



# Board Meeting Agenda Abstract

**Tuesday, January 20, 2026**

Location:

---

## **Agenda Item**

*Recreation Fee-In-Lieu - Harvest District Subdivision - SUB-PR-2025-02/SUB-CD-2025-01 - (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 Harvest District Subdivision for \$280,000.*

## **Staff Comments**

*Town development standards allow for a fee-in-lieu of dedication for recreation areas. The Harvest District Subdivision is under development by Lock7 Development. 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 17.42-acre property is \$2,549,600, resulting in \$146,360.51 per acre. 1/20th of the value per acre is \$7,318.02.*

*All fees-in-lieu are capped at \$5,000 per unit. As the calculation results in a greater number, the payment-in-lieu will be calculated with the \$5,000 cap. The preliminary subdivision plan submitted proposes 56 lots multiplied by \$5,000 for a total fee-in-lieu of \$280,000. The developer submitted this fee total for consideration.*

*Town management and staff recommend approving the fee-in-lieu request for the Harvest District subdivision for \$280,000. The preliminary/construction drawing site plan and Recreation Fee-in-Lieu Application are included in this agenda item for reference.*

*The \$280,000 fee will be collected before recording the major subdivision plat and directed for use in the South Recreation District.*

## **Fiscal Note**

*Yes*

*This action accepts a fee-in-lieu of recreation land dedication of \$280,000 for the Harvest District 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 Harvest District Subdivision for \$280,000, as presented and recommended.*

## **ATTACHMENTS**

[Rec Unit Fee District Map](#)

[Recreation Fee-in-Lieu Application - SUB-PR-2025-02/SUB-CD-2025-01](#)

[Site Plan - Harvest District - SUB-PR-2025-02/SUB-CD-2025-01](#)