

	<u>Met? Y/N</u>	<u>Comments/Action</u>	<u>Deadline</u>
<b><u>Planning Commission Condition</u></b>			
1 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.	Yes	None.	N/a
2 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.	Yes	In process.	11/30/2018
3 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.	In process	<a href="#">GVL has submitted request to their attorney and attorney will provide documentation to the City.</a>	10/31/2018
4 Applicant shall provide any as built drawing addressing any changes to location of utility lines or private street locations as needed.	Yes	In process throughout construction; no issues at this time.	N/a
5 Applicant shall provide a retention basin maintenance agreement for the review and approval of the City Engineer and Public Works Director.	No	<a href="#">GVL will provide draft agreement to City for review by 4/1/19 and both parties will finalize by 6/1/19.</a>	6/1/2019
6 Applicant shall provide off site signage on Woodward Avenue, Forest Avenue and Nokomis Avenue, indicating "no parking". <i>(May be an interim solution as results from traffic study may suggest other ideas)</i>	In process	<a href="#">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, etc.</a>	TBD

City of Niswaw

Grand View Lodge Development - Status of Conditions 10/4/18

Blue - Grand View Lodge Action Items/Comments

	<u>Met? Y/N</u>	<u>Comments/Action</u>	<u>Deadline</u>
7 Applicant shall install a sign on W. Linden Boulevard indicating "Not a Thru Street". <i>(May be an interim solution as results from traffic study may suggest other ideas)</i>	In process	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, etc.	10/31/2018
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.	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.	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.	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 (?)	10/31/2018

City of Nisswa

Grand View Lodge Development - Status of Conditions 10/4/18

Blue - Grand View Lodge Action Items/Comments

	<u>Met? Y/N</u>	<u>Comments/Action</u>	<u>Deadline</u>
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.	10/31/2018
14 The Applicant shall provide traffic signage directing construction traffic away from the Nokomis Avenue entrance.	Yes	None.	N/a
15 The Applicant shall revise the Garden Cottages Final Plat so that Dwelling Units 1 – 21 will have a minimum of a 50-foot setback from the parent parcel property line.	Yes	None.	N/a
16 The Applicant shall comply with the correspondence submitted by Grand View Lodge, dated November 6, 2017, entitled "Mitigation of Traffic in the Core Area", of which all 15 points of traffic mitigation are hereby included as Conditions of Approval.		See below for detail	
17 The applicant shall construct a temporary access road providing direct ingress and egress to the Garden Cottage Subdivision from Crow Wing County Road 77. Subject temporary road shall be the only point of access permitted for all construction traffic associated with the development of the subdivision.	Yes	None.	N/a
18 All 21 units in the Garden Course will be connected to the city sewer system.	Yes	None.	N/a

	<u>Met? Y/N</u>	<u>Comments/Action</u>	<u>Deadline</u>
<b><u>Mitigation of Traffic in the Core Area</u></b>			
1 Convert two tennis courts to a 40 car surface lot.	Yes	None.	N/a
2 Pave the Garden Course parking lot to accommodate an additional 24 cars in an organized fashion.	Yes	None.	N/a
3 Create three employee parking areas to serve the employees who work in the core of the resort.	No	GVL indicated a deadline of 6/1/19 to have this completed.	6/1/2019
4 Move staff housing to the back entrance and provide them with amenities and facilities to reduce the time they spend in the core.	No	GVL indicated a deadline of 6/1/19 to have this completed.	6/1/2019
5 Enhance the existing shuttle service for employees who work in the core.	No	GVL indicated this is beginning to be developed and is anticipated to roll out by 6/1/19.	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.	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.	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

	<u>Met? Y/N</u>	<u>Comments/Action</u>	<u>Deadline</u>
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.	Yes	None.	N/a
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
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.	TBD
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
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.	Goal of 6/1/2019