

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

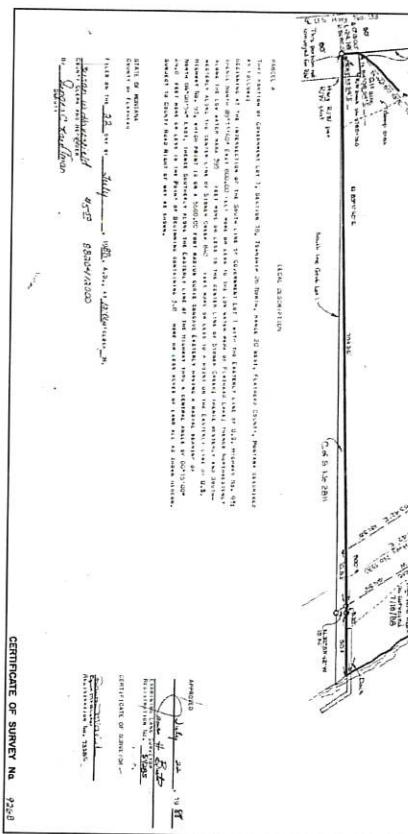
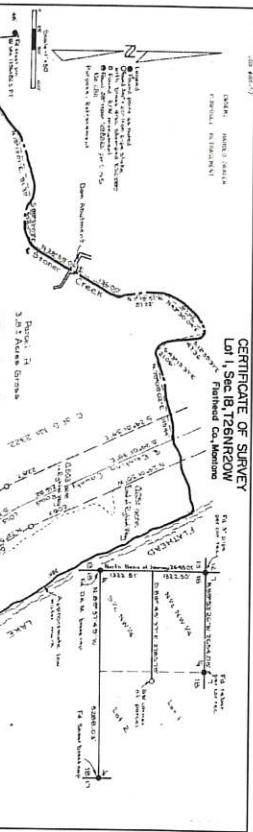
Variance narrative

This uses water depth a safety as the hardships

Paul Bishop

Paul Bishop
Flathead Lakeshore Consulting LLC
paul@flatheadlakeshore.com
406-885-4443

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Plat Map

Property Category: RP

Geocode: 07-3705-18-1-02-27-0000

Primary Owner:

FLATHEAD LAKE LAND PARTNERS LLC
109 W 7TH ST STE 200

GEORGETOWN, TX 78626-5766

Note: See Owners section for all owners

Certificate of Survey: 9268-A

Legal Description: S18, T26N, R20W,
C.O.S. 9268-A, ACRES 3.8, TR 5 IN L1

Owner Information

Flathead Lakeshore Consulting LLC
Paul Bishop, PO Box, MT 406-885-4443
paul@flatheadlakeshore.com

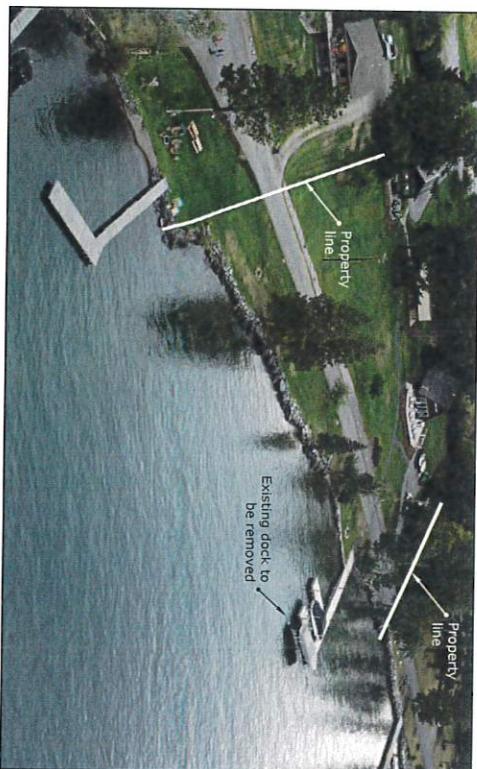
Client: **Payne / Cole**
100 Central Avenue
Whitefish, MT 59937

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

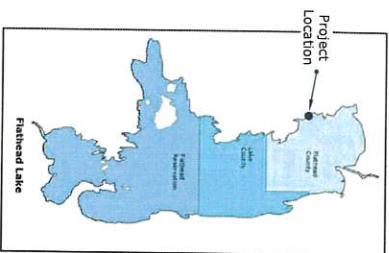
Date: 12/05/25

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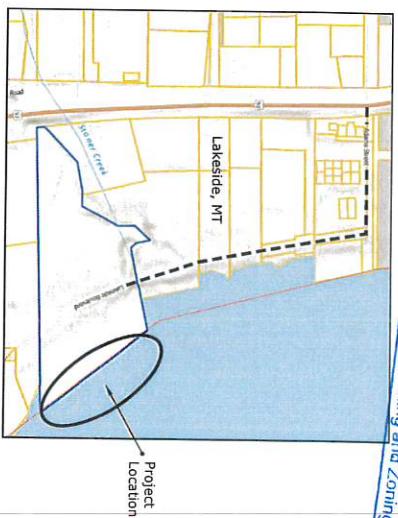
Context Photo



Location Map



Driving Directions

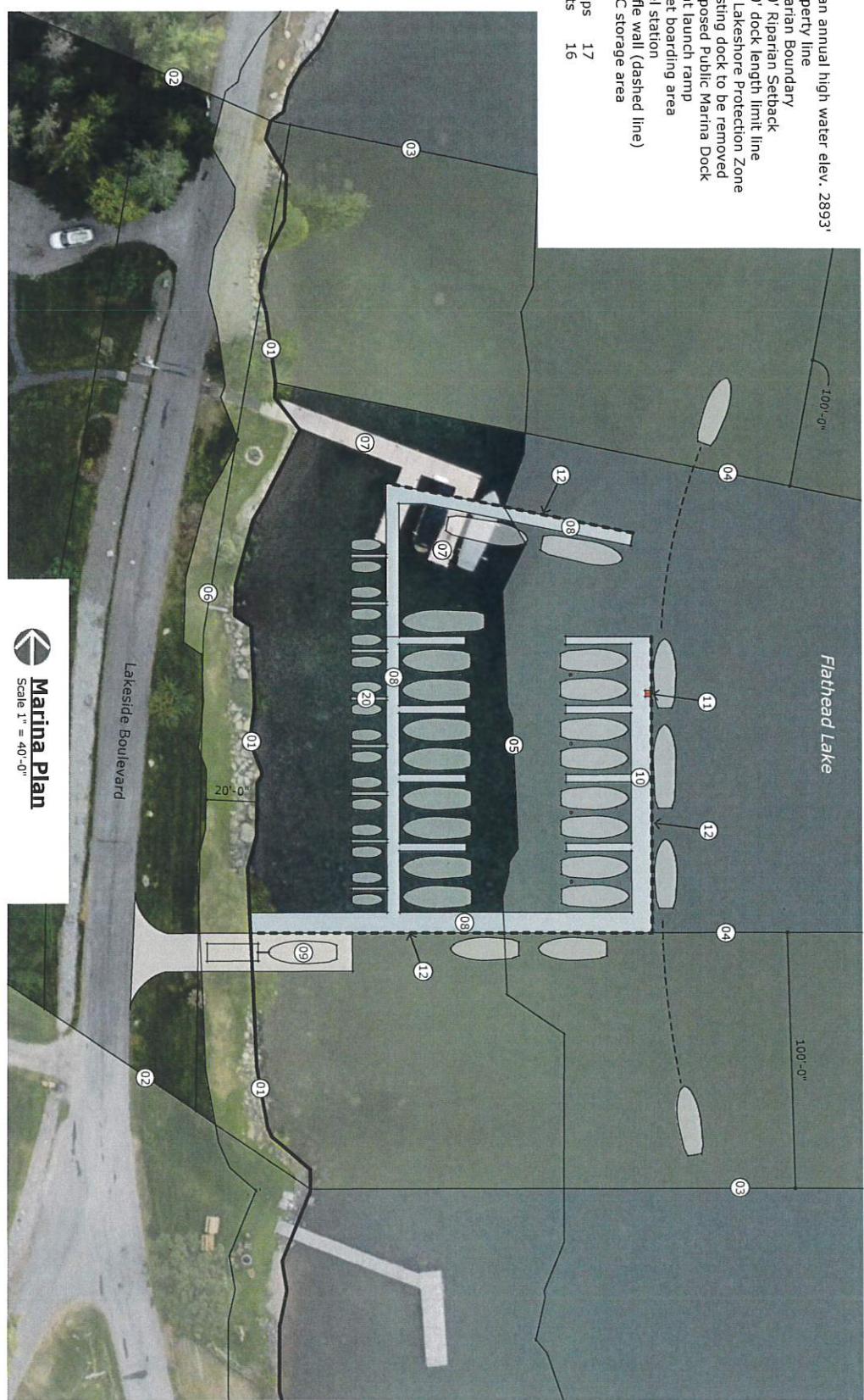


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Public Marina Regulation Summary: Discovery - Lakeside

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 linear 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 linear feet of lakeshore frontage	390 linear 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
4.3B2a5	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

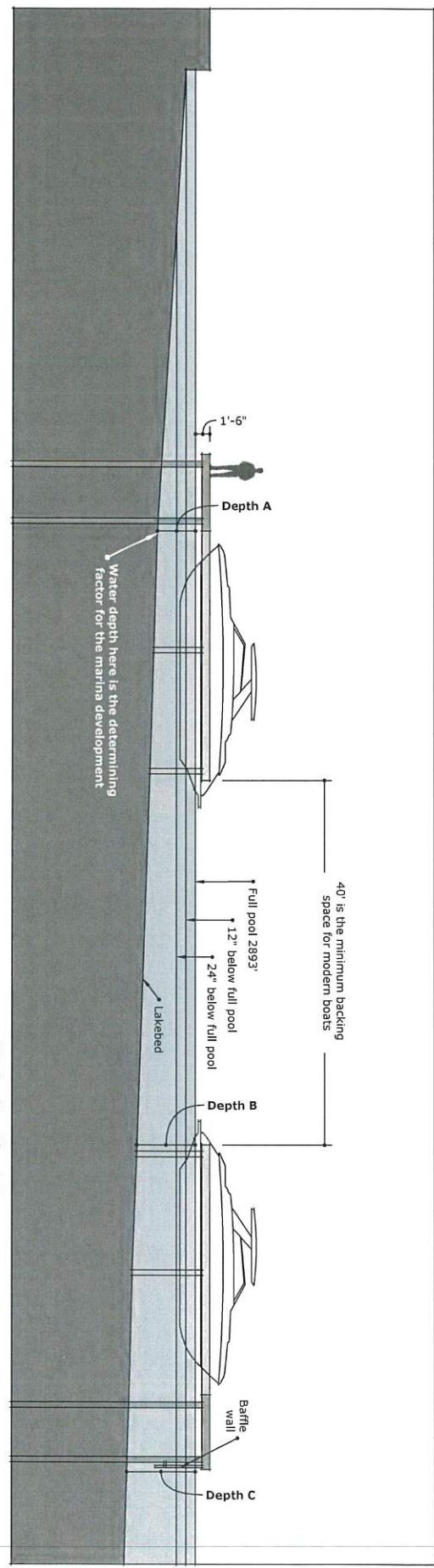
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Water Depth at A

Full pool	4'-2"
2892'	3'-2"
2891'	2'-2"

Elevation View

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

Water Depth at B

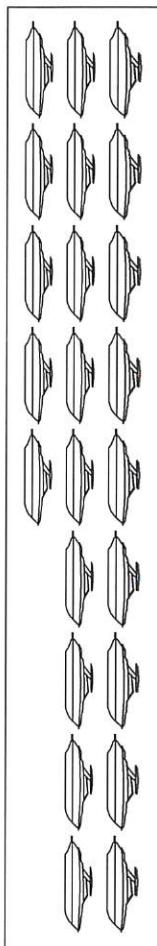
Full pool	6'-1"
2892'	5'-1"
2891'	4'-1"

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



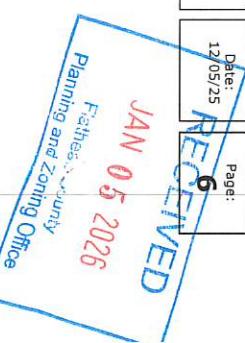
Flathead Lakeshore Consulting LLC

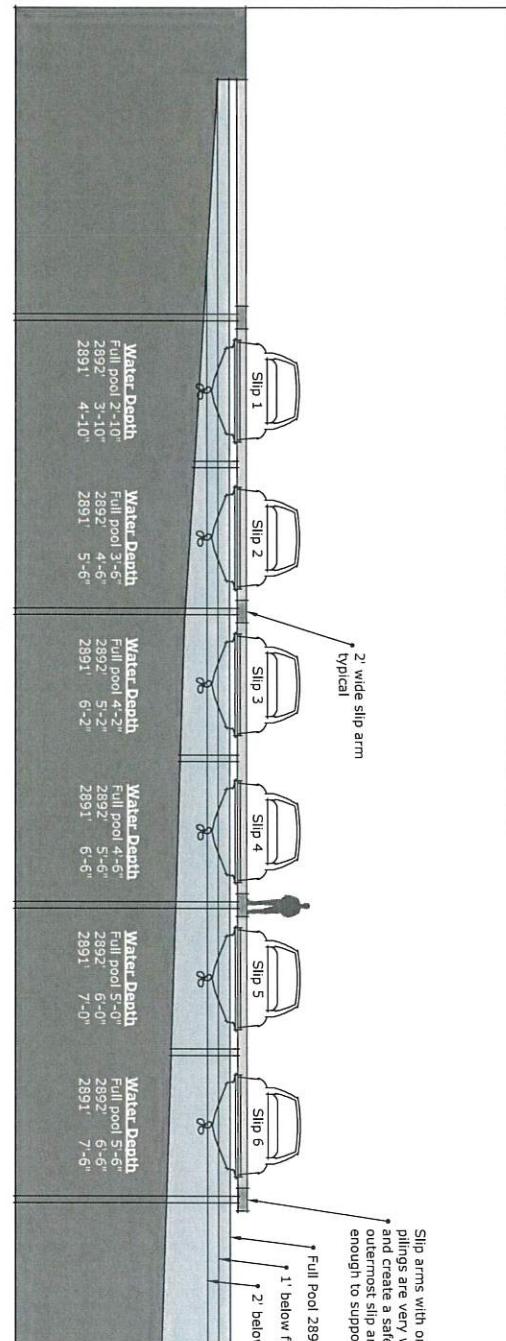
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Previously Approved Marina - Elevation View

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

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