

# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@co.valley.id.us  
208-382-7115



## Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # [REDACTED] or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # <b>SUB</b> 26-007 Gestrin Grove		FEE \$ 300.00
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE 3-30-2026
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: 4 lot single-family subdivision	
<input checked="" type="checkbox"/> SHORT PLAT	WUI Received 4-21-2026	
<input type="checkbox"/> FULL PLAT		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature: Michelle Basye Ellison Keny Date: 3-1-26

The following must be completed and submitted with the conditional use permit application:

- Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D - 4 lots
- A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- A phasing plan and construction timeline.
- One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- A lighting plan.
- A Wildfire Mitigation Plan.
- Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

**CONTACT INFORMATION**

PROPOSED SUBDIVISION NAME: Gestrin Grove Subdivision

APPLICANT Michele Baye and Ellis Leon Renz PHONE [REDACTED]  
Owner  Option Holder  Contract Holder

MAILING ADDRESS 403 N. 3rd St McCall, ID ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER Applicant  
(if not the applicant)

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

Nature of Owner's Interest in this Development? \_\_\_\_\_

AGENT / REPRESENTATIVE \_\_\_\_\_ PHONE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

ENGINEER \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

SURVEYOR Dann Land Surveys, Inc.

MAILING ADDRESS 25 Coyote Trail Cascade, ID. ZIP 83611

EMAIL Dan@DannLandSurveys.com PHONE 208.634.6896

**PROPERTY INFORMATION**

1. SIZE OF PROPERTY 1.354 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1.12 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.

Easements \_\_\_\_\_

Deed Restrictions - on plat - no lot splits, all lighting dark sky, 1 wood burning

Liens or encumbrances none

4. LEGAL DESCRIPTION Lot 2 Fran-Dot Subdivision No. 3

5. TAX PARCEL NUMBER(S) RP003830000020

Quarter SW Section 09 Township 16N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY: Vacant land

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: NO

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Vacant land  
South Roseberry Road  
East Gestrin Road then BOR  
West Private Residence Rocky Fennessy

9a. TYPE OF TERRAIN: Mountainous  Rolling  Flat  Timbered

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes  No

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: \_\_\_\_\_

10a. WATER COURSE: \_\_\_\_\_

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? (Information can be obtained from the Planning & Zoning Office) Yes  No

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes  No

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: two Width \_\_\_\_\_ Public  Private   
Are the existing road surfaces paved or graveled? Gravel  Paved

11b. NUMBER OF PROPOSED ROADS: 0 Proposed width: \_\_\_\_\_  
Will the proposed roads be Public  Private   
Proposed road construction: Gravel  Paved

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: \_\_\_\_\_

12b. PROPOSED UTILITIES: water, sewer, power

Proposed utility easement width \_\_\_\_\_ Locations \_\_\_\_\_

13. SOLID WASTE DISPOSAL METHOD: Individual Septic  Central Sewage Treatment Facility
14. POTABLE WATER SOURCE: Public  Water Association  Individual  *Northlake Sewer Wells*  
 If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well adjacent. Depth \_\_\_\_\_ Flow \_\_\_\_\_
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  No   
 Are you proposing any alterations, improvements, extensions or new construction? Yes  No   
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): \_\_\_\_\_  
 Any special drains? \_\_\_\_\_ (Please attach map)  
 Soil type(s): \_\_\_\_\_  
 (Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? yes  
 If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: \_\_\_\_\_  
 \_\_\_\_\_
18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:  
 Setbacks: Front 20 feet Sides 15 feet Rear 20 feet  
 Mobile homes allowed? Yes  No   
 Minimum construction value \_\_\_\_\_ Minimum square footage \_\_\_\_\_  
 Completion of construction required within \_\_\_\_\_ Days  Months  Years   
 Resubdivision permitted? Yes  No   
 Other \_\_\_\_\_
19. LAND PROGRAM:  
 Open Areas and/or Common Areas Yes  No   
 Acreage in subdivision \_\_\_\_\_ Number of lots in subdivision \_\_\_\_\_  
 Typical width and depth of lots \_\_\_\_\_  
 Typical lot area \_\_\_\_\_ Minimum lot area \_\_\_\_\_ Maximum lot area \_\_\_\_\_  
 Lineal footage of streets \_\_\_\_\_ Average street length per lot \_\_\_\_\_  
 Percentage of area in streets \_\_\_\_\_ %  
 Dedicating road right-of-way to Valley County? Yes  No   
 Percentage of area of development to be public (including easements) \_\_\_\_\_ %  
 Maximum street gradient \_\_\_\_\_  
 Is subdivision to be completely developed at one time? Yes  No  - Attach phasing plan and timeline.
20. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
21. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
22. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



10. How do you plan to retain storm and excess water on each lot? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Irrigation Plan Map Requirements**

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction → ).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →→ ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: \_\_\_\_\_

**Also, provide the following documentation:**

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: Michele Brown Ellis Dawn Remy  
Applicant

Date: 3, 30, 26



# VALLEY COUNTY WEED CONTROL AGREEMENT

**It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.**

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.


By: Michele Basye Ellis Leon Perry  
Applicant Valley County Weed Supervisor

Date: 3-30-26

# IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
  1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

*see attached* 
  2. Provision for the mitigation of impacts on housing affordability.
  3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
  4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
  5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
  6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

1. The 4-lot subdivision will have no measurable adverse traffic-related impacts. The existing road's 70-foot right-of-way provides more than sufficient width and capacity for the negligible additional traffic generated by four new homes. Any minor construction-related or access impacts will be fully mitigated through the Counties driveway permitting required. Each lot is approximately 177 feet wide so plenty of room for access.
2. Gestrin Grove will not have HOA's and CCRs and will allow a wide range of lower-cost housing types (including barndominiums, mobile/manufactured homes, and conventional builds), or camping prior to building. The inclusion of all utilities in the lot price actively help reduce the overall expense to the Buyer. These features expand choice and support the County's goals of providing varied, affordable housing options for residents.
3. During the Well Drilling process there may be some noise and vibration; hopefully the Well driller anticipates doing them all one after another and should be done in a week or two.
4. No known heat or glare that might be introduced.
5. There are no significant particulate emissions, smoke, dust, chemicals, gases, or fumes associated with the existing site or the proposed 4-lot residential subdivision. Any short-term construction dust will be minor and effectively controlled through standard BMPs. Long-term emissions will be negligible and typical of low-density rural residential use in Valley County.
6. The 4-lot subdivision will have negligible impacts on water resources. Potable and domestic water will be supplied by individual wells on each lot, with wastewater handled by individual connections to NORTH LAKE SEWER DISTRICT.
7. This residential subdivision will add only minimal, typical residential fire risks and no explosion or chemical hazards and no meaningful adverse effect on the proposed use.
8. The flat nature of the property eliminates slope stability or embankment concerns, and vegetation removal will be minimal — primarily selective cleanup of dead or downed trees for safety and wildfire mitigation.
9. Negligible impacts on existing vegetation, wetlands, soils, slopes, or embankments. The flat nature of the property eliminates slope stability or embankment concerns, and vegetation removal will be minimal.
10. Addressed in #9 and no construction of roads.
11. Site grading and improvements for this Development will be minimal and decentralized. Each homeowner who purchases a lot will be responsible for site grading within their individual building envelope. Because the property is flat, cuts and fills will be negligible, natural drainage patterns will be preserved, and no major impoundments or buffers are needed.
12. The Development will have minimal visibility impacts from public roads or adjacent properties. Meeting the required 20-foot front and rear setbacks substantially limits the visibility of new buildings and improvements. The flat site eliminates concerns with cuts and fills, and retained vegetation provides natural screening.
13. The site was chosen for its combination of flat topography, quiet road access, immediate access to public Bureau of Reclamation land at Lakefork Creek, recreational amenities, available utilities (including sewer), and its status as infill property. These features provide an ideal location for compatible single-family residential development that enhances housing opportunities while preserving the existing rural character and recreational values of the neighborhood.

14. The proposed 4-lot subdivision is expected to generate a net increase of approximately \$5,836 per year in property tax revenue compared to the current vacant land use. That is the vacant lot taxes are \$564 and approx \$1600 per home times 4 homes equals \$6,400. Along with lets just say a 4 person family (local residence and increased local expenditures., making it a total of 16 people.). Or as few as 4 people.

15. Positive Impacts: In addition to the direct property tax increase, the introduction of ~16 new residents will generate increased local expenditures on groceries, fuel, dining, recreation, home maintenance, and services. This supports local businesses in Donnelly, McCall, and surrounding communities and contributes to indirect sales tax revenue. Construction activity will also provide short-term economic benefits through jobs and material purchases.

16. This small development should not impact any existing developments.

17. This 4-lot subdivision is a low-impact residential development with no extraction, processing, or production of any product using natural resources or materials from the site or surrounding area. As a result, there are zero impacts from resource depletion.

18. Abandonment of the subdivision at partial completion would have negligible to no significant adverse impacts. Due to the small scale, flat topography, minimal site disturbance.

19. The developer is providing only the platted lots with utilities included in the pricing; all actual dwelling construction and any additional buildings will be completed by the individual buyers after lot purchase.

20. This is a single-phase subdivision limited to the creation of four residential lots on the entire 1.35-acre parcel, with no geographic staging required. Subdivision infrastructure will be completed shortly after plat approval (within 2–4 months) after approval.

21. The estimated prices of the vacant lots should range \$170,000 to \$90,000.

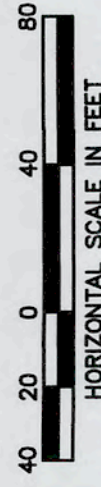
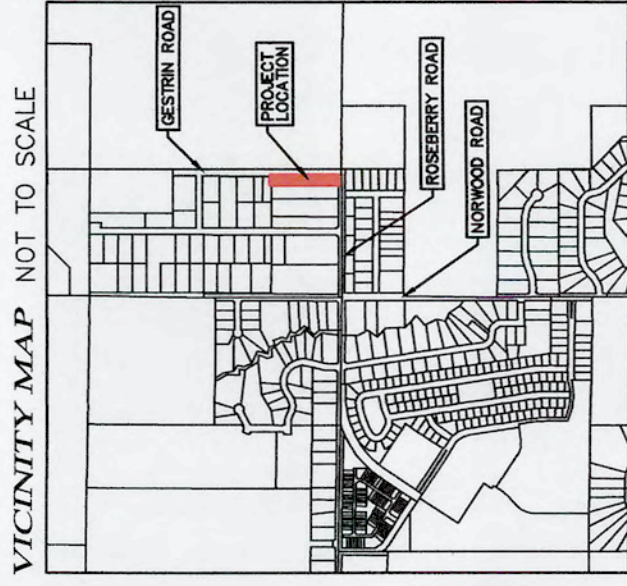
7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.
13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.
18. What will be the impacts of a project abandoned at partial completion?
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
20. Stages of development in geographic terms and proposed construction time schedule.
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.



# PRELIMINARY PLAT - "GESTRIN GROVE SUBDIVISION"

LOT 2, FRAN-DOT SUBDIVISION NO. 3  
 IN THE SW4 OF THE SW4 SECTION 9  
 T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO  
 2026



**BASIS OF BEARINGS**  
 HORIZONTAL DATUM BASED ON IDAHO STATE PLANE.  
 VERTICAL DATUM BASED ON NAVD83, GEOID. 18.  
 DISTANCES AND ANGLES ARE IN SURVEY FEET.

LAKE CASCADE RAMON SUBDIVISION  
 INST. NO. 78110

## LEGEND

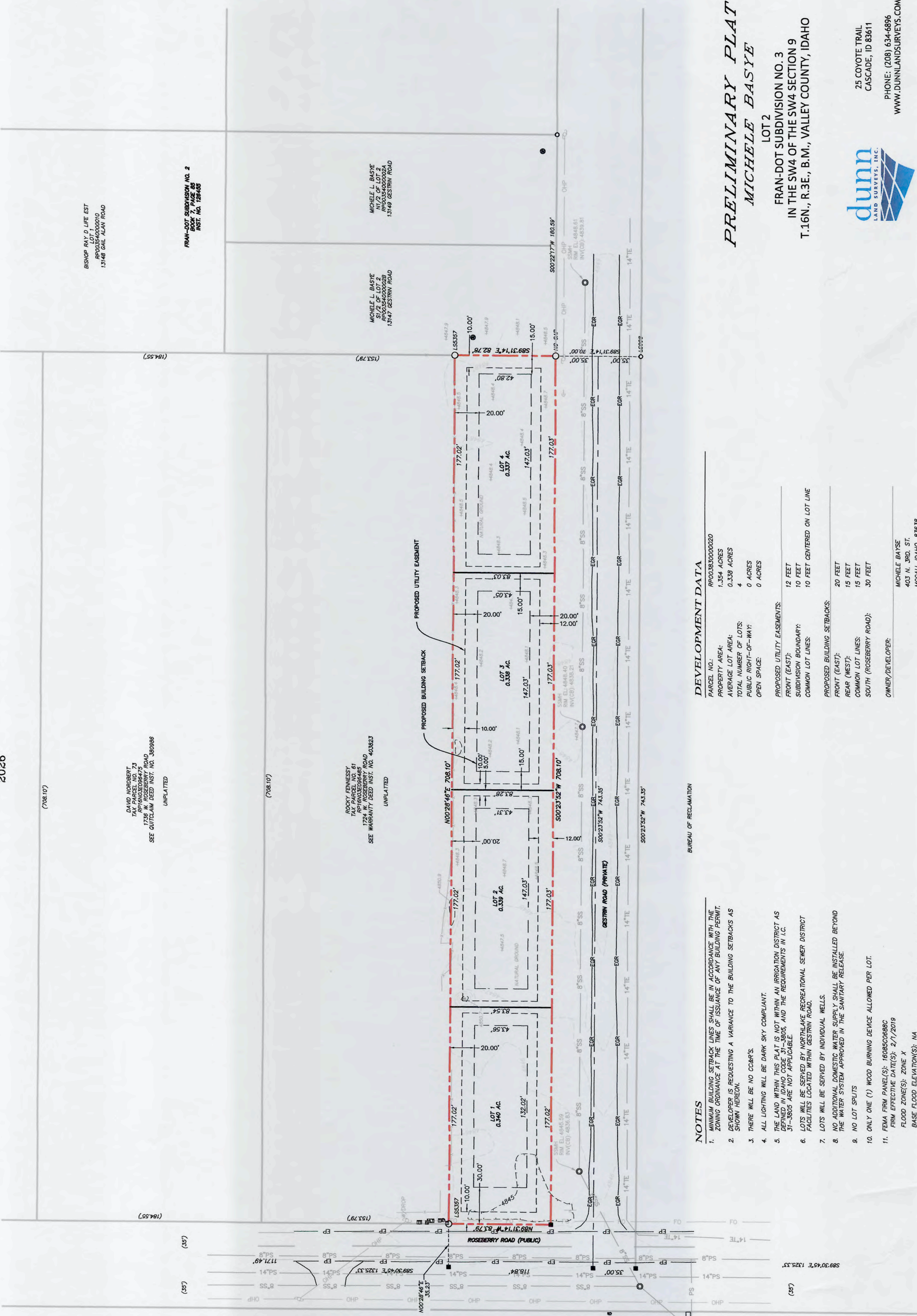
- BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - EXISTING LOT OR PARCEL LINE
- - - PROPOSED UTILITY EASEMENT LINE
- - - PROPOSED BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- 8" SANITARY SEWER
- 8" PRESSURE SEWER
- 14" TREATED EFFLUENT
- OVERHEAD POWER LINE
- FENCE LINE
- SEWER MANHOLE
- POWER POLE
- GUY WIRE ANCHOR
- TELEPHONE JUNCTION BOX
- CABLE TV BOX
- TELEPHONE CABINET
- TEST HOLE
- WELL HEAD
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- CALCULATED POINT (NO MONUMENT SET OR FOUND)

**NOTES**  
 A DIGLINE LOCATE WAS NOT COMPLETED AT THE TIME OF SURVEY.  
 CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.

## Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities. The surveyor does not warrant the accuracy of the location of any underground utilities shown on this plat. The surveyor is not responsible for any damage to underground utilities located as shown on this plat. The surveyor is not responsible for any damage to underground utilities located as shown on this plat.

These drawings, or any portion thereof, shall not be used for any purpose other than that for which they were prepared. The surveyor is not responsible for any damage to underground utilities located as shown on this plat.



## NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. DEVELOPER IS REQUESTING A VARIANCE TO THE BUILDING SETBACKS AS SHOWN HEREON.
3. THERE WILL BE NO CO&T'S.
4. ALL LIGHTING WILL BE DARK SKY COMPLIANT.
5. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
6. LOTS WILL BE SERVED BY NORTHLAKE RECREATIONAL SEWER DISTRICT FACILITIES LOCATED WITHIN GESTRIN ROAD.
7. LOTS WILL BE SERVED BY INDIVIDUAL WELLS.
8. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
9. NO LOT SPLITS
10. ONLY ONE (1) WOOD BURNING DEVICE ALLOWED PER LOT.
11. FEMA FIRM PANEL(S): 16085C0888C  
 FIRM EFFECTIVE DATE(S): 2/1/2019  
 FLOOD ZONE(S): ZONE X  
 BASE FLOOD ELEVATION(S): NA  
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

## DEVELOPMENT DATA

FARCEL NO.:	RP00303000020
PROPERTY AREA:	1.354 ACRES
AVERAGE LOT AREA:	0.338 ACRES
TOTAL NUMBER OF LOTS:	4
PUBLIC RIGHT-OF-WAY:	0 ACRES
OPEN SPACE:	0 ACRES
PROPOSED UTILITY EASEMENTS:	12 FEET
FRONT (EAST):	10 FEET
SUBDIVISION BOUNDARY:	10 FEET CENTERED ON LOT LINE
PROPOSED BUILDING SETBACKS:	
FRONT (EAST):	20 FEET
REAR (WEST):	15 FEET
COMMON LOT LINES:	15 FEET
SOUTH (ROSEBERRY ROAD):	30 FEET
OWNER/DEVELOPER:	MICHELE BAYSE 403 N. 3RD. ST. MCCALL IDAHO, 83638 (208)831-4702

**PRELIMINARY PLAT**  
**MICHELE BAYSE**  
 LOT 2  
 FRAN-DOT SUBDIVISION NO. 3  
 IN THE SW4 OF THE SW4 SECTION 9  
 T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO

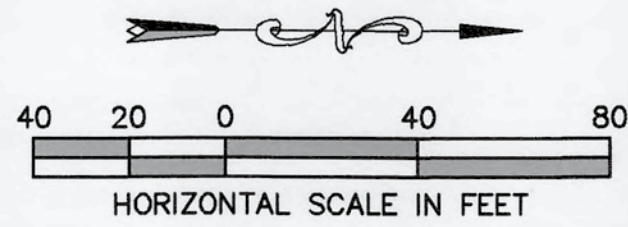


25 COYOTE TRAIL  
 CASCADE, ID 83611  
 PHONE: (208) 634-4896  
 WWW.DUNNLANDSURVEYS.COM

NO.	DESCRIPTION	DATE	CHECKED BY	JOB NO.	SHEET NO.
01	REVISED FROM SHARED WELLS TO INDIVIDUAL WELLS	18 FEB 2026	CB	3900	1 of 1
02	REVISIONS TO BUILDING SETBACKS		BT		
03					
04					
05					

# "GESTRIN GROVE SUBDIVISION"

LOT 2, FRAN-DOT SUBDIVISION NO. 3  
 IN THE SW4 OF THE SW4 SECTION 9  
 T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO  
 2026



DAVID NORDBERT  
 TAX PARCEL NO. 73  
 RP16N03E096475  
 1736 W. ROSEBERRY ROAD  
 SEE QUITCLAIM DEED INST. NO. 380986

UNPLATTED  
 (708.10')

ROCKY FENNESSY  
 TAX PARCEL NO. 61  
 RP16N03E096485  
 1724 W. ROSEBERRY ROAD  
 SEE WARRANTY DEED INST. NO. 403823

UNPLATTED

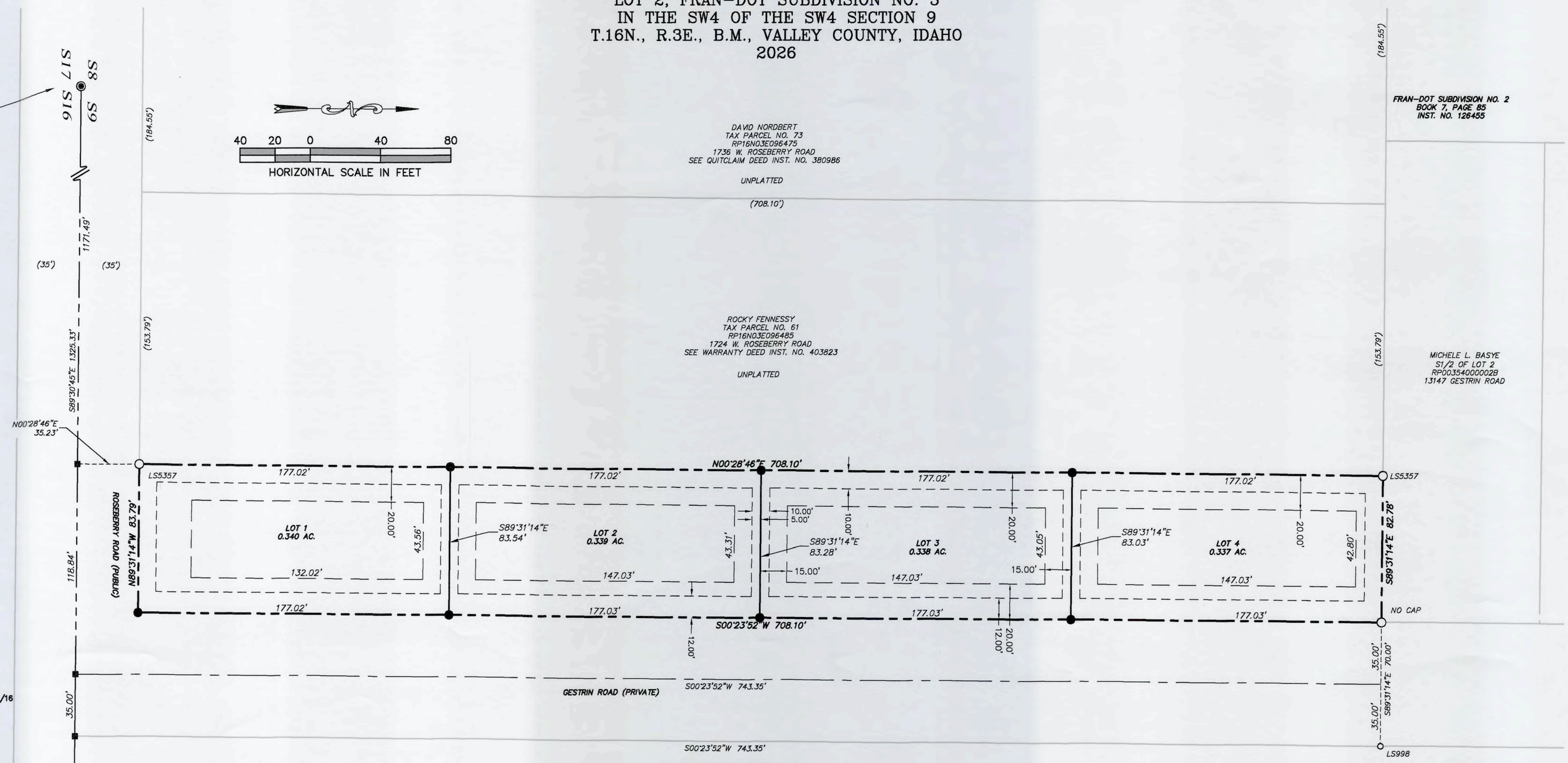
FRAN-DOT SUBDIVISION NO. 2  
 BOOK 7, PAGE 85  
 INST. NO. 126455

MICHELE L. BASYE  
 S1/2 OF LOT 2  
 RP00354000002B  
 13147 GESTRIN ROAD

FOUND ALUMINIUM CAP  
 CP&F NO. 459769

LAKE CASCADE RANCH SUBDIVISION  
 BOOK 4, PAGE 35  
 INST. NO. 7916

FOUND ALUMINIUM CAP  
 CP&F NO. 323923



### Notes

- Lots shall not be reduced in size without prior approval from the Health Authority and re-platting.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to public health letter on file regarding additional restrictions.
- Minimum Building Setback Lines shall be in accordance with the Zoning Ordinance at the time of issuance of any building permit.
- The land within this plot is not within an irrigation district as defined in Idaho Code 31-3805, and the requirements in I.C. 31-3805 are not applicable.
- See Declaration Of Installation Of Utilities recorded as Instrument Number \_\_\_\_\_
- The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
- Only one wood burning device per lot allowed.
- Surrounding land uses are subject to change.
- All lighting shall comply with the Valley County Lighting Ordinance
- FEMA Flood Panel: 16085C1305C  
 FIRM Effective Dates: 2/1/2019  
 Flood Zones: X  
 Base Flood Elevation: n/a  
 Flood Zones are subject to change by FEMA & all land within a floodway regulated by Title 9 and Title 11 of the Valley County Code

### Legend

- Set 5/8 Inch Rebar
- ⊙ Found Aluminum Cap
- △ Calculated Position, No Monument Set or Found
- Found 5/8 inch rebar
- Found 1/2 inch rebar
- Exterior Boundary Line
- Lot Line
- - - Easement Line
- - - Building Setback Line

### Survey Narrative

The purpose of this survey was to subdivide the land shown hereon. The survey is based upon the retracement of record documents shown below and a field survey of existing monumentation. Monumentation recovered was found to be in conformance. All found monuments were accepted and held.

Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Distances are ground distances and are in U.S. survey feet.

Refer to Fran-Dot Subdivision No.3, BK. 8, pg 17, Inst. No. 170391  
 Refer to ROS Bk. 8, pg. 34, Inst. No. 281950  
 Refer to Warranty Deed Inst. No. 2025-005856

### Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied according to the letter to be read on file with County Recorder or his agent listing the Conditions of Approval. Sanitary restrictions may be Re-imposed in accordance with Section 50-1326 Idaho Code by the issuance of a Certificate of Disapproval.

Central District Health, EHS \_\_\_\_\_ Date \_\_\_\_\_  
 Inst. No. \_\_\_\_\_

SHEET 1 OF 3

25 COYOTE TRAIL  
 CASCADE, ID 83611

PHONE: (208) 634-6896  
 WWW.DUNNLANDSURVEYS.COM

# "GESTRIN GROVE SUBDIVISION"

LOT 2, FRAN-DOT SUBDIVISION NO. 3  
 IN THE SW4 OF THE SW4 SECTION 9  
 T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO  
 2026

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND DESCRIBED BELOW.  
 A PARCEL OF LAND LOCATED IN

BEING LOT 2, FRAN DOT SUBDIVISION NO. 3, RECORDED IN BOOK 8, PG 17 OF PLATS AS INSTRUMENT NUMBER 170391, PLAT RECORDS OF VALLEY COUNTY, IDAHO, IN A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 9, T. 16 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 9, CP&F INSTRUMENT NO. 459769 CORNER RECORDS OF SAID VALLEY COUNTY;

- A. THENCE A BEARING OF S 89°30'45" E, A DISTANCE OF 1171.49 FEET, ON THE SOUTH BOUNDARY OF SAID SECTION 9, TO A POINT;
- B. THENCE A BEARING OF N 00°28'46" E, A DISTANCE OF 35.23 FEET TO A FOUND 5/8 INCH REBAR BEING THE SOUTHWEST CORNER OF SAID LOT 2 OF FRAN DOT SUBDIVISION AND THE TRUE POINT OF BEGINNING;
- 1. THENCE A BEARING OF N 00°28'46" E, A DISTANCE OF 708.10 FEET, ON THE WEST BOUNDARY OF SAID LOT 2, TO A FOUND 5/8 INCH REBAR;
- 2. THENCE A BEARING OF S 89°31'14" E, A DISTANCE OF 82.78 FEET, ON THE NORTH BOUNDARY OF SAID LOT 2, TO A FOUND 5/8 INCH REBAR ON THE WEST BOUNDARY OF GESTRIN ROAD;
- 3. THENCE A BEARING OF S 00°23'52" W, A DISTANCE OF 708.10 FEET, ON SAID WEST BOUNDARY OF GESTRIN ROAD, TO A SET 5/8 INCH REBAR ON THE NORTH BOUNDARY OF ROSEBERRY ROAD;
- 4. THENCE A BEARING OF N 89°31'14" W, A DISTANCE OF 83.79 FEET, ON SAID NORTH BOUNDARY OF ROSEBERRY ROAD, TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.354 ACRES, MORE OR LESS.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE UTILITY, AND DRIVEWAY EASEMENTS ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED TO SERVICE SAID UTILITIES BY THE UTILITY PROVIDER IS PERPETUALLY GRANTED.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR SIGNATURES THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.

BY: MICHELLE BASYE - OWNER

BY: LEON E. RENZ - OWNER

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO PERSONALLY APPEARED MICHELLE BASYE AND LEON E. RENZ,, KNOWN OR IDENTIFIED TO ME TO BE THE OWNERS THAT EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO  
 RESIDING AT \_\_\_\_\_  
 COMMISSION EXPIRES: \_\_\_\_\_

## APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF GESTRIN GROVE SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE \_\_\_\_ DAY OF \_\_\_\_\_ 2026,  
 BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

## APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF GESTRIN GROVE SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE \_\_\_\_ DAY OF \_\_\_\_\_ 2026,  
 BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

## CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF GESTRIN GROVE SUBDIVISION IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

DATE

## CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF GESTRIN GROVE SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



## CERTIFICATE OF VALLEY COUNTY TREASURER

I THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.3-OSPREY MEADOWS ESTATES HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

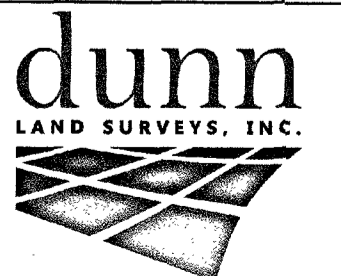
VALLEY COUNTY TREASURER

DATE

SHEET 1 OF 3

25 COYOTE TRAIL  
 CASCADE, ID 83611

PHONE: (208) 634-6896  
 WWW.DUNNLANDSURVEYS.COM



# WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

## 10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

## 10-7-2: DEFINITIONS:

**APPROVED:** Refers to approval as the result of review, inspection or tests by reason of accepted principles.

**ASPECT:** Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

**DEFENSIBLE SPACE:** Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

**FORESTED:** Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

**FUEL BREAK:** An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

**PROFESSIONAL:** Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

**PROFESSIONAL FORESTER:** An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

**SLOPE:** The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

**STRUCTURE:** That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed or parts joined together in some manner.

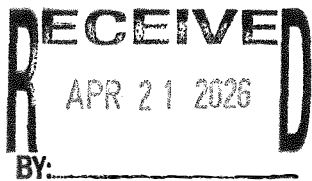
**VALLEY COUNTY FIRE WORKING GROUP:** This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan. This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

**WILDFIRE:** An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

**WILDLAND URBAN INTERFACE AREA:** That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

## 10-7-3: BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)



**10-7-4: SUBMISSION REQUIREMENTS:**

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
- B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
  - 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
  - 2. Format: The plan shall consist of two (2) sections:

**a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:**

- Topographic map. Use blank map format included on the last page. **ATTACHEMENT "1"**
- Site description including discussion of slope(s), aspect(s), and significant topographic features.

This is a 1.354 acre parcel being divided into four smaller parcels all fronting the County Road (Gestrin Rd). Each lot is approx 177' wide by 83' deep, 14769 sft (.337 Acre). This property is very level / flat .

- Narrative describing existing vegetation and fuel hazards, distribution, and continuity.

Gestrin Grove is original/ natural property with some older mature trees. Many small new growth green pines. Some dead and down trees that we intend to remove.

- Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.

There are no signs of previous fire on the property. We are unaware of any fires. This property is an interior with trees on properties around it. Across the street is several acres of Bureau of Reclamation it has been de-fueled by the Bureau and some piles of debris but very cleaned up.

□ Existing roads and bridges, including a description of widths, grade percentages and weight limits. □

The existing roads are W. Roseberry to Gestrin Road ( 70 ft wide County Road). Each lot will have a private drives from Gestrin Road.

▣ Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.▣

Each lot may have a residential dwelling, possible detached shop/garage. Residential dwelling may be a mobile, manufactured, stick built, modular - what ever is approved by Valley County building department

▣ Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).▣

The infrastructure in the area consist of Idaho Power overhead line continuing from the north boundary of the entire property running down Gestrin to the the last pole between Lot 1 and Lot 2. Each property owner may have a propane tank for residential use.

▣ Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).

Each lot will be serviced by a private well - for water source, fire brakes may include the driveways. Also, you are one mile from the Donnelly Fire Station.

▣ Current structural and wildland fire jurisdictional agencies.▣

Donnelly Rural Fire Protection District and Sounthern Idaho Timber Protection Association.

- Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

We will be decreasing the fire risk with the proposed Development by removing the dead and downed fire fuel. Also, thinning trees from drive ways, installation of 4 wells, residential building envelopes on each parcel.

- ☑ **Wildfire Risk Mitigation:** This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

- ☑ Access - planned ingress and egress routes.

## Private Driveways off of Gestrin Road.

- ☑ Water supply for structural and wildland fire response.

## Private residential water wells each lot.

- ☑ Estimated response time and distances for jurisdictional fire agencies.

1 Mile - Donnelly Rural Fire Protection District less than 5 minutes  
244 W. Roseberry Road

- ☑ Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures.

? Water Wells - 4

- Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.

The development will be extending the overhead power line down Gestrin Road, in the utility easement . It will be hooking to Northlake Sewer District each lot (4).

- ▣ Safety zone locations.

Fire safety zone in this 4-lot subdivision will consist of standard defensible space Zones 1 (0–5 feet from structures) located around each future structure on its individual lot.

- ▣ Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction.

Developer to remove dead fuel and thinning on each lot and will create fire breaks with the installation of wells on the rear of the property.

- ▣ Long term maintenance schedule to sustain fuel treatment effectiveness.

Placing a note on the plat the Property Owners must maintain a standard defensible space Zones 1 (0-5 feet from Structures.)

- ▣ Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are completed.

Fire danger will be reduced.

3. Submittal, Implementation and Verification:

- a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
- b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
- c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.

4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the **professional requirement**. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.

5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.

6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)

Use additional pages as necessary. If you have map already constructed, it may be used instead.



