

Begin forwarded message:

From: Mary Maynard <bukomaynard@gmail.com>
Date: August 27, 2020 at 9:24:42 AM MDT
To: Steven & Rebekah Bleecker <srbleecker@gmail.com>
Cc: caps <caps@missoulacounty.us>, millerj <millerj@ci.missoula.mt.us>, "council@ci.missoula.mt.us" <council@ci.missoula.mt.us>, Mayor Staff <StaffM@ci.missoula.mt.us>, Kevin Slovarp <kslovarp@ci.missoula.mt.us>, Mike Haynes <HaynesM@ci.missoula.mt.us>, "degrandpred@ci.missoula.mt.us" <degrandpred@ci.missoula.mt.us>, "44 Ranch Estates Neighbors," <jjbarnjen@gmail.com>, "rsalisbury@wgmggroup.com" <rsalisbury@wgmggroup.com>, Alan Maynard <amaynard@summitbeverage.com>, Lisa Helean <lisahelean1@gmail.com>, RICHARD DOMBROUSKI <rdombrou@msn.com>, "engen@montana.com" <engen@montana.com>
Subject: Re: Heron's Landing

Please see attached email from Nick Kaufman dated May 11, 2005. This is the same information that Mr. Bleecker addressed. I wanted to lay the foundation for the statement which is in the form of Mr. Kaufman's email.

Mr. Kaufman was not forthcoming with the correct facts when he explained to the planning board that Mike Flynn would never allow him to agree to 1/2 acre lots (or two dwellings units per acre). The lots between Roundup and Chuck Wagon, which is on the west side of Heron's Landing, must be 1/2 acre lots.

Please provide this information to the planning board and the city council. What needs to be done to correct this wrong?

Thank you,

Mary Maynard

RICHARD DOMBROUSKI

From: "Rich Dombrowski" <rdombrou@maximusa.com>
To: <rdombrou@msn.com>
Sent: Wednesday, May 11, 2005 9:03 AM
Subject: FW: 44 Ranch

-----Original Message-----

From: Nick Kaufman [mailto:NKaufman@wgmgroup.com]
Sent: Wednesday, May 11, 2005 8:55 AM
To: sking@ci.missoula.mt.us; dmccormi@co.missoula.mt.us; engen@montana.com
Cc: rick@ricksautobodymissoula.com; rdombrou@maximusa.com; kwmytty@shelter-west.com
Subject: 44 Ranch

John Engan, Chairman, PAZ, Steve King, Dale McCormick, Rick and Richard,

Since the hearing Monday evening, we have been working hard to accommodate some of the concerns raised. Here are our thoughts:

Mike Flynn, and his sisters have agreed to provide right-of-way for a new collector road east of and parallel to Roundup Drive. The land is in the sole ownership of the K. R. Flynn Family Limited Partnership. This concession is made on the condition that the proposed subdivision is approved and Shelter West constructs the new road. The new road would have a bit of a curvilinear alignment to allow two rows of lots between Roundup Drive and the new collector. Lots adjacent to Roundup Drive, on the west would, of course, meet the density requirement of two dwelling units per acre. This new alignment would have to receive approval from the appropriate reviewing agencies.

In addition, we will be increasing the minimum lot size in the zoning, and on the plat, to a minimum lot size of 4,400 square feet. This is an

increase in the minimum lot size of 10%.

The suggestion was to make the lots 5,400 square feet. There are 75.38 acres of lotted area. There are 545 lots. Thus, the average lot size just over 6,000 square feet as the plat is currently proposed.

We will still phase the project from the east to the west so that the existing homes in 44 Ranch Estates will not have any development adjacent to them until the latest phases on the project, if the entire project can be approved.

Thank you for your consideration.

Kevin and Nick

5/11/2005