Pine Valley Local Administrative District

Meeting Agenda

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

September 9, 2026, 6:00 P.M.

Board Members: Frank Davie, Chairman
Tom Nielsen, Vice-Chairman
Brad Esposito
Emily Neilson
Cortney Snow

PVLAD Assistants: Rick Peetz, Clerk
Teri Forbes, Treasurer

1. Welcome, Prayer & Pledge of Allegiance – Tom Nielsen and Emily Neilson.

2. Pine Valley Overlay Zone Business – Emily Neilson.

   A. Rider Development Request on Little Pony Lane – Jeremy Wood, Jensen + Sons Consulting. **(WITHDRAWN BY APPLICANT)**

3. Meeting Minutes.

   A. Approval of the August 12, 2026, PVLAD Meeting Minutes.

4. Board Member Reports.

   A. Pine Valley Activities – Frank Davie.

   B. Traffic Report – Tom Nielsen.

5. Community Watch – Tom Nielsen & Gene Phillips.

6. Clerk Report and Treasurer's Reports (August) – Rick and Teri.

7. Board Quarterly Bank Reconciliation Report – Cortney Snow.

8. Report on Contact with County Code Enforcement Officer, Emerson Rivera, on Unlicensed Airbnbs in the Valley – Chair Davie.

9. Future Budget Review – Rick Peetz.

10. Amend Board Member Requirements and Meeting Guidelines.

11. Amend Public Comments Agenda Item.

12. 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.

13. Other Business.

14. Adjournment.

The next Board Meeting is scheduled for October 14, 2026, at 6:00 p.m. The public is invited and encouraged to attend.