



August 30, 2023
Project No.: 21-238

Cynda Herrick
Planning and Zoning Director
Valley County Planning and Zoning
219 North Main Street
Cascade, Idaho 83611

**RE: Timber Creek Subdivision – Valley County, ID
Courtesy Letter - Request for Time Extension**

Dear Cynda,

On behalf of Northlake Durham, LLC, and Blue-Sky Construction, please accept this time extension request for the preliminary plat for the Timber Creek Subdivision in Valley County, Idaho.

Summary of original plan;

The original plan, the preliminary plat, which had been designed by Crestline Engineers, received approval on October 26, 2021. However, due to nonconforming aspects of the initial design, we took on the preliminary plat, creating construction drawings and finalizing the platting process.

The conditional use permit, effective from October 26, 2021, outlines conditions under permit number 21-27. One condition mandates that the final plat for phase one shall be recorded within two years; otherwise, this permit will become null and void. Additionally, future phases required completion date by December 31, 2026. As a result, the deadline for recording the final plat for phase 1 is set for October 26, 2023.

Why time extension is needed;

The need for an extension concerns a few challenges. Delays were caused by difficulties sourcing the necessary materials required for completion of the water and sewer system. These construction delays were approximately 9 months while the approved materials and their acceptable equivalents were sourced, constructed, and delivered from throughout the country. Further complications came from sourcing high ground water at the site resulting in another waiting period for the compaction, trenching, and dewatering process.

-Detailed overview of what has been completed

Significant progress has been executed related to construction. The construction plans have been approved and the site now has water and sewer installed. Joint trenches have been installed to allow for electric utilities. The remaining construction tasks include the completion of paving and testing the sewer and water systems.

Updated completion date, phasing plan, and timeline;

Phase 1 of the project is approaching completion, with the paving of this phase scheduled for September 11, 2023. Following paving, this phase will be awaiting inspections and seek final approvals from both Valley County and the North Lakes Recreational Sewer & Water District.

The timelines for phase 2 and 3 construction are set to remain the same. The recording of the final plat for Phase 2 is projected for September/October 2024, while Phase 3 is anticipated to be recorded by September/October 2025.

Conclusion

We are thankful to have the opportunity to work with Valley County on seeing this phase through. With significant progress already made, an approval for the time extension will allow us to wrap up final details.

Should you have questions or require further information to process this request, please feel free to contact me.

Sincerely,
KM Engineering, LLP

A handwritten signature in black ink that reads "R. Lacey Clark". The signature is written in a cursive, flowing style.

Lacey Clark
Land Planner