

Lake Wilderness Golf Course Task Force Recommendations

Originally Published September 30, 2010
(P&R Commission Update April 26, 2017)

Background

- **Any recommendations must be evaluated with the following in mind:**
 - The facility must operate without any General Fund or Real Estate Excise Tax subsidy beyond 2010.
 - The City bought a golf course, and the food & beverage operation is there to support the golf course, not to serve as a stand-alone restaurant.
 - All facility & course improvements must improve the golfing experience.
 - The restaurant is not adequately supported by non-golfers, as it has consistently lost money.

Recommendation #1

- Maintain City ownership of the property.
 - Continue to operate as a golf course

NOTE:

- Only if immediate and long range funding can be established and maintained.

Lake Wilderness Golf Course

City Subsidy Spent on Course - All Years

Operating Year	Operating Expenses (General Fund)	Capital Expenses (Various Funds)	Total Expenses (All Funds)
2006 (City Purchased Course in November)	(24,406)	-	(24,406)
2007	(106,479)	(137,175)	(243,654)
2008	(97,747)	(52,222)	(149,969)
2009	(38,823)	(101,674)	(140,497)
2010	(166,139)	(60,906)	(227,045)
2011 (Task Force Recommendations started)	(69,677)	(21,696)	(91,373)
2012	(14,169)	(18,672)	(32,841)
2013	(33,325)	(20,862)	(54,187)
2014 (Elk Run closed in October)	(97,771)	-	(97,771)
2015	3,579	-	3,579
2016 (Estimated)	(36,912)	-	(36,912)
Total Subsidy	\$ (681,869)	\$ (413,207)	\$ (1,095,076)

Recommendation #2

- **Do not impose a Local Improvement District**
 - Recommend the City Council repeal resolution R-08-573 eliminating intent to form a special assessment district

- **Do not establish a Transfer of Development Rights Program**
 - Unrealistic program given no reasonable receiving sites within the City limits that could accommodate higher density

- **No Conservation Easement**
 - This would encumber the City if it did need to sell the property if the golf course proved to be unprofitable in the future.

LWGC:

3 classes of special benefit on lots within LWGC:

CLASS 1

Lots on Main Portion of Golf Course

- most dev. impact on value
- most benefit from Cons Esmt

CLASS 2

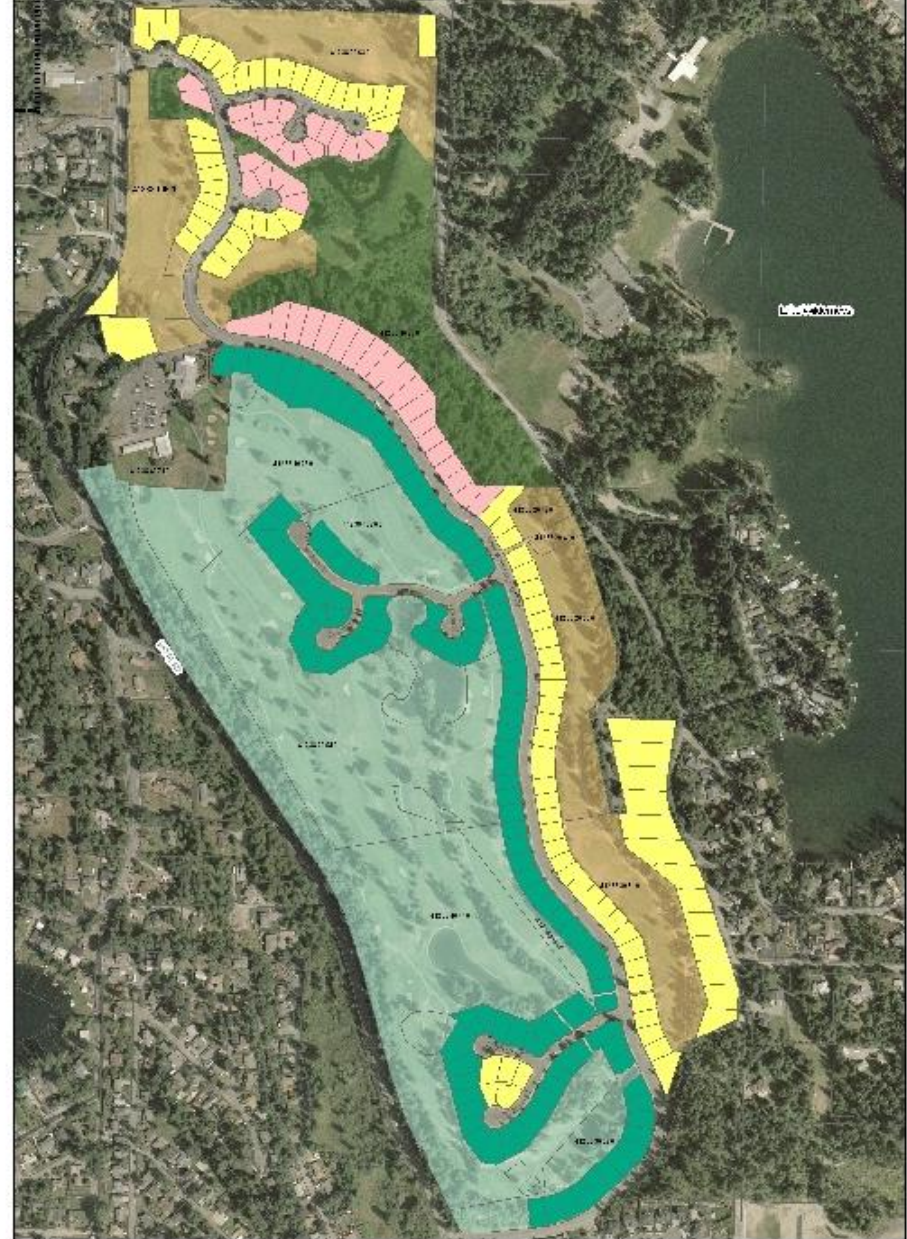
Lots on Peripheral Areas of Golf Course

- medium dev. impact on value
- medium benefit of Cons. Esmt

CLASS 3

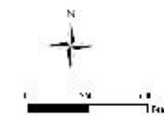
Lots on protected Open Space

- less dev. impact on value
- less benefit of Cons. Esmt



Legend

Class	Description
175 Lots	Residential lots on the main portion of the golf course, including the clubhouse area.
95 Lots	Residential lots on the peripheral areas of the golf course, including the clubhouse area.
43 Lots	Residential lots on the protected open space areas of the golf course.



Draft

Maple Valley Golf Course
Special Assessment
This is a draft document. Please
do not rely on it for any
specific information.

Transfer of Development Rights (TDR's)

What is a transfer of development rights?

- "Transfer of development rights "is a mechanism for removing the development rights from one property and transferring them for use on another property.
- In a transfer of development rights transaction, landowners (sellers) are paid an agreed-upon price for the development potential of their lands, creating development credits that can be sold to builders or developers (buyers) to be used in other parts of the city.
- The credits allow additional / extra development on the receiving site than that which might be permitted under existing zoning.
- A conservation easement is put in place on the seller's property ensuring that further development of the protected property is prevented.

Recommendation #3

- **Golf Course Fees.**
 - Fees are too low compared to other courses
 - Raise Course Fees on January 1, 2011.
 - Increase green fees \$5 per round
 - \$2/round for operations
 - \$3/round for long-term (capital) improvements
 - Increase cart fee \$4
 - \$2 per rider

Recommendation #3 - Continued

■ Other Course Recommendations.

- Review green fees annually.
- Review trail fees for increase.
- Review annual membership fees for increase.
- Consider adding City staff when course operates in black.
- Issue an RFP when feasible for golf operation & maintenance only.
- Market the course for what it is: A shorter course well suited for seniors, juniors, women, beginners and community tournaments.
- Increase advertising to local market/neighborhood

Recommendation #4

- **Food & Beverage Operation.**
 - Close the restaurant function and operate only the snack bar (also known as the 19th hole).
 - Operate the snack bar as a sports bar serving quick food and alcohol when golfers are on the course.
 - Operate the bar serving food from a bar type menu only.
 - Maintain banquet operation downstairs for tournaments, adding old restaurant space upstairs to enhance opportunities to serve smaller groups.

Recommendation #4 - Continued

Food & Beverage Operation.

- Market to community and business groups to increase banquets and rentals.
- In upcoming year, the City should consider options for F&B operation via RFP for concessionaire or incorporation into golf operation.
- Increase use of mobile Beverage Cart to best serve golfers.
- Increase visibility of Snack Bar (19th hole) from the course and the pro shop.

Next Steps

- City Manager to present recommendations to City Council on Monday October 11th.