



Board Meeting Agenda Abstract

Tuesday, April 21, 2026

Location:

Agenda Item

Recreation Fee-In-Lieu - Randall Farms Subdivision - SUB-CD-2025-11 - (Davison) - Item 8.A

Item Explanation

The purpose of this agenda item is to consider acceptance of a fee-in-lieu for Recreation Unit Fees for the Randall Farms Subdivision in the amount of \$511,707.

Staff Comments

Town development standards allow for a fee-in-lieu of dedication for recreation areas. The Randall Farms Subdivision is under development by Envision Homes. The developer has submitted the 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 30.43-acre property is \$2,118,080, resulting in \$69,605 per acre. 1/20th of the value per acre is \$3,481.

The preliminary subdivision plan submitted proposes 147 lots multiplied by \$3,481 for a total fee-in-lieu of \$511,707. The developer submitted this fee total for consideration.

Town management and staff recommend approving the fee-in-lieu request for the Randall Farms subdivision for \$511,707. The construction drawing site plan and Recreation Fee-in-Lieu Application are included in this agenda item for reference.

The \$511,707 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 in the amount of \$511,707 for the Randall Farms 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 Randall Farms Subdivision for \$511,707*

as presented and recommended.

ATTACHMENTS

Recreation Fee-in-Lieu Application - SUB-CD-2025-11

Rec Unit Fee District Map

Site Plan- Randall Farms- SUB-CD-2025-11