October 21, 2026
Project No.: 23-052

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, please accept this request for a two-year time extension for Phases 2 and 3 of the Timber Creek Subdivision preliminary plat in Valley County, Idaho.

Project Background and Original Approval
The Timber Creek Subdivision preliminary plat was originally designed by Crestline Engineers and received approval on October 26, 2021. Following that approval, KM Engineering, LLP became involved with the project to address elements of the original design, prepare construction drawings, and complete the final platting process.

The Conditional Use Permit, effective October 26, 2021, established the conditions of approval under Permit No. 21-27. Those conditions required the Phase 1 final plat to be recorded within two years, or the permit would become null and void. The permit also requires the Phase 2 and 3 final plats to be recorded by December 31, 2026.

The original deadline for recording the Phase 1 final plat was October 26, 2023. The Commission subsequently approved a one-year time extension through October 26, 2024. Phase 1 was recorded on August 9, 2024, within the extended approval period.

Northlake Durham, LLC is now requesting a two-year extension for Phases 2 and 3, extending the current December 31, 2026 deadline to December 31, 2028. This extension will provide the additional time necessary to complete the remaining infrastructure improvements, satisfy outstanding requirements, and complete the final plat routing and recordation process for both phases.

Reason for the Time Extension
Construction is currently underway in both Phases 2 and 3, and substantial progress has been made. However, the remaining improvements and final plat recordation cannot reasonably be completed by the current December 31, 2026 deadline.

A significant portion of the remaining work involves roadway preparation and paving, which is dependent upon favorable weather and suitable construction conditions. Given the seasonal construction limitations in Valley

County and the infrastructure work that remains, additional time is necessary to complete the improvements and finalize the plats.

The requested two-year extension, through December 31, 2028, will provide a reasonable timeframe to complete construction while allowing sufficient time to address the plat routing, and recordation requirements.

Work Completed to Date
Significant progress has been made on the project. Construction plans have been approved, and substantial infrastructure improvements have been completed in both phases.

Phase 2: All sewer and water lines have been installed. Joint Trench is currently completing its work, which is anticipated to be finished before winter conditions bring construction to a halt for the season. The primary remaining improvements include subgrade preparation, placement of base gravel, and final paving. Since these activities require favorable weather conditions, the current schedule anticipates completion of the remaining Phase 2 construction during summer 2027.

Phase 3: Sewer installation is approximately 80% complete, with the remaining sewer work anticipated to be completed before winter conditions arrive. The timing of the remaining Phase 3 improvements will depend in part on market conditions and the progression of the development. Construction could resume and be completed as early as summer 2027; however, some work may need to extend into summer 2028.

Updated Completion Date, Phasing Plan, and Timeline
Northlake Durham, LLC is requesting that the final plat deadline for Phases 2 and 3 be extended from December 31, 2026, to December 31, 2028.

The current anticipated schedule is as follows:

- **Phase 2:** Complete the remaining Joint Trench work prior to winter, followed by subgrade preparation, base gravel, paving, and remaining improvements during summer 2027.

- **Phase 3:** Complete the remaining sewer installation prior to winter. Remaining improvements are anticipated for summer 2027, with the requested extension allowing work to continue into summer 2028 if necessary due to market or construction conditions.

- **Final Platting:** Complete the outstanding requirements and final plat routing and recordation process for both phases following completion of the necessary improvements.

The requested extension provides adequate time to complete both phases while accounting for seasonal construction limitations and the time required to complete the final plat approval and recordation process. The intent remains to complete the improvements and record the final plats as soon as reasonably possible rather than delay completion until the end of the requested extension period.

Conclusion
Northlake Durham, LLC has continued to move the Timber Creek Subdivision forward, with Phase 1 successfully recorded and substantial construction progress made on Phases 2 and 3. The requested extension will allow the remaining infrastructure improvements to be completed under appropriate construction conditions and provide the necessary time to satisfy the remaining requirements for final plat recordation. We respectfully request approval of a two-year extension for Phases 2 and 3, through December 31, 2028.

Thank you for your consideration of this request. Please feel free to contact me with any questions or if additional information is needed.

Sincerely,
KM Engineering, LLP



Cheryl Heath
Plat Routing Manager