

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 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones						
	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
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.