

**From:** Steven & Rebekah Bleeker  
**To:** [caps@missoulacounty.us](mailto:caps@missoulacounty.us); [Jessica Miller](#); [Grp. City Council and City Web Site](#); [Mayor Staff](#); [Kevin Slovarp](#); [Mike Haynes](#); [Dave DeGrandpre](#)  
**Cc:** [Mary Maynard](#); [44 Ranch Estates Neighbors](#); [Ryan Salisbury](#); [Alan Maynard](#); [Lisa Helean](#); [RICHARD DOMBROUSKI](#)  
**Subject:** Re: Heron's Landing  
**Date:** Wednesday, August 26, 2020 9:51:36 PM

---

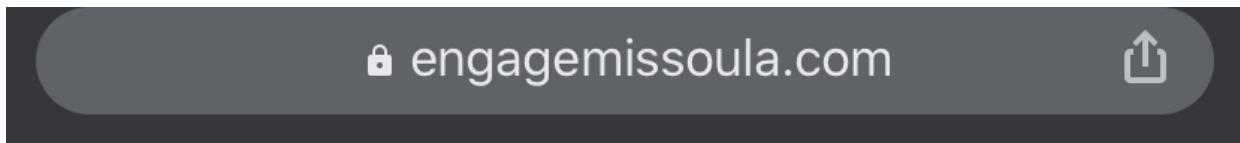
City/County Officials,

I too question points of information presented however think it's important to clarify, we recognize that WGM is a private company acting as planner and owners representative, not in a governing capacity.

It is the responsibility of our local planners and governing bodies to review previous conditions of approval and commitments made by them, not only by WGM.

I echo and have reattached the comment made on the engagemissoula page by our neighbor Rich recounting the 2005 legal protest. Rather than paraphrasing, I encourage you to review and vet the information presented.

I'm sure everyone on this thread prefers to avoid legal action. We ask that our claim is reviewed and if sound, responded to in kind.



**Q In 2005 the existing neighborhood of 44 Ranch Estates filed a legal protest with The Missoula County Office of planning and grants with respect to the planned development of the 44 Ranch development surrounding our neighborhood. After many hours and meetings with the County planning and zoning concessions were agreed to limit density around our existing development to two houses per acre and establishing Chuck Wagon Drive as a collector street to carry traffic in the future. With these agreed changes the protest was lifted and approval granted for the subdivision to move forward. A letter signed by WGM, Mr. Nick Kaufman dated May 11, 2005 summarizes these points and again stated that only 2 dwelling units per acre will be built adjacent to Roundup Drive. In review of the Herons Landing plat map the lots adjacent to Roundup Drive on the east side of roadway are only 8000 square feet.**



**the east side or roadway are only 8900 square feet or less than the half acre size stipulated by the past agreement with the County planning and zoning office. The 44 Ranch Estate neighborhood expects the City and County to meet the past agreement which was required to lift our protest. The density requirements of a single row of half acre lots around the neighborhood was not development specific to only 44 Ranch and was an agreement with the County and City of Missoula to respect our neighborhood character and property values. We request the developer resubmit the plat with a single row of half acre lots which border our East property lines along Roundup Drive.**

**Respectfully submitted Richard Dombrouski.  
Resident 44 Ranch Estates.**

RichardDombrouski asked, 21 days ago

---

I appreciate your thoughtful consideration.

Thank you in advance,

Steve Bleecker  
2185 Roundup Dr  
406-360-3862

Sent from my iPhone

On Aug 26, 2020, at 4:24 PM, Mary Maynard <bukomaynard@gmail.com> wrote:

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

On Wed, Aug 26, 2020 at 4:06 PM Mary Maynard <[bukomaynard@gmail.com](mailto:bukomaynard@gmail.com)> wrote:

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 Minutes June 12, 2019.pdf>