

**PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT,  
VALLEY COUNTY, IDAHO**

**NOTICE OF PUBLIC HEARING ON PETITION FOR ANNEXATION**

NOTICE IS HEARBY GIVEN that on September 17, 2025, at 12:00 p.m., in the Idaho First Bank meeting room, 475 Deinhard Lane, McCall, Idaho, the Board of Directors (the “Board”) of the Payette Lakes Recreational Water and Sewer District, Valley County, Idaho (the “District”) will conduct a public hearing (the “Public Hearing”) on a Petition for Annexation of Property (the “Petition”). The Petition has been filed with the District by Pine Creek Ranch, LLC, an Idaho limited liability company (“Petitioner”). The prayer of Petitioner is for annexation of certain lands owned by Petitioner and known locally as the “Stockton 90,” and legally described in Exhibit A hereto, into the District for the purpose of connecting to the District wastewater system and receiving wastewater services.

At the Public Hearing, or at such time or times to which the Public Hearing may be adjourned, the Board shall proceed to hear the Petition and all objections thereto, presented, **in writing**, by any person showing cause why the Petition should not be granted. Accordingly, NOTICE is hereby provided to all persons interested, including the staff and employees of the District and anyone designated by the District, to appear at the Public Hearing address above at the time and place set forth herein, and show cause, in writing, if any they have, why the Petition should not be granted. By law, the failure of any person to show cause in writing shall be deemed as an assent to the annexation of such lands into the District as prayed in the Petition.

Those unable to attend the Public Hearing at the time and place set forth herein and/or those desiring to submit their written comment(s) to the Petition in advance of the Public Hearing, may do so via first class mail, postage prepaid, or by physical delivery, to the Board at the address of the District, 201 Jacob Street, McCall, Idaho, 83638, or via the District’s online comment form, available at: <https://plrwsdpublichearing-gatewaymapping.hub.arcgis.com>. Only written comments received by the Board in writing at or in advance of the Public Hearing will be considered.

By law, the Board has the power to prescribe terms and conditions under which said property may be included in the District and certain terms and conditions were announced by the Board on May 21, 2025. Any additional or modified terms and conditions will be announced by the Board prior to closing the Public Hearing, as the same may be continued.

Additional Public Hearing information and key documents, including the Petition and the previously announced terms and conditions prescribed by the Board, are available at <https://plrwsdpublichearing-gatewaymapping.hub.arcgis.com>. The Public Hearing meeting room is accessible to persons with disabilities. Any individual requiring Americans with Disabilities Act (ADA) accommodation to attend the Public Hearing or to submit written comment is encouraged to make those arrangements with the District at least 48 hours in advance of the Public Hearing.

**PAYETTE LAKES RECREATIONAL  
WATER AND SEWER DISTRICT,  
VALLEY COUNTY, IDAHO**

By: /s/ Ellen Holm, Board Chair

ATTEST:

/s/ Tammie Richardson, District Secretary

**EXHIBIT A**  
**Property Annexation Legal Description**



**Stockton 90 Acre  
Annexation Legal Description**

Date: March 6, 2025

A parcel of land being a portion of those lands shown in Record of Survey Instrument No. 448002 in the records of Valley County, located in Section 15, Township 18 North, Range 3 East, Valley County, Idaho, more particularly described as follows:

**COMMENCING** at the West 1/4 corner of said Section 15, from which the Center 1/4 of said Section 15 bears South 89°47'01" East a distance of 2,642.98 feet as shown on the plat for Fox Ridge Subdivision recorded at Page 21, Book 10 of Plats in the records of Valley County;

Thence South 89°47'01" East, along the East-West Center Section line of said Section 15, a distance of 1,321.49 feet to the Center-West 1/16<sup>th</sup> corner of said Section 15, also being the Northeast boundary corner of said Fox Ridge Subdivision, also being the **POINT OF BEGINNING**;

1. Thence North 00°28'49" East, along the West 1/16<sup>th</sup> line of said Section 15, also being the current boundary of the Payette Lakes Recreational Water and Sewer District, a distance of 10.00 feet;

Thence along said Sewer District Boundary for the following three (3) courses:

2. Thence South 89°47'01" East, parallel with and 10.00 feet northerly of said East-West Center Section line, a distance of 438.51 feet, to a point on the westerly boundary line of The Woodlands No. 2 Subdivision, recorded at Page 36, Book 9 of Plats in the records of Valley County;
3. Thence South 00°25'26" West, along said westerly boundary line, a distance of 10.00 feet, to a point on said East-West Center Section line;
4. Thence South 89°47'01" East, along said East-West Center Section Line, also being along the southerly boundary line of The Woodlands No. 2 Subdivision, a distance of 2,210.81 feet, to the Center-East 1/16<sup>th</sup> corner of said Section 15;
5. Thence leaving said Sewer District Boundary, South 00°11'15" West, along the East 1/16<sup>th</sup> line of said Section 15, a distance of 1,488.24 feet to the Southeast 1/16<sup>th</sup> corner of said Section 15, also being the Northeast boundary corner of West Place Subdivision recorded under Instrument Number 78732 in the records of Valley County;
6. Thence North 89°49'16" West, along the northerly boundary of said West Place Subdivision, a distance of 2,652.31 feet, to the boundary corner of said West Place Subdivision;
7. Thence North 00°42'27" East along the boundary line of said West Place Subdivision and along the easterly boundary of said Fox Ridge Subdivision, also being on the current boundary of said Sewer District, a distance of 826.33 feet to a jog in the easterly boundary line of said Fox Ridge Subdivision;

Thence along said Sewer District Boundary for the following two (2) courses:

8. Thence North 89°40'13" West, along the boundary of said Fox Ridge Subdivision, a distance of 7.91 feet;
9. Thence North 00°28'49" East, along the easterly boundary of said Fox Ridge Subdivision, a distance of 663.67 feet to the **POINT OF BEGINNING**.

The above described parcel contains 3,950,003 square feet, or 90.68 acres, more or less.

Wayne Caudell, P.L.S.  
License No. 19748  
End of Description





WEST PLACE  
SUBDIVISION  
INST. NO. 78732

FOX RIDGE  
SUBDIVISION  
BK. 10, PG. 21

McCALL-DONNELLY  
SCHOOL DISTRICT

WOODLANDS NO. 2  
SUBDIVISION  
BK. 9, PG. 36

SEWER DISTRICT BOUNDARY  
N0°42'27"E 826.33'

N0°28'49"E 663.67'

L1 S89°47'01"E 2642.98'

L3 1321.49'

SEWER DISTRICT BOUNDARY

S89°47'01"E 2210.81'

1327.83'

SEWER DISTRICT BOUNDARY

POINT OF  
BEGINNING

CENTER 1/4  
SECTION 15

LINE #	BEARING	DIST.
L1	N0°28'49"E	10.00
L2	S89°47'01"E	438.51
L3	S0°25'26"W	10.00
L4	N89°40'13"W	7.91

STOCKTON DRIVE

WEST PLACE SUBDIVISION  
INST. NO. 78732

N89°49'16"W 2652.31'

KNIGHTS ROAD

NOTE: THE ANNEXATION PARCEL SHOWN HEREON IS THE  
SAME AS TRACT ONE AND TRACT TWO AS DESCRIBED IN  
TITLE COMMITMENT NO. 531762 PREPARED BY ALLIANCE  
TITLE AND ESCROW DATED JANUARY 21, 2021

ANNEXATION AREA  
3,950,003 SQ. FT±  
90.68 ACRES±

S0°11'15"W 1488.24'



EXHIBIT FOR ANNEXATION  
LEGAL DESCRIPTION  
Craig Groves  
Stockton 90 Acre

SHEET NUMBER  
2 of 2

DRAWING INFO		SHEET INFO	
B000554.00	Stockton 90	DRAWN	WC
1"=350'		CHECKED	LF
		LAST EDIT	2/27/2025
		PLOT DATE	2/27/2025

**NIV5**

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