

Area welcomes Taiwanese neighbor's plan to build course, heated range

CADIZ, Ohio — A Taiwanese businessman who now calls Columbus home, wants to build a golf course in Cadiz to satisfy a life-long dream. Area residents welcomed him with a reception.

The first phase of Henry Liaw's project on a 370-acre piece of Sally Buffalo Park will be a heated year-round driving range.

An 18-hole championship course will take two to three years to build.

Harrison Community Improvement Corp. agreed to sell the property to Liaw for \$350,000.

The city acquired the property in 1989 for \$450,000 and will retain 275 acres, including the main lakes, campsites and ball fields. The agreement calls for an average employment of 25. "My philosophy is simple," Liaw said.

"Build a quality golf course with a ... price that everybody can afford."

Liaw envisions "a course for all abilities to enjoy — a quality design to accommodate all qualities of players, from handicapped golfers to pros."

Liaw operates an import-export business in Columbus and a packaging factory in Taiwan.

The project is expected to cost more than \$5 million, and Harrison County commissioners approved a 75-percent tax abatement for the course, which would bring a \$1.7-million tax base to the county.

Fire district buying course for water underneath it

BARNSTABLE, Mass. — The Barnstable Fire District will buy the Hyannis Golf Course. An initial vote on whether to buy the golf course to protect the water under it was defeated, 244-127.

The money measure needed a two-thirds vote to pass. A second vote, after more than 100 voters had left the meeting, passed 144-63 to appropriate the \$5.1 million needed to buy the course.

The 128-acre Hyannis Golf Course, formerly Iyanough Hills, sits atop a prime water recharge area that feeds two wells. The town

will continue to operate the course and use profits to pay off the purchase price.

There is a negative impact on the Barnstable tax rate with the purchase approval, an additional \$52 a year in taxes on a \$166,000.

The five-year projection of course income shows that the course will operate at a profit after debt service in about five years, officials say.

The fire district is pursuing a "friendly taking" under eminent domain proceedings in order to assure the parcel's boundary lines.

Beale: Resort to common sense as wetlands laws redrawn

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First, does the project need to be near wetlands? Second, is building it in the public interest?

To help developers meet those criteria and increase the chances of obtaining permits when building near wetlands, Beale developed a list of 10 suggestions developers would be wise to follow.

1. *Before buying property have a site review done by a wetland consultant to determine wetland coverage.* Aerial photographs and maps are available to the consultant. It might also be wise to have the consultant draw plans for a worst- and best-case scenario. Have the consultant draw a tight line against the wetland boundaries then add a 100-foot buffer to compensate for any regulatory changes.

2. *Be realistic in determining profit potential and return on a piece of property that includes wetlands.* Building near wetlands often re-

sults in unexpected costs.

3. *Design the project with wetland avoidance.* Avoid clearing and obtain nationwide permits early. This will save time, consultants fees and aggravation in the permitting process.

4. *Choose environmental consultants with golf course development experience and familiarity with state and federal regulatory agencies.* On-staff expertise in land-use planning, environmental permitting, impact statement preparation and engineering is important. Such one-stop shopping can help coordinate the project and permitting process.

5. *Have a preapplication meeting with the federal agencies that will review your project.* Bring in a design plan and show how it works around wetlands. Ask if the agency has a specialist or staff member who understands the game of golf and can review the project. Dealing

with people unfamiliar with golf could result in requests for impact studies for a 16-hole course or efforts to move tees 150 yards closer to greens.

6. *Provide a list of pesticides that may be applied and their leaching potential.* A computer model of what will happen plus an Integrated Pest Management plan can help reduce regulators' fears of pesticides near wetlands.

7. *Integrate mitigation and best management features into the design.* Use detention basins to hold runoff from wetlands. Create buffer strips between development and wetland areas. Show how soil erosion and construction practices will be worked into the golf course project.

8. *Avoid clearing to the wetland's edge and allow vegetation to buffer development from wetland areas.* Plant vegetation with wildlife in mind. The Fish and Wildlife Service

is frequently one of the biggest critics of golf courses during the review process. Showing how the project will enhance wildlife habitat helps get a favorable response.

9. *Stay up to date on wetland issues.* Organizations that include "mud huggers" and developers are working together to develop sensible wetlands policies and publish helpful information for members. They include the Association of Wetland Managers, Environmental Law Institute and National Wildlife Federation.

10. *Establish a symposium involving the allied golf associations, environmental groups and regulatory agencies.* These groups should be discussing how golf courses can be integrated successfully with wetlands. Such a meeting would develop better understanding between the groups and result in more effective wetlands policies.

Shields honored

Continued from page 1

trained. "His course is a model operation for our clubs. It's a training ground for our new employees. They get to spend a few days with Tighue before going to their own courses."

The award is based on many criteria, including daily course conditioning, budget performance, personnel management and tournament preparation. TPC of Scottsdale hosted January's Phoenix Open won by Mark Calcavecchia.

The tournament drew 380,000 spectators to the Jay Morrish/Tom Weiskopf designed facility. The Stadium Course hosts 55,000 rounds annually. The Desert Course, an accompanying public facility Shields also manages, handles another 75,000 rounds.

Shields received a plaque and Waterford crystal decanter during last month's annual TPC meeting held at the Golf Course Superintendents Association of America International Conference and Show in New Orleans.

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