

Exhibit 1

October 3, 2017 Amendments to Proposed STR Ordinances

1. Amend LUDC Table 2-24 Allowed Land Uses and Permit Requirements for Special Purpose Zones, Section 35.26.030, Special Purpose Zones Allowable Land Uses, to read as follows:

LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations			
	MU	NTS	OT-R	OT-R/LC	OT-R/GC				
<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; vertical-align: top;"> Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones </td> <td style="width: 10%; vertical-align: top;"> E P MCUP CUP S — </td> <td style="width: 50%; vertical-align: top;"> Allowed use, no permit required (Exempt) Permitted use, Land Use Permit required (2) Minor Conditional Use Permit required Conditional Use Permit required Permit determined by Specific Use Regulations Use Not Allowed </td> </tr> </table>							Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E P MCUP CUP S —	Allowed use, no permit required (Exempt) Permitted use, Land Use Permit required (2) Minor Conditional Use Permit required Conditional Use Permit required Permit determined by Specific Use Regulations Use Not Allowed
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SERVICES - GENERAL									
Cemetery, mausoleum	—	—	CUP	CUP	CUP				
Charitable or philanthropic organization	P	—	CUP	CUP	CUP				
Large family day care home	P	—	P	P (3)	P (3)	35.42.090			
Small family day care home	E	—	—	E	E	35.42.090			
Day care center, Non-residential	MCUP	—	MCUP	MCUP	MCUP	35.42.090			
Day care center, Non-residential, accessory	P	—	—	—	—	35.42.090			
Day care center, Residential	MCUP	—	MCUP	MCUP	MCUP	35.42.090			
Drive-through facility	—	—	CUP	CUP	CUP	35.42.130			
Laundry and dry cleaning pick-up stores	P	—	—	—	—				
<u>Lodging - Homestay</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>35.42.193</u>			
Lodging - Hostel	CUP	—	CUP	CUP	CUP				
Lodging - Hotel or motel	CUP	—	—	—	P				
<u>Lodging - Short-term rental</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>35.42.245</u>			
Mortuary	—	—	—	—	—	35.42.120			
Mortuary, accessory to cemetery	—	—	CUP	CUP	CUP	35.42.120			
Music recording studio	MCUP	—	CUP	CUP	CUP				
Personal services	P	—	—	P (4)	P				
Personal services, employees only	P	—	—	—	—				
Repair service - Equipment, appliances, etc. - Indoor	P	—	—	—	P				
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	—	P				
Repair service - Small appliances	P	—	—	—	P				
Vehicle services - Minor maintenance/repair	—	—	—	—	P				

2. Add Section 11 to LUDC § 35.42.193.D; MLUDC §35.422.135.D, and CZO § 35-144S.D as follows:

11. Nuisance Response Plan.

a. Call response availability.

- 1) The owner or long-term tenant shall submit their name, address, and telephone number and/or a local contact who will respond to calls regarding the Homestay.
- 2) The owner or long-term tenant and/or local contact shall be available by telephone on a 24-hour basis to respond to calls regarding the Homestay.

- 3) Failure to respond to calls in a timely and appropriate manner may result in revocation of the permit issued to allow the use of a Homestay.
- 4) For purposes of this Subsection 11, responding in a timely and appropriate manner means that an initial call shall be responded to within one hour of the time the initial call was made, and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of this Section.

b. Local contact. The owner or long-term tenant is required to immediately notify the County with any changes to their or the local contact's information.

3. Amend LUDC § 35.42.193.D.5; MLUDC §35.422.135.D.5, and CZO § 35-144S.D.5 to read as follows:

5. Limitation on occupancy. The maximum occupancy shall be no more than two persons per bedroom, excluding minor children under three years of age.

4. Amend LUDC § 35.42.193.C, MLUDC §35.422.135.C, and CZO § 35-144S.C to read as follows:

C. Permitted structures. Homestays shall only be allowed in up to 3 bedrooms of a legal dwelling units subject to the restrictions of this Section.

5. Amend the definition of “Long-term Tenant” in each of the zoning ordinances, LUDC § 35.110. Lodging.4.b. ; MLUDC §35.500.Lodging, and CZO § 35-58.Homestay. Long-term Tenant or Owner, as follows:

Long-term Tenant or Owner. A person who is the owner of the property or who rents the property for 6 months~~30 days~~ or more.

6. Amend Section 10 to LUDC § 35.42.193.D; MLUDC §35.422.135.D, and CZO § 35-144S.D as follows:

10. Proof of ownership or long-term tenancy. The owner or long-term tenant of the property being rented for a Homestay shall provide proof of ownership or long-term tenancy with the Homestay application. In addition, the owner must sign any permit application that the long-term tenant submits.