

**Tooele City Council and
Tooele City Redevelopment Agency
Work Session Minutes**

Date: Wednesday, January 18, 2012
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main Street, Tooele Utah

City Council Members Present:

Scott Wardle, Chair
Steve Pruden
Dave McCall
Shawn Milne
Brad Pratt

City Employees Present:

Mayor Patrick Dunlavy
Roger Baker, City Attorney
Glen Caldwell, Finance Director
Cary Campbell, Public Works Director
Rachelle Custer, City Planner
Randy Sant, RDA Consultant

Minutes taken by Roger Baker, Tooele City Attorney and prepared by Elisa Jenkins

1. Open Meeting

Chairman Wardle called the meeting to order at 5:00 p.m.

2. Roll Call

Chairman Scott Wardle, Present
Steve Pruden, Present
Dave McCall, Present
Shawn Milne, Present
Brad Pratt, Present

3. Motion to Close Meeting to Discuss:

(a) Litigation

The meeting closed at 5:45 p.m.

4. Reopen Meeting

The meeting opened to a public meeting at 5:45 p.m.

5. USU Master Plan

Presented by Dean Gary Straquadine

Mr. Straquadine discussed and presented illustrations of future USU campus development in Tooele City.

6. Discussion:

Tooele General Plan Change/Rezone from General Commercial (GC) to Light Industrial (LI)

Presented by Rachelle Custer

Ms. Custer discussed the desire of a vehicle collision repair business to locate on or near Main Street, in an area currently zoned General Commercial. The General Commercial zoning district doesn't allow auto body businesses, but the Light Industrial zoning district does. Ms. Custer suggested that the City's planning direction should be toward more commercial uses in this area, not industrial uses. She also suggested against amending the General Commercial zoning district table of uses to allow auto body shops. Mr. Baker suggested that the requested rezone would be an illegal spot zone because it would rezone property owned by a single property owner against the public interest and only for the owner's private interest. The City Council briefly discussed the matter and was of the consensus opinion that the request would not be granted were it to be brought more formally before them.

7. RDA Discussion:

(a) Utah Fabrication

Mr. Sant discussed the request of Roger Peterson of Utah Fabrication for the RDA to participate in the cost of improvements to James Way required by the new railroad crossing. The RDA Board was of the consensus opinion that RDA participation in the amount of \$54,000 over two years would be appropriate provided that Mr. Peterson first complied with all City's requirements for his developments, as expressed in two letters previously sent by the City Administration.

(b) Air Products

Mr. Sant recommended an incentive equal to the lesser of \$5,000 per job created or 30% of the tax increment generated over five years. The RDA Board was of the consensus opinion that this would be an acceptable incentive.

(c) Economic Update

Mr. Sant provided a general economic development update, including a Tooele Applied Technological College groundbreaking on March 21, 2012.

8. Adjourn

Councilman Milne moved to adjourn the meeting. Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Pratt, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”. The meeting adjourned at 6:40 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 1st day of February 2012

Chairman Scott Wardle