



PLANNING & ZONING

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IDAHO CITY, ID 83631
PHONE # (208) 392-2293
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May 5, 2026

Trail Creek Ventures, LLC
421 S. 8th Street,
Boise, Idaho 83702

Jax GP, C/O Andrew Bourret
48 Hopkins Drive
Idaho City, Idaho 83631

Matthew and Meredith Steers, C/O Jeff Sykes
827 E. Park Blvd., Ste. 201
Boise, Idaho 83712

Interested/Affected Community Members and Property Owners of the Star Ranch Community
Star Ranch, Idaho

Release RE: CUP #2026-002 Withdrawn; Appeal Hearing Vacated
Parcel #RP07N04E266002

To whom it may concern;

The appeal hearing regarding the Ponderosa Peaks Airstrip, CUP #2026-002 (the "CUP), scheduled before the Boise County Board of County Commissioners for May 12, 2026, has been canceled. Our office has received letters from both the property owners of the property subject to the application (see Exhibit A, attached hereto) and the applicant (see Exhibit B, attached hereto) nullifying the applicant's interest in the above referenced parcel and withdrawing the CUP from consideration.

Pursuant to these letters, Boise County acknowledges the applicant's withdrawal and lack of standing and the CUP application is hereby deemed withdrawn and closed. No CUP has been or will be issued unless a new application is submitted in accordance with Idaho and Boise County law. The appeal hearing scheduled for May 12, 2026 is vacated and no further action will be taken.

If you have any questions, you may contact the Planning and Zoning Office at 208-392-2293.

Sincerely,

Alex Gross

Planning and Zoning Administrator and Attorney

Cc: File
Boise County Commissioners:

EXHIBIT A

May 4, 2026

- Sent Electronically and Copy by Mail -

Boise County Planning & Zoning
Attn: Alex Gross, Administrator/Deputy PA
PO Box 1300
Idaho City, ID 83631

RE: Ponderosa Peaks Airstrip CUP#2026-002 – Revocation of Letter of Authorization

Dear Administrator Gross:

I am writing on behalf of Trail Creek Ventures LLC, the landowner of Boise County Tax Parcel RP07N04E266002 (“Parcel”). On October 30, 2025 on behalf of Trail Creek Venture LLC, Derek Cooper executed an Affidavit of Legal Interest and Letter of Authorization for the benefit of CUP Applicant JAX General Partnership/Andrew Bourret (“Applicant”) to allow the Applicant to proceed with its effort to obtain a CUP. The Letter of Authorization was initially requested and submitted for the benefit of the Applicant because the Applicant was under contract to purchase the Parcel for the development of the proposed Moose Meadows Subdivision. As a condition of the real estate purchase contract and the Applicant’s proposed use, Trail Creek Ventures LLC agreed to support the Applicant’s effort to obtain a CUP for a private airstrip as a future Moose Meadows subdivision amenity. The CUP was initially approved with FCO’s issued on February 5, 2026, however thereafter the Applicant and Trail Creek Ventures could not agree to terms for an extended and renewed real estate purchase contract. Therefore, the Applicant no longer has any legal standing to assert a contractual interest in the Parcel.

Trail Creek Ventures LLC does not intend to benefit from, use or be subject to the Applicant’s Ponderosa Peaks Airstrip – CUP #2026-002. For the reasons stated herein, the previously submitted Affidavit of Legal Interest and Letter of Authorization for “Jax GP/Andrew Bourret (Managing Partner)” is hereby revoked. Trail Creek Ventures LLC further requests that the formerly issued, and now appealed CUP #2026-002 be vacated and deemed no longer valid.

Finally, based upon the foregoing, Trail Creek Ventures LLC asserts that there is no basis for the currently scheduled Appeal to be heard on May 12, 2026 before the Board of County Commissioners. Please confirm the County’s position on this matter.

Respectfully,


By: Ian W. Gee, Authorized Member
Trail Creek Venture LLC

Cc: Andrew Bourret, JAX Partnership

EXHIBIT B

Date: May 4, 2026

Boise County Planning & Zoning
Attn: Alex Gross, Administrator/Deputy PA
PO Box 1300
Idaho City, ID 83631

RE: Ponderosa Peaks Airstrip CUP #2026-002 – Withdrawal of Application

Dear Administrator Gross,

I am writing to formally withdraw my application for Conditional Use Permit (CUP) #2026-002, known as the Ponderosa Peaks Airstrip.

As you are aware, the underlying Letter of Authorization and Affidavit of Legal Interest previously provided by the landowner, Trail Creek Ventures LLC, has now been revoked. We were unable to finalize the original contract we entered. Thus, without a legal or beneficial ownership interest in the parcel, I no longer have standing to pursue the CUP.

Accordingly, please consider my CUP application (2026-002) withdrawn and I request that the County terminate any further processes, including scheduled hearings related to this application.

This withdrawal is made without prejudice. I reserve the right to submit a future application should circumstances change and appropriate property rights be secured.

Please confirm in writing that CUP #2026-002 has been closed and that no further action is required on my part.

Respectfully,

Andrew Kirkwood Bourret
Managing Partner
JAX General Partnership

Cc: Trail Creek Ventures LLC
Boise County Board of County Commissioners