

Kaitlin Messerly

From: paul@flatheadlakeshore.com
Sent: Monday, January 5, 2026 1:38 PM
To: Kaitlin Messerly
Subject: discovery - lakeside
Attachments: discovery lakeside 12-05-25.pdf; variance request narrative.pdf



Hi Kaitlin

Attached please find the following:

Updated drawings

Sheet 6 you have already seen

Sheet 7 is a diagram illustrating how shallow the slips would be if the previously approved dock layout was used

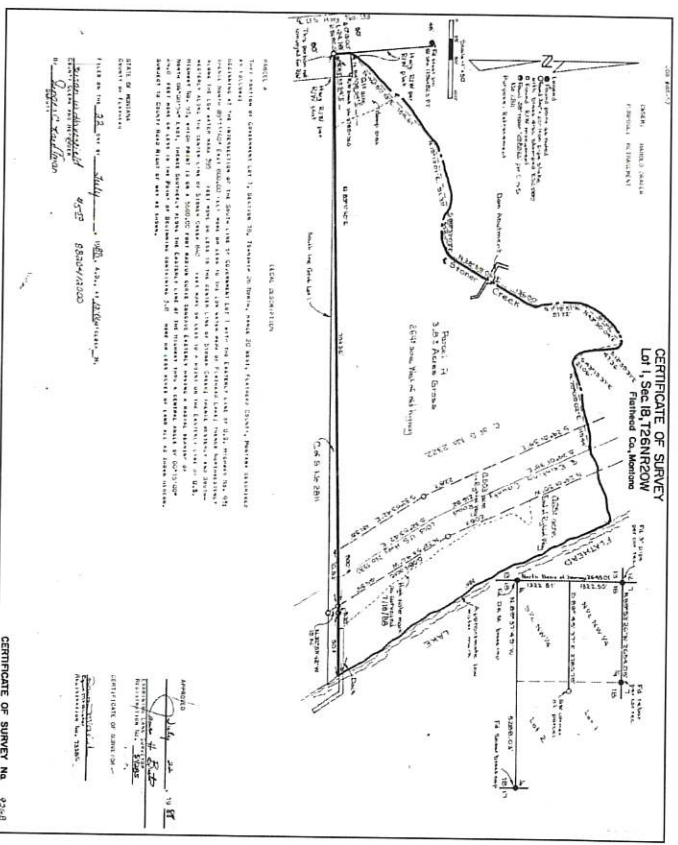
Variance narrative

This uses water depth a safety as the hardships

Paul Bishop

Paul Bishop
Flathead Lakeshore Consulting LLC
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406-885-4443

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Property Category: RP
Geocode: 07-3705-18-1-02-27-0000
Subcategory: Residential Property
Assessment Code: 0000207850

Primary Owner:
FLATHEAD LAKE LAND PARTNERS LLC
109 W 7TH ST STE 200
GEORGETOWN, TX 78626-5766

Property Address:
688 LAKESIDE BLVD
LAKE SIDE, MT 59922

Note: See Owners section for all owners

Certificate of Survey: 9268-A

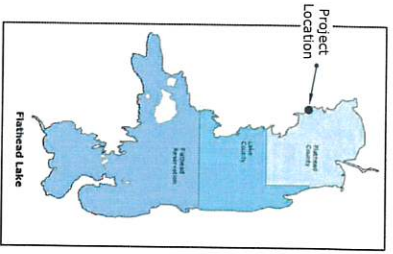
Legal Description: S18, T26 N, R20 W,
C.O.S. 9268-A, ACRES 3.8, TR 5 IN L1

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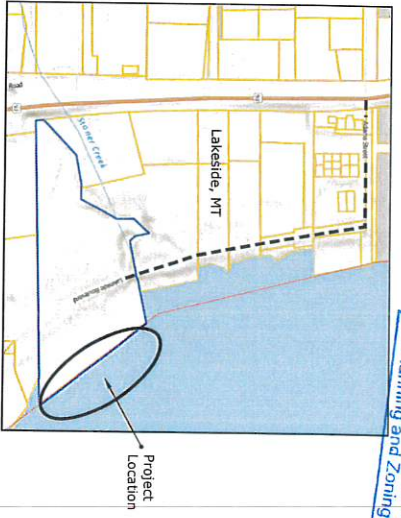
Client: **Payne / Cole**
100 Central Avenue
Whitefish, MT 59937

Project: **Discovery Dock - Lakeside**
688 Lakeside Boulevard
Lakeside MT 59922

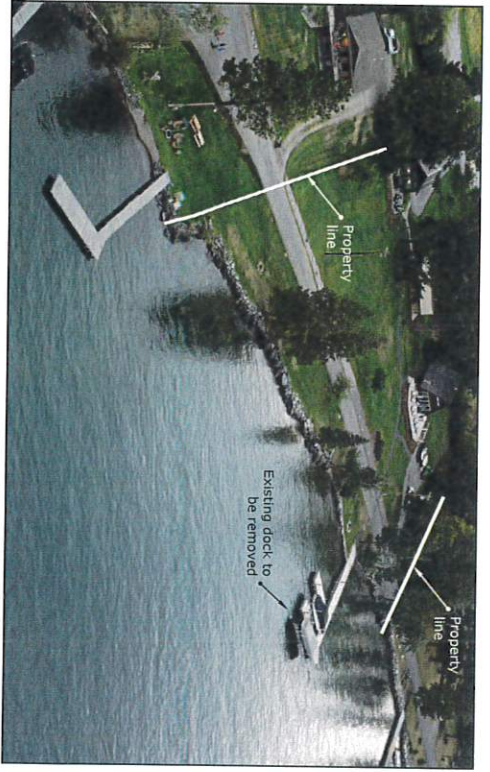
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Location Map



Driving Directions



Context Photo

- KEY:
- 01 Mean annual high water elev. 2893'
 - 02 Property line
 - 03 Riparian boundary
 - 04 100' riparian setback
 - 05 100' dock length limit line
 - 06 20' lakeshore protection zone
 - 08 Proposed public marina dock
 - 09 Existing dock to be removed
 - 10 Boat launch ramp
 - 11 Fueling station



Site Plan
Scale 1" = 60'-0"

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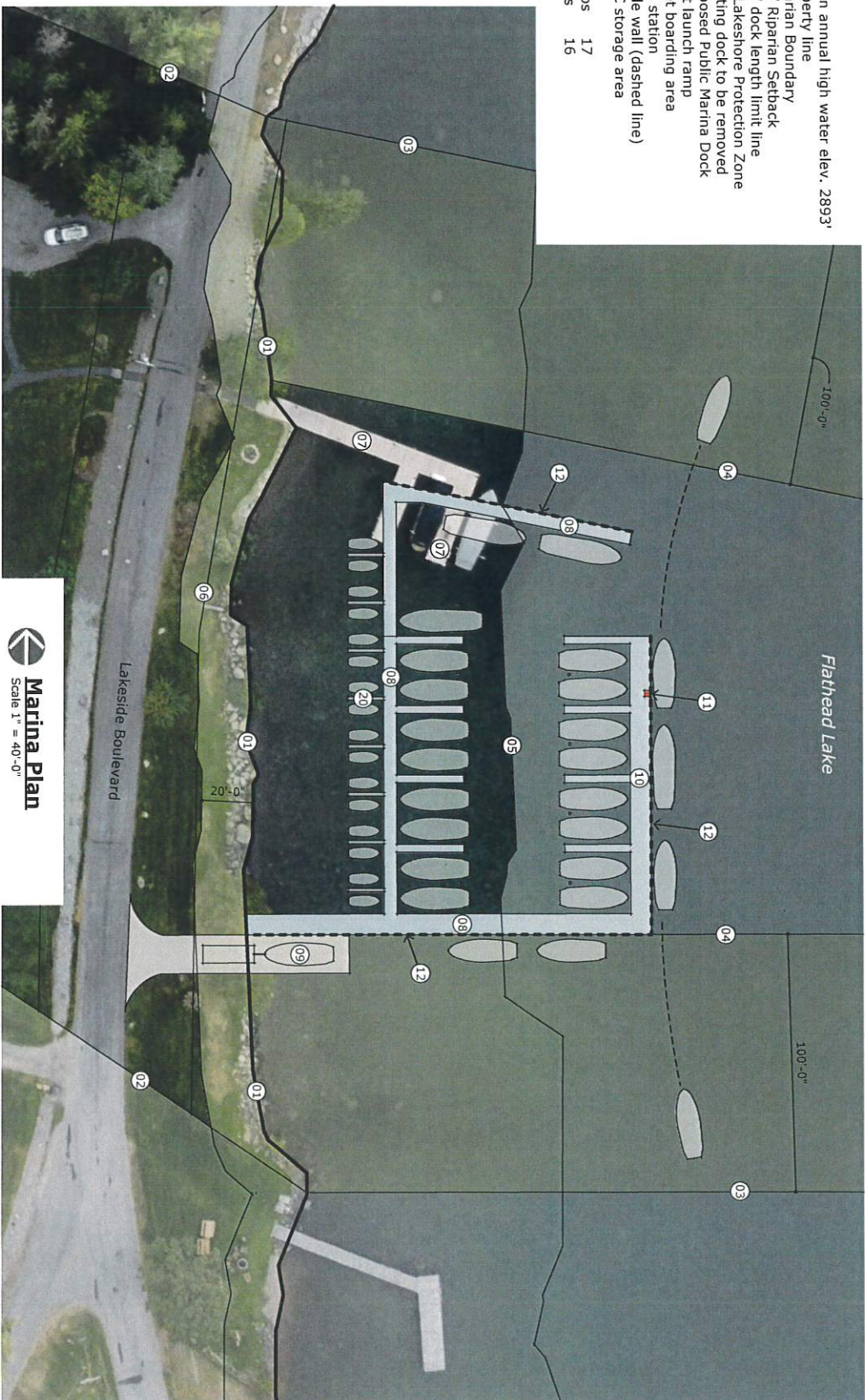
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Key:

- 01 Mean annual high water elev. 2893'
- 02 Property line
- 03 Riparian Boundary
- 04 100' Riparian Setback
- 05 100' dock length limit line
- 06 20' Lakeshore Protection Zone
- 07 Existing dock to be removed
- 08 Proposed Public Marina Dock
- 09 Boat launch ramp
- 10 Valet boarding area
- 11 Fuel station
- 12 Baffle wall (dashed line)
- 13 PWC storage area
- 14 Boat slips
- 15 PWC lifts
- 16
- 17



Marina Plan
Scale 1" = 40'-0"

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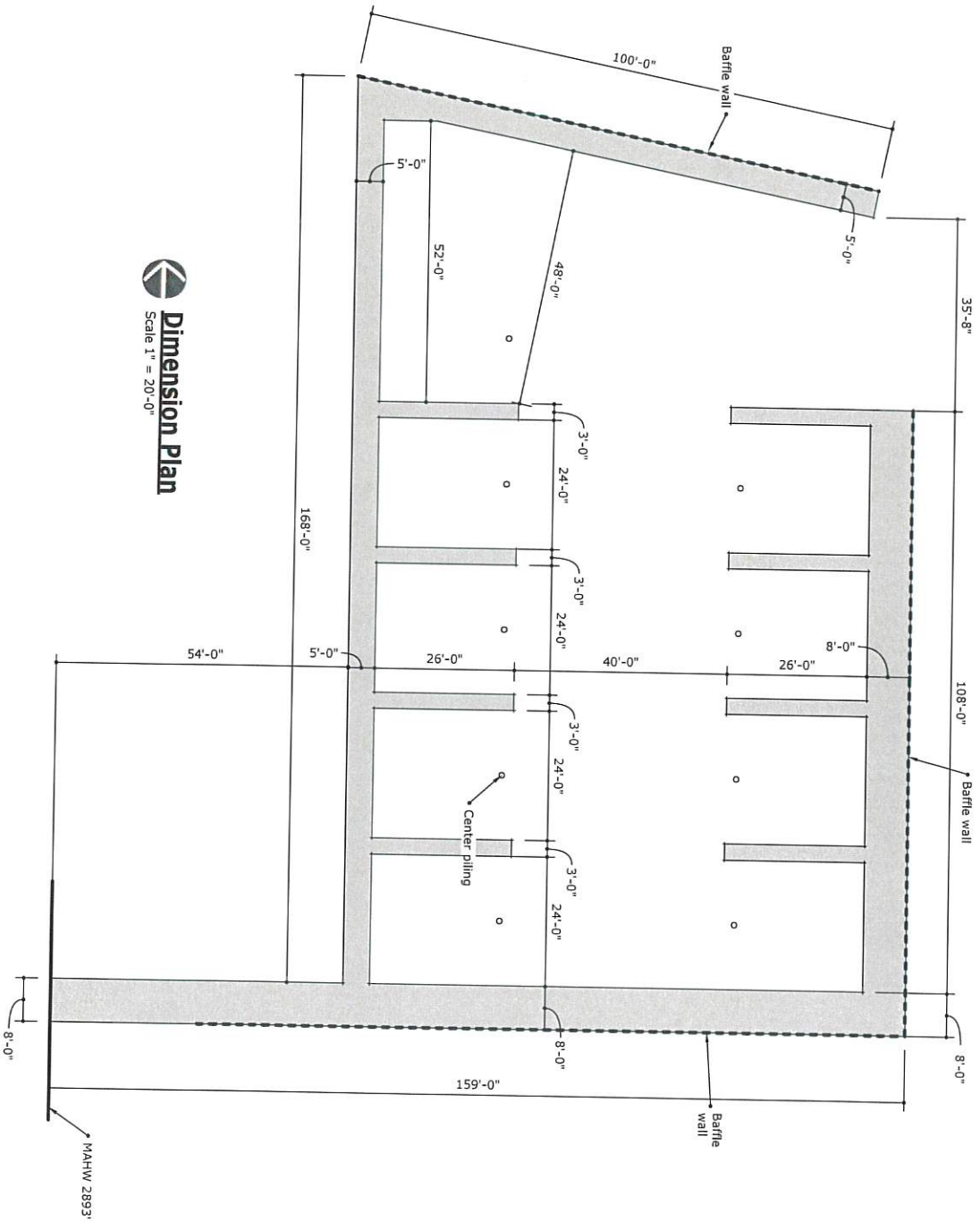
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Public Marina Regulation Summary: Discovery - Lakeside

Section	Regulation	Description	Variance Needed?
4.3B2a1	100' Riparian Setback	OK - Dock design complies with setbacks.	No
4.3B2a2	25' minimum travel lane between dock structures	OK - The narrowest area in the proposed dock system is 35'-8"	No
4.3B2c1	300' minimum lake frontage for public marina	OK - Shoreline width is 390 lineal feet	No
4.3B2c2	Maximum dock length 100 feet	The proposed dock is 159 feet long	Yes
4.3B2c3	Slip arms may be as long as needed	The proposed boat slip arms are sized to accommodate a variety of boat lengths	No
4.3B2c4	Total impervious surface in the LPZ is limited to lakeshore width x 15	The proposed impervious surface is less than the allowed area	No
4.3B2c5	Total impervious surface over water is limited to lakeshore width x 12	The proposed impervious surface is less than the allowed area	No
4.3B2c6	Boat density may not exceed one boat per 10 lineal feet of lakeshore frontage	390 lineal feet of lakeshore frontage / 10 = 39 slips allowed. 17 boat slips are proposed	No
4.3B2c7	One boat ramp is allowed per marina	One boat ramp is proposed.	No
4.3B2c8	Sewage and fueling facilities are allowed	One fueling station is proposed	No
4.3D2a5	Boat ramps may not exceed 600 square feet within the lake	The proposed ramp area is 600 sq.ft.	No

Over-Water Areas

Main dock	4,080	From drawings
Boat ramp	600	From drawings
Total over water area		4,680
Lake frontage	390	
Allowable area (frontage X 12)	4,680	Flathead County
Allowable minus proposed area	0	OK

Total Areas

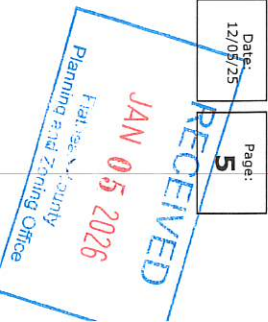
Over-water area	4,680	From above
Boat ramp apron (in LPZ)	300	From drawings
Total proposed area		4,980
Lake frontage	390	
Allowable area (frontage X 15)	5,850	Flathead County
Allowable minus proposed area	870	OK

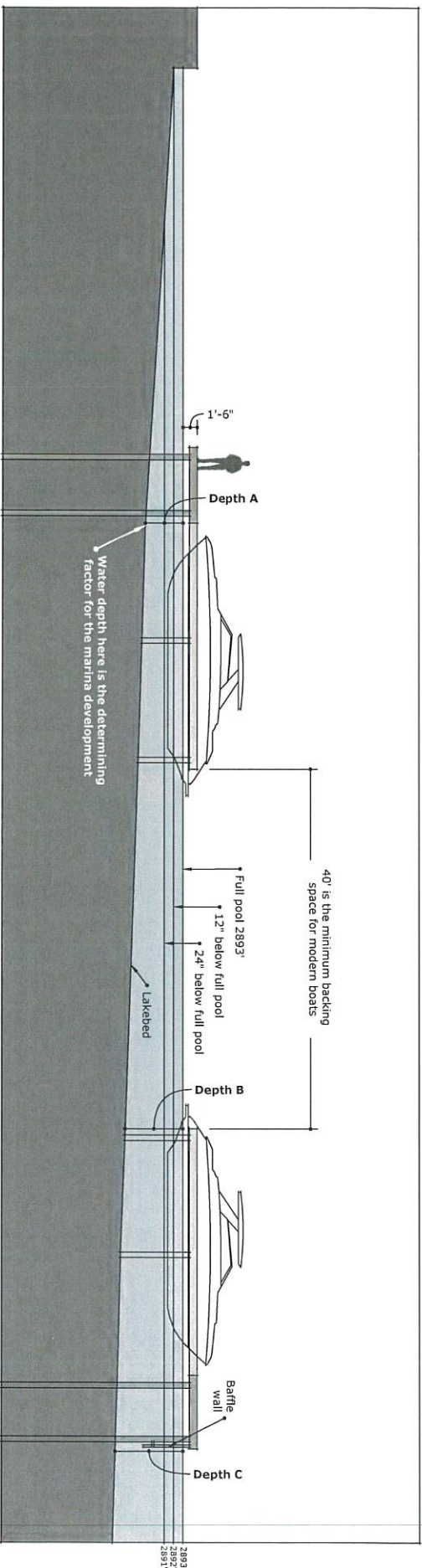
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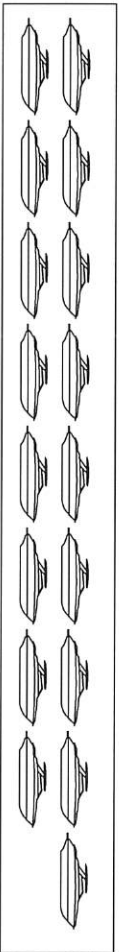


Water Depth at A
 Full pool 4'-2"
 2892' 3'-2"
 2891' 2'-2"

Elevation View
 Scale: 3/32" = 1'-0"

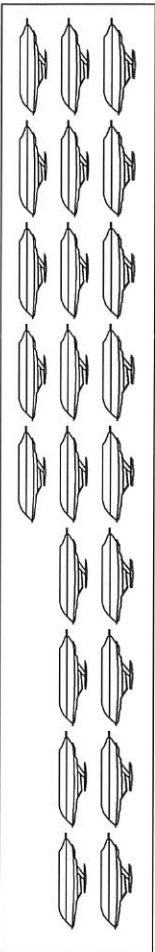
Water Depth at B
 Full pool 6'-1"
 2892' 5'-1"
 2891' 4'-1"

Water Depth at C
 Full pool 7'-2"
 2892' 6'-2"
 2891' 5'-2"



Proposed Boat Slips: **17** (44% of allowable)

Proposed Boat Density: 1 boat per 23' of lakeshore width



Allowable Boat Slips: **39**

Allowable Boat Density: 1 boat per 10' of lakeshore width

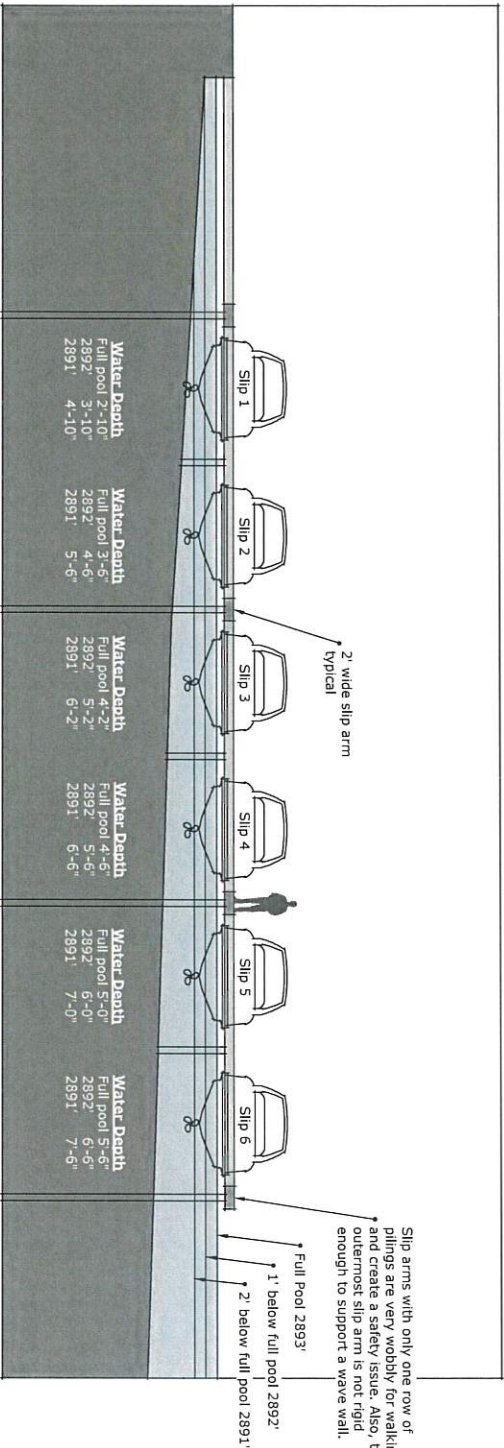
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Previously Approved Marina - Elevation View

Scale: 3/32" = 1'-0"

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