



Memo

To: Mayor Davis and Members of the Council

From: Donna Phillips, GISP, Community Development Director

Date: May 8, 2026

Agenda Item: J2020-0884 Daugharty Commerce Park (formerly Atlas Park) Subdivision Extension of Preliminary Plat Request

Agenda Item Location

New Business

Recommended Action or Motion

Possible Motions of City Council:

- **Motion to Approve** – I move to approve the J2022-0884 Daugharty Commerce Park (formerly Atlas Park) Subdivision Extension of Preliminary Plat approval request for one year to _____, based upon testimony received at the City Council meeting and the record of the request.

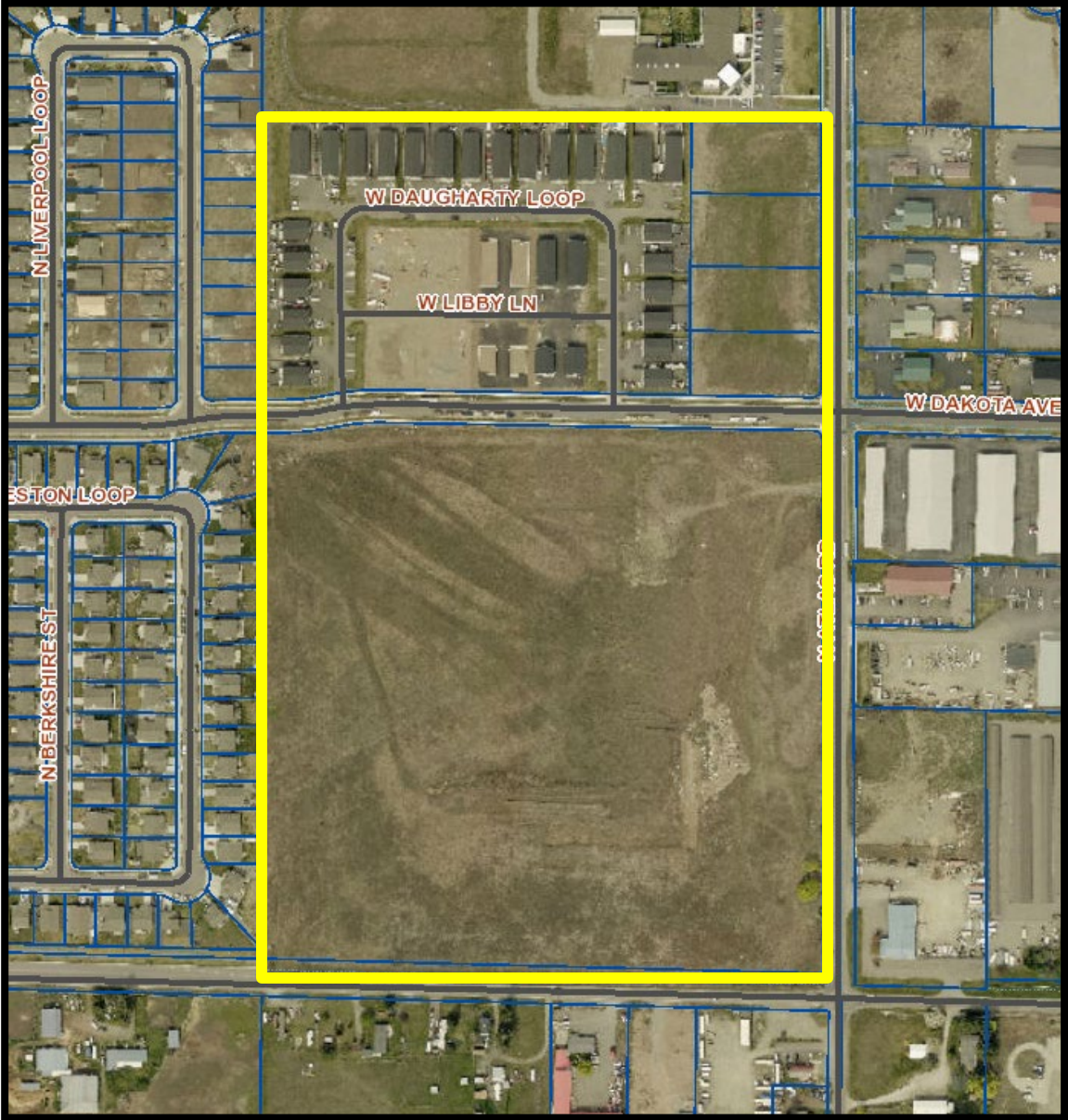
- **Motion to Deny** – I move to deny the J2022-0884 Daugharty Commerce Park (formerly Atlas Park) Subdivision Extension of Preliminary Plat approval request, based upon testimony received at the City Council meeting for the following reasons:
_____.

Summary

Hayden City Code Title 12 Subdivisions and more specifically Chapter 3 Section 4 outlines the procedures to complete a subdivision. Upon approval of the subdivision preliminary plat, construction plans are reviewed and upon approval by the City and other agencies, construction may begin. Near completion of construction the final plat may be requested and/or approved and recorded.

Hayden City Code 12-3-4 identifies that for a phased subdivision “..the final phase of phased subdivision shall be submitted no later than five years after the date of the City Council approval of the master development agreement which approved the entire subdivision in concept unless extensions of one year have been applied for by the developer and approved by the City Council..”

On May 14, 2021, the Master Development Agreement (MDA) was recorded for the Atlas Park Subdivision. An aerial image showing the subdivision’s location with the completion of the first phase final platting is shown below and the approved preliminary plat phasing plan is shown on the next page.



Daugharty Law Group

PAUL W. DAUGHARTY, P.A.

A Professional Services Corporation | Licensed in Idaho & Washington

April 7, 2026

City of Hayden
8930 N. Government Way
Hayden, Idaho 83835

Attn: Mrs. Donna Phillips
Senior Planner
Via Email: dphillips@haydenid.gov

Re: Atlas Park Subdivision

Dear Mrs. Phillips:

The purpose of this letter is to request a three (3) year extension in regard to the term on behalf of Daugharty Investments, LLC, an Idaho limited liability company (“Developer”).

As you know, the MDA was approved May 14, 2021 and the five (5) year term expires May 14, 2026. An extension is necessary to continue with the development of the project. I understand Municipal Code Section 12-3-4 allows for extensions of one (1) year, but in the interest of not having to come back to the City Council, I would ask for a three (3) year extension.

Please let me know if there is anything else needed. I look forward to hearing from you.

Sincerely,

Daugharty Law Group



Paul W. Daugharty

CC: Drew Dittman

versus one year extension request; and on April 27, 2026, Mr. Daugharty indicated that he would amend the request for a one-year extension.

Staff suggest that should the Council approve the request, the extension be granted to December of 2027 for completion of these projects outside of the construction window and for follow-up in the future.

Fiscal Impact

NA

Budget Funding Source / Transfer Request

NA

Attachment

Letter of Request from Owner