



P.O. Box 140798

Boise, ID. 83714

208.866.5468

Valley County Planning & Zoning
Attention: Lori Hunter/ Cynda Herrick
P.O. Box 1350
219 North Main Street
Cascade, ID. 83611-1350

Re: Extension Request for C.U.P. 24-22 Lake Fork Village Mixed Use

We are requesting an extension for our Condition Use Permit 24-22. Below is a summary of our project to date:

- 1) Our original plan is intact, in which we are building 4 Live Work Units with 8 Storage Units. We are filing a Townhouse Plat to provide individual ownership.
- 2) We are requesting this extension, due to delays in obtaining approvals from Central District Health Department and water monitoring requirements. Building permit delays, McCall Fire approval and a Development Agreement with Valley County Planning & Zoning. All this took longer than anticipated.
- 3) Nothing has been completed on site as of this date. We are working on setting up staging.
- 4) We propose to have the entire project completed by September 2026.
- 5) Our timeline and construction completion is as follows:
 - Fall 2026- Complete Construction of the 8 Storage Unit Building.
 - Submit Short Plat- Pre and Final Plat by 9/29/25.
 - Spring 2026- Start Construction on the 4 Live Work Units.
 - Start and Complete all Infrastructure. Septic Systems, Well, Parking Lot and Drive, Landscaping/ Fencing.

Thank you for considering this request. We will pay the \$250 Extension Fee.

A handwritten signature in black ink, appearing to read "Michael Jobes".

2 North Homes, LLC
Michael Jobes/ Member
208.869.5550

From: Alex S [REDACTED] [REDACTED]
Sent: Monday, October 6, 2025 10:20 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: michael.2north@gmail.com <michael.2north@gmail.com>; Lori Hunter <lhunter@valleycountyid.gov>; Michael Jobes <michael@2northhomes.com>
Subject: Re: 4 Pleasant Acres Dr./ Lake Fork- Townhouse Plat Application

Noted

We typically have used performance bonding as far as I understand it.

Thanks,
Alex

On Oct 6, 2025, at 12:18 PM, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Yes, you can financially guarantee using the following:

- Pay contractors in advance.
- Letter of Credit
- Escrow Account
- Performance Bonding

We prefer the prepayment and the escrow account.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

Service **T**ransparent **A**ccountable **R**esponsive

From: Alex S [REDACTED] [REDACTED]
Sent: Monday, October 6, 2025 9:59 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: michael.2north@gmail.com <michael.2north@gmail.com>; Lori Hunter <lhunter@valleycountyid.gov>; Michael Jobes <michael@2northhomes.com>
Subject: Re: 4 Pleasant Acres Dr./ Lake Fork- Townhouse Plat Application

Cynda

I think we understand that. I believe what we are saying is that there may be components of this subdivision we will bond in order to record the plat prior to the work being 100% completed. It is our understanding that this is allowed.

A

On Oct 6, 2025, at 11:40 AM, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Hello,

You cannot sell the storage units until the subdivision plat is recorded.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

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Service **T**ransparent **A**ccountable **R**esponsive

From: michael.2north@gmail.com <michael.2north@gmail.com>
Sent: Thursday, September 25, 2025 3:47 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>; alex S <[REDACTED]>
Cc: Michael Jobes <michael@2northhomes.com>
Subject: 4 Pleasant Acres Dr./ Lake Fork- Townhouse Plat Application

Hello Cynda,

I have several questions in regards to our application:

Construction or Financial Guarantees:

Our plan is to complete the platting process in conjunction of building the 8 unit Storage Building, which we have submitted for permit.

We would like to record this as soon as that process is completed. What construction items are you wanting completed or financial guarantees?

Well, Septic, Landscaping

Our entrance is basically a private driveway and parking. This will gravel for now and we will complete asphalt paving when all the construction of the buildings is finished.

Can we bond? Have a time frame of completion?

Please let me know your thoughts and how we can proceed with the platting process and recording.

Thanks again for all your help!
Michael Jobes
2 North Homes
208.869.5550

From: Cynda Herrick <cherrick@valleycountyid.gov>

Sent: Tuesday, September 23, 2025 10:33 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; [REDACTED]

<[REDACTED]>

Subject: Re: 4 Pleasant Acres Dr./ CUP

Hello,

Financial guarantees will be for any needed infrastructure, driveway improvements, etc. that are not complete at the time of final plat recordation.

I don't know that we would want storage units sold if there were not necessary improvements, including landscaping.

It can worked out thourhg the CUP process. Paying a contractor is a financial guarantee...

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

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Service **T**ransparent **A**ccountable **R**esponsive

From: Lori Hunter <lhunter@valleycountyid.gov>

Sent: Tuesday, September 23, 2025 8:51 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Fw: 4 Pleasant Acres Dr./ CUP

Your thoughts - can you respond?

Lori

From: michael 2northhomes.com <michael@2northhomes.com>

Sent: Tuesday, September 23, 2025 8:50 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Alex S [REDACTED] <[REDACTED]>

Cc: michael 2northhomes.com <michael@2northhomes.com>; [REDACTED]

Subject: 4 Pleasant Acres Dr./ CUP

Hey Lori,

Good Morning!

We are working on our plat submittal for our CUP.

Question: On our application it notes financial guarantees.

These will be townhouses. (8 Storage Units). Phase I and 4 Live/Work Units Phase 2.

Our improvements would consist of the gravel driveway into the site, parking and landscaping.

Could you please let me know your thoughts? Our goal is to construct the Storage Unit Building and sell these over the winter and then complete the Live/Work Units in Spring 2026.

Thanks,

Michael

2 North

208.869.5550

From: Richard Wilmot <rw@chrysalis-architecture.com>

Sent: Wednesday, September 10, 2025 11:21 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>

Cc: michael 2northhomes.com <michael@2northhomes.com>; [REDACTED]

<[REDACTED]@[REDACTED]>

Subject: RE: CUP 24-22 - Lake Fork Village Mixed Use - Extension Request

Good morning Ms. Herrick and Ms. Hunter...

Supplementary to the information below, we have obtained health department approval, we have submitted for building permit, we have received fire department review, and are awaiting issuance of the building permit for the storage building.

Thank you, I have let Michael know to stop by and pay the extension fee. Please let me know if there is anything additional needed from us.

Have a great day!

-richard



richard wilmot

director of design

134 south 5th street

boise, idaho 83702

e. rw@chrysalis-architecture.com

p. 208.596.1565

From: Richard Wilmot

Sent: Wednesday, September 10, 2025 10:15 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Cc: michael 2northhomes.com <michael@2northhomes.com>; [REDACTED]

Subject: CUP 24-22 - Lake Fork Village Mixed Use - Extension Request

Good Morning Ms. Herrick...

Please consider this our formal request for a 12-month extension for the subject Conditional Use Permit. The reason for our request is do to a variety of factors but specifically we waited for formal health department approval for a number of months, we also needed to perform percolation testing through the winter and into the spring, and lastly the fire department was a lengthy review process. Please let me know if you need anything further from us, otherwise we would greatly appreciate a 12-month extension.

Thank you.

-richard



richard wilmot

director of design

134 south 5th street

boise, idaho 83702

e. rw@chrysalis-architecture.com

p. 208.596.1565