



Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, Community Development Director

Date: June 3, 2026

Agenda Item: PZE-26-0035 Monaghan Estates Preliminary Plat Request – Deliberations Only

Agenda Item Location

New Business – Public Meeting

Recommended Action or Motion

Possible Motions of City Council:

- **Motion to Approve** – I move to approve PZE-26-0035 Monaghan Estates Preliminary plat request with Planning and Zoning Commission’s recommended conditions, based upon testimony received at the Planning and Zoning Commission public hearing and the record of the request.
- **Motion to Continue** – I move to continue the deliberations to {date specific} to address concerns related to _____.
- **Motion to Deny** – I move to deny PZE-26-0035 Monaghan Estates Preliminary Plat Request, based upon testimony received at the Planning and Zoning Commission public hearing and the record of the request for the following reasons: _____.

Summary

The record is closed, and no additional testimony or exhibits can be included or relied on for your decision making. Within the deliberations process, the council may ask questions of staff regarding the content of the record. Staff have provided you with draft findings based on the information of the record. Should the council seek to make new findings, they may direct staff to prepare those findings and bring them back for consideration. Please know that those findings shall be based on information from the record.

Attached to this memo are the Written Recommendation and Minutes of the Planning and Zoning Commission's (PZC) public hearing, the Executive Summary of the Staff Analysis, and the Staff Analysis. The video of the PZC public hearing and deliberations may be found at [Hayden P&Z Meeting 2026-05-18](#) . Staff will not be presenting the summary again at the City Council; however, slides will be available upon request and staff is available for questions from the City Council. The applicant will not be presenting the file or available for questions at this meeting, because the record is closed.

Functional Impact of Authorizing

Should the City Council approve the request, the applicant will be able to submit construction plans in accordance with the conditions of approval for review, and then to construction of the infrastructure to create the lots for the subdivision.

Functional Impact of Not Authorizing

Should the City Council disapprove the request, the developer will not be able to continue the project and will need to determine their next course of action.

Fiscal Impact

Fiscal responsibility for the required infrastructure for the subdivision project shall be borne by the developer.

Budget Funding Source / Transfer Request

NA

Attachment

Planning and Zoning Commission's Written Recommendation
Planning and Zoning Commission's Minutes of the Public Hearing on May 18, 2026
Executive Summary
Staff Analysis