

November 30, 2023

Boise County Planning and Zoning

413 Main Street

Idaho City, ID 83631

Dear Commissioners:

This application is to combine the three lots we have in Garden Valley into one lot and to vacate the Garden Valley Summer Home Sites #1 subdivision. We need to do this so we can receive a septic permit and build a small home on the lot.

During 2021-2022, we applied to the Commission for a variance to be able to combine the three lots into one lot. The variance was needed because the combined space of all the lots was under the County minimum of 2 acres. Last year, the Commission approved the variance, and now we are applying to vacate the subdivision. It is important to us to vacate because Central District Health will not grant a septic permit to any lot that is technically part of the Garden Valley Summer Home Sites #1 subdivision.

During the last application I did, I spoke with all of my neighbors, and they all seemed to support the application. During the last application I made, there was no public concern with the variance. By allowing me to vacate the subdivision, I can build a home instead of just camping on the lot. This should improve the value of the homes around me as well as benefit the county with an increased property value.

There are no easements that I am aware of on the property, and therefore no need to provide access for them. The surveyor I used, John Gletne of Valley Land Surveying will provide all of the electronic surveys, new legal descriptions and other electronic items needed for the combined lots.

Thank you so much for your assistance with this project, I appreciate your attention and assistance.



Alden Holm