

**ORDINANCE NO. 10-2023**

**AN ORDINANCE AMENDING THE GRAND LAKE MUNICIPAL LOCAL EMPLOYEE RESIDENCE PROGRAM MANUAL**

**WHEREAS**, the Board of Trustees of the Town of Grand Lake, Colorado (the “Board”), pursuant to Colorado statute, is vested with the authority of administering the affairs of the Town of Grand Lake (“Town”); and

**WHEREAS**, Section 12-10-3 of the Grand Lake Municipal Code (the “Town Code”) establishes certain requirements regarding development and employee housing; and

**WHEREAS**, in July of 2008, the Board established the Local Employee Residence Program (“LERP”) by passing Resolution 5-2008 and setting forth the Local Employee Residency Requirements and Guidelines (the “LERP Manual”); and

**WHEREAS**, the Town Board amended certain portions of the LERP Manual in December of 2021; and

**WHEREAS**, the Town Board finds it necessary to further revise the LERP Manual to permit the sale of LERP units to local Grand Lake businesses for the sole purpose of renting the same to their qualifying local employees pursuant to the LERP Manual under certain circumstances; and

**WHEREAS**, the Town Board has determined that it is in the best interest of the health, safety, and welfare of the Town and its citizens to revise the LERP Manual to ensure adequate and sufficient local employee housing exists within the Town.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO AS FOLLOWS:**

1. The LERP Manual referenced in Section 12-10-3 of the Grand Lake Town Code is hereby amended by with the addition of Section 5(a)(3) which shall read in its entirety as follows:

3. Notwithstanding any provision the LERP Manual to the contrary, a Grand Lake business that utilizes employees in Grand Lake to operate their business may apply to the Board of Trustees for permission to purchase a LERP unit. Approval of the application by the Board of Trustees shall be expressly conditioned upon the Grand Lake business renting the LERP unit only to its qualifying employees. For purposes of this section, a qualifying employee shall be a person employed full time in Grand Lake with the Grand Lake business who owns the LERP unit and otherwise conforming to the LERP requirements of eligibility set forth in Section 5. The Grand Lake business shall be prohibited from charging monthly rent in an amount greater than the monthly mortgage of the LERP unit.

2. The LERP Manual referenced in Section 12-10-3 of the Grand Lake Town Code is hereby amended by with the addition of Section 5(b)(3)(D) which shall read in its entirety as follows:

D. Tier IV qualifier will be any bona fide Grand Lake business that, due to the nature of the business, requires additional housing for qualified employees of the Grand Lake business, as the term

qualified employee is used in Section 5(a)(3). Such LERP unit may only be utilized as a rental by the Grand Lake business to its employee at a rate reasonable rate to its employee whose main source of income is the Grand Lake business applying for a LERP unit. The LERP unit may only be rented to a qualified employee who meets all the requirements of the LERP Manual as if that employee was applying as an individual.

3. The Town Manager or his designee is hereby authorized and directed to amend the published LERP Manual consistent with this Ordinance.

4. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

5. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Board of Trustees hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**INTRODUCED, APPROVED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 9<sup>TH</sup> DAY OF OCTOBER 2023.**

Votes Approving: \_\_\_\_\_  
Votes Opposed: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstained: \_\_\_\_\_

**ATTEST:**

**BOARD OF TRUSTEES OF THE  
TOWN OF GRAND LAKE,  
COLORADO**

\_\_\_\_\_  
Alayna Carrell  
Town Clerk

By: \_\_\_\_\_  
Stephan Kudron  
Mayor