

Pine Valley Local Administrative District

AMENDED Meeting Agenda

Pine Valley Fire Station, 680 East Main St., Conference Room

February 11, 2026, 6:00 P.M.

Board Members: Frank Davie, *Chairman*
Tom Nielsen, *Vice-Chairman*
Emily Neilson
Herman Nordbruch
Cortney Snow

PVLAD Assistants: Rick Peetz, *Clerk*
Teri Forbes, *Treasurer*

Agenda

1. Welcome, Prayer & Pledge of Allegiance – Cortney Snow and Tom Nielsen.
2. Pine Valley Overlay Zone Business – Emily Nielson.
 - A. David Winston Vacation Home – Request to Develop – 315 Pine Cone Place.
 - B. Gene and Nancy Schumacher Home – Request to Develop – 880 Deer Trail Drive – Layne Christensen.
 - C. Russ and Chris Miller – Request to Develop Lot 8 of Aspen Meadows – Layne Christensen.
3. Meeting Minutes.
 - A. Approval of the January 14, 2026, PVLAD Meeting Minutes.
4. Board Member Reports.
 - A. Pine Valley Activities – Frank Davie.
 - B. Traffic Report – Tom Nielsen.
 - C. Washington County Crime & Sheriff's Report – Herman Nordbruch.
5. Community Watch – Tom Nielsen & Gene Phillips.

6. Board Quarterly Bank Reconciliation Report – Courtney Snow.
7. Clerk Report and Treasurer’s Reports (January) – Rick Peetz and Teri Forbes.
8. Citizen Requests. - Any person wishing to bring an item not otherwise on the agenda is to bring it to the attention of the Board Chairman, Frank Davie, and the additional members of the Board by raising their hand and giving their name for the record. The Chair or Board will take no action at this time. All items will be referred to the board for follow-up and report.
9. Other Business.
10. Adjournment.

The next board meeting is scheduled for March 11, 2026, at 6:00 p.m. The public is invited and encouraged to attend.

AGENDA ITEM #2A



Pine Valley Overlay Zone Project Information Sheet

PROJECT TYPE

Building Permit ☒ Lot Line Adjustment _____ Variance _____
 Conditional Use _____ Zone Change _____ Other _____

PROPERTY OWNER INFORMATION AND SIGNATURE

Name David & Maartje Winston
 Phone (435) 922-8911 Email winstonddw02@gmail.com
 Current Mailing Address 1239 East Marlberry Way Washington UT, 84780
 Property Address (if assigned) or Parcel # PS-1-15

Property Owner Signature

I acknowledge information on this sheet is correct and that I have received a copy of the Pine Valley Overlay Zone _____

Applicant (if other than Property Owner)

Name Layne Christensen
 Phone (435) 669-4423 Email Klaynefire@gmail.com

FOR BUILDING PERMIT REQUESTS

Total Sq Ft of Lot 19,602 Total Sq Ft of Home 2134 No larger than 50% of lot to preserve low density

Square footage is considered to be the sum total of the livable area of house, garage, and covered patios that are connected to house.

What type of shingles will be used? Metal Wood shingles not allowed for fire safety

Is the lot on a slope greater than 30%? No If yes, all corners must be on ground

Are all outdoor lights fully shielded? Yes Required to support preservation of dark skies

Will property be fenced? No Non-obscuring materials required to preserve rural sight lines

Will home be used as an STR? No If yes, County licensing required. Limited to 5% of homes

FOR ALL OTHER REQUESTS, PLEASE BRIEFLY DESCRIBE THE PROJECT (attach another sheet if needed)**TO BE COMPLETED BY PVLAD**

Date Project Sheet Received _____ Received by _____

PVLAD Meeting Date _____

Recommendation _____

Date _____ Committee Chair _____

Impact Fee Due _____ Received by _____ Date _____

(Impact fee is based on total square footage as described above and any outbuildings)

Winston Cabin

Pine Valley, UT



PROJECT STATISTICS:

LOT SIZE: 1,130 SQFT / 0.1631 ACRE
LIVABLE SQFT: 2,134
• MAIN: 1,430
• SECOND: 504
• GARAGE: 400
• DECKS: 1,401
BEDS / BATHS: 3 / 3
HEIGHT: 26' 3"

TABLE OF CONTENTS	
Site	Site
Cover	Cover Page
SP-1	Site Plan
A-1.0	Front Elevations
A-2.0	Side Elevations
A-3.0	Various Elevations
A-4.0	Main Floor Plan
A-5.0	2nd Floor Plan
A-6.0	Roof Truss Plan
E-1.0	Electrical Plan
P-2.0	Plumbing Plan
SC-1.0	Door & Window Schedule

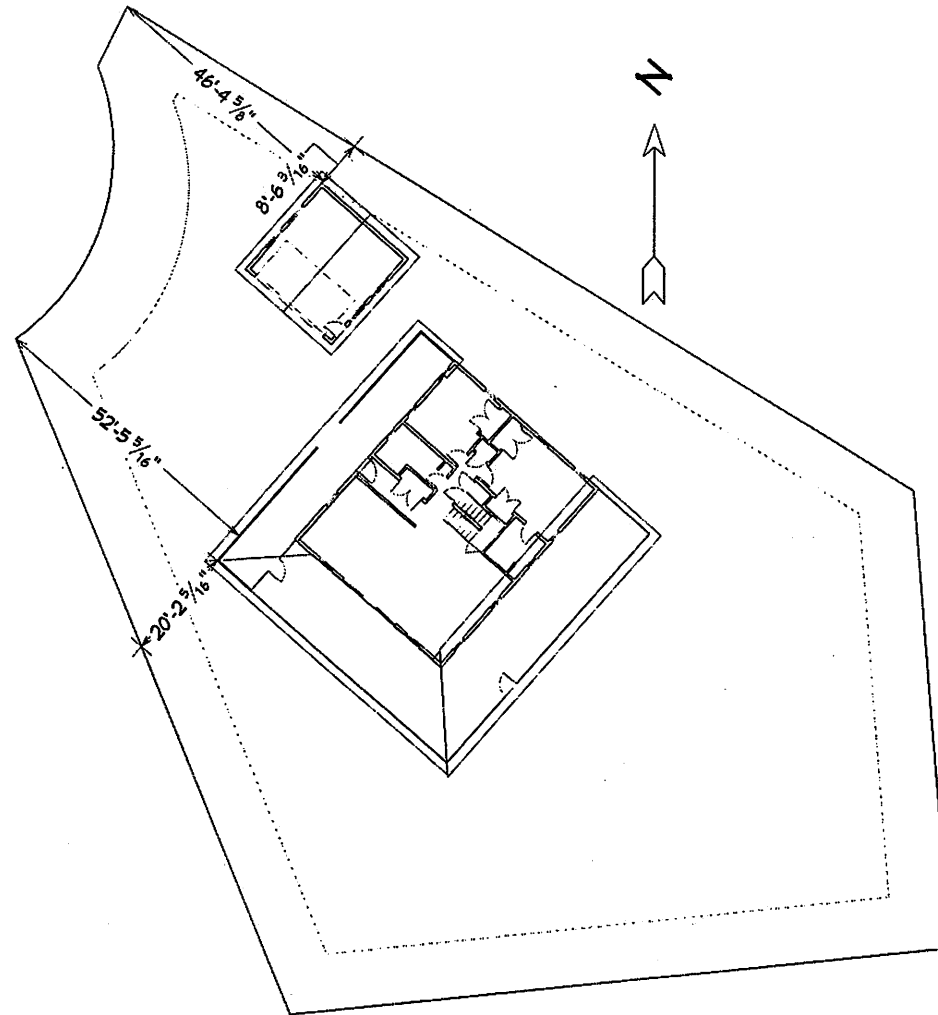
2-Story Residence
Pine Valley
315 S PINE CONE PL
PINE VALLEY, UT

Designed by
Matt Dotson
435-666-6151

Cover Page

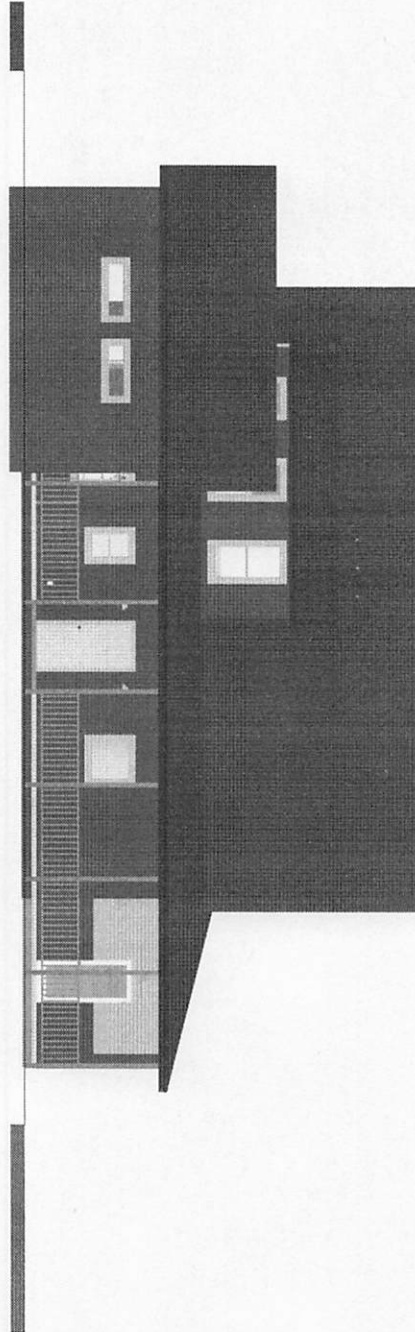
DATE: 2/9/26

Cover

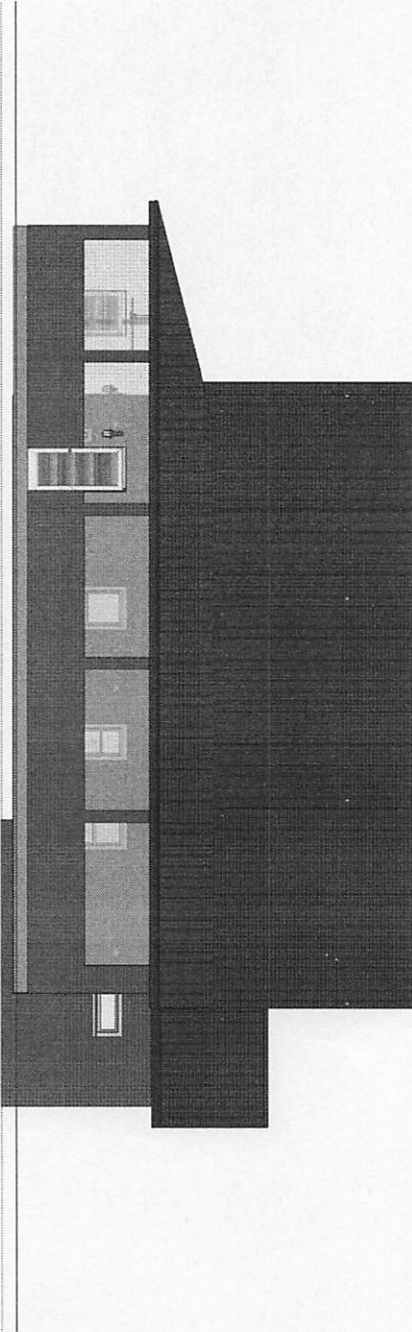


Temporary Site Plan

1.4.41



1. 0.000000



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2096	0.0000
2097	0.0000
2098	0.0000
2099	0.0000
2100	0.0000

DATE: 2/9/26

Front Elevations

Designed by
Matt Dotson
435-668-6151

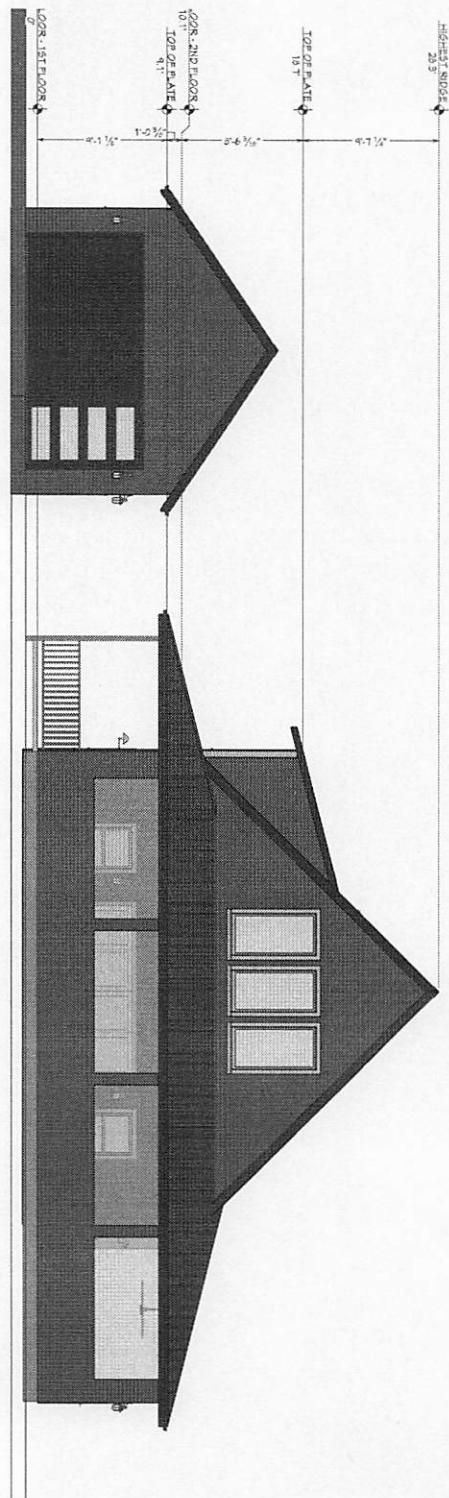
2-Story Residence

Pine Valley

315 S PINE CONE PL
PINE VALLEY, UT

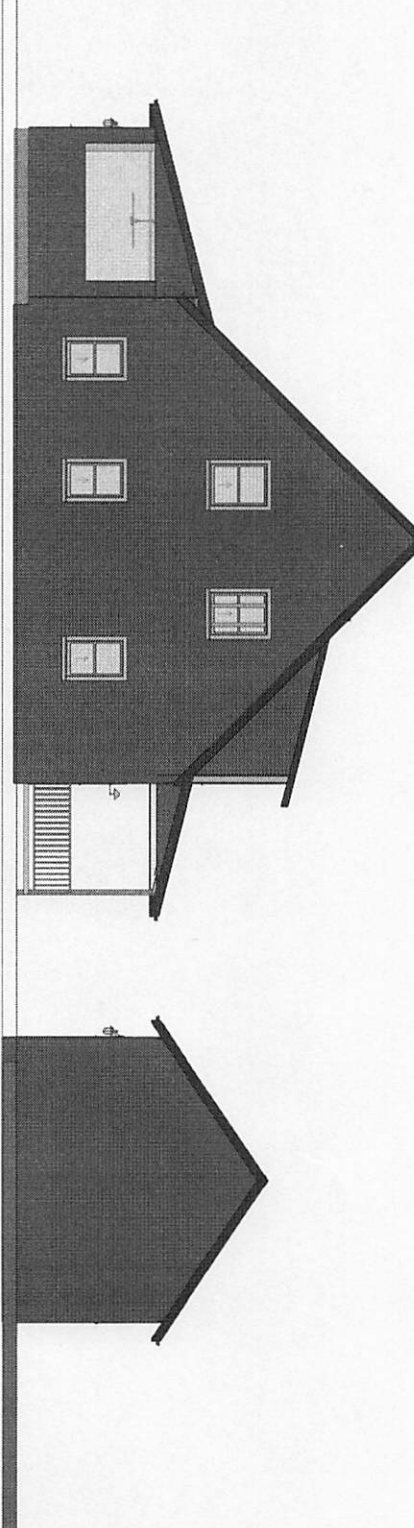
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RIGHT ELEVATION

 $7/8 = 1$ 

WEST ELEVATION
1/4" = 1'

116-9116



Side Elevations

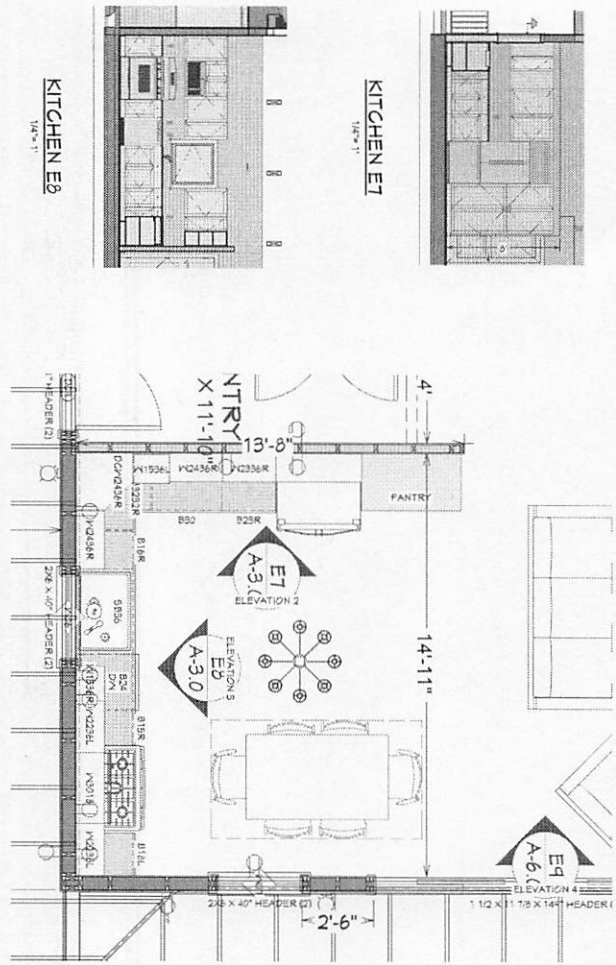
DATE: 2/9/26

A-2.0

Designed by
Matt Dotson
435-668-6151

2-Story Residence
Pine Valley
315 S PINE CONE PL
PINE VALLEY, UT

[illegible]



115-1



A-4.0

2-Story Residence

Pine Valley

315 S PINE CONE PL
PINE VALLEY, UT

[illegible]

1978



1388 P.1

[illegible]

Pine Valley

315 S PINE CONE PL
PINE VALLEY, UT

Designed by
Matt Dotson
435-668-6151

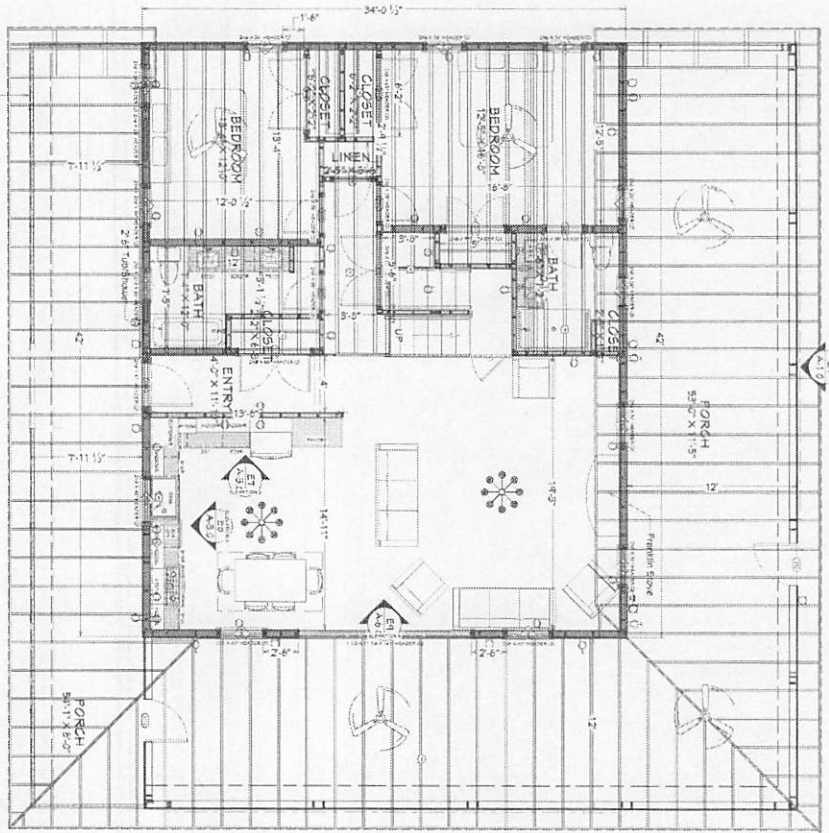
2nd Floor Plan

DATE: 7/5/26

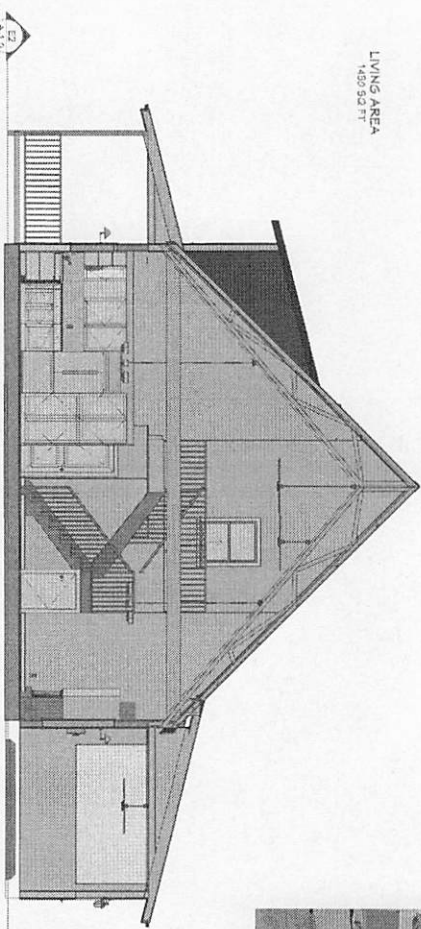
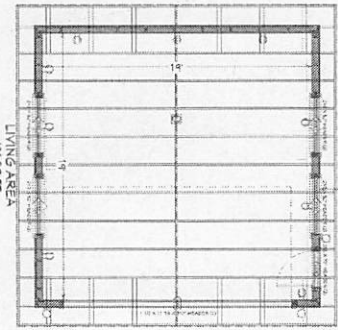
A-5.0

1ST FLOOR

1/4" = 1'

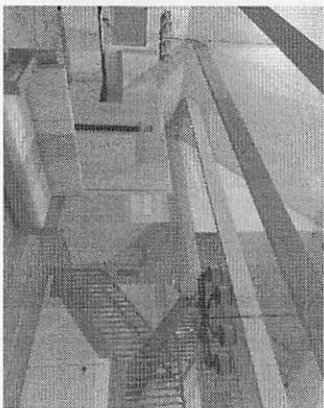
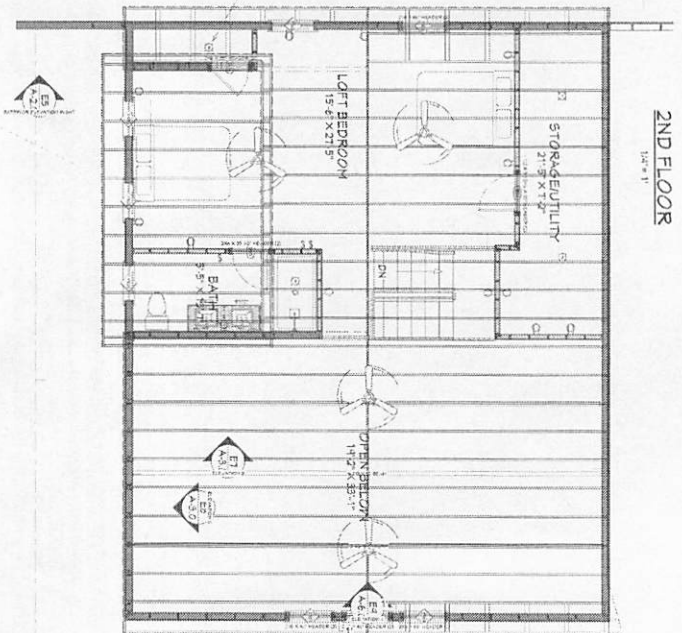


LIVING AREA
14'0" x 20'0"



2ND FLOOR

1/4" = 1'



A-6.0

DATE: 2/19/18

Roof Truss Plan

Designed by
Matt Dotson
435-668-6151

2-Story Residence

Pine Valley

315 S PINE CONE PL
PINE VALLEY, UT

Revision Table
Number Date Revised By Description

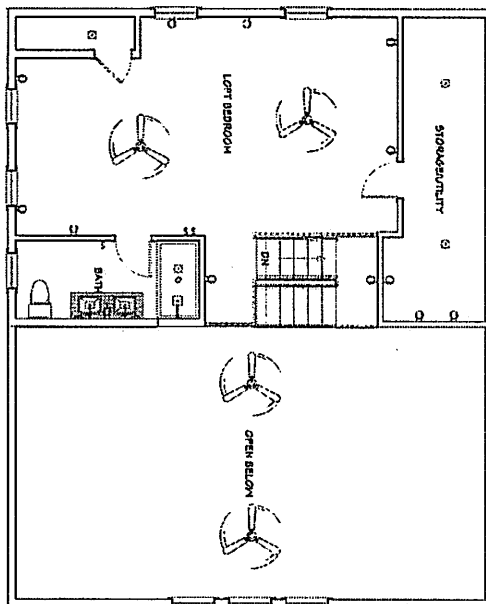
Number	Date	Revised By	Description

11/24/00

[illegible]

114-1

STARS: DATA - ALIBO LEGEND Electrical: DATA - ALIBO LEGEND 1 Lightning 2 Fire 3 Gas 4 Water 5 Temperature 6 Wind 7 Sun 8 Moon 9 Cloud 10 Rain 11 Snow 12 Ice 13 Fog 14 Thunder 15 Lightning 16 Fire 17 Gas 18 Water 19 Temperature 20 Wind 21 Sun 22 Moon 23 Cloud 24 Rain 25 Snow 26 Ice 27 Fog 28 Thunder 29 Lightning 30 Fire 31 Gas 32 Water 33 Temperature 34 Wind 35 Sun 36 Moon 37 Cloud 38 Rain 39 Snow 40 Ice 41 Fog 42 Thunder 43 Lightning 44 Fire 45 Gas 46 Water 47 Temperature 48 Wind 49 Sun 50 Moon 51 Cloud 52 Rain 53 Snow 54 Ice 55 Fog 56 Thunder 57 Lightning 58 Fire 59 Gas 60 Water 61 Temperature 62 Wind 63 Sun 64 Moon 65 Cloud 66 Rain 67 Snow 68 Ice 69 Fog 70 Thunder 71 Lightning 72 Fire 73 Gas 74 Water 75 Temperature 76 Wind 77 Sun 78 Moon 79 Cloud 80 Rain 81 Snow 82 Ice 83 Fog 84 Thunder 85 Lightning 86 Fire 87 Gas 88 Water 89 Temperature 90 Wind 91 Sun 92 Moon 93 Cloud 94 Rain 95 Snow 96 Ice 97 Fog 98 Thunder 99 Lightning 100 Fire 101 Gas 102 Water 103 Temperature 104 Wind 105 Sun 106 Moon 107 Cloud 108 Rain 109 Snow 110 Ice 111 Fog 112 Thunder 113 Lightning 114 Fire 115 Gas 116 Water 117 Temperature 118 Wind 119 Sun 120 Moon 121 Cloud 122 Rain 123 Snow 124 Ice 125 Fog 126 Thunder 127 Lightning 128 Fire 129 Gas 130 Water 131 Temperature 132 Wind 133 Sun 134 Moon 135 Cloud 136 Rain 137 Snow 138 Ice 139 Fog 140 Thunder 141 Lightning 142 Fire 143 Gas 144 Water 145 Temperature 146 Wind 147 Sun 148 Moon 149 Cloud 150 Rain 1
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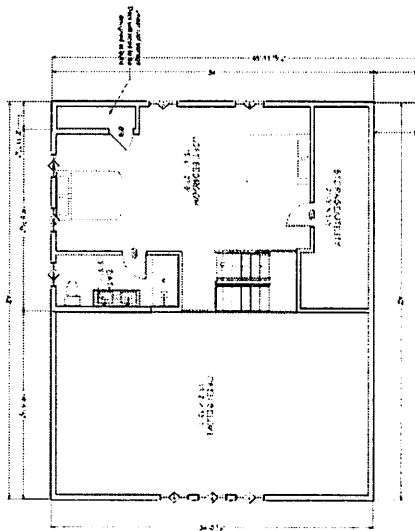
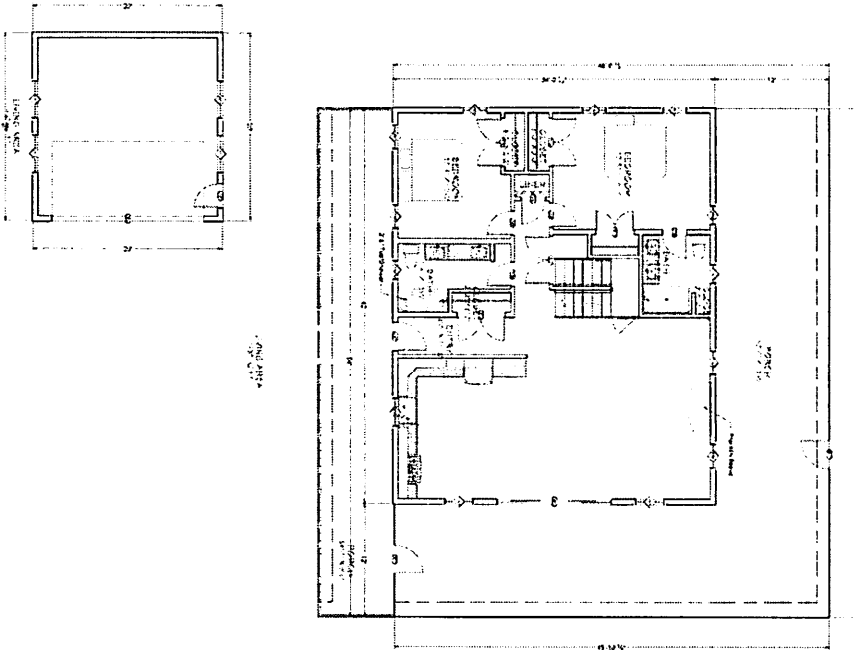
Electrical Plan

Designed by
Matt Dotson
435-668-6151

2-Story Residence
Pine Valley
315 S PINE CONE PL
PINE VALLEY, UT

[illegible]

2ND FLOOR
1:5" = 1'

[illegible][illegible]

SCH-1.0

Designed by
Matt Dotson
435-668-6151

2-Story Residence
Pine Valley
315 S PINE CONE PL
PINE VALLEY, UT

[illegible]

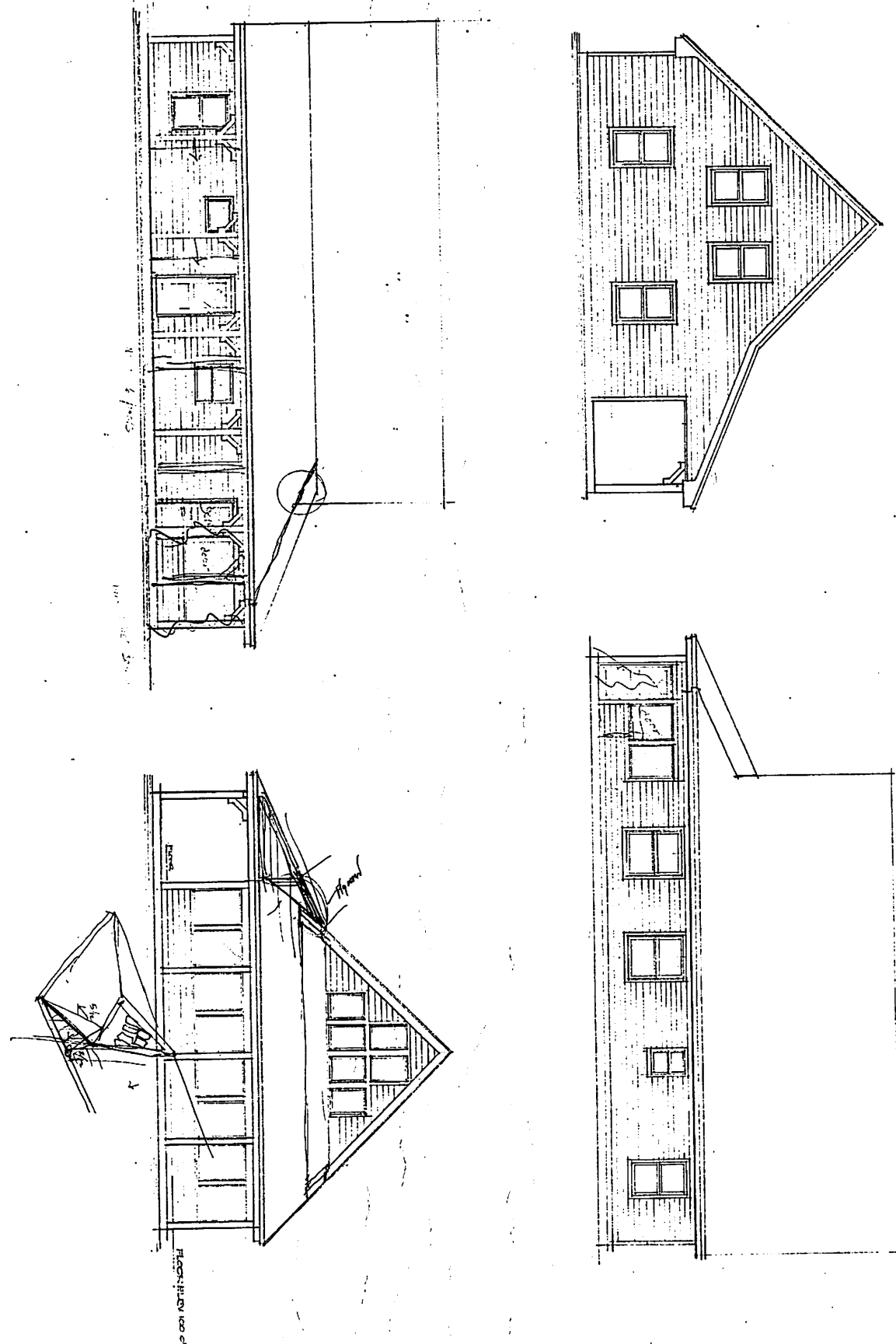
Note
• Dryer floor drains



VACATION HOME FOR
MRS. ROBERT WINSTON
SUN VALLEY



[illegible]

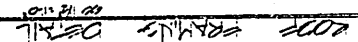


VACATION HOME FOR
 MR. & MRS. ROBERT WINSTON
 PINE VALLEY UTAH

4074



in 2022: 10.4 G C/ha yr



— 175 —

1954-1955

11.11.1

AGENDA ITEM #2B



Pine Valley Overlay Zone Project Information Sheet

PROJECT TYPE

Building Permit ☒ Lot Line Adjustment _____ Variance _____
 Conditional Use _____ Zone Change _____ Other _____

PROPERTY OWNER INFORMATION AND SIGNATURE

Name Gene & Nancy Schumacher
 Phone (435) 632-9205 Email Gene.Nancy5658@gmail.com
 Current Mailing Address 1195 West 5830 North St. George 84770
 Property Address (if assigned) or Parcel # DVE-3-15

Property Owner Signature

I acknowledge information on this sheet is correct and that I have received a copy of the Pine Valley Overlay Zone _____

Applicant (if other than Property Owner)

Name Layne Christensen
 Phone (435) 688-4473 Email Laynefire@gmail.com

FOR BUILDING PERMIT REQUESTS

Total Sq Ft of Lot 13,504 Total Sq Ft of Home 2550 No larger than 50% of lot to preserve low density

Square footage is considered to be the sum total of the livable area of house, garage, and covered patios that are connected to house.

What type of shingles will be used? metal Wood shingles not allowed for fire safety

Is the lot on a slope greater than 30%? No If yes, all corners must be on ground

Are all outdoor lights fully shielded? Yes Required to support preservation of dark skies

Will property be fenced? Yes Non-obscuring materials required to preserve rural sight lines

Will home be used as an STR? No If yes, County licensing required. Limited to 5% of homes

FOR ALL OTHER REQUESTS, PLEASE BRIEFLY DESCRIBE THE PROJECT (attach another sheet if needed)**TO BE COMPLETED BY PVLAD**

Date Project Sheet Received _____ Received by _____

PVLAD Meeting Date _____

Recommendation _____

Date _____ Committee Chair _____

Impact Fee Due _____ Received by _____ Date _____

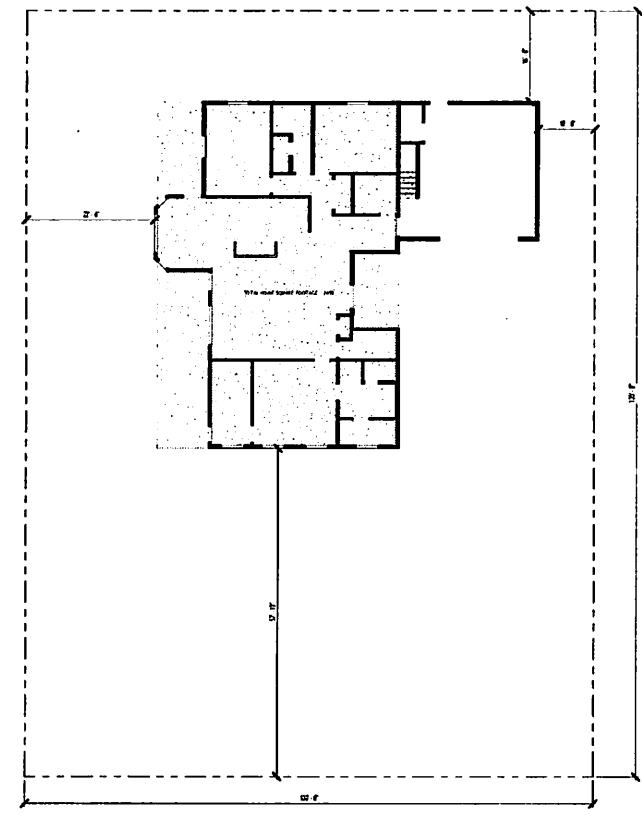
(Impact fee is based on total square footage as described above and any outbuildings)

DOWN HOME
DESIGNS, LLC



SCHUMACHER
PINE VALLEY CABIN

Date: _____ Issue Date: _____
Drawn by: _____ Author: _____



DEER TRAIL DRIVE

① Site Plan
1" = 10'-0"

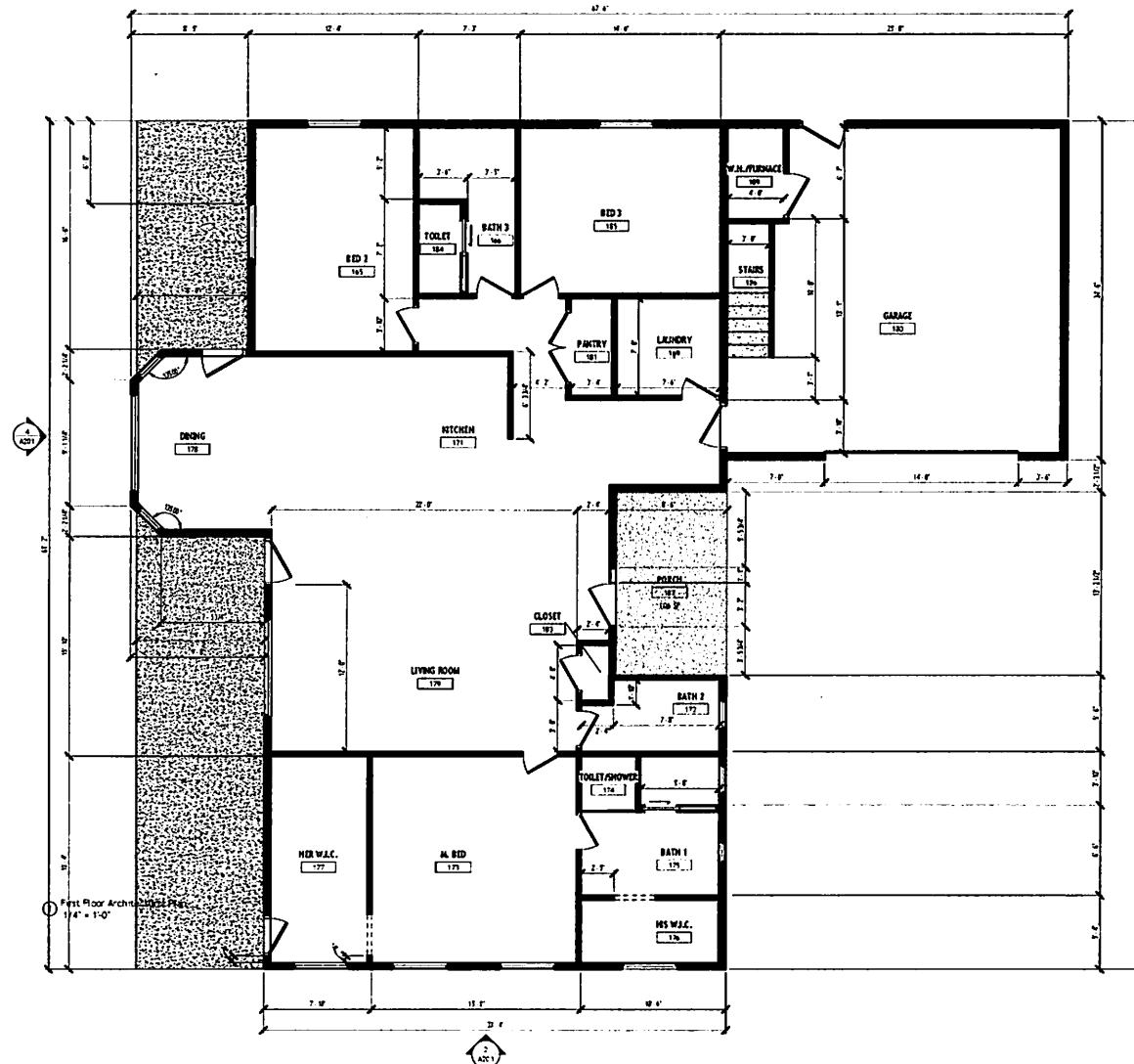
Site Plan

C101

Scale 1" = 10'-0"

Window Schedule					
Count	Size		Head Height	SH Height	Comments
1	2'-0"	9'-0"	8'-0"	12'-0"	
2	4'-0"	9'-0"	8'-0"	12'-0"	
2	2'-0"	8'-0"	8'-0"	12'-0"	
2	2'-0"	8'-0"	8'-0"	12'-0"	
1	4'-0"	8'-0"	8'-0"	12'-0"	

Door Schedule				
Count	Size		Thickness	Comments
0	8'-0"	12'-0"	2" - 1 3/8"	
1	1'-0"	8'-0"	1 3/8"	
2	2'-0"	8'-0"	1 3/8"	
2	2'-0"	8'-0"	1 3/8"	
1	2'-0"	8'-0"	1 3/8"	
1	3'-0"	8'-0"	1 3/8"	
1	14'-0"	8'-0"	2" - 1 1/2"	



DOWN HOME
DESIGNS, LLC



SCHUMACHER
PINE VALLEY CABIN

Date: _____ Issue Date: _____
Drawn by: _____ Author: _____

Architectural Floor
Plans

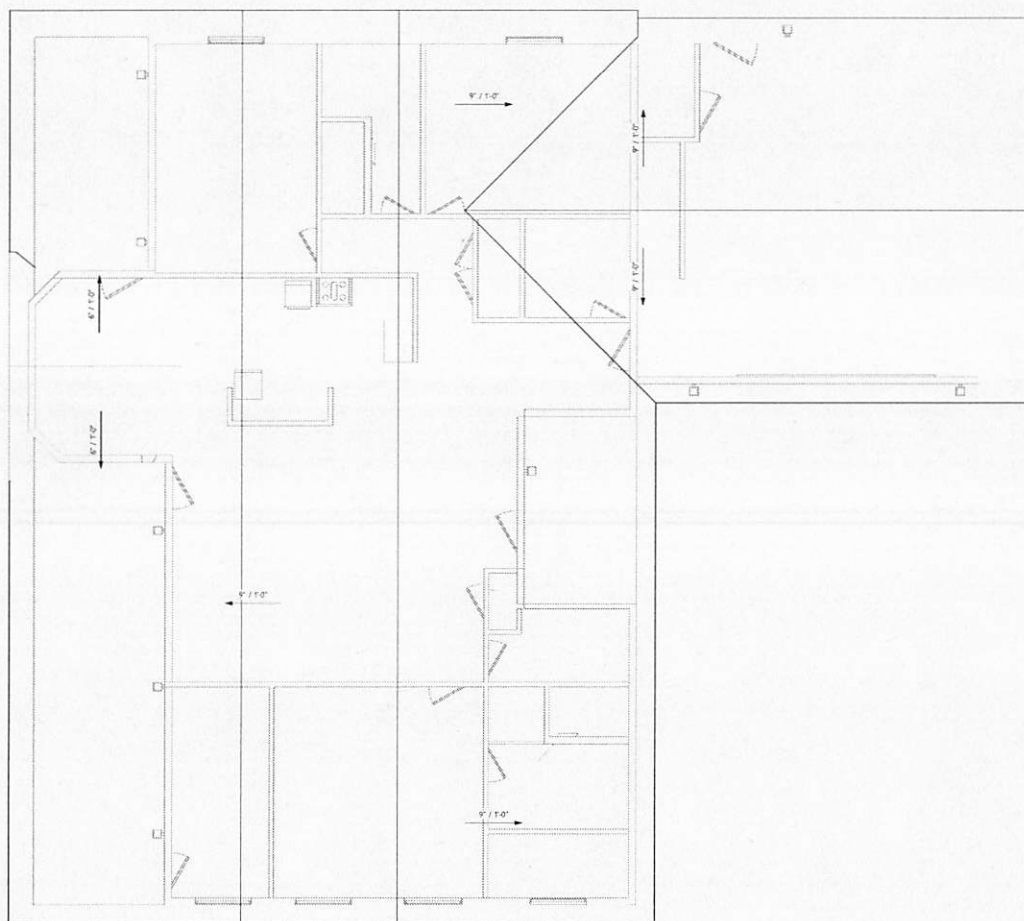
A101

Scale: 1/4" = 1'-0"

Date	Issue Date
Drawn by	Author

A103

Scale $1/4" = 1'-0"$



① ROOF PLAN
1/4" = 1'-0"

DOWN HOME
DESIGNS, LLC



SCHUMACHER
PINE VALLEY CABIN

Date Issue Date
Drawn by Author

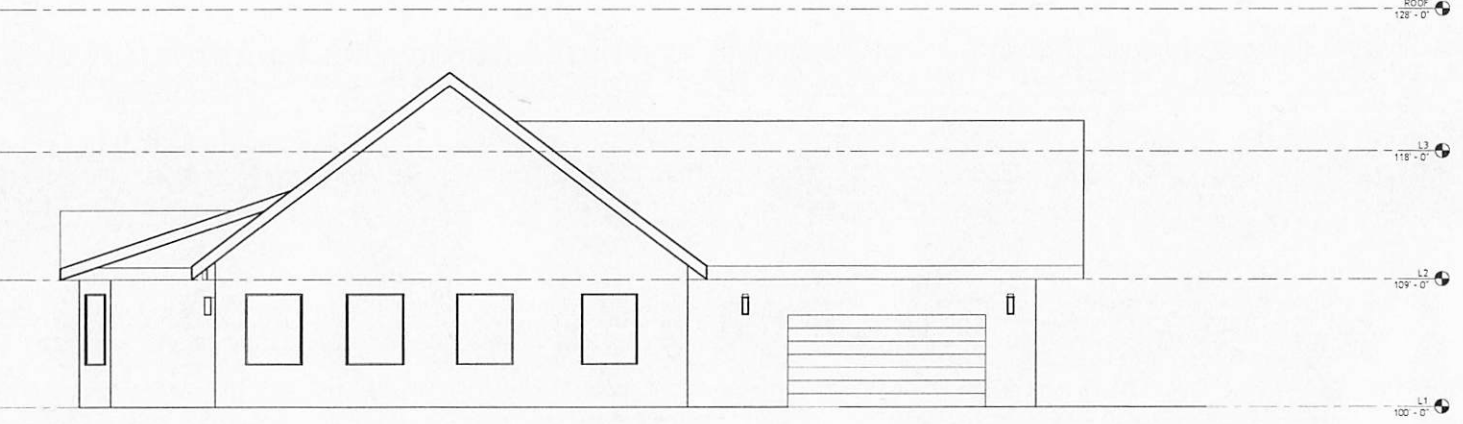
Architectural Building
Elevations

A201

Scale 1/4" = 1'-0"



④ West Architectural Building Elevation
1/4" = 1'-0"



③ South Architectural Building Elevation
1/4" = 1'-0"

DOWN HOME
DESIGNS, LLC



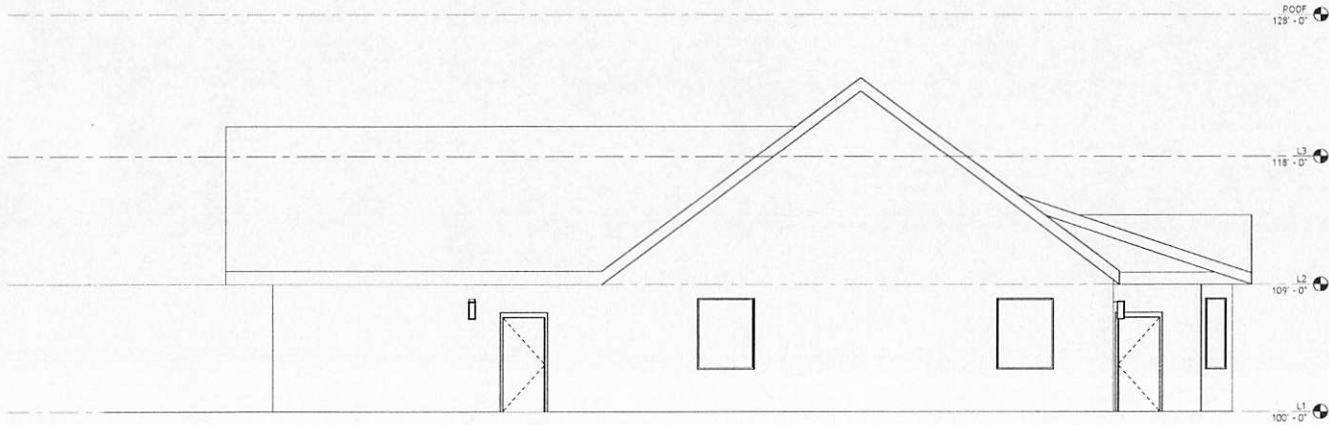
SCHUMACHER
PINE VALLEY CABIN

Date Issue Date
Drawn by Author

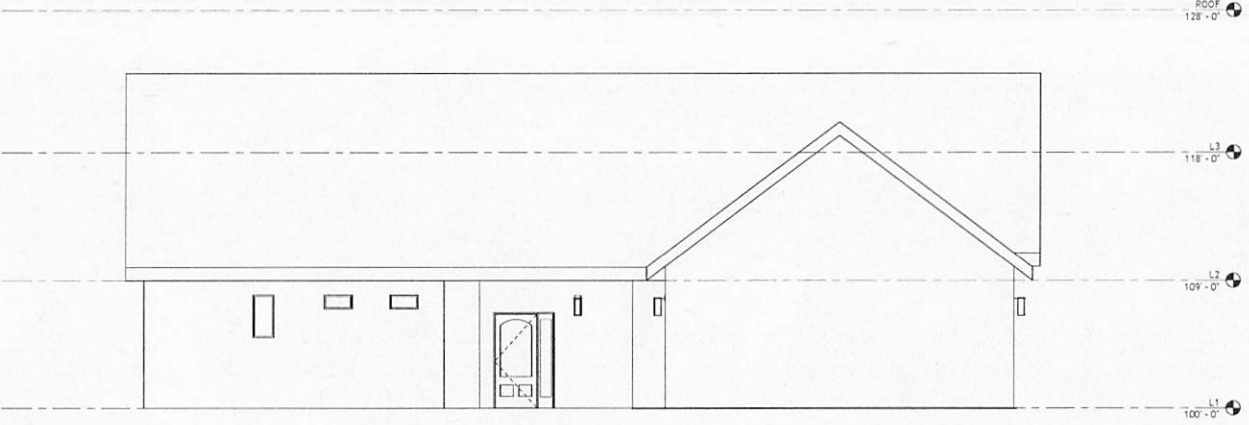
Architectural Building
Elevations

A202

Scale 1/4" = 1'-0"



① North Architectural Building Elevation
1/4" = 1'-0"



② East Architectural Building Elevation
1/4" = 1'-0"

AGENDA ITEM #2C



Pine Valley Overlay Zone Project Information Sheet

PROJECT TYPE
 Building Permit ☒
 Conditional Use ☐

 Lot Line Adjustment ☐
 Zone Change ☐

 Variance ☐
 Other ☐
PROPERTY OWNER INFORMATION AND SIGNATURE
 Name Russell & Christina Miller

 Phone 435-668-5203
 Email cmillerfamily@gmail.com

 Current Mailing Address 1733 Cotton Ct St. George UT 84790

 Property Address (if assigned) or Parcel # B Aspen Meadows subdivision

 Property Owner Signature [Signature]
 I acknowledge information on this sheet is correct and that I have received a copy of the Pine Valley Overlay Zone
Applicant (if other than Property Owner)

Name _____

 Phone _____
 Email _____
FOR BUILDING PERMIT REQUESTS
 Total Sq Ft of Lot 20,640 Total Sq Ft of Home 4700 No larger than 50% of lot to preserve low density

Square footage is considered to be the sum total of the livable area of house, garage, and covered patios that are connected to house.

 What type of shingles will be used? steel Wood shingles not allowed for fire safety

 Is the lot on a slope greater than 30%? no If yes, all corners must be on ground

 Are all outdoor lights fully shielded? yes Required to support preservation of dark skies

 Will property be fenced? Yes Non-obscuring materials required to preserve rural sight lines

 Will home be used as an STR? No If yes, County licensing required. Limited to 5% of homes

FOR ALL OTHER REQUESTS, PLEASE BRIEFLY DESCRIBE THE PROJECT (attach another sheet if needed)

TO BE COMPLETED BY PVLAD

Date Project Sheet Received _____ Received
by _____

PVLAD Meeting Date _____

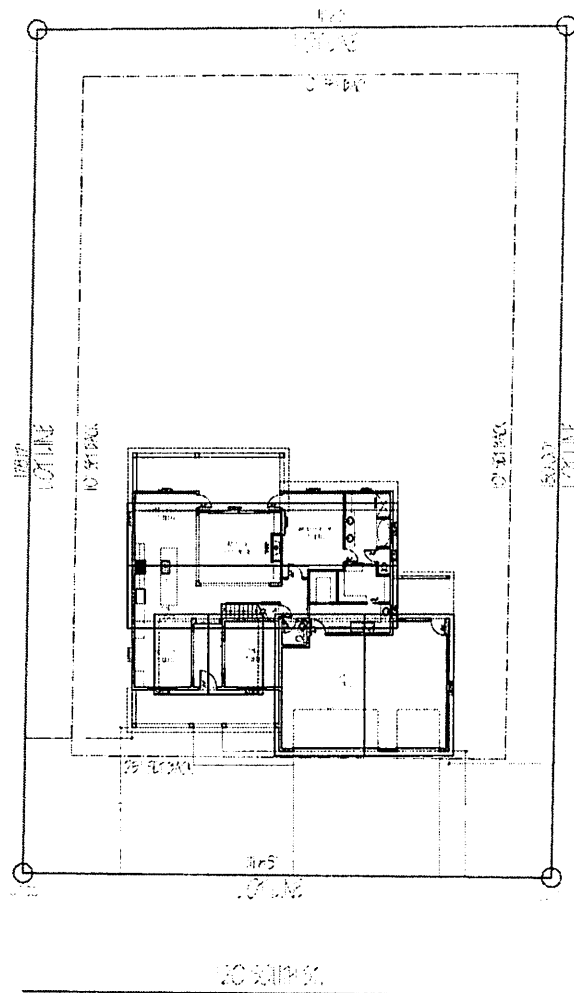
Recommendation

Date _____ Committee

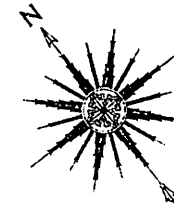
Chair _____

Impact Fee Due _____ Received by _____ Date _____

(Impact fee is based on total square footage as described above and any outbuildings)



All downspouts need hard pipe to take water to the street and a terminator is necessary.



LOT #8 ASPEN MEADOWS PINE VALLEY, UT

SEINE FLOORING

120' x 120' MAX 120' x 120' (120' x 120')
120' x 120' MAX 120' x 120' (120' x 120')
120' x 120' MAX 120' x 120' (120' x 120')
120' x 120' MAX 120' x 120' (120' x 120')
120' x 120' MAX 120' x 120' (120' x 120')

PLOT PLAN

SCALE 1" = 12'

2022-40
17-1022
BRAD

BRAD SHENEMAN
2508 EAST MEADOW WAY ST GEORGE, UT 84909
PH: (435) 892-8884
BLUENODESIGN.COM

MILLER FAMILY
LOT 8
PINE VALLEY, MTN

PLOT PLAN

FORSYTH
CONSTRUCTION
435-467-7390

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH GRADE TO BE DETERMINED BY THE OWNER.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
5. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
6. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
7. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
8. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
9. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
10. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.

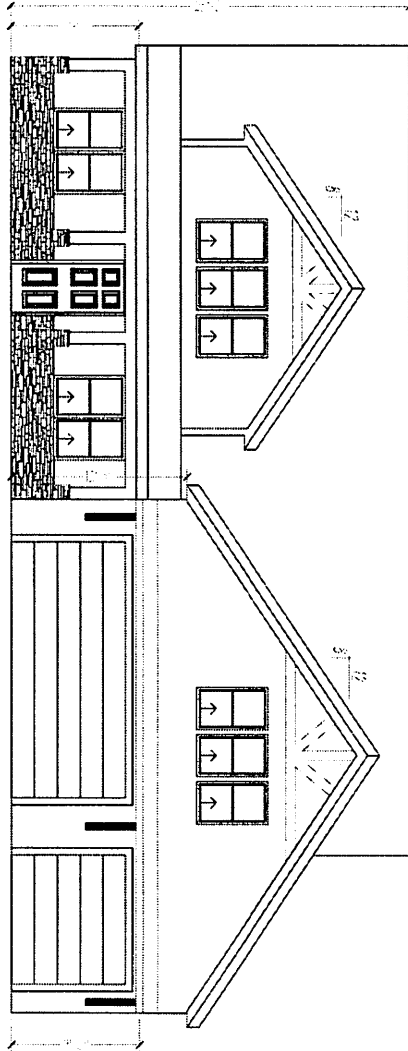
PERMANENT
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH GRADE TO BE DETERMINED BY THE OWNER.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
5. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
6. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
7. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
8. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
9. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
10. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.

CONCRETE
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH GRADE TO BE DETERMINED BY THE OWNER.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
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7. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
8. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
9. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
10. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.

BRICK
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH GRADE TO BE DETERMINED BY THE OWNER.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
5. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
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10. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.

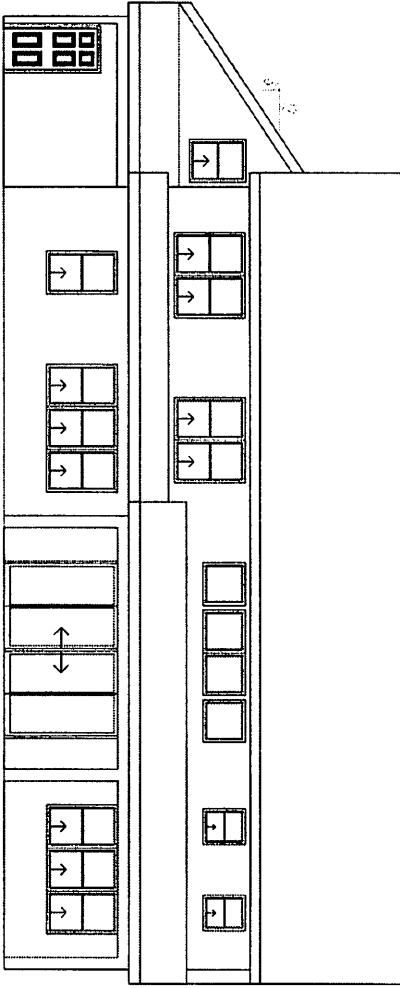
WOOD
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH GRADE TO BE DETERMINED BY THE OWNER.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
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PAINT
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3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
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FRONT VIEW

SCALE - 1/4" = 1'

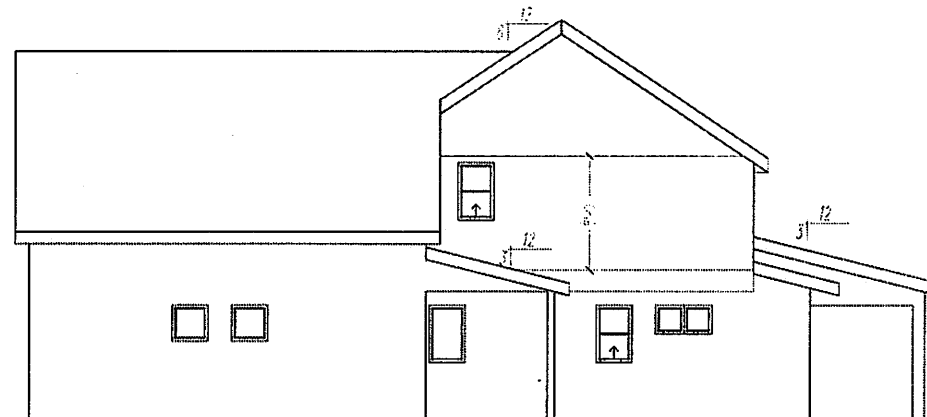
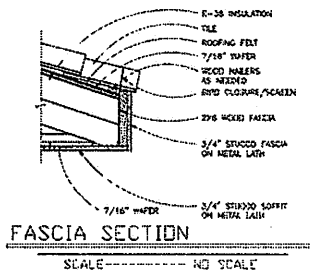


REAR VIEW

SCALE - 1/4" = 1'

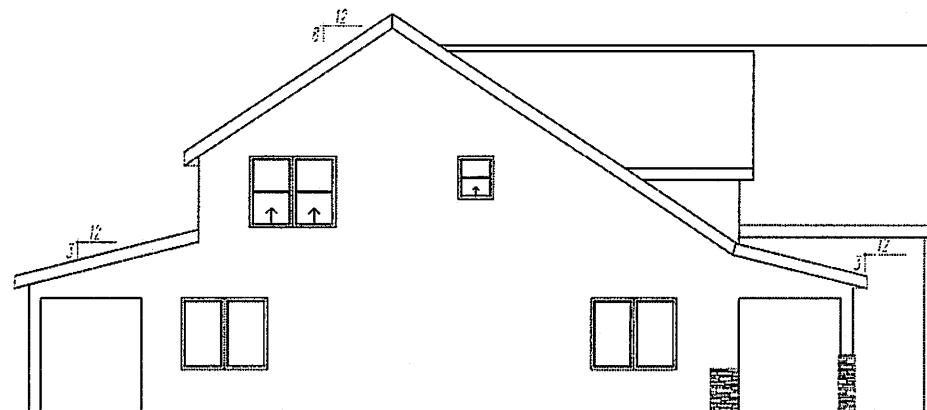
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2405 EAST MEADOW MIST WAY, ST GEORGE UT 84790
Ph: (435) 862-8684
BUDGETSANDDESIGN.COM

FORSYTH
CONSTRUCTION
435-467-7390



RIGHT VIEW

SCALE----- 1/4" = 1'



LEFT VIEW

SCALE----- 1/4" = 1'

FRAMING NOTES

1. ALL EXTERIOR WALLS SHALL BE 2X6 STUDS ON 16\"/>

FIRE PROTECTION

1. ALL EXTERIOR WALLS SHALL BE 2X6 STUDS ON 16\"/>

ATMOSPHERIC VENTILATION NOTES

1. ALL EXTERIOR WALLS SHALL BE 2X6 STUDS ON 16\"/>

FINISHES

1. EXTERIOR WALLS SHALL BE 2X6 STUDS ON 16\"/>

ELEVATION NOTES

1. EXTERIOR WALLS SHALL BE 2X6 STUDS ON 16\"/>

NOTES:
1. ALL EXTERIOR WALLS SHALL BE 2X6 STUDS ON 16\"/>

2022-40
1/17/2023
BAC

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PH: (435) 683-8884
BIDUSTONSHENEMAN.COM

DAVE FORSYTHE
LOT 287
SAINT GEORGE, UTAH

VIEWS

FORSYTH
CONSTRUCTION
435-467-7390

3

CONSTRUCTION AND FRAMING NOTES:

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SCAFFOLD FOOTAGE

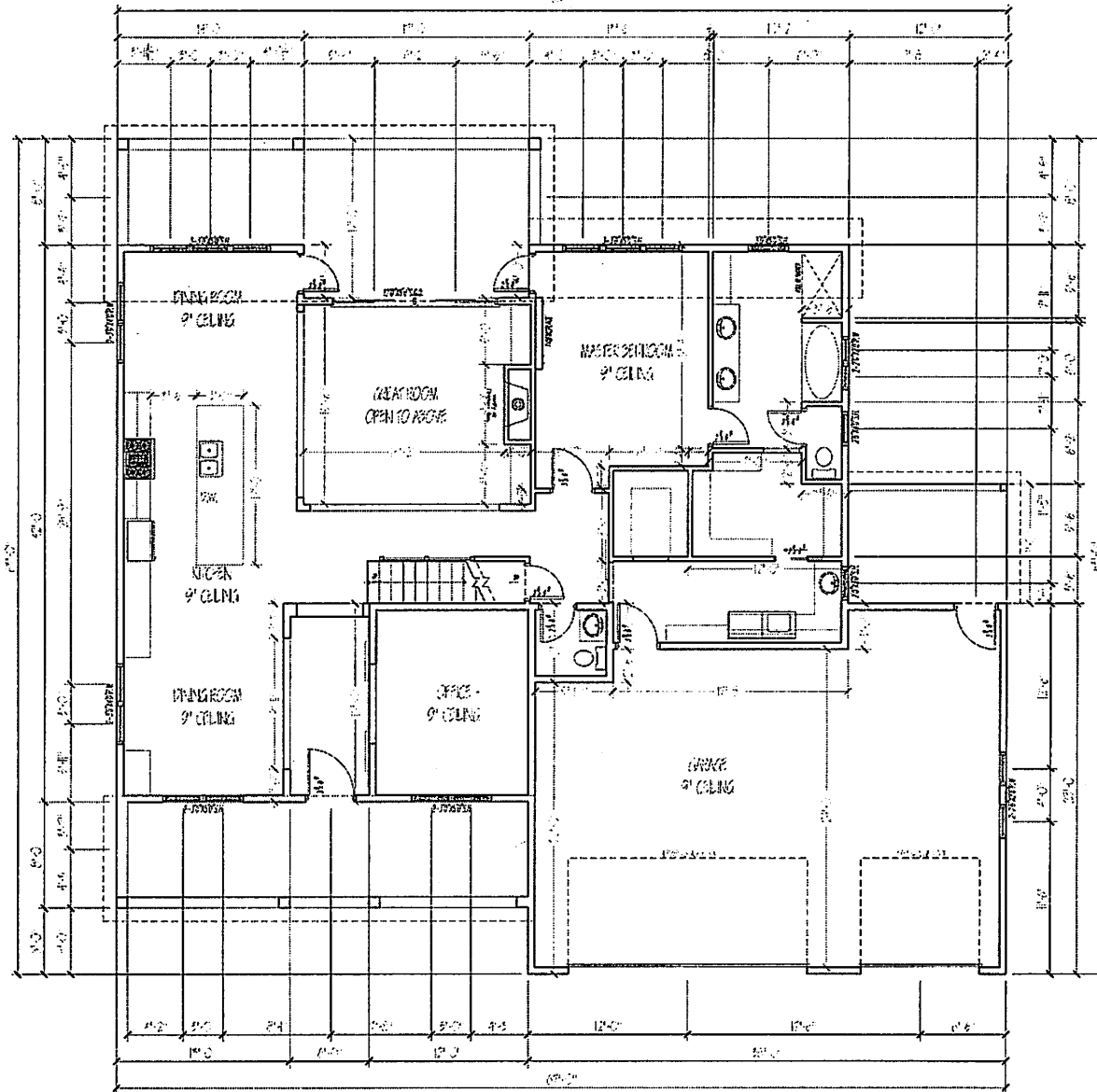
1000	SCAFFOLD MAIN FLOOR LIVING SPACE
2000	SCAFFOLD UPPER LEVEL LIVING SPACE
3000	SCAFFOLD BATH LIVING SPACE
4000	SCAFFOLD KITCHEN LIVING SPACE
5000	SCAFFOLD PORCH & ENTRY

SECTION NOTES:

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FLOOR PLAN

SCALE --- 1" = 1'

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20120-04
 1/20/2020
 BRAD

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 BILLY@SHENMAN.COM

DAVE FORSYTH
 LOT #27
 SAINT GEORGE, UTAH

FLOOR PLAN

FORSYTH
 CONSTRUCTION
 435-467-7390

4-1

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE PROPERLY.
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INSTALLATION NOTES:
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SECTION NOTES:

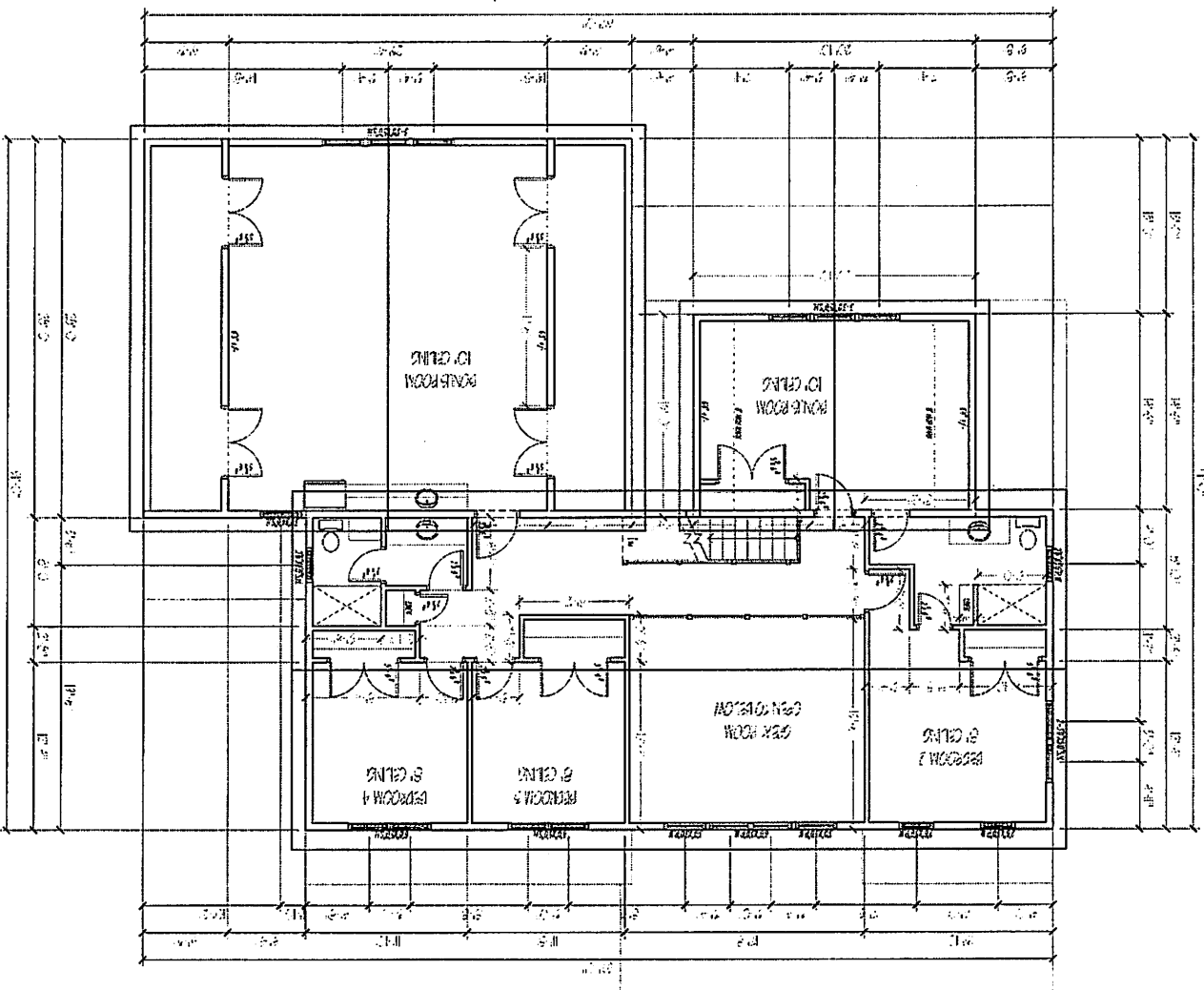
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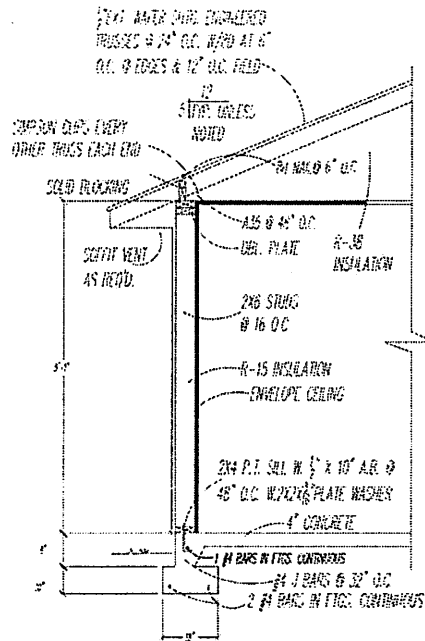
FOUND FOOTING

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CONSTRUCTION AND FINISHING NOTES:

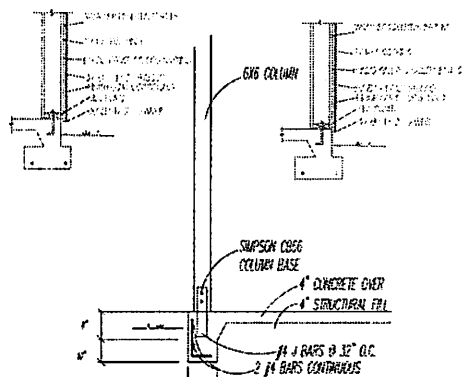
FLOOR PLAN
SCALE: 1/4" = 1'





CUT SECTION

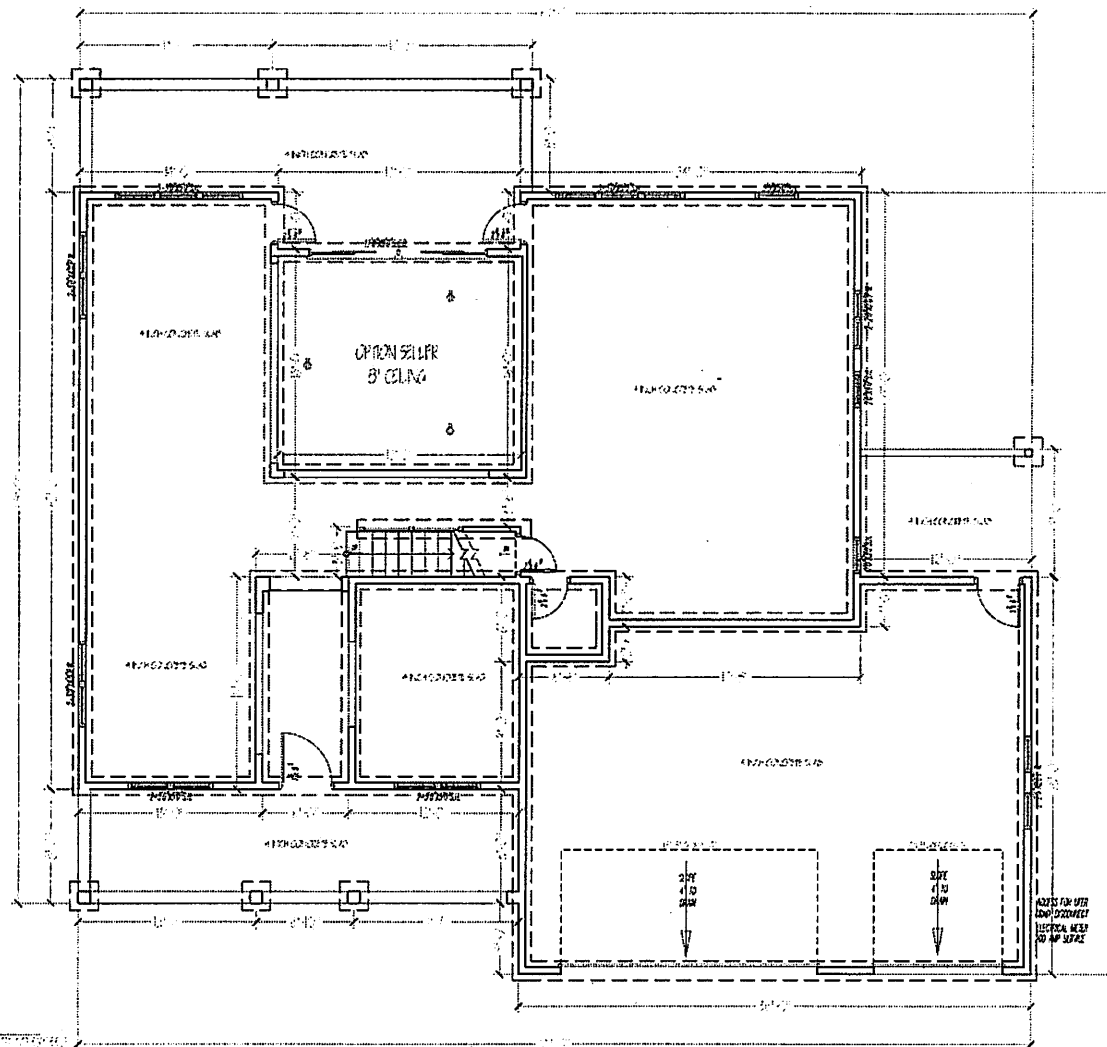
SCALE - NO SCALE



SECTION

SCALE - NO SCALE

USE ENGINEERS FOOTING PLAN



FOOTING PLAN

SCALE - 1/4" = 1'

20170-04

1/30/2020

BRAD

1

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DAVE FORSYTH
LOT #37
SAINT GEORGE, UTAH

FOOTING PLAN

FORB TH
CONSTRUCTION
+35-467-7390

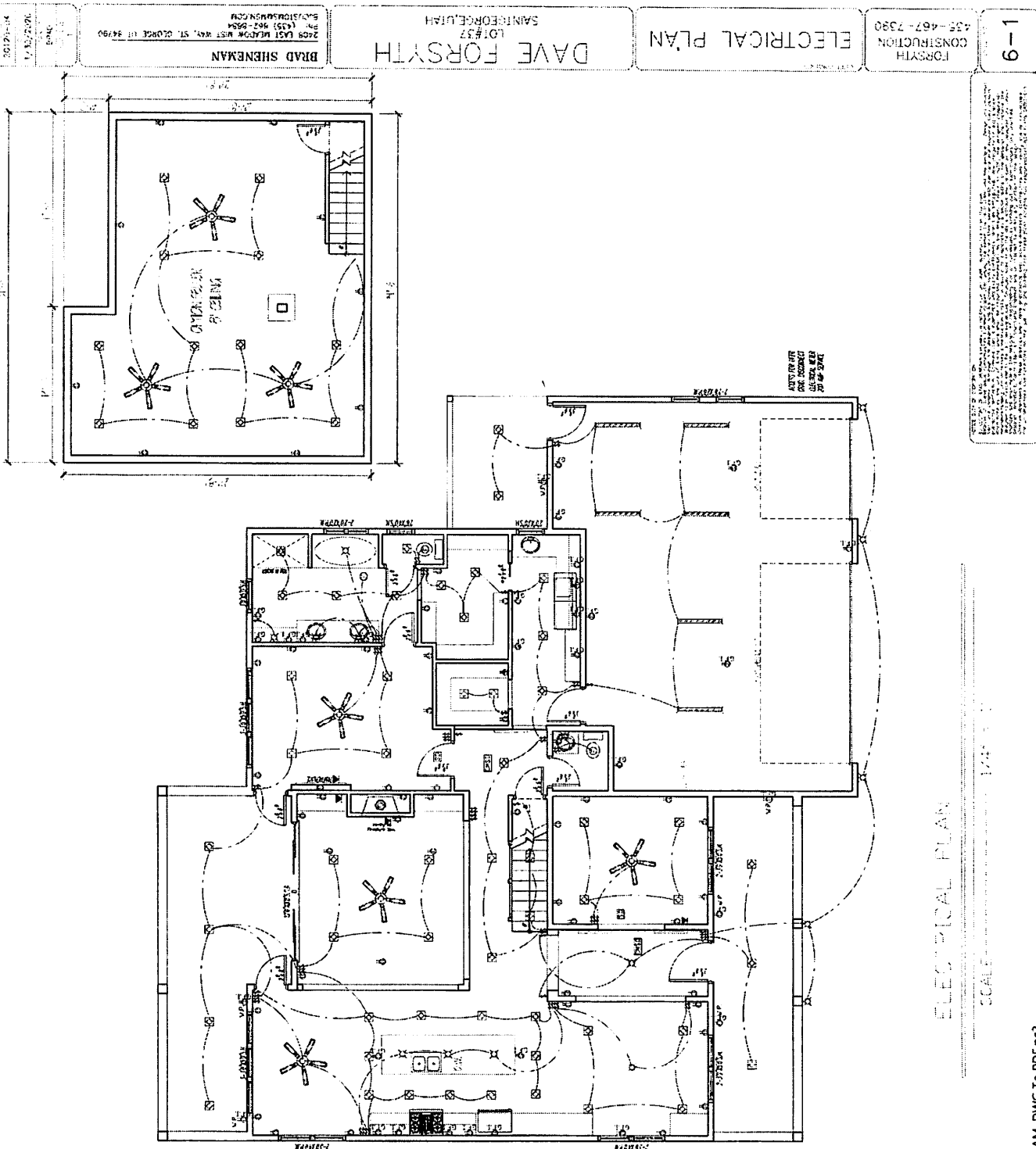
5

SYMBOL	DESCRIPTION
	150W 120V
	EXHAUST FAN
	CEILING FAN
	CEILING FAN W/ LIGHT
	EXHAUST FAN W/ LIGHT
	HEAT, LIGHT AND VENT
	4' FLUORESCENT LIGHT
	2' x 4' FLUORESCENT LIGHT
	6" RECESSED CAN LIGHT
	2" RECESSED CAN LIGHT
	WALL MOUNTED LIGHT
	FLUSH LIGHT
	ELECTRICAL OUTLET
	300V ELECTRICAL OUTLET
	CEILING MOUNTED OUTLET
	FLOOR MOUNTED OUTLET
	HIDDEN OUTLET
	BREAKER BOX
	PHONE / DATA
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SWITCH
	SINGLE SWITCHES
	DOUBLE SWITCHES
	DOOR W/ SWITCH
	GROUND FAULT INTERRUPTER
	WATERPROOF OUTLET
	ELECTRICAL PANEL
	SWITCH PLATE
	TRACK LIGHTING

NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).

2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).

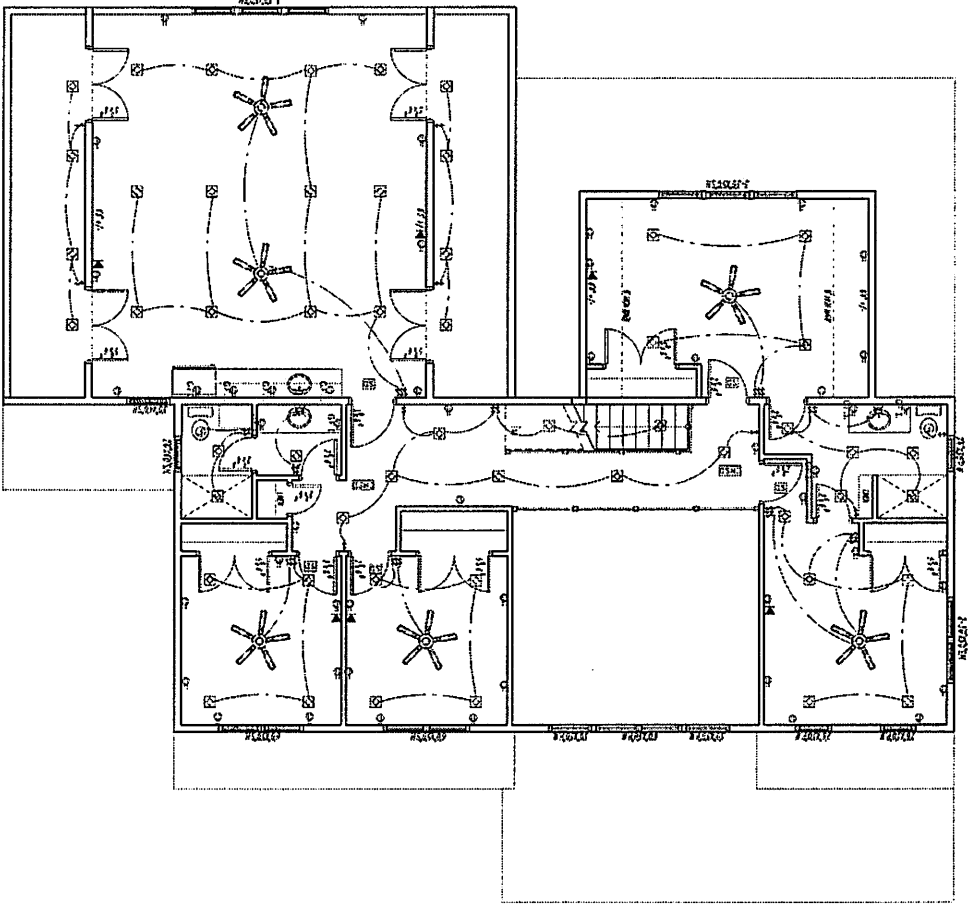


ELECTRICAL PLAN

SCALE

1/4" = 1'

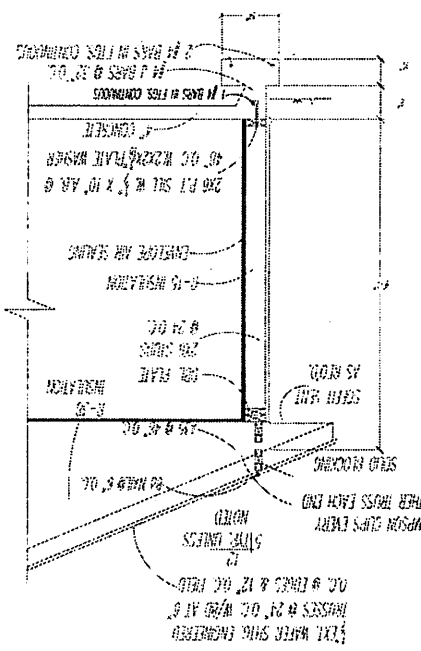
SYMBOL	DESCRIPTION
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	HEAT, LIGHT AND VENT
	LIGHT
	2 x 4 FLUORESCENT LIGHT
	RECESSED CAN LIGHT
	FLASHED CAN LIGHT
	ELECTRIC OUTLET
	220V ELECTRIC OUTLET
	RECESSED ELECTRIC OUTLET
	HIDDEN OUTLET
	PREWIRED BOX
	PHONE / CABLE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SWITCH
	STAPLED SWITCHES
	THREE WAY
	FOUR WAY
	GROUND FAULT INTERRUPTER
	WATERPROOF
	ELECTRICAL RACE
	SPEAKER LOCATION



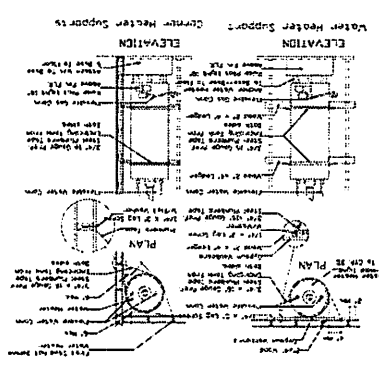
ELECTRICAL PLAN

SCALE: 1/4" = 1'

CUT SECTION



WATER HEATER INSTALLATION DETAIL



AGENDA ITEM #3A

Pine Valley Local Administrative District (“PVLAD”)

Meeting Minutes - PENDING

Pine Valley Fire Station, 680 East Main Street, Conference Room

January 14, 2026, 6:00 P.M.

Board Members: Frank Davie, Chairman
Tom Nielsen, Vice Chairman
Emily Neilson
Herman Nordbruch
Cortney Snow

PVLAD Assistants: Rick Peetz, Clerk
Teri Forbes, Treasurer

Others: Allen Cannon
Scott Dunkelman
John David Lundberg
Robert Hardy
Kendall Sullivan
Mark Owens

1. Welcome New Board Members.

Chairman Frank Davie called the meeting to order at 6:00 p.m. Treasurer, Teri Forbes, was excused. Outgoing Board Member, Bob Dalley, was thanked for his service.

New Board Member, Cortney Snow, was welcomed. Tom Nielsen asked that Cortney complete the Code of Ethics and Conflicts of Interest forms as well as the required online training. Emily Neilson explained that annually all Board Members must complete the Open and Public Meetings Act Training, which is available on the State Auditor’s website. It must be completed by January 31, 2026.

2. Election of Chair and Vice-Chair.

Emily Neilson moved to **NOMINATE** Frank Davie and Tom Nielsen to continue to serve as Chair and Vice-Chair, respectively. Herman Nordbruch seconded the motion. The motion passed with the unanimous consent of the Board.

3. Prayer & Pledge of Allegiance – Herman Nordbruch and Emily Neilson.

The Prayer was offered by Herman Nordbruch. The Pledge of Allegiance was led by Emily Neilson.

4. Pine Valley Overlay Zone Business – Emily Neilson.

A. John David Lundberg Potential Development Request.

John David Lundberg introduced himself and stated that he was born in St. George in 1960. When he was young, his family moved to Provo, where he was raised. He then spent 25 years in California after moving back to Southern Utah. 30 years ago, he purchased a pioneer home in St. George. His mother is a Stucki from Santa Clara and when the Hilda Stucki Investment Company ownership was divided up, he obtained two parcels in the Willow Creek Subdivision. His mother passed away in November, and he was considering taking over ownership of the two parcels. Mr. Lundberg is semi-retired and cares for his wife who is disabled.

Mr. Lundberg presented a diagram that envisions a residence on the south end of the 5.1-acre parcel. The County Plat Map shows the parcel owned by Bear Investment Company and the Lundbergs next to the parcels owned by Darrell Anderson and John Davis. Mr. Lundberg hoped to build a home on the south end of his parcel. It would be built as close to the boundary line as allowed by the County. The intent was not to go any further into the meadow than the Anderson and Davis homes. He expected the structure to be located 20 feet further south than the north edge of the Anderson home and close to the existing fence line. He noted that the fence line is not the true boundary. The idea was not to have any visual impact beyond what currently exists. It was noted that the agricultural lot is zoned Agricultural-20 and would have to be rezoned. The one-half acre to the south of the subject property is already zoned residential.

Mr. Lundberg asked for feedback on rezoning the 5.1-acre parcel and constructing a building on the south end. He was considering whether to construct a home on the 5.1-acre lot as well as the agricultural parcel. The 5.1 acres would be rezoned Agricultural 5 or Residential Agricultural 2.5. Both have the same setbacks. On both, the County would allow a primary residence and an accessory building. Mr. Lundberg explained that the property was originally part of a 20-acre parcel that was subdivided into eight acres for the Willow Creek Subdivision with 11 lots and 12 acres of agricultural land maintained. This portion was not rezoned at that time.

Emily reported that the Overlay Zone specified that in terms of the Meadows Protection, there are 102 acres in the Conservation Area. It was recommended that no development take place in the Meadows beyond a depth of one block off of Main Street. When the Overlay Zone was created, preserving the Meadows was one of the top priorities expressed by residents. As a result, the Board is doing all it can to support the conservation effort and not encourage development to spread into the Meadows. While she understood Mr. Lundberg's argument, she stressed that protection of the Meadows was a core value of the Overlay Zone. Mr. Lundberg's intent was to keep the Meadow intact with a one-story structure that extends no farther than 25 feet farther south on the north edge.

Emily explained that under the Overlay Zone, no new residential lots can be smaller than one acre in size. The intent of the R2.5 and R5 zones is to provide a permanent area for small farms, hobby farms, and small agricultural developments and not necessarily residential. She explained that the Davis and Anderson homes were grandfathered in. The Overlay Zone is to preserve a sense of place and not stop growth. She reported that there are still 200 developable lots remaining in the valley that have water.

With regard to water hookups, Mr. Lundberg explained that they have lines that are teed off but they do not have a water reservation. His understanding was that they are all taken. If necessary, he could use the water from the one-half acre lot immediately to the south, which was identified as Lot 8. Cortney stated that a potential lot split may have to be considered but may not be allowed. The assumption was that the lot to the east would want the same consideration. Emily pointed out that based on the Overlay Zone, a home cannot be built on property zoned Agricultural 2.5 or 5. Chair Davie supported preserving the Meadows area.

5. Meeting Minutes.

A. Approval of the December 10, 2025, PVLAD Meeting Minutes.

Herman Nordbruch moved to APPROVE the minutes of December 10, 2025. Emily Neilson seconded the motion. The motion passed with the unanimous consent of the Board.

6. Board Member Reports.

Chair Davie asked if any Board Members would like to change their assignments. It was proposed that Cortney lead the quarterly bank reconciliation review.

A. Pine Valley Activities – Frank Davie.

Emily reported that there is an upcoming Family Feud Activity featuring the Community vs. the Fire Department in February.

Activities Committee Chair, Mitzi Sullivan, has expressed a desire for more volunteers.

B. Traffic Report – Tom Nielsen.

Tom Nielsen presented the Traffic Report and commended Rick and Lynn Peetz for fixing the sign near the Neilson home on Main Street. The cost of the needed parts was \$270.

The car count over the last 14 days was 127. During the same time last year, 2,500 cars were recorded. There has been a dramatic drop-off this year people now realize that they cannot get past the gate into the campground.

The sign near the Brandin' Iron recorded 2,600 cars in December traveling westbound. The previous year, 2,200 cars were recorded during the same period.

On Main Street traveling westbound, 14,000 cars were recorded in December. The previous December, 5,600 were recorded. It was noted that a lot of speeding is taking place.

C. Five County Report.

There was no Five County Report.

D. Washington County Crime & Sheriff's Report – Herman Nordbruch.

Herman reported that the indicators for December are at record lows for the last 12 months with the current population being slightly over half capacity. There are no other significant events or crimes to report for the area.

The County Sheriff's contract for this summer has been completed beginning Memorial Day weekend.

7. Community Watch – Tom Nielsen.

Tom had nothing to report. Gene Phillips continues to recover and improve.

8. Clerk and Treasurer's Reports (November) – Rick Peetz and Teri Forbes.

Rick Peetz reported that very little happened in December with only interest having been received. The Board is underbudget for and the books have been finalized for the year.

A copy of the Reconciliation Report was provided in the packet and can be voted on.

Emily Neilson moved to APPROVE the Clerk and Treasurer's Reports for December. Herman Nordbruch seconded the motion. The motion passed with the unanimous consent of the Board.

9. Citizen Requests.

Scott Dunkelman has noticed airplane activity over the valley recently. He noted that multiple times he has witnessed airplanes less than 100 feet above his home. Chair Davie informed him that the planes are doing reseeding. Scott asked if there was any way to regulate when they do their work. Chair Davie stated that they cannot be regulated by the

residents as they have a job to do. Tom explained the process and stated that he has used his rangefinder, and the planes are 150 feet off the ground and do not begin work until after 8:00 AM. Fire Chief, Robert Hardy, explained that all of the areas that were burned have to be revegetated.

10. Other Business.

There was no other business.

11. Adjournment.

Tom Nielsen moved to ADJOURN. The motion passed with the unanimous consent of the Board.

The meeting adjourned at approximately 6:52 PM.

The next PVLAD meeting is scheduled for February 11, 2026.

AGENDA ITEM #7

Profit and Loss Detail
Pine Valley local district
January 2026

	Transaction date	Num	Name	Amount
Ordinary Income/Expenses				
Interest			Income	72.09
			Cost of Goods Sold	
Gross Profit				
Expenses				
700 District Miscellaneous				
702 Miscellaneous Expenses				
	01/12/2026		Fee's for filing 1099's	19.17
Total for 702 Miscellaneous Expenses				\$19.17
Total for 700 District Miscellaneous with sub-accounts				\$19.17
Total for Expenses with sub-accounts				\$19.17
Net Ordinary Income				-\$19.17
Other Income/Expense				
			Other Income	
			Other Expense	
Net Other Income				\$2.92
Net Income				\$52.92

Pine Valley Local District
Budget Vs. Actual
Jan To Dec 2026

	Actual	Budget	Over Budget	% of Budget
Income				
100 Transfer Funds	0	10800	-10800	0
200 Interest	72.09	1000	-927.91	7.2%
300 Other Income			0	
			0	
Total Income	72.09	11800	-11727.91	0.6%
Gross Profit	72.09	11800	-11727.91	0.6%
			0	
Expenses			0	
300 Office Supplies / Expenses				
302 Copying / reproductions	0	200	-200	0.0%
304 Speed Signs	0	1800	-1800	0.0%
Total Office	0	2000	-2000	0.0%
500 Payroll				
501 Law Enforcement	0	3600	-3600	0.0%
502 Clerk Contract Payments	0	1200	-1200	0.0%
503 Treasurer Contract payments	0	2300	-2300	0.0%
Total Payroll	0	7100	-7100	0.0%
700 District Misc				
701 Legal Notices	0	200	-200	0.0%
702 Signs Watch and Overlay				
Quickbooks	0	800	-800	0.0%
Watch Program	0	800	-800	0.0%
Speed Sign repairs	0	800	-800	0.0%
Misc	19.17	0	19.17	0.0%
Total 700	19.17	2600	-2580.83	0.7%
800 Bonds				
801 Bonds	0	100	-100	0.0%
Total Bonds	0	100	-100	0.0%
Total Expenses	19.17	11800	-11780.83	0.0%
Net	52.92	0	52.92	0.0%

Balance Sheet Comparison
Pine Valley local district
As of January 31, 2026

Distribution account	Total	
	As of January 31, 2026	As of January 31, 2025 (PY)
Assets		
Current Assets		
Bank Accounts		
Cache Valley Bank Checking	20,743.28	18,343.85
Total for Bank Accounts	\$20,743.28	\$18,343.85
Accounts Receivable		
Other Current Assets		
Total for Current Assets	\$20,743.28	\$18,343.85
Fixed Assets		
Other Assets		
Total for Assets	\$20,743.28	\$18,343.85
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable (A/P)	287.42	
Total for Accounts Payable	\$287.42	
Credit Cards		
Other Current Liabilities		
Total for Current Liabilities	\$287.42	
Long-term Liabilities		
Total for Liabilities	\$287.42	
Equity		
Retained Earnings	20,475.03	18,268.65
Net Income	-19.17	75.20
Total for Equity	\$20,455.86	\$18,343.85
Total for Liabilities and Equity	\$20,743.28	\$18,343.85

Location: #1 Brandin Iron W/8 Park side

Address: 1001 East Main Utah USA Total Vehicl 572764.167

Speed Limit: From schedule 25 mph

Date/Time	Total Vehicles	Posted Speed	Tolerated Speed	Number Speeding	Number Respecting	Number In Tolerance	Percent Speeding	Percent Respecting	Percent Tolerant	Total	Average Speed	Max Speed	Min	50th Percentile	85th Percentile
Total 2019	20213			7612	12601	645	36%	62%	3%	56%	20	171	H 3	19	31
AVG 2019	6738	H 25	H 26	2537	4200	215	38%	62%	3%	66%	20	57	H 3	19	31
Total 2020	109137			57593	51268	30461									
AVG 2020	9095	H 25	H 30	4799	4272	2538									
Total 2021	103922	H 25	H 30	53859	50067	28335	53%	47%	28%	75%	23	66	H 3	25	32
AVG 2021	8660	H 25	H 30	4488	4172	2361									
Jan-22	4255	H 25	H 30	2055	1100	665	52%	48%	27%	75%	23	59		25	32
Feb-22	3946	H 25	H 30	1451	2495	714	51%	49%	26%	74%	26	55	H 3	26	33
Mar-22	4682	H 25	H 30	1694	2988	714	37%	63%	17%	80%	18	51	H 3	26	31
Apr-22	4541	H 25	H 30	2745	1796	1338	36%	64%	15%	79%	18	60	H 3	26	32
May-22	8951	H 25	H 30	5424	3137	2785	40%	29%	69%	25	56	54	H 3	27	33
Jun-22	11853	H 25	H 30	7081	4772	3831	60%	38%	33%	71%	27	54	H 3	27	33
Jul-22	15080	H 25	H 30	7362	7718	4091	65%	35%	32%	73%	26	54	H 3	26	32
Aug-22	8992	H 25	H 30	4506	4486	2486	60%	40%	27%	78%	27	56	H 3	25	31
Sep-22	8544	H 25	H 30	4089	4322	2211	49%	51%	27%	78%	23	53	H 3	25	32
Oct-22	7475	H 25	H 30	3861	3614	1804	50%	28%	26%	76%	23	55	H 3	25	32
Nov-22	9236	H 25	H 30	2128	7108	824	48%	52%	24%	72%	23	57	H 3	25	33
Dec-22	7103	H 25	H 30	1936	5167	915	77%	9%	88%	23	57	57	H 3	25	29
Jan-23	6994	H 25	H 30	1801	5193	550	23%	73%	9%	86%	18	73	H 3	17	29
Feb-23	4102	H 25	H 30	1319	2783	692	26%	74%	8%	82%	18	61	H 3	17	29
Mar-23	3477	H 25	H 30	1880	1597	875	17%	83%	1%	85%	16	62	H 3	17	29
Apr-23	2231	H 25	H 30	1525	706	655	68%	32%	25%	71%	28	58	H 3	29	35
May-23	3290	H 25	H 30	1615	1675	745	46%	54%	23%	71%	28	53	H 3	28	35
Jun-23	2334	H 25	H 30	1578	756	686	32%	29%	23%	61%	21	53	H 3	25	34
Jul-23	3067	H 25	H 30	2170	897	980	68%	32%	23%	74%	28	56	H 3	28	35
Aug-23	7456	H 25	H 30	4771	2685	2677	71%	29%	32%	61%	28	56	H 3	28	35
Sep-23	10607	H 25	H 30	3619	4088	3835	64%	36%	36%	72%	27	55	H 3	27	33
Oct-23	8692	H 25	H 30	5617	3075	3165	65%	35%	36%	73%	27	54	H 3	27	32
Nov-23	5944	H 25	H 30	3882	2062	2109	61%	39%	30%	75%	27	55	H 3	27	32
Dec-23	3645	H 25	H 30	2442	1204	1243	65%	35%	35%	72%	27	44	H 3	27	32
Jan-24	2599	H 25	H 30	1718	881	773	67%	33%	34%	70%	27	53	H 3	27	34
Feb-24	2280	H 25	H 30	1635	645	698	73%	27%	34%	67%	27	53	H 3	27	34
Mar-24	1853	H 25	H 30	1388	465	563	66%	34%	34%	64%	26	56	H 3	28	35
Apr-24	2285	H 25	H 30	1590	695	699	72%	28%	31%	59%	28	55	H 3	29	36
May-24	3411	H 25	H 30	1962	1449	860	75%	25%	30%	55%	29	56	H 3	29	37
Jun-24	3769	H 25	H 30	2641	1128	1247	70%	30%	31%	61%	28	57	H 3	29	37
Jul-24	8287	H 25	H 30	4913	3374	2984	58%	42%	25%	68%	24	61	H 3	27	35
Aug-24	5842	H 25	H 30	2635	3207	1701	70%	30%	33%	63%	24	55	H 3	28	35
Sep-24	4643	H 25	H 30	2335	2308	1403	59%	41%	34%	75%	24	53	H 3	26	32
Oct-24	3705	H 25	H 30	2027	1678	1095	57%	43%	33%	78%	26	51	H 3	26	32
Nov-24	3463	H 25	H 30	2085	2100	1085	49%	51%	29%	84%	24	50	H 3	25	30
Dec-24	2631	H 25	H 30	1726	1737	901	50%	50%	30%	80%	25	51	H 3	25	30
Jan-25	2469	H 25	H 30	1391	1240	723	55%	45%	30%	75%	24	51	H 3	26	32
Summary	572764			233426	210074	121562	50%	27%	21%	58%	23	51	H 3	27	35

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Location: #2 Nielson W/8 Parkside

Address: 282 East Main
Speed Limit: From schedule 25 mph

Utah USA Total Vehi 807528

Date/Time	Total Vehicles	Posted Speed	Tolerated Speed	Number Speeding	Number Respecting	Number Tolerated	Percent Speeding	Percent Respecting	Percent Tolerated	Total	Average Speed	Max Speed	Min	50th Percentile	85th Percentile
Avg 2019	14823	H 25	H 26	3749	11074	623	25%	74%	4%	89%	19	53	H 3	21	27
Avg 2020	17863	H 25	H 30	6224	11639	3708	35%	65%	21%	86%	20	64	H 3	23	28
Jan-21	12526	H 25	H 30	4018	8508	2860	32%	68%	23%	91%	21	53	H 3	22	28
Feb-21	9796	H 25	H 30	3638	6158	2542	37%	63%	26%	88%	21	52	H 3	24	29
Mar-21	11374	H 25	H 30	4000	7374	2817	35%	65%	25%	90%	20	62	H 3	23	29
Apr-21	13257	H 25	H 30	5477	7780	3738	41%	59%	28%	87%	20	52	H 3	23	29
May-21	20062	H 25	H 30	8471	11611	5748	42%	58%	29%	86%	20	52	H 3	23	29
Jun-21	22961	H 25	H 30	9812	13149	6598	43%	57%	29%	86%	23	34	H 3	24	29
Jul-21	21707	H 25	H 30	9704	17598	6706	36%	64%	25%	88%	22	57	H 3	23	29
Aug-21	21707	H 25	H 30	8799	12908	5964	41%	59%	27%	87%	22	54	H 3	24	29
Sep-21	19277	H 25	H 30	7507	11773	5203	39%	61%	27%	88%	22	61	H 3	24	29
Oct-21	15823	H 25	H 30	5978	9845	4154	38%	62%	26%	88%	21	51	H 3	24	29
Nov-21	11742	H 25	H 30	4760	6982	3310	41%	59%	28%	88%	23	58	H 3	24	29
Dec-21	13442	H 25	H 30	4221	8966	3011	31%	67%	25%	89%	22	45	H 3	24	29
Jan-22	10048	H 25	H 30	3600	6448	2520	36%	64%	25%	89%	22	57	H 3	24	29
Feb-22	8928	H 25	H 30	3390	4938	2276	43%	57%	27%	87%	21	50	H 3	24	29
Mar-22	9070	H 25	H 30	3867	5203	2563	43%	57%	28%	86%	21	66	H 3	24	29
Apr-22	11671	H 25	H 30	5297	6374	3313	43%	57%	28%	83%	23	52	H 3	25	30
May-22	16964	H 25	H 30	7705	8859	5077	47%	53%	31%	84%	24	58	H 3	25	30
Jun-22	19731	H 25	H 30	9125	10606	5913	46%	54%	30%	84%	23	58	H 3	25	30
Jul-22	22418	H 25	H 30	9680	12735	6459	43%	57%	29%	86%	23	57	H 3	24	29
Aug-22	18745	H 25	H 30	8532	10213	5539	46%	54%	30%	84%	23	55	H 3	25	30
Sep-22	17464	H 25	H 30	7533	9912	5644	43%	57%	32%	89%	23	55	H 3	25	30
Oct-22	0	H 25	H 30	0	0	0	0%	0%	0%	0%	23	55	H 3	25	30
Nov-22	9386	H 25	H 30	5765	3621	3590	61%	39%	38%	77%	26	48	H 3	25	30
Dec-22	17589	H 25	H 30	10494	7095	6574	60%	40%	37%	78%	25	58	H 3	26	31
Jan-23	12891	H 25	H 30	7881	5010	4841	61%	39%	38%	76%	25	49	H 3	26	31
Feb-23	11538	H 25	H 30	6930	4608	4290	60%	40%	37%	77%	25	53	H 3	26	31
Mar-23	9676	H 25	H 30	5519	4157	3424	57%	43%	35%	78%	25	52	H 3	26	31
Apr-23	7111	H 25	H 30	4288	2823	2502	60%	40%	35%	75%	25	52	H 3	26	31
May-23	6574	H 25	H 30	4537	2841	2841	69%	43%	43%	86%	25	50	H 3	27	32
Jun-23	6101	H 25	H 30	3414	2687	2312	56%	44%	38%	82%	24	54	H 3	26	31
Jul-23	6420	H 25	H 30	3792	2628	2395	59%	41%	37%	78%	24	59	H 3	26	32
Aug-23	6672	H 25	H 30	3965	2706	2459	59%	41%	37%	77%	24	55	H 3	26	32
Sep-23	7621	H 25	H 30	5023	2598	3147	66%	34%	41%	75%	26	48	H 3	27	32
Oct-23	13285	H 25	H 30	8265	5020	5395	62%	38%	41%	78%	26	50	H 3	27	32
Nov-23	17731	H 25	H 30	11039	6692	7517	62%	38%	41%	79%	26	50	H 3	27	31
Dec-23	18194	H 25	H 30	10517	7617	7311	58%	42%	40%	82%	25	59	H 3	26	30
Jan-24	15224	H 25	H 30	9574	5650	6387	63%	37%	42%	79%	25	47	H 3	26	30
Feb-24	11998	H 25	H 30	7141	4857	4704	60%	40%	39%	80%	26	50	H 3	26	30
Mar-24	9825	H 25	H 30	5932	3893	3893	60%	40%	40%	79%	26	55	H 3	26	32
Apr-24	7282	H 25	H 30	4539	2743	2797	62%	38%	38%	76%	25	54	H 3	27	32
May-24	6485	H 25	H 30	4541	1944	2691	70%	30%	41%	71%	27	53	H 3	27	33
Jun-24	5223	H 25	H 30	3773	1450	2211	72%	28%	42%	70%	28	58	H 3	27	33
Jul-24	5524	H 25	H 30	3544	1980	2354	64%	36%	43%	76%	28	58	H 3	27	33
Aug-24	0	H 25	H 30	0	0	0	0%	0%	0%	0%	0	0	H 3	27	33
Sep-24	3325	H 25	H 30	2449	876	1405	74%	26%	42%	69%	28	56	H 3	28	33
Oct-24	807528	H 25	H 30	353969	454089	223157	44%	56%	28%	84%	20	64	H 3	27	33

Summary
Generated on 20 SafePace Cloud powered by Web Director

Location: 83 Pickett W/B Churchside

Address: 416 West Main Street
Speed Limit: From schedule 25 mph
Date/Time: Total

USA Total Vch 81386.5

Period	Speed	Tolerated	Number	Number	Number	Percent	Percent	Percent	Percent	Total	Average	Max	Min	50th	85th
Period	Speed	Tolerated	Number	Number	Number	Percent	Percent	Percent	Percent	Total	Average	Max	Min	50th	85th
AVG 2019	9178	H 25	3214	5964	400	35%	63%	4%	69%	21	55	H 13	23	29	29
AVG 2020	10451	H 25	4283	6168	2212	41%	59%	2%	81%	21	63	H 13	24	29	29
Jan-21	10284	H 25	4819	5065	2828	45%	59%	28%	84%	24	59	2	25	30	30
Feb-21	6293	H 25	2878	3415	1682	46%	54%	27%	81%	23	55	3	25	30	30
Mar-21	5085	H 25	2782	2303	1551	55%	45%	31%	76%	25	52	3	25	32	32
Apr-21	7242	H 25	2865	2618	1571	52%	48%	29%	76%	25	54	3	25	32	32
May-21	9793	H 25	4028	3221	2259	50%	44%	31%	75%	26	58	3	26	32	32
Jun-21	10561	H 25	4831	4562	2789	50%	50%	30%	80%	25	53	3	25	30	30
Jul-21	13413	H 25	4920	5441	3045	47%	53%	24%	82%	24	57	3	25	30	30
Aug-21	11209	H 25	5294	8119	3514	59%	61%	26%	87%	22	55	3	24	29	29
Sep-21	9962	H 25	4985	6244	3804	44%	56%	28%	83%	23	60	3	24	30	30
Oct-21	9722	H 25	5145	4957	2889	51%	50%	26%	80%	24	60	3	25	31	31
Nov-21	11725	H 25	4113	4977	2202	53%	63%	19%	84%	20	55	3	25	31	31
Dec-21	8209	H 25	3021	5188	1818	53%	77%	22%	85%	21	55	3	22	29	29
Jan-22	8105	H 25	2878	6227	1325	23%	77%	18%	83%	21	48	3	22	29	29
Feb-22	5157	H 25	2380	2777	1329	48%	54%	28%	80%	21	53	3	24	31	31
Mar-22	6576	H 25	2182	4594	1446	35%	67%	22%	85%	20	50	3	24	31	31
Apr-22	6239	H 25	3461	2792	1853	53%	45%	30%	74%	23	55	3	26	32	32
May-22	10554	H 25	5002	5552	2948	47%	53%	28%	81%	24	52	3	25	30	30
Jun-22	10466	H 25	5006	5460	3054	48%	52%	29%	81%	24	64	3	25	30	30
Jul-22	12111	H 25	5516	6885	3894	42%	55%	28%	82%	23	48	3	24	30	30
Aug-22	9933	H 25	4546	5887	2688	46%	54%	27%	81%	23	52	3	25	30	30
Sep-22	9804	H 25	4290	5538	2550	44%	56%	26%	82%	23	75	3	24	30	30
Oct-22	9669	H 25	5088	4801	2870	54%	46%	28%	78%	23	60	3	25	32	32
Nov-22	6531	H 25	3491	3040	1899	53%	47%	29%	76%	23	63	3	25	32	32
Dec-22	5836	H 25	3540	2295	2110	61%	39%	36%	75%	25	53	3	27	32	32
Jan-23	5272	H 25	2924	2501	1790	60%	44%	32%	76%	25	58	3	24	31	31
Feb-23	6482	H 25	2755	3722	1577	48%	57%	24%	82%	22	53	3	25	32	32
Mar-23	5548	H 25	3513	2490	1780	40%	44%	32%	76%	25	58	3	24	31	31
Apr-23	6208	H 25	3107	2501	1790	60%	44%	32%	76%	25	58	3	24	31	31
May-23	9955	H 25	5139	4816	3152	52%	48%	32%	80%	25	56	3	25	32	32
Jun-23	10766	H 25	5446	5920	3480	51%	49%	32%	81%	25	56	3	25	32	32
Jul-23	12044	H 25	5905	6139	3781	49%	51%	31%	82%	25	57	3	25	31	31
Aug-23	10582	H 25	5609	4773	3453	54%	46%	34%	80%	25	42	3	25	30	30
Sep-23	8991	H 25	4893	4288	2940	52%	48%	32%	79%	25	51	3	25	32	32
Oct-23	8262	H 25	4805	3455	2735	58%	42%	35%	75%	26	64	8	26	32	32
Nov-23	6869	H 25	3940	2429	2117	62%	38%	34%	72%	26	51	3	27	32	32
Dec-23	5472	H 25	3562	1910	1865	65%	35%	34%	69%	28	56	3	27	34	34
Jan-24	4885	H 25	2948	1487	1487	67%	33%	34%	67%	28	55	3	27	34	34
Feb-24	5544	H 25	2789	2178	1481	50%	50%	27%	77%	28	59	3	25	34	34
Mar-24	6243	H 25	8079	3164	1454	49%	51%	23%	74%	23	72	3	25	32	32
Apr-24	5972	H 25	3629	2343	2066	61%	39%	35%	74%	26	56	3	27	32	32
May-24	8857	H 25	4941	4016	2833	55%	43%	35%	78%	25	52	3	25	32	32
Jun-24	5139	H 25	4802	4687	1691	49%	51%	19%	69%	24	59	4	25	32	32
Jul-24	10226	H 25	4711	5515	3031	46%	54%	30%	84%	24	62	4	25	30	30
Aug-24	9766	H 25	5238	4533	3245	54%	46%	33%	80%	25	60	4	25	32	32
Sep-24	8604	H 25	4387	4217	2578	51%	49%	30%	79%	24	51	4	25	32	32
Oct-24	8030	H 25	4961	4129	2546	55%	45%	32%	78%	25	60	4	26	32	32
Nov-24	6962	H 25	8990	2972	2155	57%	43%	32%	74%	25	65	4	22	31	31
Dec-24	5919	H 25	3719	5600	2021	40%	60%	22%	82%	20	58	4	22	31	31
Jan-25	5280	H 25	5041	2239	1688	58%	42%	30%	74%	25	57	4	26	32	32
Summary	81386	H 25	376121	437976	218220	49%	54%	27%	81%	23	63	H 13	24	29	29

Location: 84 Carigan E/B Churchside

Address: 744 West Main
Speed Limit: From schedule 25 mph
Date/Time: Total Vehicles

Utah

USA

Total Vehicle Co 547119.3056

2019 AVG (Bmo)	4837	H25	H 50	1493	Number Speeding	Number Tolerated	Number Respecting	Number In Tolerance	Percent Speeding	Percent Respecting	Percent Tolerable	Total undEr 10	Average Speed	Max Speed	Min	50th Percentile	85th Percentile
2020 AVG	6017	H25	H 50	2038	3868	3868	3868	3868	34%	66%	4%	73%	19	54	H 3	21	27
2021 AVG	13026	H25	H 50	4638	874	874	874	874	34%	66%	4%	80%	20	50	H 3	23	27
Jan-21	4325	H25	H 50	1845	2480	2480	2480	2480	36%	64%	21%	86%	24	57	H 3	24	28
Feb-21	4157	H25	H 50	1750	2407	2407	2407	2407	37%	63%	23%	80%	23	57	H 3	25	27
Mar-21	4883	H25	H 50	1855	3028	3028	3028	3028	42%	58%	21%	76%	23	54	H 3	25	27
Apr-21	6212	H25	H 50	2728	3484	3484	3484	3484	38%	62%	18%	80%	23	53	H 3	25	27
May-21	7855	H25	H 50	3715	4140	4140	4140	4140	44%	56%	16%	74%	24	28	H 3	25	29
Jun-21	8521	H25	H 50	3825	4596	4596	4596	4596	53%	47%	20%	72%	24	28	H 3	25	29
Jul-21	0	H25	H 50	0	0	0	0	0	46%	54%	18%	71%	24	28	H 3	25	29
Aug-21	0	H25	H 50	0	0	0	0	0	0%	0%	0%	0%	0	0	H 3	0	0
Sep-21	8522	H25	H 50	2500	6022	6022	6022	6022	0%	0%	0%	0%	0	0	H 3	0	0
Oct-21	6982	H25	H 50	3651	3331	3331	3331	3331	25%	75%	20%	91%	0	53	H 3	24	27
Nov-21	6119	H25	H 50	2588	3551	3551	3551	3551	52%	48%	26%	76%	24	52	H 3	25	32
Dec-21	4890	H25	H 50	2280	3551	3551	3551	3551	62%	38%	21%	79%	21	59	H 3	24	31
Jan-22	4838	H25	H 50	1358	2550	2550	2550	2550	47%	53%	24%	77%	23	56	H 3	24	31
Feb-22	4828	H25	H 50	1591	3037	3037	3037	3037	55%	45%	18%	74%	23	58	H 3	24	31
Mar-22	5978	H25	H 50	1682	3894	3894	3894	3894	80%	20%	17%	83%	20	47	H 3	20	30
Apr-22	4187	H25	H 50	2816	1871	1871	1871	1871	70%	30%	15%	85%	20	50	H 3	20	30
May-22	6746	H25	H 50	3654	2092	2092	2092	2092	55%	45%	28%	71%	25	52	H 3	26	32
Jun-22	6724	H25	H 50	3752	2972	2972	2972	2972	54%	46%	29%	75%	24	53	H 3	26	32
Jul-22	7810	H25	H 50	4448	3164	3164	3164	3164	56%	44%	29%	75%	24	53	H 3	26	32
Aug-22	6584	H25	H 50	3445	9100	9100	9100	9100	44%	56%	24%	74%	25	50	H 3	26	32
Sep-22	6953	H25	H 50	9438	3515	3515	3515	3515	57%	43%	31%	74%	25	50	H 3	26	32
Oct-22	7917	H25	H 50	4573	3444	3444	3444	3444	47%	53%	34%	81%	25	50	H 3	26	32
Nov-22	4322	H25	H 50	2576	3944	3944	3944	3944	40%	60%	26%	77%	25	53	H 3	25	31
Dec-22	3758	H25	H 50	2517	1746	1746	1746	1746	56%	44%	28%	71%	25	48	H 3	26	32
Jan-23	3859	H25	H 50	1939	1241	1241	1241	1241	27%	73%	27%	68%	25	55	H 3	27	33
Feb-23	5286	H25	H 50	1977	1040	1040	1040	1040	67%	33%	35%	68%	23	53	H 3	28	33
Mar-23	6282	H25	H 50	2294	9311	9311	9311	9311	51%	49%	27%	76%	23	60	H 3	28	32
Apr-23	4624	H25	H 50	2647	3938	3938	3938	3938	37%	63%	19%	81%	18	55	H 3	19	32
May-23	6285	H25	H 50	3628	2667	2667	2667	2667	57%	43%	18%	81%	19	60	H 3	19	31
Jun-23	7228	H25	H 50	3950	3278	3278	3278	3278	43%	57%	26%	71%	24	53	H 3	27	33
Jul-23	6283	H25	H 50	4049	3794	3794	3794	3794	58%	42%	32%	73%	25	50	H 3	26	32
Aug-23	5941	H25	H 50	3950	2636	2636	2636	2636	55%	45%	32%	76%	25	54	H 3	25	31
Sep-23	5965	H25	H 50	3479	2462	2462	2462	2462	51%	49%	32%	80%	24	51	H 3	25	31
Oct-23	5500	H25	H 50	2894	2407	2407	2407	2407	42%	58%	34%	76%	24	51	H 3	24	30
Nov-23	5092	H25	H 50	2129	2806	2806	2806	2806	41%	59%	35%	74%	25	57	H 3	26	32
Dec-23	6279	H25	H 50	2041	2565	2565	2565	2565	60%	40%	31%	73%	25	57	H 3	27	33
Jan-24	5177	H25	H 50	2329	1468	1468	1468	1468	59%	41%	33%	74%	25	57	H 3	27	33
Feb-24	5219	H25	H 50	2701	1860	1860	1860	1860	62%	38%	29%	81%	17	53	H 3	17	31
Mar-24	6795	H25	H 50	3959	1204	1204	1204	1204	49%	51%	21%	79%	21	58	H 3	25	33
Apr-24	6279	H25	H 50	2041	2565	2565	2565	2565	43%	57%	18%	82%	21	61	H 3	25	33
May-24	5177	H25	H 50	2329	1468	1468	1468	1468	59%	41%	33%	74%	25	57	H 3	27	33
Jun-24	6795	H25	H 50	3959	1204	1204	1204	1204	49%	51%	21%	79%	21	58	H 3	25	33
Jul-24	6279	H25	H 50	2041	2565	2565	2565	2565	43%	57%	18%	82%	21	61	H 3	25	33
Aug-24	5177	H25	H 50	2329	1468	1468	1468	1468	59%	41%	33%	74%	25	57	H 3	27	33
Sep-24	6795	H25	H 50	3959	1204	1204	1204	1204	49%	51%	21%	79%	21	58	H 3	25	33
Oct-24	6279	H25	H 50	2041	2565	2565	2565	2565	43%	57%	18%	82%	21	61	H 3	25	33
Nov-24	5177	H25	H 50	2329	1468	1468	1468	1468	59%	41%	33%	74%	25	57	H 3	27	33
Dec-24	6795	H25	H 50	3959	1204	1204	1204	1204	49%	51%	21%	79%	21	58	H 3	25	33
Jan-25	6279	H25	H 50	2041	2565	2565	2565	2565	43%	57%	18%	82%	21	61	H 3	25	33
Feb-25	5177	H25	H 50	2329	1468	1468	1468	1468	59%	41%	33%	74%	25	57	H 3	27	33
Mar-25	6795	H25	H 50	3959	1204	1204	1204	1204	49%	51%	21%	79%	21	58	H 3	25	33
Apr-25	6279	H25	H 50	2041	2565	2565	2565	2565	43%	57%	18%	82%	21	61	H 3	25	33
May-25	5177	H25	H 50	2329	1468	1468	1468	1468	59%	41%	33%	74%	25	57	H 3	27	33
Jun-25	6795	H25	H 50	3959	1204	1204	1204	1204	49%	51%	21%	79%	21	58	H 3	25	33
Jul-25	6279	H25	H 50	2041	2565	2565	2565	2565	43%	57%	18%	82%	21	61	H 3	25	33
Aug-25	5177	H25	H 50	2329	1468	1468	1468	1468	59%	41%	33%	74%	25	57	H 3	27	33
Sep-25	6795	H25	H 50	3959	1204	1204	1204	1204	49%	51%	21%	79%	21	58	H 3	25	33
Oct-25	6279	H25	H 50	2041	2565	2565	2565	2565	43%	57%	18%	82%	21	61	H 3	25	33
Nov-25	5177	H25	H 50	2329	1468	1468	1468	1468	59%	41%	33%	74%	25	57	H 3	27	33
Dec-25	6795	H25	H 50	3959	1204	1204	1204	1204	49%	51%	21%	79%	21	58	H 3	25	33
Summary	547119			221725	324675	324675	324675	324675	41%	59%	5%	64%	20	54	H 3	22	27

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