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Your weekly-ish update from Fairview United
in support of residential zoning laws.

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Issue
THREE

Fairview United

newsletter

July 30, 2024



Cart Before the Horse? >>>

LDS Submits Bids Prior to CUP Approval

It has come to the attention of Fairview United that the LDS has already submitted bid packages to contractors. A bid package is a set of documents sent to potential contractors. The package contains all the information a contractor needs to submit a bid for a specific construction project. It is not uncommon for developers to solicit bids when they expect project approval. However, the LDS application is not compliant with Fairview zoning, so they should not expect CUP approval. Therefore, one must ask why the LDS is soliciting bids for a building that may never be approved.

The LDS has stated to contractors that they plan to secure their building permit between August 30th and September 27th of 2024 and break ground after the first of the year in 2025. Unless the LDS complies with Fairview zoning, this scenario seems highly unlikely, so why are they prematurely submitting bid packages to contractors?

The church may be using this as a legal maneuver. By gathering bids and obtaining baseline construction costs, they can later claim that the city delayed the construction process and is responsible for increased costs. They may be using this tactic to scare Fairview into believing the LDS will sue them for the cost of delayed construction. They know that small towns may surrender when faced with constant legal threats. Another possibility is that they will sue Fairview for increased costs, even though Fairview has every right to defend its zoning.

Unfortunately, this scenario is all too familiar, as they are like the tactics used in Cody, WY. Fortune for Fairview, Cody, is a different legal scenario, and LDS underestimates Fairview, who is not afraid of unscrupulous developers.

which is taller? >>>

Having trouble visualizing how tall the proposed LDS Temple is? Maybe this visual comparison will help. Which do you think is taller?



AI rendering – not actual temple



See page 2 for the answer.

Fact Matters >>>

The LDS has made misleading claims on their website. FACTS MATTER so Fairview United would like to clarify some misinformation. Facts are in red.

LDS: The McKinney temple will serve 16,000 church members in the areas surrounding Fairview including Sherman, Prosper, McKinney, Frisco, and Allen areas. At full capacity, the temple will accommodate 2,000 patrons weekly.

FACTS: If true, why do they need 44,000 square feet for only 2,000 people a week? The truth is this is the largest temple in Texas. At the May 2 open house, Jon Cannon (the one whose name is on the website) stated this will be a regional temple so people will visit it from everywhere, even from overseas. He said, and I quote, "Our hope is to have 80,000 visitors a month." That is a far greater number than 8,000 per month.

LDS: The temples in McKinney and Fort Worth will support the growing church membership in the Dallas-Fort Worth area, helping to alleviate overcrowding at the Dallas Temple. Church membership in the Dallas-Fort Worth area has quadrupled since the Dallas Temple was dedicated in 1984.

FACT: The overall population has increased, but the Dallas temple still can't get enough workers to help due to the decline in membership.

LDS: Temple engineers and architects have complied with all Town of Fairview ordinances, including those regarding lighting and land use. In this area, residential home height is limited to 35'. Both federal and state laws allow places of worship the ability to be constructed at the heights currently proposed in the application.

FACTS: This statement is full of false information. Religious institutions can apply for a Conditional Use Permit to secure a variance from the existing zoning. Reasonable variances are usually granted to religious institutions. However, if the request is unreasonable and exceeds existing codes, ordinances, and precedents, the request does not have to be approved. Per the U.S. Department of Justice, religious institutions are not exempt from zoning ordinances.

LDS: Most municipalities have ordinances that limit structure height in residential areas. State and federal laws allow any religious organization to ask for additional height for a house of worship. Making such a request is part of this legal process.

FACTS: If the CUP is approved as written, the building will be two and a half times the height of our existing zoning ordinances and precedents. This is the reason NOT to approve the CUP as written with the variance. Fairview must grant the same variance to all future religious institutions seeking to build in Fairview. It will make Fairview a target for any church wanting to construct a large facility in a residential area.

LDS: The temple site in Fairview along Stacy Rd., is known as "church row," and will have four houses of worship.

FACTS: Houses of Worship are always welcome in Fairview because we do not discriminate against any religion. Any house of worship that honors our residential codes, ordinances, and precedents is welcome! A temple is not a traditional house of worship that welcomes everyone. It's more like a private club where only certain members are allowed in, which is not welcoming to neighbors or outsiders. It operates like a business with business hours open five days a week from 7 am – 10 pm.

LDS: This location is adjacent to an existing LDS chapel, is centrally located to the areas it will serve, and has convenient access to 75.

FACTS: This is not centrally located to the members mentioned in item 1. This location is at the farthest southeast corner of those cities. It is only 18 miles from the Dallas temple!

LDS: The temple application was not presented at the June 4 Fairview Town Council meeting. It will be presented on August 6, allowing for more time to address concerns with town officials.

FACTS: The LDS met with two city officials on July 11. They offered to lower the height to 15' – that does not address the concerns of the townspeople or abide by our town ordinances.

LDS: The McKinney Temple has a McKinney zip code and is zoned for the McKinney Independent School District. This site is the only piece of land ever purchased for this temple.

FACTS: While it may be the only land purchased, the Utah leadership originally announced a Prosper, TX temple. The prophet intended the temple to be in Prosper. The LDS even sent a letter to the Prosper ward consoling them because of the location change.



Newborn longhorn calf on Meandering Way!

which is taller? >>>

Answer: The proposed Temple is 48' 4" taller than the Buc-ee's sign in Melissa!!!

how to help >>>

To learn more:

www.fairviewunited.net

To volunteer or sign the petition contact:

fairviewunitedtx@gmail.com

To donate:

www.givesendgo/GCRDZ



Fairview United volunteers at a petition-signing event.

Fairview United will be block walking neighborhoods this last week before the Aug. 6 meeting. Look for us in your neighborhood!