

TOWN OF MT. CRESTED BUTTE
RESOLUTION NO. 21
SERIES 2023

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO, APPROVING A SUBSEQUENT WAIVER REQUEST TO ALLOW GRAND LODGE AND RESORT II CONDOMINIUM OWNERS TO RENT TWO CONDOMINIUM UNITS ON A LONG-TERM BASIS TO LOCAL EMPLOYEES OF GUNISSON VALLEY BUSINESSES

WHEREAS, the Town of Mt. Crested Butte, Colorado (“Town”) is a Colorado home-rule municipality with authority to enact land use regulations; and

WHEREAS, pursuant to this authority, the Town has previously enacted ordinances, that as part of the condominium approval process, restrict the use of condominiums; and

WHEREAS, in compliance with such regulations, the Grand Lodge and Resort II (“Grand Lodge”) condominium owners previously entered into that certain Amended and Restated Commercial Condominium Declaration; and

WHEREAS, on August 2, 2021, the Mt. Crested Butte Town Council (“Council”) adopted Resolution No. 5, Series 2021, which granted a temporary waiver permitting Grand Lodge owners the ability to long-term rent their condominium units to employees of Gunnison Valley businesses; and

WHEREAS, per the terms of Resolution No. 5, Series 2021, the waiver for long-term rentals remained in effect until October 31, 2023 unless extended, modified, or rescinded by the Council prior to such date; and

WHEREAS, the Council did not extend, modify, or rescind the long term rental waiver and as such it is no longer in effect; and

WHEREAS, on November 27, 2023, the Grand Lodge made written request to the Council for a new temporary waiver of the Town requirements mandating that Grand Lodge owners short-term rent their condominium units; and

WHEREAS, Town Staff recommends approving a new waiver for Grand Lodge, under substantially the same conditions imposed by Town Council for the previous waiver; and

WHEREAS, Council desires to grant Grand Lodge a waiver of the aforementioned Town mandated restrictions in order to alleviate the severe shortage in affordable, workforce housing within the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO, THAT:

Section 1. The above and foregoing recitals are hereby adopted as specific findings of the Council by reference.

Section 2. A temporary waiver is hereby granted to the Grand Lodge Commercial Association owners to long term rent condominium units 100B and 100E to local employees. This waiver is granted under the conditions imposed by Sec. 12.2 of the Grand Lodge Crested Butte Amended and Restated Commercial Condominium Declaration which requires the short-term rental of all condominium units.

The waiver is granted based on the following findings and conditions:

1. **Findings.** The Grand Lodge Crested Butte Commercial Association has formally made this temporary waiver request of the Town. The Grand Lodge, CBMR, and many other local Town businesses have been unable to hire workers due to lack of housing. The waiver will aid in providing workforce housing while long-term solutions are evaluated by the Town. The waiver is intended to relieve some of the strain on the community to provide additional workforce housing.
2. **Conditions.** Long-term rental shall be defined as a rental that is greater than thirty (30) or more consecutive days in duration. The granting of this Waiver does not alter any other Town regulations in place.
3. **Effective Date; Termination.** This waiver shall remain in effect until October 31, 2026, unless extended, modified, or rescinded by Council prior to such date. No lease term may extend beyond the term of this Resolution. Any lease in place at the time of modification or rescission, if prior to October 31, 2026 shall be honored by the Town through the lease's termination date.

Section 3. This Resolution shall be effective immediately upon adoption.

INTRODUCED, READ, AND ADOPTED at a regular meeting of the Town Council of the Town of Mt. Crested Butte on the 5th day of December, 2023.


By: Nicholas Kempin, Mayor

Attest:


Tiffany O'Connell, Town Clerk