Board Meeting
Agenda Abstract

Monday, November 2, 2026
Location:

Agenda Item

Recreation Fee-In-Lieu - Vaughan Park Cottages - SP-2025-24 - (Davison) - Item 8.D

Item Explanation

The purpose of this agenda item is to consider acceptance of a Recreation Fee-In-Lieu for the Vaughan Park Cottages Site Plan for $700,000.

Staff Comments

Town development standards allow for a fee-in-lieu of dedication for recreation areas. The Vaughan Park Cottages Site Plan is under development by DR Horton. The developer submitted calculations for the recreation fee-in-lieu using 1/20th of the assessed tax value per acre, multiplied by the number of dwelling units. The assessed land tax value of the 87.99-acre property is $9,097,809, resulting in $103,395.94 per acre. Since 1/20th of the value per acre is $5,169.80, the maximum cap of $5,000 per unit is applicable.

The submitted construction drawings site plan proposes 140 dwelling units multiplied by $5,000, for a total fee-in-lieu of $700,000. The developer submitted this fee total for consideration. Town management and staff recommend approving the fee-in-lieu request for the Vaughan Park Cottages Site Plan in the amount of $700,000. The preliminary site plan and Recreation Fee-in-Lieu Application are included in this agenda item for reference.

The $700,000 fee will be collected in whole or in phases before issuance of a building permit and directed for use in the Northwest Recreation District.

Fiscal Note

Yes
This action accepts a $700,000 fee-in-lieu of recreation land dedication for the Vaughan Park Cottages Site Plan, to be paid before the building permit is issued.

Recommendation

CONSENT AGENDA

MOTION TO: Approve the fee-in-lieu request for the Vaughan Park Cottages Site Plan for $700,000, as presented and recommended.

ATTACHMENTS

Rec Unit Fee-In Lieu District Map
Site Plan - Vaughan Park - SP-2025-24
Application - Vaughan Park Cottages - SP-2025-24