

March 30, 2001

MEMO

To: Terry Greenside  
Deputy Director of Land Management

From: Dave Christy *DJC*  
Deputy Director of Transportation

Subject: Living Word Bible Camp  
Zone change - PUD  
Parts of sections 34 & 35, T.57N.,R26W.

We have examined the preliminary drawings, etc. sent by your office in advance of the public hearing on this issue (scheduled for 4/11/01). We have also visited the county roads which border this property, which are CSAH 62 on the east, and County Road 302 on the south. CSAH 62 is a paved road which was recently reconstructed and is in good shape. However, County Road 302 is a substandard gravel road which presently carries very little traffic, and we believe that it would not "hold-up" under the traffic volumes anticipated by the proposed development.

We request that if a rezone is approved, one of the following conditions be included:

- 1.) The developers build their own access road connected to CSAH 62.
- 2.) The developers be required to pay for the reconstruction of County Road 302 to Itasca County highway standards (for a gravel road).

In addition, Itasca County has a prescriptive easement on County Road 302; however, we are striving to obtain written easements (which can be recorded) on all of our roads. We request that a condition be a part of the rezone language which would require that the landowners sign a highway easement. The easement would describe the area along County Road 302 from the south property line to a line 33 feet north of the centerline of the road.

If you have any questions, do not hesitate to contact me.

c-Ron Hunt