



1777 North Meadowlark Drive, Apple Valley, Utah 84737  
Phone: 435-877-1190 Fax: 435-877-1192  
www.applevalleyut.gov

**Date:** May 26, 2026

**NOTICE OF PUBLIC HEARING**

**Parcel ID:** AV-1361-B, AV-1361-C

**Approximate Situs Addresses:** NORTHEAST OF RANCH RD, APPLE VALLEY, UT 84737

**Re: Proposed Simple Lot Split Subdivision Application**

Dear Property Owner,

In accordance with Utah Code and applicable Apple Valley ordinances, notice is hereby given that an application has been submitted to the Town of Apple Valley for a proposed Simple Lot Subdivision.

**PUBLIC HEARING DETAILS**

The Apple Valley Planning Commission will hold a **public hearing** to receive comments and consider the proposed simple lot split subdivision application on:

**Date:** Wednesday, June 10, 2026  
**Time:** 6:00 PM  
**Location:** Apple Valley Town Hall  
1777 N Meadowlark Dr, Apple Valley, UT 84737

**Purpose of Hearing:**  
To review and receive public input.

**How to Participate:**  
You are invited to attend the hearing in person or submit written comments in advance. Written comments may be emailed to: **clerk@applevalleyut.gov** or mailed to the address above and must be received prior to the hearing.

If you wish to object to the proposed amendment, you must submit your written objection within **10 days** of the date of this notice. Objections may also be made during the hearing.

For questions or to review the petition and associated materials, please contact the Town Clerk’s Office at (435) 877-1190 or by email.

Sincerely,  
**Jenna Vizcardo**  
Town Recorder  
Town of Apple Valley



Town of Apple Valley  
1777 N. Meadowlark Drive, Apple Valley, Utah 84737  
Phone: (435) 877-1190 Fax: (435) 877-1192  
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**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: \_\_\_\_\_

Change zoning from OST to A-20 on approximately 60 acres

[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

# Apple Valley Simple Lot Subdivision Application

Fee:

Applicant Full Name: Rick Trimmer

Mailing Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone Number: [REDACTED] Email Address: [REDACTED]

Authorized Agent (if applicable): \_\_\_\_\_

Property Address: northeast of Ranch Rd City: Apple Valley State: UT Zip: 84737

Tax ID Number: AV-1361-B and AV-1361-C

Current Zoning Designation: OST

## Require Conditions

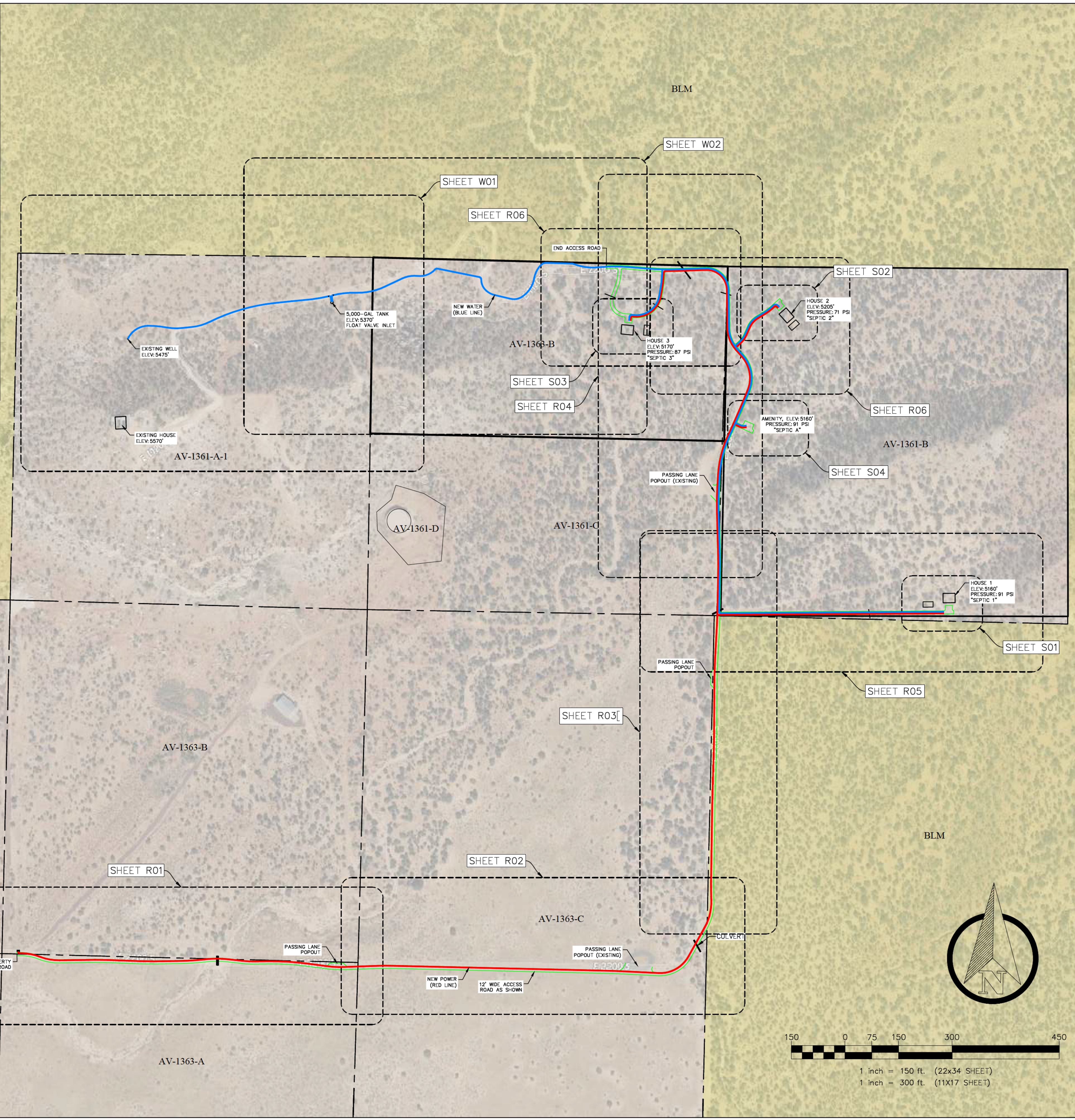
As per Apple Valley Subdivisions § 11.02.050(D), for a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:

- Be for a single-family dwelling or dwellings and any associated accessory dwelling.
- Be located on property zoned for such use.
- Contain no more than ten (10) lots.
- Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
- Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
- Conform to all applicable land use ordinances. A property that has previously obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.



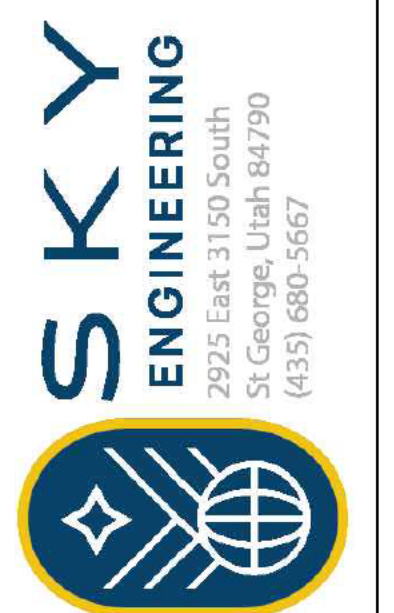
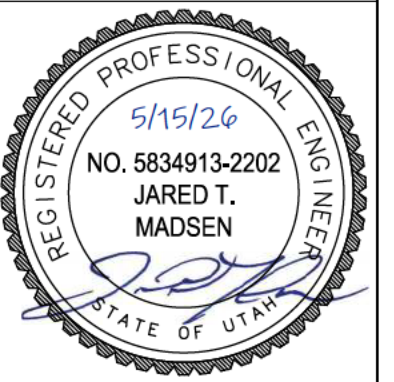
# CONSTRUCTION DRAWINGS FOR APPLE VALLEY 60 ACRES

PROJECT INFORMATION	SHEET INDEX
OWNER/DEVELOPER/APPLICANT NAME: ADDRESS: PHONE:	SHEET G01 - COVER SHEET SHEET W01 - WATER PLAN 1 SHEET W02 - WATER PLAN 2
PLAN PREPARER SKY ENGINEERING 2925 E 3150 S, ST GEORGE, UT 84790 (435) 680-5667	SHEET R01 - ACCESS ROAD PLAN & PROFILE 1 SHEET R02 - ACCESS ROAD PLAN & PROFILE 2 SHEET R03 - ACCESS ROAD PLAN & PROFILE 3 SHEET R04 - ACCESS ROAD PLAN & PROFILE 4 SHEET R05 - HOUSE 1 ROAD PLAN & PROFILE SHEET R06 - HOUSES 2 & 3 ROAD PLAN & PROFILE
PROJECT LOCATION ADDRESS: PARCEL NUMBER: PLSS:	SHEET S01 - HOUSE 1 SITE PLAN SHEET S02 - HOUSE 2 SITE PLAN SHEET S03 - HOUSE 3 SITE PLAN SHEET S04 - AMENITY SITE PLAN SHEET D01 - SECTIONS



#	DATE	BY	DESCRIPTION

### REVISIONS



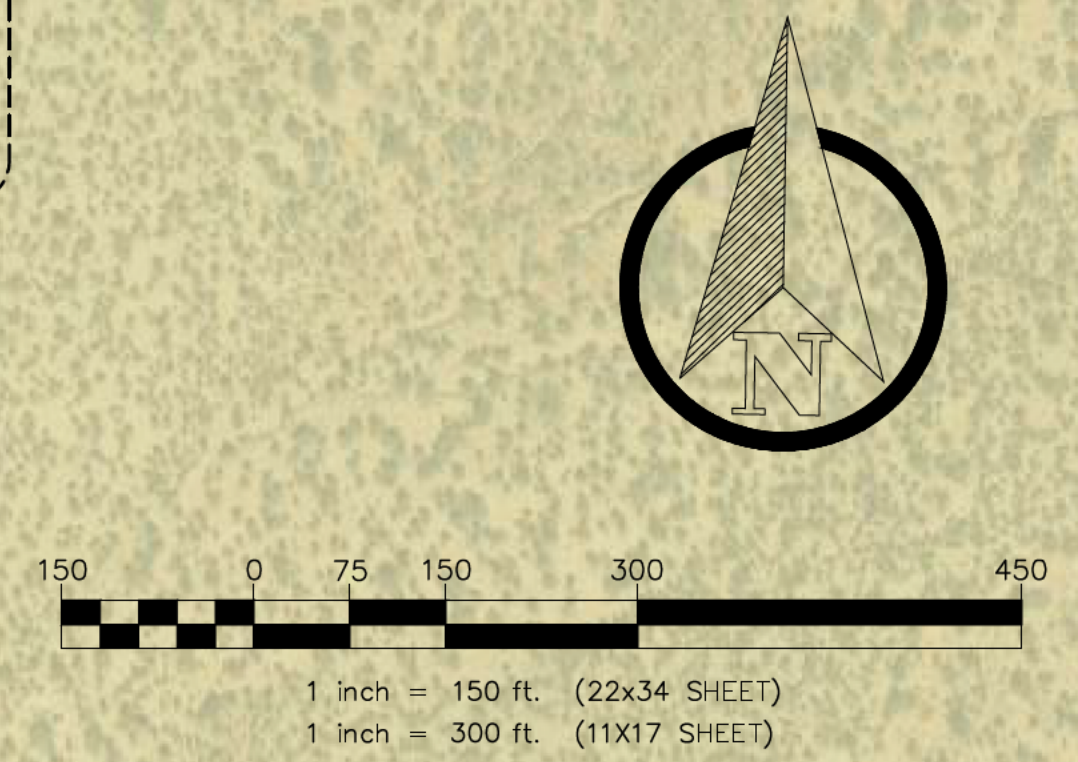
**APPLE VALLEY 60 ACRES**  
**APPLE VALLEY, UTAH**  
 CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026
<b>COVER SHEET</b>	
SHEET	<b>G01</b>
040-01 CNDC.dwg	

**NOTICE!**

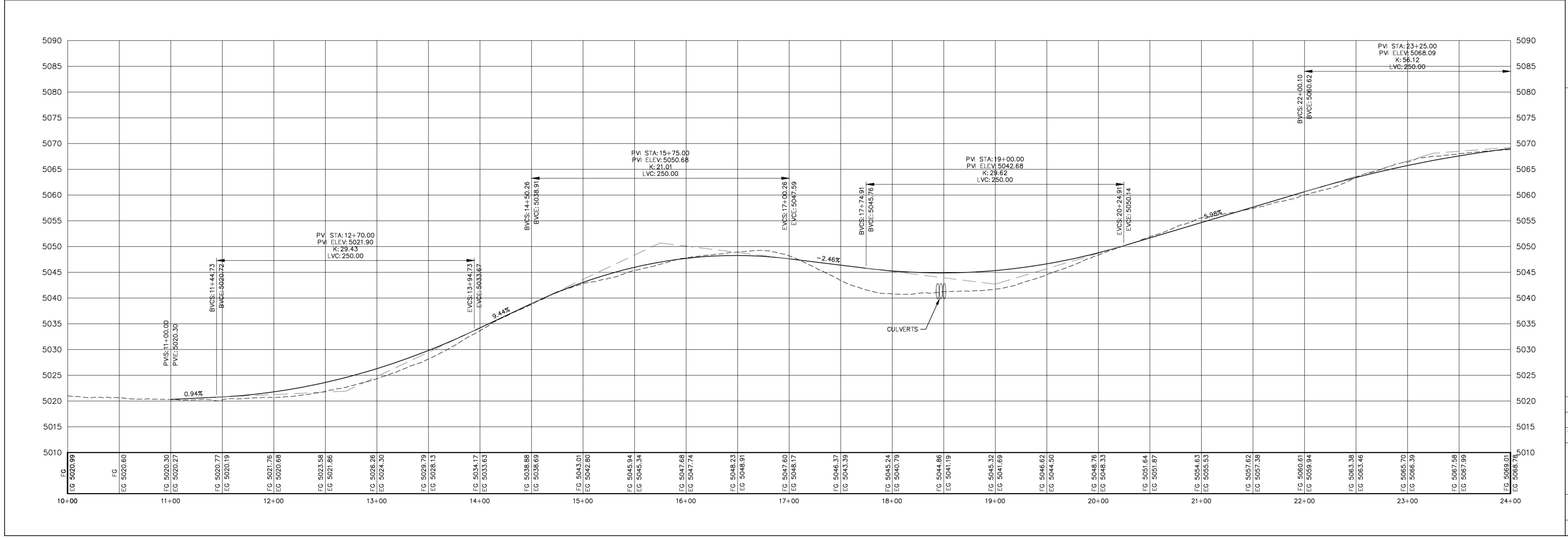
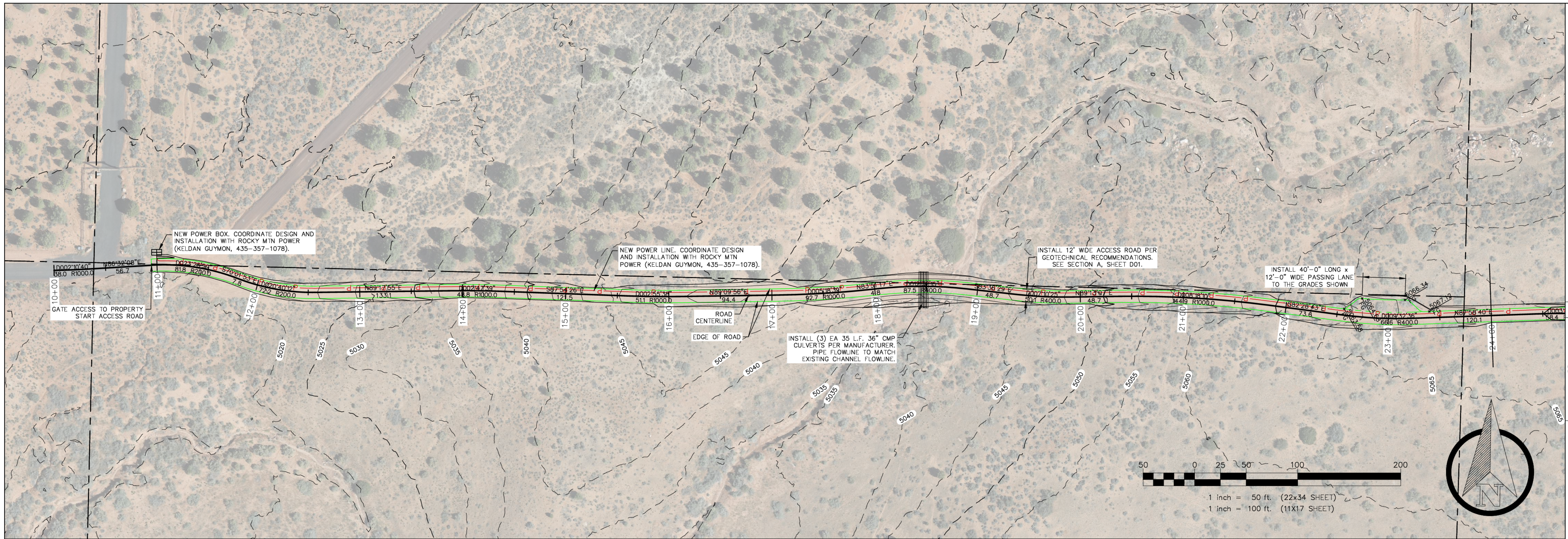
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

**Know what's below. Call before you dig.**



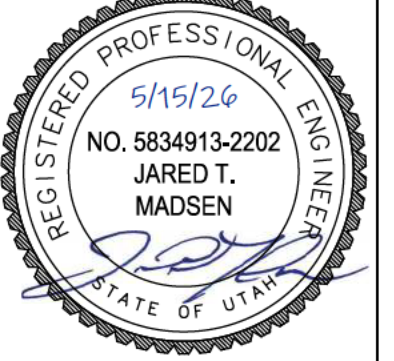






#	DATE	DESCRIPTION

REVISIONS



**SKY ENGINEERING**  
 2925 East 3150 South  
 St. George, Utah 84790  
 (435) 680-5667



**APPLE VALLEY 60 ACRES**  
**APPLE VALLEY, UTAH**  
 CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026
<b>ACCESS ROAD PLAN &amp; PROFILE 1</b>	
SHEET	<b>R01</b>
040-01 CNDC.dwg	

