

Last fall when Grand View Lodge first approached Planning & Zoning with the plat for their Garden Cottages development, new hotel and recreation center, the residents in the neighborhood surrounding Grand View raised a number of concerns about safety issues on their roads—Nokomis, Forest, Woodward, East & West Linden. These residents believed the additional guests & vehicle traffic attracted by the increase in rental units would saturate an area that was already congested and they worried about the safety of pedestrians and bicyclists. Especially worrisome was the intersection of County Road 77 and Nokomis Avenue—the entrance to Grand View Lodge and our neighborhood. After many Planning & Zoning meetings and lots of community input, Grand view's plat and other buildings were approved, albeit with a long list of conditions, one of which was a traffic mitigation plan submitted by Grand View. We'll come back to those conditions in a minute.

Because of the outcry of residents, some members of the council suggested the residents form a traffic committee to work with GVL and the city to address some of the concerns. So we did. There are five of us on the committee and we have been meeting regularly with the Public Works commission since May. Unfortunately Grand View has not sent a representative to the last 3 or 4 meetings so it's been a challenge to have meaningful discussions with one party

missing. Regardless, we appreciate this opportunity to fill you in on what's been discussed.

As I mentioned, a major concern is the intersection of 77 and Nokomis Avenue. Spack Consulting was commissioned to complete a traffic study at the end of June and we are still waiting for their final report. However, their preliminary findings are on the city's website and we suggest you take a look at them, if you haven't already reviewed the information. One of their suggestions for the intersection at our neighborhood's entrance is to build a single lane roundabout. The committee agrees that this might be the best idea to address traffic flow as well as pedestrian safety at this intersection. In order to get a roundabout built, the county will have to be brought on board and we strongly suggest the city begin talking to Crow Wing County now since the wheels of government turn slowly.

Also important is the safety of pedestrians and bicyclists on the residential roads. Another suggestion in Spack's preliminary report is to have connecting walking paths on both sides of Nokomis, Woodward & Forest Avenues. We like this idea, too. We're hoping that having paths that connect will encourage people to actually use the paths rather than weaving down the road in groups that

spread across traffic lanes. Actually, expanding the paths on Nokomis and Woodward was also included in Grand View Lodge's traffic mitigation plan which was part of the conditions for approval of their new development.

Another point of concern for some of our neighbors is the unlicensed vehicles, mostly golf carts, driving on the roads. They have no lights or turn signals and we are left guessing whether the carts are going to blow through stop signs, make a turn, stop, etc. It's a safety issue and we'd like to know what the protocol is for these carts? Should they have a cart path or should they be on the roads? If they are going to be on the roads, is there a minimum age for the drivers, is a driver's license required, and should they at least use hand signals?

Finally, the committee believes more signage should be erected. Some should be Grand View signs directing their guests so they can find their lodging, dining or event venues more easily. This would decrease the number of people driving around in circles trying to figure out where they're supposed to be.

The committee would also like the city to erect and enforce No Parking signs along Nokomis, Forest and Woodward Avenues. Such signs would be paid for by Grand View as they are also part of the conditions you, the council, set forth for Grand view when you approved their plat. There were 18 conditions

when you approved the Garden Cottages. One of these conditions was a 15-point traffic mitigation plan, which could possibly eliminate the need for our committee to even exist. To date, at least 9 of these 15 points have not been done and we don't understand why Grand View continues to build when they haven't fulfilled the conditions of approval.

We asked this question at a public works meeting on August 22<sup>nd</sup> after we'd waited weeks for an answer as to why Grand View hadn't fulfilled their conditions. At that August 22<sup>nd</sup> meeting we were told that the city had not been able to get Grand View to meet with them and that the city has no ability to enforce such conditions. Jenny Max informed our committee via email on August 30 that she was waiting for a response from the city attorney regarding what recourse the city might have regarding unmet conditions. This morning, 20 days later, we received another email from Jenny telling us that the city attorney's response was that revocation of permits is a long process and should only be used as a last resort. She also said staff had a recent meeting with Mark Ronnei of Grand View Lodge and that they are now working on meeting **some** of the conditions. Isn't it interesting that now that Grand View has almost all of their cottages sold and under construction, they are finally getting around to fulfilling **some** of the conditions of approval?

We've had a lot of discussions this summer with our neighbors and city staff. The bottom line is that our committee must have information from Spack's final report and input from Grand View in order to be effective representatives for our community. And we ask the city to hold Grand View accountable for **all** of the conditions imposed the Garden Cottages plat approval.

Thank you.