

Pine Valley Local Administrative District (“PVLAD”)

Meeting Minutes

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 reseedling. 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.