



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Date Received: _____
Fee: \$800.00
Payment Method: _____
Receipt Number: _____

CONDITIONAL USE PERMIT

Applicant Information

Name: Rick Trimmer Telephone: ([REDACTED]) 5

Address (City, State, Zip): [REDACTED]

Agent (If applicable): Jared Madsen, Sky Engineering Agent Phone: ([REDACTED]) 7

Address of Subject Property: Northeast of Ranch Rd,

Tax ID of Subject Property: AV-1361-B, AV-1361-E

Proposed Conditional Use: Short Term Rentals within A-20 Zoning

One Unit per Lot (3 Lots)

Rick Trimmer

Digitally signed by Rick Trimmer
DN: C=US, E=rick@uwputah.com, CN=Rick Trimmer
Date: 2026.07.06 14:07:19-06'00'

7 / 6 / 2025

Applicant Signature

Date

This application shall be accompanied by the following:

- ☒ A vicinity map showing the general location of the application
- N/A ☐ Three (3) copies of a plot plan showing the following:
- ☐ Property boundaries, dimensions and existing streets
 - ☐ Location of existing and proposed buildings, parking, landscaping and utilities
 - ☐ Adjoining property lines and uses within one hundred feet of subject property
- N/A ☐ A reduced copy of all plans (8.5x11 if readable, or 11x17) if original plans are larger
- ☒ Building elevations for new construction, noting proposed materials and colors
- N/A ☐ Traffic impact analysis, if required by the Town Engineer or the Planning Commission
- ☒ Applicant's responses to the Conditional Use Permit standards for review (attached)
- ☒ A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit.
- Previously Submitted ☐ Warranty deed, preliminary title report, or other document (see Affidavit of Property owner attached) showing evidence that the applicant has control of the property.

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Contact the Planning Department for the deadline date of submissions. Once your application is deemed complete, it will be put on the agenda for the next planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

Conditional Use Permit Overview

PURPOSE

It is the purpose of a conditional use permit to allow flexibility in zoning, by permitting a discretionary review of a project or use that by its character may not be compatible with uses which are permitted in the zone, and allowing such use when it can be found to be compatible with the neighborhood in which it is located.

WHEN REQUIRED

The conditional use permit is primarily required whenever the Land Use Ordinance specifies the use as a conditional use. It is also used for other specified situations such as allowing building heights that exceed the maximum allowed within the zone.

APPROVAL STANDARDS (from section 10:20 of Land Use Code)

To authorize a conditional use permit the Planning Commission at a public meeting must find that the evidence presented establishes:

- a) The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity
- b) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community; and
- c) The proposed use will comply with regulations and conditions specified in Land Use Ordinance for such use.

The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection can be met.

APPEALS

Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit, may appeal such decision to the Board of Adjustment by filing written notice of appeal, stating the grounds therefore within fourteen (14) days from the date of the Planning Commission decision. The appeal is filed with the Clerk

for the Board of Adjustment located in the Planning Department. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Conditional Use Permit Standards for Review

Please provide response to the following for the Commissions review:

- a. The harmony and compliance of the proposed use with the objectives and requirements of the Town's General Plan and the Land Use Code;
- b. The suitability of the specific property for the proposed use;
- c. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
- d. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity
- e. The economic impact of the proposed facility or use on the surrounding area;
- f. The aesthetic impact of the proposed facility or use on the surrounding area;
- g. The number of other similar conditional uses in the area and the public need for the proposed conditional use;
- h. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
- i. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation
- j. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use.
- k. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- l. The impact of the proposed facility or use on the health, safety, and welfare of the Town, the area, and persons owning or leasing property in the area.



July 6, 2026

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

**Re: Conditional Use Permit Narrative and Statement of Compliance, Short-Term Rental Use —
Parcels AV-1361-E and AV-1361-B**

To Whom it May Concern:

The applicant is requesting conditional use approval to allow three proposed single-family dwellings to be used as short-term rentals. The project includes parcels AV-1361-E and AV-1361-B, which are being subdivided into three lots approximately 20 acres in size each. The property was recently rezoned from OST to A-20, and the applicant is processing the subdivision and related improvements for one single-family dwelling on each lot.

The proposed use is consistent with the Town's General Plan, Land Use Code, and recently approved A-20 zoning. The use will remain residential in character and is suitable for the property due to the large lot sizes, low-density development pattern, and separation between homes.

The surrounding area includes rural, agricultural, residential, and open-space characteristics. The proposed use is compatible with that setting and is not anticipated to be injurious to existing or future development in the vicinity.

The economic impact is expected to be positive by supporting visitor lodging options within the Town while maintaining the residential character of the property. The aesthetic impact is anticipated to be minimal because the proposed structures will be single-family dwellings on large A-20 lots. The applicant is not aware of a concentration of similar conditional uses in the immediate area that would create an adverse impact.

Transportation, traffic, water, sewer, drainage, and other utility requirements will be addressed through the subdivision, site improvement, and building permit processes. Access, parking, drainage, fire protection, and utility improvements will be provided in accordance with applicable Town standards.

Safeguards for the proposed use include on-site parking, managed occupancy, property management/contact requirements, applicable fire and building code compliance, and adherence to Town standards for noise, lighting, dust, odor, nuisance activity, and property maintenance. These safeguards are intended to minimize adverse effects on surrounding properties and protect the health, safety, and welfare of the Town, the surrounding area, and nearby property owners.

No variance is requested or required in connection with the proposed conditional use permit.

Sincerely,

Jared Madsen, PE

Sky Engineering

jared@sky-engineering.com

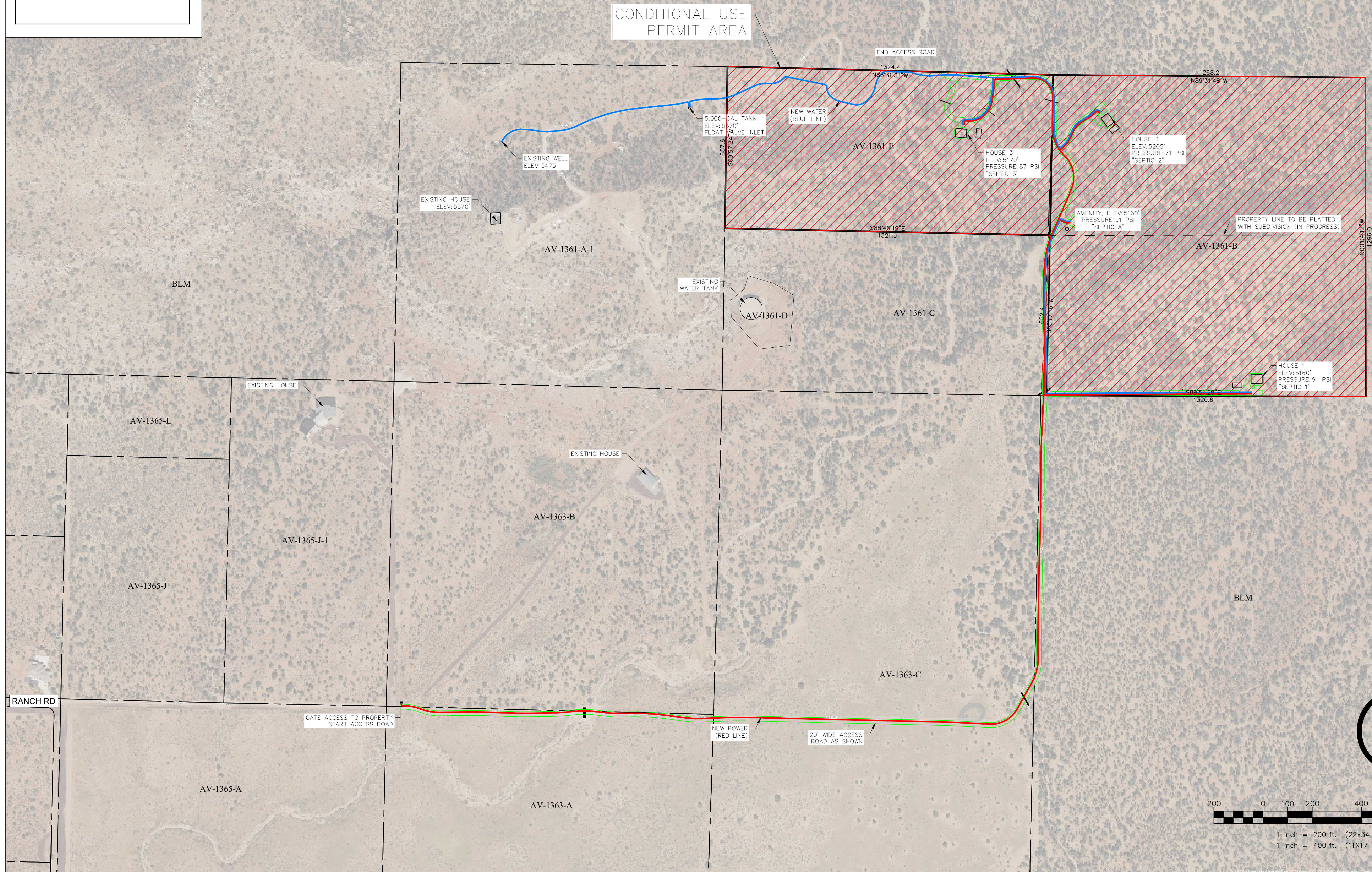
<https://www.sky-engineering.com>

OWNER/DEVELOPER/APPLICANT
 RICK TRIMMER
 317 CHOLLA DR WASHINGTON, UT 84780
 (435) 632-4955

PLAN PREPARER
SKY ENGINEERING
2925 E 3150 S, ST GEORGE, UT 84790
(435) 680-5667

PROJECT LOCATION
APPLE VALLEY, UT
PARCEL NUMBER: AV-1361-B, AV-1361-E
PLSS: SEC12 T43S R11W

ZONING: A-20

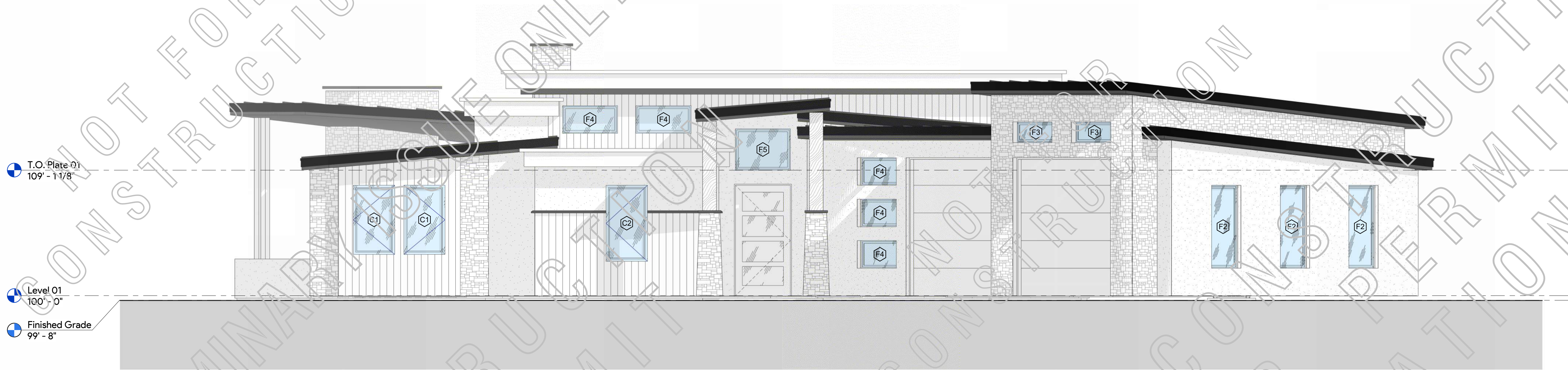


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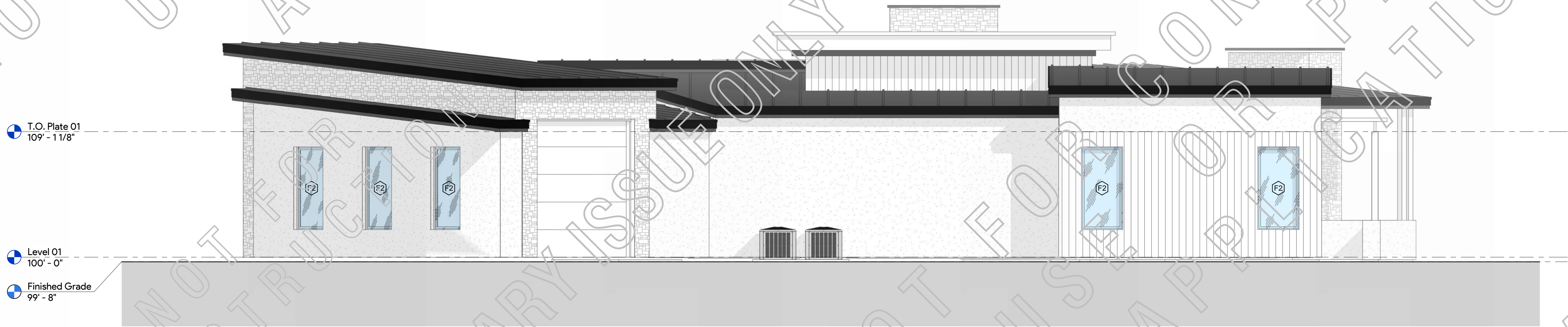
APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONDITIONAL USE PERMIT

PROJECT #	040-01
NAME	JTM
DATE	06 JULY 2026
PLOT PLAN	
SHEET	1
040-01 CNDC.dwg	



B1 Front Elevation

1/4" = 1'-0"



D1 Right Elevation

1/4" = 1'-0"



LOT99 DESIGN STUDIO

2776 E. Willow Tree Ln.
St. George, Utah 84790

www.lot99designs.com
O: 435.261.2238
M: 435.669.3205

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Trimmer Rentals at Apple Valley
Apple Valley, Utah

Revision Schedule		
#	Revision	Date

Date: May 30, 2026

Sheet Name:

Exterior Elevations

A201

Concept Set

PRINT DATE: 7/6/2026 2:18:05 PM



B1 Rear Elevation
1/4" = 1'-0"



D1 Left Elevation
1/4" = 1'-0"



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Trimmer Rentals at Apple Valley
Apple Valley, Utah

Revision Schedule		
#	Revision	Date

Date: May 30, 2026

Sheet Name:

Exterior Elevations

A202

Concept Set

PRINT DATE: 7/6/2026 2:18:33 PM