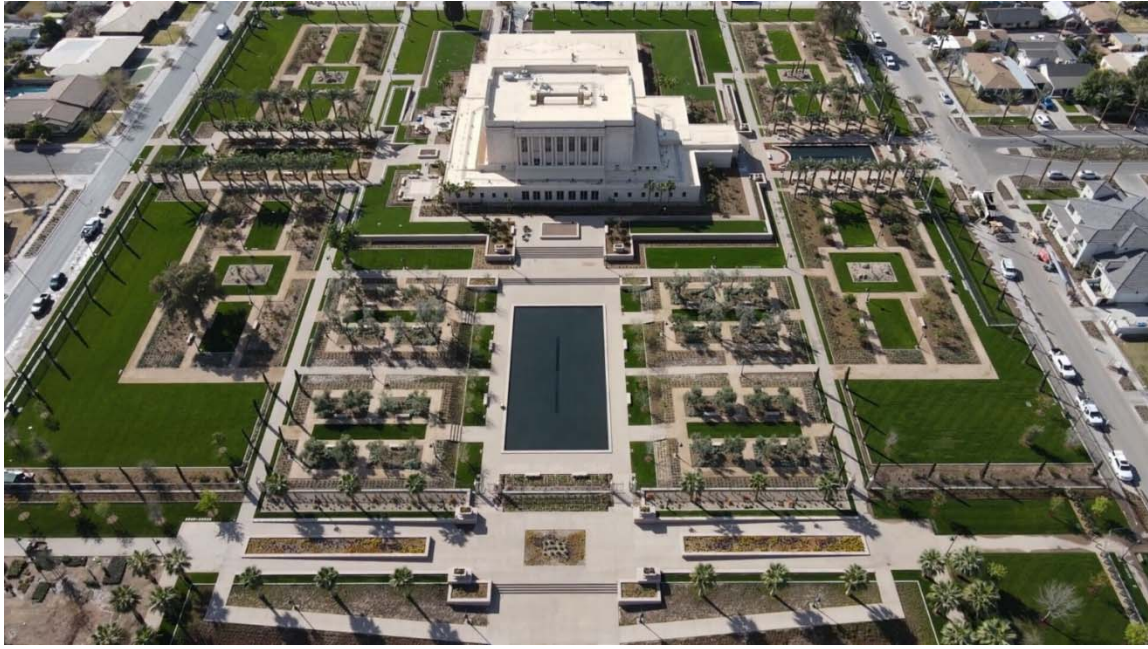


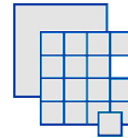
MESA ARIZONA TEMPLE OPEN HOUSE

Special Use Permit Narrative

August 18, 2021



Submitted by:



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On behalf of:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS



CONTENTS

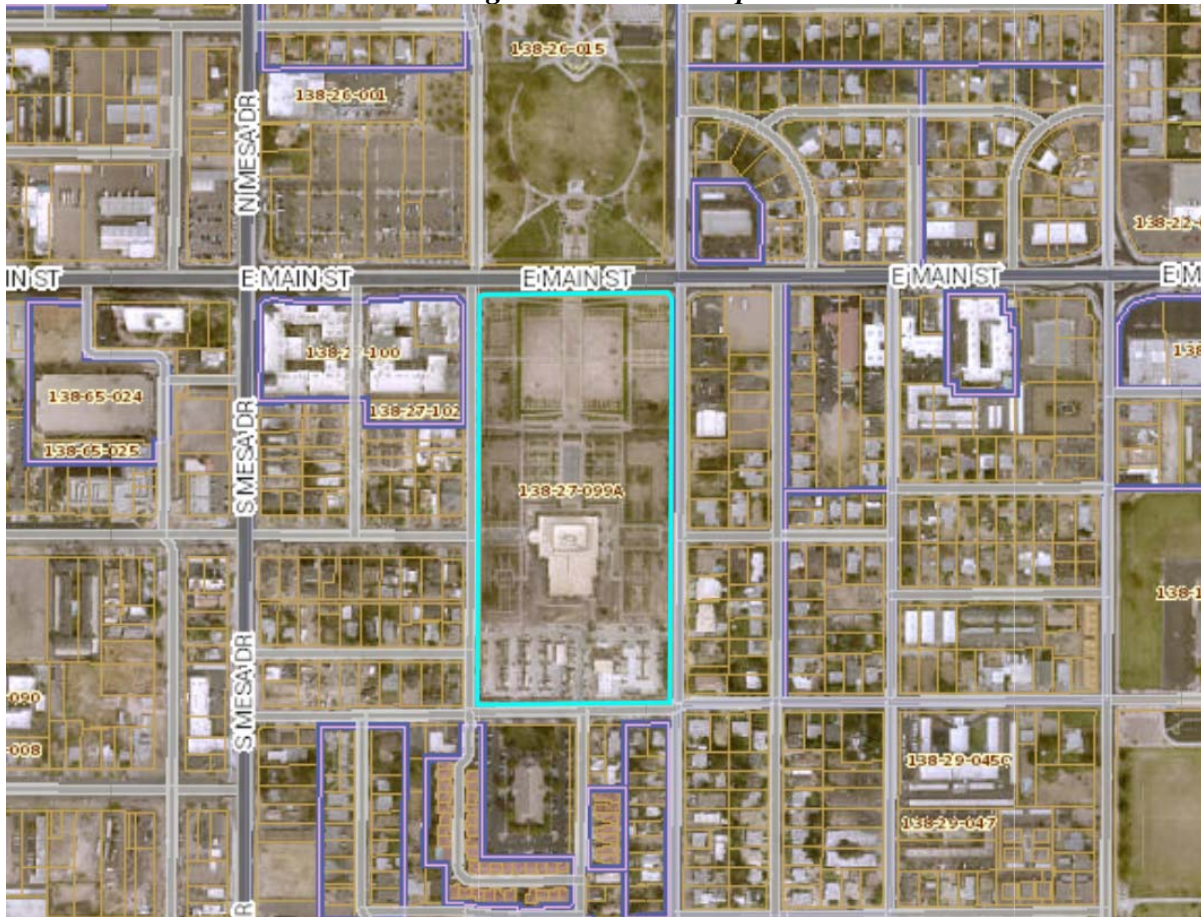
INTRODUCTION	3
REQUEST	4
EXISTING LAND USE DESIGNATION AND ZONING CLASSIFICATION	4
SURROUNDING LAND USES AND ZONING.....	7
ABOUT THE MESA ARIZONA TEMPLE AND TEMPLE OPEN HOUSE	7
ATTENDANCE & PARKING.....	9
CIRCULATION	11
SPECIAL USE PERMIT REQUEST CRITERIA	12
SPECIAL EVENT SAFETY CRITERIA	13
OPERATIONS PLAN & GOOD NEIGHBOR POLICY	13
CONCLUSION	15

MESA ARIZONA TEMPLE OPEN HOUSE
The Church of Jesus Christ of Latter-Day Saints
101 S. LeSueur, Mesa, Arizona 85204
Special Use Permit Narrative

INTRODUCTION

Pew & Lake, PLC, on behalf of The Church of Jesus Christ of Latter-Day Saints¹, pleased to present this project narrative in support of an application to the City of Mesa for a Special Use Permit to allow for a special event license to extend beyond the four (4) day limit to allow for the Temple Open House, which will include private and public tours of the Temple starting October 4, 2021 through November 20, 2021. The approximately 17.72-acre site is located at 101 S. LeSueur in Mesa². It is shown in Figure 1, below, and is comprised of Maricopa County Assessor parcel number: 138-27-099A.

Figure 1 – Aerial Map



¹ Fee title ownership of the Mesa Arizona Temple is held by Temple Corporation of the Church of Jesus Christ of Latter-day Saints, a Utah nonprofit corporation, which is an affiliated company of the Church.

² The mailing address for the Temple has been known for many years as 101 S. LeSueur. However, the Maricopa County GIS Map shows the address as 525 E. Main Street.

REQUEST

Our request to the City of Mesa is:

1. A Special Use Permit to allow for a Special Event longer in duration and frequency than that permitted in Section 11-31-27(A) of the City of Mesa Ordinance. The Special Event will run from October 4, 2021 through November 20, 2021.

EXISTING LAND USE DESIGNATION AND ZONING CLASSIFICATION

The Temple site has a General Plan Designation of Neighborhood, which supports religious uses such as the Mesa Arizona Temple. The site is also near a light rail Station Area and mostly within a Transit Corridor (see Figure 2, below). Also, the Temple site has a mix of zoning categories, which are Downtown Residence District 2 (DR-2), Residential Multi-Family 2 (RM-2) and General Commercial (GC), and is part of the Central Main Street Area (see Figure 3, below). The site is also designated T4N under the Form Based Code (see Figure 4, below). The site is subject to the Mesa Town Center Redevelopment Area (see Figure 5, below). Finally, the site is also part of the Temple Historic District (see Figure 6, below).

Figure 2 – City of Mesa General Plan Land Use Map

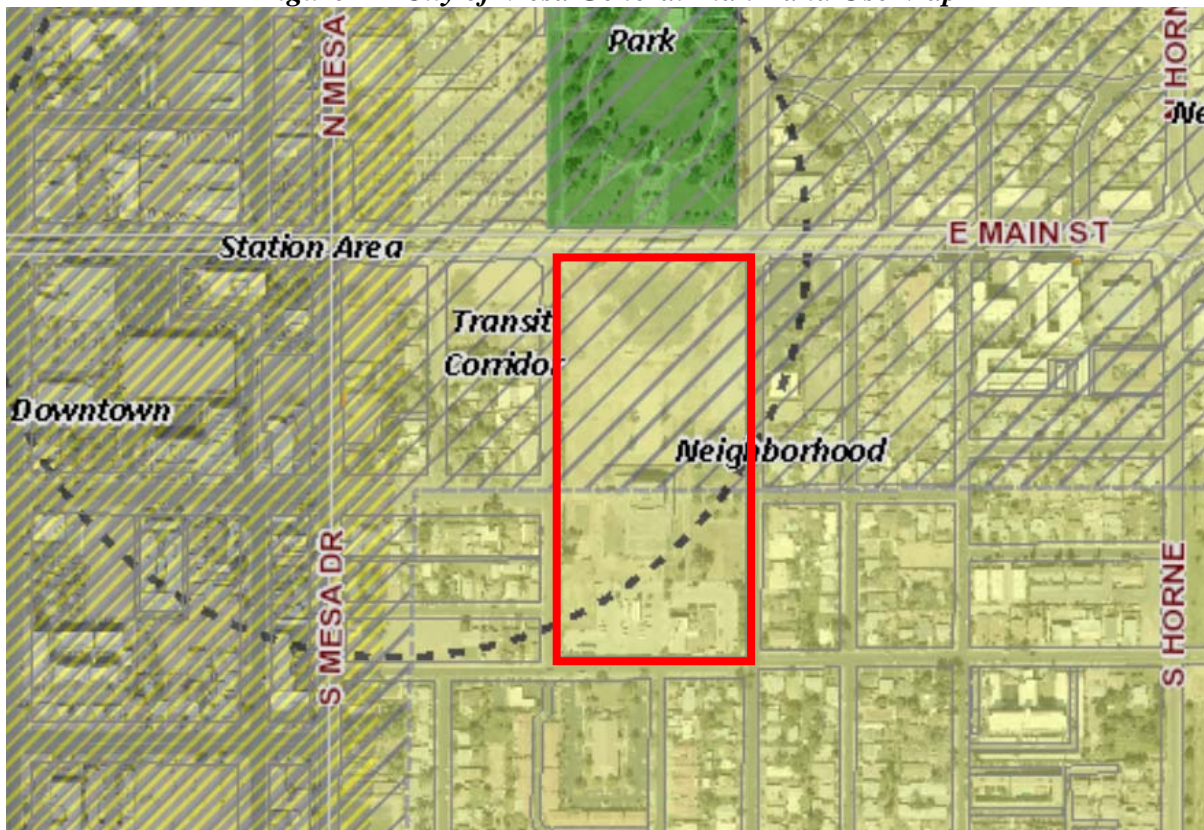


Figure 3 – City of Mesa Zoning Map

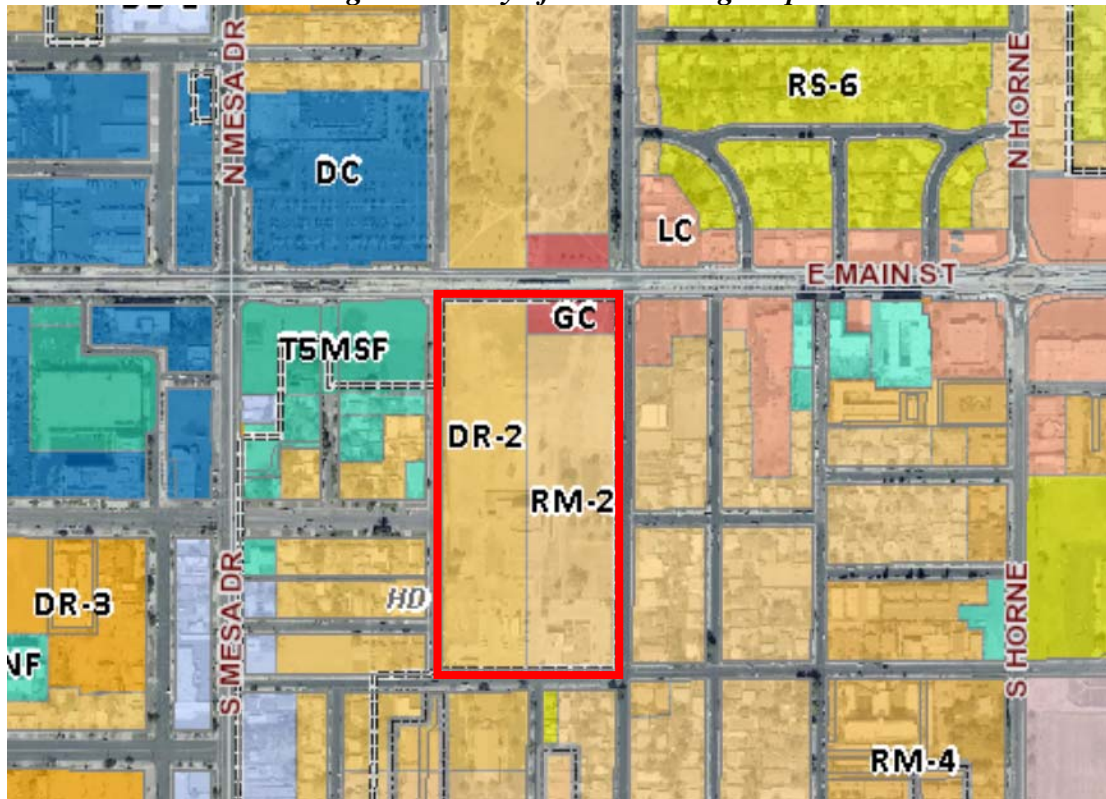


Figure 4 – City of Mesa Form Based Code Map



Figure 5 – Mesa Town Center Redevelopment Area Map

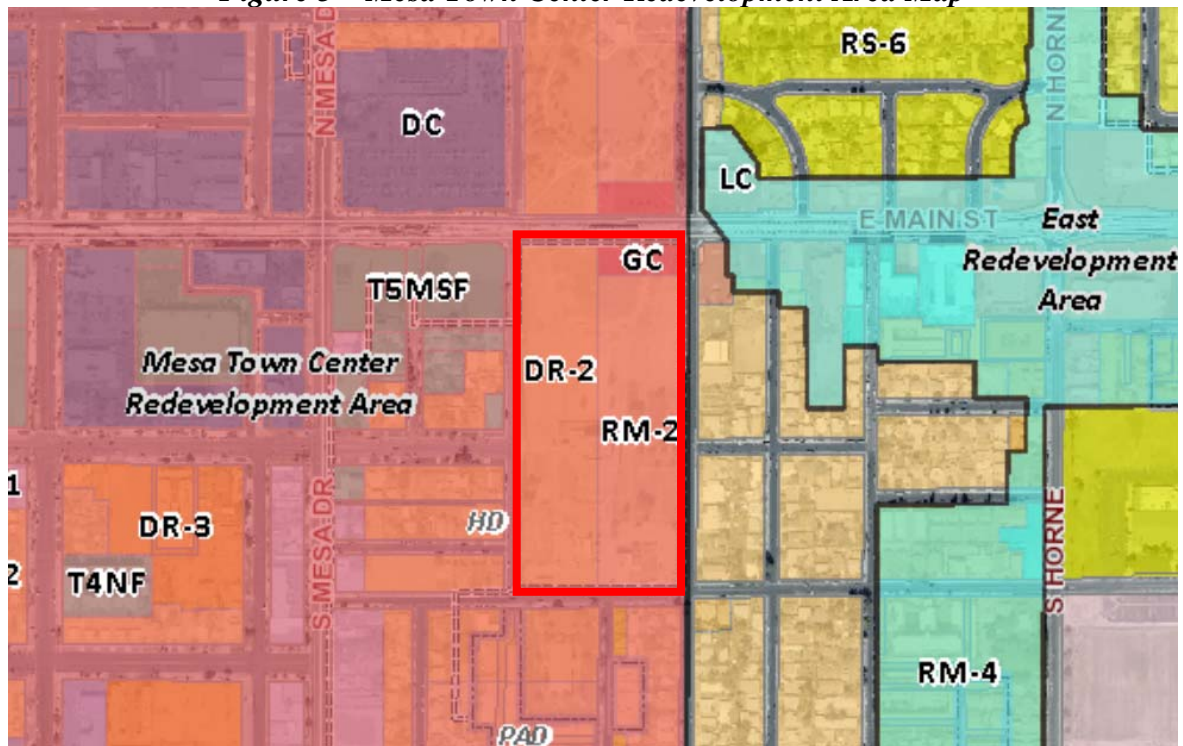
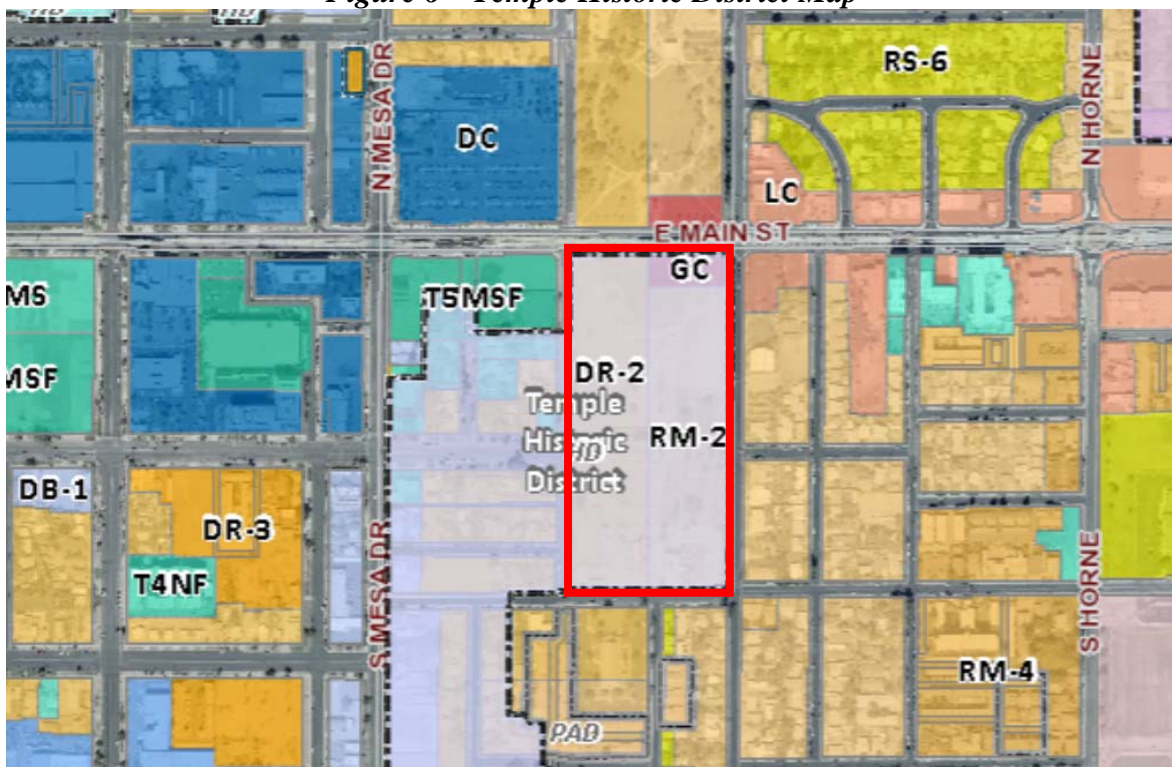


Figure 6 – Temple Historic District Map



SURROUNDING LAND USES AND ZONING

As shown in Figure 7, below, the property is bound on the east by Hobson Street, then residential homes, on the north by Main Street, then Pioneer Park, to the west by LeSueur Street, then a mix of commercial and residential, and the south by 2nd Avenue and a related Church Chapel, commonly referred to as the Pioneer Building.

Figure 7 – Surrounding Land Uses and Zoning

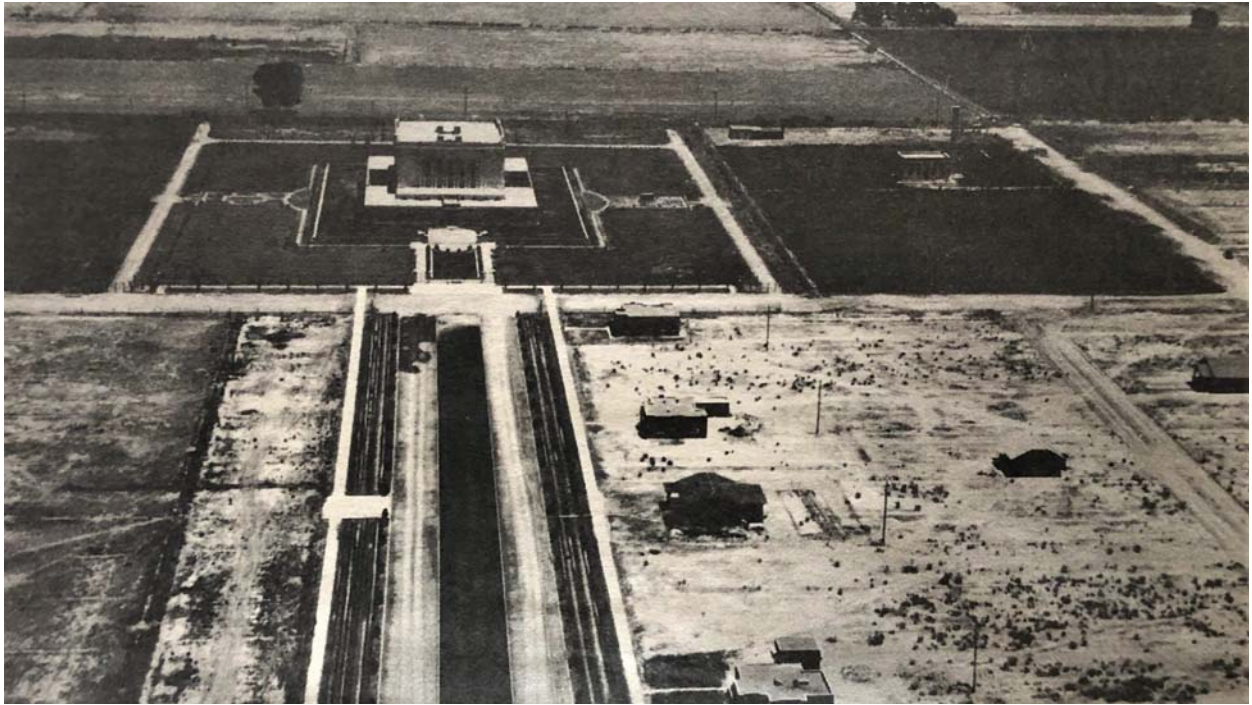
DIRECTION	EXISTING USE	ZONING	GENERAL PLAN DESIGNATION
North	Main Street, then Pioneer Park	DR-2, RM-2 & GC	Park
South	Church Building and Residential	DR-2, RS-6 & RM-2	Neighborhood
East	Hobson Road and Residential	LC & RM-2	Neighborhood
West	LeSueur Street, Commercial and Residential	GC & RM-2	Neighborhood
Subject Property	Place of Worship	DR-2, RM-2 & GC	Neighborhood

ABOUT THE MESA ARIZONA TEMPLE AND TEMPLE OPEN HOUSE

Located just east of the original Mesa Townsite—settled by pioneers of The Church of Jesus Christ of Latter-day Saints—the Mesa Arizona Temple anchors the Temple Historic District, which has predominantly retained its residential character. The meticulously manicured grounds of the Temple feature cactus gardens, walking paths, large reflection pools and recognize the historical / agricultural underpinnings of the history of this site. The Easter season brings thousands of guests to the temple grounds every year to watch Jesus the Christ, the largest annual outdoor Easter pageant in the world. At Christmas time, the grounds are converted to an exquisite Nativity display accented by hundreds of thousands of Christmas lights.

The Mesa Arizona Temple was the first temple built in Arizona by the Church of Jesus Christ of Latter-day Saints, and was originally named the Arizona Temple. Today, the Church has five (5) temples within the State of Arizona, and the word Mesa was added to distinguish its location, Pioneer heritage and legacy. The Mesa Arizona Temple was first announced by the Church on October 3, 1919 was dedicated and opened approximately eight (8) years later in October of 1927. A public open house was offered during the final two (2) years of its construction.

Since that time, the Mesa Arizona Temple has been an icon of Mesa. Below are several photos taken of Temple Grounds from early twentieth century.



The Mesa Arizona Temple was closed in February 1974, for significant remodeling that included a new entrance and an additional 17,000 square feet of space. A similar public open house was held from March 19, 1975 through April 3, 1975.

On May 19, 2018, the Mesa Arizona Temple was closed for extensive renovation. The renovations include: exterior maintenance including new roofing and drainage systems, mechanical, electrical, plumbing, and HVAC upgrades, interior improvements consistent with the historical character of the building, replacement of the furniture and finishes, preservation and augmentation of the

historic murals, replacement of the windows consistent with the originals, major renovation of the grounds that preserves shade trees, replaces the reflection pools, introduces new garden spaces, and better accommodates the Easter Pageant, demolition of the current visitors' center and construction of a new visitors' center and FamilySearch center across the street to the West.

So, for only the third time since its construction in the 1920's, the Mesa Temple will be open for public tours for a limited time between Oct. 4 and Nov. 20, 2021. Please note that from October 4, to October 15, several private tours will be given, for example the contractors who worked on the Temple, as well as the residents in the adjacent neighborhoods. Visitors can enjoy the temple grounds and gardens year-round, but this is a rare opportunity to tour the Temple where each visitor will experience beautiful architecture, inspiring murals, handcrafted woodwork, masonry, art, and other finishes becoming this sacred building. Everyone is welcome.



This request is for both the private and public open houses and related tours of the Mesa Arizona Temple, commencing on October 4, 2021 through November 20, 2021. Thereafter, the Temple will be rededicated on December, 12 2021 by Dallin H. Oaks, First Counselor in the First Presidency of the Church.

ATTENDANCE & PARKING

The Mesa Temple Open Committee is expecting several hundred thousand visitors during the seven (7) week period of the Open House. It is further anticipated that depending on the day of the week and hour of the day, between a few hundred and perhaps a thousand per hour at the busier times.

To emphasize public safety and accommodate parking demands, the Church is going to significant lengths to emphasize and encourage carpooling along with the use of light rail. To safely accommodate pedestrian traffic, parts of LeSueur and 2nd Avenue will be temporarily closed to vehicular traffic. These closures have been carefully planned with the assistance of and gratitude to the Mesa Streets and Police Departments. The primary plan is to create as few traffic restrictions

and street closures as possible, while balancing the needs of public safety. Due to careful planning, these road closures will not prohibit any resident from access to their residence. Moreover, the barricades can easily be moved by public safety personnel as needed.

To help inform the public, the following language is included on the Mesa Temple Open House web site (<https://mesatemple.org/open-house/>) and communicated consistently through social media, etc.:

“Limited self-parking is available. Please observe all signage and PLEASE do not block neighbor’s driveways. Use of the Valley Metro is strongly encouraged: get off at the Mesa Dr/ Main St Stop #18603. The cost is \$4 round trip. (children 6-18 are \$2; ages 5 and under are free).”

In addition to emphasizing light rail and carpooling, there are numerous public parking area in the vicinity that will be utilized. The Church either owns these parking lots or has permission to use them:

Church Controlled Properties

• South Temple Lot	260
• Pioneer Chapel Building	155
• Perimeter on street parking	85
• Visitors Center Parking	50
• Family History (Main & Hobson)	100
• Inter-Stake Center (2 nd Ave& Horne)	300

Other Available Properties

• Valley Metro Park and Ride (excess spaces)	350
• Public Parking (South of Interstate Center)	280

Estimated Total	1,165
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We also anticipate a few local business and churches with parking lots will be renting parking spaces during the busy times.

TRAFFIC AND ROAD CLOSURE PLAN

LeSueur will be closed to north and south bound lanes between First Ave. and Main Street. Residents will be given access credentials so as to not interrupt their access. LeSueur will be closed to north bound traffic between 2nd Avenue and 1st Avenue. Second Avenue will be closed for a pedestrian walkway from the Pioneer Chapel Building to the South Pedestrian Temple entrance. Thus, closure and barricading will occur just south of the Temple.

The company, Trafficade, will provide barricades. The Church will pay for and post Security and Traffic control personnel at all closure locations. Those with special mobility needs may park on the south side of the Pioneer Chapel (525 E 2nd Ave) where the tour begins.

CIRCULATION

As shown in the diagram in Figures 8 and 9, on the following page, there are several points of access to the Temple Site. We anticipate that most attendees will park in designated areas or use the light rail system. Figure 8 shows how attendees will circulate through the Temple Open House tour and Figure 9 shows adjacent parking area and the light rail station.

Figure 8 – Pedestrian Circulation, Tents & Canopies

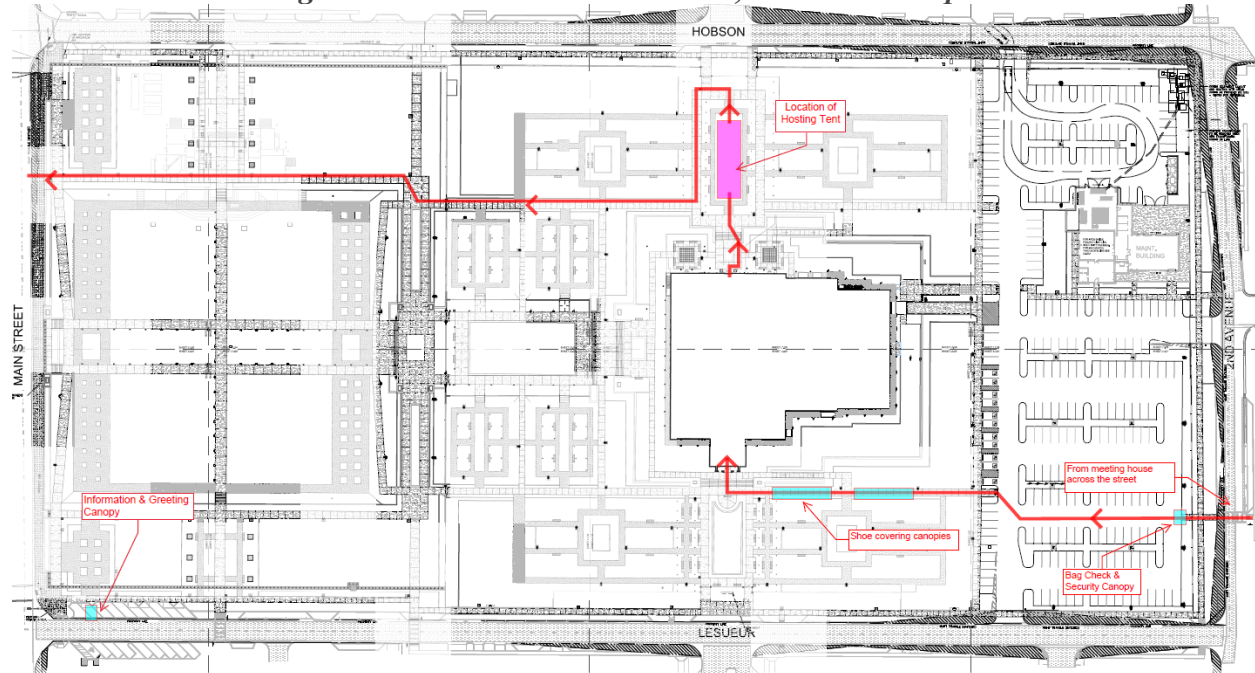
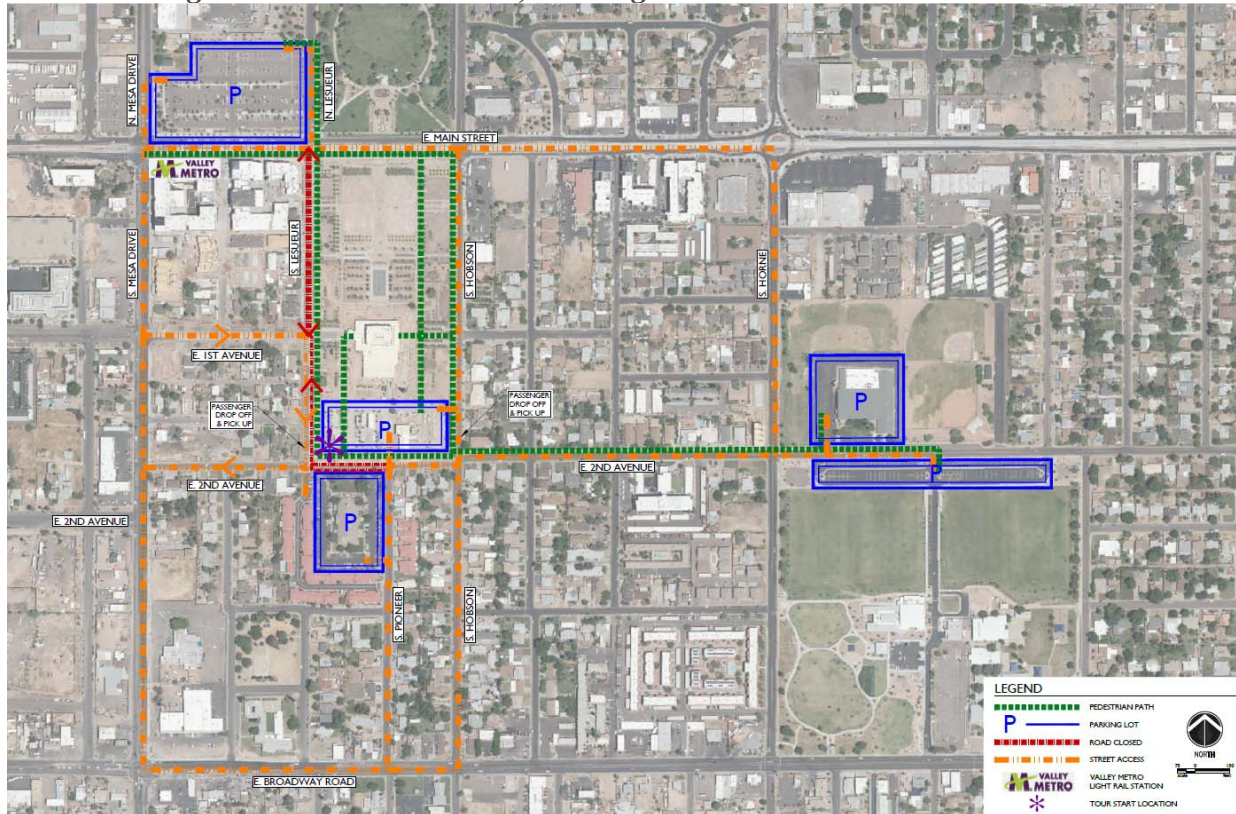


Figure 9 – Street Closures, Parking Areas and General Circulation



SPECIAL USE PERMIT REQUEST CRITERIA

As outlined in Section 11-70-5 of the City of Mesa Zoning Ordinance, an SUP may only be granted if a project conforms to certain criteria. The criteria are listed below in *italics*, and the manner in which they are met is shown in **bold** text.

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.*

As noted above, the Temple Site is **subject to several different regulatory plans (of which the Temple site is consistent with)**, including the extensive renovation not only of the Temple Grounds but much of the areas adjacent to. The Mesa Temple Open House will provide a unique, and for many, a once in a lifetime opportunity where Mesa can showcase Mesa. Temple Open House organizers expect people from all over the State to travel and see the newly renovated Temple. Therefore, this request is an appropriate type of event within this character area.

2. *The location, size, design and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies.*

As stated above, the Mesa Arizona Temple conforms with the General Plan character area in which it is located, including all overlay and other regulatory plans. No further discussion is needed on this item.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.*

The Mesa Arizona Temple has been operating for almost 100 years without serious complaint or impact to adjacent surrounding property owners. We note the existence of the annual Christmas Lights and the Jesus the Christ (Easter) Pageant, which occurred annually prior to the Temple renovations. Traffic and attendance for these events have been appropriately approved and have occurred each year as a welcome event in Mesa. This singular event that many will only experience once in a lifetime will not be injurious or detrimental to adjacent or surrounding properties in the area.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

There are adequate public facilities and infrastructure available to serve the Temple Open House, including the additional of several public toiletry facilities at various locations both on and adjacent to the Temple Site.

SPECIAL EVENT SAFETY CRITERIA

As outlined in Section 11-31-27 of the City of Mesa Zoning Ordinance, a Special Event must demonstrate that:

11-31-27.A.5: The event will not present a safety hazard or public disturbance and will not cause substantial adverse impacts on surrounding properties or land uses by creating excessive noise, glare, heat, dust, odors, or pollutants as determined by the Director and Fire Marshall; and

11-31-27.C: Facilities, structures and utilities shall be installed and maintained in conformance with all applicable building, fire, traffic and zoning regulations.

In an ongoing effort to work with City Staff to ensure that the above criteria will be met, there have been extensive inspections, site visits and close coordination between Temple Open House Committee Member and City of Mesa Building Officials, Planning Staff, the Mesa Fire Department, Streets Department and Police. The Temple site is in compliance with all applicable building and fire regulations.

OPERATIONS PLAN & GOOD NEIGHBOR POLICY

Generally, good neighbor policies are aimed at providing a program, or medium, for coordination and resolution of maintenance issues and specified effects a project may have on the surrounding uses. Good neighbor policies are especially relevant when there are nearby residential properties.

As described above, the Mesa Temple Open House will technically run from October 4, 2021 to November 20, 2021. Set up will be the week of September 27, 2021 and take down will occur during the week after the Open House concludes. Because the following week is Thanksgiving week, we would ask for two (2) full weeks following the end of the Open House to allow for take down.

Open House Tours typically start at 9:00 AM each day with the last tour starting at 8:00 PM. Thus, it is safe to say that all activities on site should conclude at approximately 10 PM each evening. Tours do not occur on Sundays. For a few limited tours, such as for the immediate neighborhood on October 9th, that tour will be available to nearby residents starting at 8:00 AM.

As noted above, Parking will be provided in onsite and public parking spaces in and around the Temple. Each tour is expected to last between 30-45 minutes. Thus, we expect a lot of turnover in parking throughout each day of the Open House. There also will be designated drop-off and pick-up spots at both the SEC and SWC of the Temple property. Handicap parking will be provided at the Pioneer Chapel building, directly south of the Temple. There will be shuttle service on LeSueur providing visitors with easy access to and from the Light Rail Station on Main Street. See above, for a complete list of parking areas, including Figure 9.

There will be several locations with added temporary toiletry facilities, similar to how this is done with the Easter Pageant, as well as many more solid waste receptacles along key paths of the tour. Throughout the day, and each evening, these items will be serviced by either Church volunteers or the appropriate servicing company(ies).

There are no outdoor sound projections or speakers. While individuals will be free to speak outside the Temple itself, the Tour is meant to be a reverent and subdued experience with minimal talking inside the Temple.

The proposed plan will meet or exceed the requirements to ensure on-going compatibility between the Temple Open House and neighborhood concerns.

The Members of the Temple Open House Committee have also established the following Complaint Response Policy, wherein, the following situations, conditions, and or circumstances may be reported to the Temple Open House Committee Coordinators and will be resolved accordingly:

- Grounds maintenance and rubbish on adjacent properties.
- Road closure and access issues
- Parking issues

Neighborhood concerns / questions / complaints regarding the event will be addressed immediately by Temple Open House Committee Members. The key contact for the Mesa Temple Open House Committee is as follows:

John Perkinson
480-550-1137
john@perkinsonproperties.com

CONCLUSION

The Mesa Arizona Temple has been part of the historical fabric of Mesa at this location for nearly 100 years. With approval of this Special Use Permit, the Temple Open House will occur safely and joyously. The numerous of visitors will be a benefit and draw to Mesa that will not only showcase the Temple itself, but also the City of Mesa. We urge your support.