



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

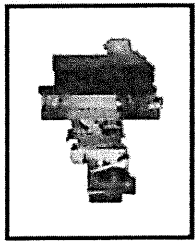
On Wednesday, November 12, 2025, at 3:30 pm, the Lake County Board of Adjustment will hold a public hearing in the community room (Room 106), located on the 1st floor of the Dave Stipe Courthouse Annex building, 500 1st St E, Polson. The options for attendance are virtually* or in person. The hearing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

PADDOCK & MURPHY CONDITIONAL USE REQUEST

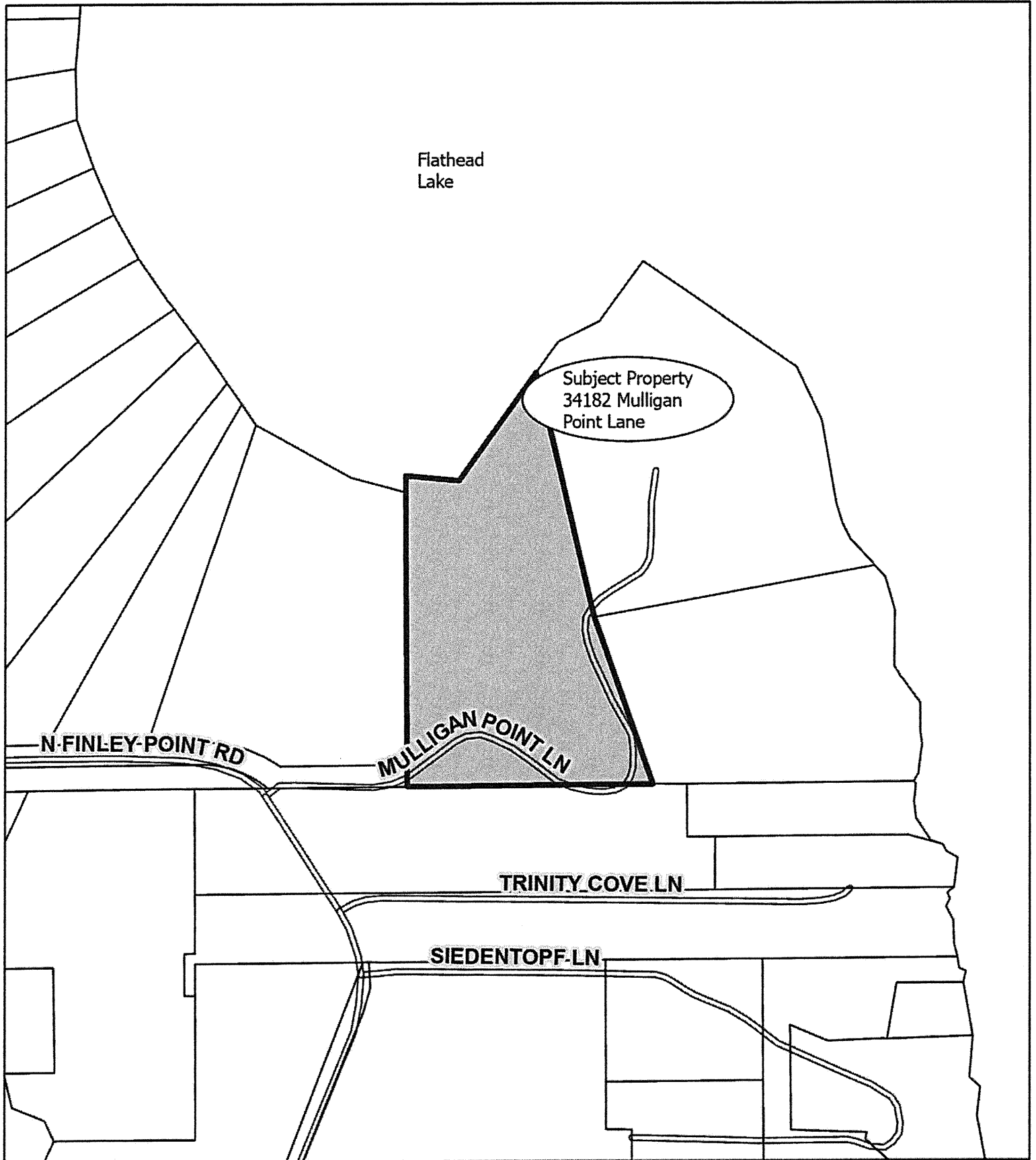
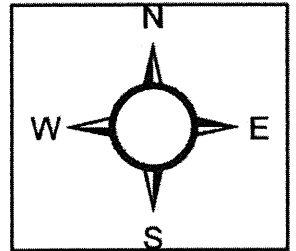
Ryan O. Murphy & Elizabeth L. Paddock are requesting a conditional use approval for a guest house to exceed more than 1,000 square feet. The request is associated with the addition to an already existing guest house to add a gym and additional bathroom. The +/-5.29-acre lot is in the Finley Point Zoning District located at 34182 Mulligan Point Lane and is legally described as tract 1 of COS 5223 in Section 07, 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 3rd 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 MURPHY & PADDOCK CONDITIONAL USE APPLICATION



Dear Board of Adjustment Members,

We recently converted the upstairs storage space in our detached workshop/garage into a small apartment which will mainly be used in the next years by my elderly parents and also by visiting friends. This conversion was under zoning conformance permit L-2024-109, which approved the apartment as a permitted use (guest house <1000sq ft). This conversion included a new septic system (LVEH permit 10485).

Subsequently, we applied to extend the workshop/garage structure to regain garage and storage space (L-2025-377). In the past months it has become evident that we should also request a conditional use permit to add ~400sq ft to this guest apartment to be used as an indoor gym to support my parents' rehab as both have increasing mobility issues. We understand that a gym area counts as livable space. So, if this application is approved, our guest house will have ~1200sq ft total area.

Below we address required items for you to consider (part c):

1. We do not believe our proposal will adversely affect the neighbors with adjoining properties. We anticipate having most, if not all, of this work done by their typical summer-only use of the adjoining orchard and camping spaces. Furthermore, the work proposed is finish work to the interior of the building and we anticipate doing all of this except the electric and plumbing ourselves, meaning that construction traffic and noise resulting from this proposal will be minimal.
2. This proposal is compatible with other properties in the district, including on Flathead Lake and on Finley Point, as it is in line with the creation of an on-lot exercise space. Driving Finley Point Road and North Finley Point at least two tennis courts and a pickle ball court are readily visible. Further, we are aware of multiple properties on Finley Point that have included an interior gym. For example, when it came for sale 29034 Finley Point Ln listed a "pro gym" as an amenity. More commonly, multiple neighbors and friends use their garage area to exercise in inclement weather and sometimes year-round given their personal needs and the traffic patterns on North Finley Point Road.
3. Our proposed use of this gym space is only for the private use of our family and friends staying in the guest (house) apartment and ourselves. We do not intend to nor will we use this gym space for any use that falls outside the purview of livable space in an over 1000 sq ft Guest House. For example, it will not be used for monetary gain or general public use (e.g., classes, etc).

Thank you in advance for your consideration of our proposed change to our existing guest house structure. We look forward to your feedback.

Sincerely,
Layne Paddock & Ryan Murphy

