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**From:** Mary Maynard <bukomaynard@gmail.com>

**Sent:** Wednesday, August 26, 2020 4:07 PM

**To:** caps <caps@missoulacounty.us>; millerj <millerj@ci.missoula.mt.us>; 44 Ranch Estates Neighbors, <jjbarnjen@gmail.com>; rsalisbury@wgmggroup.com; Mike Haynes <HaynesM@ci.missoula.mt.us>; Mayor Staff <StaffM@ci.missoula.mt.us>; Kevin Slovarp <kslovarp@ci.missoula.mt.us>; council@ci.missoula.mt.us

**Cc:** Alan Maynard <amaynard@summitbeverage.com>; Lisa Helean <lisahelean1@gmail.com>; RICHARD DOMBROUSKI <rdombrou@msn.com>; Steven & Rebekah Bleecker <srbleecker@gmail.com>

**Subject:** Heron's Landing

Please forward this email to all planning board members. Thank you.

On August 18, 2020 a planning board meeting was held regarding Heron's Landing. During the meeting and public comment there were comments concerning 1/2 acre lots surrounding 44 Ranch Estates (which are all 1 acre lots). A few board members asked Nick Kaufman why the residence of 44 Ranch Estate thought 1/2 acre lots were a condition for the surrounding subdivisions. Mr. Kaufman was dishonest and stated he would **never** tell the residents of 44 Ranch Estates that they would be surrounded by 1/2 acre lots. The board approved the subdivision under misinformation.

Please see attached Meeting Record from June 12, 2019, page 5. Nick states "half acre tracts up against 44 Ranch Estates."

There are a number of meeting minutes and letters from WGM that state 1/2 acre lots will surround 44 Ranch Estates. At every meeting that Nick Kaufman and WGM attended with the residents of 44 Ranch Estate it was stated that 1/2 lots would surround 44 Ranch Estates.

If you would like me to locate other meeting minutes where it was a condition to approve the subdivisions, that 44 Ranch Estate would be surrounded by 1/2 acre lots, I can obtain them. Or, maybe Mr. Kaufman can provide them to you as he stated he could during the board meeting.

Therefore, the planning board approved this subdivision with misinformation provided by Mr. Kaufman, and the lots next to 44 Ranch Estates are not 1/2 acres.

Can you please let me know what can be done at this point?

Thank you. I appreciate your willingness to address this issue.

Mary Maynard  
44 Ranch Estates



## MEETING RECORD

**DATE/TIME:** Wednesday, June 12, 2019

**PROJECT NAME/NO:** Heron's Landing Subdivision/18-11-01

**SUBJECT:** Public Neighborhood Meeting

**ATTENDEES:** WGM: Ryan Salisbury, Kate Dinsmore, Dustin Hover, Nick Kaufman, Andy Schultz; Teton Land Development: Gary Schnell, Tom Garlock; City Development Services: Jenny Baker

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The meeting opens at 7:03 PM

Kate presents introduction and starts meeting; grid road plan overview

Aerial overview 2002, 2005, 2007, 2009, 2016

Teton Development introduction

Teton vision for project

Growth Policy overview  
Residential medium 3 to 11 dwellings per acre

Zoning overview

Site layout overview  
All single family  
Diversity of lot sizes

Detached house with alley road detached garage  
Highlighted orange on site layout

Question: Are there lines on the map that represent existing road so can orient:  
Kate: George Elmer and Chuck Wagon with laser

Detached patio home  
Question: single level or double level  
Kate: Could be either

Detached Patio Home with alley load attached garage and apartment

Cottage Court with attached garage  
Face inward toward green space  
Tight community and know neighbors  
One story maybe second story loft

Question: About how many square feet

Kate: Size up to builder but lot size about 4,000 square feet

Row house smallest lot size tuck under parking

Along George Elmer and Chuck Wagon where there is more traffic

Question: Where do they park and how do they get to their garage

Kate: Alley on the back with garage on the back at ground level and house above

Question: so they could park on George Elmer

Question: 1640 sf size of lot or house

Kate: Size of lot

Question: Putting three on one lot

Each has its own lot

Other lot types

Duplex options

Little bigger than row house

Large detached front or alley load

George Elmer Drive

Decision to face all home to George Elmer to incorporate into neighborhood

Extra 20 feet of buffer along street

Meandering sidewalk with extra landscaping

Going to be traffic but don't want to turn back to it

On street parking with bike lanes

Actively trying to add traffic control to slow down traffic

Question: England same thing with buffer and mitigation but people speed through there. Live on England

Kate: Talked about decreasing speed limit

Curb bulb out to tighten up street

Double row of trees

Tighten up street

Question: tightening street up are we still going to have enough room to pass two cars

Kate: Typical street with 11 foot wide lanes both directions

Question: any kind of roundabout onto Mullan right now hard to get onto Mullan

We will talk about traffic at end

Question: tightening going to shrink street that is there now



Kate: Make it feel narrower and not actually decreasing asphalt width or taking out pavement

Question: I don't understand where speed mitigation is England doesn't work

Ryan: Don't turn back to street face street

Question: Are you a city commissioner

Ryan: No

Question: people coming out of 44 fly and don't stop coming out

Nick: We are all neighbors and let's be civil and get through presentation and then take questions and discuss traffic

Another view of meandering sidewalk

The process annexation and zoning

Question: how many houses total

Kate: about 320 houses

In county now zoning and annexation

Then subdivision process

2019 sub review

Spring 2020 construction start with 20-year build out for project

Ryan presenting

Discuss Chuck Wagon construction and temporary connection to Roundup drive

Blow up of George Elmer drive with Mullan Road proposed improvements

Linework is preliminary but traffic signal planned for George Elmer

Add lane to north

Dedicated right turn lane

East bound dedicated left turn lane into George Elmer and Chuck Wagon

Intersection is funded, city looking to design in 2019, warrant study currently for traffic signal underway

Traffic signal can happen but cannot tell you when

Proposed Chuck Wagon Drive road

Mullan Road improvements designed in 2019 constructed 2020

Explanation of intersection

Question: getting rid of roundup road access

Ryan: does go away when the widening of Mullan happens, and Hiawatha goes away

Question: for now will be the temporary connection they put in today

Ryan: yes, interim solution until city could pull funding and determine fair share for other development in area

#### BUILD Grant

Federal grant program, city and county joined forces to go after  
Submitted in 2018 and made it to Interior secretary's desk and highly considered  
City and county trying to plan for growth in this area to improve connectivity  
Incentivizes private investment  
Provides access to industrial lands in airport

#### Water and Sewer mains

16" main at south end of 44 Ranch  
Dahse extend into Heron's Landing  
Sewer in Mullan Road

#### Irrigation Ditch

We have met with irrigation ditch  
No basements proposed along irrigation ditch  
Monitoring groundwater now  
Finish floor elevations along ditch will be above surface water of irrigation ditch  
Question: how close will houses be to ditch  
Ryan: Similar to 44 Ranch along Filly Lane

#### Question: non-connector street width

Ryan: 35' back to back

#### Question: bike path

Ryan: shift to north along Mullan Road

#### Question: doing in phases or all at once

Ryan: in phases but somewhat dependent on economy. 10 to 20 years

#### Question: Going to be a walking path for kids to go to Hellgate Elementary

Ryan: passionate goal of developer, Doug Resig phone today said gate is locked  
private property

#### Question: phases start

Ryan: Cannon answer, coming into play water and sewer costs, conversations with  
parks department, few options where we can start

#### Question: talked about connecting from herons to 44 at tenderfoot and riata over ditch, what will structure be

Ryan: culvert similar to what is under George Elmer, ditch company does not want  
trash racks, 44 ranch roads designed to go over ditch

#### Question: intersection of Mullan and chuck wagon, proposed improvements, are those improvements fully funded,

Ryan: Yes Kevin Slovarp, 44 Ranch, this development, and impact fees

#### Question: costs for extra lanes not part of HOA fees or SID

Ryan: no MOU state and MDT, another with 44 ranch developer

#### Question: homeowners in areas not expect to see increased costs or taxes

Ryan: no conversations have been had



Question: some hope for George Elmer to Broadway bus service will exist at that point, central point on George Elmer for bus pickup Mountain Line

Ryan: agency comment and no conversations have been had for pickup

Question: Dirt road behind Flynn ranch, lawyer of owner told her to lock gate because of liability, if injury,

Question: who will manage acreage now, grass on 50 plus acres becomes fire hazard, Mike Flynn managed by dragging and cows,

Very big fire hazard concern,

Question: pathway to school you talked to Doug, do you know when there might be something,

Ryan: discussed in 2005 before 44 Ranch

Question: plans for Flynn road because with school a lot of congestion,

Ryan: goal of road grid master plan relieves

QUESTION: I'd like to know what Resig said about where all these kids will go to school, just approved bond students not in it now with a lot of development, where are all these kids going to go to school,

Ryan: 1500 students, new building up to 1800-2000 kids capacity, 300-500 additional capacity according to Resig

QUESTION: Chuck wagon comes down and 44 ranch estates now will stop sign onto Roundup.

Ryan: barricades on roundup drive



QUESTION: quite a few years ago planning promised houses surrounding 44 Ranch estates promised half acre lots against 44 ranch estates

Nick, half acre tracts up against 44 ranch estates,

Largest lots up against roundup, over ¼ acre

QUESTION: 9000 sf not ¼ acre

N correct good job

QUESTION: sign 44 ranch estates what happens

N talked to western hasn't been taken down yet

QUESTION: Improvements for left turn on to Mullan at Chuck wagon and George Elmer,

Ryan: left turn and right turn with traffic signal,

QUESTION: Chuck wagon come to Mullan with left and right, what slows traffic on Mullan to get onto Mullan

Ryan: no mitigation planned for that, build grant important to help alleviate congestion

QUESTION: Along same lines, with traffic light on GE and Mullan, flow of homes on west side to get to that point, consideration of traffic flow from west side to GE

Ryan: tough one slows down traffic, 44 wants traffic slow

QUESTION: about getting out of GE onto Mullan

QUESTION: light will be done when

Ryan: light is funded, warrant study being done now, results of warrant study unknown, it is a real possibility, Chuck wagon changes how much traffic uses George Elmer



QUESTION: so when you do that development they look like townhomes, 320 homes that will happen fast, with families and two cars, signal needs to happen before

Ryan: this subdivision cannot make a traffic signal happen but warrant determines when signal will happen

QUESTION: when looking at width study are they looking at traffic impacts of subdividing

Ryan: Herons doing its own study that will identify any mitigation necessary to contribute to impact fees

QUESTION: how will lots be sold, land home packages, or bought by builders

Ryan: individual builders, similar to 44 Ranch

QUESTION: you show a park and garden, is this the garden where people can buy a plot

Ryan: intent plot or garden

QUESTION: Park is there any seed money to give HOA to put in a swing

Ryan: no there is not will meet minimum for park area, building permits have park impact fee, developer does grass and irrigation, 44 ranch did hybrid with grass and some improvements, parks continues to look at playground equipment, no slosh fund for park improvements

QUESTION: for development and growth, irresponsible with 320 more homes hard enough now to get onto Mullan, how can city sit there and say we don't need a traffic signal.

Ryan: I appreciate input and hear traffic concerns, subdivision will be analyzed for mitigation

Nick, a lot of frustration getting out onto Mullan, lived on Mullan since 1984

Grid system road adopted prior to 44 Ranch

MDT will not allow

City and county have applied twice for build grant

That build grant will provide two more connections to Broadway

State of Montana, subject to state of Montana will not approve chuck wagon connection to Mullan road but MDT will not approve connection. Within skin of teeth of meeting warrant study, if you want that signal use George Elmer

QUESTION: light

N we cannot put in the light if we wanted to because state will not let us

QUESTION: my concern is safety, EMS, emergency we are trapped,

Nick: one reason for chuck wagon gives second way out, as 44 builds out west comes down shindig and back onto Mullan road with grid system two onto Broadway

QUESTION: you need more than Mullan road, 7:30-8 in the morning traffic is solid coming down Mullan Road, you need another outlet in another direction

Nick: that is a great comment thank you

QUESTION: Who can we CONTACT to express concerns?

Nick: England boulevard concern at start reserve to roundabout, traffic is not policed and

QUESTION: is it set in stone going to add parking on George Elmer?

Nick: parking creates a buffer between people on sidewalk and cars driving, in urban design keep lane widths but design with parking to buffer with parking

QUESTION: now you have like 500 cars going slower

Nick: I didn't say slower you make that decision, Hellgate Meadows slow because of street design



QUESTION: had ¾ of a road this winter

Nick: takes maintenance

QUESTION: going to add width to road

QUESTION: is this a done deal

Nick: no you have the opportunity to make feelings known at upcoming city council meetings

QUESTION: can we block this and we need to go to city council and block

Nick: that is your right and you should go

QUESTION: speed on George Elmer will it decrease from 45 to 35

Nick: we cannot say what city will want for speed

QUESTION: do you know when public meetings with city will be, Jenny Baker

Nick: meetings will be noticed and several months out

QUESTION: 4-5 home per acre how does that work with row houses

Nick: overall density makes up for row houses

QUESTION: you don't have any control over George Elmer connection to Broadway

Nick: we have as much control as anyone at local level

QUESTION: so England pushed through to connect to George Elmer, a lot of traffic

Nick: Here is another thing happening, City of Missoula meeting with people proposing development along Mary Jane to help bring street, traffic impact fee fund signal help

QUESTION: I don't understand math in 4-5 lots per acre when larger lots are under ¼ acre,

Nick: streets and parks make up for that

QUESTION: last map wrong on Tipperary, how address property line to west of west estates

Nick: will be surveyed to set line

QUESTION: England do you have an idea where will connect on GE

Nick: straight north on GE with a little curve

QUESTION: When is England connection happening

Nick: hoping July with build grant submittal, state of MT needs warrant levels to meet signal

QUESTION: parking along GE, does 44 ranch and Flynn ranch have control over existing neighborhoods

Nick: city engineer

QUESTION: know projected numbers of George Elmer, is it similar to Flynn or Mullan

Ryan: I envision like 39<sup>th</sup> with connection to Broadway

QUESTION: any idea when extension on England to 44 ranch

Nick: no idea when, if build grant happens yes soon, if not successful then there is not enough money



Heron's Landing Subdivision  
June 12, 2019 - 7:00 - 8:30pm

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June 12, 2019 - 7:00 - 8:30pm

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June 12, 2019 - 7:00 - 8:30pm

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## Join Us for a Neighborhood Meeting

Wednesday, June 12, 2019

7:00 - 8:30pm

Old Sanctuary of Crosspoint Community Church  
7500 Mullan Road, Missoula, MT 59808

We are holding a neighborhood meeting to discuss plans for a new neighborhood at the property located south of the 44 Ranch and the Flynn Ranch subdivisions. The proposed development is on the east and west sides of George Elmer Drive.

Presentation by WGM Group followed by question/answer session.

*Questions or need accommodations?  
Contact Ryan Salisbury  
rsalisbury@wgmgroupp.com/406-728-4611*

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04219912204170000	2425 SNAFFLE BIT WAY	MISSOULA, MT 59808	KALLAS MICHAEL D
04219912208480000	5432 FILLY LN	MISSOULA, MT 59808	HALE CHRIS E
04219912208380000	2413 HALF HITCH DR	MISSOULA, MT 59808	MCKEAMAN COLIN JOHN
04219912208370000	2405 HALF HITCH DR	MISSOULA, MT 59808	LARSON DAVID
04219912102655021	2450 OLD GLORY WAY	MISSOULA, MT 59808	MARKS EDWARD R
04219912208330000	5449 FILLY LN	MISSOULA, MT 59808	RITTER RUSSELL E
04219912208470000	5418 FILLY LN	MISSOULA, MT 59808	WIDHALM KEITH M
04219912208340000	5461 FILLY LN	MISSOULA, MT 59808	CALDWELL SCOTT
04219912208540000	2417 CHUCK WAGON DR	MISSOULA, MT 59808	GRASS VALLEY PROJECT LLC
04219912102655018	2434 OLD GLORY WAY	MISSOULA, MT 59808	RUNDLE TOBIAS P
04219912102655008	2433 OLD GLORY WAY	MISSOULA, MT 59808	LOUSEN ROBERT E
04219912102655016	2421 Old Ranch RD	Missoula, MT 59808	MCMILLAN JEREMY M
04219913203450000	5534 BRUMBY LN	MISSOULA, MT 59808	BOB MARTZ HOMES INC
04219912102655020	2447 Old Ranch RD	Missoula, MT 59808	HOWARD TIM SR
04219913203330000	5533 HEREFORD PL	MISSOULA, MT 59808	GRASS VALLEY PROJECT LLC
04219913203470000	5510 BRUMBY LN	MISSOULA, MT 59808	DENNY MARTZ HOMES INC
04219912208350000	5473 FILLY LN	MISSOULA, MT 59808	HURLEY DAVID L
04219913202050000	5790 LARIAT LOOP	MISSOULA, MT 59802	BOOTH RICHARD A TRUSTEE
04219913202040000	2185 ROUNDUP DR	MISSOULA, MT 59808	BLEECKER STEVEN M
04219912208310000	5429 FILLY LN	MISSOULA, MT 59808	DENTON JUSTIN C
04219912208360000	5485 FILLY LN	MISSOULA, MT 59808	DEPUYDT LINDSAY T
04219913203510000	5551 BRUMBY LN	MISSOULA, MT 59808	MARSHALL BRANDY
04219912102655015	2407 OLD GLORY WAY	MISSOULA, MT 59808	CONWAY PATRICK D
04219912102655009	2425 OLD GLORY WAY	MISSOULA, MT 59808	BARKER CARTER
04219912102655011	2409 OLD GLORY WAY	MISSOULA, MT 59808	MINEKE WENDY A
04219912102655019	2435 OLD GLORY WAY	MISSOULA, MT 59808	BROWN DEBORAH M
04219912102655010	2417 OLD GLORY WAY	MISSOULA, MT 59808	MARCEAU JOANNE
04219912102655014	2408 OLD GLORY WAY	MISSOULA, MT 59808	SEVERSON RONALD BRUCE
04219913204160000	2242 CHUCK WAGON DR	MISSOULA, MT 59808	GRASS VALLEY PROJECT LLC
04219913204170000	2414 CHUCK WAGON DR	MISSOULA, MT 59808	GRASS VALLEY PROJECT LLC
04219912206010000	2404 LATIGO DR	MISSOULA, MT 59808	MILES JOHN C
04219912208280000	2322 TENDERFOOT WAY	MISSOULA, MT 59808	IOANNIDES ARCHIE
04219913103020000	2193 TIPPERARY WAY	MISSOULA, MT 59808	STANDISH JENNIFER E
04219912208210000	5309 FILLY LN	MISSOULA, MT 59808	BURGAD TOMI
04219912206990000			GRASS VALLEY PROJECT LLC
04219913201020000	1775 COUNTRYSIDE CT	MISSOULA, MT 59802	FLYNN KATHRYN R FAMILY LTD PARTNERSHIP
04219913103010000	2201 TIPPERARY WAY	MISSOULA, MT 59802	JOHNSON EDWARD L
04219912206030000	5103 FILLY LN	MISSOULA, MT 59808	FOOTE ROBERT JR
04219912204130000	2409 SNAFFLE BIT WAY	MISSOULA, MT 59808	THOMAS MARK D
04219913203030000	5333 FULFILL LN	MISSOULA, MT 59808	MCDONALD CRYSTIANNE





Jordan Hess, Council M  
ADEA Property Manage  
Company

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Mike and Sue Flynn  
Attn: Rollett Pruyn  
Attn: Kory Mytty  
Mary McCrea  
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44 Ranch Homeowners Association

Hellgate Valley Irrigation Company  
Windermere Real Estate

City of Missoula Development Services  
City of Missoula Development Services

Captain John Mullan Neighborhood Council  
Mirtha Becerra  
Jordan Hess  
Adea Property Mangement