

Special Review 941
Site Plan and Applicant Letter

THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
PROPOSED MEETING HOUSE

SPECIAL REVIEW APPLICATION
INSTRUCTIONS ITEM 1 A

A. *In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?*

PROPOSAL CONSISTENCY WITH THE PRIMARY GOALS AND OBJECTIVES OF THE 2008 GROWTH POLICY

LAND USE ELEMENT

Issue 1: Neighborhood pressures from development

The type of structure proposed under this application is a prototype building that has been developed by the LDS church primarily for siting in residential areas. Considerations taken are eave heights, overall building height and exterior materials that are not only compatible with but typical of residential structures. This meets the objective of preserving neighborhood integrity. The objective of empowering neighborhood groups does not appear to be applicable in this case other than a cooperative effort between the church and the neighboring properties in terms of property line interface, noise control, lighting scenario etc. These items will be discussed later in this document.

Issue 2: Compatibility of use

As stated above houses of worship are typically sited in residential neighborhoods rather than in commercial, retail or industrial areas. We feel that a house of worship is compatible with the neighborhood and a common occurrence in cities throughout our country.

Issue 3: Rural town-site

This issue does not appear to be applicable in this area since it is located near an established neighborhood in the City of Billings and a large subdivision has been platted to the east of our development.

Issue 4: Urban sprawl

This doesn't appear to be an applicable issue in as much as it is in an established area with existing services. This facility poses no reason for concern for overloading of existing service facilities nor does it threaten the vitality of the city core and downtown area.

Issue 5: Affordable housing

The nature of this facility is not housing oriented and does not propose the development of housing in any way and therefore this issue is not applicable.

Issue 6: Mixed use neighborhoods

While this project is not of the nature to provide mixed use in its true sense it will still allow closer proximity to the members of the LDS church that live in the surrounding neighborhoods thereby lessening travel for them and reducing traffic at meetinghouses at other locations. From that aspect, this project will provide proximal services for the members of the LDS church that currently do not exist in this part of Billings.

ECONOMIC DEVELOPMENT ELEMENT

Issue 1: Focus in economic development

Since the proposed facility is to be constructed in a residential zone and is intended for religious worship it's intention is not related to retail or business development.

Issue 2: Lack of living wage jobs

While this facility will not have the ability to create jobs or enhance income levels of the citizens of Billings it will still represent a significant improvement to what is now an undeveloped vacant piece of property. History has proven that with the nature of the building and landscape that the LDS church typically constructs that the neighborhood then has a tendency to infill with homes of people desiring to live adjacent to these types of facilities. Customarily these have been well constructed and maintained residential properties that enhance the neighborhood. This is the type of growth that cities desire to have. Attracting this type of growth is a positive consideration since these people then assist through property taxes etc. in paying for services, improving infrastructure and so on.

Issue 3: Entryways to the community

This issue would not apply since it is not located at or near an entryway to the community

Issue 4: Government supported programs and improvements are not sufficiently funded.

This project is not funded by any government entity. However, it should be noted that at the time of commencement of construction all funding for the project is in place and committed. This will provide the assurance that the project will be completed as intended and as designed.

Issue 5: Economic viability of downtown Billings

This issue is not applicable to this project

Issue 6: Safety in Downtown Billings

This issue is not applicable to this project

Issue 7: Need for economic development

As stated above, in as much as this is a house of worship the need for economic development will not apply.

Issue 8: Need for higher paying wages

This issue does not apply

Issue 9: Economic Development of Billings Heights is overlooked

This issue does not apply.

Issue 10: Quality of Schools

This project will not impact the quality of schools in any way.

Issue 11: Preserve the character of the neighborhood

As stated above, the facility, site layout, lighting and landscape design are with the intention of blending well into a residential neighborhood. The scale of the building is maintained at a size that will not overwhelm the residential architecture found in a typical neighborhood housing area. Building materials to be used are similar to those used on the residences in this area. Parking is only of a capacity to meet

local zoning requirements and the entire site other than building and hardscapes will be landscaped with attractive plantings that are indigenous to or will grow well in the local climate. Privacy fences will be constructed which will reasonably protect the neighbors from vehicle or pedestrian intrusion and will screen adjacent homes from headlight glare. Lighting is kept at a minimal level in order to avoid over lighting. Lights are placed at locations to avoid light spill over into neighboring properties. Light poles are spaced typically at 80' on center and are relatively short poles at 18 feet. They are shoebox type fixtures with cut off shields as required. They are typically shut off after any evening activities at the building are ended. A photometric layout can be provided upon request. It is the intention of the church to be a good neighbor and they have taken every possible precaution to do so. There will be no recreational facilities such as athletic fields or pavilions at this property. Outdoor activity around the building will be limited to members coming and going to and from the facility for worship and indoor activities

Issue 12: Shortage of skilled workers

This facility will not add to, nor detract from the issue of shortage of skilled workers. Therefore this issue does not apply

AESTHETICS ELEMENT

Issue 1: Some areas in Billings are unattractive and present a poor image of the community

This issue has been largely addressed in item 11 in the preceding topic. This facility will enhance the current setting (vacant lot) and will be of a nature not to diminish the image of the community. The building will have a pleasing design and the choice of materials will not seem out of place with the surrounding homes.

Issue 2: Signs, cell towers and power lines and other structures could reduce the visual quality of the rims.

The only sign that will be utilized on this facility will be an incised letter stone sign incorporated into the front of the building. It is approximately 4' x 3' and will be neither front -lit nor back- lit. There are no cell towers or power lines associated with this project.

NATURAL RESOURCES ELEMENT

Issue 1: Quality of Yellowstone River and associated riparian habitat

This project is not located near the Yellowstone River or in the riparian habitat and it is not envisioned that the project will have impact on either.

Issue 2: Water is an important resource and is becoming more scarce.

This facility will not use large amounts of water. The primary use will be on Sunday and water will be used for toilet rooms and drinking water. The facility does not contain a commercial kitchen or any other amenity that will utilize any excessive amount of water. The landscape will be purposely designed to also minimize the amount of water used. In recent years the LDS church has moved to designs that reduce the amount of sod on the site and to the use of smaller minimal water consuming plant and therefore more drip style irrigation and less rotor or spray head water distribution.

Issue 3: Risk to human life and property from wildfires

In as much as this site will be fully developed it is not anticipated that it will provide fuel for wildfires. All areas of the site will be landscape, hardscape or building and therefore there will be no areas to develop fuel. This property is not viewed as a potential contributor to this issue

Issue 4: Weeds detract from beauty and pose a fire danger – reduce ag production.

Please see the response above

Issue 5: Human encounters with wildlife

This site is currently vacant property and is not seen as a supporter of wild life nor does it provide a suitable habitat for wildlife in its current state. With development the site will be similar to the residential properties around it. It is not anticipated that encounters with wild life will be an issue on this property.

Issue 6: Certain development is damaging to our natural resources.

Once this site is developed the storm water will be controlled per applicable requirements. There are no existing water bodies on site that will be affected or need protection. This development will not negatively affect air quality or productive agricultural land.

OPEN SPACE RECREATION ELEMENT

Issue 1: neighborhood park funding

A neighborhood park is not involved in this project. Therefore, this issue does not apply.

Issue 2: Counties need more major recreation facilities and need to improve existing facilities

This issue does not appear to be related to this particular project.

Issue 3: Private land development sometimes restricts access to public land

The development of this property will not restrict access to public land

Issue 4: County townsites need more multiple use trails

This issue does not appear to pertain to this project

Issue 5: Public access to areas above and below the rimrocks is limited and decreasing

This project will not inhibit access to the subject areas.

Issue 6: Public access to areas along the Yellowstone River is limited and decreasing

This project does not limit access to the Yellowstone River

TRANSPORTATION ELEMENT

Issue 1: Speeding in City neighborhoods and outlying communities

This facility will utilize traffic infrastructure already in place and will meet all necessary access and traffic control requirements. It will not adversely affect the rate at which traffic flows in this area. Location of this building will allow a better pedestrian opportunity to members of the congregation who live in this area and who currently drive to other locations to attend church.

Issue 2: Safe and efficient traffic circulation.

This facility will reduce travel times for members of the LDS church who currently live in this area. As stated above this facility will utilize traffic infrastructure already in place and will meet all necessary access and traffic control requirements.

Issue 3: Lack of adequate traffic control.

At city request, the owner is providing a traffic study of the area and the impact that the construction and use of this facility will have on local traffic. It is the owner's intention to comply with all requirements that are based on the study to provide adequate traffic control.

Issue 4: Design of roads, streets and pedestrian facilities.

This project will utilize the existing street (54th Street West) for an east access drive approach. The road to the north (Trail Creek Drive) is currently a gravel road. The developer will comply with city standards and requirements regarding the development of this road insofar as they apply.

Issue 5: Obstacles to efficient and safe traffic flow

There are no apparent obstacles to efficient and safe traffic flow associated with this project.

Issue 6: Deteriorated condition of city streets and county roads

The developer of this project will meet its obligations to the necessary support of the maintenance, upkeep and improvements to the existing city streets. No county roads are affected.

Issue 7: Resources for transportation improvements should be rationally allocated.

This issue appears to be a function of the governing body charged with the distribution of improvement funds and not the responsibility of this particular developer.

Issue 8: More convenient bus schedules are needed

This issue appears to be the responsibility of the regulating agency and is out of the control of this developer.

Issue 9: Condition of existing sidewalks

Currently there are no existing sidewalks near or adjacent to this development. This developer will respond as required for the installation of new sidewalks along existing streets and roads as required by the city.

Issue 10: Lack of adequate bicycle facilities

This developer will comply with city requirements regarding the development of bicycle facilities insofar as they apply.

Issue 11: MET is underfunded

This issue does not appear to be applicable to this development.

Issue 12: Deterioration of air quality due to vehicle emissions

The LDS church encourages its members to be sensitive to the environment and not to purposely contribute to environmental problems. Nevertheless, these same members will rely on their private transportation as required.

Issue 13: Some bicyclists do not follow traffic laws and can cause unsafe situations

This is a matter of individual prerogative and this developer does not exercise control over individuals and their behavior or choice of mode of transportation in this regard.

Issue 14: There are more motorcycles, bicycles and motor scooters on the roadways

See item 13 above. The same response applies.

Issue 15: Billings needs a cross town demonstration or pilot program to illustrate that public transportation attracts riders

Not under the purview of this developer

PUBLIC FACILITIES AND SERVICES ELEMENT

Issue 1: Residents are not adequately informed of County and City projects

Not under the purview of this developer

Issue 2: Dilapidated and unsafe properties in City neighborhoods and County townsites

There are no such properties as described above at or near this project site.

Issue 3: Safety is a concern in neighborhoods and outlying County townsites.

It is the intention of this developer to provide compliant and safety conscious design for this project for the pedestrians, motorists and general public who will use this facility.

Issue 4: There are safety and functionality issues with City Streets.

A traffic study has been obtained by the owner to identify potential traffic loads generated by this project and will comply with the requirements of that study in conjunction with the interpretation and direction given by the City of Billings engineering department.

Issue 5: Funding for Community facilities and infrastructure is very limited.

This issue is not under the purview of this developer.

Issue 6: Public funds are not distributed rationally throughout City neighborhoods and County townsites

This developer has no control over the distribution of public funds.

Issue 7: There are vacant structures around Billings and in the County that could be re-used

There are no vacant facilities in the area of this project that are existing.

Issue 8: Community services are not always available to everyone.

This issue is not under the purview of this owner and is not applicable to this project.

Issue 9: Reviews of subdivisions, plats and other permit items are not always conducted in a timely manner

This developer is not responsible for those processes and has no control over them.

Issue 10: Maintenance of existing and planning for new educational facilities

This issue is not under the purview of this owner and is not applicable to this project.

Issue 11: Competition for tax dollars by Multiple Community interests

This development is not seeking tax dollars in any form.

CULTURAL AND HISTORIC RESOURCES ELEMENT

Issue 1: Historic landmarks and structures are being lost to development

There are no historic landmarks or structures that are being lost due to this development.

Issue 2: Cities must link economic development with quality of life. Need culturally aware city

This is a matter for city administrators and economic development personnel and is not a function of this development.

Issue 3: Public art is seen as an important part of the Billings landscape.

This development will take place near a residential neighborhood and the developer sees no benefit to create public area in this setting but rather it should be seen in public and common areas.

Issue 4: Archeological surveys.

The creation of a requirement for this type of survey is not under the purview of this developer.

COMMUNITY HEALTH ELEMENT

Issue 1: Existing neighborhood plans lack sufficient detail to address emergency preparedness.

The members of the LDS Church that are involved with the development and use of this facility are willing and able to assist the neighborhood in developing, promoting and maintaining an emergency preparedness plan.

Issue 2: Not all neighborhoods are planned with ways to access nutritious food.

The members of the LDS Church that are involved with the development and use of this facility are willing and able to assist the neighborhood in the endeavor of providing nutritious food.

Issue 3: Some roadways are not designed to accommodate pedestrians and therefore create inconvenient and unsafe conditions.

This project will take place in an undeveloped neighborhood where sidewalks and pedestrian facilities do not exist along roadways. The developer will provide pedestrian access as required.

Issue 4: Physical activity is not seen as a means of getting from place to place.

Church developments usually have sidewalks along the streets to encourage neighborhood residents to walk to the facility as much as possible. This neighborhood has no connecting sidewalks adjacent to the development.

Issue 5: Neighborhoods lack a sense of community, which is contributing to neighborhood decline.

The purpose of this development is for the construction of a place of worship where neighborhood enhancement and unity is a principle that is taught through outreach, cooperation and inclusion.

Issue 6: Some neighborhoods are not safe.

This development will attract church members and new neighbors that desire to live near a church. That type of neighborhood will act to increase safety for all who are there.

Issue 7: Poor housing and lack of living wage jobs puts the health of residents at risk.

This project is not intended to addressing housing issues or wage rates. However, it will attract the type of people as neighbors that will likely construct safe desirable housing and that will contribute economically to the neighborhood.

**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 due to geographical location for members and the proximity to existing utility services. 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 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.

**SPECIAL REVIEW APPLICATION
INSTRUCTIONS ITEM 1 C**

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

The present site is currently vacant undeveloped ground. 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.

**SPECIAL REVIEW APPLICATION
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 Special Review is being sought because it is being required by the City of Billings for church construction within the R9600 Zone.

CARLSON, JUDITH A
3524 SPALDING AVE
BILLINGS, MT 59106-1057

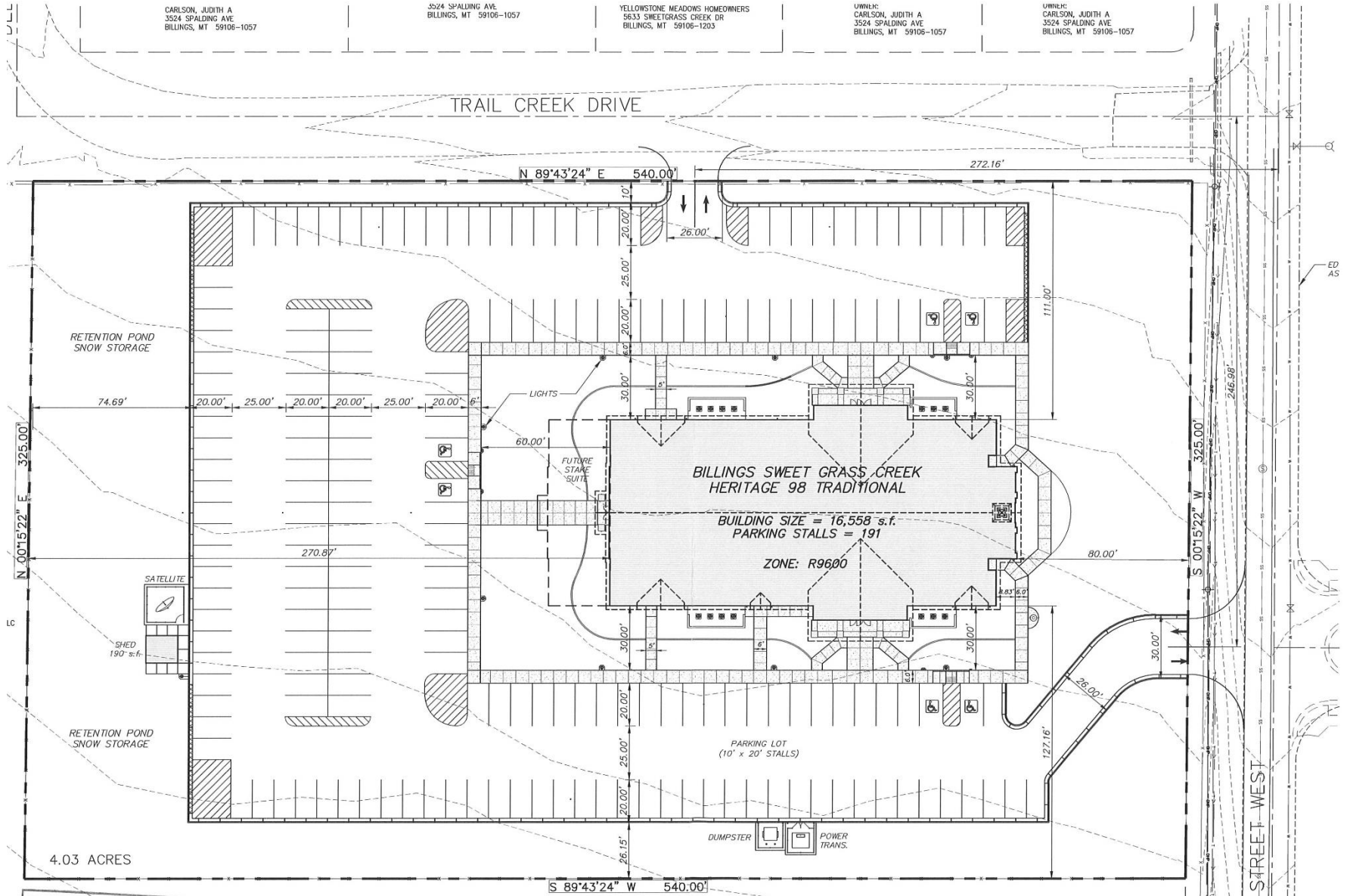
3524 SPALDING AVE.
BILLINGS, MT 59106-1057

YELLOWSTONE MEADOWS HOMEOWNERS
5633 SWEETGRASS CREEK DR
BILLINGS, MT 59106-1203

OWNER:
CARLSON, JUDITH A
3524 SPALDING AVE
BILLINGS, MT 59106-1057

OWNER:
CARLSON, JUDITH A
3524 SPALDING AVE
BILLINGS, MT 59106-1057

TRAIL CREEK DRIVE



RECEIVED
MAR 07 2016

PRELIMINARY SITE LAYOUT

SCALE: 1" = 20'-0"



UNPLATTED

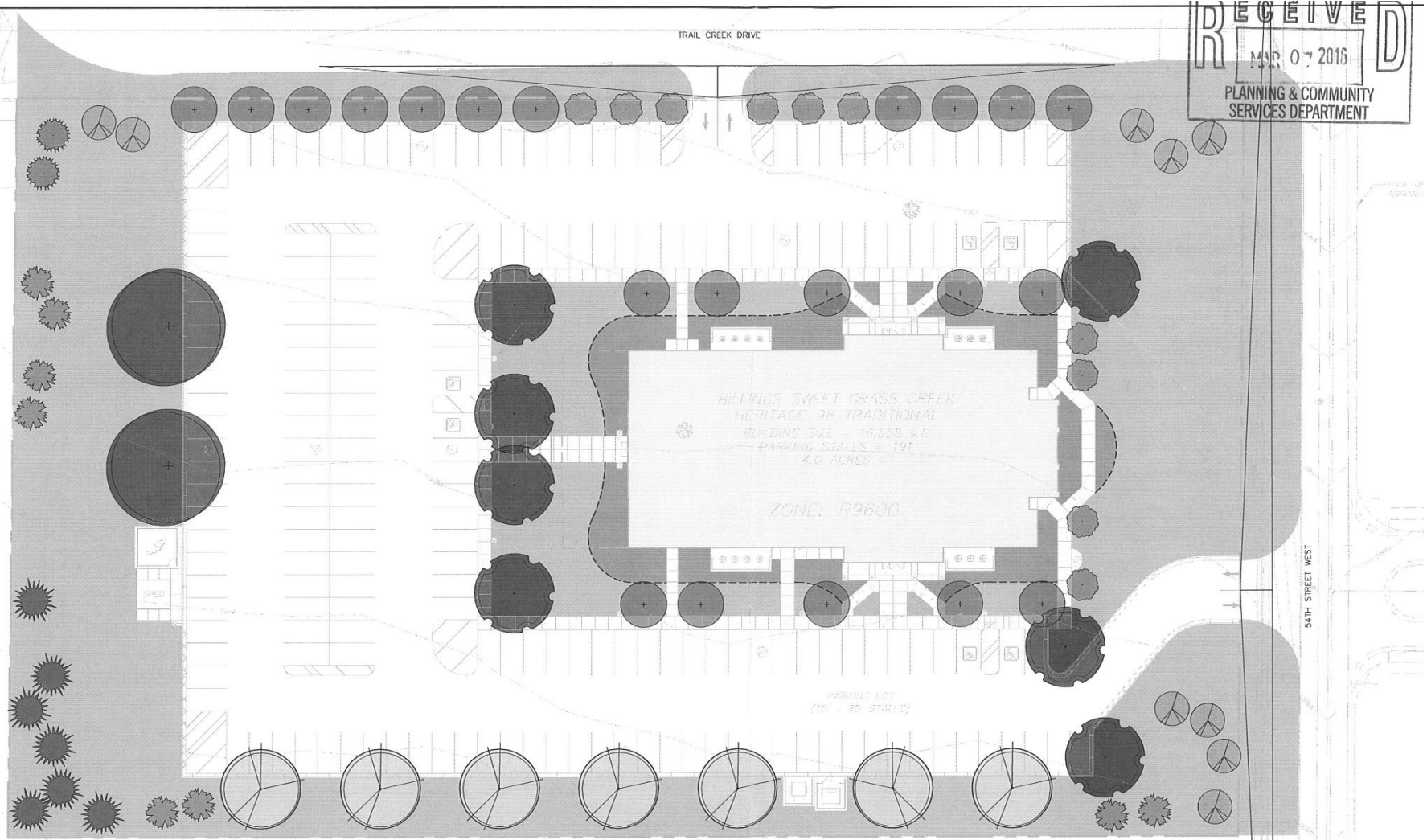
OWNER:
YELLOWSTONE MEADOWS PARTNERS LLC
3524 SPALDING AVE

LEGEND

- PROPERTY LINE
- FENCE LINE
- SIDEWALK
- MOW STRIP
- CONCRETE CURB & GUTTER
- 6" CONCRETE CURB
- ROLL BACK CURB

54TH STREET WEST

RECEIVED
 MAR 07 2016
 PLANNING & COMMUNITY SERVICES DEPARTMENT



DESIGN CRITERIA

CLIMATE	U.S. HARDNESS ZONE 4
ZONING ORDINANCE	CITY OF BILLINGS ARTICLE 27-1100 LANDSCAPING
WATER AVAILABILITY	T.B.D. P.S.I. AND G.P.M.
SOIL TYPE	T.B.D. PER TOPSOIL TEST REPORT/INDICATE IF IMPORT IS NEEDED
SLOPES	NONE
WIND	SOUTHWEST
SETBACKS/EASEMENTS	UNKNOWN
MICROCLIMATES	SHADE ON NORTH SIDE OF BUILDING
SOIL PH	T.B.D. PER TOPSOIL TEST REPORT
LAWN AREA PERCENTAGE	TBD
UNDEVELOPED PROPERTY	NONE
IRRIGATION SYSTEM	YES -AUTOMATIC

LANDSCAPE DATA

TOTAL SITE AREA	4.4 ACRES
SHRUBS/GROUNDCOVER	6,240 SQ.FT.
TOTAL LANDSCAPE AREA	69,435 SQ.FT.

PLANT COVERAGE

	SHRUBS-MATURE COVERAGE	TREES-MATURE COVERAGE
STREET FRONTAGE	50% - 75%	FRAME BUILDING
ENTRIES	50% - 75%	FRAME ENTRY
BUILDING PERIMETER	40% - 60%	40% - 60%
PERIMETER SIDES	75%	60% - 80%
PERIMETER REAR	75%	40% - 60%

LEGEND:

--- CONCRETE CURBING, SEE DETAILS

■ SOO = 83,195 SQ.FT.

■ PLANTER AREA = 6,240 SQ.FT.

CITY OF BILLINGS LANDSCAPE ORDINANCE REQUIREMENTS:

	TOTAL	REQUIRED	PROVIDED
REQUIRED BUFFERYARD			
STREET FRONTAGE LANDSCAPING: 20' MINIMUM BUFFERYARD AND 1 TREE/40' LF (54th STREET WEST)	325 LF	8.1	8
10' MINIMUM BUFFERYARD AND 2 TREES/40' LF (TRAIL CREEK DRIVE)	395 LF	19.8	20
20' MINIMUM BUFFERYARD AND 1 TREE/40' LF (TRAIL CREEK DRIVE)	145 LF	3.6	4
PERIMETER LANDSCAPING: SOUTH 5' MINIMUM BUFFERYARD AND 1 TREE/40 LF	540 LF	13.5	14
WEST 5' MINIMUM BUFFERYARD AND 1 TREE/40 LF	325 LF	8.1	8
OFF-STREET PARKING LOT LANDSCAPING			
TREES: 1 TREE/10 STALLS	191 STALLS	19.1	19
LANDSCAPE AREA: STEPPED SCALE	191 STALLS	5,120 SF	-

NOTES:

1. ALL PLANTERS TO RECEIVE ROCK MULCH.

