



City of Hamilton Annex
920 New York Avenue
Hamilton, MT 59840

MINUTES OF THE CITY OF HAMILTON
ZONING BOARD OF ADJUSTMENT MEETING
September 25, 2017

TOPICS FOR DISCUSSION:

- A. **CUP#2017-05; 506 W. Main Street, Hamilton;**
applying for lodging house in Business (B) Zone
District which allows for lodging house as defined in
the Residential Multiple (RM) Zone District

1 The following members were present: John Trangmoe, Darwin Ernst, Drew Blankenbaker,
2 Vivian Yang and Donna Larson Shulund. Members absent: Clayton Dethlefsen and Sue Smith

3
4 Staff Present: Land Hansen, Zoning Administrator and Tamara Rupp, City of Hamilton
5 Secretary

6
7 Chair Darwin Ernst opened the Zoning Board of Adjustment meeting at 5:30 p.m.

8
9 GENERAL PUBLIC COMMENTS:

10 None.

11
12 NEW BUSINESS:

- 13 A. **CUP#2017-05; 506 W. Main Street, Hamilton;** applying for lodging house in Business
14 (B) Zone District which allows for lodging house as defined in the Residential Multiple
15 (RM) Zone District

16
17 Chairman Ernst opened the public hearing at 5:31 p.m. to hear CUP#2017-05; 506 W. Main
18 Street, Hamilton; applying for lodging house in Business (B) Zone District which allows for
19 lodging house as defined in the Residential Multiple (RM) Zone District.

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21 Staff Comments:

22 Land Hansen stated that in Transitional Neighborhood Business District (B) any use allowed
23 must provide off-street parking. The required parking for a "lodging house" under HMC section
24 17.100.070 (E) is one parking space per sleeping room, which this house currently has three
25 bedrooms. The proposed property currently has 2.9 parking spaces but there is room for three if
26 hedges are trimmed. Staff recommendation was to approve the lodging house request.

27
28
29

30 Application Presentation:
31 Robin Beadle, property owner, stated that she felt a short-term rental in this area would be very
32 useful and would not have an impact on the city or neighbors.

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34 Public Comments:
35 Barb Anderson, 512 W. Main, is a neighbor and next door. She supports the proposal.
36
37 Minimum stay will be three nights, renting will be on short term basis, but will be determined on
38 a case by case on the length of stay.

39
40 Chair Darwin Ernst closed the public hearing at 5:40.

41
42 Board Comments
43 The difference between a Vacation Rental by Owner (VRBO) is it is a furnished single family
44 residence where an AIRBNB is more a spare room in a house or apartment and a bed and
45 breakfast is just a room in a house.

46
47 The question was asked if this is changed to commercial use, can it revert back to a residence;
48 there is no clause that states it couldn't be reverted back.

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50 Vivian Yang moved to approve **CUP#2017-05; 506 W. Main Street, Hamilton;** applying for
51 lodging house in Business (B) Zone District with the conditions there be 3 parking spaces, obtain
52 and maintain a city business license, granted to the property owner through the term of
53 ownership. Seconded by Drew Blankenbaker. Vote by roll call. All voted aye. Motion carried.

54
55 Mr. Hansen did receive a call from a neighbor asking about the impact this lodging house would
56 be for her business, as a real estate broker, it could be a benefit to her business.

57
58 OLD BUSINESS:
59 Bylaws:
60 The revisions and comments were sent to Attorney Karen Mahr. A final draft will be available
61 before the next meeting.

62
63 Board Comments:
64 None.

65
66 MINUTES: August 28, 2017
67 John Trangmoe moved to approve the August 28, 2017 minutes. Seconded by Donna Shulund.
68 Vote by roll call. All voted aye. Motion carried.

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70 Board Discussion:
71 None.


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73 Open Discussion
74 Discussed the possibility of having all non-occupied residence to have a business license.
75


76 The Board was informed that Attorney Karen Mahr has received the lease contract for Verizon
77 and they are planning on applying for their permits soon.

78
79 Next meeting is October 23, 2017.

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81 Darwin Ernst moved to adjourn. Seconded by Donna Larson Shulund. Motion carried
82 unanimously.

83
84 Meeting adjourned at 6:17 p.m.

85
86
87
88 
89 _____
90 Tamara Rupp
91 Secretary



Darwin Ernst
Chairman