

Pre Application Meeting Information

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** Residential 9,600
- ✓ 2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: Propose changing entire 9.50 acre lot from Residential 9,600 to Residential Manufactured Homes
- ✓ 3. **Subject Property Map:** please see attach to this form
- ✓ 4. **Legal Description of Property:** Section 20, Township 1 North, Range 27 East, W 9.50ac of West 1/2 or the West 1/2 of the Southeast and Northwest 1/4 North of Road
- ✓ 5. **Roster of persons who attended the pre-application neighborhood meeting:** please see attach to this form
- ✓ 6. **A copy of the meeting notice.** please see attach to this form
7. **A brief synopsis of the meeting results.** please see attach to this form
- ✓ 8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 13th, day of September, 2018.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Mike Shephard Telephone: (406) 581-0855
Address: 1627 West main st. STE #377 Email: MikeS@blindguy.com
Bozeman, MT 59715

Agent (s): Justin Houser, Houser Engineering Telephone: (406) 548-7820
Address: 626 Ferguson Avenue, Suite 1 Email: justin@houserengineering.com
Bozeman, MT 59718

**Summary of Pre-Application Neighborhood Meeting
Lockwood Group LLC**

A pre-application neighborhood meeting was held on September 13th, 2018 at the Lockwood Middle School. The meeting started at 5:00, and was adjourned at 6:00. The presentation of the map, existing and proposed zoning, and current land use was discussed by the presenter, Justin Houser. Questions from the audience are listed below in bold italics, with the response from the presenter (or owners) following directly thereafter in standard font.

1. ***Is the owner going to build a trailer park?*** (Justin Houser) The owners have not specifically stated whether the property would be a "trailer park" or a manufactured home development. The intent of the owners is to change the zoning to RMH so that they had the flexibility to develop each.
2. ***How will the property support a trailer park from a water and sewer perspective?*** (Justin Houser) Development of the property with any significant density would not be feasible without a public wastewater facility or preferably a connection to the future Lockwood public sewer main. However, the determination of the water and sewer solutions for the property are beyond the scope of this project at this time.
3. ***Are you aware of the sewer issues with respect to Lockwood?*** (Justin Houser) The owners and myself are somewhat aware of these issues. Regardless, the solution for the sewer and water systems are likely to be to connect to the future Lockwood water and sewer system.
4. ***What is the difference of RMH and R-96?*** (Justin Houser) The definition of RMH and R-96 was looked up on the county regulations and was read aloud.
5. ***Will this zoning require all homes be put on a foundation?*** (Justin Houser) The definition of RMH does not discuss foundations. For this reason, foundations are assumed to not be required.
6. ***Will this project require all manufactured homes be put on a foundation?*** (Justin Houser) This project only proposes changing the zoning. Foundations are outside of my scope for this zone change.

One of the neighbors that lives in the adjacent trailer park was concerned of the sewer system since his home had raw sewage come up from his toilet as a result of a failed sewer system.

The neighbor to the west had stated that her neighbor (whose name was not disclosed) was mistakenly upset with her for selling her property for a trailer park developer. She corrected the accuser stating that she still owned the property.

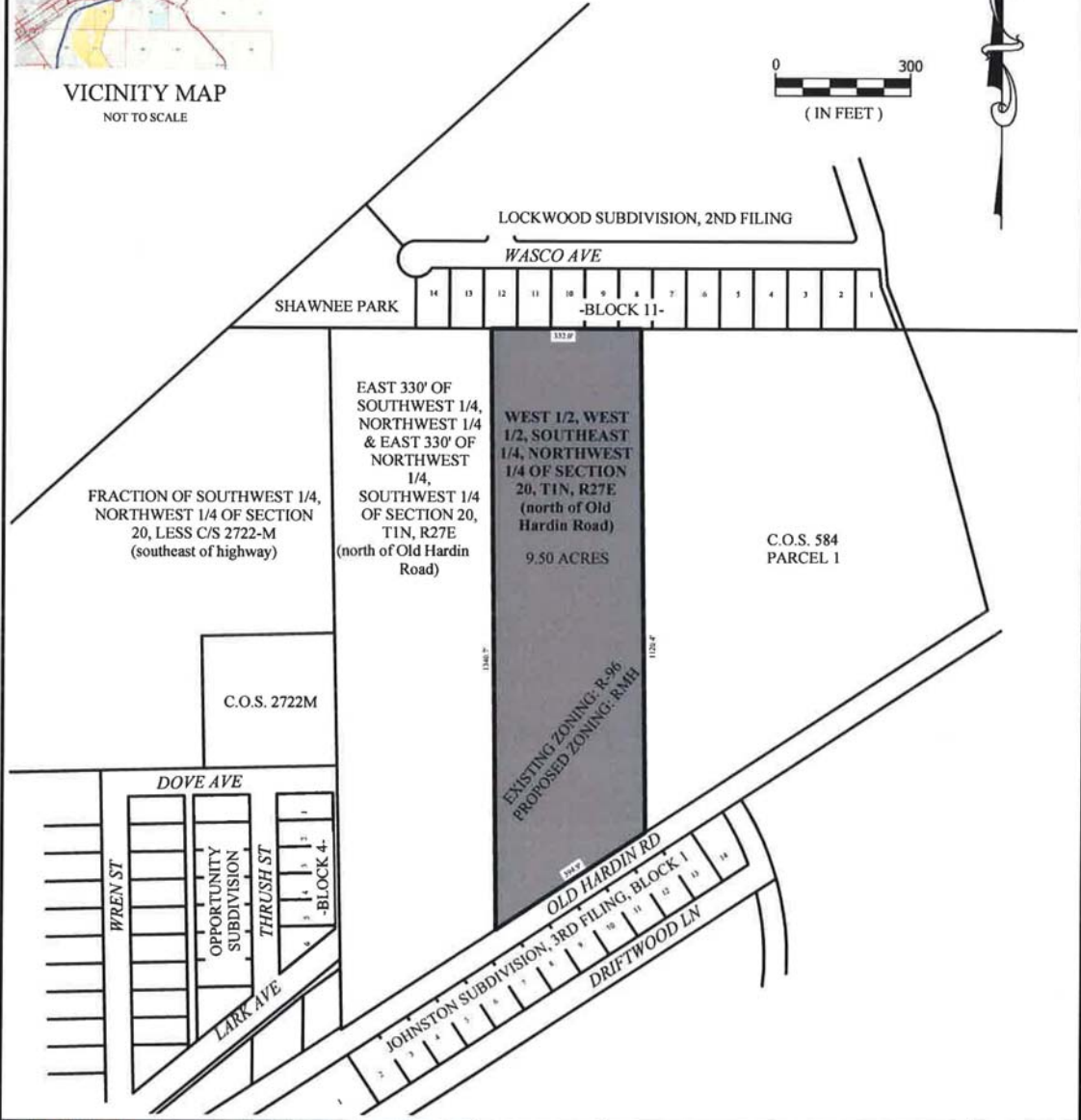
Towards the end of the meeting, the attendees had several personal "side" conversations with the owners regarding their future plans, ways in which they could connect water and sewer to the Lockwood water and sewer infrastructure, and past issues that the community has seen in the proximity of the property.

PROPOSED ZONE CHANGE EXHIBIT



VICINITY MAP
NOT TO SCALE

SITE



<p>H HOUSER ENGINEERING P.C. 626 FERGUSON AVENUE, SUITE 1 BOZEMAN, MONTANA 59718 <small>© 2018 Houser Engineering P.C. All rights reserved.</small></p>	DRAWN BY: <u>JDB</u> CHKD BY: <u>JLH</u> APPR BY: <u>JLH</u> DATE: <u>08/03/18</u>	LOCKWOOD GROUP LLC BILLINGS MONTANA	PROJECT NO. 0098 001
	PROPOSED ZONING EXHIBIT	EXHIBIT 1	

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