

# GOLF COURSE NEWS

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THE NEWSPAPER FOR THE GOLF COURSE INDUSTRY

A UNITED PUBLICATION  
VOLUME 4, NUMBER 1  
JANUARY 1992

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## Hawaii council nixes impact fees

By Peter Blais

The Honolulu City Council has unanimously overridden Mayor Frank Fasi's veto and adopted a golf course development policy that rejects the mayor's suggested \$100-million impact fees.

Instead the policy encourages developers to integrate the golf course project into the local community while setting strict social, economic and environmental requirements.

Bill 129 establishes guidelines for judging among the numerous propos-

als submitted for review annually on the island of Oahu, where at least 40 courses are in preliminary planning stages.

But critics complain the ordinance still fails to address how many more courses should be allowed on the island or where they can be located. One of the primary areas of concern is near already crowded Kaneohe Bay on the northeast side of Oahu, where another 14 courses have been proposed and residents are concerned about the bay's water quality.

"The ordinance is rational and scien-

tifically based," said Stuart Cohen of Environmental & Turf Services, a Wheaton, Md.-based firm that has done environmental risk assessments in Hawaii. "It takes the proposals, provides a rational basis for making decisions, and requires that good people are available to manage the turf."

Cohen, who testified at an August workshop concerning Bill 129, agreed that the number of courses and where they should be located are important issues that still need to be addressed on

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One of the most talked-about holes at architect Tom Fazio's Ocean Course at Pelican Hill Golf Club in Newport Beach, Calif., is the 13th. It features two small greens fronted by a large area of coastal scrub and sand. The Ocean Course opened in November. A second 18-hole venue at Pelican Hill — the Canyon Course — is slated for completion some time later. The project was developed by The Irvine Co. For more on Pelican Hill and other new golf courses, see pages 27-43.

Photo by John Connell

## The Best of 1991

The annual *Golf Course News* survey votes are in. The winners are:

Architect:  
Tom Fazio  
story, page 27

Builder:  
Wadsworth  
story, page 27

Resort Developer:  
Landmark Land Co.  
story, page 45

Conditioned Resort Course on Tour:  
TPC at Sawgrass  
story, page 17

## Sherman Hollow dealt a blow by Vt. board

By Peter Blais

The Vermont Environmental Board has denied the latest attempt to obtain a building permit for the Sherman Hollow Golf Course in Huntington.

But course developers, who have spent seven years and hundreds of thousands of dollars seeking approval for the multimillion-dollar resort under the state's strict Act 250 development

See related story on Squaw Creek, page 17.

law, are not giving up.

They feel the board made "substantial mistakes" and are asking it to reverse its ruling, according to Sherman Hollow President Paul Truax.

"It's a step we had to take within 30 days of the board's decision," said Truax,

who submitted the appeal on the final day of the one-month deadline.

The board denied the latest reconsideration for a land-use permit — which included the developers' promise not to use chemical pesticides or fertilizers — because of problems regarding waste disposal, streams, water supplies and soil erosion.

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## USGA puts rebuffed TRACS on hold

By Peter Blais

The U.S. Golf Association Green Section has temporarily shelved plans for its new construction consulting service after receiving complaints from golf course architects and builders that it

represents competition and unnecessary oversight.

Green Section Director Jim Snow still hopes to establish the program, but will delay its launch until some "unfortunate misunderstandings" are clarified.

Snow announced the introduction of Turf Renovation and Construction Services in mid-November.

Headed by Mid-Continent Section Director Jim Moore, TRACS is designed as a

Continued on page 39



# Sherman Hollow's no-chem proposal denied

Continued from page 1

Developers claimed the use of Green Life Conditioner, a supposedly non-toxic and organic substance that frees naturally occurring nutrients in the soil for use by turf, would make chemical pesticides and fertilizers unnecessary. The board concluded there was insufficient evidence to support those claims.

The board said the most significant defect regarding waste disposal was the failure to submit information concerning the ingredients in GLC.

The board required a list of pesticides and fertilizers that could be applied to the golf course, including information on mobility and solubility. The developers claimed that was no longer necessary since GLC would make fertilizers and pesticides unnecessary. The only addition to GLC was a top dressing and those ingredients were submitted.

The board found that "GLC is analogous to fertilizers because it is a substance applied to land to promote plant growth." Claiming GLC is organic and non-toxic did not free developers from providing a list of ingredients. Developers claimed those ingredients are trade secrets and instead provided a product label and priority pollutant scan. The board found those insufficient.

"Without this information, it is not possible to reliably judge the behavior of GLC and its water pollution impacts," the board concluded.

The developers countered they had received a letter from Dr. William Bress of the Vermont Department of Health stating that applying GLC will comply with Vermont Drinking Water Health Advisories and they had also received a draft discharge permit from the Agency of Natural Resources. The board ruled those were not enough.

Concerning streams and water supplies, the board determined the pond and four wells proposed for irrigation would not provide enough water during July and August. That could force course managers to draw water from on-site streams, affecting existing water supplies, it argued.

Developers estimated the pond and wells could provide one inch of water weekly. But irrigation needs in July and August are expected to be 1-1/4 inches.

Developers claimed GLC would result in a 10-percent reduction in water needs. But the board claimed there was no scientific evidence that would happen.

"Because the sources which the applicants plan to use will not provide enough water to meet their needs during these months, the applicants will be forced to use other water sources," reads the report. "Use of such sources may affect the natural condition of Sherman Hollow Brook and other nearby streams and may present a burden on nearby wells.

"Unless the applicants can propose additional water sources, which they can prove will not have such effects, the board cannot issue a permit."

Finally, the board ruled there

could be serious soil erosion during and after construction. Developers submitted an extensive soil erosion control program during construction, but the board felt it was insufficient regarding protection of stream banks, stump burial within preserved tree stands and the use of an oat seed rather grass seed for winter erosion control.

More importantly, the board concluded that without use of fertilizers, turf would not grow after construction. Without grass, the

combination of steep slopes running downward toward Sherman Hollow Brook, shallow permeable soils and limited capacity to absorb water would mean "unreasonable" soil erosion.

"The soils on the site have poor value in terms of plant nutrients," the report reads. "The applicants plan to use GLC and a small amount of top dressing to make up for this difficulty. The applicants claim, however, that GLC does not have nutrients in it, but rather frees the nutrients in the soil

through microbial action.

"The problem with this claim is that GLC cannot free nutrients which are not there. If the nutrients are not there, it is unlikely that turf would be established."

Three of the eight board members disagreed with the majority on the soil erosion issue. In his dissenting opinion, William Martinez said he was satisfied with developers' plans for a full-time erosion control officer and forester during logging and clearing operations with authority to

implement erosion control measures; weekly inspections by engineers; the adequacy of oat seed and rye grass plantings to control erosion; and expert testimony that erosion would decrease once a grass cover was established.

"These facts demonstrate to me that there will not be unreasonable soil erosion either during or after construction of this project," he wrote. "I believe that, even if the permanent turf does not become established, other grasses can be used to prevent erosion after construction."

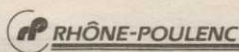


## A TURF'S-EYE VIEW OF

What's really frightening about this vision is that every year your turf is seeing more of them. And it's this increased traffic that's making even your hardiest varieties more vulnerable to disease damage.

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control of Helminthosporium Leaf Spot and Melting Out, Dollar Spot, Brown Patch, Fusarium Blight and Red Thread, CHIPCO® 26019 is simply the best investment you can make to ensure the quality and play-ability of all your turfgrasses. It even protects against



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