

**TOWN OF GRANBY**

**Board of Trustees**

MEETING DATE: NOVEMBER 26, 2019

- Consent Agenda**
- Resolution or Ordinance**
- Citizen Requests
- Public Hearing
- Committee/Staff Reports:**
- TOWN CLERK
- FINANCE DIRECTOR
- BUILDINGS AND STREETS
- ECONOMIC DEVELOPMENT**
- PUBLIC SAFETY
- RECREATION**
- WATER DEPARTMENTS**
- MAYOR
- TOWN MANAGER
- TOWN ATTORNEY
- Other
- Executive Session
- Workshops

TIME OF AGENDA ITEM: 6:15 PM

**Agenda Request No. 3**

**MEETING TO BE HELD AT:**  
**Town Hall, Zero Jasper Avenue**  
**Granby, CO 80446**

**(3) CONFIRMATION OF THE INTENT OF THE PARTIES REGARDING SECTION 18.05 OF THE PLANNED DEVELOPMENT OVERLAY DISTRICT PRELIMINARY PLAN FOR SOLVISTA GOLF & SKI RANCH / TOWN ATTORNEY**  
**6:15 PM**

**CONFIRMATION OF THE INTENT OF THE PARTIES REGARDING SECTION 18.05  
OF THE PLANNED DEVELOPMENT OVERLAY DISTRICT PRELIMINARY PLAN  
FOR SOLVISTA GOLF & SKI RANCH**

**WHEREAS**, on or about March 5, 2003, the Town of Granby, Colorado, a Colorado municipal corporation (“the Town”), and SolVista Corp., a Colorado corporation, through its President, Marise Cipriani, SolVista, entered into the Planned Development Overlay District Preliminary Plan For SolVista Golf & Ski Ranch (“the PDOD Preliminary Plan”), which was recorded on March 5, 2003 in the records of Grand County, Colorado at reception number 2003-002998.

**WHEREAS**, Section 18.05 of the PDOD Preliminary Plan states:

18.05 The Town shall not prohibit or restrict short-term rental of residential units, or timeshare, interval or fractional ownership of residential units.

**WHEREAS**, subsequent to the parties entering into the PDOD Preliminary Plan, in 2007 the Town adopted Ordinance 683 specifically allowing timeshare, interval, and fractional ownership of residential units throughout the Town of Granby, subject to the regulations and permit system provided for in the ordinance. Similarly in 2019, the Town adopted Ordinance 819 specifically allowing short term rentals of residential units throughout the Town of Granby, subject to the regulations and permit system provided for in the ordinance.

**WHEREAS**, the purpose of this document is to confirm the understanding and intent of the parties in approving Section 18.05 of the PDOD Preliminary Plan and how it relates to Ordinances 683 and 819 and similarly adopted ordinances in the future.

**NOW THEREFORE**, the parties agree and state as follows:

1. Their understanding and intent in approving Section 18.05 of the PDOD Preliminary Plan was to allow short-term rentals, timeshare and fractional units without restricting the number or location within the overall approved density for the SolVista Development, now known as Granby Ranch.
2. The parties did not understand or intend Section 18.05 to limit the ability of the Town to adopt and implement town-wide ordinances allowing short-term rentals, timeshare and fractional units in residential units, including imposing regulations and permit systems associated with such uses, and to have those ordinances apply to Granby Ranch in the same manner as they apply to other areas within the Town of Granby.
3. The parties agree that Ordinances 683 and 819 are consistent with and not in contravention of Section 18.05 of the PDOD Preliminary Plan, and that Ordinances 683 and 819 apply to Granby Ranch in the same manner as they apply to the other areas within the Town of Granby.

TOWN OF GRANBY:

By \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Deborah K. Hess, Town Clerk, CMC

SOLVISTA CORP.

By: \_\_\_\_\_

Marise Cipriani, President

GRANBY REALTY HOLDINGS, LLC

By: \_\_\_\_\_

Marise Cipriani, Manager