

TO: Mayor and City Council
FROM: David Chanski, City Administrator/Clerk
RE: Direction on the Completion of the Disc Golf Course Expansion
DATE: June 5, 2023



Background

On April 3, the City Council moved to “Send the issue of the disc golf course expansion back to Parks & Recreation in May to review alternative uses of the property and if a disc golf course is still the best use of the land, and have staff simultaneously work with adjacent property owners on possible solutions to be presented to the City Council in June pending a recommendation from Parks & Recreation.”

As a result of this motion, the Parks & Recreation Committee took public comment on alternative uses of the disc golf course property during their meeting on May 13. Staff actively promoted the May 11 Parks & Recreation meeting, specifying that the Committee is seeking comment on possible alternative uses of the land. Such promotion included directing members of the public to the April 3, 2023 City Council meeting packet, where a significant amount of information regarding the disc golf course was provided, as well as the video recording of that meeting on the City’s YouTube page. Additionally, members of the public were encouraged to reach out to staff (contact information was provided) with any comments or questions. All communication that was received by staff was forwarded directly to the Parks & Recreation Committee as it has been received.

Additionally, staff sent letters to the 40 adjacent property owners of the disc golf course property, informing them of the Parks & Recreation Committee meeting as well as inviting them to reach out to staff to discuss concerns that they might have with the disc golf course expansion. Staff requested that these property owners meet with staff by Friday, May 26.

Parks & Recreation Committee

On May 13, the Parks & Recreation Committee took public comment on alternative uses of the disc golf course property. In all, the Committee heard from 12 members of the public. After public comment was taken, the committee members each shared their own thoughts and reactions from what they heard. To hear what the members of the public and the members of the committee had to say, staff recommends watching the meeting recording, which can be found [here](#).

In the end, the Committee passed the following motion on a 4-2 vote:

Motion by Diane Williams and seconded by Gail Arne to report back to the City Council that disc golf course is the highest and best use of the property.

The Committee did also clarify that their motion does not include any recommendations regarding whether the disc golf course expansion should be altered in any way as they believe such decisions belong to the City Council.

Neighboring Property Owner Input

Staff ended up meeting with 4 sets of property owners. Below are summaries of each discussion.

Jonathan Kurten, 31709 Green Scene Dr. – April 20

- Believes that Hole 5 behind their house can be modified but would prefer it be removed entirely.
- Acknowledged that alteration of the course breaks the chain of holes. However, removing holes 4 through 15 would alleviate most issues.
- If holes 4 through 15 were to be removed, that area could be used for...
 - Nature playscape
 - Paved ADA trail
 - Unpaved/minimum maintenance trails using what has already be created by the disc golf course expansion.
- As for the new parking lot, it could be used for recreational uses such as basketball court, pickleball court, etc.
- All items that were discussed with Mr. Kurten are summarized in the presentation that was made to the Parks & Recreation Committee on May 13 as well as provided to the City Council earlier in May.

Brian & Valarie Wallin, 31894 Blue Ridge Dr. – May 16

- The City needs to follow its own ordinances and should start the development process over from the very beginning.
- Starting the development process over includes
 - Developing a formal project proposal including course design, impacts, budget, etc.
 - Issuing notice to neighboring properties.
 - Receiving public comment on project proposal.
- Questioned the compatibility of the disc golf course as well as the parking lot with the surrounding neighborhood.
- Public land should be better categorized in the Zoning Code

- There should be different designations for green space, park space, and land intended for public infrastructure.
- In the end, the disc golf course is a secondary issue. The primary issue is that they believe the City did not correctly follow procedure, and, therefore, needs to start over.

Tim & Jessica Olsen, 31908 Blue Ridge Dr. – May 19

- A 100 car parking lot should not be located in a neighborhood and is only necessary out of a push from people outside of the community to hold tournaments.
- Traffic is a really big concern regarding the parking lot, especially if occasional tournaments turn into weekly or nightly leagues.
- No proper planning has been done.
- Doesn't believe the disc golf course will actually benefit property values in any way.
- Not happy with current disc golf course layout.
- Very apparent that once the public became aware of the project on a large scale, the opposition was immediate.
- If there is a true passion for disc golf, why wont the City just find another location?
- What benefit has the original 18-hole disc golf course been to the City?
- If Outlot A was supposed to be park land, why wasn't a lot specifically dedicated for access?
- Preference is for the land to be returned to its natural state and let the public use it as they see fit with little involvement as has been done for the last 30 years.
- Sell the parking lot for residential development.
- Looking into vacating or conveying the land to the adjoining properties.

Bill Toft, 31877 Green Scene Dr. – May 25

**Assistant City Administrator Eick met with Mr. Toft as City Administrator Chanski was unavailable. These are his notes.*

- Shut down the course entirely. At the very least go with the Kurten's proposal as the surrounding homeowners have provide us enough "grace" as we have destroyed the areas surrounding their properties.
- Remove the 2 baskets within 30 yards of his property and the associated tee-box within 15 feet of his property.
- Wants to officially contest the memo presented to the Committee during their last meeting. Specifically, he takes issue with a

sentence/paragraph which talks about the “success” of the original 18 holes.

- He requested an explanation on means testing and asked what matrixes we utilized to prove success in this instance.
- He asked why the numbers had changed regarding tree cutting from roughly \$3,000 last year to \$17,000 this year.

City Attorney Opinion

Staff worked with the City Attorney on the questions regarding the pending rezoning application of the parking lot parcels as well as accusation that the City did not follow procedure as a CUP was not issued for open/clear cutting of the lots.

Regarding these two issues, the City Attorney’s opinion is that the three parcels currently being considered for rezoning should be rezoned as Public if the City intends to use the parcels for any kind of public use. As for the issue of clear cutting, given that the ordinance language is not clear as to the purpose of a CUP for open/clear cutting, and that the City has never issued a CUP for clearing trees as part of developing a parcel, the Attorney notes that it would be inconsistent for the City to issue itself a CUP for clearing these parcels. The City Attorney does, however, recommend that the City consider amending the City Code to make its purpose and intent in this area more clear.

Staff Recommendation

Staff sees 5 overarching approaches to the disc golf course expansion and completion of the parking lot.

- A. Complete the disc golf course expansion and parking lot as planned.
- B. Remove the disc golf course expansion and sell the parking lot parcels for residential development.
- C. Complete the disc golf course but remove and/or modify selected holes.
- D. Completed the parking lot but reduce its size.
- E. A combination of both Options C and D.

Having met with neighboring property owners, listened to the extensive public comment over the last 5 months, and walked the disc golf course expansion, staff makes the following recommendation:

1. Complete the rezoning of the parking lot parcels as recommended by the City Attorney.
2. Consider reducing the size of the parking lot, reserving the remaining portion for future park uses.
3. Consider realigning Hole #5
4. Regarding disc golf tournaments

- Limit the number of disc golf tournaments that can be held each year and direct staff to develop a Special Event Permit to be reviewed by the Parks & Recreation Committee

Or

- Limit play of the disc golf course (original and expansion) to casual play only (no organized events).

Council Action

Staff is seeking direction from the City Council as to how to proceed with the completion of the disc golf course expansion.