

LEGAL NOTICE

On Wednesday, December 10, 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:

DC SANDERS TABLED VARIANCE REQUEST

William Buxton of Advanced Consulting, on behalf of Dean Sanders of DC Sanders Investments LP, is requesting a variance approval to allow for a change of use of an existing non-conforming structure. This request is associated with the designation of the non-conforming structure and property being converted to a vacation rental as a whole. This item was heard at October 8, 2025, Board of Adjustment meeting and tabled for additional information to be submitted. The +/- 22.10-acre parcel is located at 19960 Big Lodge Road in the Upper West Shore Zoning District and is legally described as tract 2 on COS 7397, located within section 18, T25N, R20W.

PICKETT CONDITIONAL USE REQUEST

Wendell Pickett of Wendell and Debra Pickett Living Trust is requesting a conditional use approval to allow for between 30 to 49% impervious surface coverage of the buildable area of the lot. The request is associated with the remodel and expansion of an existing single-family residence, and modification of existing accessory structures. The +/-0.70-acre property is located at 21397 Hydeaway Road, Rollins, and is legally described as tract A on COS 4597, located within section 28, T25, R20W.

HICKOX CONDITIONAL USE REQUESTS

Ben Dosier, on behalf of Joseph and Nicolette Hickox, is requesting a conditional use approval to allow for between 30 to 49% impervious surface coverage and a guest house exceeding 1,000 square feet. The request is associated with the construction of a single-family residence and changing the designation of the original home into a guest house in the Upper West Shore Zoning District sub-district A Upper Lakeside. The +/- 1.28-acre property is located at 39009 Preacher Lane and is legally described as tract 1 of COS 7688 in section 28, T25N, R20W.

LERUM CONDITIONAL USE REQUEST

Mike Marshall, on behalf of Melanie Malson of Bob J & Marcheta M Lerums Trust, is requesting a conditional use approval to allow for the after-the-fact use of a temporary dwelling for a construction period not to exceed two years. The request is associated with the use of a temporary dwelling while constructing an additional dwelling unit (ADU) in the Masumola Zoning District. The +/-1.5-acre property is located at 38404 Masumola Road and is legally

described as lot 5 of block 2 of Sunny Shore Villa Site, in section 16, T23N, R20W.

Information regarding the agenda items is available from the Lake County Planning Dept. Written comments received by December 1, 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 December 1 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 above or at (406) 883-7235 prior to the meeting to receive instructions regarding how to do so.