

(10)

MEMORANDUM

**ATTACHMENT 3**

TO: Mayor and Town Council  
FROM: Terry Blalock, Chair, Parks and Recreation Commission  
SUBJECT: Establishing Multipliers for Payment-in-Lieu of Recreation Areas  
DATE: December 7, 2005

The Commission voted unanimously (10-0) to recommend to the Council that a Multiplier of 0 be used for any structure that is to remain on the site after the subdivision of property is complete. The Commission believes that the intent of the recent modification of the Land Use Management Ordinance to establish a formula for determining payments in lieu of recreation area dedication was to require that the developer use the appraised value of the entire site prior to preparation of the site as a subdivision. However, it was not the staff's intention to recommend that we use the value of structures that are to remain on the site after subdivision as part of the formula. For example, a landowner might have a house on 10 acres and desire to keep the house and create several new lots. We believe in situations such as that the house value should not be part of the formula.

The Commission also recommends that proposed subdivisions which would include less than 3 lots, should use a Multiplier of 0 in determining a payment in lieu for the recreation area requirement.

Present

Terry Blalock, Chair  
Diane VandenBroek, Vice-Chair  
Neal Bench  
Bob Broad  
Cory Brooks  
Eugene Farrar  
Pam Hemminger  
Faith Nager  
Pete Schwartz  
Terri Tyson

Absent

none