



Board Meeting Agenda Abstract

Monday, May 4, 2026

Location:

Agenda Item

Recreation Fee-In-Lieu - Betts Farm Estates Subdivision - SUB-CD-2026-02 - (Davison) - Item 8.A

Item Explanation

The purpose of this agenda item is to consider acceptance of a Recreation fee-in-lieu for the Betts Farm Estates Subdivision for \$42,389.75.

Staff Comments

Town development standards allow for a fee-in-lieu of dedication for recreation areas. The Betts Farm Estates Subdivision is under development by LG Investments.

The developer submitted calculations for the recreation fee-in-lieu using 1/20th of the assessed tax value per acre and multiplying the number of dwelling units. The assessed land tax value of the 7.67-acre property is \$500,200, resulting in \$65,215 per acre. 1/20th of the value per acre is \$3,260.75.

The preliminary subdivision plan submitted proposes 13 lots multiplied by \$3,260.75 for a total fee-in-lieu of \$42,389.75. The developer submitted this fee total for consideration. Town management and staff recommend approving the fee-in-lieu request for the Betts Farm Estates subdivision for \$42,389.75. The preliminary site plan and Recreation Fee-in-Lieu Application are included in this agenda item for reference.

The \$42,389.75 fee will be collected before recording the major subdivision plat and directed for use in the Northwest Recreation District.

Fiscal Note

Yes

This action accepts a fee-in-lieu of recreation land dedication of \$42,389.75 for the Betts Farm Estates Subdivision to be paid before the recordation of the major subdivision plat.

Recommendation

CONSENT AGENDA

MOTION TO: Approve the fee-in-lieu request for the Betts Farm Estates Subdivision for \$42,389.75, as presented and recommended.

ATTACHMENTS

Betts Farm Estates Recreation Fee-In-Lieu Application

Rec Unit Fee District Map

Betts Farm Estates Site Plan - SUB-CD-2026-02