REQUEST FOR TWO-YEAR EXTENSION

Conditional Use Permit C.U.P. 22-23 – Keller Multiple Residences

Valley County Planning & Zoning

219 North Main Street

PO Box 1350

Cascade, Idaho 83611-1350

Date: 10/15/2026

Re: C.U.P. 22-23 – Keller Multiple Residences

Property: 3743 West Mountain Road, and associated parcel(s)

Applicants/Property Owners: Brett & Marcie Keller

To the Valley County Planning & Zoning Commission:

We respectfully request a two-year extension of Conditional Use Permit C.U.P. 22-23, Keller Multiple Residences. The original conditional use permit was approved by the Valley County Planning & Zoning Commission in 2022, and a two-year extension was subsequently granted in 2024.

The approved use provides for two residential homes on one parcel. We are requesting additional time to complete the approved use and associated improvements in accordance with the conditions of the original conditional use permit and any subsequent approvals.

We appreciate the opportunity to provide the following updated information for the Commission's consideration.

1. Summary of Original Plan

The original CUP considered the combination of two parcels, allowance for two separate residences, shared driveway/access, and utilities.

2. Reasons an Extension Is Needed

The applicant is awaiting direction from AHJ regarding the proposed Red Ridge Village development that may significantly impact the surrounding neighborhood.

3. Detailed Overview of Work Completed

The applicant has added significant site infrastructure including a private gravel drive to access both residences, utility infrastructure including power access and wells for each residence, and an A-Frame structure (Residence #1).

4. Current Status of the Approved Use

Applicant is preparing for design and engineering of Residence #2.

5. Updated Completion Timeline

Applicant plans on commencing design in January of 2027 with a targeted completion of design in 2028. Construction would likely commence in 2029. Decisions made for the Red Ridge Development may impact the timeline and decisions on whether to move forward with Residence #2.

6. Parcel Combination

Have the two parcels been combined into one parcel? ☐ Yes ☒ No ☐ In process

Requested Action

We respectfully request that the Valley County Planning & Zoning Commission approve a two-year extension of C.U.P. 22-23, allowing additional time to establish the approved use and complete the design phase for Residence #2.

We understand that the extension request is subject to the County's applicable public hearing and notice requirements and that the applicable extension fee will be paid.

Thank you for your consideration of this request. Please contact us if additional information or documentation is needed.

Respectfully submitted,

Brett Keller

Signature: Brett Keller

Date: 10/26/2026

Phone/Email: [redacted] m