





**SPECIAL REVIEW APPLICATION  
INSTRUCTIONS ITEM 1 B**

B. *Why is there a need for the intended use of the property at this location?*

The existing LDS meetinghouse facilities in the Billings area are currently at or above capacity. Growth in general population and therefore LDS population as well in this area has resulted in the number of members of the LDS church to grow over the period of the past number of years. The congregations that meet in the existing area facilities have grown to the point where some of them need to be divided to create more administratively manageable sized congregations. Because of scheduling issues each of the existing meetinghouses are not capable of handling any more congregational units than they currently house and still be able to meet the worship and activity needs of the members. The need is to construct an additional meetinghouse that can accommodate the additional congregation(s) that will be created in the near future.

This particular site was selected for two reasons:

The geographical location provides short travel times and reduced vehicular involvement for the members who live in this area. It will allow them to avoid longer car trips to reach the other meetinghouses where they currently attend.

The subject land is currently owned by the LDS church and is available for this use. The church has investigated other potential sites but the other locations available were not always best suited for access by the members it needs to serve in terms of location. In addition, purchase costs of other properties together with development costs were significantly more prohibitive on most of the sites in comparison to this site primarily with respect to their ownership.

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C. *How will the public interest be served if this application is approved?*

The present site is currently vacant ground and has been reported occasionally in the past as an attractive area for renegade dumping. Current maintenance is by the LDS church and the site is periodically mowed to keep weeds down but it still remains as a vacant area which is not necessarily attractive. The development of this site will create an attractive addition to the community of Billings with tasteful architecture and well planned and maintained landscape.

The development will provide a finished site which will be inviting to those who choose to avail themselves of the use of the facility. Studies have shown that the construction of a church facility promotes a better neighborhood environment, more of a safe environment, does away with the ugliness and uselessness of vacant property within a city, and the typical construction of additional single family residences that follow.

It is the intention to sell the remaining property around the temple and the proposed meetinghouse to a qualified developer to allow the rest of the property to be properly developed into the appropriate housing aforementioned. This will finish out the neighborhood in a suitable manner.

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INSTRUCTIONS ITEM 1 D**

*D.*

*Prepare a written statement addressing what is intended to be done with the property, including new construction or changes in the use of the property, and why the special review is being sought.*

It is the intention of the LDS church to construct a new meeting house on the subject property. The meeting house is a 16,558 sf building with a sloped roof. It is a frame building with brick veneer. It will be single story with no basement. The remainder of the site will provide city compliant parking and landscaping. All of the property designated for the church will be developed and / or improved with this project. There are no recreational facilities being developed with this site. The property has previously been platted for single family residence. The house lots that will still exist on the Temple property aside for what is designated for the church will still remain single family and is in the process of being sold to a local developer for the construction of single family residences.

The Special Review is being sought because it is being required by the City of Billings.