



LAKE COUNTY PLANNING DEPARTMENT

106 FOURTH AVENUE EAST
POLSON, MONTANA 59860

☎ 406-883-7235

✉ planning@lakemt.gov

Date: October 22nd, 2025

To: Adjoining Property Owners, Applicants, Agents, etc.

From: Lake County Planning Department

Re: Board of Adjustment Monthly Agenda Item

LEGAL NOTICE

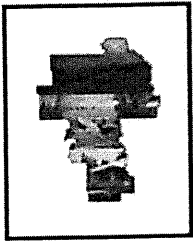
On Wednesday, November 12, 2025, at 3:30 pm, the Lake County Board of Adjustment will hold a public hearing in the community room (Room 106), located on the 1st floor of the Dave Stipe Courthouse Annex building, 500 1st St E, Polson. The options for attendance are virtually* or in person. The hearing will include the following items:

HI-NOON PETROLEUM CONDITIONAL USE REQUESTS

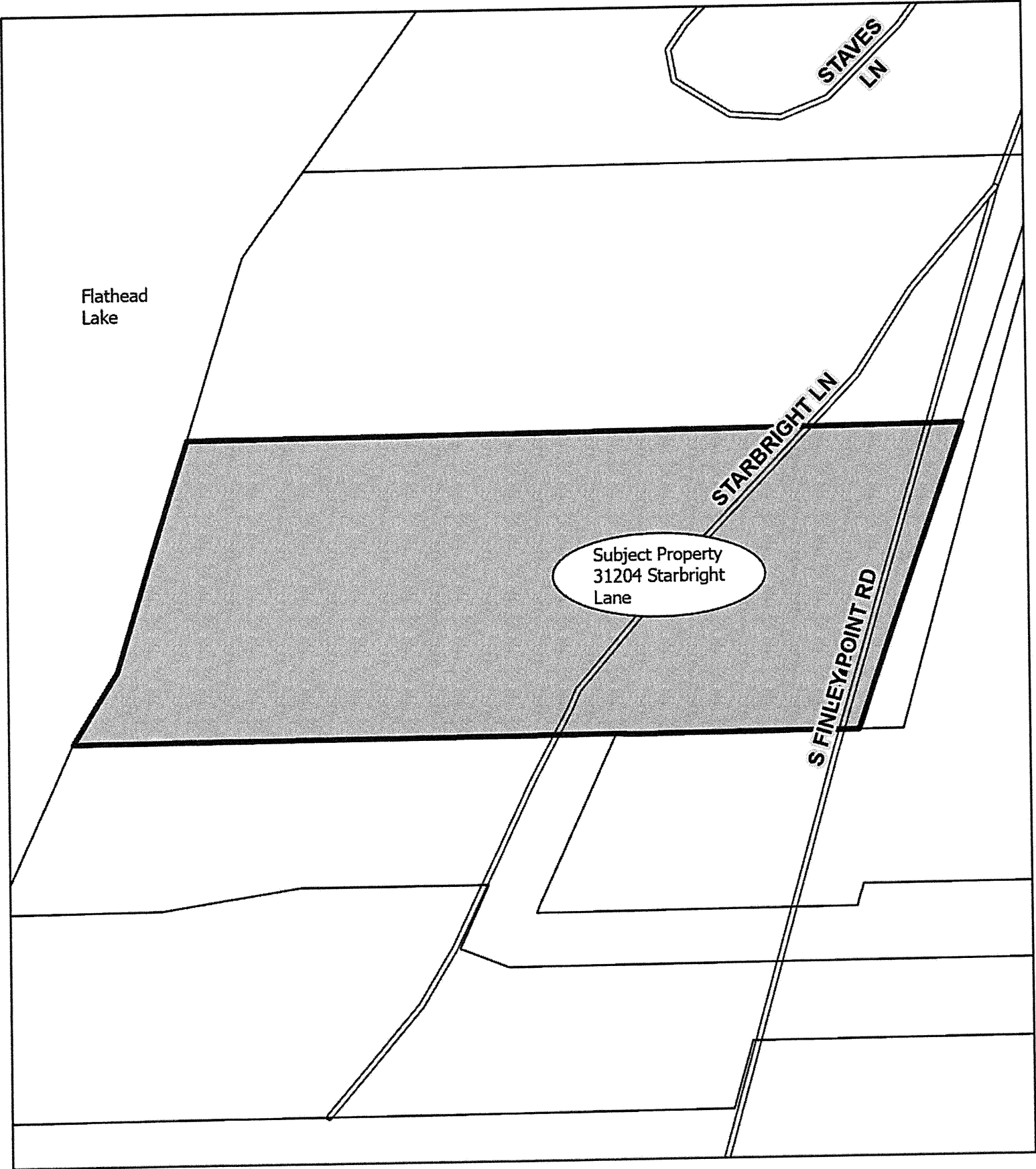
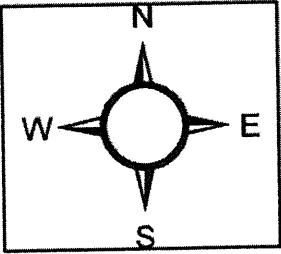
Claire Pepper of MMW Architects, on behalf of Dirk Cooper (Hi-Noon Petroleum, Inc), is requesting a conditional use approval for disturbance of slopes exceeding 25% on a lakefront lot and impervious surface coverage between 30-49%. The request is associated with the construction of a new single-family residence, guest house, and garage. The +/-1.16-acre lot is in the Finley Point Zoning District located at 31207 Starbright Lane and is legally described as tract of H-1347 in Section 18, T23N, R19W.

Information regarding the agenda items is available from the Lake County Planning Dept. Written comments received by November 3, 2025, will be included in the staff report to the board. All written and verbal comments are welcome and will be forwarded to the board for their consideration. Comments received after November 3 will be provided to the board at the meeting, which may not provide sufficient time for review of the comment. Comments may be mailed to Lake County Planning Dept, 106 4th Ave E, Polson, MT 59860 or e-mailed: planning@lakemt.gov.

*Please note: If you would like to attend the public hearing virtually, please contact the Planning Department at the email address above or at (406) 883-7235 prior to the meeting to receive instructions regarding how to do so.



VICINITY MAP
HI-NOON PETROLEUM INC
CONDITIONAL USE REQUESTS





September 10, 2025

Project Name: Cooper Residence on Flathead

Project Number: 25.006

To: Tiffani Murphy
Lake County Planning Department
500 1st St E
Polson, MT 59860

RE: Cooper Residence on Flathead, Conditional Use Permit

Dear Tiffani & Lake County Board of Adjustment,

Thank you for reviewing our application for a conditional use permit on behalf of Carol and Dirk Cooper, for their property at 31207 Starbright Lane. This cover letter is intended to support the drawings and describe the intent of the design and evaluation of the effects of the proposed project on adjoining properties.

The proposed design is for a new home, guest home, two car garage and all infrastructure work to support these structures. The two existing cabins on the property will be demolished. A new well will be drilled, and the old well abandoned. A new septic system is being designed and will be constructed as part of this project. Preliminary design of the septic system has been completed but official permit drawings will be submitted by our sanitarian consultant at a later date. Start of construction is tentatively planned for February 2026.

We are seeking conditional use approval for two elements of the proposed design:

1. Impervious area between 30 and 49 percent.
2. Disturbance of slopes more than 25% on lakefront lots.

First, we are seeking an increase of impervious area to **36%** of the buildable area. The total buildable area of the site is 10,486 sq ft. The proposed structures and associated hardscape make up 3,792 sq ft of impervious surface. Care was taken to design the minimal amount of impervious area to support the desired program while maintaining the natural feel of the site. Outdoor gathering areas are proposed as flagstones patios with large joints (1-2") to allow water infiltration. The driveway is proposed to be all gravel, no hardscape. Patios are covered with open trellises that provide shade but do not block precipitation.

Second, we are seeking a conditional use permit to disturb approximately **200 sq. ft.** which exceeds 25% for the purpose of relocating the lower portion of the driveway. Relocating the driveway to the proposed location will be a net benefit for stormwater management on the site. The existing driveway currently extends straight toward Flathead Lake and is partially within the 50' vegetative buffer zone. The existing driveway location allows

occupants to park in the buffer zone and runoff water is directed toward Flathead Lake. The new proposed location of the driveway turns it away from the lake and keeps vehicles inland of the proposed new structures. Runoff will no longer be directed toward Flathead Lake, and it will no longer be possible to park vehicles in the buffer zone. Additionally, the new proposed driveway is pulled away from the southern property line, an improvement for the neighboring property.

Great care has been taken in this planning effort to design a structure that is compatible with the area, ecosystem, and will have no detrimental effects on neighboring properties. Natural materials will be used for the exterior cladding materials, and no glare is anticipated to be directed at adjoining properties. All mature trees that can be preserved will be. Stormwater runoff will infiltrate into the ground on this site, and neither be directed to the lake, nor adjoining properties.

Sincerely,

A handwritten signature in black ink, reading "Claire Pepper". The signature is fluid and cursive, with the first name "Claire" written in a larger, more prominent script than the last name "Pepper".

Claire Pepper, AIA
Associate Architect

6. 23. 2016, 17. 12. 2016, 2. 2. 2017



MWM
ARCHITECTS



MMW
ARCHITECTS

406.543.5800
125 West Alder Street
Meriden, CT 06450
mmwarchitects.com

REVISION SCHEDULE		
N	DESCR	DATE
1	ADENDA 2	07.02.21

PROJECT #	25.006
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SITE PLAN

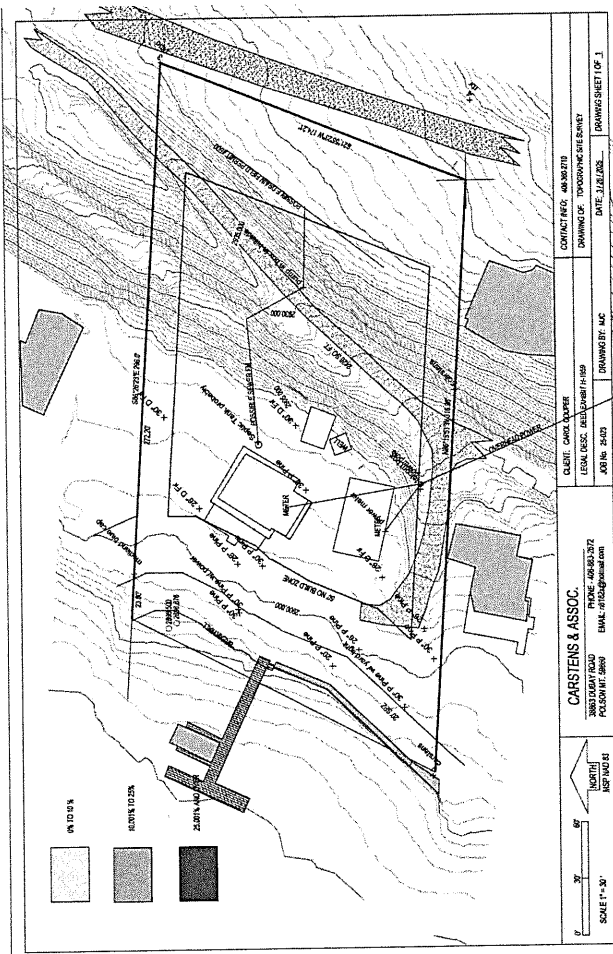
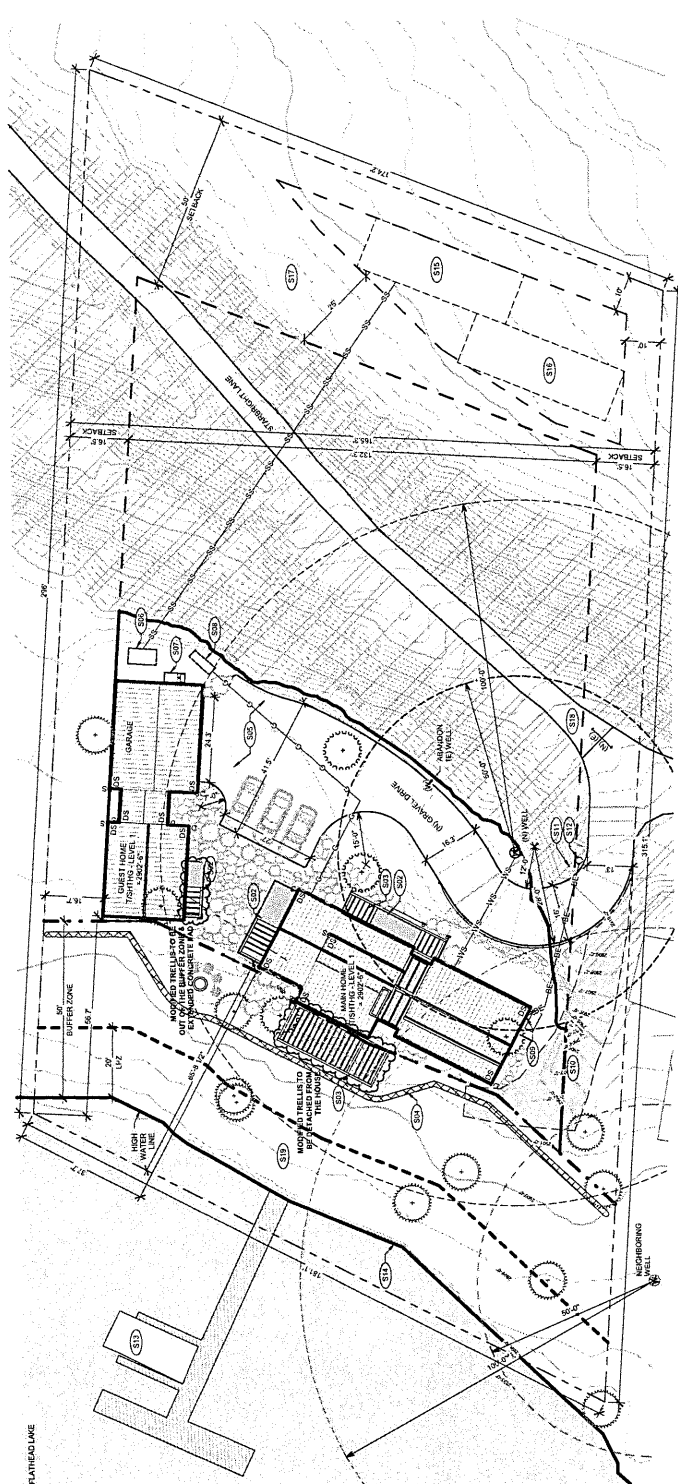
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[illegible]

1. PRESERVE (E) VEGETATION TO GREATEN EXTENT OF PROTECTED AREA. DO NOT DISTURB ANY PORTION OF THE SITE NOT SHOWN TO REQUIRE IN WORK.
2. PROTECT (E) MATURE TREES SHOWN ON THE SITE PLAN TO REMAIN. ESTABLISH A MANTAIN TO PREVENT SOIL COMPACTION & DAMAGE. DO NOT CUT ANY ROOTS LARGER THAN 1-1/2" W/ ONE PROH. APPROVAL.
3. USE EFFICIENT CONSTRUCTION TECHNIQUES TO REDUCE THE DISTURBANCE TO EXISTING VEGETATION & SOIL. REMOVED CONSTRUCTION WASTE PRODUCTS IMMEDIATELY TO PREVENT SOIL CONTAMINATION. RE-SEED IN A TIMELY MANNER AFTER SOIL DISTURBANCE.
4. PREVENT WASHING OF SOIL & SEDIMENTATION. PLAN TO PREVENT Silt RUNOFF INTO SLAT HEAD LAKE.

[illegible]

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IMPERVIOUS AREA	
BUILDABLE AREA	10,440 SF
IMPERVIOUS SURFACE ALLOWED	3,041 SF
IMPERVIOUS SURFACE CONDITIONALLY ALLOWED	5,138 SF
10,440 SF ± 4%	
IMPERVIOUS AREA	504 SF
CONCRETE PATIO	1,444 SF
MAN HOUSE	1,444 SF
GUEST HOUSE	377 SF
WALKWAY	3,115 SF
TOTAL	35,446
TOTAL PERCENTAGE	35.4%

27.50°
1
SITE PLAN
1/16" = 1'-0"