

Grand View Lodge Development - Status of Conditions 11/13/18

	<u>Met? Y/N</u>	<u>Comments/Action</u>	<u>Deadline</u>
<b><u>Planning Commission Condition</u></b>			
1	Yes	None.	N/a
Personal use of the dwelling unit by the each shall be limited to 42 days per year between the 1st of May and the 1st of November to ensure usage is consistent with intended uses of the Commercial Waterfront District.			
2	Yes	Complete. City is now stepping through a decision-making process to determine what infrastructure needs/improvements should be made and in what timeframe.	N/a
The applicant shall provide a traffic impact analysis, to the City of Nisswa and Crow Wing County Highway Department, to the satisfaction of the City and County Engineer, detailing potential impacts to Highway 77 and required mitigations associated with Garden Cottages Subdivision.			
3	In process	GVL has submitted request to their attorney and attorney will provide documentation to the City. 11/13/18 update - GVL still waiting for attorney.	10/31/2018
The applicant shall record concurrently with the final plat a blanket easement over the entire subdivision that provides access for sewer line maintenance and emergency vehicle access. Docket number and language pertaining to easement shall be placed upon the face of the final plat.			
4	In process	In process throughout construction; no issues at this time. GVL will provide a final as-built for the City at the end of the project.	6/1/2019
Applicant shall provide any as built drawing addressing any changes to location of utility lines or private street locations as needed.			
5	No	GVL will provide draft agreement to City for review by 4/1/19 and both parties will finalize by 6/1/19.	6/1/2019
Applicant shall provide a retention basin maintenance agreement for the review and approval of the City Engineer and Public Works Director.			
6	In process	GVL is in process of ordering new signage and will work with City staff and receive City staff approval prior to installation of any/all signage to ensure City ordinances are met. 11/13/18 update - City will install no parking signs along both sides of Nokomis Ave.	TBD
Applicant shall provide off site signage on Woodward Avenue, Forest Avenue and Nokomis Avenue, indicating "no parking". (May be an interim solution as results from traffic study may suggest other ideas)			
7	No	GVL installing new signage "the Historic West Linden District" and will receive City staff approval prior to installation of any/all signage to ensure City ordinances are met. 11/13/18 update - GVL received neighborhood feedback to change the signage wording; working on.	10/31/2018
Applicant shall install a sign on W. Linden Boulevard indicating "Not a Thru Street". (May be an interim solution as results from traffic study may suggest other ideas)			

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8 Applicant shall pave private service drive extending from Crow Wing County Highway 77 to the service maintenance yard, subject improvement shall include development of retention basin to address runoff from impervious surface.	In process	GVL has scheduled the first 1,200-1,400 feet from CSAH 77 down to be paved mid to late October. The remaining portion will be completed in Spring 2019. 11/13/18 update - GVL completed the first 1,400 feet. Received the MPCA permitting needed to finish the work in spring.	10/31/18 to 6/1/19
9 The applicant shall record concurrently with the final plat a 22' wide private street access easement over lot 128 to adjoin the subdivision to Woodward Avenue and shall include such recording number on the face of the final plat.	In process	GVL has submitted request to their attorney and attorney will provide documentation to the City. 11/13/18 update - GVL still waiting for attorney.	10/31/2018
10 On the face of the Final Plat the applicant shall provide a drainage easement over the northwest portion of the final plant encompassing the wetland area along with associated legal description of easement.	In process	GVL has submitted request to their attorney and attorney will provide documentation to the City. 11/13/18 update - GVL still waiting for attorney.	10/31/2018
11 Concurrent with the submittal of final plat document for execution by the City, the applicant shall submit a title opinion less than 60 days old and acceptable to the City Attorney showing conformance with those parties represented by signature on the plat as holding interest in the property being divided.	Yes	None.	N/a
12 Employee housing shall be moved from their current location off of Woodward Avenue.	In process	GVL has moved 3 of the 4 units; last unit to be moved by the end of October (?). 11/13/18 update - all 4 units have been moved, and some site work has been done. Units were verified by the Asst Fire Chief and documentation will be requested by Fire Dept to verify safety of the units. GVL still needs to submit for the permits to move the units.	10/31/2018
13 The Applicant shall submit a letter stating roads within the Garden Course development are private and will be maintained by Grand View Lodge.	In process	GVL has submitted request to their attorney and attorney will provide documentation to the City. 11/13/18 update - GVL still waiting for attorney.	10/31/2018
14 The Applicant shall provide traffic signage directing construction traffic away from the Nokomis Avenue entrance.	Yes	None.	N/a

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15	Yes	None.	N/a
16		See below for detail	
17	Yes	None.	N/a
18	Yes	None.	N/a
<b><u>Mitigation of Traffic in the Core Area</u></b>			
1	Yes	None.	N/a
2	Yes	None.	N/a
3	No	GVL indicated a deadline of 6/1/19 to have this completed.	6/1/2019
4	In process	GVL indicated a deadline of 6/1/19 to have this completed. 11/13/18 update - all units have been moved, see item #12 above.	6/1/2019

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5 Enhance the existing shuttle service for employees who work in the core.	In process	GVL indicated this is beginning to be developed and is anticipated to roll out by 6/1/19. 11/13/18 update - GVL has created a new transportation budget for 2019, hired a transportation coordinator and purchased new vehicles that will come online in spring.	6/1/2019
6 Enhance and expand the guest shuttle service to reduce the need for guests to drive their vehicles from off site to the core.	No	GVL has made a substantial investment in this by hiring a transportation coordinator and purchasing new vehicles. Roll out by 6/1/19.	6/1/2019
7 Move the beverage warehouse from the lodge to the property area.	No	GVL indicated a deadline of 6/1/19 to have this completed. 11/13/18 update - the process has been started and 70% of the deliveries have been moved away from the main lodge.	6/1/2019
8 Close the entrance from West Linden to the maintenance housekeeping area to all but emergency and cart traffic.	Yes	The gate is now closed. Closed gate will still allow for golf cart access and GVL will be more diligent about instructing carts to stay off the roads and on the paths. 11/13/18 update - GVL noted access/use of the gate will be needed until the maintenance road is completely paved next spring.	N/a
9 Work with city to rebuild the intersection of Forest and Woodward.	In process	Will be addressed as part of the Traffic Study process.	TBD
10 Pave the kitchen/spa parking lot to accommodate delivery trucks parking there instead of on the street.	No	GVL will pave the parking lot in the Spring of 2019.	6/1/2019
11 Move the entrance to the Hotel and Garden Cottages to the area of the existing accounting office parking lot, away from the intersection of Woodward and Forest.	In process	11/13/18 update - GVL is working on a redesign of the traffic flow on/off of Forest Ave. GVL will present an updated design to the Planning Commission and Public Works Committee once the plans are complete.	TBD
12 Name and address the back entrance so that UPS, Fed Ex, Post Office packages are brought in the back gate, instead of in the front entrance.	Yes	GVL indicated a majority of delivery trucks are using the back entrance and in compliance now.	TBD

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13			
Continue to work with the county to redevelop the entrance to GVL. Options include the roundabout idea.	In process	Will be addressed as part of the Traffic Study process. 11/13/18 update - the roundabout may take several years to accomplish per preliminary feedback received by the County; interim solutions are being explored.	TBD
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14			
Improve street lighting for evening pedestrian safety.	In process	Will be addressed as part of the Traffic Study process. GVL noted there is \$26k in their budget to improve street lighting. GVL has done planning work and will engage the City and MN Power to ensure lighting is adequate and appropriate.	Goal of 6/1/2019
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15			
Expand the walking and bike paths along Nokomis and Woodward.	In process	Will be addressed as part of the Traffic Study process. GVL indicated after employee housing is moved more work can be done on this. GVL has done planning work and will engage the City to ensure paths are adequate and in the appropriate locations. 11/13/18 update - GVL also working on adding new wayfinding signage and will obtain City approval prior to new signs being placed.	Goal of 6/1/2019

Mark Ronnei noted he now sends a weekly email to all GVL staff indicating no golf carts on City streets.