

10. A detailed rental overview shall be provided to renters detailing directions to the unit, transportation options, appropriate access, parking, trash management, noise control/quiet hours, and a general admonition to respect the surrounding residential neighborhood.
11. The property owner shall communicate to renters that a violation of these conditions of approval will be grounds for eviction of the short-term renters.
12. Failure to comply with any of the above conditions may result in revocation of the conditional use permit. **Motion Carried 3-0.**

M/S Taylor Colvin/Randy Hughey to find that:

1. The granting of the proposed conditional use permit will not:
 - a. be detrimental to the public health, safety, and general welfare specifically, conditions of approval require responsible garbage management and noise monitoring;
 - b. adversely affect the established character of the surrounding vicinity specifically, the rental would make use of an already developed unit of a duplex with on-site owner-managers to monitor for concerns; nor
 - c. be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located, specifically, on-site parking is provided.
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation, specifically, that the proposal provides owners with incentives to develop higher density and additional dwelling units. **Motion Carried 3-0.**

- J Public hearing and consideration for a request to purchase a portion of the municipal right of way, approximately 1660 square feet along Eagle Way adjacent to 1318 Sawmill Creek Road (Grandma Tillie's Bakery). The applicant proposes to use this portion of ROW to provide on-site parking for the bakery. The property is described as a portion of the Eagle Way rights-of-way and improvements from Eagle Intersection at Sawmill Creek Road (Quitclaim Deed 2015-000105-0).

Planning Director Scarcelli gave an overview of the process so far, and outlined the ensuing steps for the right-of-way sale. He reported that State officials stated the utility easements and maintenance agreements for this right-of-way were to be documented. He explained the difference between right-of-way versus tideland sales.

Applicant Adam Chinalski indicated a third party appraisal was acceptable, and he would provide a copy to the Planning Office.

No public comment.

M/S Randy Hughey/Taylor Colvin to recommend approval of a sale of an approximate 1,660 square foot portion of the Eagle Way Right of Way adjacent to 1318 Sawmill Creek Road (Portion of US Survey 2355) subject to the following recommended conditions:

1. Approval of all existing and proposed utility easements by the Public Works Director, Electric Utility Director, and Municipal Attorney;
2. Maintaining access to Eagle Way Lift Station and associated force main (without paving over it until project is complete);
3. Applicant shall prepare a third party fair market appraisal to assist staff and the assembly in determining fair value for the purchase;
4. Applicant shall prepare a preliminary and final plat prepared by a licensed surveyor;
5. Portion of right of way to be purchased shall be unified with the existing lot (portion of US Survey 2355) and shall remain unified (should not be sold separate from main lot and this shall be noted on plat); and
6. Shall follow the appropriate process (see above for illustrative process, but note, process may change to meet needs and requirements of City).
7. Applicant shall provide a survey showing existing lot and proposed purchase that includes property lines (existing and proposed) and square footage of each area. As well as existing and proposed easements/utilities.

Motion Carried 3-0.

I. Adjournment

The meeting was adjourned at 9:33 p.m.