



Memo

To: Mayor Davis and Members of the Council

From: Donna Phillips, GISP, Community Development Director

Date: May 14, 2026

Agenda Item: J2021-0114 Mark's Ranch 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 J2021-0114 Mark's Ranch Subdivision Extension of Preliminary Plat approval request for one year to December 31, 2027, based upon testimony received at the City Council meeting and the record of the request.

- **Motion to Deny** – I move to deny the J2021-0114 Mark's Ranch Subdivision Extension of Preliminary Plat approval request, based upon testimony received at the City Council meeting for the following reasons: _____.

Summary

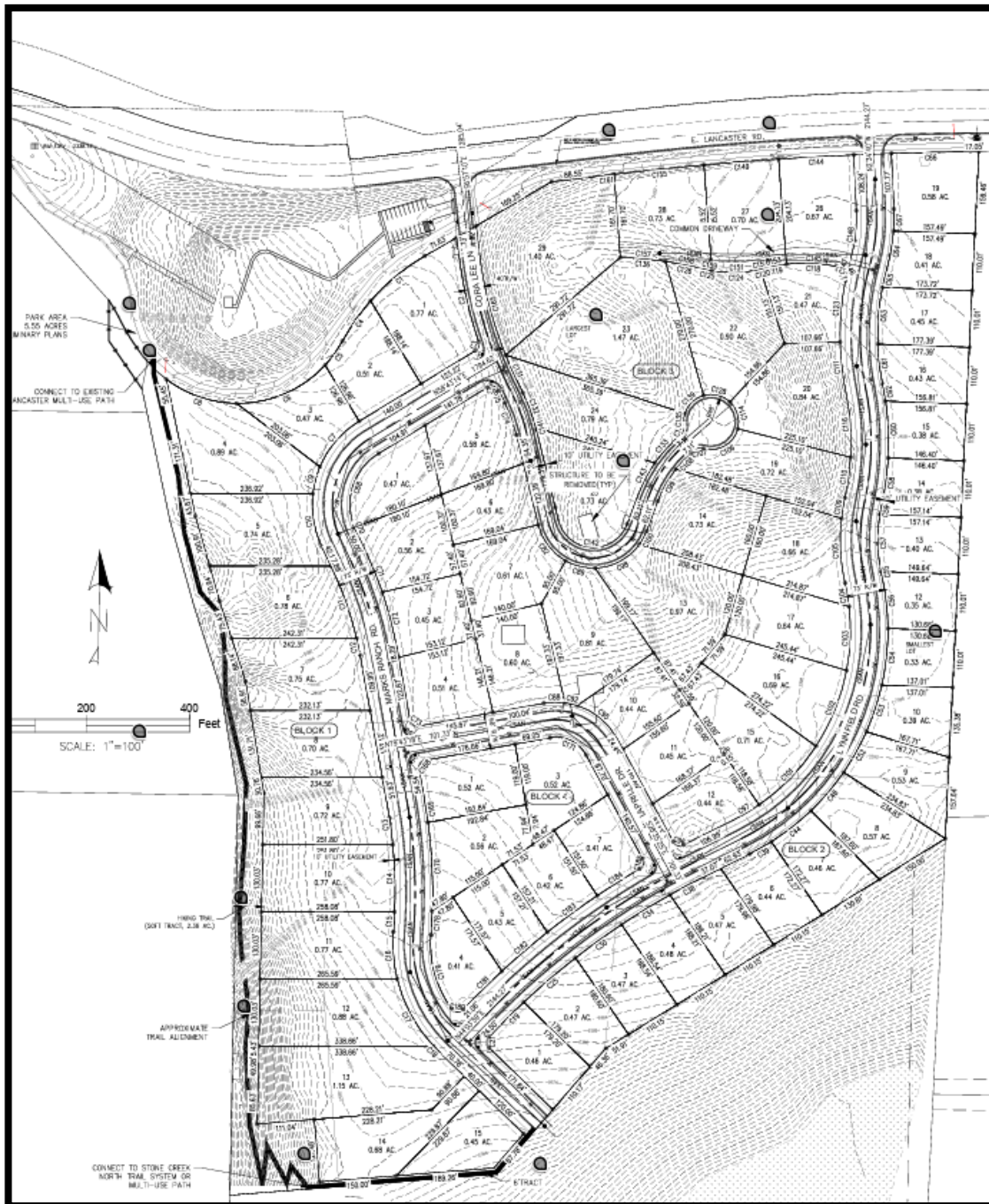
Hayden City Code Title 12 Subdivisions and more specifically Chapter 3 Section 4 outlines the procedures to complete a subdivision. Upon approval of the subdivision preliminary plat, construction plans are reviewed and upon approval by the City and other agencies, construction may begin. Near completion 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 Mark’s Ranch 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.





Per the applicant/owner's timely extension request (e-mail attached) received on May 11, 2026, Eric Olson, Olson Engineering (authorized agent for Marks Ranch Inc) identifies the extension request and the causes for delay in completion of the project. He also identifies the remaining phases shall be completed in one final phase.

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

E-mail of the Request

From: [Eric Olson](#)
To: [Planning](#)
Cc: [Justin Kerr](#); [Shelley Rosenberger](#); [Ron Rosenberger](#); [Susan Weeks](#); [Donna Phillips](#)
Subject: Marks Ranch Extension Request
Date: Monday, May 11, 2026 10:56:42 AM
Attachments: [image002.png](#)

Good Morning,

As an authorized agent for Marks Ranch Inc, I hereby request an extension of all relevant entitlements for the Marks Ranch subdivision until December of 2027 to allow for completion of the subdivision in one final phase. While phase one was platted at the end of 2025 it took much longer than anticipated for the following reasons and more:

- Delay for availability of sewer and right-of-way to the south
- Delay for availability of Avondale Irrigation District booster station to serve water
- Difficulty reaching agreement with City Staff on plan reviews, project requirements, and engineering standards: park area, road grades, stormwater, and ADA

Thank you for your attention to this matter.

Eric Olson, PE

(208) 651-4152



From: Shelley Rosenberger <builder@rosenbergerhomes.com>

Sent: Friday, May 8, 2026 12:59 PM

To: Eric Olson <eo@oecivil.com>

Cc: Justin Kerr <jkerr@kerroil.com>

Subject: Fw: Marks Ranch Extension

Eric,

Just making sure you see this from Donna regarding the extension submittal. If I need to help, please let me know.

Best,

Shelley Rosenberger

208-772-5018



From: Donna Phillips <dphillips@haydenid.gov>
Sent: Friday, May 8, 2026 9:45 AM
To: Shelley Rosenberger <builder@rosenbergerhomes.com>
Subject: RE: Marks Ranch Extension

Good Morning Shelly,

There isn't a fee for an extension. I need an e-mail to planning@haydenid.gov requesting the extension and some background as to why an extension is needed. Progress in the project, and an expected completion date of the subdivision. You can request an extension for one year which staff would suggest be until December of 2027. Let me know if you have any questions. Thank you.

Donna Phillips, GISP

Community Development Director

From: Shelley Rosenberger <builder@rosenbergerhomes.com>
Sent: Friday, May 8, 2026 9:23 AM
To: Donna Phillips <dphillips@haydenid.gov>; Donna Phillips <dphillips@cityofhaydenid.us>
Subject: Marks Ranch Extension

Good morning Donna,
Lisa handed me a letter yesterday dated last November regarding an extension letter due in May for the final phases of Marks Ranch. She also indicated there would be a fee to pay. Can you please advise me on the fee amount so we can include this with our submitted letter?
Thank you,

Shelley Rosenberger
208-772-5018

