

Payette Lakes Recreational Water & Sewer District

Special Meeting & Public Hearing September 17 2025

Directors Present

Ellen Holm, Chairperson
Bill Weida, Vice-Chair

Dallas Young
Brian Renstrom
Todd Fereday

Advisors Present

Adam Christenson, Legal Advisor
David Watkins, JUB Engineers
Maggi Lloyd, JUB Engineers

Staff Present

Tammie Richardson
Jeff Bateman

Chairperson Ellen Holm called the meeting to order, and a roll call was conducted at 12:00 p.m.

Other Attendees

- Rebecca Coulter (Facilitator) Langdon Group, J-U-B Engineers, Inc.
- Petitioner/Developer Team
 - Craig Groves (Petitioner/Developer/Applicant)
 - Matthew Parks, Clark Wardle (Presenter)
 - John Blom, P.E., M.B.A., HECO ENGINEERS (Presenter)
 - Greg Tankersely, P.E., Crestline Engineers, Inc. (Presenter)

Public participants (in person and virtual)

Rebecca Coulter (Facilitator) introduced herself and explained that the purpose of this hearing is to consider the annexation petition by Pine Creek Ranch LLC for approximately 90 acres into the District for connection to sewer and wastewater services. She explained that public comment was accepted in writing, either online or as hard copies, during the meeting. As of the meeting, approximately 209 comments had been received. All documentation and comments were made available online for transparency.

The Facilitator went over the ground rules. Participants were required to maintain professionalism and mutual respect. No disruptive behavior or visual displays permitted.

The Facilitator outlined the agenda: presentation by petitioner, board discussion and Q&A, public comment period, and review of agenda items 3-5.

Petitioner Presentation (Matthew Parks, Greg Tankersley, John Blom)

- Project Overview: Pine Creek Ranch seeks annexation of 90 acres for connection to the District's wastewater system. The property is adjacent to the District and represents logical expansion.

- **System & Financial Impact:** Annexation would relieve system deficiencies, provide development and connection fees (estimated \$8 million over 20 years), and fund infrastructure improvements with no negative fiscal impact to the District.
- **Master Plan & Capacity:** The master plan indicates sufficient capacity for the projected growth. New development would include up to 600 residential units, potentially including accessory dwelling units (ADUs).
- **Developer Responsibilities:** Petitioners agree to fund required system upgrades (approx. \$2 million) and comply with district requirements. Cost overruns would be the developer's responsibility.
- **Community Engagement:** The project team has engaged with district and city staff over four years, aligning plans with the local comprehensive and master plans.
- **Environmental Considerations:** The petitioner agrees to pay for their share of improvements related to inflow/infiltration (I&I) issues.

District Engineer & Staff Comments

- Clarified differences between parcels already in the District and those proposed for annexation.
- Discussed the technical modeling underlying capacity and system needs.
- Noted that the development triggers specific system upgrades, but not all projects mentioned are tied to the 90-acre parcel requested for annexation. The blended development spans a parcel inside and outside the District.
- Emphasized the need for policy alignment and regular updates to the master plan.
- Recommended removing phosphorus offset requirement due to regulatory changes.
- Alternative wastewater solutions exist if annexation is denied.

Board Questions/Clarifications

- Board members questioned the financial projections, the timeline for development, absorption rates, and connection fee calculations, including the time value of money.
- Clarified that connection fees and upgrades will be phased over the years as units are completed and sold.
- Discussed plans for ADUs in the proposed development.
- Confirmed developer commitment to manage and pay for required infrastructure projects.
- Reviewed technical questions regarding I&I reduction, sewer modeling, and project impacts.

- Concerns were raised regarding future revenues' timing and present value, competition with other developments, and policy consistency.

The meeting was recessed for 15 minutes for a break.

Brian announced that due to the large number of comments the board has not had a chance to review and a number of topics that came up today he made a motion to table item 3 on the agenda Announcement of Final Terms and Conditions for Annexation of Property relative to Petition for Annexation filed by Pine Creek Ranch, LLC and continue the public hearing to resume on October 15 and the Board will continue to accept written comments until October 1, 2025 which would give the Board two weeks to review all written comments before October 15, 2025, Bill seconded it and the motion carried.

Bill moved to adjourn the meeting, it was seconded by Dallas and the motion carried.

Submitted by: Tammie Richardson



Ellen Holm, Chairperson

