

**ATTACHMENT 1A
PLN-2026-19503
CONDITIONS OF APPROVAL**

APPROVAL OF THE CONDITIONAL USE PERMITS ARE CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. General Conditions

1. All parking shall occur in the spaces as described on the site plan.
2. All Short-Term Rental Permits (including nonconforming approvals) shall lapse two years after the effective date of the permit unless all the following requirements are met:
 - a. The permit holder shall submit a statement of continued operation as provided by the Planning and Building Department, indicating a desire to continue operation; provided, that there is evidence of hosting stays; and
 - b. There are no outstanding violations associated with the permit; and
 - c. The permit holder shall submit evidence showing that no outstanding taxes are associated with the subject parcel; and
 - d. A fee which allows for review of the materials and investigation of any complaints and violations as established in the County Fee Schedule.
3. Short-Term Rental Permits shall not be transferred between property owners.
4. An individual or business shall not own more than three parcels with Short-term Rental permits.
5. Fire extinguishers, smoke detectors and carbon monoxide detectors shall be maintained in working order, and information related to all emergency exits shall be provided inside the short-term rental.
6. Trash, recycled materials, and organic compost shall be appropriately disposed of at least weekly.
7. Overnight occupancy of any of the units shall not be more than 9 people (two people per bedroom plus one, excluding children under 12).

8. Gatherings and parties are allowed for up to 16 guests, only allowed during the hours of 8:00am to 10:00pm (not eligible for stay).
9. Maximum noise levels allowed in all outdoor areas and common indoor areas of the property are as follows: sixty-five (65) dB during the hours of 8:00am to 10:00pm and sixty (60) dB from 10:00pm to 8:00am.
 - a. Following one (1) or more noise complaint(s) for a short-term rental, the permit holder shall install a noise sensor and provide recorded data to the Planning and Building Department upon request.