

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, December 10, 2025** at the hour of 7:00 p.m. The meeting will be held in the City Council Chambers of Tooele City Hall, located at 90 North Main Street, Tooele, Utah.

*We encourage anyone interested to join the Planning Commission meeting electronically through Tooele City's YouTube channel by logging onto www.youtube.com/@tooelecitey or searching for our YouTube handle **@tooelecitey**. If you would like to submit a comment for any public hearing item you may email pcpubliccomment@tooelecitey.gov any time after the advertisement of this agenda and before the close of the hearing for that item during the meeting. Emails will only be read for public hearing items at the designated points in the meeting.*

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing & Decision** on a Conditional Use Permit request by Heygly Gonzales to operate a day care business involving the care of up to 16 children in the home located at 89 North 100 East in the GC General Commercial zone on .38 acres.
4. **Public Hearing & Decision** on a Conditional Use Permit request by Yohanna Lusungu to operate a child daycare business involving the care of up to 16 children in the home located at 945 North 1480 East in the R1-7 Residential zone on .20 acres.
5. **Public Hearing & Decision** on a Conditional Use Permit request by Crystal Lawson to construct a detached accessory structure that exceeds the 15 foot height limitation on property located at 545 North 100 East in the R1-7 Residential zone on .35 acres.
6. **Public Hearing & Decision** on a Conditional Use Permit request by Kimball Investment LLC to authorize an "Accessory Drive Through Facility" to occur on property located at approximately 973 N Main Street in the GC General Commercial zone on approximately 1 acre.
7. **Public Hearing & Decision** on a Conditional Use Permit request by Holiday Oil to authorize an "Accessory Drive Through Facility" to occur in conjunction with a convenience store located at the north east corner of the intersection of 600 West and 1000 North in the GC General Commercial zoning district on 2.12 acres.
8. **Decision** on a Site Plan Design Review request by David Lewis IV representing DR Horton for Western Acres Phase 3A proposed to be located at approximately 2000 North Copper Canyon Drive on 10.8 acres in the MR-16 PUD Multi-Family Residential and R1-7 Residential zoning districts.
9. **Decision** on a Site Plan Design Review request by David Lewis IV representing DR Horton for Western Acres Phase 3B proposed to be located at approximately 2000 North Copper Canyon Drive on 3.9 acres in the MR-16 PUD Multi-Family Residential zone.
10. **Decision** on a Preliminary Subdivision Plan request by Perry Homes, Inc., for the Compass Point Village 1 Subdivision proposed to be located at approximately 2280 North 425 West in the Compass Point RSD zoning district on approximately 78 acres.

11. City Council Reports

12. Review and Decision on the Minutes of the Planning Commission meetings held November 12, 2025.

13. Decision – Election of Planning Commission Chair and Vice Chair for 2026.

14. Discussion – Tooele City 2025 Planning Report.

15. Planning Commission Training - Bylaws

16. Adjourn

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Community Development Director, prior to the meeting at (435) 843-2132.