

November 18, 2024

Subdivision / Project Extension Application

To: Teton County, ID Planning Administrator, Representative, and / or County Commission

Re: Extension Request for Affordable Housing Project – La Duranzo

Dear Sir or Madam,

The project referenced above is meant to meet a pressing need for the County and surrounding area. My mission is to create a high quality yet affordable housing development for local workers, on a long-term lease basis. I intend to be highly selective to limit residents to long-term “locals.”

The project plans include one circular, permeable road that services the entire property. In the middle of the property, I have devoted open / communal space centered around an attractive fire pond that will be deep enough and with circulating water such that brook trout can survive year round, providing a nice amenity for residents. The nutrient rich pond water will also be used to irrigate community gardens for the residents. I also have water rights and intend to put in many native trees to beautify the property and encourage habitat for wildlife. In short, I am striving to provide residential accommodations that provide a nice quality of living for our local workers – such as, teachers, nurses, first responders, law enforcement, service industry personnel, and the like.

I have been working on this project for several years and have most of the documents needed for final submittal completed (plat, traffic study, CCRs etc.). However, although I am only 39 years old, I have been **medically incapacitated since late winter, 2024**. In brief, my esophagus is failing and I have several serious conditions related to the same. These conditions often render me unable to speak, and many days I have to sleep 18-20 hours a day. I have had multiple surgical procedures and have another surgery scheduled for November 22nd.

I love Teton Valley and have been seeking to become a full time resident for around four years. However, work and personal obligations have limited me to a part-time resident thus far.

Nevertheless, I care deeply about this community. All of the feedback from locals I have received regarding my project has been extremely positive – with many residents telling me that the housing is very much needed, that the property is beautiful, that they would love to live in such an environment, and that they are excited about the prospect of a nice, respectable place to live that is not squished in a rapidly developing urban environment, provides gorgeous views, is biking distance to great hiking, etc. Local business owners have also expressed positive feedback as the housing crisis is severe and many workers have to commute in from places like Rexburg and Idaho Falls. Some business owners have even expressed interest in subsidizing some or all of residents' rent as part of their compensation package.

I am also considering converting my Idaho LLC or otherwise creating a non-profit to try and secure grant funding to subsidize rental payments.

I apologize profusely about having to request this extension but dire medical circumstances have been outside of my control. To show my dedication to the project, I flew out to Teton Valley for just a few days before my next surgery so I could submit this application in person.

To clarify legalities, I am requesting this extension under category 8, “other extenuating circumstance” – namely medical hardship. If another category or reason for the extension needs to be selected please let me know. I sincerely hope that the planning department will extend a grace period for me to put the few remaining final touches on my final package to submit for approval. Hopefully, my medical providers will be able to get me back on my feet again so the necessary documents can be submitted within around 2 months.

To substantiate the need and justification for this extension I will be happy to provide stacks and stacks of medical records under basic confidentiality provisions and I also gladly welcome your call with any follow-up questions. Again, I am not a land developer, and this project has been a dream ever since I first visited and fell in love with Teton Valley, and I sincerely hope that the dream can be made a reality despite the short logistic extension needed due to my health conditions.

Many thanks and sincerely,

[REDACTED]

La Duranzo Affordable Housing Project