



Town of Apple Valley
 1777 N. Meadowlark Drive, Apple Valley, Utah 84737
 Phone: (435) 877-1190 Fax: (435) 877-1192
 www.applevalleyut.gov

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear _____

Paperwork returned by _____ (Date) _____

Name of Applicant: Rick Trimmer

Site Location: Northeast of Ranch Rd, AV-1361-B and north 19.89 acres of AV-1361-C

Mailing Address: [REDACTED]

Phone: [REDACTED]

- Purpose of Request: (1) Perform a Lot Split of both AV-1361-B and AV-1361-C (convert two parcels to four parcels)
 (2) **Change zoning from OST to A-20 on approximately 60 acres** (north lot of AV-1361-C and both AV-1361-B lots)
 (3) Complete a Conditional Use Permit for three rentals (one rental per lot that was zone changed)

[Signature] 4/21/26
 Applicant Signature Date

1. Annexations: \$2200.00 filing fee
2. **Conditional Use Permit: \$800.00 filing fee**
3. **Zone Changes: \$1100.00 + Acreage Fee filing fee**
4. Subdivisions: \$500.00 Application Fee + Per Lot Fee filing fee
5. Lot Line Adjustment: \$800.00 filing fee
6. **Lot Split: \$800.00 per Lot filing fee**
7. General Plan Amendment: \$1050.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

_____/_____
 Planning Commission Chairman Date

_____/_____
 City Administration Date



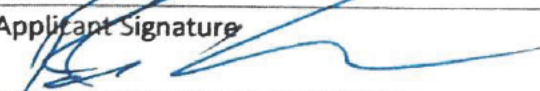
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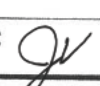
See Fee Schedule Page 2

Zone Change Application			
Applications Must Be Submitted By The First Wednesday Of The Month			
Owner: Rick Trimmer		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Jared Madsen, Sky Engineering		Phone: (435) 680-5667	
Address/Location of Property: Northeast of Ranch Rd		Parcel ID: AV-1361-B and north 19.89 acres of AV-1361-C	
Existing Zone: OST		Proposed Zone: A-20	
For Planned Development Purposes: Acreage in Parcel ⁶⁰ _____ Acreage in Application ⁶⁰ _____			
Reason for the request <div style="text-align: center; font-size: 1.2em;">Allow lot split into three parcels for three homes.</div>			

Submittal Requirements: The zone change application shall provide the following:

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date 4/21/26
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Official Use Only	Amount Paid: \$ 5,800.00	Receipt No: 62022
Date Received: 5/19/2026	Date Application Deemed Complete:	
By: 	By:	



April 28, 2026

Town of Apple Valley
Planning & Zoning
Apple Valley, UT 84737

Re: North Portion of AV-1361-C and AV-1361-B Zone Change – Water and Sewer Utilities

To Whom it May Concern:

This letter is provided to outline the proposed water and sewer utility approach for the above-referenced project located within the Town of Apple Valley.

Water Service

Water service for the project is proposed to be provided by an existing on-site groundwater well and pump system. The well will serve a total of three (3) additional single-family residential units. The well currently serves one single-family residential unit.

Preliminary investigations indicate that the existing well should be more than adequate to serve the proposed three residences for both culinary and fire suppression demands. The capacity and reliability of the well will be verified as part of the development process.

As the system will serve only four residential connections, it is not anticipated to be classified as a public water system.

Supporting infrastructure will be designed and constructed to provide adequate service to each residence. This will include, as needed, on-site storage, transmission lines, and appurtenances to ensure consistent delivery and pressure. The system will be designed to meet applicable fire suppression requirements in addition to domestic use.

Sewer Service

Wastewater service for the project will be provided via individual on-site septic systems for each residence.

Each septic system will be designed in accordance with applicable state and local regulations, including coordination with the appropriate jurisdictional agencies. Site-specific conditions, including soils and percolation characteristics, will be evaluated to ensure proper system design and long-term functionality.

Sincerely,

Jared Madsen, PE

Sky Engineering

jared@skyengineering.co

<https://www.skyengineering.co>

New description (north portion of AV-1361-C)

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (N1/2SE1/4SW1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 1°10'41" EAST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 88°46'19" WEST 1321.87 FEET; THENCE NORTH 0°57'34" EAST 657.59 FEET TO A REBAR AND CAP MARKED AS B&C SURVEY LS 4490; THENCE SOUTH 88°31'31" EAST 1324.40 FEET TO A REBAR AND ALUMINUM CAP; THENCE SOUTH 1°10'41" WEST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 19.89 ACRES, MORE OR LESS.

AV-1361-B

S: 12 T: 43S R: 11W SW1/4 SE1/4 SEC 12 T43S R11W

CONTAINS 40.00 ACRES, MORE OR LESS

NORTH AV-1361-C DESCRIPTION

THE NORTH HALF OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, THENCE NORTH 13°41' EAST 861.861 FEET ALONG THE CENTER SECTION LINE TO THE EAST 150.59 FEET TO A BEARING AND ALUMINUM CAP, THENCE NORTH 10°37'24" EAST 1324.49 FEET TO A BEARING AND ALUMINUM CAP, THENCE SOUTH 1°04'17" WEST 651.89 FEET TO THE POINT OF BEGINNING, CONTAINS 79.89 ACRES, MORE OR LESS.

SOUTH AV-1361-C DESCRIPTION

THE SOUTH HALF OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, THENCE NORTH 13°41' EAST 861.861 FEET ALONG THE CENTER SECTION LINE TO THE EAST 150.59 FEET TO A BEARING AND ALUMINUM CAP, THENCE NORTH 10°37'24" EAST 1324.49 FEET TO A BEARING AND ALUMINUM CAP, THENCE SOUTH 1°04'17" WEST 651.89 FEET TO THE POINT OF BEGINNING, CONTAINS 79.89 ACRES, MORE OR LESS.

NORTH AV-1361-B DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN, THENCE NORTH 13°41' EAST 861.861 FEET ALONG THE CENTER SECTION LINE TO THE EAST 150.59 FEET TO A BEARING AND ALUMINUM CAP, THENCE NORTH 10°37'24" EAST 1324.49 FEET TO A BEARING AND ALUMINUM CAP, THENCE SOUTH 1°04'17" WEST 651.89 FEET TO THE POINT OF BEGINNING, CONTAINS 79.89 ACRES, MORE OR LESS.

NORTH AV-1361-B DESCRIPTION

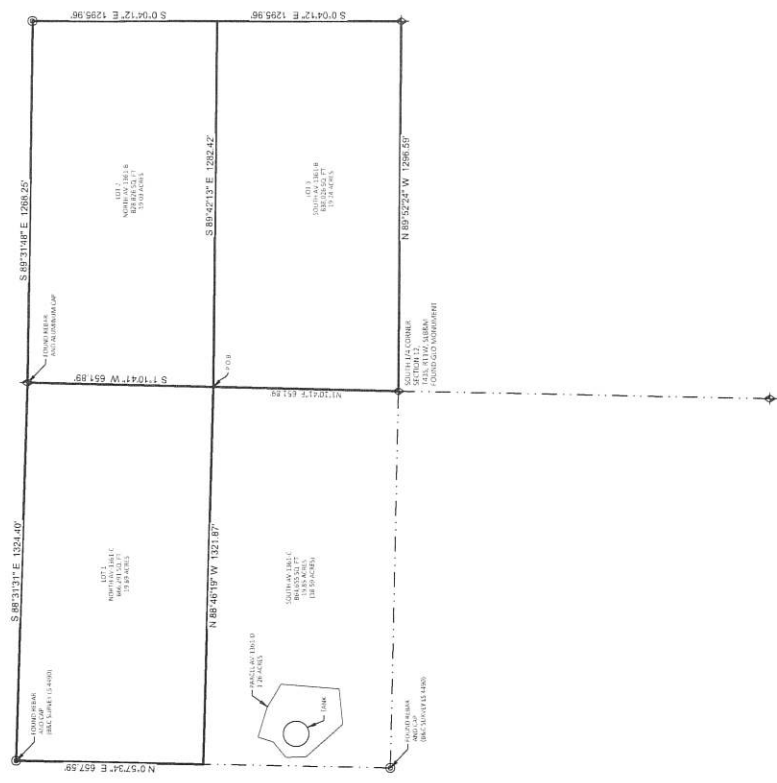
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NARRATIVE

THE BASIS OF BEARING IS NORTH 01°10'41" EAST BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE FOUND SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN. THE BEARING AND DISTANCE FOR THE MONUMENTS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

- LEGEND**
- FOUND SECTION MONUMENT AS NOTED
 - FOUND MONUMENT AS NOTED
 - SECTION LINE
 - PROPERTY LINE

SW 1/4 SEC. 12,
T43S, R11W, S188M.



NO.	DATE	BY	DESCRIPTION



LOT SPLIT, ZONE CHANGE, CONDITIONAL USE PERMIT
APPLE VALLEY, UTAH
AV-1361-B AND AV-1361 C

PROJECT #	040-061
DATE	15 MAY 2020
PLAT MAP	1
PROJECT	1
PROJECT	1



Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737

April 22, 2026

Rick Trimmer


Re: 3 Home Apple Valley Project.

Located: AV-1361-B & Av1361-C

Dear Rick Trimmer:

After reviewing the proposed plans for the above-mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations", as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation on this matter, please do not hesitate to call.

Sincerely,

Keldan Guymon

Keldan Guymon
Estimator
Dixie Service Center
435-357-1078

BROWN DOUGLAS ANDREW TR, ET AL
AV-1363-B
2138 LONG SKY DR
SAINT GEORGE, UT 84770

TRIMMER RICHARD
AV-1361-B
317 CHOLLA DR
WASHINGTON, UT 84780

TOWN OF APPLE VALLEY
AV-1361-D
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

BROWN DOUGLAS ANDREW TR, ET AL
AV-1363-C
2138 LONG SKY DR
SAINT GEORGE, UT 84770

BROWN DOUGLAS ANDREW TR, ET AL
AV-1361-C
2138 LONG SKY DR
SAINT GEORGE, UT 84770

TRIMMER RICHARD
AV-1361-A-1
317 CHOLLA DR
WASHINGTON, UT 84780



Trimmer Zone Change



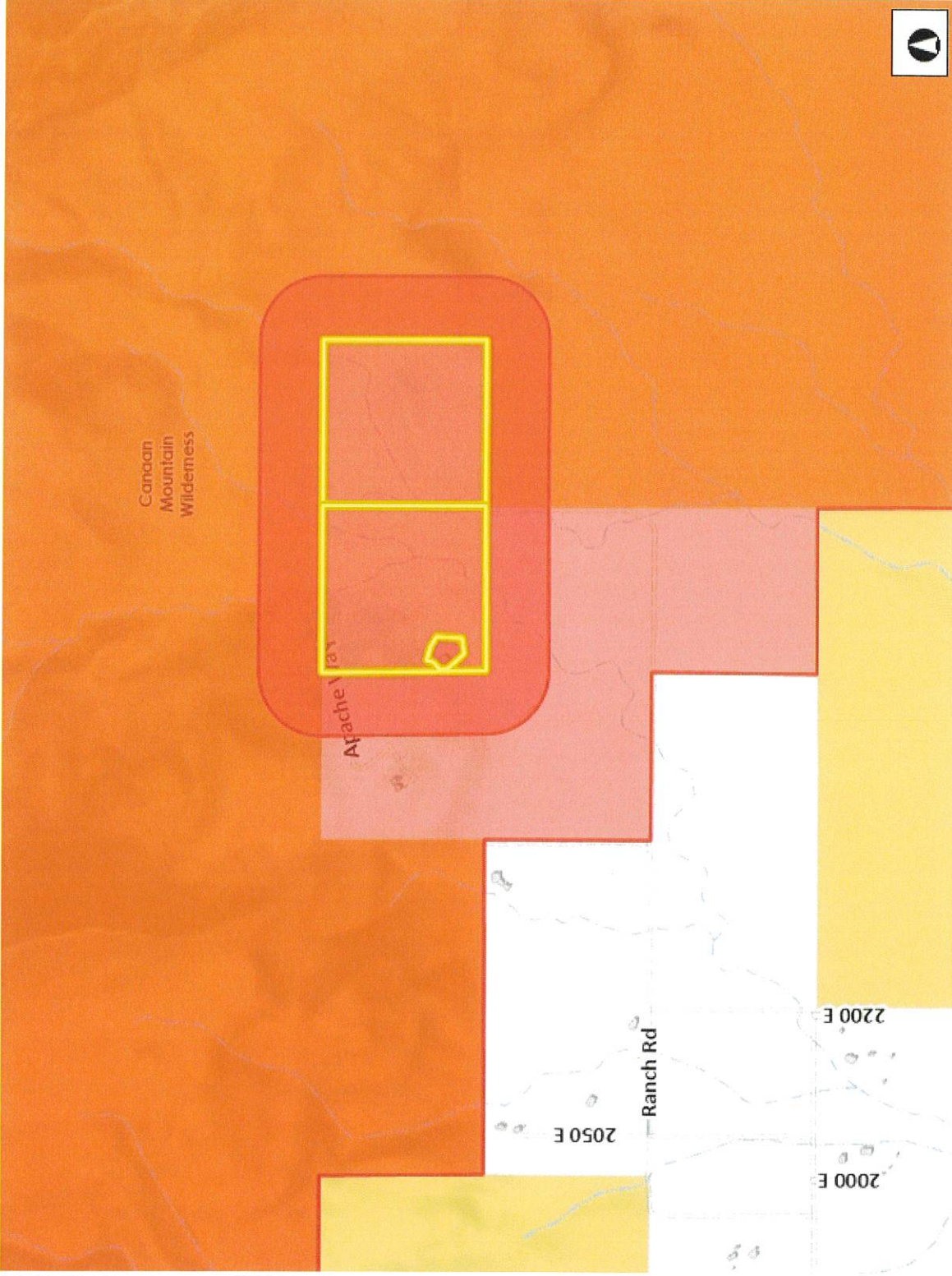
Legend

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shiwiwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes

500' Buffer



DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

WGS_1984_Web_Mercator_Auxiliary_Sphere



Town of Apple Valley
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 Apple Valley UT 84737
 T: 435.877.1190 | F: 435.877.1192
 www.applevalleyut.gov

Parcel ID# _____

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as
 _____ located on parcel(s)
 _____ within the Town of Apple Valley, Washington County, Utah.

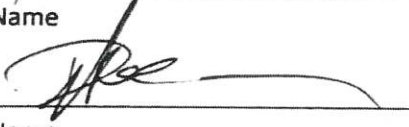
By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s): 

Richard Trimmer
 Applicant/Owner

4/21/26
 Date

Name: 

Douglas A Brown
 Applicant/Owner

4-27-26
 Date

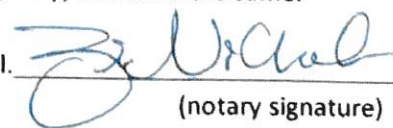
Name _____

Applicant/Owner _____

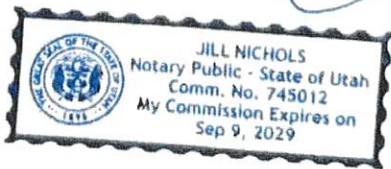
Date _____

State of UTAH
 County of WASHINGTON

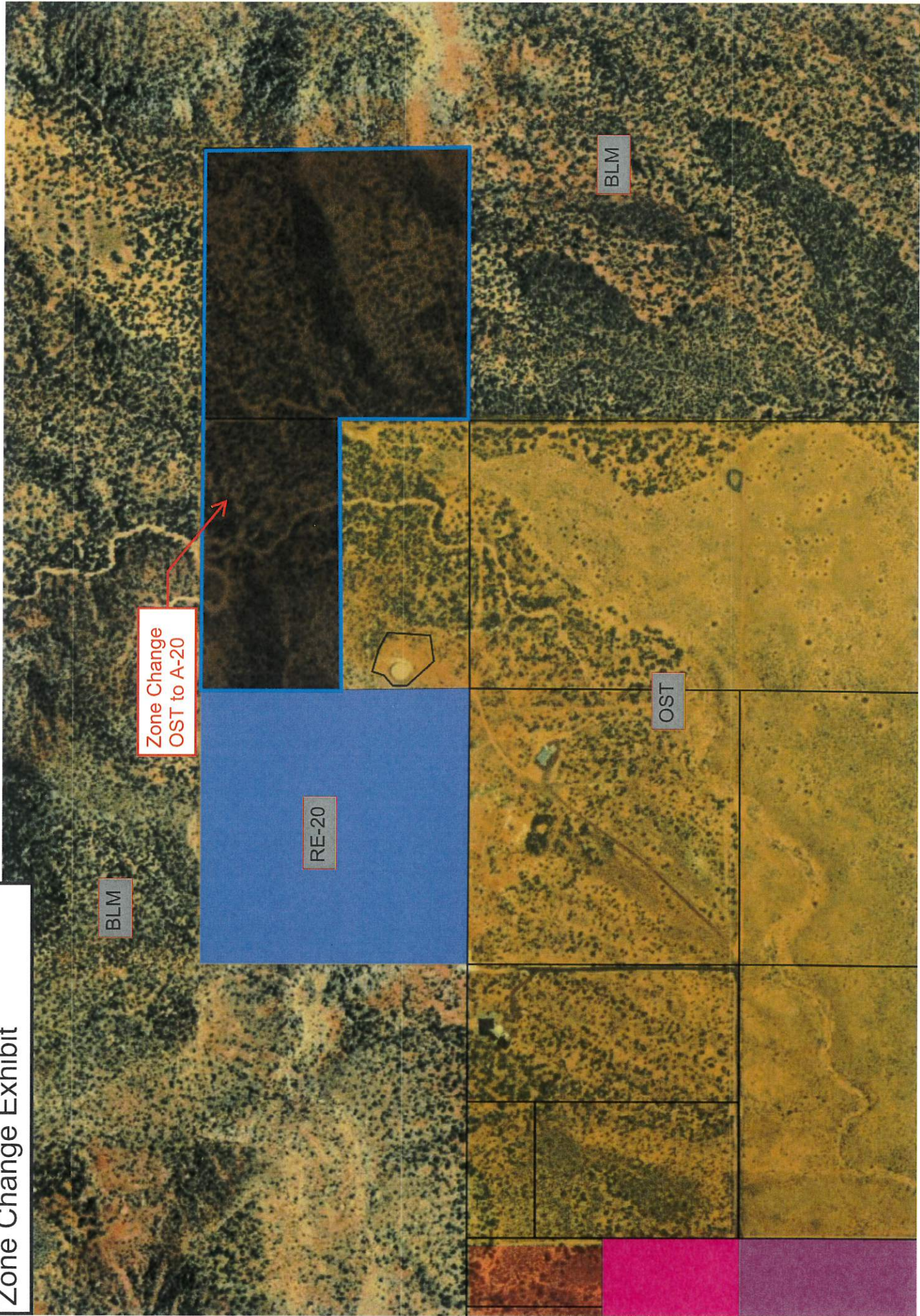
On this 21 day of APRIL, in the year 2026, before me, Jill Nichols a notary public, personally appeared RICHARD D. TRIMMER, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. 
 (notary signature)

(seal)



Zone Change Exhibit



BLM

Zone Change
OST to A-20

RE-20

OST

BLM

