



# Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

## SUB 26-007 Gestrin Grove Subdivision Preliminary & Final Plat

**Applicant / Property Owner:** Michelle Basye and  
Ellis Leon Renz

**Location:** Northwest intersection of West Roseberry  
Road and Gestrin Road.

Fran-Dot Subdivision No. 3 Lot 2 in the  
SWSW Section 9, T.16N, R.3E, Boise  
Meridian, Valley County, Idaho

### Project Description:

Michelle Basye and Ellis Leon Renz are requesting a  
conditional use permit for a four-lot single-family  
residential subdivision on 1.35 acres. Lots are 0.34  
acres in size.

Central sewer provided by North Lake Recreational  
Sewer and Water District and individual wells are  
proposed.

Lots would be accessed from Gestrin Road and West  
Roseberry Road, both public, paved roads.

No homeowner association nor CCRs are planned.

\*\*\*\*\*

This is an action item. The agenda, information such as  
maps and proposed site plans, and a flyer that details  
the public hearing process are attached.

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Applications and the contents of the files can be  
reviewed at the Planning and Zoning office located in  
the Valley County Courthouse Annex at 700 South Main  
Street in Cascade, Idaho.

**More information, including the application  
and staff report, will be posted online at:**

**[www.co.valley.id.us/meetingdashboard](http://www.co.valley.id.us/meetingdashboard)**

## PUBLIC HEARING

### June 11, 2026

### 4:00 p.m.

**Valley County Courthouse  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho**

You are invited to participate in the  
public hearing and/or comment  
on the proposal.

You may view the hearing by going  
to our website, [www.co.valley.id.us](http://www.co.valley.id.us),  
and click on "Watch Meetings Live".

The meeting is in-person.

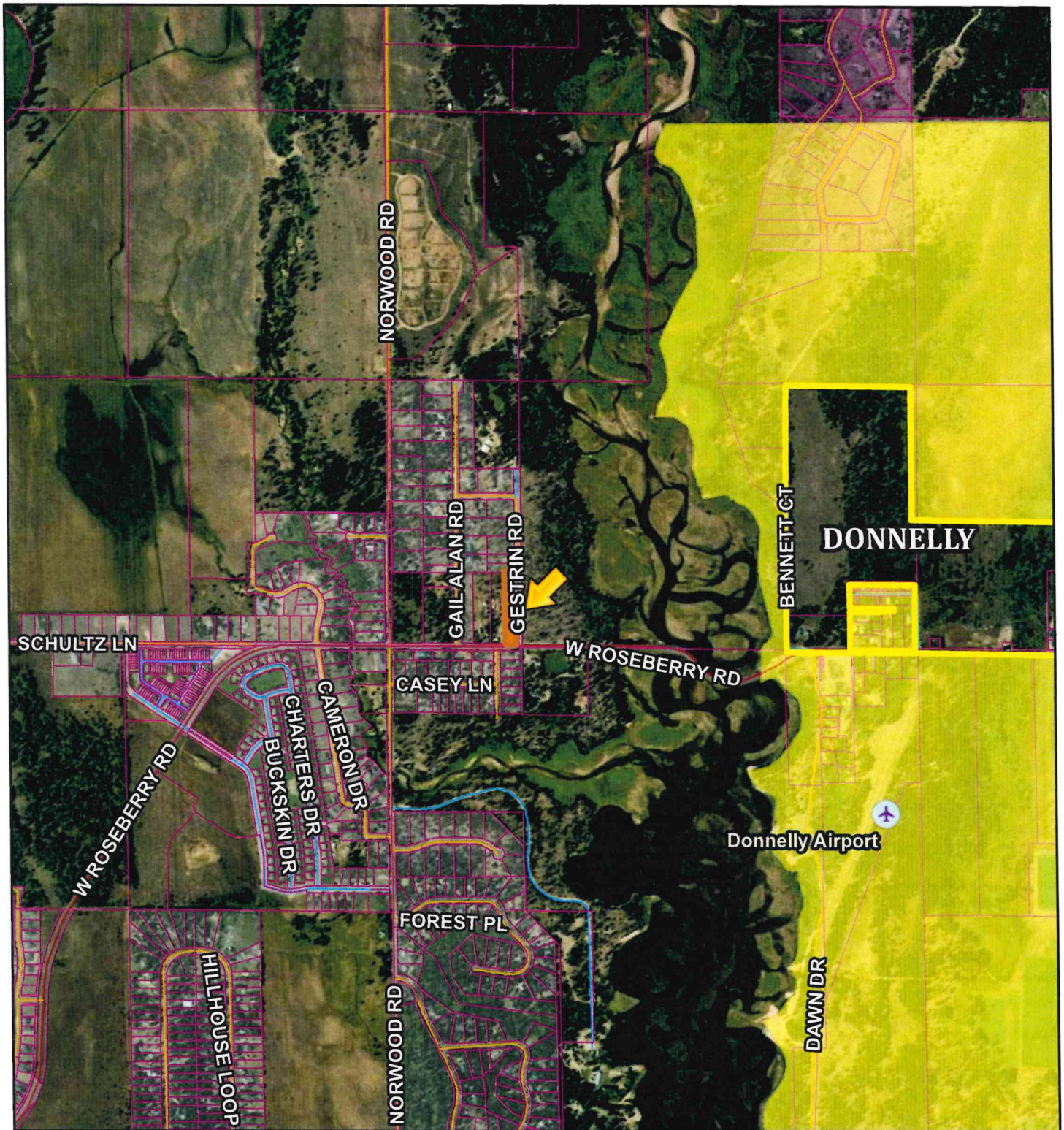
You may comment in person, by  
U.S. Postal Service mail, or by email.  
Written comments greater than one  
page must be received at least seven  
days prior to the public hearing. To be  
included in the staff report, comments  
must be received by 5:00 p.m.,  
Wednesday, June 3, 2026.

If you do not submit a comment, we will  
assume you have no objections.

### Direct questions and written comments to:

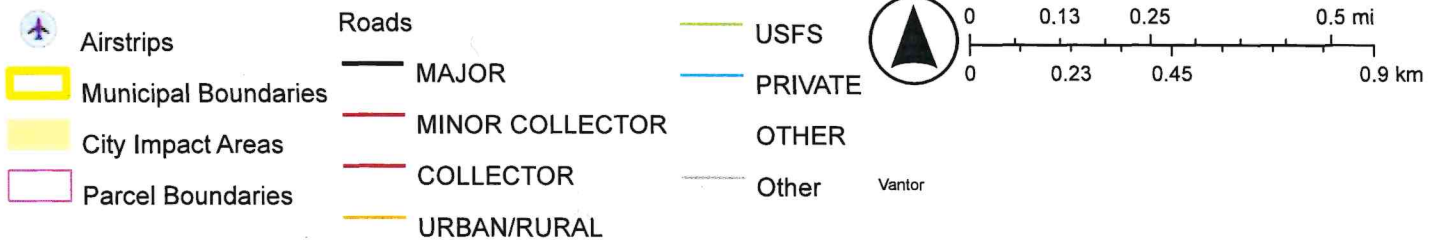
Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

# SUB 26-007 Gestrin Grove - Location Map

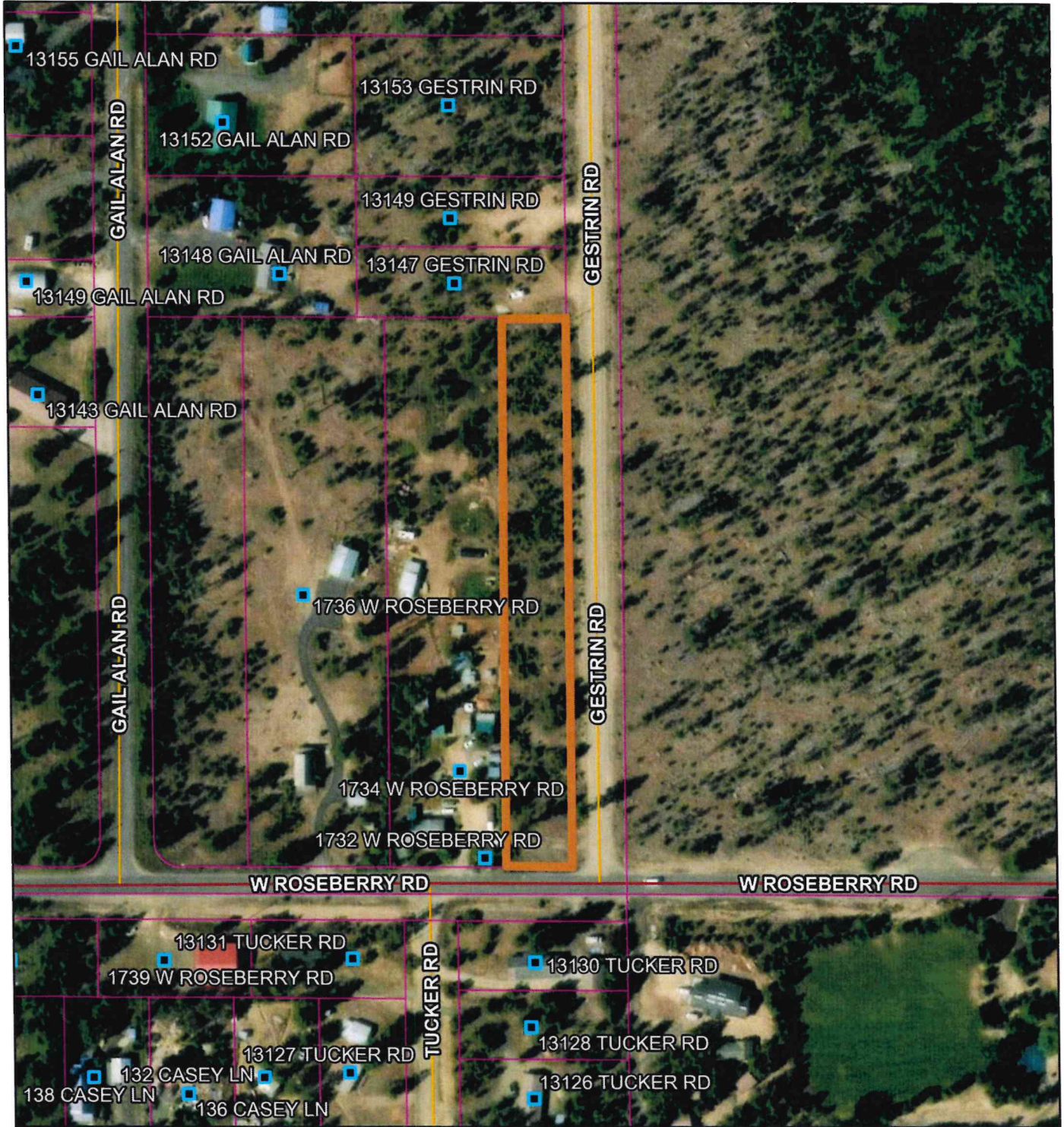


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1:23,600



# SUB 26-007 Gestrin Grove - Aerial Map

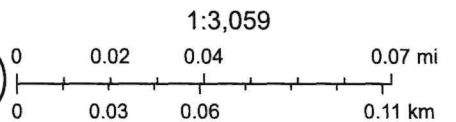


4/30/2026, 5:04:53 PM

- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries

- Roads
- MAJOR
  - MINOR COLLECTOR
  - COLLECTOR
  - URBAN/RURAL

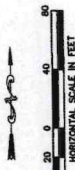
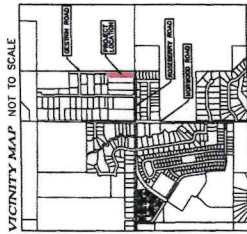
- USFS
- PRIVATE
- OTHER
- Other



Vantor

# 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**  
ALL BEARINGS ARE TO THE NEAREST SECOND  
AND DISTANCES TO THE NEAREST TENTH FOOT  
VERTICAL DATUM IS NAVD83, GRID 18

## LEGEND

- BOUNDARY LINE
- - - - - PROPOSED LOT LINE
- - - - - EXISTING LOT OF PARCEL LINE
- - - - - PROPOSED UTILITY EASEMENT LINE
- - - - - PROPOSED BUILDING SETBACK LINE
- - - - - EOP
- - - - - 8" SANITARY SEWER
- - - - - 8" PRESSURE SEWER
- - - - - 12" WATER MAIN
- - - - - OVERHEAD POWER LINE
- - - - - FENCE LINE
- - - - - UNDERGROUND TELEPHONE LINE
- SEWER MANHOLE
- OUTSIDE MANHOLE
- TELEPHONE JUNCTION BOX
- PUMP OUT
- TEST HOLE
- WELL HEAD
- FLOOD ALARM CAP
- FLOOD 5/8" PNEUMATIC
- FLOOD 1/2" PNEUMATIC
- CALCULATED POINT (NO MONUMENT SET OR FOUND)

## NOTES

1. THIS PLAT WAS NOT COMPLETED AT THE TIME OF SURVEY.
2. CONTOUR INTERVALS ARE 1 FOOT MINOR AND 2 FOOT MAJOR.

THE BOUNDARY LINES AND BEARINGS ARE BASED ON THE SURVEY RECORDS OF THE PREVIOUS SURVEYS. THE BOUNDARY LINES AND BEARINGS ARE SUBJECT TO CHANGE BY THE SURVEYOR'S REVISIONS. THE BOUNDARY LINES AND BEARINGS ARE SUBJECT TO CHANGE BY THE SURVEYOR'S REVISIONS. THE BOUNDARY LINES AND BEARINGS ARE SUBJECT TO CHANGE BY THE SURVEYOR'S REVISIONS.

## DEVELOPMENT DATA

- PARCEL NO. 0000000000
- PROPERTY AREA 1.34 ACRES
- NUMBER OF LOTS 2 LOTS
- PUBLIC RIGHT-OF-WAY 0 ACRES
- OPEN SPACE 0 ACRES
- PROPOSED UTILITY EASEMENTS 12 FEET
- FRONT (EAST) 15 FEET
- SEMI-PRIVATE ROADSWAY 10 FEET CONTIGUOUS ON LOT LINE
- COMMON LOT LINE 10 FEET
- COMMON LOT LINES 15 FEET
- SOUTH (ROOSEVELT ROAD) 30 FEET
- OWNER/DEVELOPER MICHELLE BASTYE
- 100 W. 300 ST. #204
- COBESQUE, IDAHO
- CONTRACT--4702

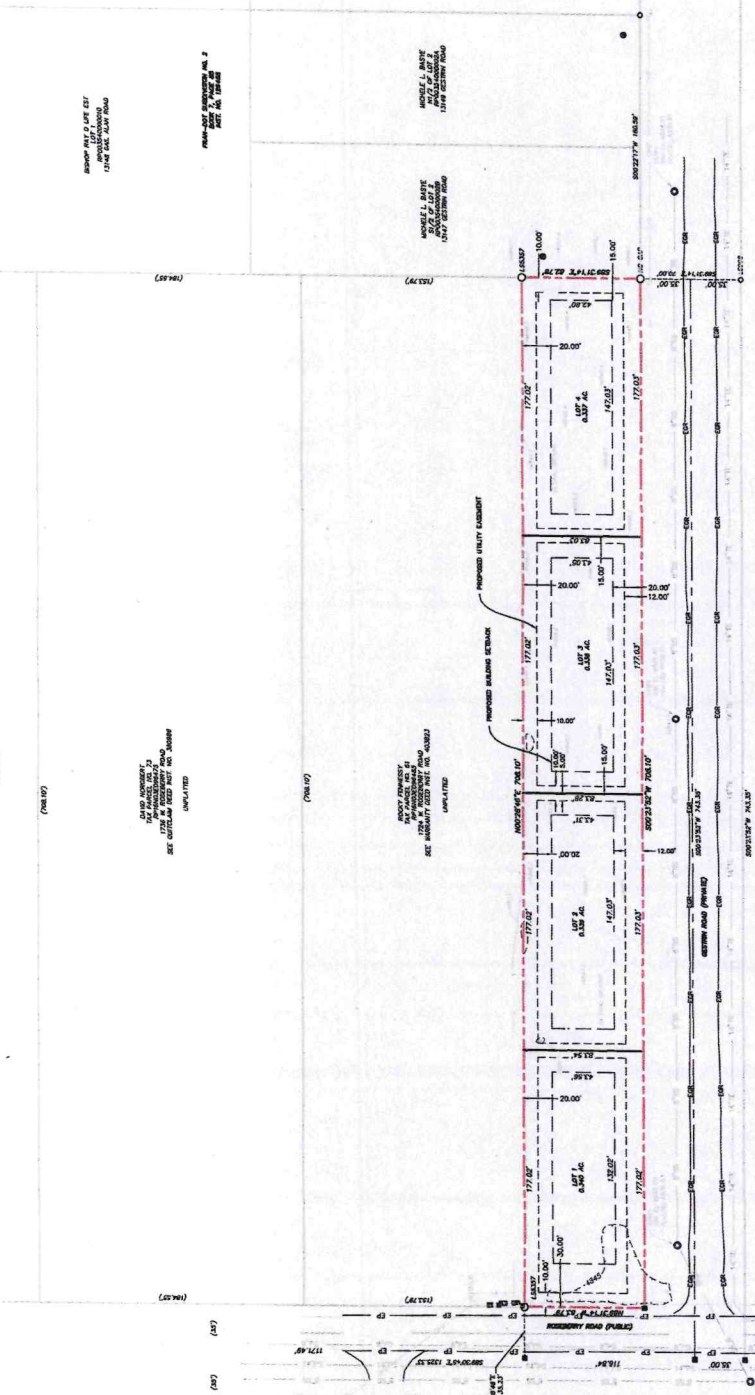
## NOTES

1. THE BUILDING SETBACK LINE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ASSURANCE OF ANY BUILDING PERMIT.
2. DEVELOPER IS REQUESTING A VARIANCE TO THE BUILDING SETBACK AS SHOWN HEREON.
3. THERE WILL BE NO CORNERS.
4. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRREGULAR DISTRICT AS DEFINED IN IDAHO CODE § 31-101, AND THE REQUIREMENTS IN I.C. § 31-101 WILL APPLY TO THIS PLAT.
5. LOTS WILL BE SERVED BY WATERLINE, RECREATIONAL SEWER DISTRICT FACILITIES LOCATED WITHIN GESTRIN GROVE.
6. LOTS WILL BE SERVED BY INDIVIDUAL WELLS.
7. THE WELLS SHALL BE INSTALLED BY THE DEVELOPER.
8. THE WELLS SHALL BE INSTALLED BY THE DEVELOPER.
9. NO LOT SPLITS.
10. ONLY ONE (1) WOOD BURNING DEVICE ALLOWED PER LOT.
11. FROM FIRM PANELS (EOP) - 1/7/2019
12. FLOOD ZONING - ZONE X
13. FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOOD ZONE ARE SUBJECT TO REGULATION BY TITLE 9 AND TITLE 11 OF THE PUBLIC HEALTH CODE.

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## PRELIMINARY PLAT MICHELLE BASTYE 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 CONVOY TRAIL  
CAGGAGE, ID 83811  
PHONE: (208) 684-8886  
WWW.DUMMLANDSURVEYS.COM

DATE:	18 FEB 2026	CHECKED:	CB	DATE:	18 FEB 2026	JOB NO:	3900	SHEET NO:	1 of 1
DRAWN BY:	DTD	CHECKED:	CB	DATE:	18 FEB 2026	JOB NO:	3900	SHEET NO:	1 of 1
DATE:	18 FEB 2026	CHECKED:	CB	DATE:	18 FEB 2026	JOB NO:	3900	SHEET NO:	1 of 1