

Council Agenda Item 26-0761R



MEETING DATE: August 24, 2026

SUBJECT/TITLE: A RESOLUTION AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF DULUTH TO RECLASSIFY AREAS OF LESTER PARK GOLF COURSE.

SUBMITTED BY: Ben Van Tassel, Director, Planning and Economic Development

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: Council adopted the Imagine Duluth 2035 comprehensive plan via resolution 18-0240R and directed Planning Division staff to conduct a land use study for the Lester Park Golf Course via resolution 25-0845R.

BACKGROUND: City Council committed the city to conduct a land use study for the Lester Park Golf Course. This resolution accepts the findings and conclusions of the land use study, amends the City's comprehensive plan to incorporate the results of the land use study, and amends the future land use map of the comprehensive plan. The proposed amendments to the future land use map designate approximately 207 acres of the site as Open Space and approximately 63 acres as Neighborhood Mixed-Use.

At a special meeting on August 13, 2026, the planning commission held a public hearing on the proposed Lester Park Golf Course Land Use Study and Vision Plan and future land use map amendment, reviewed associated staff conclusions (Attachment 3) and discussed and deliberated the matter as a commission. The planning commission considered a motion to recommend to city council the Lester Park Golf Course Land Use Study and Vision Plan and future land use map amendment as amended by the additional recommendation, with the motion passing on a vote of 5 yeas, 0 nays and 0 abstentions.

BUDGET/FISCAL IMPACT: Development areas have the potential to positively increase the tax base. Negative fiscal impacts are mitigated by limiting development to the area able to be served by existing utility capacity.

OPTIONS: Approve or deny the resolution.

NECESSARY ACTION: September 30, 2026

ATTACHMENTS:

- Attachment 1- Lester Park Golf Course Land Use Study and Vision Plan
- Attachment 2- Map of Future Land Use Amendments
- Attachment 3- Staff Memo to Planning Commission with Public Comments
- Attachment 4- Additional Public Comments
- Attachment 5- Lester Park Golf Course Land Use Study Presentation