

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT the Tooele City Planning Commission will meet in a business meeting scheduled for **Wednesday, July 27, 2022** 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 by logging on to the Tooele City Facebook page, at <https://www.facebook.com/tooelecity>. If you would like to submit a comment for any public hearing item you may email [pcpubliccomment@tooelecity.org](mailto:pcpubliccomment@tooelecity.org) anytime 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 and Decision** on Zoning Map Amendment Request by Tooele Industrial Land Holdings, LLC and GB Tooele Land Holdings, LLC, to Reassign the Zoning for Approximately 167 Acres Located at Approximately 2000 North 1400 West From the RR-5 Residential and GC General Commercial zoning districts to the LI Light Industrial and I Industrial zoning districts. (*Continued and revised from July 13, 2022 Planning Commission meeting*).
4. **Public Hearing and Decision** on a Conditional Use Permit request by Scott Mommer of Lars Andersen & Associates to authorize the use of “Heavy Equipment Sales and Rental” as an accessory use to an established retail use for property located at 222 East 2400 North in the existing Home Depot store on 11.36 acres in the GC General Commercial Zoning district.
5. **Public Hearing and Decision** on a Conditional Use Permit request by Austin Horrocks representing Volusol to authorize the use of “Chemical Manufacture and Storage” for property located at 1735 West I Avenue on 1.91 acres in the Industrial Zoning district.
6. **Recommendation** on a Subdivision Plat Amendment request by Lex Apartments, LLC, to subdivide lot 102 of the existing Lexington at Overlake Subdivision Plat located at approximately 1202 North Franks Drive in the MR-16 Multi-Family Residential Zone on 10.6 acres.
7. **Recommendation** on a Preliminary Subdivision Plan request by Hallmark Homes to subdivide approximately 4.6 acres located at the north west corner of 2000 North Berra Boulevard into 36 individual town house lots, limited common areas and common areas in the MR-8 Multi-Family Residential Zoning district.
8. **City Council Reports**
9. **Review and Approval** of Planning Commission Minutes for the Meeting Held on July 13, 2022.
10. **Adjourn**



Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Andrew Aagard, Tooele City Planner and Zoning Administrator prior to the meeting at (435) 843-2132.

**STAFF REPORT**

July 18, 2022

**To:** Tooele City Planning Commission  
Business Date: July 13, 2022

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, City Planner / Zoning Administrator

**Re: Tooele Industrial – Zoning Map Amendment Request**

Application No.: P22-459

Applicant: Brad Boardman, representing Tooele Industrial Land Holdings, LLC, SITLA and GB Tooele Land Holdings, LLC

Project Location: Approximately 2000 North 1400 West

Zoning: LI Light Industrial, GC General Commercial and RR-5 Residential zoning districts

Acreage: Approximately 167 Acres (Approximately 7,274,520 ft<sup>2</sup>)

Request: Request for approval of a Zoning Map Amendment in the RR-5 Residential and GC General Commercial zoning districts re-assigning the zoning to LI Light Industrial for 160.5 acres and I Industrial for 51.77 acres.

**BACKGROUND**

**This item was originally heard by the Planning Commission at the July 13, 2022 Planning Commission meeting. At that meeting concerns were raised about rezoning property so close to single-family residential to Industrial and rezoning property designated as High Density Residential to Industrial. The Planning Commission tabled the item to provide time for the applicant to consider an alternative to the Industrial zoning district. The applicant has revised their application.**

This application is a request for approval of a Zoning Map Amendment for approximately 160.5 acres located at approximately 2000 North 1400 West. The properties are currently zoned RR-5 Residential (160.2 acres) and GC General Commercial (51.77 acres). The zoning map amendment will facilitate the development of the property as an industrial park from which many light industrial and service oriented industrial businesses will be able to operate.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Light Industrial (LI) designation on the 160.2 acre parcel and Industrial (I) on the 51.77 acre parcel. The properties have been assigned the RR-5 Residential and GC General Commercial zoning districts, respectively. The LI Light Industrial zoning district is identified by the General Plan as a preferred zoning classification for the Light Industrial land use designation on the 160.2 acre parcel. The Industrial zoning district is identified by the General Plan as a preferred zoning classification for the Industrial Land Use designation. Properties to the north are zoned NC Neighborhood Commercial and are currently undeveloped ground. Properties to the east are zoned RR-5 Residential, LI Light Industrial and R1-7 Residential. Properties to the south are zoned LI Light Industrial and Industrial. Mapping pertinent to the subject request can be found in Exhibit

“A” to this report.

The northern 160.2 acres of property is proposed to be rezoned to LI Light Industrial and is in compliance with the suggested zoning of the Light Industrial Land Use designation of the Tooele City General Plan. The southern 51.7 acres is proposed to be rezoned to I Industrial and is in compliance with the suggested zoning of the Industrial land use designation of the Tooele City General Plan.

The General Commercial (GC) District is intended and provided to encourage the establishment of a wide variety of retail commercial uses, service commercial activities, entertainment and other services and activities meeting the needs of the residents of the City. The General Commercial District (GC) allows and encourages that retail and service businesses and related uses be grouped together into commercial centers. The uses and activities allowed in this District should enhance employment opportunities, provide for commercial activities and services required by residents of the city and surrounding areas, encourage the efficient use of land, enhance property values and add to the overall strength of the city’s tax base.

The purpose of the Light Industrial (LI) District is to provide locations for light industrial assembly and manufacturing uses that produce no appreciable negative impact to adjacent properties. This District encourages clean, light industrial and manufacturing uses which provide employment opportunities for city residents, strengthen the city’s tax base and diversify the local economy.

The Low Density RR-5 Residential zoning district is to provide for single family residential areas and single family dwelling units on larger individual lots. Additionally these districts are intended to allow and make available Rural Residential opportunities and agricultural uses protected from the encroachment of incompatible uses.

The Industrial (I) District is formulated to recognize existing industrial sites and uses within the city and to allow for the establishment of additional industrial uses which add to employment opportunities and economic diversity within the city.

Site Plan Layout. A site plan has not been provided with this application as the project is in the early stages of planning and development. Currently the properties are vacant and undeveloped ground with limited access at SR-112 to the west. There is a corridor running south east to north west through the properties. This is the mid-valley trail which was in the past a railroad corridor. It is not an organized trail or road that this time but is a remnant of the past.

Criteria For Approval. The criteria for review and potential approval of a Zoning Map Amendment request is found in Section 7-1A-7 of the Tooele City Code. This section depicts the standard of review for such requests as:

- (1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:
  - (a) The effect of the proposed amendment on the character of the surrounding area.
  - (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
  - (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.



- (d) The suitability of the properties for the uses proposed viz. a. viz. the suitability of the properties for the uses identified by the General Plan.
- (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
- (f) The overall community benefit of the proposed amendment.

**REVIEWS**

Engineering & Public Works Division Review. The Tooele City Engineering and Public Works Divisions have not reviewed the proposed Zoning Map amendment and have not issued any comments.

Tooele City Fire Department Review. The Tooele City Fire Department have not reviewed the proposed Zoning Map amendment and have not issued any comments.

Noticing. The applicants have expressed their desire to rezone the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes. The public hearing was opened at the July 13<sup>th</sup> meeting and was continued to the July 27, 2022 Planning Commission meeting.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission carefully weigh this request for a Zoning Map Amendment according to the appropriate tenets of the Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1) and render a decision in the best interest of the community with any conditions deemed appropriate and based on specific findings to address the necessary criteria for making such decisions.

Potential topics for findings that the Commission should consider in rendering a decision:

1. The effect of the proposed application on the character of the surrounding area.
2. The degree to which the proposed application is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed application is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed application is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the properties for the uses proposed.
6. The degree to which the proposed application will or will not be deleterious to the health, safety, and general welfare of the general public or the residents of adjacent properties.
7. The degree to which the proposed application conforms to the general aesthetic and physical development of the area.
8. Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Whether or not public services in the area are adequate to support the subject development.
11. Other findings the Commission deems appropriate to base their decision upon for the proposed application.

## **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Tooele Industrial Zoning Map Amendment Request by Brad Boardman, representing Tooele Industrial Land Holdings, SITLA & GB Tooele Land Holdings re-assigning the zoning of the subject properties located at approximately 2000 North 1400 West to the LI Light Industrial zoning district (160.2 acres) and the I Industrial zoning district (51.77 acres), application number P22-672, based on the findings and subject to the conditions listed in the Staff Report dated July 8, 2022:”

1. List any additional findings and conditions...

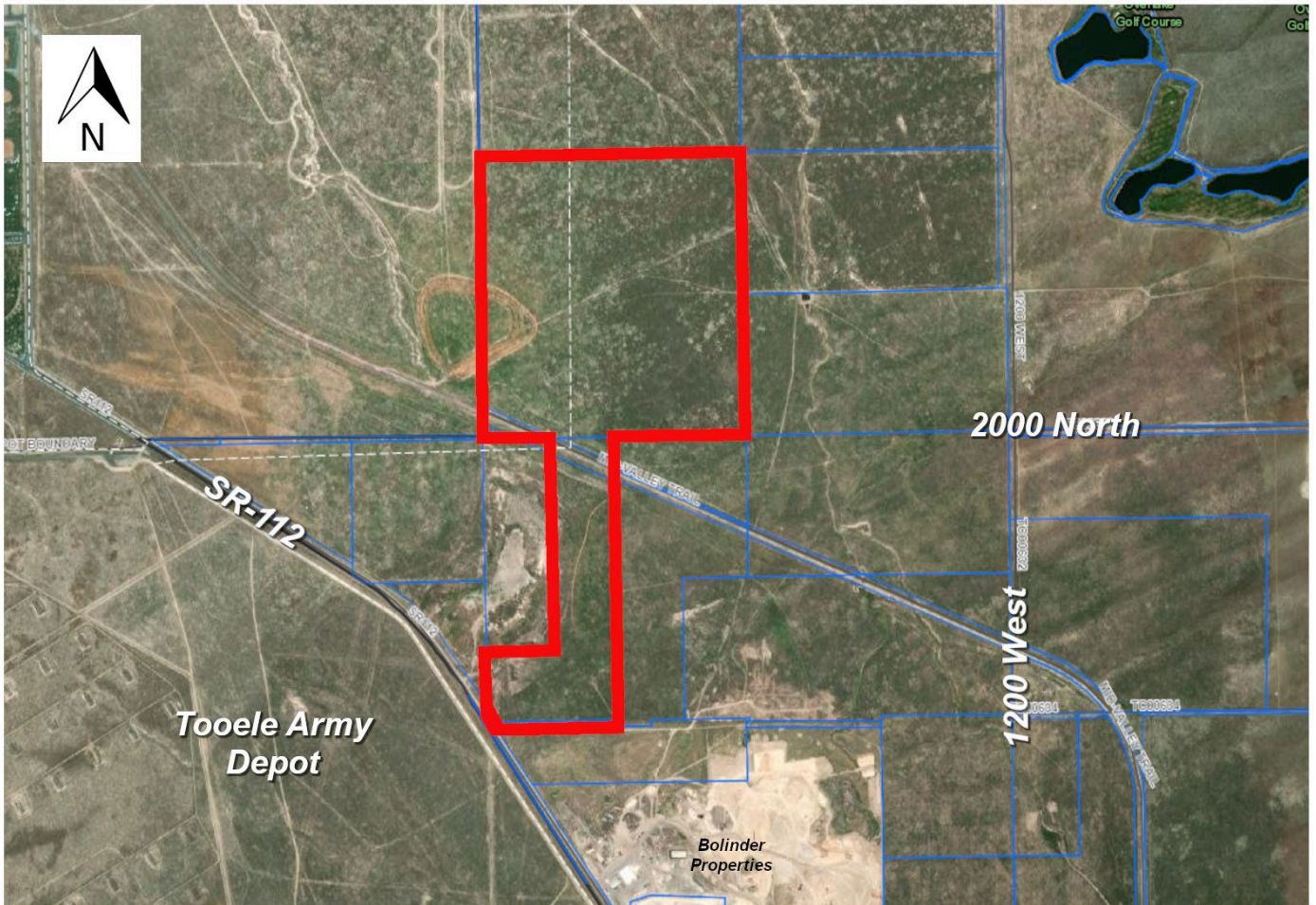
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Tooele Industrial Zoning Map Amendment Request by Brad Boardman, representing Tooele Industrial Land Holdings, SITLA & GB Tooele Land Holdings re-assigning the zoning of the subject properties located at approximately 2000 North 1400 West to the LI Light Industrial zoning district (160.2 acres) and the I Industrial zoning district (51.77 acres), application number P22-672, based on the findings and subject to the conditions listed in the Staff Report dated July 8, 2022:”

1. List findings...

**EXHIBIT A**

**MAPPING PERTINENT TO THE TOOEELE INDUSTRIAL ZONING MAP AMENDMENT**

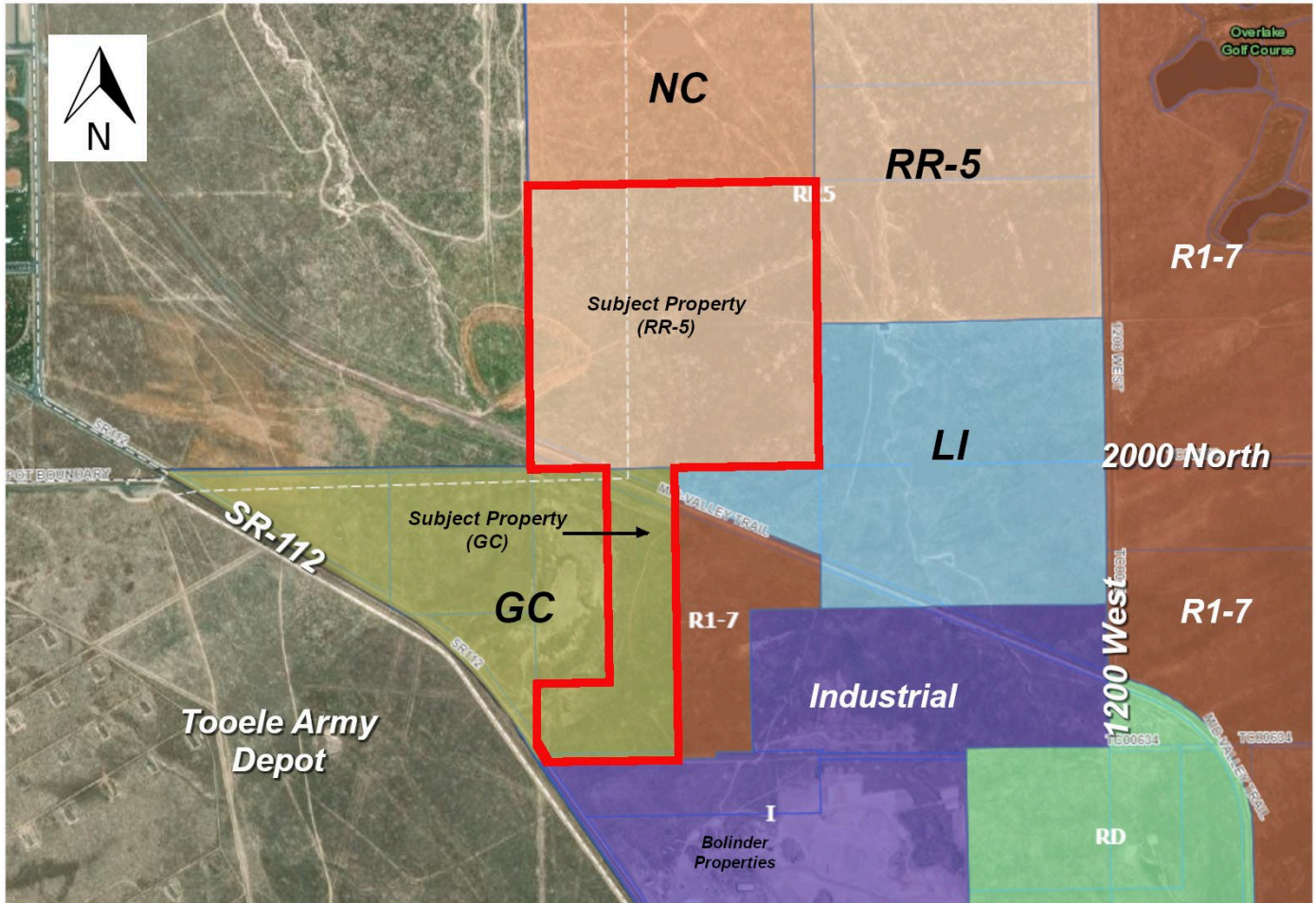
***Tooele Industrial Zoning Map Amendment***



***Aerial View***

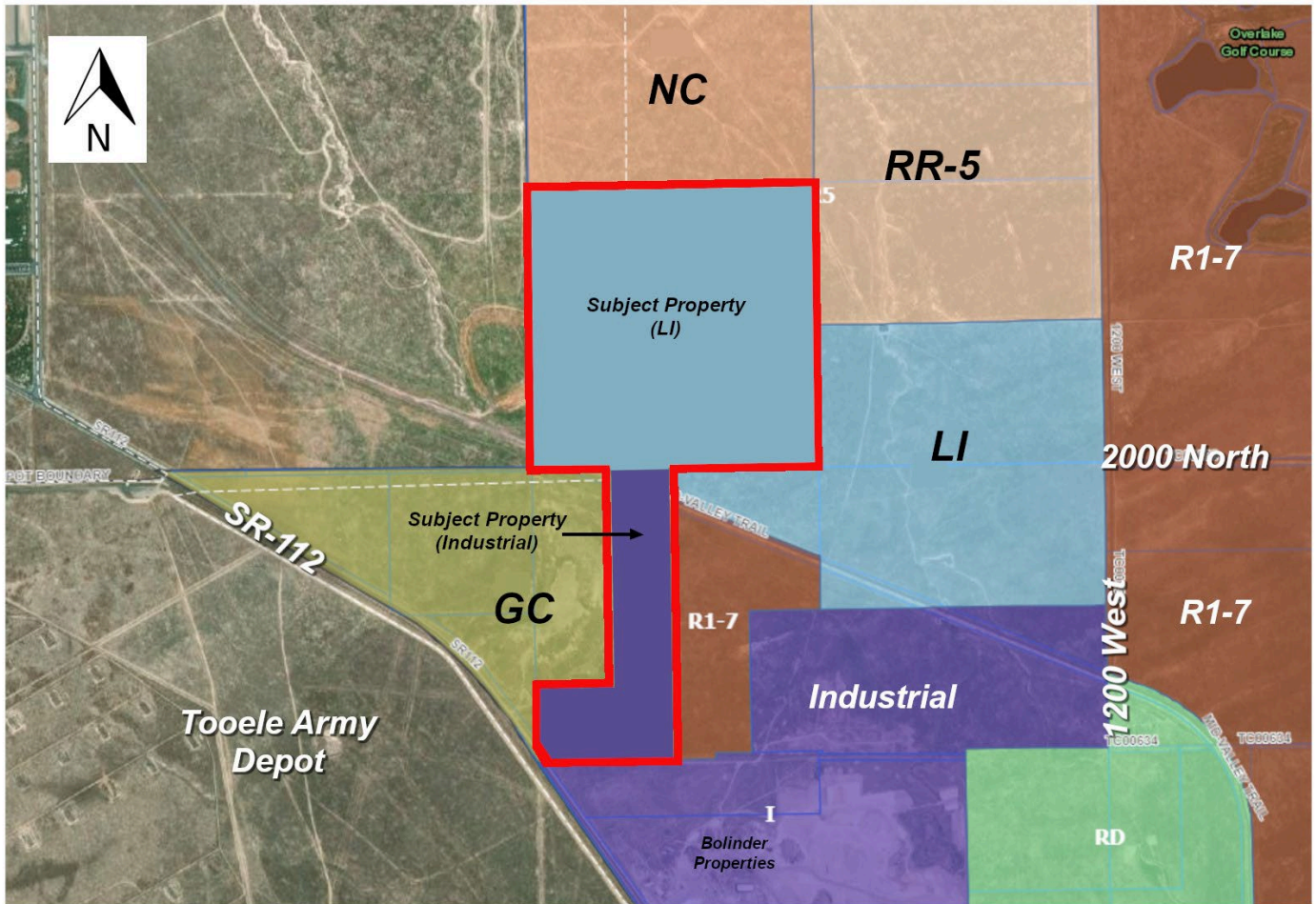


# Tooele Industrial Zoning Map Amendment



**Current Zoning**

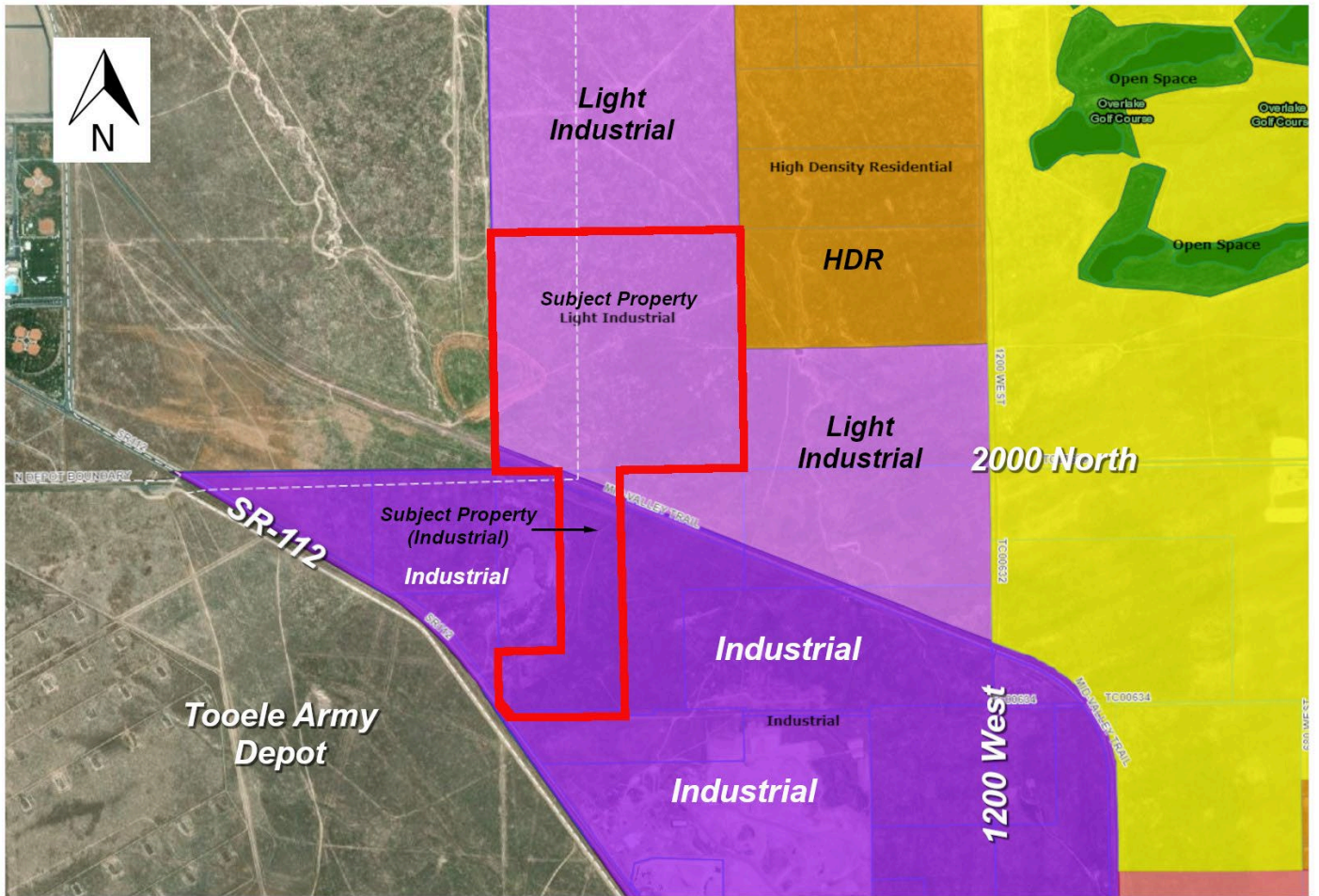
# Tooele Industrial Zoning Map Amendment



**Proposed Zoning**



# Tooele Industrial Zoning Map Amendment



**Land Use**

**EXHIBIT B**

**APPLICANT SUBMITTED INFORMATION**

## Andrew Aagard

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**From:** Jake Jackson <jjackson@gardnerbatt.com>  
**Sent:** Thursday, July 14, 2022 3:19 PM  
**To:** Andrew Aagard  
**Cc:** Brad Boardman  
**Subject:** ZMA Application Update

Andrew,

Last night our application for a rezone was tabled for a later date. After a few internal discussions, we have decided to modify the currently application to reflect the following -

- Match the parcels in the current application to their current Land Use Map application.
- Parcel #02-145-0-0029 (labeled SITLA on county map) rezoned to Industrial (consistent with original application)
- Parcel #02-145-0-0015 rezoned to Light Industrial (change from original application)
- Parcel #02-138-0-0004 rezoned to Light Industrial (change from original application)
- Parcel #02-145-0-0016 rezoned to Light Industrial (changed from original application)
- Parcel #02-138-0-0003 rezoned to Light Industrial (changed from original application)
- Parcel #02-138-0-0005 stay current zoning - High Density Residential (change from original application)

This should be a summary of all the parcels that are currently in our application. Could you please have the staff report depict these changes, and I would love to put my eyes on it prior to you sending it out just me to make sure we are on the same page. I have attached a little map just for reference.

Assuming we get this all cleaned up and accurate, we would love to be on the July 27th agenda.

Thank you so much!

**Jake Jackson** | Sr. Associate

423 W. Broadway, Suite 230, Salt Lake City, Utah 84101

760-805-8144

[jjackson@gardnerbatt.com](mailto:jjackson@gardnerbatt.com)

[https://linklock.titanhq.com/analyse?url=http%3A%2F%2Fwww.gardnerbatt.com&data=eJxdjDEOwjAMAF-TjFEKUQWDB0TFiPiCSUwg0Ji6riJ-T-dKt53uIvTdw3fkj4dAkWwCZaYPxZf-HEu2I3Ao03Adbvk8iZ2hFizvmassJPqOkSnJHVRd5tAJYk1DD1W02CzxVv2Z\\_MrvLSmvNbeo\\_2jgwUg%%](https://linklock.titanhq.com/analyse?url=http%3A%2F%2Fwww.gardnerbatt.com&data=eJxdjDEOwjAMAF-TjFEKUQWDB0TFiPiCSUwg0Ji6riJ-T-dKt53uIvTdw3fkj4dAkWwCZaYPxZf-HEu2I3Ao03Adbvk8iZ2hFizvmassJPqOkSnJHVRd5tAJYk1DD1W02CzxVv2Z_MrvLSmvNbeo_2jgwUg%%)



## STAFF REPORT

July 19, 2022

**To:** Tooele City Planning Commission  
Business Date: July 20, 2022

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard City Planner / Zoning Administrator

**Re:** Home Depot - TRC – Conditional Use Permit Request

Application No.: P22-323  
Applicant: Scott Mommer, representing Lars Andersen & Associates  
Project Location: 222 East 2400 North  
Zoning: GC General Commercial Zone  
Acreage: 11.36 Acres (Approximately 494,841 ft<sup>2</sup>)  
Request: Request for approval of a Conditional Use Permit in the GC General Commercial zone authorizing the use of “Heavy Equipment Sales and Rental” as an accessory use to an established retail use.

### BACKGROUND

This application is a request for approval of a Conditional Use Permit for approximately 11.36 acres located at 222 East 2400 North. The property is currently zoned GC General Commercial. The applicant is requesting that a Conditional Use Permit be approved to allow the use of “Heavy Equipment Sales and Rental” as an accessory use to an established retail use. In this case the established retail use is an existing Home Depot retail store. The proposed rental center would operate inside of and adjacent to the existing structure and some of the equipment will be stored in a specific location of the existing parking lot area.

### ANALYSIS

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Regional Commercial land use designation for the subject property. The property has been assigned the GC General Commercial zoning classification. The subject property is surrounded on all sides by properties zoned GC General Commercial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

*Site Plan Layout.* The rental center proposes to utilize a portion of the existing Home Depot parking area to facilitate storage of the equipment to be rented. They are proposing the use of approximately 10 parking stalls along the southern edge of the parking lot to be used for the storage and display of equipment that will be stored on trailers, ready for clients to hook up and drive away. The plan also includes the utilization of 8 existing parking stalls for rental truck parking only. These parking stalls are also located on the southern end of the parking lot, close to the stalls used for the storage and display of the equipment.

It is also proposed that a fenced enclosure totaling 1,665 square feet be added to the southern corner of the existing building. The proposed location does not impede any parking circulation aisles, etc, but does add square footage that would be used in considering overall parking requirement.

*Parking.* All retail uses require a certain amount of parking. These parking requirements are based upon parking studies and historical parking calculations, the number of employees, hours of operation and volumes of customers visiting the store. Tooele City ordinances have two parking standards that would apply to the Home Depot. The first is for general retail. A general retail business is required to provide 1 parking stall for every

300 square feet of floor space. The Home Depot building, including the outdoor garden center, is about 132,000 square feet. If this retail standard is applied the parking requirement for the Home Depot would be 440 parking stalls. Currently, based upon aerial photographs, the current parking total is 419 parking stalls, not including spaces lost for shopping cart storage. This count also does not include the row of parking directly north of the building as these spaces are occupied with storage. It should also be noted that is very common for Home Depot to utilize its parking lot for display of storage sheds, water tanks and during the spring and summer months, large quantities of mulches and top soils are stored in the parking area, thus reducing the number of available parking stalls.

The second parking standard to be considered is for appliance retail. The Home Depot sells appliances such as refrigerators, washing machines, driers and other appliance systems and a large portion of the floor space is utilized as appliance storage. The parking standard for an appliance retail center is 1 parking space for every 600 square feet. If that parking standard is applied that would reduce the number of required parking spaces by 50% to only 220 parking stalls. If this parking standard applies then there would be plenty of parking to spare to accommodate the parking stalls used for the rental business.

However, it is obvious that entire store is not an appliance retail center as Home Depot sells all kinds of products from appliances to lumber, from house plants to gloves, from plumbing supply to carpet. In this case staff believes a hybrid parking requirement was used to reduced the total number of required parking stalls to somewhere in the vicinity of 350. The tool rental center is proposing the loss of another 18 parking stalls available to the customers. This along with all of the material display that occupies the parking lot may be reducing the amount of available parking below the require amount. Staff is unsure at this point.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3)and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property :

1. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's engineering plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
4. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.

## **REVIEWS**

*Planning Division Review.* The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following comments:

1. Staff is unsure that the loss of the parking, including the parking lost for material display will not result in a reduction of available parking below the amount of parking required by ordinance.
2. The Commission could table this application pending additional parking information provided by the applicant particularly relating to the amount of appliance retail space inside the store verses general retail space inside the store.

*Engineering Review and Public Works Divisions Review.* The Tooele City Engineering and Public Works Divisions have not reviewed the conditional use permit request and have not issued any comments.

*Tooele City Fire Department Review.* The Tooele City Fire Department has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request.

*Noticing.* The applicant has expressed their desire to obtain the conditional use permit for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Conditional Use Permit by Scott Mommer, representing Lars Andersen & Associates, application number P22-323, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

### **MODEL MOTIONS**

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Scott Mommer, representing Lars Andersen & Associates to permit the use of “Heavy Equipment Sales and Rental” inside of an existing retail store located at 222 East 2400 North, application number P22-323, based on the findings and subject to the conditions listed in the Staff Report dated July 19, 2022:”

1. List any additional findings of fact and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Scott Mommer, representing Lars Andersen & Associates to permit the use of “Heavy Equipment Sales and Rental” inside of an existing retail store located at 222 East 2400 North, application number P22-323, based on the following findings:”

1. List findings of fact ...



**EXHIBIT A**

**MAPPING PERTINENT TO THE  
HOME DEPOT - TRC CONDITIONAL USE PERMIT**

***Home Depot Tool Rental Center Conditional Use***



***Aerial View***

# Home Depot Tool Rental Center Conditional Use



Current Zoning

**EXHIBIT B**

**PROPOSED DEVELOPMENT PLANS  
APPLICANT SUBMITTED INFORMATION**




# Conditional Use Permit Application

Community Development Department  
 90 North Main Street, Tooele, UT 84074  
 (435) 843-2132 Fax (435) 843-2139  
[www.tooelecity.org](http://www.tooelecity.org)



*Notice:* The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

Project Information						22-323	
Date of Submission: 02/21/2022		Current Zoning: GC		Parcel #(s): 15-064-0-001			
Project Name: Home Depot - TRC					Acres: 11.36 AC		
Project Address: 222 E 2400 N, Tooele, UT 84074					Units:		
Project Description:  See Attached Project Description							
Current Use of Property:  Existing Home Improvement Store							
Property Owner(s): Home Depot - Suzanne Russo				Applicant(s): Scott A Mommer - Lars Andersen & Associates			
Address: 2455 Paces Ferry Road				Address: 28827 N 91st Avenue			
City: Atlanta	State: GA	Zip: 30339	City: Peoria	State: AZ	Zip: 85383		
Phone: 707-384-2460			Phone: 559-978-7060				
Contact Person: Scott A Mommer				Address: 28827 N 91st Avenue			
Phone: 559-978-7060			City: Peoria	State: AZ	Zip: 85383		
Cellular: 559-978-7060		Fax: 559-276-0850		Email: smommer@larsandersen.com			
Signature of Applicant: 							
						Date 02/17/2022	

\*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

\*\* By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

For Office Use Only				2220327	
Fee: \$600.00 (213)	Received By: Jessi P.	Date Received: 4/12/2022	Receipt #: 4713310		



# Home Depot Tool Rental Center (TRC) & HD Rental Equipment Project Description

Home Depot is proposing to convert a portion of the existing store to a Tool Rental Center (TRC). The general operations for the Tool Rental Center (TRC) are the rental of tools associated with general construction, which could range from a drill to a larger power equipment. This operation is utilized by both our general customers and contractors.

## Equipment Rental

In conjunction with the TRC, Home Depot is requesting to utilize approximately ten (10) parking stalls shown on the proposed Site Plan to display of HD Rental Equipment that can be rented through the Tool Rental Center (TRC). It should be noted that this operation is owned and operated by Home Depot and Home Depot Associates are the designated staff for transactions. The HD Rental Equipment is stored in the designated stalls 24-hours and are placed on trailers, ready for customers to easily tow away. The trailer hitch is locked and chained to where the trailer cannot be hooked up to a vehicle without a Home Depot Associate unlocking it. There are no third-party vendors for this operation. Home Depot does not maintain or repair this equipment on-site, as they are sent to a designated repair location off-site. It should be noted that the off-site repair centers are also owned and operated by Home Depot. See the attached file for a list of example HD Rental Equipment, see attached sample rental equipment document. Development of this area would involve re-striping of stalls to angled parking. The angled parking provides easier access for customer to hook up and tow away the rental equipment, and for easier back up to return the items. These stalls will be marked as "Reserved" and have designated signage marking that the stalls are only mean for HD Rental Equipment.

## Truck Rental

The proposed Site Plan includes eight (8) parking stalls to be designated for Rental Truck parking only. The benefit that the Rental Truck Program provides to the community is the ability to easily obtain a moving vehicle at an accessible store location. This program is based on customer orders through the Internet or made in person at the Home Depot store. The Rental Trucks will be delivered to the designated parking area for pick up by the customer – there is typically three to six trucks parked on-site at a time. The paperwork and key pick up and drop off are handled inside the existing TRC. No semi-trucks or tractor trailer type vehicles are included in this program. The trucks being rented have box enclosures varying in size from twelve (12') feet to twenty-six (26') feet and are the type of vehicles that can be driven with a normal driver's license. No fueling, servicing or maintenance of the trucks will take place onsite.

## Compact Power Rental Equipment

### Tractor Loader Backhoe

- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



### Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work



### Mini Excavator

- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs



### Aerial Equipment

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair



### Light Tower

- Job site illumination
- Sports activities
- Event setups



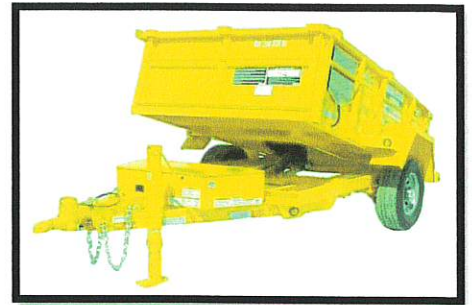
### Material Handling

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up



### Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate



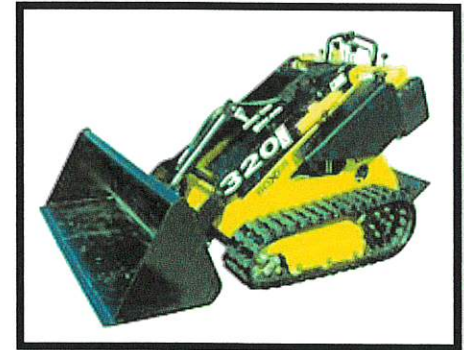
### Tree Care (Chipper Rental/Stump Grinder)

- Tree care and maintenance
- Landscaping and property improvements



### Mini Skid Steer

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling



### Trencher

- Installing irrigation and drainage projects
- Landscape and property improvement



### Tractor Loader Backhoe

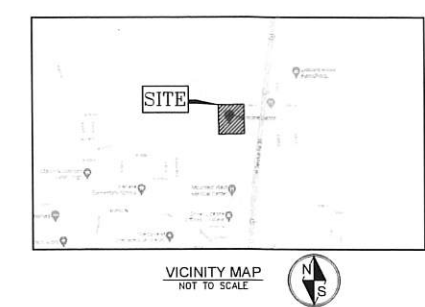
- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



### Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work





**PROJECT INFORMATION**

<b>HOME DEPOT SITE DATA</b>	
HOME DEPOT PARCEL AREA	11.36 AC
APN:	15-064-0-0001
ZONE:	C-G (COMMERCIAL GENERAL)
LAND USE:	COMMERCIAL
JURISDICTION:	CITY OF TOOELE
<b>HOME DEPOT BUILDING AREAS</b>	
EXISTING HOME DEPOT AREA	102,514 SF
EXISTING GARDEN CENTER AREA	+ 28,200 SF
TOTAL HD AREA	148,714 SF
<b>PARKING REQUIRED PER CITY CODE</b>	
HOME DEPOT ( @ 11300 SF) GFA	342 STALLS
TOTAL HD PARKING REQUIRED	342 STALLS
<b>HOME DEPOT PARKING PROVIDED</b>	
FRONT FIELD PARKING	416 STALLS
SIDE FIELD PARKING	18 STALLS
REAR FIELD PARKING	+ 0 STALLS
TOTAL HD PARKING PROVIDED	434 STALLS
<b>INCLUDED WITHIN PARKING PROVIDED</b>	
ACCESSIBLE PARKING (8 REQ AT 301-400)	10 STALLS
PRO PARKING	4 STALLS
<b>NOT INCLUDED WITHIN PARKING PROVIDED</b>	
EQUIPMENT RENTAL	10 STALLS
THD TRUCK RENTAL	8 STALLS

**TRC SITE PLAN**

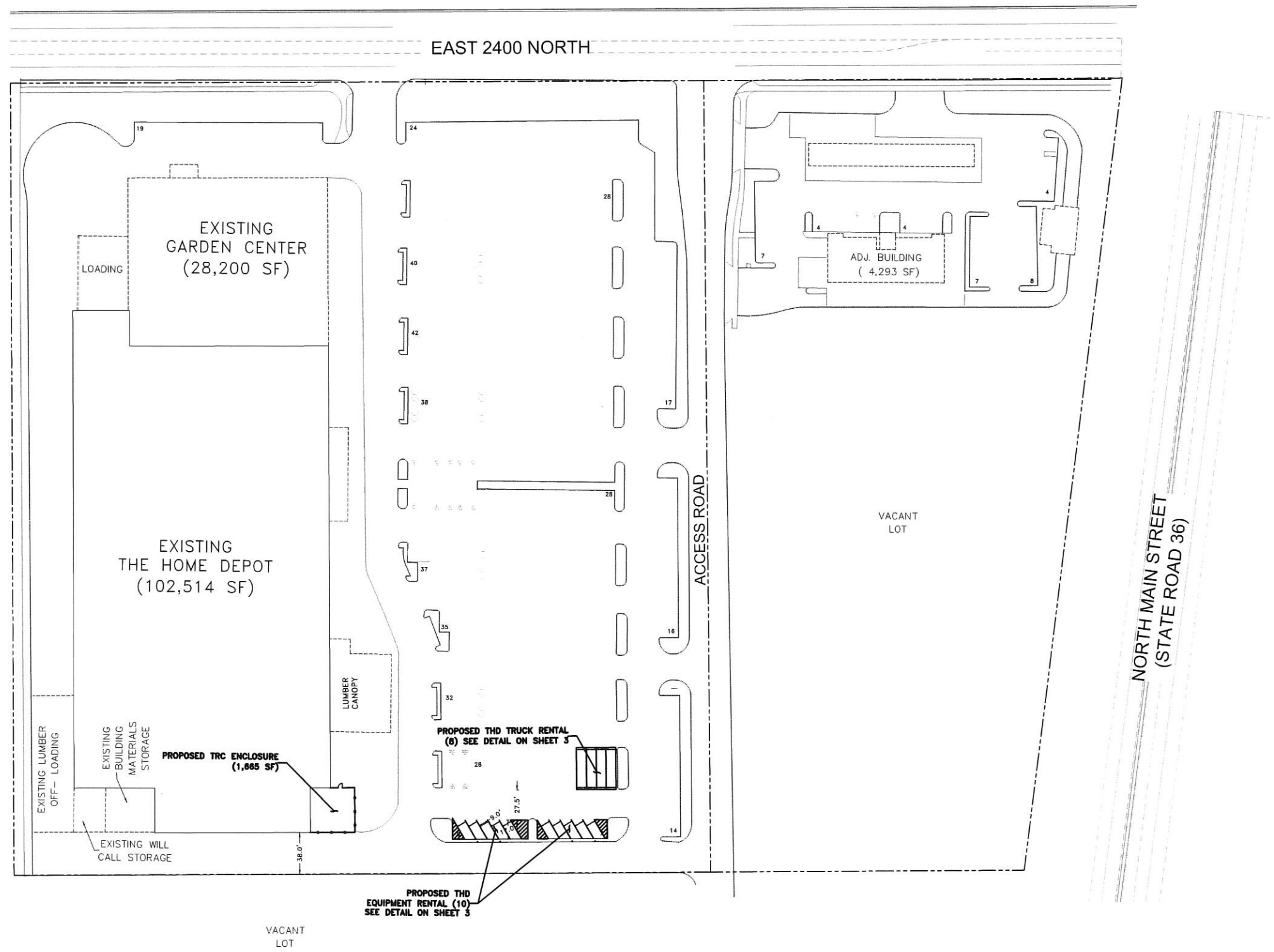
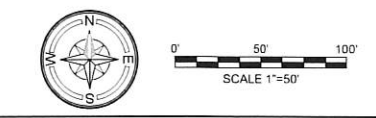
DATE: 01/28/2022  
 REVISION DATES:  
 SITE PLANNER: DAVID BORSCH  
 SITE DEV. COORDINATOR: JANAY MOMMER



**UT - TOOELE  
 STORE # 222**

ADDRESS: 222 EAST 2400 N  
 TOOELE, UT 84074

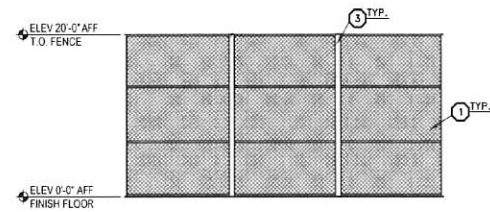
LA PROJECT NUMBER: 21110.00



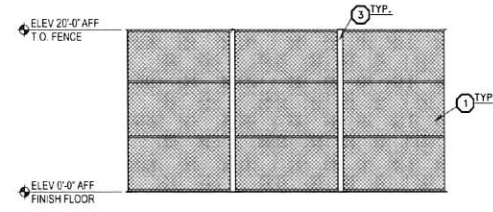




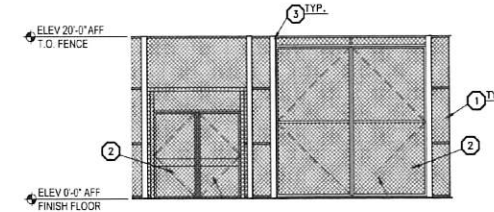
VICINITY MAP  
 NOT TO SCALE



**1** TRC ENCLOSURE SOUTH SIDE ELEVATION  
 SCALE | 1/8" = 1'-0"



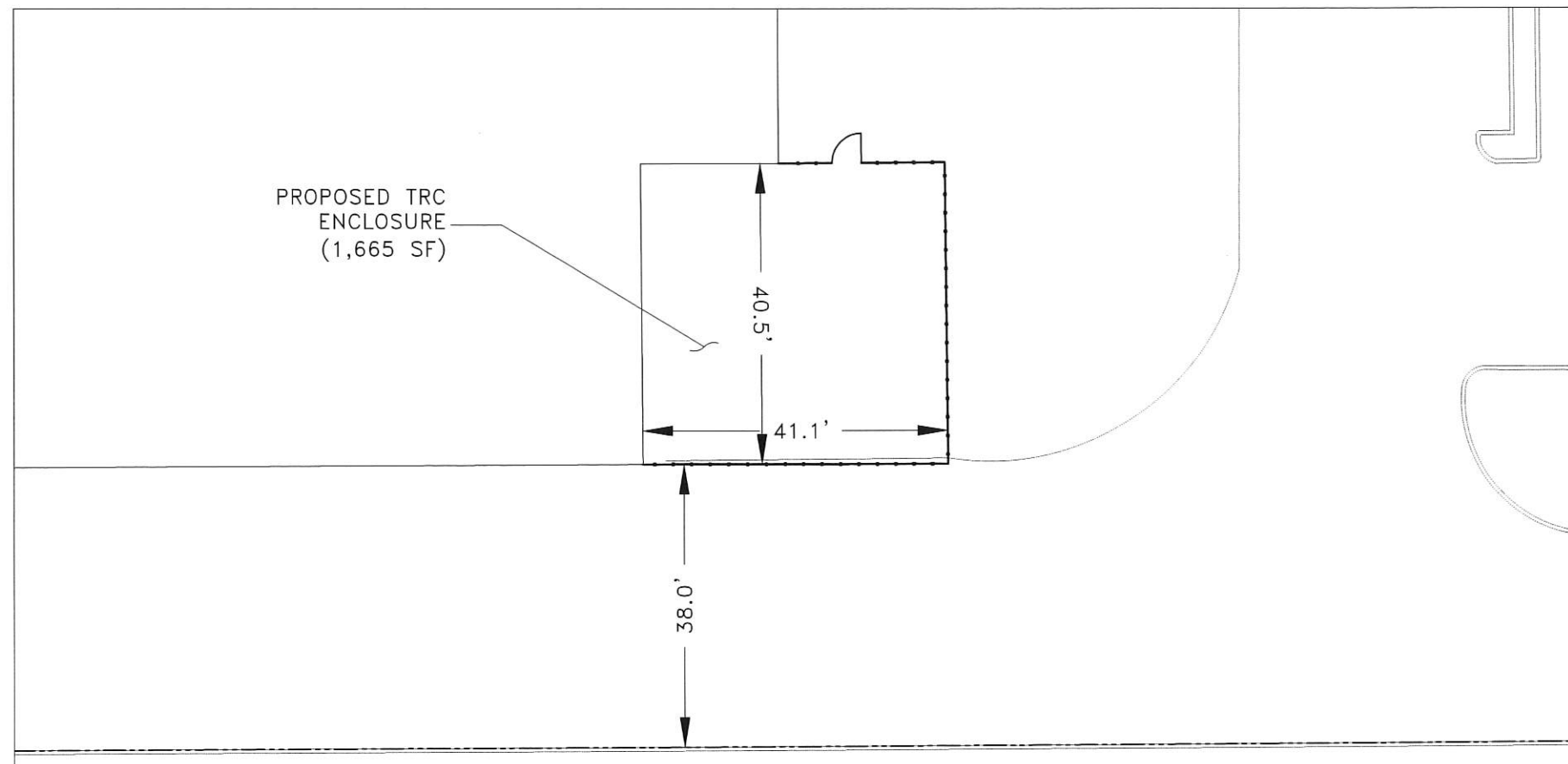
**2** TRC ENCLOSURE EAST SIDE ELEVATION  
 SCALE | 1/8" = 1'-0"



**3** TRC ENCLOSURE WEST SIDE ELEVATION  
 SCALE | 1/8" = 1'-0"

**elevation keyed notes**

- ① STANDARD 9 GA. x 2" GALVANIZED CHAIN LINK FENCE  
 COLOR: TRAFFIC BLACK (RAL-9017)
- ② FENCE GATES. SEE DOOR SCHEDULE
- ③ FENCE POST SPACED @ 10'-0" O.C. (MAX.)  
 RE: STRUCTURAL DRAWINGS



**TRC SITE PLAN**

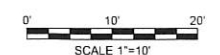
DATE: 01/28/2022  
 REVISION DATES:  
 SITE PLANNER: DAVID BORSCH  
 SITE DEV. COORDINATOR: JANAY MOMMER

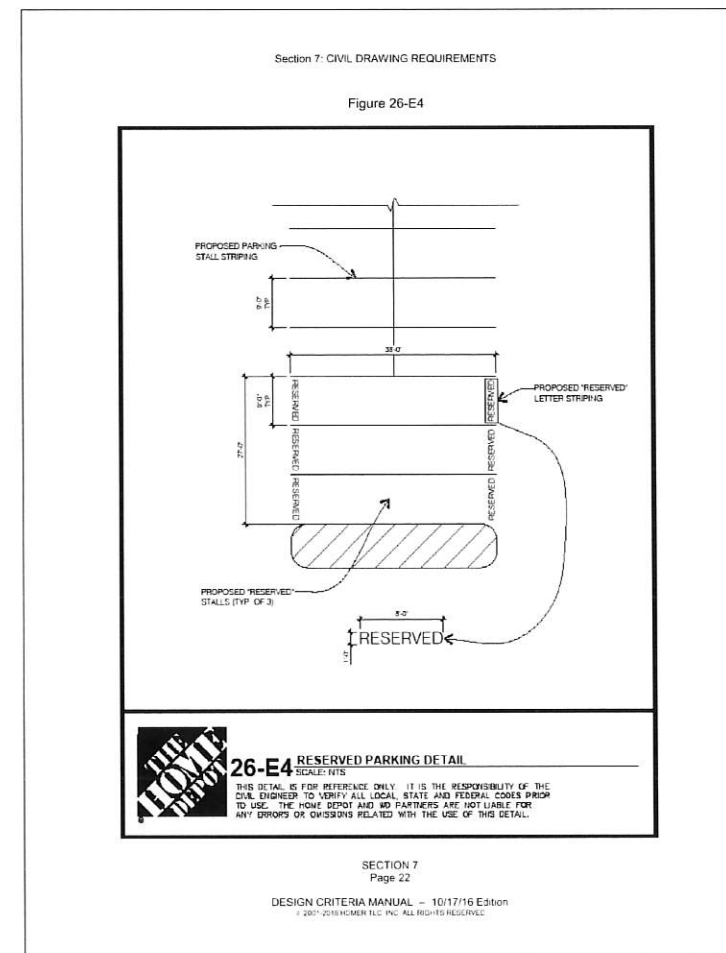
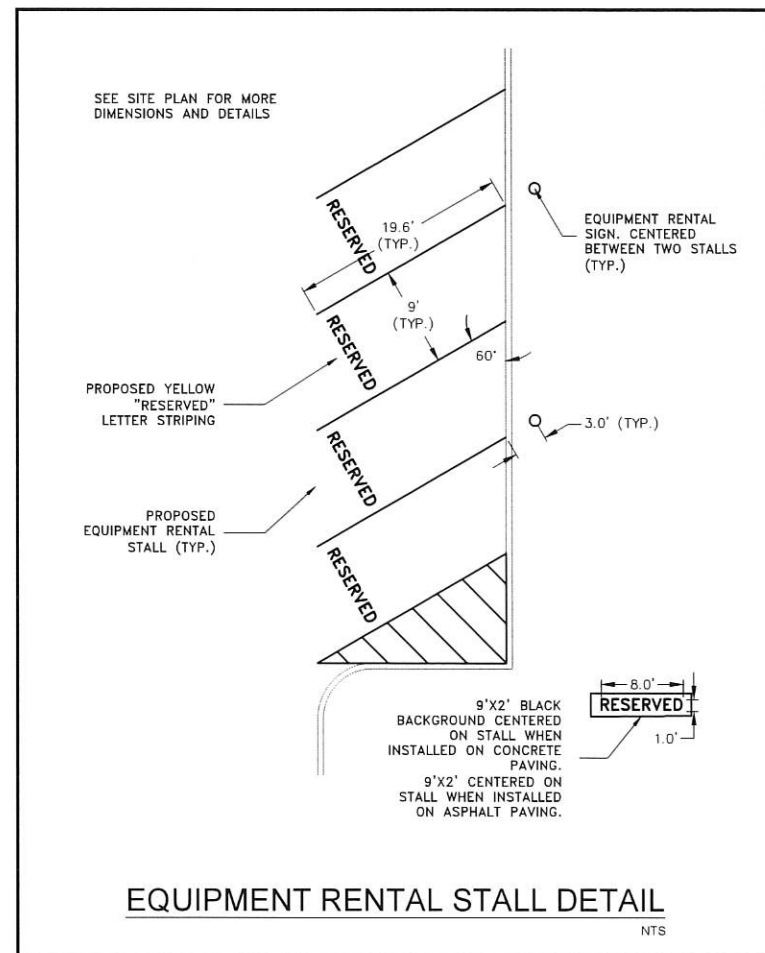
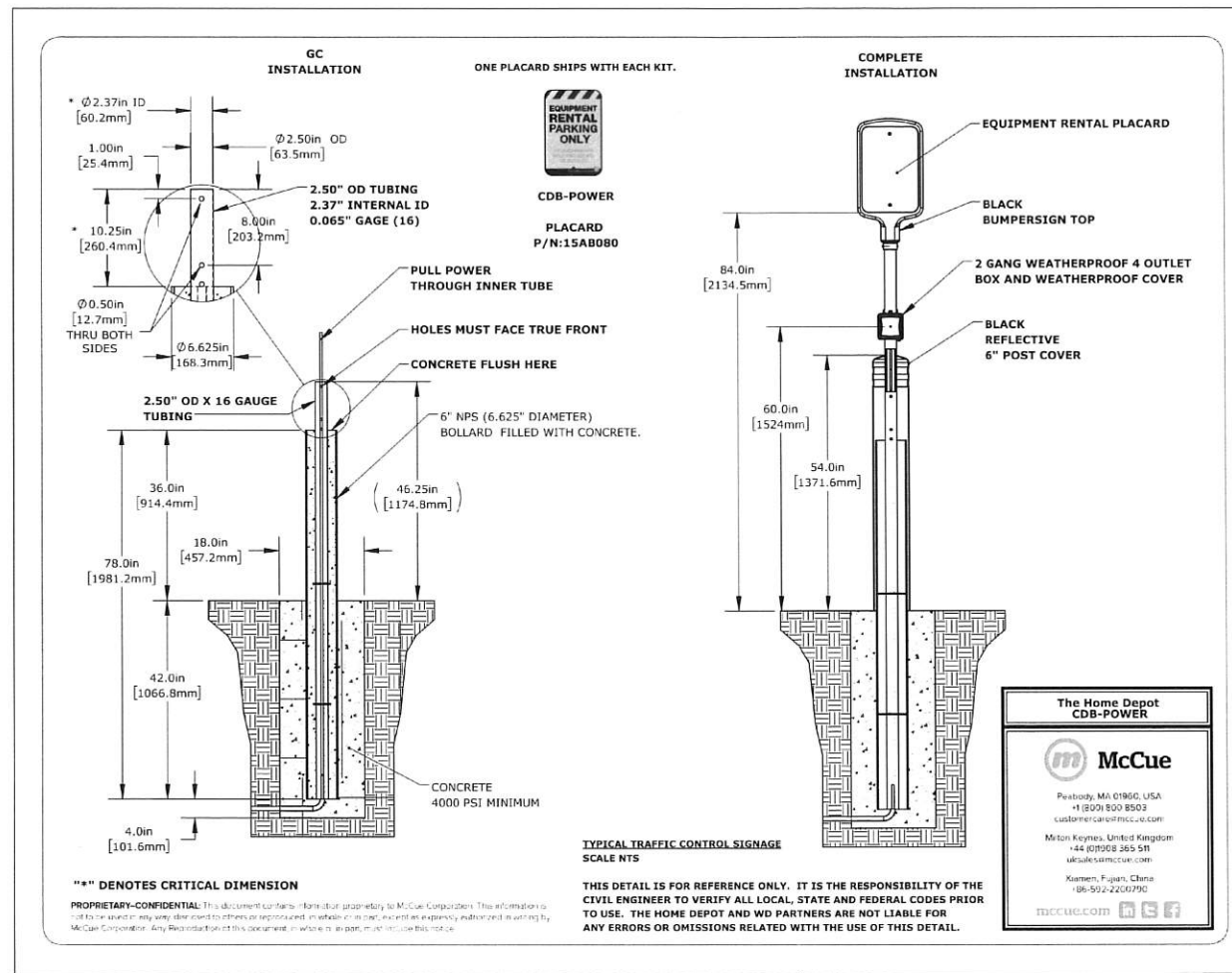


**UT - TOOELE  
 STORE # 222**

ADDRESS: 222 EAST 2400 N  
 TOOELE, UT 84074

LA PROJECT NUMBER: 21110.00



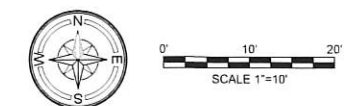


# DETAILS

DATE: 01/28/2022  
 REVISION DATES:  
 SITE PLANNER: DAVID BORSCH  
 SITE DEV. COORDINATOR: JANAY MOMMER



ADDRESS: 222 EAST 2400 N  
 TOOELE, UT 84074  
 LA PROJECT NUMBER: 21110.00



**STAFF REPORT**

July 20, 2022

**To:** Tooele City Planning Commission  
Business Date: July 27, 2022

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard City Planner / Zoning Administrator

**Re: Volusol – Conditional Use Permit Request**

Application No.: P22-765  
Applicant: Austin Horrocks, representing Volusol  
Project Location: Approximately 1736 West H Avenue  
Zoning: PID Peterson Industrial Depot Zone  
Acreage: 1.91 Acres (Approximately 83,199 ft<sup>2</sup>)  
Request: Request for approval of a Conditional Use Permit in the PID Peterson Industrial Depot zone regarding authorizing the use of “Chemical Manufacture and Storage” to occur in an existing structure and in proposed exterior storage tanks.

**BACKGROUND**

This application is a request for approval of a Conditional Use Permit for approximately 1.91 acres located at approximately 1736 West H Avenue. The property is currently zoned PID Peterson Industrial Depot zone. The applicant is requesting that a Conditional Use Permit be approved to permit the use of “Chemical Manufacture and Storage” on the property. Volusol is a company that specializes in the manufacture of diagnostic re-agent chemicals, stains and buffers used for medical diagnostics. They will be storing chemicals on the site in storage tanks, both interior and exterior, and using those chemicals to manufacture other chemicals.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Industrial land use designation for the subject property. The property has been assigned the PID Peterson Industrial Depot zoning classification. All surrounding properties are zoned with the PID Peterson Industrial Depot zoning. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

*Site Plan Layout.* The application is proposed for an existing warehouse structure in the industrial depot. Some of the changes proposed will be parking stalls on the west side of the building for employees and clients, new angled truck docks on the south side and 2 new 16,000 gallon chemical storage tanks on the east side of the building.

*Chemicals.* The business will be operating with Acetone, Ethyl Alcohol, Isopropyl Alcohol, Methanol and Xylene. A fire suppression system will be installed. MSDS data sheets have been provided and have been forwarded to the Tooele City Fire Department for review. The Tooele City Fire Chief has spoken at length with the Volusol representatives and discussed the chemicals being used, fire suppression systems and necessary containment able to withstand a spill of the amount they are storing.

In operating with chemicals there is always the potential risk for chemical spills. The entire site is covered with impervious pavements. However, secondary containment needs to be provided on any exterior chemical storage. Drainage areas away from these chemical containment areas should also be managed to prevent contaminated storm water or spilled chemicals from entering drainage systems or adjacent properties. Almost

all of these issues are already heavily managed by the EPA and OSHA.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Sections 7-5-3(3) and (4) of the Tooele City Code. This section depicts the standard of review for such requests as:

- (3) Procedure. At the public hearing, testimony may be given by the applicant and all other persons either in support of or in opposition to the application. The Planning Commission may take the application under advisement, but shall render its determination within 30 days of the date of the hearing.
- (4) Approval. The Planning Commission shall approve the conditional use application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Findings of Fact. As a part of the approval or denial of a Conditional Use Permit a finding of fact according to Sections 7-5-4 of the Tooele City Code is required. This section depicts the standard for findings of fact:

Prior to approving or denying a Conditional Use Permit application, the Planning Commission shall make, in the business meeting at which the public hearing is conducted or the permit is approved or denied, a finding of the following facts:

- (1) the reasonably anticipated detrimental effects of the proposed use upon adjacent and nearby persons and properties;
- (2) the evidence identified regarding the identified reasonably anticipated detrimental effects of the proposed use;
- (3) the reasonable conditions imposed, as part of the Conditional Use Permit approval, intended to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (4) the reasons why the imposed conditions are anticipated or hoped to mitigate the reasonably anticipated detrimental effects of the proposed use;
- (5) the evidence, if any, identified regarding the ability of the imposed conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

In response to the City Code requirement for findings of fact, the following are the staff identified detrimental effects this application, should it be approved, may impose upon adjacent and nearby persons and property :

1. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's engineering plan review, permitted, and inspection processes.
2. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely, particularly for connection into the City's public infrastructure, for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Public Works Department plan review, permitted, and inspection processes.
3. This application presents the likelihood of construction and development resulting from its approval. Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's building plan review, permitted, and inspection processes.
4. This application presents the likelihood of construction and development resulting from its approval.



Construction and development presents the necessity for work to be done properly and safely for those doing the work as well as those employees and citizens that may patronize the business. As such, it is imperative that all construction and development activities comply with property regulations which can be assured through the City's Fire Department plan review, permitted, and inspection processes.

5. The application presents the possibility of a risk of fire or explosion when chemicals are involved. As such it is imperative that fire suppression systems and fire protection protocols are followed to ensure fires are quickly contained to avoid adverse impacts to surrounding businesses and individuals.
6. The application presents the possibility of a risk of chemicals spills. As such it is imperative that chemical spills are cleaned up in a fast manner to avoid air, ground and water contamination that could have a negative impact on individuals at or away from the main site.

## **REVIEWS**

*Planning Division Review.* The Tooele City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following proposed conditions to mitigate the anticipated detrimental effects identified in the finds of fact:

1. The business shall adhere to all recommendations of the Tooele City Fire Department regarding proper fire protection / suppression systems and safety protocols.

*Engineering and Public Works Division Review.* The Tooele City Engineering and Public Works Division have issued a recommendation for approval for the request with the following proposed conditions.

1. Secondary containment must be provided on any outside storage of chemicals and drainage away from all containment systems shall be managed according to state, local and federal standards.

*Tooele City Fire Department Review.* The Tooele City Fire Department has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the following comments:

1. The applicant shall follow all building and fire codes during construction and shall implement fire suppression and spill containment as per state, local and federal standards.

*Noticing.* The applicant has expressed their desire to obtain the conditional use permit for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Conditional Use Permit by Austin Horrocks, representing the Volusol, application number P22-765, subject to the following conditions:

1. That all requirements of the Tooele City Engineering Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Public Works Development shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. The business shall adhere to all recommendations of the Tooele City Fire Department regarding proper fire protection / suppression systems and safety protocols.
6. Secondary containment must be provided on any outside storage of chemicals and drainage away from

all containment systems shall be managed according to state, local and federal standards.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Master Plan.
2. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
3. The proposed development plans meet the requirements and provisions of the Tooele City Code.
4. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.
7. The findings of fact for this proposed Conditional Use Permit request have been identified and the conditions proposed are intended to mitigate the reasonably anticipated detrimental impacts, as required by Tooele City Code Section 7-5-4.

### **MODEL MOTIONS**

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Austin Horrocks, representing Volusol authorizing the use of “Chemical Manufacture and Storage” to occur at 1736 West H Avenue, application number P22-765, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022:”

1. List any additional findings of fact and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Austin Horrocks, representing Volusol authorizing the use of “Chemical Manufacture and Storage” to occur at 1736 West H Avenue, application number P22-765, based on the following findings:”

1. List findings of fact ...

**EXHIBIT A**

**MAPPING PERTINENT TO THE  
VOLUSOL CONDITIONAL USE PERMIT**

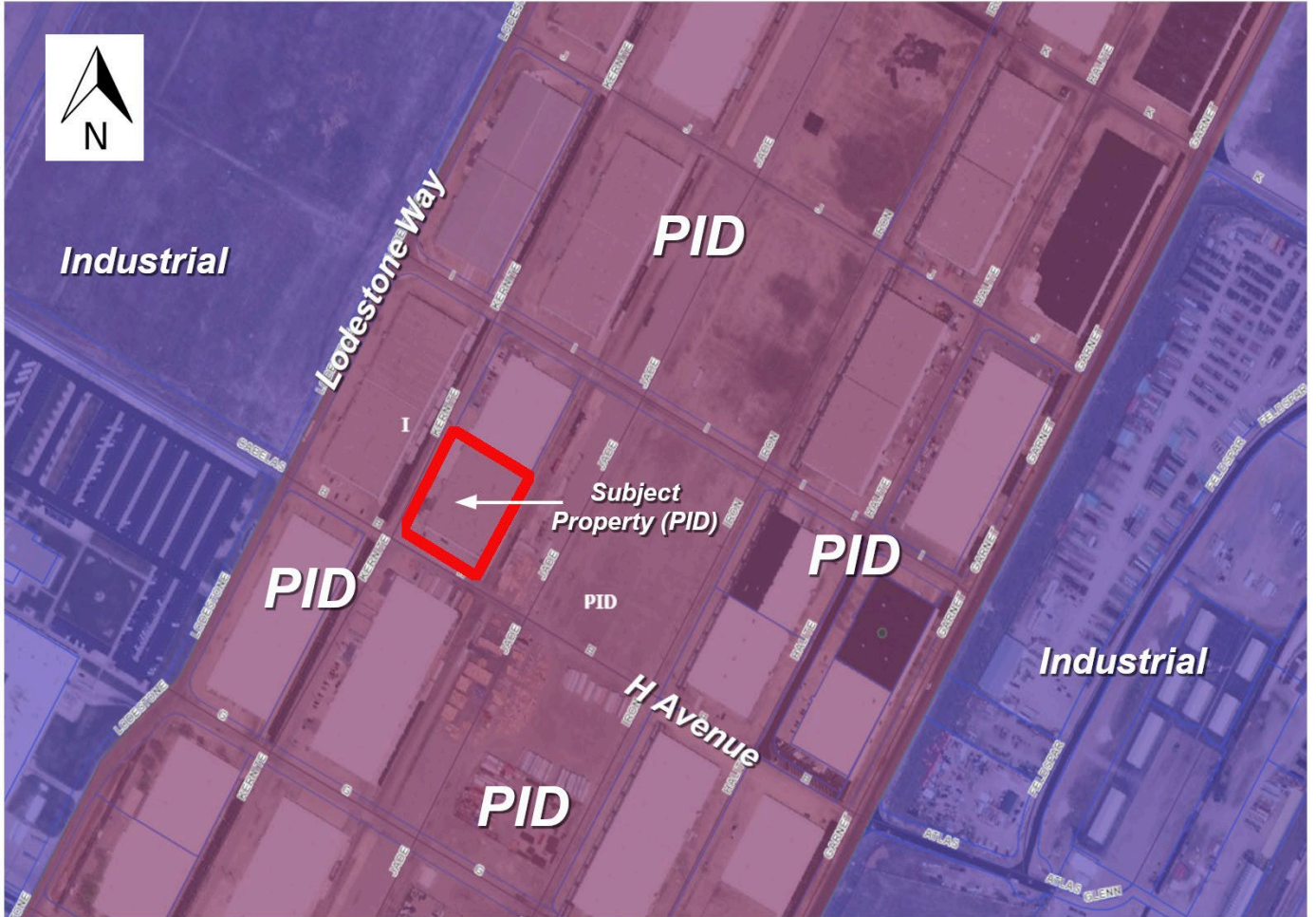
***Volusol Conditional Use***



***Aerial View***



# Volusol Conditional Use



**Current Zoning**

**EXHIBIT B**

**PROPOSED DEVELOPMENT PLANS &  
APPLICANT SUBMITTED INFORMATION**

# Conditional Use Permit Application

Community Development Department  
 90 North Main Street, Tooele, UT 84074  
 (435) 843-2132 Fax (435) 843-2139  
[www.tooelecity.org](http://www.tooelecity.org)



*Notice:* The applicant must submit copies of the pertinent plans and documents to be reviewed by the City in accordance with the terms of the Tooele City Code. All submitted Conditional Use Permit applications shall be reviewed in accordance with all applicable City ordinances and requirements, are subject to compliance reviews by various City departments, and may be returned to the applicant for revision if the plans are found to be inadequate or inconsistent with the requirements of the City Code. Application submission in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all checklist items be submitted well in advance of any anticipated deadlines.

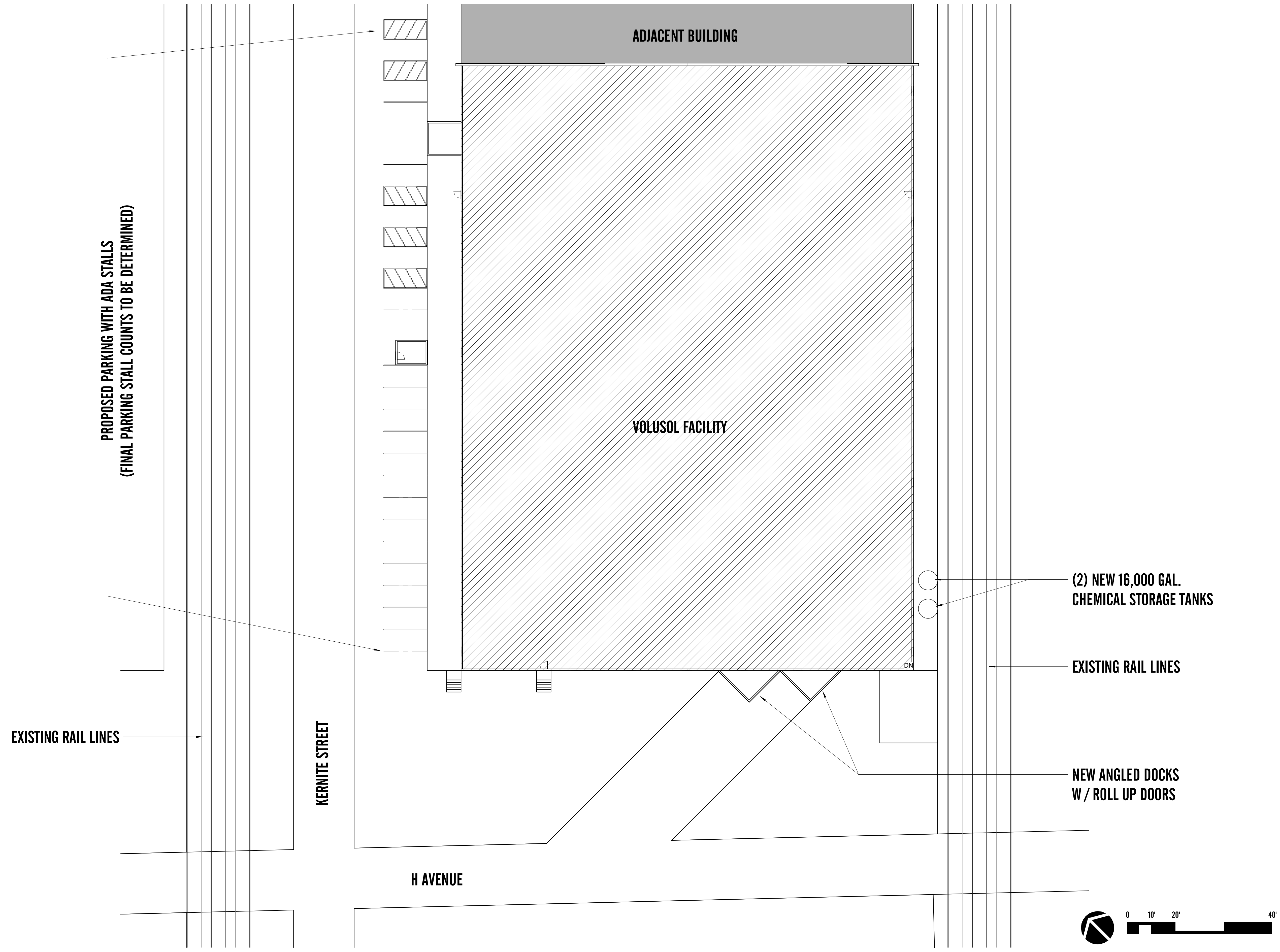
Project Information					
Date of Submission: 06/06/2022		Current Zoning: Manufacturing		Parcel #(s): 19-020-0-6511	
Project Name: Volusol				Acres: 1.91	
Project Address: 1735 West I Avenue Tooele, UT 84074				Units:	
Project Description: Volusol headquarters.					
Current Use of Property: None, empty warehouse					
Property Owner(s): Peterson Industrial Properties LLC			Applicant(s): Austin Horrocks		
Address: 1485 W James Way			Address: 5095 W 2100 S		
City: Tooele	State: UT	Zip: 84074	City: Salt Lake City	State: UT	Zip: 84074
Phone: 435-849-8400			Phone: 801-528-6753		
Contact Person: Austin Horrocks			Address: 5095 W 2100 S		
Phone: 800-821-2495			City: Salt Lake City	State: UT	Zip: 84074
Cellular: 801-528-6753	Fax: 801-974-9553		Email: management@thehorrockscsco.com		
Signature of Applicant: <i>Austin Horrocks</i>					
					Date: 05/03/2022

\*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

\*\* By submitting this application form to the City, the applicant acknowledges that the above list is not exclusive and under no circumstances waives any responsibility or obligation of the Applicant and or his Agents from full compliance with City Master Plans, Code, Rules and or Regulations.

For Office Use Only			
Fee:	Received By:	Date Received:	Receipt #:
(213)			







# Slope Bottom Tank

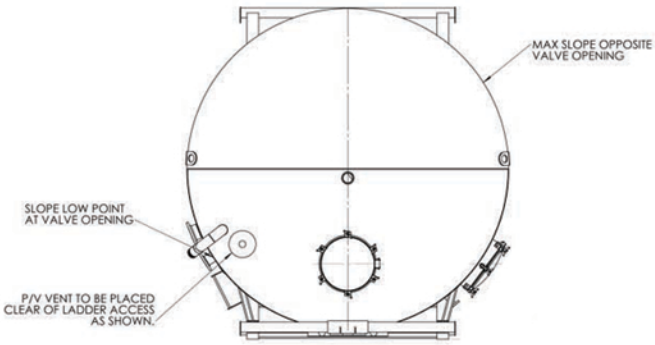
**PROPRIETARY AND CONFIDENTIAL**  
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF VERTICAL TANKS INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF VERTICAL TANKS INC. IS PROHIBITED.

PROJECT: SLOPE BOTTOM TANK  
 ASSEMBLY: TANK CONSTRUCTION ASSEM.



SCALE: 1/8" = 1'-0"  
 UNLESS OTHERWISE SPECIFIED:  
 REV. FRACTIONAL: 1/8"  
 REV. DECIMAL: 1.999  
 TWO PLACE DECIMAL: 0.01  
 THREE PLACE DECIMAL: 0.005

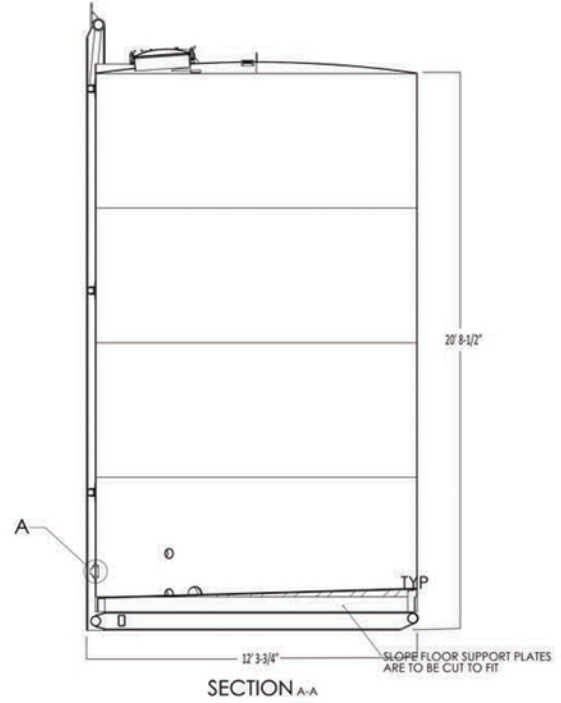
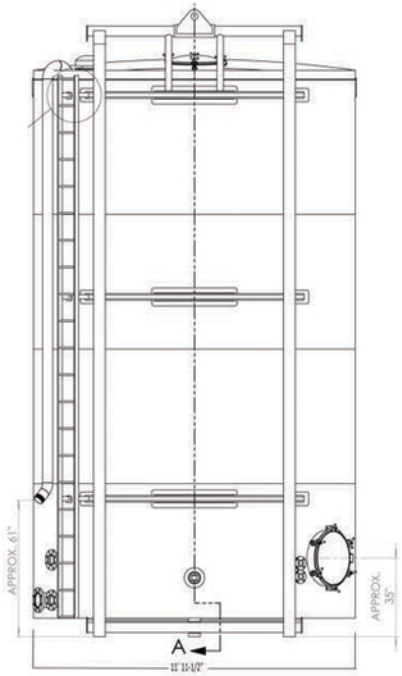
SHEET NO. 0002-13-1-A008  
 SHEET 1 OF 2



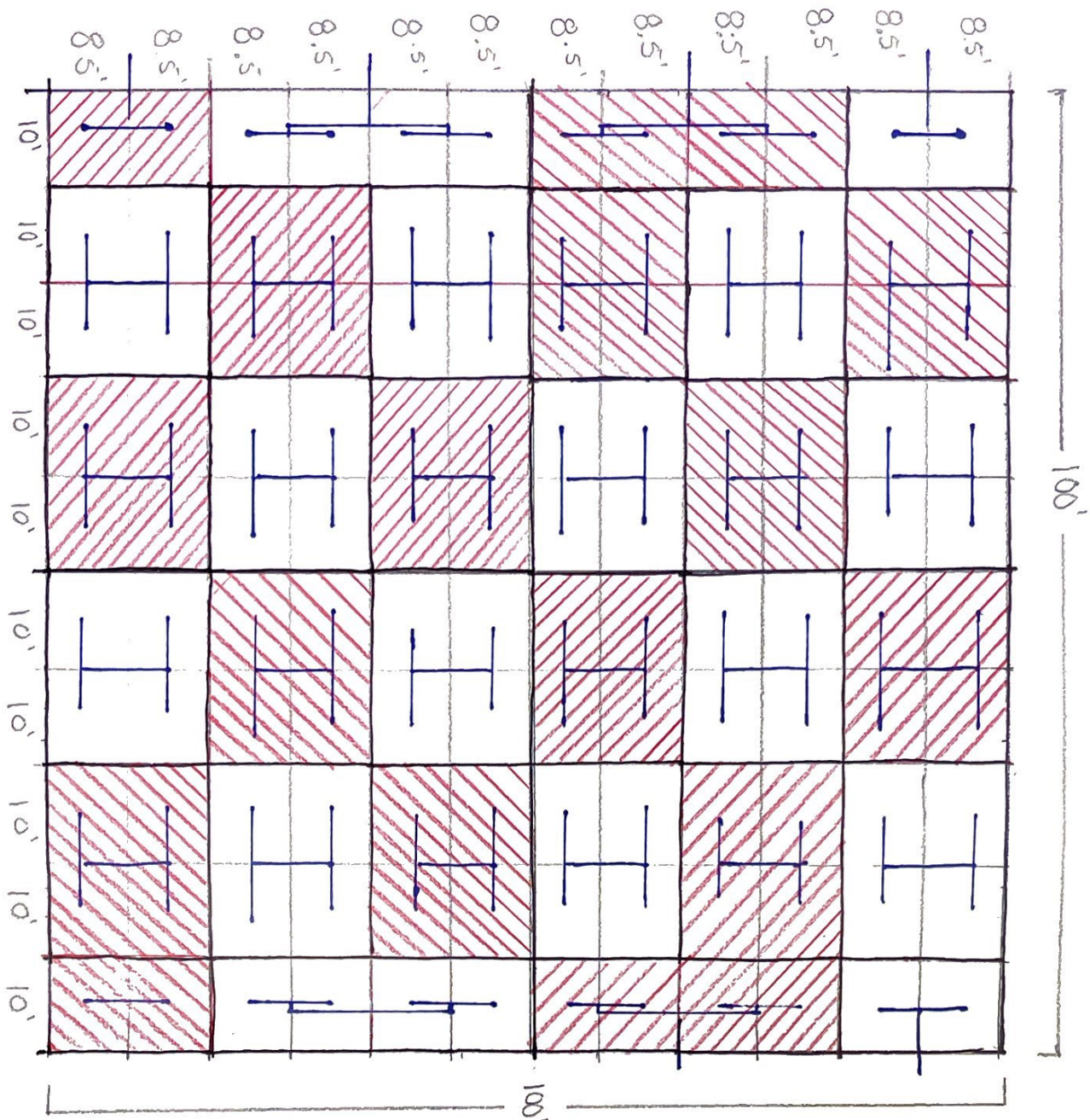
## Tank Specifications

Uncoated carbon steel  
 Pressure Rating: 16 oz  
 Vacuum Rating: 0.6  
 Temperature Rating: -20 to 300 F  
 2 - 24" manways  
 2 - 4" butterfly valves  
 1 - 6" butterfly valve  
 1 - 4" overflow line / vent

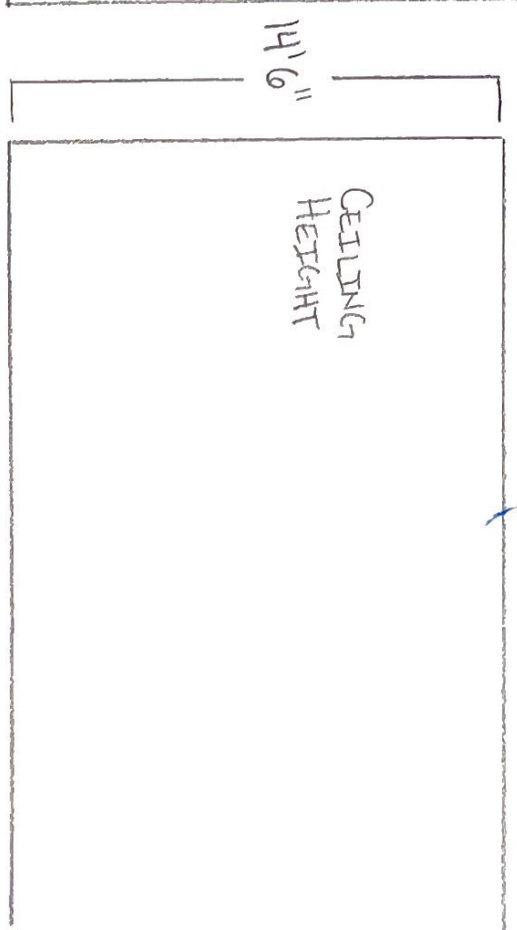
2" steam coils  
 - Temperature: 300 F  
 - Flange pressure: 150 psi  
 Buna gaskets and seals  
 - Temperature: -40 F to 240 F  
 8" PV vent (8 oz pressure, 0.4 oz vacuum)  
 14,000 lbs empty weight  
 400 bbls / 16,800 gallons



# YOU-SOL



- 28-PCI 70 ABC TANKS
- 4-PCI 35 ABC TANKS
- 120-NF ABC NOZZLES
- 4-ECH3 CONTROL HEADS
- 4-PRC 10 ACTIVATION CABT.
- 8.5' x 10' "CELL" TEP NOZZLE (SEE-Pg. 3-10)





## CHAPTER II COMPONENTS

### CYLINDERS & VALVE

PYRO-CHEM automatic dry chemical systems are supplied in 17 pound, 25 pound, 35 pound, 50 pound, and 70 pound capacity cylinders. They are the Models PCI-15ABC, PCI-17ABC, PCI-25sBC, PCI-25sABC, PCI-35ABC, PCI-50sBC, PCI-50sABC, and PCI-70ABC. Each cylinder must be separately piped to its own nozzles. All models are charged with dry nitrogen to 350 psi @ 70° F. **These systems are for indoor hazard protection only.** The particular models are as follows:

► **PCI-15ABC.** This system is charged with 12.5 pounds of monoammonium phosphate-based dry chemical, PYRO-CHEM Part No. 550170. It is Listed for use in total flooding applications. It is rated to protect Class "A," "B," and "C" hazards.

► **PCI-17ABC.** This system is charged with 17 pounds of monoammonium phosphate based dry chemical, PYRO-CHEM Part No. 550170. It is Listed for use in total flooding applications. It is rated to protect Class "A," "B," and "C" hazards.

► **PCI-25sBC.** This system is charged with 25 pounds of regular sodium bicarbonate based dry chemical, PYRO-CHEM Part No. 550162. It is Listed for use in local overhead and

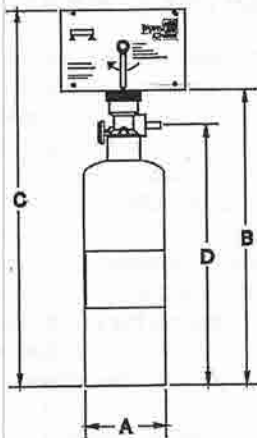
local tankside applications. It is rated to protect only Class "B" and "C" hazards.

► **PCI-25sABC.** This system is charged with 25 pounds of monoammonium phosphate based dry chemical, PYRO-CHEM Part No. 550170. It is Listed for use in local overhead and local tankside applications. It is rated to protect Class "A," "B," and "C" hazards.

► **PCI-35ABC.** This system is charged with 35 pounds of monoammonium phosphate based dry chemical, PYRO-CHEM Part No. 550170. It is Listed for use in total flooding applications. It is rated to protect Class "A," "B," and "C" hazards.

► **PCI-50sBC.** This system is charged with 50 pounds of regular sodium bicarbonate based dry chemical, PYRO-CHEM Part No. 550162. It is Listed for use in local overhead and local tankside applications. It is rated to protect only Class "B" and "C" hazards.

► **PCI-50sABC.** This system is charged with 50 pounds of monoammonium phosphate based dry chemical, PYRO-CHEM Part No. 550170. It is Listed for use in local overhead and local tankside applications. It is rated to protect Class "A," "B," and "C" hazards.

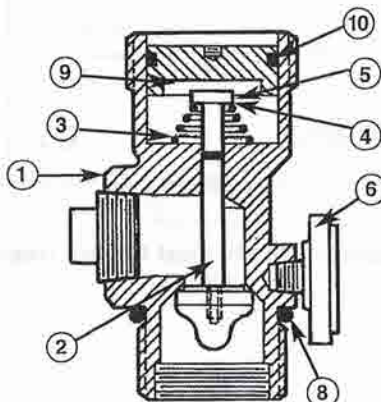


MODEL NO.	A	B	C	D	WEIGHT	MOUNTING BRACKET USED
PCI-15ABC	6.00	21.44	27.19	18.69	30 lbs.	MB-15
PCI-17ABC	8.00	24.81	30.56	22.06	50 lbs.	MB-15
PCI-25sABC/BC	8.00	24.81	30.56	22.06	58 lbs.	MB-15
PCI-35ABC	10.00	29.94	35.69	27.18	71 lbs.	MB-1
PCI-50sABC/BC	10.00	29.94	35.69	27.18	86 lbs.	MB-1
PCI-70ABC	12.00	35.31	41.06	32.56	130 lbs.	MB-1

ALL DIMENSIONS IN INCHES

Figure 2-1 Cylinder and Valve Assemblies

002641PC



ITEM	PART NO.	DESCRIPTION
1	---	VALVE BODY
2	---	VALVE STEM & CAP ASSEMBLY
3	550022	CONICAL SPRING
4	550261	RETAINING WASHER
5	550024	E-RING
6	550025	PRESSURE GAUGE
7	550026	HIGH TEMPERATURE RELIEF PLUG
8	550029	VALVE BODY O-RING
9	550805	PISTON
10	550636	PISTON O-RING

Figure 2-2 Valve Cross Section

002642PC



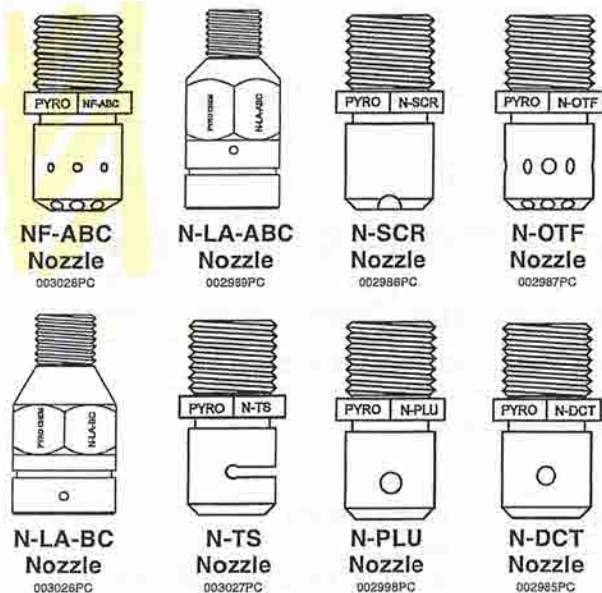
**PCI-70ABC.** This system is charged with 70 pounds of monoammonium phosphate based dry chemical, PYRO-CHEM Part No. 550170. It is Listed for use in total flooding applications. It is rated to protect Class “A,” “B,” and “C” hazards.

The dimensions of the PCI-15/17/25s/35/50s/70 cylinder and valve assemblies are shown in **Figure 2-1.** The cylinder is manufactured, tested, and marked in accordance with DOT specification 4BW350.

The valve shown in **Figure 2-2** is a pressure sealed, poppet type valve. It is used on the PCI-15/17/25s/35/50s/70, PAC-10, and PAC-200 cylinders. The valve discharge port is 3/4 in. NPT.

## NOZZLES

Nozzles have been developed for total flooding, local application overhead, and local application tankside. The Model NF-ABC nozzle is used for total flooding protection. The Model N-SCR nozzle is used for screening the opening. The Model N-OTF nozzle is used for overhead total flooding application in the work area. The Model N-PLU nozzle is used for overhead application in the plenum area. The Model N-DCT nozzle is used for exhaust duct protection. The Models N-LA-ABC and N-LA-BC nozzles are used for local overhead application. The Model N-TS nozzle is used for local tankside application. See **Figure 2-3.**



**Figure 2-3. Nozzles.**

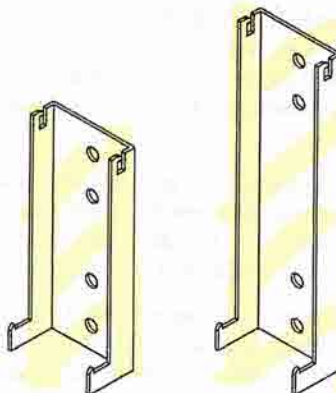
## CYLINDER BRACKETING

Vertical wall mounting for the **PCI-15ABC, PCI-17ABC, and PCI-25sBC/ABC,** is provided by the Model **MB-15** mounting bracket kit. Vertical wall mounting for the **PCI-35ABC, PCI-50sBC/ABC** and **PCI-70ABC** is provided by the Model **MB-1** mounting bracket kit. See **Figure 2-4.**

- ▶ For vertical floor mounting of the **PCI-17ABC, PCI-25sBC** and **PCI-25sABC,** an 8 in. channel-type mounting bracket is available, the Model **MB-U8.**

- ▶ For vertical floor mounting of the **PCI-35ABC, PCI-50sBC,** and **PCI-50sABC,** a 10 in. channel-type mounting bracket is available, the Model **MB-U10.**

- ▶ For vertical floor mounting of the **PCI-70ABC,** a 12 in. channel-type mounting bracket is available, the Model **MB-U12.**

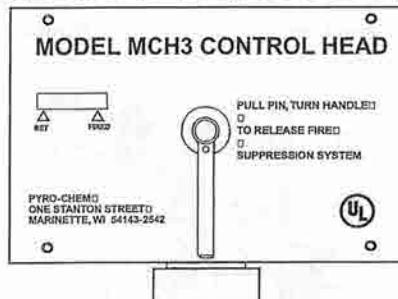


**Figure 2-4 Mounting Brackets MB-15 and MB-1.**

002843PC

## MODEL MCH3 – MECHANICAL CONTROL HEAD

The Model MCH3 mechanical control head is a fully mechanical control head which can be connected to the PCI-15/17/25s/35/50s/70 cylinder valve. This control head will support a fusible link detection system, a remote mechanical pull station (Model RPS-M), and a mechanical or electric gas shut-off valve. A micro switch (Model MS-SPDT, MS-DPDT, MS-3PDT, or MS-4PDT) can be ordered separately and field installed. It is equipped with a local manual control handle that allows for mechanical system actuation. Operation of the local manual control requires removing the pull pin and rotating the handle clockwise. The Model MCH3 control head can actuate a maximum of five (5) cylinders. See **Figure 2-5.**



**Figure 2-5. Mechanical Control Head.**

004780PC



## MODEL ECH3 – ELECTRIC CONTROL HEAD

The Model ECH3 electric control head is an electrically operated control head which can be connected to the PCI-15/17/25s/35/50s/70 cylinder valve. This control head will support an electric thermal detection system, a remote mechanical pull station (Model RPS-M), and an electric gas shut-off valve. It will not support a fusible link detection system. A micro switch (Model MS-DPDT) is included. The Model ECH3 control head is available in both 120 VAC (Model ECH3-120) and 24 VDC (Model ECH3-24). It is equipped with a local manual control handle that allows for mechanical system actuation. Operation of the local manual control requires removing the pull pin and rotating the handle clockwise. The Model ECH3 control head can actuate a maximum of five (5) cylinders. See Figure 2-6.

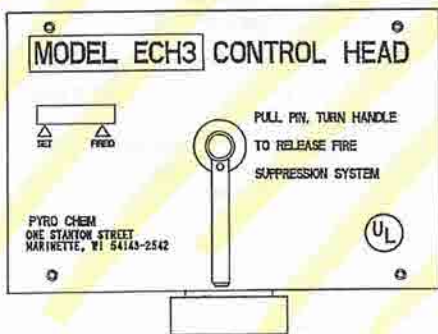


Figure 2-6. Electric Control Head.  
 004789PC

## MODEL NMCH3 – MECHANICAL CONTROL HEAD

The Model NMCH3 Mechanical Control Head is a fully mechanical control head which can be connected to the PCI-15/17/25s/35/50s/70 cylinder valve. This control head will support a fusible link detection system, a remote mechanical pull station (Model RPS-M), and a mechanical or electric shut-off valve. A micro switch (Model MS-SPDT, MS-DPDT, MS-3PDT, or MS-4PDT) can be ordered separately and field installed. There is no local manual actuation for the Model NMCH3. The Model NMCH3 control head can actuate a maximum of five (5) cylinders. See Figure 2-6a.

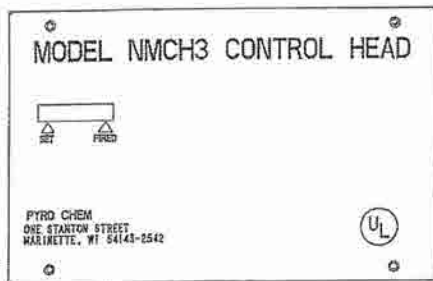


Figure 2-6a. Mechanical Control Head.  
 006843PC

## MODEL MB-P2 - CONTROL HEAD MOUNTING BRACKET

The Model MB-P2 mounting bracket must be used to mount the Model MCH3, NMCH3 or ECH3 control head if the control head is not mounted directly on a cylinder valve. See Figure 2-7.

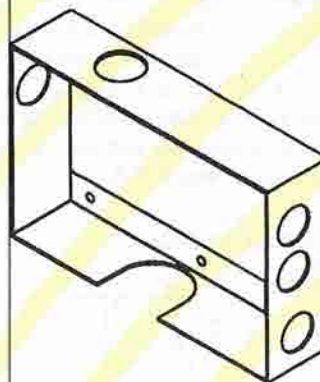


Figure 2-7. Model MB-P2 – Control Head Mounting Bracket.  
 002848PC

### CAUTION

Do not screw the control head directly to a wall as this will warp the control head, not allowing the mechanism to actuate.

## MODEL PDA-D2 PNEUMATIC ACTUATING ADAPTOR

The Model PDA-D2 Pneumatic Actuating Adaptor is used to open the cylinder valve when the system is actuated. It must be installed on the valve of each cylinder unless a control head has been mounted on the cylinder valve. See Figure 2-7a.

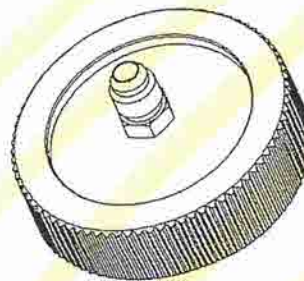


Figure 2-7a. Model PDA-D2 Pneumatic Actuating Adaptor.  
 006886PC

## PNEUMATIC ACTUATING CYLINDERS

### 1. Model PAC-10.

The Model PAC-10 is a pneumatic actuating cylinder that can actuate a maximum of ten (10) agent cylinders simultaneously. The Model PAC-10 includes a DOT 4BA350 cylinder pressurized with dry nitrogen to 350 PSIG @ 70° F., a brass valve with pressure gauge, and a wall mounting bracket. A Model MCH3, NMCH3 or ECH3 control head must be purchased separately and connected to the PAC-10 to open the valve. See Figure 2-8.

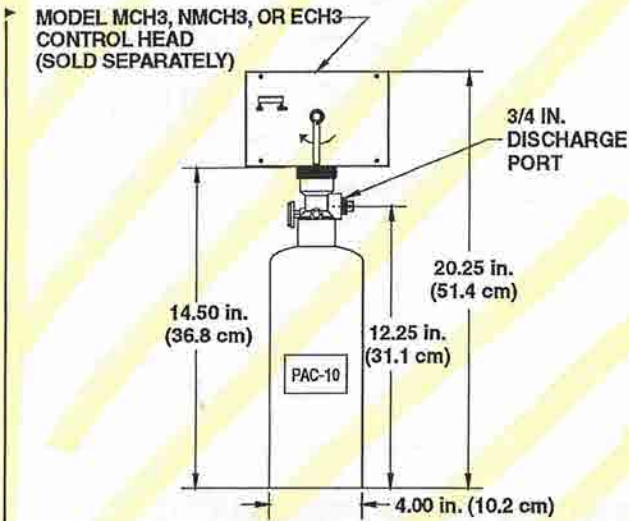


Figure 2-8. Model PAC-10 Pneumatic Actuating Cylinder.

002847PC

### 2. Model PAC-200.

The Model PAC-200 is a pneumatic actuating cylinder that can actuate a maximum of twenty (20) agent cylinders simultaneously. The Model PAC-200 includes a DOT 4BA350 cylinder pressurized with dry nitrogen to 350 PSIG @ 70° F., a brass valve with pressure gauge, and a wall mounting bracket. A Model MCH3, NMCH3 or ECH3 control head must be purchased separately and connected to the PAC-200 to open the valve. See Figure 2-9.

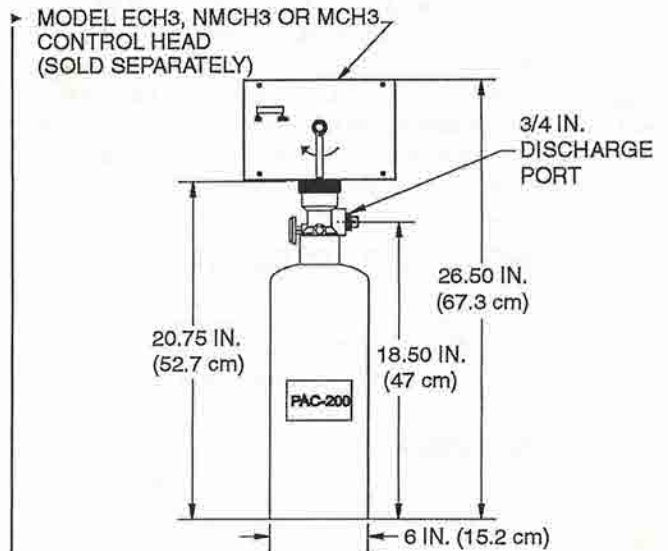


Figure 2-9. Model PAC-200 Pneumatic Actuating Cylinder.

002848PC



## DETECTION EQUIPMENT

### 1. Model FLK-1.

- ▶ The Model FLK-1 fusible link kit includes a 10 in. steel bracket, two (2) 1/2 in. EMT connectors, two (2) cable crimps, and two (2) "S" hooks. Fusible links must be ordered separately. See Figure 2-10.

### 2. Model FLK-1A.

- ▶ The Model FLK-1A fusible link kit includes an 8 in. steel bracket, two (2) 1/2 in. EMT connectors, two (2) cable crimps, and two (2) "S" hooks. Fusible links must be ordered separately.

### 3. Model FLH-1.

The Model FLH-1 fusible link hanger is an accessory designed to simplify the installation of fusible links in the fusible link line. It can be used with the Model FLK-1/1A fusible link kits (kits must be ordered separately). The Fusible Link Hanger makes it possible to install fusible links without cutting and crimping loops in the fusible link line for each link. They are available in packages of 25 (FLH-25) only. See Figure 2-11.

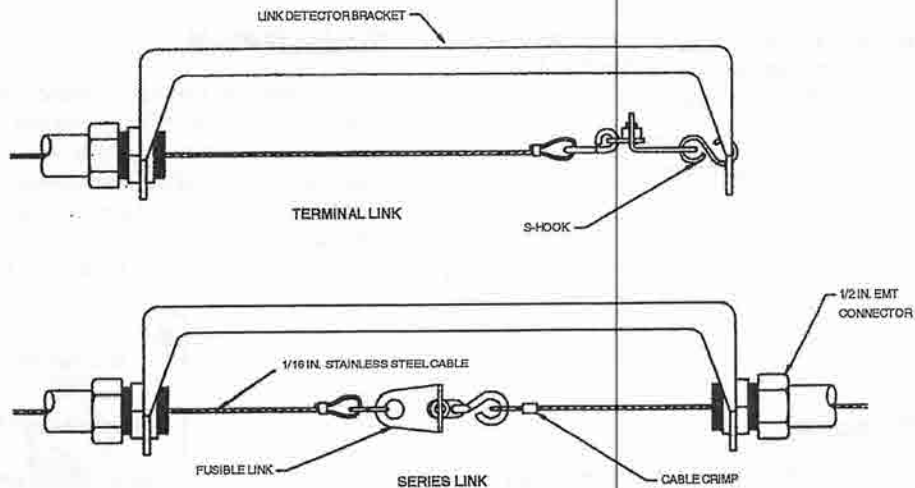


Figure 2-10. Model FLK-1 Fusible Link

002649PC

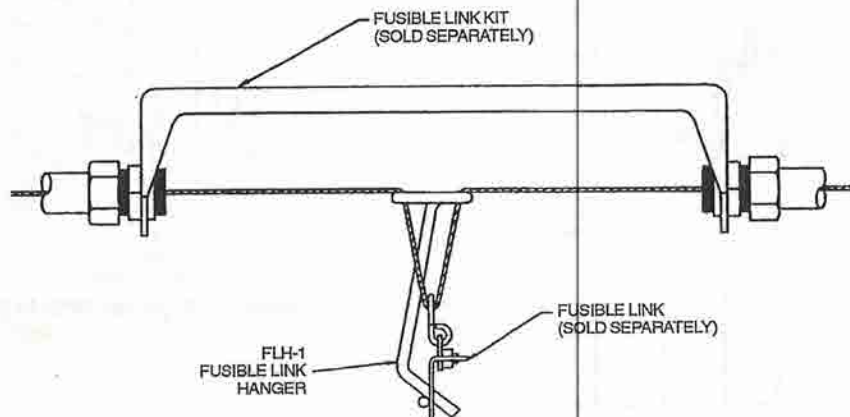


Figure 2-11. Model FLH-1 Fusible Link Hanger

002850PC

## 4. Fusible Links.

The fusible link is designed to separate at a specific temperature, releasing tension from the fusible link line, causing system actuation. See Figure 2-12.

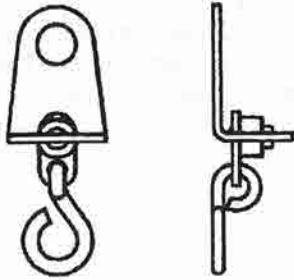


Figure 2-12. ML Style Fusible Link.

002851PC

After determining the maximum ambient temperature at the fusible link location, select the correct fusible link according to the temperature condition chart below:

Fusible Link Model No.	Maximum Ambient Temperature
FL-165	100° F (38° C.)
FL-212	150° F (66° C.)
FL-280	225° F (107° C.)
FL-360	290° F (143° C.)
FL-450	360° F (182° C.)
FL-500	400° F (204° C.)

## 5. Thermal Detectors.

Rate compensated temperature thermal detectors are normally open, mechanical contact closure switches designed to operate at a factory preset temperature. They are available in six preset temperatures which meet NFPA standards and are UL Listed and FM Approved.

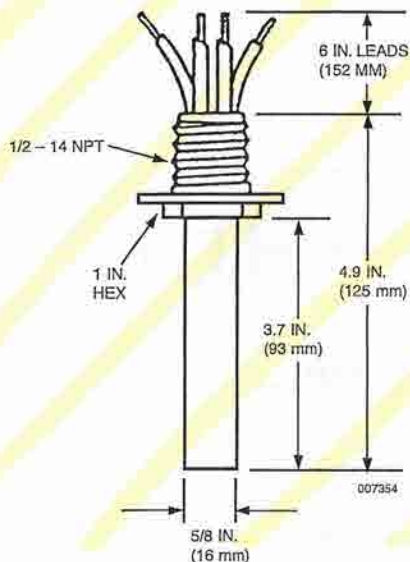


Figure 2-12a. Thermal Detector.

After determining the maximum ambient temperature at the thermal detector location, select the correct thermal detector according to the temperature condition chart below:

Thermal Detector Model No.	Maximum Ambient Temperature
TD-190	150° F (66° C.)
TD-225	185° F (85° C.)
TD-325	285° F (141° C.)
TD-450	410° F (210° C.)
TD-600	560° F (293° C.)

## REMOTE MECHANICAL PULL STATION

### Model RPS-M

Remote manual control for system releasing devices is provided by the Model RPS-M remote mechanical pull station. It is connected to the system releasing device by stainless steel cable. This cable is enclosed in 1/2 in. EMT with corner pulleys at each change in direction. The remote mechanical pull station shall be located at the point of egress from the hazard area. See Figure 2-13.

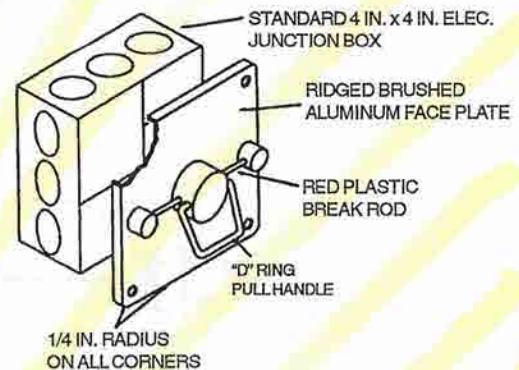
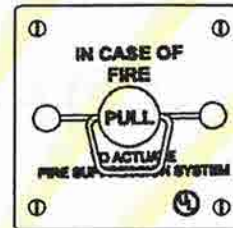


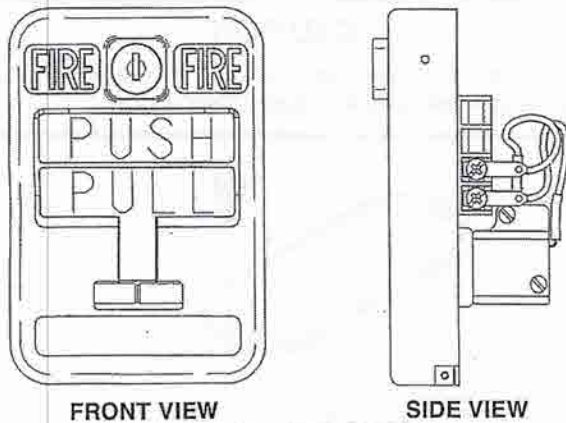
Figure 2-13. Model RPS-M Mechanical Pull Station.

002852PC



## Model RPS-E2

Remote manual actuation for the Model ECH control head is provided by the Model RPS-E2 remote electric pull station. Installation instructions are provided in the installation section of this manual. The remote electric pull station shall be located at the point of egress.



FRONT VIEW SIDE VIEW  
 Figure 2-13a. Model RPS-E2 Remote Electric Pull Station.

008887PC

## GAS SHUT-OFF VALVES

### 1. Mechanical Gas Shut-off Valve.

A gas shut-off valve is required on all systems used to protect a gas fueled appliance to stop gas flow in the event of system actuation. A mechanical gas valve can be used with either the Model MCH3 or NMCH3 control head. It is connected to the system control head by stainless steel cable. This cable is enclosed in 1/2 in. EMT conduit with a corner pulley at each change in direction. The valves are rated for natural and LP gas (see Figure 2-14). Mechanical gas valves are available in the following sizes:

Model No.	Valve Size	Maximum Operating Pressure	Dim. "A" <sup>**</sup>
GV-75	3/4 in.	5 psi	3/8 in.
GV-100	1 in.	5 psi	3/8 in.
GV-125	1-1/4 in.	5 psi	15/32 in.
GV-150	1-1/2 in.	5 psi	15/32 in.
GV-200	2 in.	5 psi	15/32 in.
GV-250	2-1/2 in.	5 psi	29/32 in.
GV-300	3 in.	5 psi	29/32 in.

<sup>\*\*</sup>Note: "A" maximum is full open position of valve. Do not exceed. Distortion of internal parts can result.

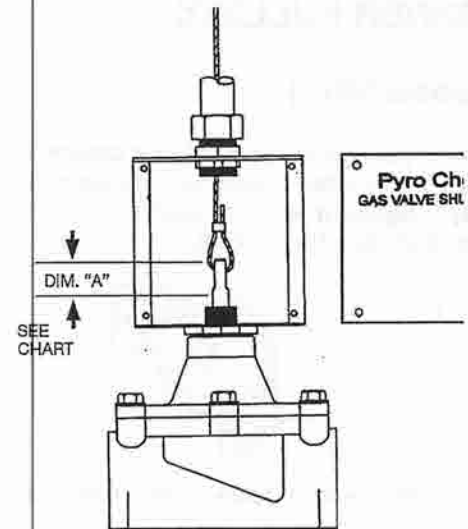


Figure 2-14. GV-Series Mechanical Gas Valve.

002853PC

### 2. Electric Gas Shut-off Valve.

A gas shut-off valve is required on all systems used to protect a gas fueled appliance to stop gas flow in the event of system actuation. A UL Listed electric gas valve can be used with either the Model MCH3, NMCH3 or ECH3 control head. The valves are rated for natural and LP gas. Valves are available in 120 VAC. Electric gas valves are available in the following sizes:

Model No.	Valve Size	Maximum Operating Pressure
EGVSO-75	3/4 in.	50 psi
EGVSO-100	1 in.	25 psi
EGVSO-125	1-1/4 in.	25 psi
EGVSO-150	1-1/2 in.	25 psi
EGVSO-200	2 in.	25 psi
EGVSO-250	2-1/2 in.	25 psi
EGVSO-300	3 in.	25 psi

**Note:** A UL Listed manual reset relay is required when using an electric gas valve. The PYRO-CHEM Model SM-120 solenoid monitor may be used for this purpose.

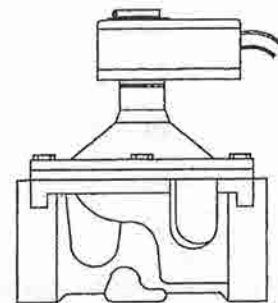


Figure 2-14a. Electric Gas Shut Off Valve.

008844PC

## CORNER PULLEYS

### 1. Model SBP-1.

A corner pulley is used whenever a change in stainless steel cable direction is required. The Model SBP-1 corner pulley is equipped with a set screw fitting for connection to 1/2 in. EMT. See Figure 2-15.

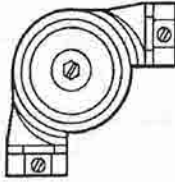


Figure 2-15. Model SBP-1 Corner Pulley.

000160

### 2. Model CBP-1.

A corner pulley is used whenever a change in stainless cable direction is required. The Model CBP-1 is a grease-tight corner pulley designed for areas likely to experience excessive deposit build-up. It is equipped with a compression fitting for connection to 1/2 in. EMT. See Figure 2-16.

**Note:** The Model CBP-1 is not a liquid tight sealing device.

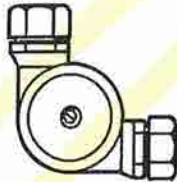


Figure 2-16. Model CBP-1 Corner Pulley.

000161

### 3. Model WBP-1.

A corner pulley is used whenever a change in stainless cable direction is required. The Model WBP-1 is a liquid-tight corner pulley designed for areas likely to experience excessive moisture build-up. It is equipped with a female pipe thread for connection to 1/2 in. rigid conduit. See Figure 2-17.

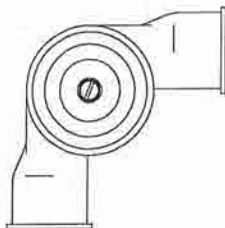


Figure 2-17. Model WBP-1 Corner Pulley.

006194PC

## TEE PULLEY

The Model TP-1 tee pulley is used to connect two mechanical gas valves or two remote mechanical pull stations to a single control head. The tee pulley replaces two standard 90° corner pulleys. See Figure 2-18.

### CAUTION

The Tee Pulley must never be used to connect multiple fusible link lines to a single control head.

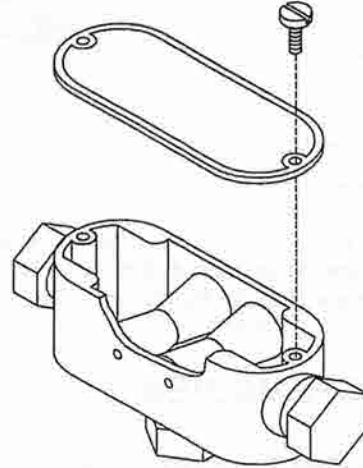


Figure 2-18. Model TP-1 Tee Pulley.

002857PC

## SWING CHECK VALVE

The Swing Check Valve, Part No. 417788, is required when piping a main and reserve Monarch tank on the same distribution piping. It allows the dry chemical agent to discharge through the agent piping leading to the discharge nozzles, while preventing it from flowing into the piping from the other tank. The swing check valve body is constructed of brass with a 1 in. NPT female thread. See Figure 2-19.

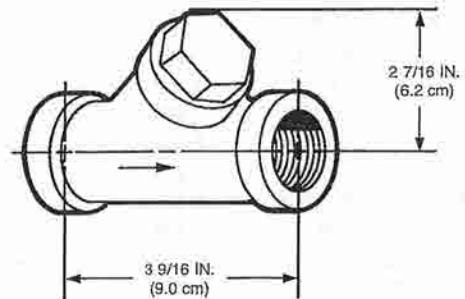


Figure 2-19. Swing Check Valve.

000430



## ELECTRICAL SWITCHES

The electrical switches are intended for use with electric gas valves, alarms, contactors, lights, contractor supplied electric power shut-off devices and other electrical devices that are designed to shut off or turn on when the system is actuated.

Switches are available in kits: One Switch Kit, Part No. 551154; Two Switch Kit, Part No. 551155; Three Switch Kit, Part No. 551156, and Four Switch Kit, Part No. 551157. Mounting hardware and 12 in. wire assemblies are provided with each kit. Each switch has a set of single-pole, double-throw contacts rated:

**UL/cUL/CSA Rating**  
 250 VAC, 21A Resistive  
 250 VAC, 2 HP  
 125 VAC, 1 HP

**ENEC Rating**  
 IE4T105 $\mu$  Approved  
 250V, 21A Resistive  
 8A Motor Load

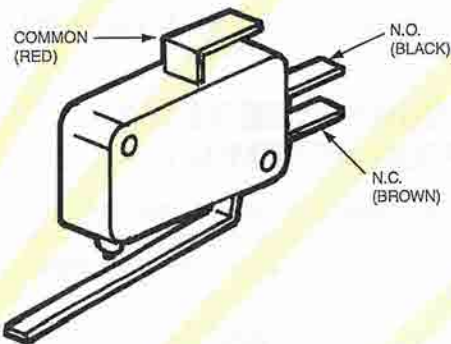


Figure 2-20a. Model MS-SPDT Micro Switch.

001612

The Alarm Initiating Switch Kit, Part No. 550077, can be field mounted within the control head. This switch must be used to close a supervised alarm circuit to the building main fire alarm panel when the control head actuates. This action will signal the fire alarm panel that there was a system actuation in the hazard area. The switch kit contains all necessary mounting components along with a mounting instruction sheet. The switch is rated 50 mA, 28 VDC.

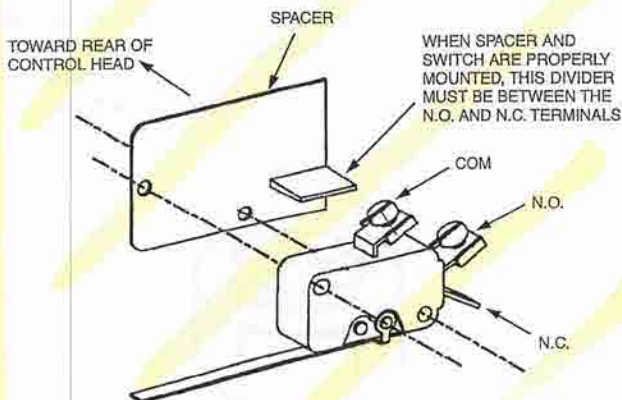


Figure 2-20b. Alarm Initiating Switch.

004890

See NFPA 72, "National Fire Alarm Code," Initiating Devices section, for the correct method of wiring connection to the fire alarm panel.

## MODEL SM-120/24 SOLENOID MONITOR

The Model SM-120/24 solenoid monitor is used in conjunction with the Model ECH3 control head to supervise the actuation and detection circuits. In the event of a problem in the circuit, a light on the monitor goes out. The Model SM-120 is used with the Model ECH3-120 control head. The Model SM-24 is used with the Model ECH3-24 control head. Two sets of NO/NC dry contacts are provided. The unit mounts directly to a three gang wall outlet box. The Model SM-120 acts as a reset relay when used with an electric gas valve. Electric gas valve wiring instructions are provided in the installation section of this manual. See Figure 2-21.

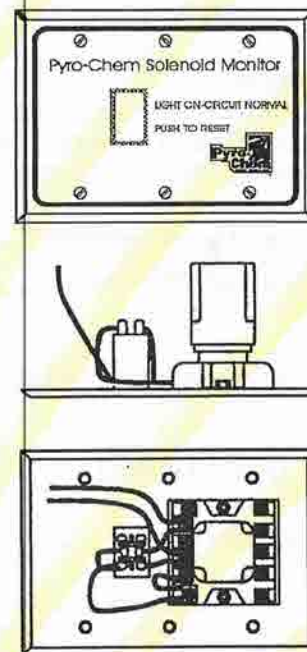


Figure 2-21. Model SM-24/120 Solenoid Monitor.

002860PC

## PIPE & FITTINGS

Pipe and fittings must be furnished by the installer. Schedule 40 black, galvanized, chrome plated, or stainless steel pipe must be used. Standard weight malleable, galvanized, chrome plated, or stainless steel fittings must also be used.

### STAINLESS STEEL ACTUATION HOSE

The Stainless Steel Actuation Hose is used to connect the actuation line compression tees and can also be connected end to end. The hose has the same thread, 7/16-20, as the fittings.

See Figure 2-22.

Hose Part No.	Length
417582	8 in. (20 cm)
31809	16 in. (41 cm)
32336	24 in. (61 cm)
430815	42 in. (107 cm)

Fitting Part No.	Description
31810	Male Elbow (7/16-20 x 1/4 in. NPT)
31811	Male Tee (7/16-20 x 7/16-20 x 1/4 in. NPT)
32338	Male Straight Connector (7/16-20 x 1/4 in. NPT)



Figure 2-22. Stainless Steel Actuation Hose.

000433

## PRESSURE SWITCHES

### Model PS-SPDT-XP.

The Model PS-SPDT-XP is an explosion proof (NEMA 4; 7; 9) electrical pressure switch which can be field mounted in the discharge piping as shown in Figure 2-23. The switch is UL Listed (CCN: NOWT) and must be installed in accordance with the instructions contained with the switch and this manual. The switch provides one set of NO/NC dry contacts. It is intended for use with electric power shut-off devices (dealer supplied), electric gas valves, alarms, bells, lights, contactors, and other electrical devices designed to shut off or turn on upon system actuation. It is rated for 15 amps @ 125/250 VAC.

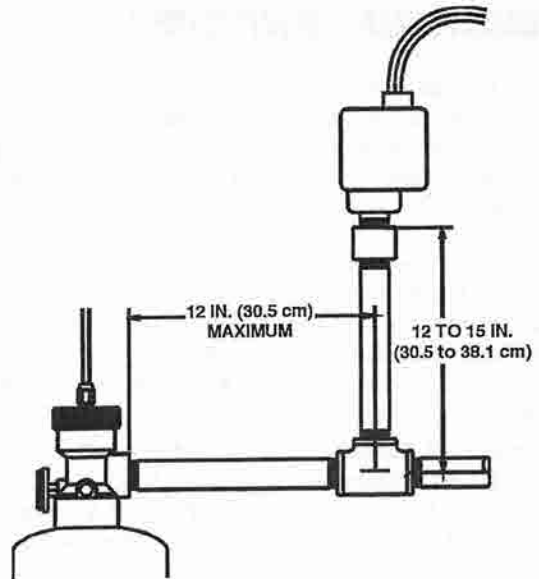


Figure 2-23. Pressure Switch Piping.

003025FG

### PRESSURE BLEED DOWN ADAPTOR ASSEMBLY

The Pressure Bleed Down Adaptor Assembly, Part No. 551736, is required to open the valve stem on the tank when bleeding the tank down for six-year maintenance. See Figure 2-24.

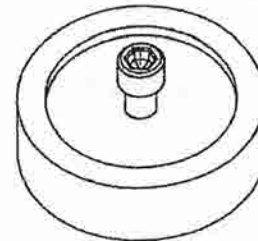


Figure 2-24. Pressure Bleed Down Adaptor Assembly.

004265

### FLOW RESTRICTOR

A Model FR-25sBC flow restrictor is required to be placed directly before each Model N-LA-BC nozzle when used with the PCI-25sBC system for local overhead applications at any of the allowable nozzle heights. See Figure 2-25.

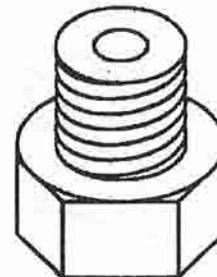


Figure 2-25. Model FR-25sBC Flow Restrictor

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## CHAPTER III SYSTEM DESIGN

### General

PYRO-CHEM Industrial Fire Suppression Systems may be used on a variety of hazards in many types of applications. The guidelines listed in this chapter deal with the limitations and parameters of various system configurations. It is the responsibility of the Certified installer to ensure that the proper system is being utilized, and that the system meets the limitations and parameters listed in this chapter. Before attempting to design any system it is necessary to attend a Factory Certification Training Class and become Certified to install PYRO-CHEM Industrial Fire Suppression Systems.

### Choosing the Proper Agent

It is necessary for the system designer to consider the combustible material found in the hazard area to ensure proper protection. The agent used in the system must be approved for the hazard class of the combustible material. The following are the hazard classes:

**“A” Class** – Ordinary solid carbonaceous combustibles. These include wood, paper, cloth, fiberglass, and plastics

**“B” Class** – Flammable liquids and gases. These include paints, solvents, gasoline, oils, and hydraulic fluids.

**“C” Class** – Electrical appliances. These include computers, power generators, and power transformers.

**“D” Class** – Combustible metals such as sodium, potassium, magnesium, titanium, and zirconium. The PYRO-CHEM Industrial Fire Suppression System is not intended to protect Class D hazards.

The following guidelines should be used for determining the proper agent:

**ABC (monoammonium phosphate-based)** – for use with all “A,” “B,” and “C” Class hazards.

**BC (sodium bicarbonate-based)** – for use with “B” and “C” Class hazards.

As per NFPA 17, pre-engineered dry chemical systems are not approved for deep-seated or burrowing fires (such as ordinary combustibles where the agent cannot reach the point of combustion), or on chemicals that contain their own oxygen supply (such as cellulose nitrate). Do not mix different types of agents, or agents from different manufacturers. Chemical reactions may occur when incompatible chemicals are mixed. **Keep in mind that the agent used for each system must be acceptable to the Authority Having Jurisdiction.**

### Choosing the Proper Type of System

It is necessary for the system designer to consider the physical characteristics and layout of the hazard area to ensure proper protection. The hazard area must meet the criteria for a particular system for that system to be effective. The hazard area must be protected in accordance with NFPA 17 for proper protection. The following are lists of system types and the guidelines that are used to determine the proper type of system for that hazard:

### System Types

**Local Application – Tankside** – A supply of dry chemical agent is discharged directly onto a fire through an arrangement of discharge nozzles. This system is used for applying agent across a hazard area from the side of the area. Typical applications include but are not limited to dip tanks, quench tanks, and solvent tanks where overhead obstructions are present. Tankside applications require that the liquid tank have at least 4 in. of freeboard space above the liquid surface.

Tankside local application systems can utilize either BC (sodium bicarbonate-based) or ABC (monoammonium phosphate-based) suppression chemical.

BC (sodium bicarbonate-based) chemical is utilized to suppress fires of “B” class combustible material (flammable liquids). Class C protection only acceptable if total flooding.

ABC (monoammonium phosphate-based) chemical is utilized to suppress fires of “A” class combustible material (ordinary solid carbonaceous combustibles), “B” class combustible material (flammable liquids). Class C protection only acceptable if total flooding.



**Local Application – Overhead** – A supply of dry chemical agent is discharged directly onto a fire through an arrangement of discharge nozzles. This system is used for applying agent to an area from above the area. Typical applications include but are not limited to dip tanks, power generators, conveyors, belt driven machinery and transformers. The

- ▶ maximum nozzle height for overhead protection is 10 ft
- ▶ (3.0 m) for ABC coverage, and 11 ft (3.3 m) for BC coverage.

Overhead local application systems can utilize either BC (sodium bicarbonate-based) or ABC (monoammonium phosphate-based) suppression chemical.

BC (sodium bicarbonate-based) chemical is utilized to suppress fires of “B” class combustible material (flammable liquids).

ABC (monoammonium phosphate-based) chemical is utilized to suppress fires of “A” class combustible material (ordinary solid carbonaceous combustibles), “B” class combustible material (flammable liquids).

**Total Flooding** – A supply of dry chemical agent is discharged into an enclosure surrounding the hazard by an arrangement of discharge nozzles. This type of system is used where there is a permanent enclosure surrounding the hazard that adequately enables the required concentration of agent to be built up. Typical applications include but are not limited to hazardous storage containers, computer rooms, generator rooms, and warehouses where sprinkler protection is unavailable. Total flooding systems require that an enclosure be present around the hazard area to allow the system to build up the proper concentration of agent within the hazard area. All total flooding systems utilize ABC (monoammonium phosphate-based) chemical only. ABC (monoammonium phosphate-based) chemical is utilized to suppress fires of “A” class combustible material (ordinary solid carbonaceous combustibles), “B” class combustible material (flammable liquids) and “C” class combustible material (electrical).

## Guidelines

Where an enclosure is suitable for allowing total flooding protection depends on the unclosable opening percentage of the enclosure. Unclosable opening percentage is calculated as the area of the opening divided by the total surface area of the enclosure (area of the sides, top, and bottom of the enclosure.).

### 1. Total Flood. 0-5% Unclosable Opening

Total flooding protection is qualified for use on hazards whose enclosure has up to 5% unclosable opening. For enclosures that have greater than 5% unclosable opening, screening is required. **Up to 15%**

NFPA 17, “Dry Chemical Extinguishing Systems,” makes an exception to the one pound of dry chemical per square foot of opening size not exceeding 15% of the total volume surface area which reads “a system that is listed by a testing laboratory for or including protection of unclosable openings may be used in lieu of the above.”

### 1a. Total Flood. Greater than 5% Unclosable Opening

This system can utilize the N-OTF total flood nozzle(s) and the N-SCR screening nozzle(s). The design is approved to a maximum hazard height of 12 ft (3.6 m) with no maximum unclosable opening.

#### a. Cylinders:

The Models PCI-15ABC, PCI-25sABC, PCI-35ABC, PCI-50sABC, and PCI-70ABC cylinders can be used for total flood greater than 5% unclosable opening.

#### b. Nozzles:

Four nozzles are available:

Nozzle	Application
N-SCR	Screening the opening
N-OTF	Work Area (Overhead Position)
N-PLU	Plenum Area (Overhead Position)
N-DCT	Duct

#### c. Temperature Range:

The operating temperature range is 32 °F to 120 °F (0 °C to 48 °C).

#### 4. Total Flooding with ABC

##### a. Cylinders:

The Models PCI-17ABC, PCI-35ABC, and PCI-70ABC cylinders can be used for ABC total flooding applications.

##### b. Nozzles:

The Model NF-ABC is used for all ABC total flooding applications.

The Model PCI-17ABC can support one (1) Model NF-ABC nozzle.

The Model PCI-35ABC can support two (2) Model NF-ABC nozzles.

The Model PCI-70ABC can support four (4) Model NF-ABC nozzles.

##### c. Temperature Ranges:

The operating temperature range for ABC total flooding applications is -20 °F to 120 °F (-28 °C to 48 °C).

##### d. Piping Requirements:

Piping diagrams include limitations on pipe length and fittings.

##### e. Nozzle

The nozzle is to be mounted in the center of the protected area, with the discharge holes in the nozzle no greater than six (6) inches from the ceiling. See Figure 3-4.

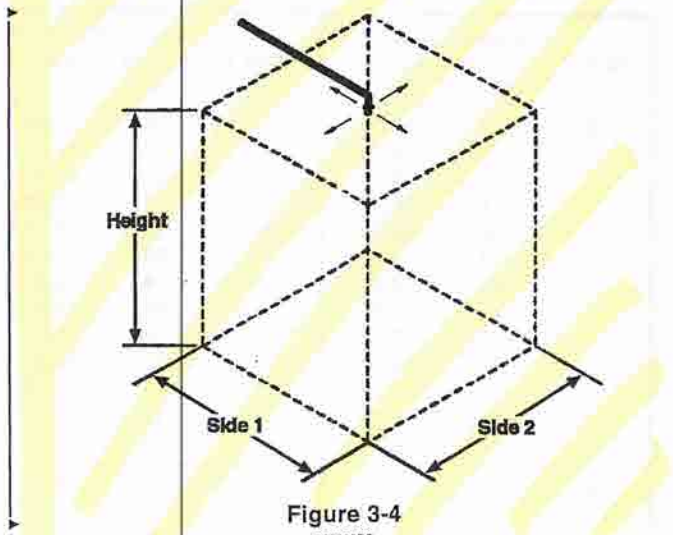


Figure 3-4  
 002888PC

##### f. Nozzle Coverages:

Protection	Nozzle	Specifications Maximum	Nozzle Location Within Protection Zone Length-Width-Height	Nozzle Offset	Nozzle Orientation
Flooding Area	NF-ABC	Volume – 1296 cu. ft. See Table 3-1	Length-Center Width-Center Height-20 ft. maximum	0 – 6 in.	Vertical
Flooding Area	N-OTF	Volume – 768 cu. ft. 8 x 8 x 12 ft.	Length-Center Width-Center Height-12 ft. maximum	0 – 6 in.	Vertical
Screen Area	N-SCR	8 x 12 ft.	Length-Center Width-Center Height-12 ft. maximum	0 – 6 in.	Vertical



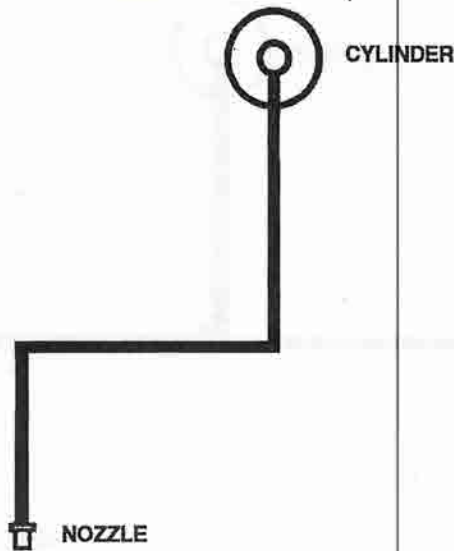
**TABLE 3-1**  
**Total Flooding Nozzle Protection Chart**

Maximum Dimensions in feet/nozzle for one (1) Model NF-ABC

Side 1 (ft.)	Nozzle Height (ft.)	Maximum Side 2 (ft.)	Side 1 (ft.)	Nozzle Height (ft.)	Maximum Side 2 (ft.)	Side 1 (ft.)	Nozzle Height (ft.)	Maximum Side 2 (ft.)	Side 1 (ft.)	Nozzle Height (ft.)	Maximum Side 2 (ft.)
3	8	16.70	7	8	15.46	11	8	12.92	15	8	7.94
	9	16.70		9	15.46		9	12.92		9	7.94
	10	16.70		10	15.46		10	11.78		10	7.94
	11	16.70		11	15.46		11	10.71		11	7.85
	12	16.70		12	15.43		12	9.82		12	7.20
	13	16.70		13	14.24		13	9.06		13	6.65
	14	16.70		14	13.22		14	8.42		14	6.17
	15	16.70		15	12.34		15	7.85		15	5.76
	16	16.70		16	11.57		16	7.36		16	5.40
	17	16.70		17	10.89		17	6.93		17	5.08
	18	16.70		18	10.29		18	6.55		18	4.80
19	16.70	19	9.74	19	6.20	19	4.55				
20	16.70	20	9.26	20	5.89	20	4.32				
4	8	16.49	8	8	14.97	12	8	12.00	16	8	5.66
	9	16.49		9	14.97		9	12.00		9	5.66
	10	16.49		10	14.97		10	10.80		10	5.66
	11	16.49		11	14.73		11	9.82		11	5.66
	12	16.49		12	13.50		12	9.00		12	5.66
	13	16.49		13	12.46		13	8.31		13	5.66
	14	16.49		14	11.57		14	7.71		14	5.66
	15	16.49		15	10.80		15	7.20		15	5.40
	16	16.49		16	10.13		16	6.75		16	5.06
	17	16.49		17	9.53		17	6.35		17	4.76
	18	16.49		18	9.00		18	6.00		18	4.50
19	16.49	19	8.53	19	5.68	19	4.26				
20	16.20	20	8.10	20	5.40	20	4.05				
5	8	16.22	9	8	14.39	13	8	10.91			
	9	16.22		9	14.39		9	10.91			
	10	16.22		10	14.39		10	9.97			
	11	16.22		11	13.09		11	9.06			
	12	16.22		12	12.00		12	8.31			
	13	16.22		13	11.08		13	7.67			
	14	16.22		14	10.29		14	7.12			
	15	16.22		15	9.60		15	6.65			
	16	16.20		16	9.00		16	6.23			
	17	15.25		17	8.47		17	5.86			
	18	14.40		18	8.00		18	5.54			
19	13.64	19	7.58	19	5.25						
20	12.96	20	7.20	20	4.98						
6	8	15.87	10	8	13.71	14	8	9.59			
	9	15.87		9	13.71		9	9.59			
	10	15.87		10	12.96		10	9.26			
	11	15.87		11	11.78		11	8.42			
	12	15.87		12	10.80		12	7.71			
	13	15.87		13	9.97		13	7.12			
	14	15.43		14	9.26		14	6.61			
	15	14.40		15	8.64		15	6.17			
	16	13.50		16	8.10		16	5.79			
	17	12.71		17	7.62		17	5.45			
	18	12.00		18	7.20		18	5.14			
19	11.37	19	6.82	19	4.87						
20	10.80	20	6.48	20	4.63						

551094

PCI-17ABC with 1 nozzle



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**Total Flooding Piping Limits PCI-17ABC**

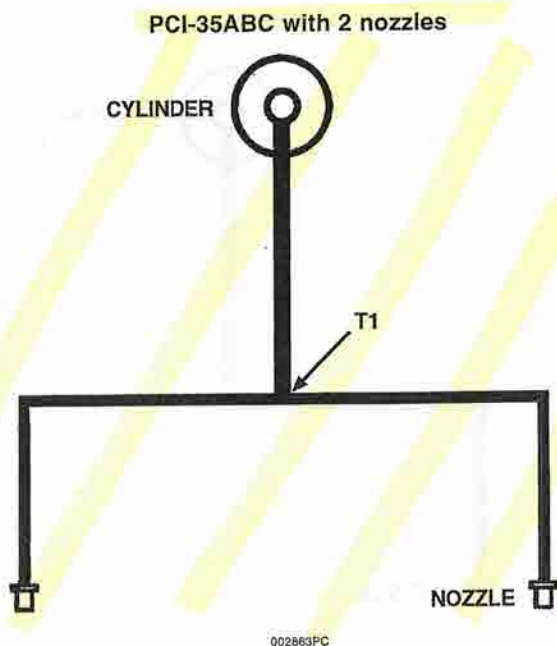
Cylinder Size	Nozzle Quantity	Nozzle Type	Piping Section	Size	Length Maximum	Elbows Maximum
PCI-17ABC	1	NF-ABC	Cylinder to Nozzle	3/4 in.	30 ft.	4

**NOTE:**

- 1. PCI-17ABC uses one (1) NF-ABC nozzle.
- ▶ 2. A Main/Reserve Swing Check Valve, Part No. 417788, may be located between the cylinder and T1.

ISO-1

18



**Total Flooding Piping Limits PCI-35ABC**

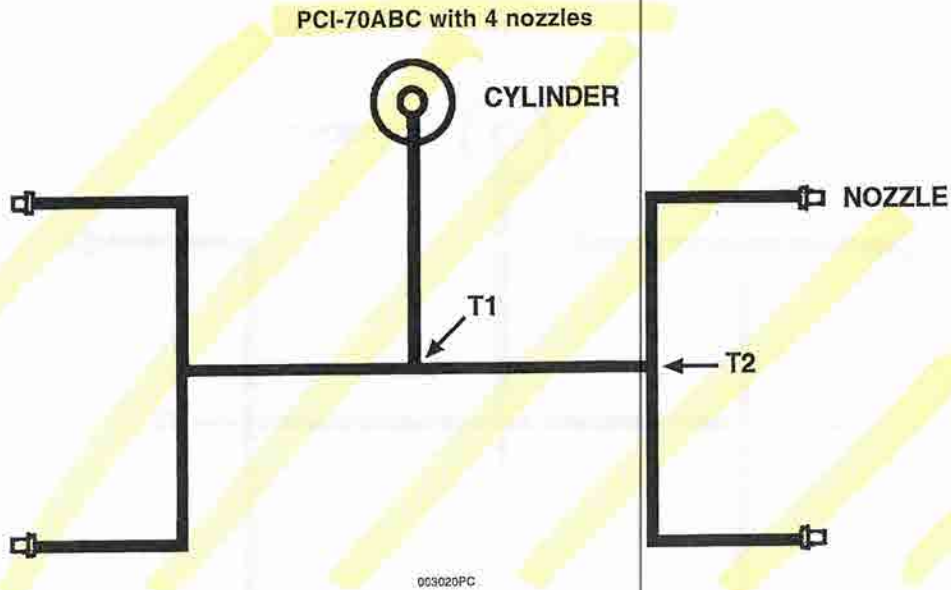
Cylinder Size	Maximum Nozzle Quantity	Nozzle Type	Piping Section	Size	Length Maximum	Elbows Maximum
PCI-35ABC	2	NF-ABC	Cylinder to T1	3/4 in.	30 ft. (9.1 m)	4
			T1 to Nozzle	3/4 in.	9 ft. (2.7 m)	2

**NOTE:**

1. PCI-35ABC must always use two (2) NF-ABC nozzles.
2. System piping must be balanced. Balanced piping is that in which the difference between the shortest actual pipe length from T1 to nozzle and the longest actual pipe length from T1 to nozzle does not exceed 10% of the longest actual pipe length from T1 to nozzle. The number and type of fittings from all last tee to nozzle sections must be equal.
3. A Main/Reserve Swing Check Valve, Part No. 417788, may be located between the cylinder and T1.



PN: 551094



**Total Flooding Piping Limits PCI-70ABC**

Cylinder Size	Maximum Nozzle Quantity	Nozzle Type	Piping Section	Size	Length Maximum	Elbows Maximum
PCI-70ABC	4	NF-ABC	Cylinder to T1	1 in.	30 ft. (9.1 m)	3
			T1 to T2	1 in.	14 ft. (4.3 m)	2
			T2 to Nozzle	3/4 in.	9 ft. (2.7 m)	2

**NOTE:**

1. PCI-70ABC must always use four (4) NF-ABC nozzles.
2. System piping must be balanced. Balanced piping is that in which the difference between the shortest actual pipe length from T1 to nozzle and the longest actual pipe length from T1 to nozzle does not exceed 10% of the longest actual pipe length from T1 to nozzle. T2 to nozzle on the same branch must not exceed 10% of each other. The number and type of fittings from all last tee to nozzle sections must be equal.
3. A Main/Reserve Swing Check Valve, Part No. 417788, may be located between the cylinder and T1.

$1200 \times 30 = 36,000$   
 $65 \times 120 = 7,800$   
 PIPE = 21,150  
 LABOR = 33,000  

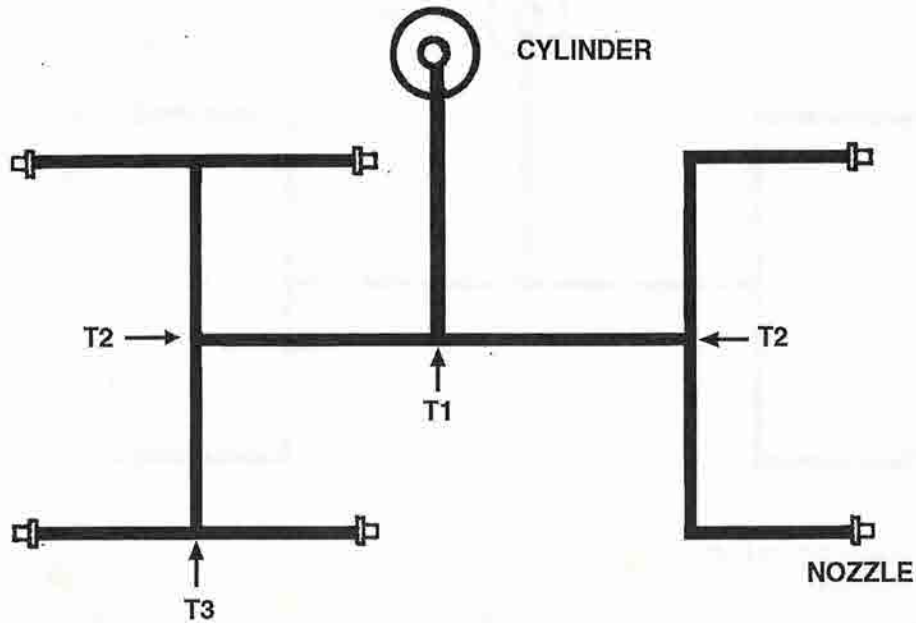

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 97,950

3008 FT. w/ 32 TANKS

2820 x 21,150

PCI-70ABC with 6 nozzles



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Cylinder Size	Maximum Nozzle Quantity	Nozzle Type	Piping Section	Size	Length Maximum	Elbows Maximum
PCI-70ABC	6	N-SCR, N-OTF	Cylinder to T1	1 in.	18 ft. (5.5 m)	3
			T1 to T2 (4 Nozzle Side)	1 in.	14 ft. (4.3 m)	1
			T2 to T3	3/4 in.	4 ft. (1.2 m)	0
			T3 to Nozzle	3/4 in.	6 ft. (1.8 m)	2
			T1 to T2 (2 Nozzle Side)	1 in.	14 ft. (4.3 m)	2
			T2 to Nozzle	3/4 in.	6 ft. (1.8 m)	2

**NOTE:**

1. These limitations apply to PCI-70ABC using six nozzles (2-N-SCR, 4 N-OTF, or 6 N-OTF).
2. System piping must be balanced. Balanced piping is that in which the difference between the shortest actual pipe length from T1 to nozzle and the longest actual pipe length from T1 to nozzle does not exceed 10% of the longest actual pipe length from T1 to nozzle. T2 to nozzle on the same branch must not exceed 10% of each other. The number and type of fittings for all last tee to nozzle sections must be equal.
3. A Main/Reserve Swing Check Valve, Part No. 417788, may be located between the cylinder and T1.
4. When using the 2-N-SCR, 4-N-OTF nozzle combination, the 2-N-SCRs must be located on the two nozzle side of the piping layout.

## SECTION 1: PRODUCT AND COMPANY IDENTIFICATION

<b>PRODUCT NAME:</b>	Acetone (Technical)
<b>SYNONYMS:</b>	Dimethyl ketone; 2-propanone; pyroacetic acid; dimethyl formaldehyde
<b>CATALOG CODES:</b>	VAR
<b>MANUFACTURER:</b>	Volu-Sol
<b>ADDRESS:</b>	5095 West 2100 South Salt Lake City, UT 84120
<b>EMERGENCY PHONE:</b>	(800) 535-5053
<b>OTHER CALLS:</b>	(801) 974-9474
<b>FAX:</b>	(801) 974-9553
<b>CHEMICAL FAMILY:</b>	Ketone
<b>CHEMICAL FORMULA:</b>	(CH <sub>3</sub> ) <sub>2</sub> CO
<b>PREPARED BY:</b>	Volu-Sol

**RECOMMENDED USE:** Raw material, manufacture, processing, distribution, laboratory use, uses in coatings, use as binders and release agents, use in rubber production and processing, use in polymer production and processing, drilling applications, foaming agents, mining chemicals

**RESTRICTIONS ON USE:** Use as recommended

## SECTION 2: HAZARD(S) IDENTIFICATION

<b>EMERGENCY OVERVIEW:</b>	
<b>GHS Classification:</b>	Flammable Liquids (Category 2) Eye Irritation (Category 2A) Specific target organ toxicity (Category 3) Single exposure, Central Nervous System
<b>GHS LABEL ELEMENTS:</b>	
<b>Pictogram:</b>	
<b>Signal Word:</b>	Danger
<b>Hazard Statement(s):</b>	H225 Highly flammable liquid and vapor H319 Causes serious eye irritation H336 May cause drowsiness or dizziness
<b>Precautionary Statement(s):</b>	P210 Keep away from heat/sparks/open flames/hot surfaces. No Smoking P233 Keep container tightly closed P240 Ground/bond container and receiving equipment P241 Use explosion-proof electrical/ ventilating/ lighting/ equipment P242 Use only non-sparking tools P243 Take precautionary measures against static discharge P261 Avoid breathing dust/ fume/ gas/ mist/ vapours/ spray P264 Wash skin thoroughly after handling P271 Use only outdoors or in a well-ventilated area P280 Wear protective gloves/protective clothing/ eye protection/face protection P303+P361+P353 IF ON SKIN (or hair): Remove/Take off immediately all contaminated clothing. Rinse skin with water/shower P304+P340 IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing P305+P351+P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing P312 Call a POISON CENTER or doctor/physician if you feel unwell P337+P313 If eye irritation persists: Get medical advice/attention P370+P378 In case of fire: Use dry sand, dry chemical or alcohol-resistant foam for extinction P403+P233 Store in a well-ventilated place. Keep container tightly closed

P403+P235	Store in a well-ventilated place. Keep cool
P405	Store locked up
P501	Dispose of contents/container to an approved waste disposal plant

**OTHER HAZARDS:** Repeated exposure may cause skin dryness, cracking, severe irritation or dermatitis

**HMIS Classification:**

<b>Health hazard:</b>	2
<b>Chronic health hazard:</b>	-
<b>Flammability:</b>	3
<b>Physical hazards:</b>	0

**NFPA Rating:**

<b>Health hazard:</b>	2
<b>Fire:</b>	3
<b>Reactivity Hazard:</b>	0

## SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENT	CAS NO. EC-NO. Index-NO.
Acetone (≥99.5%)	67-64-1 200-662-2 606-001-00-8

## SECTION 4: FIRST AID MEASURES

**INHALATION:** If breathed in, move person into fresh air. If not breathing, give artificial respiration. Consult a physician

**INGESTION:** Do NOT induce vomiting. Never give anything by mouth to an unconscious person. Rinse mouth with water. Consult a physician

**SKIN:** Wash off with soap and plenty of water. Consult a physician

**EYE:** Rinse thoroughly with plenty of water for at least 15 minutes and consult a physician

## SECTION 5: FIRE-FIGHTING MEASURES

<b>FLAMMABLE LIMITS IN AIR:</b>	<b>Percentage by Volume</b>
	Upper: 13 %
	Lower: 2.5 %

**FLASH POINT:** -17°C (1.4°F) – closed cup

**AUTOIGNITION TEMPERATURE:** 465°C (869°F)

**EXTINGUISHING MEDIA:** Use water spray, alcohol-resistant foam, dry chemical or carbon dioxide

**FIRE FIGHTING PROCEDURES:** In the event of a fire, wear full protective clothing and NIOSH-approved self-contained breathing apparatus with full face piece operated in the pressure demand or other positive pressure mode

**FURTHER INFORMATION:** Use water spray to cool unopened containers

## SECTION 6: ACCIDENTAL RELEASE MEASURES

**ACCIDENTAL RELEASE MEASURES:** Use personal protective equipment. Avoid breathing vapours, mist or gas. Ensure adequate ventilation. Remove all sources of ignition. Evacuate personnel to safe areas. Beware of vapours accumulating to form explosive concentrations. Vapours can accumulate in low areas. Prevent further leakage or spillage if safe to do so. Do not let product enter drains. Contain spillage, and then collect with an electrically protected vacuum cleaner or by wet-brushing and place in container for disposal according to local regulations

## SECTION 7: HANDLING AND STORAGE

**HANDLING AND STORAGE:** Avoid contact with skin and eyes. Avoid inhalation of vapour or mist. Use explosion-proof equipment. Keep away from sources of ignition - No smoking. Take measures to prevent the buildup of electrostatic charge. Keep container



tightly closed in a dry and well-ventilated place. Containers which are opened must be carefully resealed and kept upright to prevent leakage

**INCOMPATIBILITIES:** bases, oxidizing agents, reducing agents, phosphorous oxychloride

#### SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

**EXPOSURE LIMITS:** Reported in a time-weighted average (TWA)

Component	CAS-No.	Reference	OSHA		ACGIH	
			ppm	mg/m <sup>3</sup>	ppm	mg/m <sup>3</sup>
Acetone	67-64-1		1,000	2,400	500	1,190
			PEL	PEL	TLV	TLV

**VENTILATION SYSTEM:** Local and/or general exhaust is recommended to keep exposure below limits. Local exhaust ventilation is preferred for control of the emissions at its source, preventing dispersion into the general work area. Please refer to the ACGIH document, *Industrial Ventilation: A Manual of Recommended Practices*, for details

**PERSONAL RESPIRATORS:** If exposure limit is exceeded and engineering controls are not feasible, a half-face organic vapor respirator may be worn for up to ten times the exposure limit, or the maximum use concentration specified by the appropriate regulatory agency or respirator supplier; whichever is lowest. A full-face piece organic vapor respirator may be worn up to 50 times the exposure limit, or the maximum use concentration specified by the appropriate regulatory agency or respirator supplier, whichever is lowest. For emergencies or instances where the exposure levels are not known, use a full-face, positive-pressure, air-supplied respirator. **WARNING:** Air-purifying respirators do not protect workers in oxygen-deficient atmospheres

**SKIN PROTECTION:** Handle with gloves. Gloves must be inspected prior to use. Use proper glove removal technique (without touching glove's outer surface) to avoid skin contact with this product. Dispose of contaminated gloves after use in accordance with applicable laws and good laboratory practices. Wash and dry hands

**EYE PROTECTION:** Face shield and safety glasses Use equipment for eye protection tested and approved under appropriate government standards such as NIOSH (US) or EN 166 (EU)

#### SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

**APPEARANCE:** Clear, colorless, liquid  
**ODOR:** -  
**SOLUBILITY:** completely miscible  
**pH:** -  
**BOILING POINT:** 56.5°C (133.5°F) @760 mmHg  
**MELTING POINT:** -94°C (-137.5°F)  
**VAPOR PRESSURE (hPa):** 245.3 (at 20°C)  
**MOLECULAR WEIGHT:** 58.08 g mol<sup>-1</sup>  
**RELATIVE DENSITY:** .791 g cm<sup>-3</sup>  
**VISCOSITY:** -

#### SECTION 10: STABILITY AND REACTIVITY

**CHEMICAL STABILITY:** Stable under recommended conditions of use and storage

**CONDITIONS TO AVOID:** Heat, flames, ignition sources and incompatibles

**HAZARDOUS DECOMPOSITION OR BY-PRODUCTS:** No data available

#### SECTION 11: TOXICOLOGICAL INFORMATION

##### TOXICOLOGICAL INFORMATION:

**Acute Toxicity:** Oral rat LD50: 5,800 mg/kg  
Inhalation rat LC50: 50,100 mg/m<sup>3</sup> – 8 h  
Dermal guinea pig LD50: 7,426 mg/kg

**Skin/Eye Irritation:** Skin rabbit: Mild skin irritation – 24 h  
Eyes rabbit: Eye irritation – 24 h

**Carcinogenicity:** This product is or contains a component that is not classifiable as to its carcinogenicity based on its IARC, ACGIH, NTP, or EPA classification

**ROUTES OF ENTRY:** Inhalation/Ingestion/Skin

#### SECTION 12: ECOLOGICAL INFORMATION

##### ECOLOGICAL INFORMATION:

**Toxicity:** Fish LC50 Oncorhynchus mykiss – 5,540 mg/l – 96 h  
Other LC50 Daphnia magna – 8,800 mg/l – 48 h  
Algae No data available

**Persistence and degradability:** 91% - Readily biodegradable

#### SECTION 13: DISPOSAL CONSIDERATIONS

**WASTE DISPOSAL METHOD:** Burn in a chemical incinerator equipped with an afterburner and scrubber but exert extra care in igniting as this material is highly flammable. Offer surplus and non-recyclable solutions to a licensed disposal company. Contact a licensed professional waste disposal service to dispose of this material. Dispose of as unused product

#### SECTION 14: TRANSPORT INFORMATION

US DOT	IATA
Shipping Name: Acetone	Shipping Name: Acetone
Hazard Class: 3	Hazard Class: 3
UN Number: 1090	UN Number: 1090
Packing Group: II	Packing Group: II

#### SECTION 15: REGULATORY INFORMATION

<b>SARA 302</b>	-
<b>SARA 313</b>	-
<b>SARA 311/312</b>	Fire Hazard, Acute Health Hazard, Chronic Health Hazard
<b>State</b>	MA: 67-64-1 PA: 67-64-1 NJ: 67-64-1 California Prop. 65:

#### SECTION 16: OTHER INFORMATION

**Disclaimer:** The information is provided without any representation or warranty, express or implied, regarding the accuracy or correctness. The conditions or methods of handling, storage, use, and disposal of the product are beyond our control and may be beyond our knowledge. For this and other reasons, we do not assume responsibility and expressly disclaim liability for loss, damage or expense arising out of or in any way connected with the handling, storage, use or disposal of the product.

## SECTION 1: PRODUCT AND COMPANY IDENTIFICATION

**PRODUCT NAME:** Ethyl Alcohol, Pure

**SYNONYMS:** Ethanol, Pure, Absolute, 200 Proof

**CATALOG CODES:** VET

**MANUFACTURER:** Volu-Sol

**ADDRESS:** 5095 West 2100 South  
Salt Lake City, UT 84120

**EMERGENCY PHONE:** (800) 535-5053

**OTHER CALLS:** (801) 974-9474

**FAX:** (801) 974-9553

**CHEMICAL FAMILY:** -

**CHEMICAL FORMULA:** -

**PREPARED BY:** Volu-Sol

**RECOMMENDED USE:** As a solvent in the manufacture of: cleaning solutions, cosmetics for external use, disinfectants, fungicides, insecticides, perfume materials and fixatives, pharmaceutical products for external use.


**RESTRICTIONS ON USE:** Refer to the alcohol control authority in country in which the product is to be used – Canada Revenue Agency (Excise) in Canada, US Tax and Trade Bureau in US, etc.

## SECTION 2: HAZARD(S) IDENTIFICATION

**EMERGENCY OVERVIEW:**

**GHS Classification:** Flammable Liquids (Category 2)  
Eye irritation (Category 2B)

**GHS LABEL ELEMENTS:**

**Pictogram:** 

**Signal Word:** Danger

**Hazard Statement(s):**

H225 Highly flammable liquid and vapour

H320 Causes eye irritation

**Precautionary Statement(s):**

P210 Keep away from heat/sparks/open flames/hot surfaces. No smoking

P233 Keep container tightly closed

P240 Ground/bond container and receiving equipment

P241 Use explosion-proof electrical/ ventilating/ lighting/ equipment

P242 Use only non-sparking tools

P243 Take precautionary measures against static discharge

P264 Wash hands thoroughly after handling

P280 Wear protective gloves/ eye protection/ face protection

P303+P361+P353 IF ON SKIN (or hair): Remove/Take off immediately all contaminated clothing. Rinse skin with water/shower

P305+P351+P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Seek medical attention

P337+P313 If eye irritation persists: Get medical attention

P370+P378 In case of fire: Use dry sand, dry chemical or alcohol-resistant foam for extinction

P403+P235 Store in a well-ventilated place. Keep cool

P501 Dispose of contents/container to an approved waste disposal plant

**OTHER HAZARDS:** -

## SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENT	CAS NO. EC-NO. Index-NO.
Ethanol (<=100%)	64-17-5 200-578-6 603-002-00-5

## SECTION 4: FIRST AID MEASURES

**INHALATION:** Remove to fresh air. If not breathing, give artificial respiration. If breathing is difficult, give oxygen. Consult a physician

**INGESTION:** If swallowed, vomiting may occur spontaneously, but DO NOT INDUCE. If vomiting occurs, keep head below hips to prevent aspiration into lungs. Never give anything by mouth to an unconscious person. Rinse mouth with water. Consult a physician

**SKIN:** Wash off with soap and plenty of water. Consult a physician

**EYE:** Rinse thoroughly with plenty of water for at least 15 minutes and consult a physician. If irritation occurs, seek medical attention

## SECTION 5: FIRE-FIGHTING MEASURES

**FLAMMABLE LIMITS IN AIR:** Percentage by Volume  
Upper: 13.5%  
Lower: 2.5%

**FLASH POINT:** 13 °C (55.4 °F) – closed cup

**AUTOIGNITION TEMPERATURE:** 455 °C (851 °F) at 1,013 hPa

**EXTINGUISHING MEDIA:** Use water spray, alcohol-resistant foam, dry chemical or carbon dioxide

**FIRE FIGHTING PROCEDURES:** In the event of a fire, wear full protective clothing and NIOSH-approved self-contained breathing apparatus with full face piece operated in the pressure demand or other positive pressure mode

**FIRE AND EXPLOSION HAZARDS:** Use water spray to cool unopened containers

## SECTION 6: ACCIDENTAL RELEASE MEASURES

**ACCIDENTAL RELEASE MEASURES:** Advice for non-emergency personnel: Do not breathe vapors, aerosols. Avoid substance contact. Ensure adequate ventilation. Keep away from heat and sources of ignition. Evacuate the danger area, observe emergency procedures, consult an expert. Do not let product enter drains. Risk of explosion. Cover drains. Collect, bind, and pump off spills. Observe possible material restrictions. Take up with liquid-absorbent material. Dispose of properly. Clean up affected area

## SECTION 7: HANDLING AND STORAGE

**HANDLING AND STORAGE:** Avoid contact with skin and eyes. Avoid inhalation of vapour or mist. Use explosion-proof equipment. Keep away from sources of ignition - No smoking. Take measures to prevent the buildup of electrostatic charge. Keep container tightly closed in a dry and well-ventilated place. Containers which are opened must be carefully resealed and kept upright to prevent leakage

**INCOMPATIBILITIES:** rubber, various plastics

## SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

**EXPOSURE LIMITS:** Reported in a time-weighted average (TWA)

Component	CAS-No.	Reference	OSHA		ACGIH	
			ppm	mg/m <sup>3</sup>	ppm	mg/m <sup>3</sup>
Ethanol	64-17-5		1,000	1,900	1,000	1,900
			PEL	PEL	TLV	TLV

**VENTILATION SYSTEM:** Local and/or general exhaust is recommended to keep exposure below limits. Local exhaust ventilation is preferred for control of the emissions at its source, preventing dispersion into the general work area. Please refer to the ACGIH document, *Industrial Ventilation: A Manual of Recommended Practices*, for details

**PERSONAL RESPIRATORS:** Where risk assessment shows air-purifying respirators are appropriate use a full-face respirator with multipurpose combination (US) or type ABEK (EN 14387) respirator cartridges as a backup to engineering controls. If the respirator is the sole means of protection, use a full-face supplied air respirator. Use respirators and components tested and approved under appropriate government standards such as NIOSH (US) or CEN (EU). Prevent further leakage or spillage if safe to do so. Do not let product enter drains

**SKIN PROTECTION:** Handle with gloves. Gloves must be inspected prior to use. Use proper glove removal technique (without touching glove's outer surface) to avoid skin contact with this product. Dispose of contaminated gloves after use in accordance with applicable laws and good laboratory practices. Wash and dry hands

**EYE PROTECTION:** Face shield and safety glasses Use equipment for eye protection tested and approved under appropriate government standards such as NIOSH (US) or EN 166 (EU)

#### SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

**APPEARANCE:** liquid  
**ODOR:** Typical ethanol/ lower alcohol odor  
**SOLUBILITY:** 1,000 g/l at 20 °C (68 °F) - completely miscible  
**pH:** 7.0 at 10 g/l at 20 °C (68 °F)  
**BOILING POINT:** 78 °C 172 °F  
**MELTING POINT:** -  
**VAPOR PRESSURE:** 0.57 hPa at 19.6 °C (67.3 °F)  
**SPECIFIC GRAVITY:** -  
**MOLECULAR WEIGHT:** -  
**DENSITY:** -  
**VISCOSITY:** -  
**REFRACTIVE INDEX:** -

#### SECTION 10: STABILITY AND REACTIVITY

**CHEMICAL STABILITY:** Stable under recommended conditions of use and storage  
**CONDITIONS TO AVOID:** Heat, flames, ignition sources  
**HAZARDOUS DECOMPOSITION OR BY-PRODUCTS:** No data available

#### SECTION 11: TOXICOLOGICAL INFORMATION

##### TOXICOLOGICAL INFORMATION:

**Acute Toxicity:** LD50 Oral - Rat - male and female - 10,470 mg/kg (OECD Test Guideline 401)  
LC50 Inhalation - Rat - male and female - 4 h - 124.7 mg/l (OECD Test Guideline 403)  
Dermal: No data available

**Skin/Eye Irritation:** Skin - Rabbit  
Result: No skin irritation - 24 h (OECD Test Guideline 404)  
Eyes - Rabbit  
Result: Causes serious eye irritation. (OECD Test Guideline 405)

**Carcinogenicity:** No component of this product present at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by IARC, NTP or OSHA

**ROUTES OF ENTRY:** Inhalation/Ingestion/Skin

#### SECTION 12: ECOLOGICAL INFORMATION

##### ECOLOGICAL INFORMATION:

**Toxicity:** Toxicity to fish flow-through test LC50 - Pimephales promelas (fathead minnow) - 15,300 mg/l - 96 h (US-EPA) Toxicity to daphnia and other aquatic invertebrates static test LC50 - Ceriodaphnia dubia (water flea) - 5,012 mg/l - 48 h Remarks: (ECHA) Toxicity to algae static test ErC50 - Chlorella vulgaris (Fresh water algae) - 275 mg/l - 72 h (OECD Test Guideline 201) Toxicity to bacteria static test IC50 - activated sludge - > 1,000 mg/l - 3 h (OECD Test Guideline 209)

**Persistence and degradability:** Biodegradability aerobic - Exposure time 15 d Result: ca.95 % - Readily biodegradable. (OECD Test Guideline 301E) Biochemical Oxygen Demand (BOD) 930 - 1,670 mg/g Remarks: (Lit.) Theoretical oxygen demand 2,100 mg/g Remarks: (Lit.)

**Mobility in soil:** No data available

**PBT/vPvB Results:** PBT/vPvB assessment not available as chemical safety assessment not required/not conducted

#### SECTION 13: DISPOSAL CONSIDERATIONS

**WASTE DISPOSAL METHOD:** Waste material must be disposed of in accordance with the national and local regulations. Leave chemicals in original containers. No mixing with other waste. Handle uncleaned containers like the product itself

#### SECTION 14: TRANSPORT INFORMATION

US DOT	IATA	IMDG/IMO
Shipping Name: Ethanol	Shipping Name: Ethanol	Shipping Name: Ethanol
Hazard Class: 3	Hazard Class: 3	Hazard Class: 3
UN Number: 1170	UN Number: 1170	UN Number: 1170
Packing Group: II	Packing Group: II	Packing Group: II

#### SECTION 15: REGULATORY INFORMATION

<b>SARA 302</b>	-
<b>SARA 313</b>	-
<b>SARA 311/312 Hazards</b>	Fire hazard, Acute Health Hazard, Chronic Health Hazard
<b>State</b>	Right to know lists: MA: 64-17-5 PA: 64-17-5 NJ: 64-17-5 California Prop. 65 Components:

#### SECTION 16: OTHER INFORMATION

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## SECTION 1: PRODUCT AND COMPANY IDENTIFICATION

**PRODUCT NAME:** Isopropyl Alcohol 99% (Technical)

**SYNONYMS:** 2-Propanol, sec-Propyl alcohol, IPA, Isopropanol, Isopropyl alcohol

**CATALOG CODES:** VIA

**MANUFACTURER:** Volu-Sol

**ADDRESS:** 5095 West 2100 South  
Salt Lake City, UT 84120

**EMERGENCY PHONE:** (800) 535-5053

**OTHER CALLS:** (801) 974-9474

**FAX:** (801) 974-9553

**CHEMICAL FAMILY:** -

**CHEMICAL FORMULA:** -

**PREPARED BY:** Volu-Sol

**RECOMMENDED USE:** Laboratory chemical, manufacture of substances

**RESTRICTIONS ON USE:** Use as recommended

## SECTION 2: HAZARD(S) IDENTIFICATION

## EMERGENCY OVERVIEW:

**GHS Classification:** Flammable Liquids (Category 2)  
Eye Irritation (Category 2A)  
Specific Target Organ Toxicity (Category 3)  
Single Exposure – Central Nervous System

## GHS LABEL ELEMENTS:

## Pictogram:



## Signal Word:

Danger

## Hazard Statement(s):

H225 Highly flammable liquid and vapour  
H319 Causes serious eye irritation  
H336 May cause drowsiness or dizziness

## Precautionary Statement(s):

P201 Keep away from heat/sparks/open flames/hot surfaces. No smoking

P233 Keep container tightly closed

P240 Ground/bond container and receiving equipment

P241 Use explosion-proof electrical/ ventilating/ lighting equipment

P242 Use only non-sparking tools

P243 Take precautionary measures against static discharge

P261 Avoid breathing dust/ fume/ gas/ mist/ vapours/ spray

P264 Wash skin thoroughly after handling

P271 Use only outdoors or in a well-ventilated area

P280 Wear protective gloves/protective clothing/eye protection/face protection

P303+P361+P353 IF ON SKIN (or hair): Remove/Take off immediately all contaminated clothing. Rinse skin with water/shower

P304+P340 IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing

P305+P351+P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing

P312 Call a POISON CENTER or doctor/physician if you feel unwell

P337+P313 If eye irritation persists: Get medical advice/attention

P370+P378 In case of fire: Use dry sand, dry chemical or alcohol-resistant foam for extinction

P403+P233 Store in a well-ventilated place. Keep container tightly closed

P403+P235 Store in a well-ventilated place. Keep cool

P405 Store locked up

P501 Dispose of contents/container to an approved waste disposal plant

**OTHER HAZARDS:** May form explosive peroxides

## HMIS Classification:

**Health hazard:** 2

**Chronic health hazard:** -

**Flammability:** 3

**Physical hazards:** 0

**NFPA Rating:**

**Health hazard:** 2

**Fire:** 3

**Reactivity Hazard:** 0

## SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENT	CAS NO. EC-NO. Index-NO.
2-Propanol (≥99%)	67-63-0 200-661-7 603-117-00-0

## SECTION 4: FIRST AID MEASURES

**INHALATION:** If breathed in, move person into fresh air. If not breathing, give artificial respiration. Consult a physician

**INGESTION:** Do NOT induce vomiting. Never give anything by mouth to an unconscious person. Rinse mouth with water. Consult a physician

**SKIN:** Wash off with soap and plenty of water. Consult a physician

**EYE:** Rinse thoroughly with plenty of water for at least 15 minutes and consult a physician

## SECTION 5: FIRE-FIGHTING MEASURES

**FLAMMABLE LIMITS IN AIR:** Percentage by Volume  
Upper: 12.7%  
Lower: 2%

**FLASH POINT:** 12.0 °C (53.6 °F) – closed cup

**AUTOIGNITION TEMPERATURE:** 425.0 °C (797 °F)

**EXTINGUISHING MEDIA:** Use water spray, alcohol-resistant foam, dry chemical or carbon dioxide

**FIRE FIGHTING PROCEDURES:** In the event of a fire, wear full protective clothing and NIOSH-approved self-contained breathing apparatus with full face piece operated in the pressure demand or other positive pressure mode

**FIRE AND EXPLOSION HAZARDS:** -

## SECTION 6: ACCIDENTAL RELEASE MEASURES

**ACCIDENTAL RELEASE MEASURES:** Use personal protective equipment. Avoid breathing vapours, mist or gas. Ensure adequate ventilation. Remove all sources of ignition. Evacuate personnel to safe areas. Beware of vapours accumulating to form explosive concentrations. Vapours can accumulate in low areas. Prevent further leakage or spillage if safe to do so. Do not let product enter drains. Contain spillage, and then collect with an electrically protected vacuum cleaner or by wet-brushing and place in container for disposal according to local regulations

## SECTION 7: HANDLING AND STORAGE

**HANDLING AND STORAGE:** Avoid contact with skin and eyes. Avoid inhalation of vapour or mist. Use explosion-proof equipment. Keep away from sources of ignition. No smoking. Take measures to prevent the buildup of electrostatic charge. Keep container tightly closed in a dry and well-ventilated place. Containers which are opened must be carefully resealed and kept upright to prevent leakage. Handle and store under inert gas. Hygroscopic

**INCOMPATIBILITIES:** -

## SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

**EXPOSURE LIMITS:** Reported in a time-weighted average (TWA)

Component	CAS-No.	Reference	OSHA		ACGIH	
			ppm	mg/m <sup>3</sup>	ppm	mg/m <sup>3</sup>
2-Propanol	67-63-0		400 PEL	980 PEL	200 TLV	

**PERSONAL RESPIRATORS:** Where risk assessment shows air-purifying respirators are appropriate use a full-face respirator with multipurpose combination (US) or type ABEK (EN 14387) respirator cartridges as a backup to engineering controls. If the respirator is the sole means of protection, use a full-face supplied air respirator. Use respirators and components tested and approved under appropriate government standards such as NIOSH (US) or CEN (EU)

**SKIN PROTECTION:** Handle with gloves. Gloves must be inspected prior to use. Use proper glove removal technique (without touching glove's outer surface) to avoid skin contact with this product. Dispose of contaminated gloves after use in accordance with applicable laws and good laboratory practices. Wash and dry hands

**EYE PROTECTION:** Face shield and safety glasses. Use equipment for eye protection tested and approved under appropriate government standards such as NIOSH (US) or EN 166 (EU)

#### SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

**APPEARANCE:** liquid  
**ODOR:** alcohol-like  
**SOLUBILITY:** -  
**pH:** -  
**BOILING POINT:** 82 °C (180 °F)  
**MELTING POINT:** -  
**VAPOR PRESSURE:** -  
**SPECIFIC GRAVITY:** -  
**MOLECULAR WEIGHT:** -  
**DENSITY:** -  
**VISCOSITY:** -  
**REFRACTIVE INDEX:** -

#### SECTION 10: STABILITY AND REACTIVITY

**CHEMICAL STABILITY:** Stable under recommended conditions of use and storage

**CONDITIONS TO AVOID:** Heat, flames, sparks. Extreme temperature and direct sunlight

**HAZARDOUS DECOMPOSITION OR BY-PRODUCTS:** No data available

#### SECTION 11: TOXICOLOGICAL INFORMATION

##### TOXICOLOGICAL INFORMATION:

**Acute Toxicity:** LD50 Oral – Rat – 5,045 mg/kg  
 LC50 Inhalation – Rat (8 h) – 16000 ppm  
 LD50 Dermal – Rabbit – 12,800 mg/kg  
**Skin/Eye Irritation:** Skin – Rabbit – Mild skin irritation  
 Eyes – Rabbit – Eye irritation (24 h)  
**Carcinogenicity:** IARC: 3-Group 3: not classifiable as to its carcinogenicity to humans (2-Propanol)  
**ROUTES OF ENTRY:** Inhalation, Skin

#### SECTION 12: ECOLOGICAL INFORMATION

##### ECOLOGICAL INFORMATION:

**Toxicity:**  
 Fish LC50 – Pimephales promelas (fathead minnow) – 9,640.00 mg/l (96 h)  
 Daphnia EC50 – Daphnia magna (water flea) – 5,102.00 mg/l (24 h)  
 Immobilization EC50 - Daphnia magna (water flea) – 6,851 mg/l (24 h)  
 Algae EC50 – Desmodesmus subspicatus (green algae) – 2,000 mg/l (72 h)  
 EC50 – Algae – 1,000 mg/l (24 h)  
**Persistence and degradability:** No data available  
**Mobility in soil:** No data available  
**PBT/vPvB Results:** PBT/vPvB assessment not available as chemical safety assessment not required/not conducted

#### SECTION 13: DISPOSAL CONSIDERATIONS

**WASTE DISPOSAL METHOD:** Burn in a chemical incinerator equipped with an afterburner and scrubber but exert extra care in igniting as this material is highly flammable. Offer surplus and non-recyclable solutions to a licensed disposal company. Contact a licensed professional waste disposal service to dispose of this material. Dispose of as unused product

#### SECTION 14: TRANSPORT INFORMATION

US DOT	IATA	IMDG/IMO
Shipping Name: Isopropanol	Shipping Name: Isopropanol	Shipping Name: ISOPROPANOL
Hazard Class: 3	Hazard Class: 3	Hazard Class: 3
UN Number: 1219	UN Number: 1219	UN Number: 1219
Packing Group: II	Packing Group: II	Packing Group: II

#### SECTION 15: REGULATORY INFORMATION

<b>SARA 302</b>	-
<b>SARA 313</b>	67-63-0
<b>SARA 311/312 Hazards</b>	Fire Hazard, Acute Health Hazard, Chronic Health Hazard
<b>State</b>	Right to know lists: MA: 67-63-0 PA: 67-63-0 NJ: 67-63-0 California Prop. 65 Components: -

#### SECTION 16: OTHER INFORMATION

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## SECTION 1: PRODUCT AND COMPANY IDENTIFICATION

**PRODUCT NAME:** Methanol (ACS)

**SYNONYMS:** Methanol reagent grade, methanol, methyl alcohol

**CATALOG CODES:** VMP

**MANUFACTURER:** Volu-Sol

**ADDRESS:** 5095 West 2100 South  
Salt Lake City, UT 84120

**EMERGENCY PHONE:** (800) 535-5053

**OTHER CALLS:** (801) 974-9474

**FAX:** (801) 974-9553

**CHEMICAL FAMILY:** -

**CHEMICAL FORMULA:** -

**PREPARED BY:** Volu-Sol

**RECOMMENDED USE:** Laboratory chemical

**RESTRICTIONS ON USE:** Use as recommended

## SECTION 2: HAZARD(S) IDENTIFICATION

## EMERGENCY OVERVIEW:

**GHS Classification:**

Flammable Liquids	(Category 2)
Acute Toxicity, Oral	(Category 3)
Acute Toxicity, Inhalation	(Category 3)
Acute Toxicity, Dermal	(Category 3)
Specific target organ toxicity Single Exposure	(Category 1)

## GHS LABEL ELEMENTS:

## Pictogram:



## Signal Word:

Danger

## Hazard Statement(s):

H225 Highly flammable liquid and vapour

H301+H311+H331 Toxic if swallowed, in contact with skin or if inhaled

H370 Causes damage to organs

## Precautionary Statement(s):

P210 Keep away from heat/sparks/open flames/hot surfaces. No smoking

P233 Keep container tightly closed

P240 Ground/bond container and receiving equipment

P241 Use explosion-proof electrical/ ventilating/ lighting/ equipment

P242 Use only non-sparking tools

P243 Take precautionary measures against static discharge

P260 Do not breathe dust/ fume/ gas/ mist/ vapours/ spray

P264 Wash skin thoroughly after handling

P270 Do not eat, drink or smoke when using this product

P271 Use only outdoors or in a well-ventilated area

P280 Wear protective gloves/ eye protection/ face protection

P301+P310+P330 IF SWALLOWED: Immediately call a POISON CENTER or doctor/physician. Rinse mouth

P303+P361+P353 IF ON SKIN (or hair): Remove/Take off immediately all contaminated clothing. Rinse skin with water/shower

P304+P340+P311 IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a POISON CENTER or doctor/ physician

P307+P311 IF exposed: Call a POISON CENTER or doctor/ physician

P363 Wash contaminated clothing before reuse

P370+P378 In case of fire: Use dry sand, dry chemical or alcohol-resistant foam for extinction

P403+P233 Store in a well-ventilated place. Keep container tightly closed

P403+P235 Store in a well-ventilated place. Keep cool

P405 Store locked up

P501 Dispose of contents/container to an approved waste disposal plant

## OTHER HAZARDS: -

## HMIS Classification:

**Health hazard:** 2

**Chronic health hazard:** -

**Flammability:** 3

**Physical hazards:** 0

**NFPA Rating:**

**Health hazard:** 2

**Fire:** 3

**Reactivity Hazard:** 0

## SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENT	CAS NO. EC-NO. Index-NO.
Methanol (>99%)	67-56-1 200-659-6 603-001-00-X

## SECTION 4: FIRST AID MEASURES

**INHALATION:** Remove to fresh air. If not breathing, give artificial respiration. If breathing is difficult, give oxygen. Consult a physician

**INGESTION:** Do NOT induce vomiting. Never give anything by mouth to an unconscious person. Rinse mouth with water. Consult a physician

**SKIN:** Immediately flush skin with plenty of soap and water. Remove contaminated clothing and shoes, wash before reuse. Consult a physician

**EYE:** Immediately flush eyes with plenty of water for at least 15 minutes. Consult a physician

## SECTION 5: FIRE-FIGHTING MEASURES

**FLAMMABLE LIMITS IN AIR:** Percentage by Volume  
Upper: -%  
Lower: -%

**FLASH POINT:** -

**AUTOIGNITION TEMPERATURE:** -

**EXTINGUISHING MEDIA:** Use water spray, alcohol-resistant foam, dry chemical or carbon dioxide

**FIRE FIGHTING PROCEDURES:** Wear self-contained breathing apparatus for firefighting if necessary

**FIRE AND EXPLOSION HAZARDS:** Use water spray to cool unopened containers

## SECTION 6: ACCIDENTAL RELEASE MEASURES

**ACCIDENTAL RELEASE MEASURES:** Wear respiratory protection. Avoid breathing vapours, mist or gas. Ensure adequate ventilation. Remove all sources of ignition. Evacuate personnel to safe areas. Beware of vapours accumulating to form explosive concentrations. Vapours can accumulate in low areas. Prevent further leakage or spillage if safe to do so. Do not let product enter drains. Contain spillage, and then collect with an electrically protected vacuum cleaner or by wet-brushing and place in container for disposal according to local regulations

## SECTION 7: HANDLING AND STORAGE

**HANDLING AND STORAGE:** Avoid contact with skin and eyes. Avoid inhalation of vapour or mist. Use explosion-proof equipment. Keep away from sources of ignition. Keep container tightly closed in a dry and well-ventilated place. Containers which are opened must be carefully resealed and kept upright to prevent leakage. Containers of this material may be hazardous when empty since they retain product residues (vapours, liquid); observe all warnings and precautions listed for the product. Take measures to prevent the buildup of electrostatic charge. No smoking

**INCOMPATIBILITIES:** Acid chlorides, acid anhydrides, oxidizing agents

## SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

**EXPOSURE LIMITS:** Reported in a time-weighted average (TWA)

Component	CAS-No.	Reference	OSHA	ACGIH
-----------	---------	-----------	------	-------



			ppm	mg/m <sup>3</sup>	ppm	mg/m <sup>3</sup>
Methanol	67-56-1		200 PEL	260 PEL	200 TLV	260 TLV

**VENTILATION SYSTEM:** Local and/or general exhaust is recommended to keep exposure below limits. Local exhaust ventilation is preferred for control of the emissions at its source, preventing dispersion into the general work area. Please refer to the ACGIH document, *Industrial Ventilation: A Manual of Recommended Practices*, for details

**PERSONAL RESPIRATORS:** If exposure limit is exceeded and engineering controls are not feasible, a half-face organic vapour respirator may be worn for up to ten times the exposure limit, or the maximum use concentration specified by the appropriate regulatory agency or respirator supplier; whichever is lowest. A full-face piece organic vapour respirator may be worn up to 50 times the exposure limit, or the maximum use concentration specified by the appropriate regulatory agency or respirator supplier, whichever is lowest. For emergencies or instances where the exposure levels are not known, use a full-face, positive-pressure, air-supplied respirator. **WARNING:** Air-purifying respirators do not protect workers in oxygen-deficient atmospheres

**SKIN PROTECTION:** Wear impervious protective clothing, including boots, gloves, lab coat, apron or coveralls, as appropriate, to prevent skin contact. Use proper glove removal technique to avoid skin contact with this product. Wash and dry hands

**EYE PROTECTION:** Use chemical safety goggles and/or a full face shield where splashing is possible. Maintain eye wash fountain and quick-drench facilities in work area

#### SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

<b>APPEARANCE:</b>	liquid
<b>ODOR:</b>	Alcohol-like
<b>SOLUBILITY:</b>	Miscible with water
<b>pH:</b>	-
<b>BOILING POINT:</b>	-
<b>MELTING POINT:</b>	-
<b>VAPOR PRESSURE:</b>	-
<b>SPECIFIC GRAVITY:</b>	-
<b>MOLECULAR WEIGHT:</b>	-
<b>DENSITY:</b>	-
<b>VISCOSITY:</b>	-
<b>REFRACTIVE INDEX:</b>	-

#### SECTION 10: STABILITY AND REACTIVITY

**CHEMICAL STABILITY:** Stable under recommended conditions of use and storage

**CONDITIONS TO AVOID:** Heat, flames, ignition sources

**HAZARDOUS DECOMPOSITION OR BY-PRODUCTS:** No data available

#### SECTION 11: TOXICOLOGICAL INFORMATION

##### TOXICOLOGICAL INFORMATION:

<b>Acute Toxicity:</b>	Oral human LDLO: 143 mg/kg <b>Remarks:</b> lungs, thorax, or respiration: Dyspnea. Ingestion may cause gastrointestinal irritation, nausea, vomiting, and diarrhea Oral rat LD50: 1,187-2,769 mg/kg Inhalation rat LC50: 4 h – 128.2 mg/l Inhalation rat LC50: 6 h – 87.6 mg/l Dermal rabbit LD50: 17,100 mg/kg
<b>Skin/Eye Irritation:</b>	No data available
<b>Carcinogenicity:</b>	No component of this product present at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen
<b>ROUTES OF ENTRY:</b>	Inhalation/Ingestion/Skin

#### SECTION 12: ECOLOGICAL INFORMATION

##### ECOLOGICAL INFORMATION:

<b>Toxicity:</b>	Fish	LC50 Mortality (bluegill)	15,400.0 mg/l-96 h
	Oryzia latipes	NOEC	7,900 mg/l-200 h
	Water flea	EC50	>10,000 mg/l-48 h
	Algae	EC50 Growth Inhibition	22,000 mg/l-96 h
<b>Persistence and degradability:</b>			
	Biodegradability	Aerobic – Exposure time 5 d	Result: 72% - rapidly biodegradable
	BOD	600-1,120 mg/g	
	COD	1,420 mg/g	
	Theoretical O <sub>2</sub> Demand	1,500 mg/g	
<b>Mobility in soil:</b>	No data available		

**PBT/vPvB Results:** PBT/vPvB assessment not available as chemical safety assessment not required/not conducted

#### SECTION 13: DISPOSAL CONSIDERATIONS

**WASTE DISPOSAL METHOD:** Burn in a chemical incinerator equipped with an afterburner and scrubber but exert extra care in igniting as this material is highly flammable. Whatever cannot be saved for recovery or recycling should be handled as hazardous waste and sent to a RCRA approved incinerator or disposed in an RCRA approved waste facility. Processing, use, or contamination of this product may change the waste management options. State and local disposal regulations may differ from federal disposal regulations. Dispose of container and unused contents in accordance with federal, state, and local requirements. Dispose of as unused product

#### SECTION 14: TRANSPORT INFORMATION

US DOT	IATA	TDG	IMDG/IMO
Shipping Name: Methanol	Shipping Name: Methanol	Shipping Name: Methanol	Shipping Name: Methanol
Hazard Class: 3	Hazard Class: 3 (6.1)	Hazard Class: 3 (6.1)	Hazard Class: 3 (6.1)
UN Number: 1230	UN Number: 1230	UN Number: 1230	UN Number: 1230
Packing Group: II	Packing Group: II	Packing Group: II	Packing Group: II

#### SECTION 15: REGULATORY INFORMATION

<b>SARA 302</b>	-
<b>SARA 313</b>	67-56-1
<b>SARA 311/312 Hazards</b>	Fire hazard, Acute Health Hazard, Chronic Health Hazard
<b>State</b>	Right to know lists: MA: 67-56-1 PA: 67-56-1 NJ: 67-56-1 California Prop. 65 Components: 67-56-1

#### SECTION 16: OTHER INFORMATION

**Disclaimer:** The information is provided without any representation or warranty, express or implied, regarding the accuracy or correctness. The conditions or methods of handling, storage, use, and disposal of the product are beyond our control and may be beyond our knowledge. For this and other reasons, we do not assume responsibility and expressly disclaim liability for loss, damage, or expense arising out of or in any way connected with the handling, storage, use, or disposal of the product.

## SECTION 1: PRODUCT AND COMPANY IDENTIFICATION

**PRODUCT NAME:** Xylene  
**SYNONYMS:** xylo  
**CATALOG CODES:** VXX  
**MANUFACTURER:** Volu-Sol  
**ADDRESS:** 5095 West 2100 South  
 Salt Lake City, UT 84120  
**EMERGENCY PHONE:** (800) 535-5053  
**OTHER CALLS:** (801) 974-9474  
**FAX:** (801) 974-9553  
**CHEMICAL FAMILY:** -  
**CHEMICAL FORMULA:** -  
**PREPARED BY:** Volu-Sol

**RECOMMENDED USE:** Laboratory chemical

**RESTRICTIONS ON USE:** Use as recommended

## SECTION 2: HAZARD(S) IDENTIFICATION

## EMERGENCY OVERVIEW:

**GHS Classification:**

Flammable Liquids	(Category 3)
Acute Toxicity, Inhalation	(Category 4)
Acute Toxicity, Dermal	(Category 4)
Skin irritation	(Category 2)
Carcinogenicity	(Category 2)
Aspiration hazard	(Category 1)
Acute Aquatic Toxicity	(Category 3)
Specific target organ toxicity Single Exposure - Respiratory	(Category 3)
Specific target organ toxicity Repeated Exposure	(Category 2)

## GHS LABEL ELEMENTS:



**Pictogram:**

**Signal Word:** Danger

**Hazard Statement(s):**

H226	Flammable liquid and vapour
H304	May be fatal if swallowed and enters airways
H312+H332	Harmful in contact with skin or if inhaled
H315	Causes skin irritation
H335	May cause respiratory irritation
H351	Suspected of causing cancer
H373	May cause damage to organs through prolonged or repeated exposure
H402	Harmful to aquatic life

**Precautionary Statement(s):**

P201	Obtain special instructions before use
P202	Do not handle until all safety precautions have been read and understood
P210	Keep away from heat/sparks/open flames/hot surfaces. No smoking
P233	Keep container tightly closed
P240	Ground/bond container and receiving equipment
P241	Use explosion-proof electrical/ ventilating/ lighting/ equipment
P242	Use only non-sparking tools
P243	Take precautionary measures against static discharge
P260	Do not breathe dust/ fume/ gas/ mist/ vapours/ spray
P264	Wash skin thoroughly after handling
P271	Use only outdoors or in a well-ventilated area
P273	Avoid release to the environment
P280	Wear protective gloves/ eye protection/ face protection
P301+P310	IF SWALLOWED: Immediately call a POISON CENTER or doctor/ physician
P303+P361+P353	IF ON SKIN (or hair): Remove/Take off immediately all contaminated clothing. Rinse skin with water/shower

P304+P340+P312

IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Call a POISON CENTER/ doctor if you feel unwell

P308+P313

IF exposed or concerned: Get medical advice/ attention

P331

Do NOT induce vomiting

P322+P313

If skin irritation occurs: Get medical advice/ attention

P362

Remove/Take off contaminated clothing and wash before reuse

P370+P378

In case of fire: Use dry sand, dry chemical or alcohol-resistant foam for extinction

P391

Collect spillage

P403+P233+P235

Store in a well-ventilated place. Keep container tightly closed. Keep cool

P405

Store locked up

P501

Dispose of contents/container to an approved waste disposal plant

**OTHER HAZARDS:** -

**HMIS Classification:**

**Health hazard:** 3

**Chronic health hazard:** -

**Flammability:** 2

**Physical hazards:** 0

**NFPA Rating:**

**Health hazard:** 3

**Fire:** 2

**Reactivity Hazard:** 0

## SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENT	CAS NO. EC-NO. Index-NO.
Xylene (<=100%)	1330-20-7 215-535-7 601-022-00-9
Ethylbenzene (>=20 - <30%)	100-41-4 202-849-4 601-023-00-4

## SECTION 4: FIRST AID MEASURES

**INHALATION:** Remove to fresh air. If not breathing, give artificial respiration. If breathing is difficult, give oxygen. Consult a physician

**INGESTION:** If swallowed, vomiting may occur spontaneously, but DO NOT INDUCE. If vomiting occurs, keep head below hips to prevent aspiration into lungs. Never give anything by mouth to an unconscious person. Take victim immediately to hospital. Rinse mouth with water. Consult a physician

**SKIN:** Immediately flush skin with plenty of soap and water. Remove contaminated clothing and shoes, wash before reuse. Consult a physician

**EYE:** Immediately flush eyes with plenty of water for at least 15 minutes. Consult a physician. Continue rinsing eyes during transport to hospital

## SECTION 5: FIRE-FIGHTING MEASURES

**FLAMMABLE LIMITS IN AIR:** **Percentage by Volume**  
 Upper: -%  
 Lower: -%

**FLASH POINT:** 29.4 °C (84.9 °F)

**AUTOIGNITION TEMPERATURE:** -

**EXTINGUISHING MEDIA:** Use water spray, alcohol-resistant foam, dry chemical or carbon dioxide

**FIRE FIGHTING PROCEDURES:** In the event of a fire, wear full protective clothing and NIOSH-approved self-contained breathing apparatus with full face piece operated in the pressure demand or other positive pressure mode

**FIRE AND EXPLOSION HAZARDS:** Use water spray to cool unopened containers

## SECTION 6: ACCIDENTAL RELEASE MEASURES

**ACCIDENTAL RELEASE MEASURES:** Use personal protective equipment. Avoid breathing vapours, mist, or gas. Ensure adequate ventilation. Remove all sources of ignition. Evacuate personnel to safe areas. Beware of vapours accumulating to form explosive concentrations. Vapours can accumulate in low areas. Prevent further leakage or spillage if safe to do so. Do not let product enter drains. Discharge into the environment must be avoided. Contain spillage, and then collect with an electrically protected vacuum cleaner or by wet-brushing and place in container for disposal according to local regulations. Dispose of in accordance with local regulations. US Regulations (CERCLA) require reporting spills and releases to soil, water and air in excess of reportable quantities. The number to contact the US Coast Guard National Response Center is (800) 424-8802

#### SECTION 7: HANDLING AND STORAGE

**HANDLING AND STORAGE:** Avoid contact with skin and eyes. Avoid inhalation of vapour or mist. Use explosion-proof equipment. Keep away from sources of ignition. Keep container tightly closed in a dry and well-ventilated place. Containers which are opened must be carefully resealed and kept upright to prevent leakage. Containers of this material may be hazardous when empty since they retain product residues (vapours, liquid); observe all warnings and precautions listed for the product. Take measures to prevent the buildup of electrostatic charge. No smoking

**INCOMPATIBILITIES:** Strong oxidizing agents

#### SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

**EXPOSURE LIMITS:** Reported in a time-weighted average (TWA)

Component	CAS-No.	OSHA		ACGIH	
		ppm	mg/m <sup>3</sup>	ppm	mg/m <sup>3</sup>
Xylene	1330-20-7	100	435	100	435
		PEL	PEL	TLV	TLV
Ethylbenzene	100-41-4	100	435	20	87
		PEL	PEL	TLV	TLV

**VENTILATION SYSTEM:** Local and/or general exhaust is recommended to keep exposure below limits. Local exhaust ventilation is preferred for control of the emissions at its source, preventing dispersion into the general work area. Please refer to the ACGIH document, *Industrial Ventilation: A Manual of Recommended Practices*, for details

**PERSONAL RESPIRATORS:** Where risk assessment shows air-purifying respirators are appropriate use a full-face particle respirator type N100 (US) or type P3 (EN 143) respirator cartridges as a backup to engineering controls. If the respirator is the sole means of protection, use a full-face supplied air respirator. Use respirators and components tested and approved under appropriate government standards such as NIOSH (US) or CEN (EU)

**SKIN PROTECTION:** Handle with gloves. Gloves must be inspected prior to use. Use proper glove removal technique (without touching glove's outer surface) to avoid skin contact with this product. Dispose of contaminated gloves after use in accordance with applicable laws and good laboratory practices. Wash and dry hands

**EYE PROTECTION:** Face shield and safety glasses. Use equipment for eye protection tested and approved under appropriate government standards such as NIOSH (US) or EN 166 (EU)

#### SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

**APPEARANCE:** liquid  
**ODOR:** -  
**SOLUBILITY:** -

#### SECTION 10: STABILITY AND REACTIVITY

**CHEMICAL STABILITY:** Stable under recommended conditions of use and storage

**CONDITIONS TO AVOID:** Heat, flames, ignition sources

**HAZARDOUS DECOMPOSITION OR BY-PRODUCTS:** No data available

#### SECTION 11: TOXICOLOGICAL INFORMATION

##### TOXICOLOGICAL INFORMATION:

**Acute Toxicity:** No data available  
**Skin/Eye Irritation:** No data available  
**Carcinogenicity:**  
**IARC:** 3 – Group 3: Not classifiable as to its carcinogenicity to humans (Xylene)  
 2B – Group 2B: Possibly carcinogenic to humans (Ethylbenzene)  
**NTP:** No component of this product present at levels greater than or equal to 0.1% is identified as a known or anticipated carcinogen by NTP

**OSHA:** No component of this product present at levels greater than or equal to 0.1% is identified as a known or anticipated carcinogen by OSHA  
**ROUTES OF ENTRY:** Inhalation/Ingestion/Skin

#### SECTION 12: ECOLOGICAL INFORMATION

**ECOLOGICAL INFORMATION:** An environmental hazard cannot be excluded in the event of unprofessional handling or disposal

**Toxicity:** No data available  
**Persistence and degradability:** No data available  
**Mobility in soil:** No data available  
**PBT/vPvB Results:** PBT/vPvB assessment not available as chemical safety assessment not required/not conducted

#### SECTION 13: DISPOSAL CONSIDERATIONS

**WASTE DISPOSAL METHOD:** Burn in a chemical incinerator equipped with an afterburner and scrubber but exert extra care in igniting as this material is flammable. Offer surplus and non-recyclable solutions to a licensed disposal company. Contact a licensed professional waste disposal service to dispose of this material. Dispose of as unused product

#### SECTION 14: TRANSPORT INFORMATION

US DOT	IATA	IMDG/IMO
Shipping Name: Xylenes	Shipping Name: Xylenes	Shipping Name: Xylenes
Hazard Class: 3	Hazard Class: 3	Hazard Class: 3
UN Number: 1307	UN Number: 1307	UN Number: 1307
Packing Group: III	Packing Group: III	Packing Group: III

#### SECTION 15: REGULATORY INFORMATION

<b>SARA 302</b>	-
<b>SARA 313</b>	100-41-4, 1330-20-7
<b>SARA 311/312 Hazards</b>	Fire hazard, Acute Health Hazard, Chronic Health Hazard
<b>State</b>	Right to know lists: MA: PA: 1330-20-7, 100-41-4 NJ: 1330-20-7, 100-41-4 California Prop. 65 Components: 100-41-4

#### SECTION 16: OTHER INFORMATION

**Disclaimer:** The information is provided without any representation or warranty, express or implied, regarding the accuracy or correctness. The conditions or methods of handling, storage, use, and disposal of the product are beyond our control and may be beyond our knowledge. For this and other reasons, we do not assume responsibility and expressly disclaim liability for loss, damage, or expense arising out of or in any way connected with the handling, storage, use, or disposal of the product.



**STAFF REPORT**

July 19, 2022

**To:** Tooele City Planning Commission  
Business Date: July 27, 2022

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, City Planner / Zoning Administrator

**Re:** **Lexington at Overlake Subdivision Amendment #2 – Subdivision Plat Amendment Request**

Application No.: P22-238  
Applicant: Adam Sapers, representing Lex Apartments, LLC  
Project Location: Approximately 1202 North Franks Drive  
Zoning: MR-16 Multi-Family Residential Zone  
Acreage: 10.66 Acres (464,507 ft<sup>2</sup>)  
Request: Request for approval of a Subdivision Plat Amendment in the MR-16 Multi-Family Residential zone that will amend lot 102 of the existing Lexington at Overlake Subdivision Plat.

**BACKGROUND**

This application is a request for approval of a Subdivision Plat Amendment for approximately 10.66 acres located at approximately 1202 North Franks Drive. The property is currently zoned MR-16 Multi-Family Residential. The applicant is requesting a Subdivision Plat Amendment to amend the existing lot 102 of the Lexington at Overlake Subdivision, thus dividing lot 102 into two lots

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-16 Multi-Family Residential zoning classification, supporting approximately 16 dwelling units per acre. The MR-16 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. Properties to the west, south and east are zoned MR-16 Multi-Family Residential. Properties to the north are zoned R1-7 Residential. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

*Subdivision Layout.* The subdivision plat amendment proposes to divide lot 102 of the existing Lexington at Overlake Subdivision Plat into two lots, lot 1 and lot 2, for the purposes of ownership and project delineation. Lot 1 will maintain 3.26 acres and lot 2 will maintain 7.40 acres. Both lots have ample public street frontage for access and utilities along 1300 North and Carole’s Way (1200 North). Both lots greatly exceed minimum lot requirements for lot size, lot width and lot frontages. There will not be any dedication of public rights-of-way with this subdivision plat amendment.

*Criteria For Approval.* The procedure for approval or denial of a Subdivision Plat Amendment request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-10 and 11 of the Tooele City Code.

## **REVIEWS**

*Planning Division Review.* The Tooele City Planning Division has completed their review of the Subdivision Plat Amendment submission and has issued a recommendation for approval for the request.

*Engineering and Public Works Division Review.* The Tooele City Engineering and Public Works Divisions have completed their reviews of the Subdivision Plat Amendment submission and have issued a recommendation for approval for the request.

*Tooele City Fire Department Review.* The Tooele City Fire Department has completed their review of the Subdivision Plat Amendment submission and has issued a recommendation for approval for the request.

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Subdivision Plat Amendment by Adam Sapers, representing Lex Apartments, LLC, application number P22-238, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

## **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Lexington at Overlake Subdivision Amendment #2 Subdivision Plat Amendment request by Adam Sapers, representing Lex Apartments, LLC thus amending lot 102 of the existing Lexington at Overlake Subdivision Plat, application number P22-238, based on the findings and subject to the conditions listed in the Staff Report dated July 19, 2022:”

1. List findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Lexington at Overlake Subdivision Amendment #2 Subdivision Plat Amendment request by Adam Sapers, representing Lex Apartments, LLC thus amending lot 102 of the existing Lexington at Overlake Subdivision Plat, application number P22-238, based on the following findings:”

1. List findings...



**EXHIBIT A**

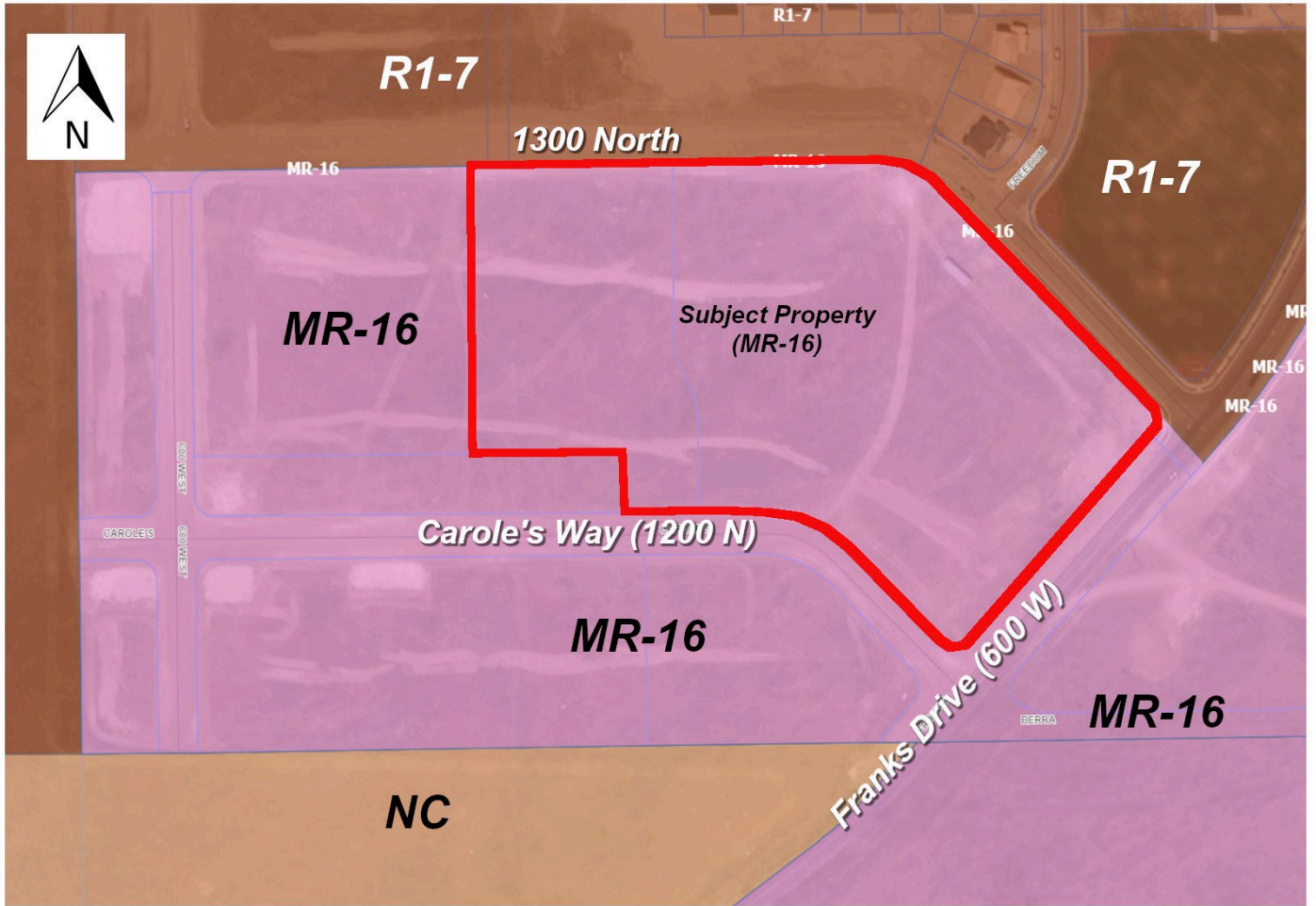
**MAPPING PERTINENT TO THE LEXINGTON AT OVERLAKE SUBDIVISION  
AMENDMENT #2 SUBDIVISION PLAT AMENDMENT**

***Lexington at Overlake Subdivision Plat Amendment #2***



***Aerial View***

# Lexington at Overlake Subdivision Plat Amendment #2



**Current Zoning**

**EXHIBIT B**

**PROPOSED DEVELOPMENT PLANS AND  
APPLICANT SUBMITTED INFORMATION**



3/3/22 informed applicant about water & sewer modeling fees.

### Subdivision – Plat Amendment Application

Community Development Department  
 90 North Main Street, Tooele, UT 84074  
 (435) 843-2132 Fax (435) 843-2139  
[www.tooelecity.org](http://www.tooelecity.org)



*Notice:* The applicant must submit copies of the plat and plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of plat and plans are submitted, the plat and plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plat and plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted plat and plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of final plat and plans in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all plans be submitted well in advance of any anticipated deadlines.

Project Information <span style="float: right; font-size: 1.2em;">22-238</span>					
Date of Submission:	Submittal #: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone:	Acres: 10.66	Parcel #(s): 21-637-0-0102	
Project Name: Lexington at Overlake Subdivision Amendment 2					
Project Address: 1202 N. FRANKS DR					
Project Description: Amending lot 102			Phases:		Lots: 2
Property Owner(s): Lex Apartments, LLC			Applicant(s): Lex Apartments, LLC		
Address: 8371 S. State St #202			Address: 8371 S. State St #202		
City: Sandy	State: UT	Zip: 84070	City: Sandy	State: UT	Zip: 84070
Phone: 857 234 6875	Email: adam@zenithpartners.org		Phone: 857 234 6875	Email: adam@zenithpartners.org	
Contact Person: Adam Sapers			Address: 8371 S. State St #202		
Phone: 857-234-6875			City: Sandy	State: UT	Zip: 84070
Cellular:	Fax:	Email: adam@zenithpartners.org			
Engineer & Company: Ensign Engineering			Surveyor & Company: Ensign		
Address: 169 N. Main St			Address: 169 N Main St		
City: Tooele	State: UT	Zip: 84074	City: Tooele	State: UT	Zip: 84074
Phone: 435-843-3590	Email: dkinsman@ensignutah.com		Phone: 435-843-3590	Email: dkinsman@ensignutah.com	

\*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

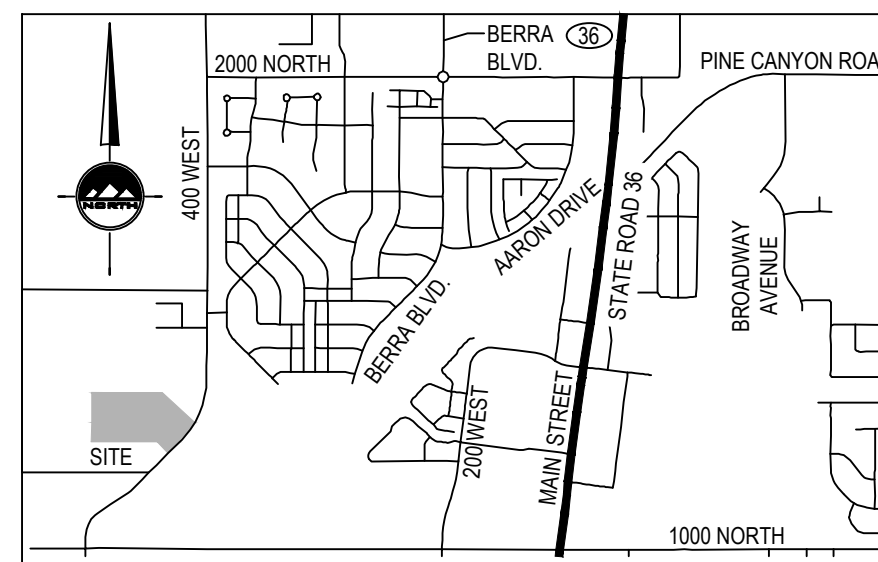
For Office Use Only					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:		Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):	
Performed By:		Date Performed:	Corrections Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned: Date: <input type="checkbox"/> Yes <input type="checkbox"/> No	



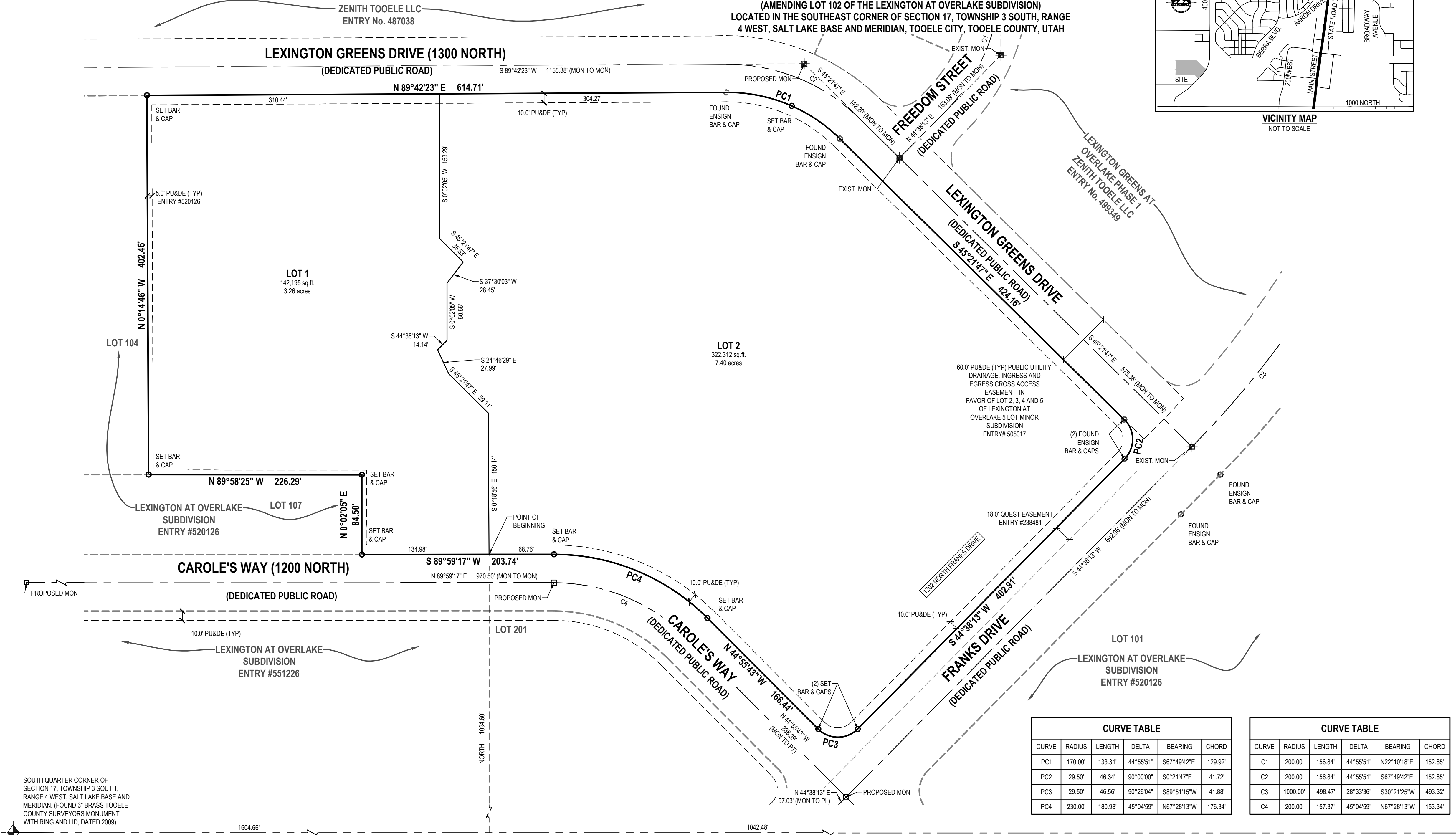
LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 2

FINAL PLAT

(AMENDING LOT 102 OF THE LEXINGTON AT OVERLAKE SUBDIVISION) LOCATED IN THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH



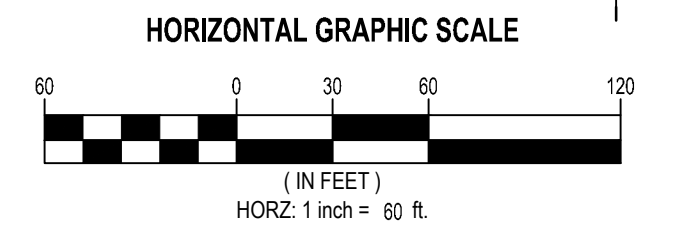
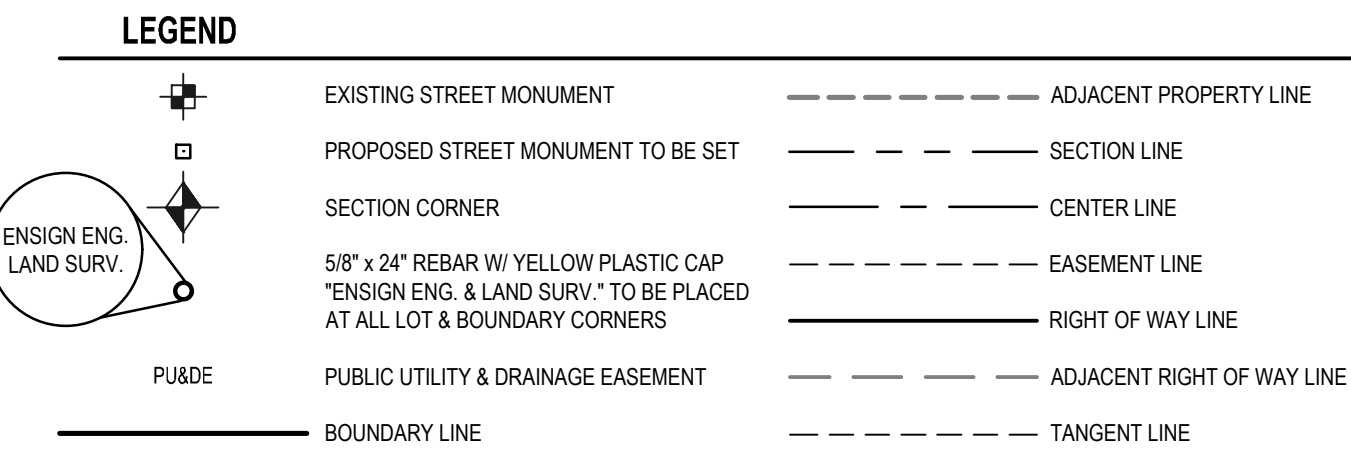
EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. (FOUND 3" BRASS TOOELE COUNTY SURVEYORS MONUMENT WITH RING AND LID, DATED 2000)



Two CURVE TABLES with columns for CURVE, RADIUS, LENGTH, DELTA, BEARING, and CHORD. Table 1 includes curves PC1, PC2, PC3, and PC4. Table 2 includes curves C1, C2, C3, and C4.

NOTE: 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED 'ENSIGN ENG. & LAND SURV.' TO BE PLACED AT ALL LOT AND BOUNDARY CORNERS

THIS PLAT IS SOLELY FOR THE PURPOSE OF ESTABLISHING PROPERTY LINES FOR OWNERSHIP. THIS PLAT DOES NOT ENTITLE ANY DEVELOPMENT OR CONSTRUCTION...

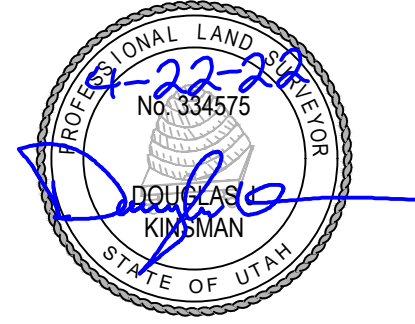


COUNTY HEALTH DEPARTMENT APPROVAL form with fields for APPROVED THIS DAY OF and BY THE TOOELE COUNTY HEALTH DEPARTMENT.

SURVEYOR'S CERTIFICATE: Douglas J Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575...

BOUNDARY DESCRIPTION: A parcel of land, situate in the Southeast Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, in Tooele County, Utah...

Beginning at a point on the North line of Carol's Way recorded in the Tooele County Recorder's Office as Entry #520126, which is located South 89°42'43" West 1060.46 feet along the Section line and North 1094.69 feet from the found Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:



OWNER'S DEDICATION AND CONSENT TO RECORD: Know all men by these presents that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to be divided into lots and streets...

LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 2 (AMENDING LOT 102 OF THE LEXINGTON AT OVERLAKE SUBDIVISION)

The undersigned owner(s) hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to Tooele City and to any and all public utility companies a perpetual, nonexclusive easement over the public utility and drainage easements shown on this plat...

In witness whereof I/we have hereunto set my/our hand this \_\_\_ day of \_\_\_, A.D. 20\_\_

By: Zenith Tooele LLC Charles W. Akerlow (Managing Director) By: \_\_\_\_\_

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Tooele

On the \_\_\_ day of \_\_\_, A.D. 20\_\_ personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_, in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_ of a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

Notary's Full Name & Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_ A Notary Public Commissioned in Utah

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Tooele

On the \_\_\_ day of \_\_\_, A.D. 20\_\_ personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_, in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_ of a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

Notary's Full Name & Commission Number \_\_\_\_\_

My Commission Expires \_\_\_\_\_ A Notary Public Commissioned in Utah

LEXINGTON AT OVERLAKE SUBDIVISION AMENDMENT 2 FINAL PLAT (AMENDING LOT 102 OF THE LEXINGTON AT OVERLAKE SUBDIVISION)

LOCATED IN THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

FEES TOOELE COUNTY RECORDER

ROCKY MOUNTAIN POWER COMPANY APPROVAL: 1. PURSUANT TO UTAH CODE ANN. § 94-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN...

DOMINION ENERGY APPROVAL: DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT...

COMMUNITY DEVELOPMENT APPROVAL: APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BY THE COMMUNITY DEVELOPMENT TOOELE CITY COMMUNITY DEVELOPMENT

CITY COUNCIL APPROVAL: APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BY THE TOOELE CITY COUNCIL CHAIRMAN TOOELE CITY COUNCIL

DEVELOPER ZENITH DEVELOPMENT LLC 2040 MURRAY HOLLADAY ROAD, SUITE 204 SLC, UTAH 84117 801-913-5959

SHEET 1 OF 1 PROJECT NUMBER: 82608 MANAGER: D. KINSMAN DRAWN BY: T. HUSSEY CHECKED BY: C. CARPENTER DATE: 4/22/2022

TOOELE 109 North Main Street Unit 1 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108

COUNTY TREASURER APPROVAL: APPROVED AS TO FORM THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BY THE TOOELE COUNTY TREASURER TOOELE COUNTY TREASURER

CITY ATTORNEY'S APPROVAL: APPROVED AS TO FORM THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BY THE CITY ATTORNEY TOOELE CITY ATTORNEY

CITY ENGINEER'S APPROVAL: APPROVED AS TO FORM THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BY THE CITY ENGINEER TOOELE CITY ENGINEER

TOOELE COUNTY SURVEY DEPARTMENT APPROVAL: APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BY THE TOOELE COUNTY SURVEY DEPARTMENT. RECORD OF SURVEY FILE #2020-0066 TOOELE COUNTY SURVEY DIRECTOR

PLANNING COMMISSION APPROVAL: APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BY THE TOOELE CITY PLANNING COMMISSION. CHAIRMAN TOOELE CITY PLANNING COMMISSION

TOOELE COUNTY RECORDER: RECORDED # STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEES TOOELE COUNTY RECORDER



**STAFF REPORT**

July 21, 2022

**To:** Tooele City Planning Commission  
Business Date: July 27, 2022

**From:** Planning Division  
Community Development Department

**Prepared By:** Andrew Aagard, City Planner / Zoning Administrator

**Re: Sunset Villas – Preliminay Subdivision Plan Request**

Application No.: P20-520  
Applicant: Russ Tolbert, representing Hallmark Homes  
Project Location: 2000 North Berra Boulevard NW  
Zoning: MR-8 Multi-Family Residential Zone  
Acreage: 4.61 Acres (Approximately 200,811 ft<sup>2</sup>)  
Request: Request for approval of a Preliminay Subdivision Plan in the MR-8 Multi-Family Residential zone regarding the creation of 36 town house style lots, limited common areas and common areas.

**BACKGROUND**

This application is a request for approval of a Preliminay Subdivision Plan for approximately 4.61 acres located at the north west corner of 2000 North Berra Boulevard. The property is currently zoned MR-8 Multi-Family Residential. The applicant is requesting that a Preliminay Subdivision Plan be approved to allow for the development of the currently vacant site as town homes. The Preliminary Subdivision Plan will facilitate the creation of 36 town house lots, associated limited common areas such as driveways, and common areas such as storm water detention basins, parking areas, common open space areas and interior roads.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the High Density Residential land use designation for the subject property. The property has been assigned the MR-8 Multi-Family Residential zoning classification, supporting approximately eight dwelling units per acre. The MR-8 Multi-Family Residential zoning designation is identified by the General Plan as a preferred zoning classification for the High Density Residential land use designation. Properties to the north and east are zoned R1-8 Residential and are utilized as single-family residential and an elementary school. Properties to the east are zoned GC General Commercial and will ultimately be the Deseret Peak High School. Properties to the south are zoned P Overlake and are utilized as single-family residential and neighborhood commercial. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

*Site Plan Layout.* This application is not a site plan design review and should not be reviewed as such. However, a site plan has been included for the Commissioners’ reference and how the site plan reflects the preliminary subdivision plan and vice versa. Site plan details will be addressed during the site plan design review once the applicant has submitted for site plan approval.

*Subdivision Layout.* The subdivision plat is determined by the site plan. The development proposes the



construction of 36 town homes and this application, the preliminary subdivision plan, is the beginning of the process to create the lots that will be privately owned town houses. It should be noted that the MR-8 Multi-Family residential zoning district does not contain any minimum lot size requirements. This is done to facilitate town house developments where there is private ownership and the foot print of the town house unit becomes the lot, which is the case with Sunset Villas. Each lot is the exact foot print of the town house unit that will be constructed on top of it.

The preliminary plan also creates limited common areas, denoted with a hatch pattern. These areas are referred to as “limited common areas” on the plan and are usually the driveways of each unit or private patio spaces behind each unit. These areas are owned by the development but are limited in use to the owners of the adjacent unit.

The areas showing in white lacking any hatch patterns are referred to on the plan as “common areas.” These common areas include storm water detention basins, guest parking areas, common open space for play and activities, and landscaped areas between dwellings, roads, etc. These common areas also include the interior streets for the development.

The preliminary plan proposes two entrances into the development, one will connect to Berra Boulevard at the north east corner and the other will connect to 2000 South at the south west corner of the development. All roads within the development will be private roads and will be owned and maintained by the development HOA itself. All town houses in the development will front onto and access the private interior roads.

Because the Preliminary Subdivision Plan is closely tied to the actual site plan staff has conducted its Preliminary Plan review in conjunction with many of the site plan design reviews to confirm building setbacks, guest parking areas, common open space totals, etc, meet the ordinance requirements to ensure the Preliminary Subdivision Plan does meet the minimum site plan requirements.

Landscaping. Landscaping will be reviewed as part of the site plan design review process.

Parking. Parking will be reviewed as part of the site plan design review process, however, at this time, staff has confirmed their parking totals do meet the ordinance requirements, including guest parking.

Architecture. Building architecture will be reviewed as part of the site plan design review process.

Fencing. Fencing will be reviewed as part of the site plan design review process.

Criteria For Approval. The procedure for approval or denial of a Subdivision Preliminary Plat request, as well as the information required to be submitted for review as a complete application is found in Sections 7-19-8 and 9 of the Tooele City Code.

## **REVIEWS**

Planning Division Review. The Tooele City Planning Division has completed their review of the Preliminary Subdivision Plan submission and has issued a recommendation for approval for the request with the following comments:

1. Site Plan Design review and Final Subdivision Plat review will still need to be completed.

Engineering and Public Works Divisions Review. The Tooele City Engineering and Public Works Divisions have completed their reviews of the Preliminary Subdivision Plan submission and have issued a

recommendation for approval for the request.

Tooele City Fire Department Review. The Tooele City Fire Department has completed their review of the Preliminary Subdivision Plan submission and has issued a recommendation for approval for the request.

### **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Preliminary Subdivision Plan by Russ Tolbert, representing Hallmark Homes, application number P20-520, subject to the following conditions:

1. That all requirements of the Tooele City Engineering and Public Works Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Tooele City Building Division shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Tooele City Fire Department shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Tooele City General Plan.
2. The proposed development plans meet the requirements and provisions of the Tooele City Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

### **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Sunset Villas Preliminary Subdivision Plan Request by Russ Tolbert, representing Hallmark Homes, application number P20-520, based on the findings and subject to the conditions listed in the Staff Report dated July 21, 2022:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Sunset Villas Preliminary Subdivision Plan Request by Russ Tolbert, representing Hallmark Homes, application number P20-520, based on the following findings:”

1. List findings...

**EXHIBIT A**

**MAPPING PERTINENT TO THE SUNSET VILLAS PRELIMINARY SUBDIVISION  
PLAN**

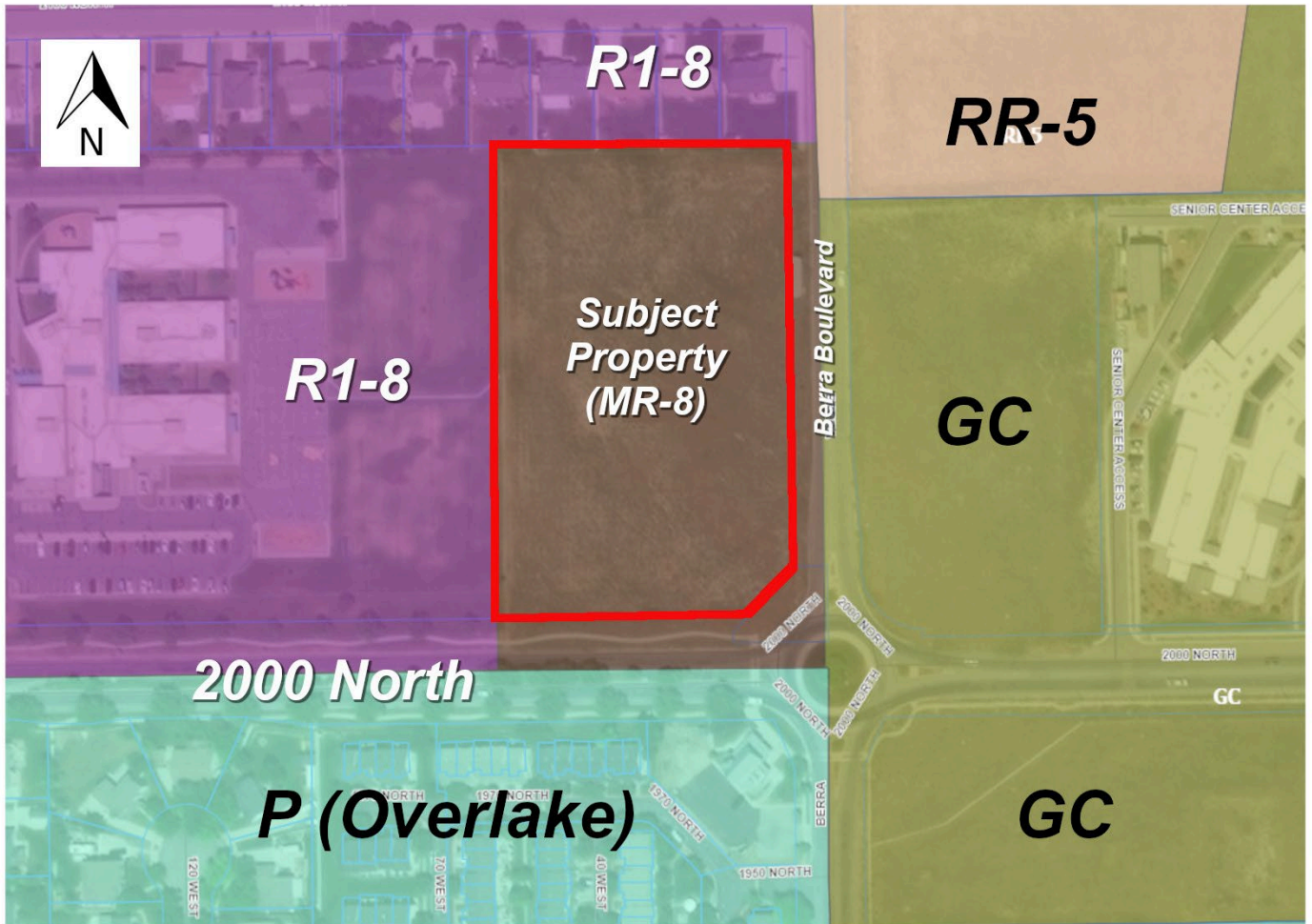
***Sunset Villas Preliminary Subdivision Plan***



***Aerial View***



# Sunset Villas Preliminary Subdivision Plan



**Current Zoning**

**EXHIBIT B**

**PROPOSED DEVELOPMENT PLANS &  
APPLICANT SUBMITTED INFORMATION**

# Subdivision - Preliminary Plan Application

Community Development Department  
 90 North Main Street, Tooele, UT 84074  
 (435) 843-2132 Fax (435) 843-2139  
[www.tooelecity.org](http://www.tooelecity.org)



*Notice:* The applicant must submit copies of the preliminary plans to be reviewed by the City in accordance with the terms of the Tooele City Code. Once a set of preliminary plans are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted preliminary plan proposals shall be reviewed in accordance with the Tooele City Code. Submission of preliminary plans in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is strongly advised that all plans be submitted well in advance of any anticipated deadlines.

Project Information						P20-520	
Date of Submission: 6-19-2020	Submittal #: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Zone:	Acres: 4.9	Parcel #(s):			
Project Name: Sunset Villages							
Project Address: 2000 N. Berra Blvd							
Project Description: Townhomes				Phases: 1	Lots: 36		
Property Owner(s): Hallmark Homes				Applicant(s): Same			
Address: 2964 W. 4700 S.				Address:			
City: WVC	State: UT	Zip: 84129	City:	State:	Zip:		
Phone: 801-963-1632	Email:		Phone:	Email:			
Contact Person: Russ Tolbert				Address:			
Phone:			City:	State:	Zip:		
Cellular: 801-232-8900	Fax: 801-967-1900	Email: Russ@HallmarkHomesUtah.com					
Engineer & Company: Focus Engineering				Surveyor & Company: Same			
Address: 6949 S. High Tech Dr Suite 200				Address:			
City: Midvale	State: UT	Zip: 84047	City:	State:	Zip:		
Phone: 801-352-0075	Email:		Phone:	Email:			

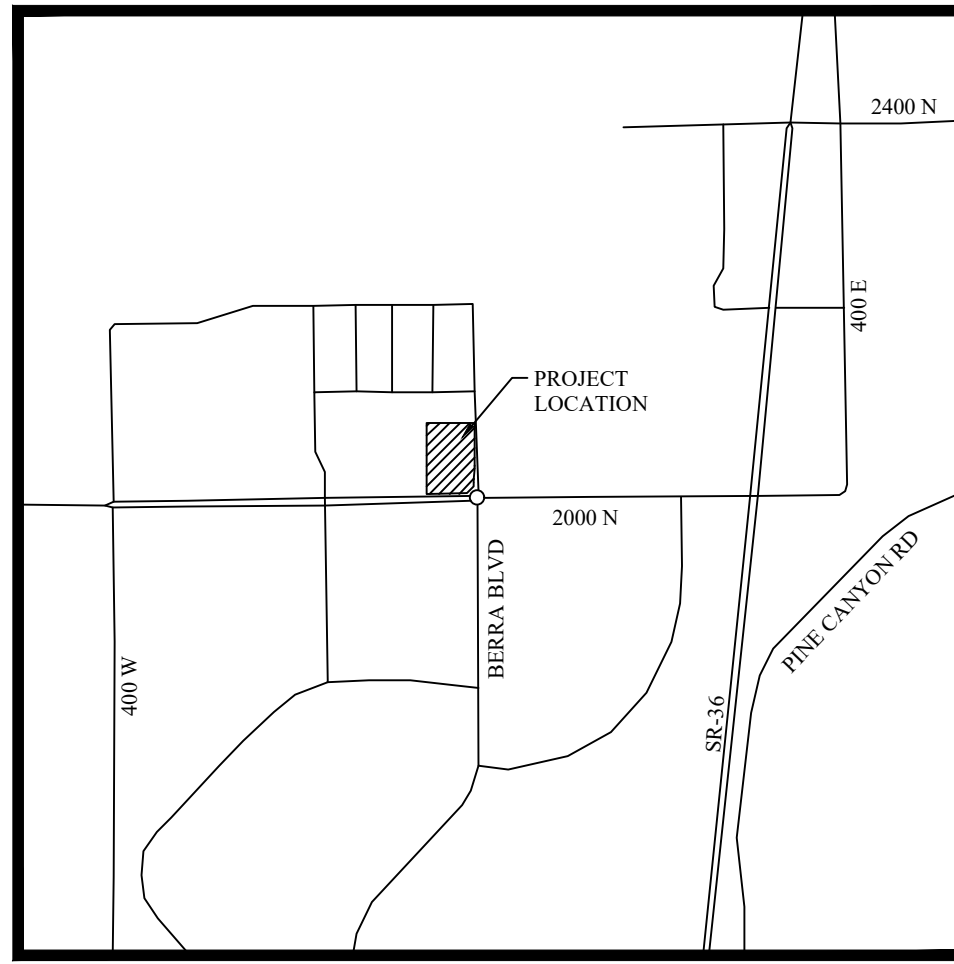
\*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann. § 63-2-302.5*, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

For Office Use Only					
Land Use Review:	Date:	Water Superintendent Review:	Date:	City Engineer Review:	Date:
Planning Review:	Date:	Reclamation Superintendent Review:	Date:	Director Review:	Date:
Fire Flow Test					
Location:		Residual Pressure:	Flow (gpm):	Min. Required Flow (gpm):	
Performed By:		Date Performed:	Corrections Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments Returned: Date: <input type="checkbox"/> Yes <input type="checkbox"/> No	



# SUNSET VILLAS PRELIMINARY

PREPARED FOR:  
HALLMARK HOMES  
LOCATED IN:  
TOOELE CITY, UTAH



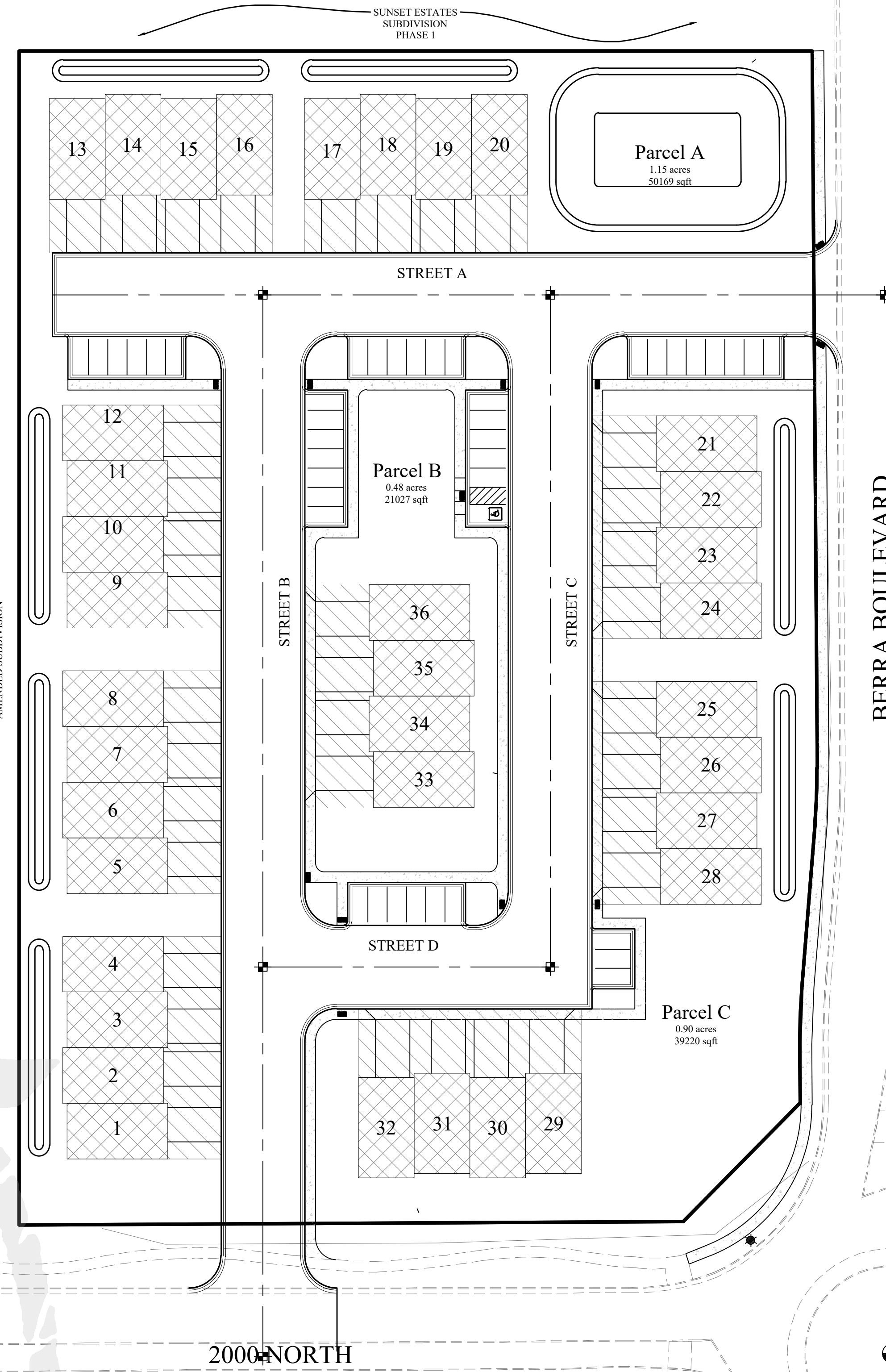
VICINITY MAP  
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	VEHICLE TRACKING
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
PP01	STREET A
PP02	STREET B
PP03	STREET B
PP04	STREET C
PP05	STREET D
L1	LANDSCAPE PLAN
L2	PLANT SCHEDULE & DETAILS



GRAPHIC SCALE

(IN FEET)  
1 inch = 40 ft.



SITE MAP

### GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO TOOELE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

### NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

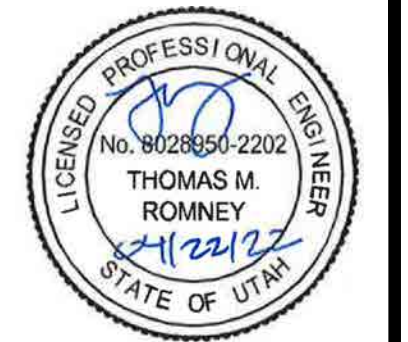
### ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINework. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

### CONTACTS

**ENGINEER & SURVEYOR**  
FOCUS ENGINEERING & SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047  
(801) 352-0075  
PROJECT MANAGER: MATT CHRISTENSEN  
SURVEY MANAGER: JUSTIN LUNDBERG

**OWNER/DEVELOPER**  
HALLMARK HOMES  
2964 WEST 4700 SOUTH SUITE 1  
SALT LAKE CITY, UTAH 84118  
(801) 232-8900  
CONTACT: RUSS TOLBERT



SUNSET VILLAS PRELIMINARY  
TOOELE CITY, UTAH  
COVER SHEET

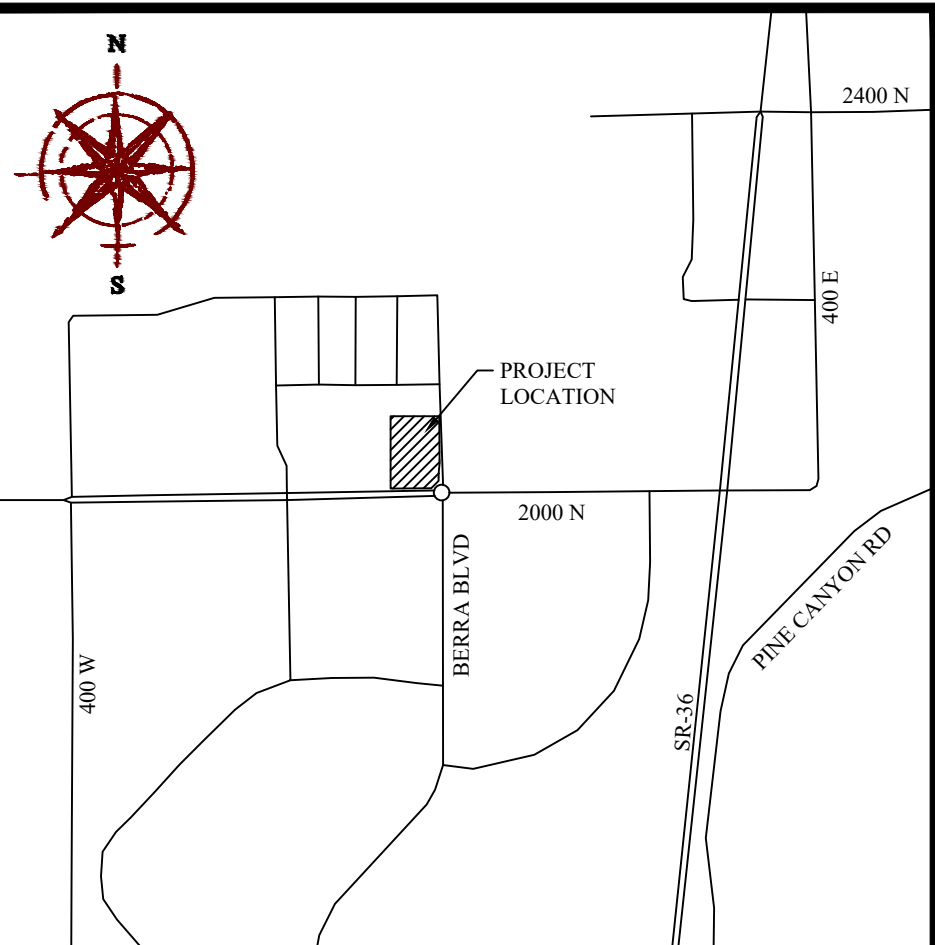
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### COVER SHEET

Scale: 1"=40' Drawn: MEC  
Date: 04/22/22 Job #: 16-338

Sheet: C1



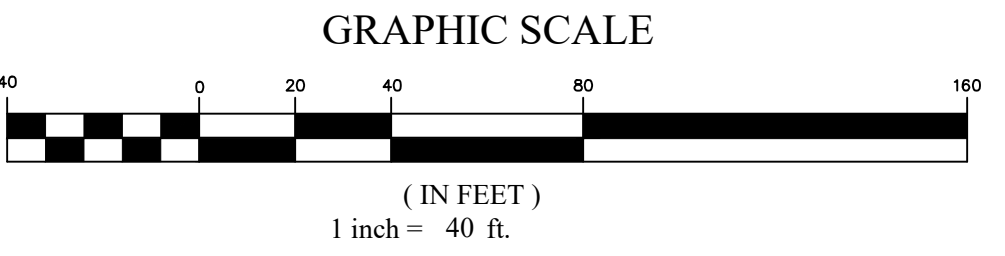


OWNER/DEVELOPER  
 HALLMARK HOMES  
 2964 WEST 4700 SOUTH SUITE 1  
 SALT LAKE CITY, UTAH 84118  
 (801) 232-8900  
 CONTACT: RUSS TOLBERT

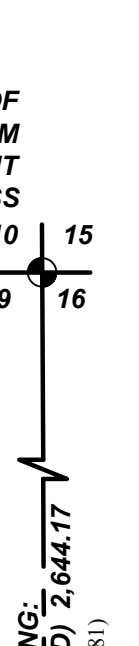


# SUNSET VILLAS

PRELIMINARY PLAT - NOT TO BE RECORDED  
 LOCATED IN THE SW 1/4 OF SECTION 9, T3S, R4W,  
 SALT LAKE BASE & MERIDIAN  
 TOOELE CITY, TOOELE COUNTY, UTAH



SOUTHEAST CORNER OF  
 SECTION 9, T3S, R4W, SLB&M  
 2009 TOOELE COUNTY MONUMENT  
 3" FLAT BRASS

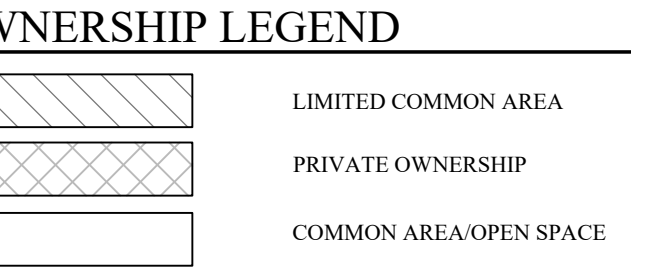
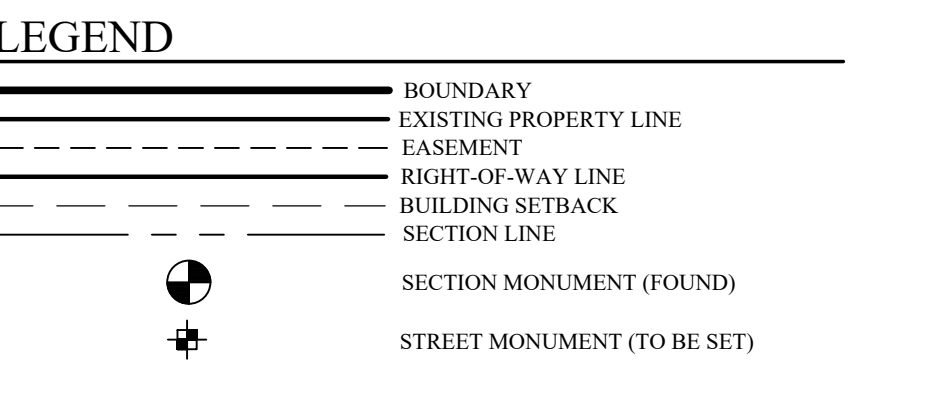


- NOTES:
- ALL UNIT LINES ARE PARALLEL OR PERPENDICULAR TO THE BUILDING REFERENCE BEARINGS SHOWN HEREON.
  - PARCELS A, B, AND C ARE MAINTAINED AND OWNED BY THE HOA
  - ALL COMMON AREA, LIMITED COMMON AREA AND PRIVATE ROW WILL ALSO SERVE AS PUBLIC UTILITY EASEMENTS.
  - PRIVATE ROADS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA

TOOELE COUNTY SCHOOL DISTRICT  
 PARCEL: 02-143-0-0102  
 ENTRY: 427591

TOOELE COUNTY SCHOOL DISTRICT  
 PARCEL: 02-143-0-0106  
 ENTRY: 427595

VICINITY MAP  
 N.T.S.



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C2	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C3	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C4	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C5	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C6	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C7	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C8	15.00	16°47'41"	4.40	N81°36'10"W	4.38
C9	15.00	17°34'06"	4.60	N81°12'57"E	4.58

**DOMINION ENERGY GAS**

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-336-8552.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

DOMINION ENERGY GAS COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ROCKY MOUNTAIN POWER**

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ROCKY MOUNTAIN POWER

BY: \_\_\_\_\_

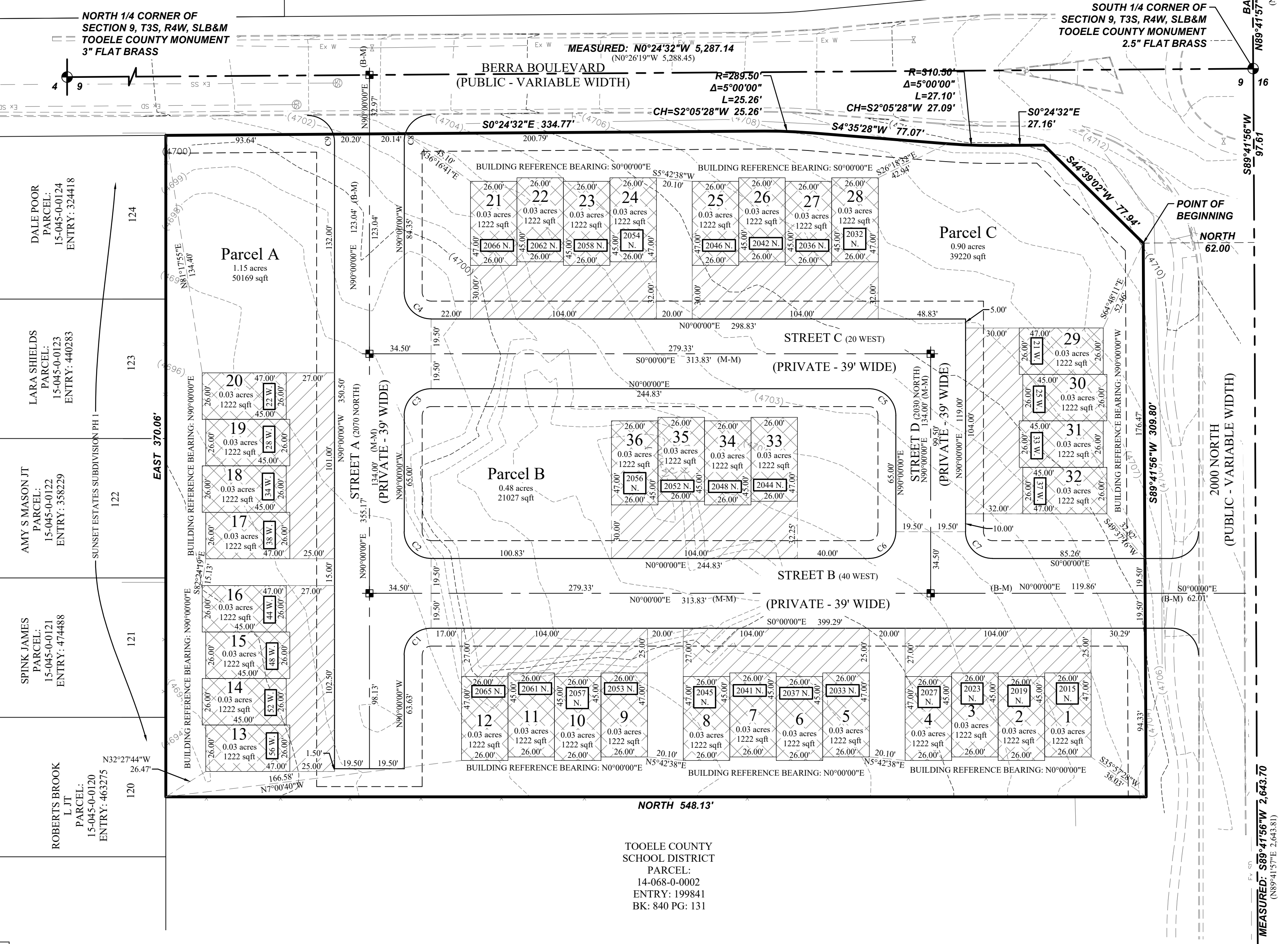
TITLE: \_\_\_\_\_



**COUNTY TREASURER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

TOOELE COUNTY TREASURER



**SURVEYOR'S CERTIFICATE**

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as

**SUNSET VILLAS**

and that the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg  
 Professional Land Surveyor  
 Certificate No. 12554439

*Justin Lundberg*  
 Date: 04/22/22

PROFESSIONAL LAND SURVEYOR  
 No. 12554439  
 JUSTIN LUNDBERG  
 STATE OF UTAH

**BOUNDARY DESCRIPTION**

A portion of Lot 1, SUNSET VILLAS AMENDED Subdivision and other lands, located in the SW1/4 of Section 9, Township 3 South, Range 4 West, Salt Lake Base & Meridian, Tooele, Utah, more particularly described as follows: Beginning at the southeast corner of Lot 1, SUNSET VILLAS AMENDED Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder located S89°41'56"W along the Section line 97.61 feet and North 62.00 feet from the South 1/4 Corner of Section 9, T3S, R4W, S.L.B. & M. (Basis of Bearing: N89°41'57"E along the Section line between the South 1/4 Corner and the Southeast Corner of Section 9); thence S89°41'56"W along the lot line, 309.80 feet to the southwest corner of said Lot 1; thence North along the lot line 548.13 feet to the south line of SUNSET ESTATES SUBDIVISION PHASE I, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said Plat the following 6 (six) courses and distances: East 370.06 feet; thence S0°24'32"E 334.77 feet; thence along the arc of a 289.50 foot radius curve to the right 25.26 feet through a central angle of 5°00'00" (chord: S2°05'28"W 25.26 feet); thence S4°35'28"W 77.07 feet; thence along the arc of a 310.50 foot radius curve to the left 27.10 feet through a central angle of 5°00'00" (chord: S2°05'28"W 27.09 feet); thence S0°24'32"E 27.16 feet; thence S44°39'02"W 77.94 feet to the point of beginning. Contains: 4.61 +/- acres

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

**SUNSET VILLAS**

PRELIMINARY PLAT - NOT TO BE RECORDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND TO TOOELE CITY ALL STREETS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

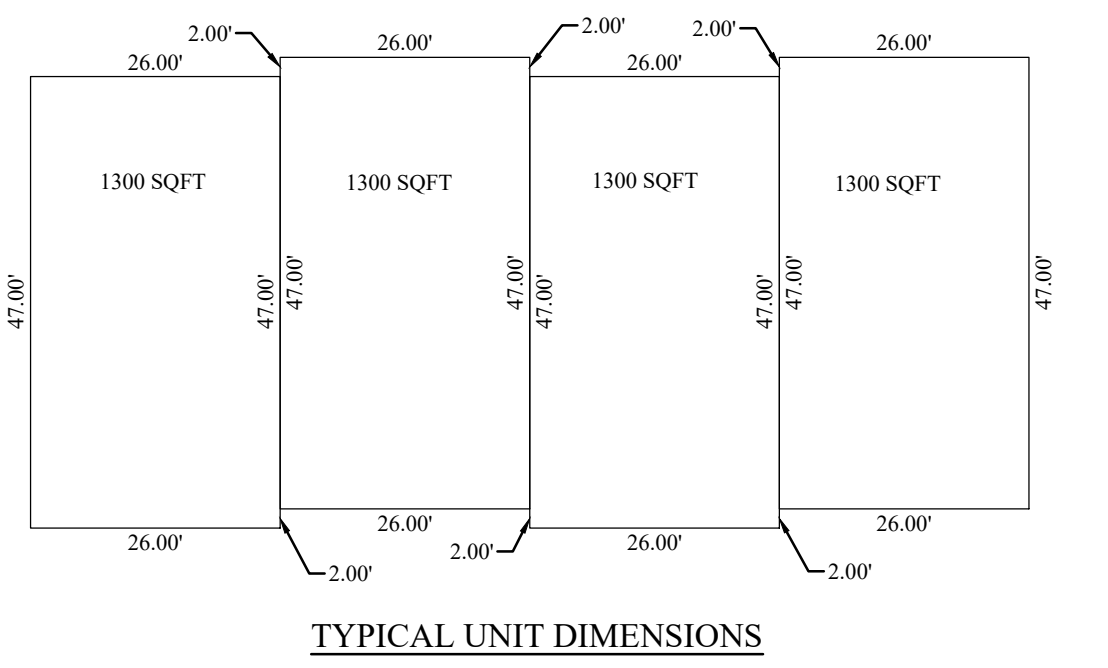
**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
 S.S.  
 COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY



**COUNTY HEALTH DEPARTMENT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

**POST MASTER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE POST MASTER.

POST MASTER

**SCHOOL DISTRICT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE TOOELE COUNTY SCHOOL DISTRICT.

TOOELE COUNTY SCHOOL DISTRICT

**COMCAST**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY COMCAST CABLE.

COMCAST

<b>TOOELE COUNTY SURVEY DEPARTMENT</b>	<b>CENTURY LINK</b>	<b>CHIEF OF POLICE</b>	<b>FIRE CHIEF</b>	<b>PARKS DEPARTMENT</b>
APPROVED THIS _____ DAY OF _____ A.D. 20____	APPROVED THIS _____ DAY OF _____ A.D. 20____ BY CENTURY LINK.	APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY CHIEF OF POLICE.	APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY FIRE DEPARTMENT.	APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY PARKS DEPARTMENT.
TOOELE COUNTY SURVEY DEPARTMENT	CENTURY LINK	TOOELE CITY CHIEF OF POLICE	TOOELE CITY FIRE CHIEF	TOOELE CITY PARKS DEPARTMENT
<b>CITY ATTORNEY</b>	<b>CITY ENGINEER</b>	<b>COMMUNITY DEVELOPMENT</b>	<b>COUNTY RECORDER</b>	<b>CITY COUNCIL</b>
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____	REVIEWED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY RECORDER AS TO DESCRIPTION OF RECORD.	APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE CITY COUNCIL.
TOOELE CITY ATTORNEY	TOOELE CITY ENGINEER	TOOELE CITY COMMUNITY DEVELOPMENT	TOOELE COUNTY RECORDER	CHAIRMAN TOOELE CITY COUNCIL

**NORTH TOOELE CITY SPECIAL SERVICE DISTRICT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE NORTH TOOELE CITY SPECIAL SERVICE DISTRICT.

NORTH TOOELE CITY SPECIAL SERVICE DISTRICT

**PLANNING COMMISSION**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE TOOELE CITY PLANNING COMMISSION.

ATTEST: \_\_\_\_\_

**RECORD OF SURVEY**

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. \_\_\_\_\_



**Tooele City Planning Commission  
Business Meeting Minutes**

**Date:** Wednesday, July 13, 2022

**Time:** 7:00 p.m.

**Place:** Tooele City Hall Council Chambers  
90 North Main Street, Tooele Utah

**Commission Members Present:**

Melanie Hammer  
Chris Sloan  
Tyson Hamilton  
Weston Jensen  
Paul Smith

**Commission Members Excused:**

Matt Robinson  
Melodi Gochis  
Alison Dunn

**City Council Members Present:**

Ed Hansen  
Maresa Manzione

**City Employees Present:**

Andrew Aagard, City Planner  
Paul Hansen, Tooele Engineer  
Roger Baker, Tooele City Attorney

Minutes prepared by Katherin Yei

Commissioner Sloan called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Hamilton.

**2. Roll Call**

Melanie Hammer, Present  
Chris Sloan, Present  
Tyson Hamilton, Present  
Weston Jensen, Present  
Paul Smith, Present  
Matt Robinson, Excused  
Melodi Gochis, Excused  
Alison Dunn, Excused



**3. Public Hearing and Recommendation on a Zoning Map Amendment Request by Johnathan Aubrey to Reassign the Zoning for 0.28 Acres Located at 738 West McKellar Street from MR-8 Multi-Family Residential to MR-20 Multi Family Residential.**

Mr. Aagard presented information on a zoning map amendment application involving the existing Multi-Family structure near McKellar Street. The property is non-conformity and is zoned MR-8, Multi-Family residential. The Zoning Map request is unique in that the request is to make a Multi-Family structure legal and will not add existing units or additional traffic. The application is asking for the MR-20 Zoning District. Notices were sent to property owners within 200-feet of the property. An email was received from Greg Parkinson and is included below in the public comment.

The Planning Commission asked for clarification on the legal understanding of the request. They discussed what approval of this item might do for the City down the road. If the request is approved, will they be allowed to build something bigger?

Mr. Aagard addressed the Planning Commission. With the approval of MR-20, it will be the first step to make this property legal. Once the application is approved, the boundary line will be approved by administration. The Commission could add a condition that wherever the six units are, will be included in the MR-20. They would still be limited to the same number of units.

Mr. Baker stated the Commission could make a motion to include that small portion of MR-8.

Mr. Aubrey addressed the Commission. A lot line adjustment will need to be done. Part of their due diligent to buy the property is to get it up to code. No one else is willing to put in the time and effort for the property.

The Public hearing was opened.

The email from Mr. Parkinson read as follows:

*It is very frustrating to be back in front of the board having to defend our little community against Mr. Aubrey who, under the guise of "doing what's best for Tooele" is only interested in maximizing profits and moving on.*

*Mr. Aubrey used the argument that he is only interested in bringing the illegal building located on the property in compliance during his last visits in front of the zoning board and council meetings. This is a half-truth as he demonstrated during his last appearances in front of both the zoning board and council hearings that his actual plan is to also build the maximum number of apartments that he can on his properties. He also had to admit that he would then sell the complexes and move on. With this rezoning it appears he could put 50+ apartments on that little 2+ acre lot. I'd like to address three major impacts of this to Tooele:*

*First, Renters have no investment in the building, property, and frequently the community. They don't own the property so they aren't planting flowers, trimming trees, mowing lawns. Outside of a security deposit, they have no investment in the property. Home owners have the incentive to keep their properties up and keep the community clean. The current MR8 zoning is the max to build and grow a great community that Tooele can be proud of.*

*Second, McKellar is a small street with small streets feeding it. The street to the east is small and winding and often*

*when two cars meet up, one ends up riding the shoulder because the street is fairly narrow. And if you heading south, you don't want to be in the area of the school when it lets out. A very conservative estimate for 50 apartments is 75 cars. High density housing is better suited for an urban area with access to public transportation. 75+ cars will now be using McKellar along with the 100 + cars from Mr. Aubrey's upcoming development on his adjacent property means this quiet peaceful community will soon be gone.*

*Third, this is a rural community. Mr. Aubrey is going to tell you a story about his father trying to find cheap housing. Well Mr. Aubrey, here's my story. I scrimped and saved all my pennies for years to buy my dream property. A quiet property overlooking lake with a view of the hills. You've already shattered that dream with your rezoning of the adjacent property. Neighbors are already talking about moving and I don't want to live next to a future slum, so I don't know that I have much desire to stay. Allowing this rezoning will destroy the peace and quiet we have now and in 20 years will be a blithe of Tooele. Tooele won't have something to be proud of, it will have something to be ashamed of.*

The public hearing was closed.

The Planning Commission had the following questions:

How many parking stalls are required in a unit of this size?

Would they be able to configure 14 spots into the lot?

Are they allowed to create an application of they are the purchasing party?

Mr. Aagard addressed the Planning Commission. They would need 14 parking stalls for the units. Staff is not sure if they can add to the 14 parking stalls, until further analysis. The owners do have to sign a document saying the applicant can act in their behalf.

**Commissioner Hamilton motioned to forward a positive recommendation Zoning Map Amendment Request by Johnathan Aubrey to Reassign the Zoning for 0.28 Acres Located at 738 West McKellar Street from MR-8 Multi-Family Residential to MR-20 based on the findings listed in the staff report and the conditionals as follows: Allow property line to increase 6 units and additional parking and then the property line be zoned to MR-20 after the lot line is moved.** Commissioner Smith seconded the motion. The vote was as follows: Commissioner Hammer, “Nay”, Commissioner Sloan, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

**4. Public Hearing and Recommendation on a Land Use Map Amendment Request by Tooele Industrial Land Holdings, LLC and GB Tooele Land Holdings, LLC, to Reassign the Land Use Designation for Approximately 421 Acres Located at Approximately 1500 North 1300 West from the Light Industrial and High-Density Residential Land Use Designations to the Industrial Land Use Designation.**

Mr. Aagard presented information on a Land Use Map Amendment involving the 421 acres located 1500 North 1300 West. They property is undeveloped and has limited access. It bares two land use designations including LI, Light Industrial and HDR, High Density Residential. The applicant would like to develop a large industrial development including large warehouses and manufacturing structures. The Industrial Land Use designation provides an area for heavy industrial use and permits a wide range of land uses. Notices have been sent to property owners within 200-feet.

The public hearing was opened. No one came forward. The public hearing was closed.

The Planning Commission had a discussion on the putting industrial near family homes. The Commission would like to see a buffer between the industrial and residential areas.

**Commissioner Sloan motioned to forward a negative recommendation for Land Use Map Amendment Request by Tooele Industrial Land Holdings, LLC and GB Tooele Land Holdings, LLC, to Reassign the Land Use Designation for Approximately 421 Acres Located at Approximately 1500 North 1300 West based on the following findings:**

**There is no buffer between the industrial and the residential and removing the medium-residential area.** Commissioner Smith seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

**5. Public Hearing and Recommendation on a Zoning Map Amendment Request by Tooele Industrial Land Holdings, LLC and GB Tooele Land Holdings, LLC, to Reassign the Zoning for Approximately 460 Acres Located at Approximately 1500 North 1300 West from the GC General Commercial, RR-5 Residential and LI Light Industrial Zoning Districts to the I Industrial Zoning District.**

Mr. Aagard presented information the application for a zoning map amendment for the property located near 1500 north and 1300 west. The property does extend to SR-12. It bares the RR-5, General Commercial, and Light Industrial. The property is undeveloped ground. The applicant is requesting the existing zones to be changed to I, Industrial Zoning District. Notices have been sent to property owners within 200-feet.

The Planning Commission had discussion on not wanting to get rid of the residential property. As well as needing a buffer between the family homes and industrial area. Is the R1-7 property and area Tooele City was going to land swap?

Mr. Aagard addressed the Planning Commission. R1-7 is owned by Tooele City. To his knowledge, they are working on some projects.

Mr. Baker recalled there was some discussion on land swapping the R1-7 property, but no official action has been taken.

Mr. Boorman addressed the Commission. The Commission’s concerns are the buffer and the residential area. They are not planning to do heavy manufacturing. They plan on doing light industrial warehouse stuff. In their perspective, giving the location and site, the best use would be light industrial.

Mr. Jackson addressed the Commission. There is not much access to the Light Industrial portion. They want to combine it to create access and likeminded areas.



The Commission had a discussion on their concerns regarding the reasoning of a buffer and a losing residential area. The applicant is free to work with the staff and the concerns the Commission has presented.

The public hearing was opened. No one came forward.

The applicant would like to see the item tabled to put in some additional work into the project.

**Commissioner Hamilton motioned to table the item until the applicant amend their application and allowing staff to put in on the agenda when staff sees fit.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

The public hearing has been left open until a motion has been made.

**6. Decision on a Multi-Family Residential Site Plan Design Review for the Lexington Greens Lot 107 Townhomes by Adam Sapers Representing Lex Townhomes for Property Located at 641 West 1200 North in the MR-16 Multi-Family Residential Zoning District on 1.27 acres.**

Mr. Aagard presented a Site Plan Design review application for lot 107 of Lexington Green development. It is currently zoned MR-16. There is a guest lot at center, with 56% of open space and sod. It does meet the City landscaping environments. The townhomes meet the height requirement with three-story townhomes. The staff report did state the plan only showed 48% of the buildings being brick. It did not meet the City requirement. The applicant did resubmit with a 52% brick to comply with code. The staff suggests a condition is listed to address the number of amenities. It is required for every 50-units an amenity is required. They do not currently have any.

**Commissioner Jensen motioned to approve the Site Plan Design Review for the Lexington Greens Lot 107 Townhomes by Adam Sapers Representing Lex Townhomes for Property Located at 641 West 1200 North in the MR-16 Multi-Family Residential Zoning District on 1.27 acres based on the findings and subject to the conditionals listed in the staff report.**

Commissioner Hamilton seconded the motion. The vote was as follows:

Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Nay”. The motion passed.

**7. City Council Reports**

Council Member Manzione shared the following information from the City Council Meeting:

The Ordinance amending the City Code regarding the Zoning amendments was approved with a 3/2 vote to remove the MR-25 zone.

The rezone request for the property from GC to MR-25 was approved with the cap at MR-20 and a buffer zone in between.

The Delmer development was approved.

**8. Review and Approval of Planning Commission Minutes for the Business Meeting Held on June 22, 2022.**

There are no changes to the minutes

**Commissioner Jensen motioned to approve the minutes.** Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”, Commissioner Sloan, “Aye” Commissioner Hamilton, “Aye”, Commissioner Jensen, “Aye”, and Commissioner Smith, “Aye”. The motion passed.

**The Commission shared their concerns on making a motion on two applications for the same property in the same meeting.**

**Mr. Aagard addressed the concerns. Typically, when there are two applications for one property in a single meeting, it is to expatiate the process. They will honor the Commission’s wishes and keep them separate.**

**9. Adjourn**

Vice-chair Sloan adjourned the meeting at 7:51 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 \_\_\_\_ day of July, 2022

\_\_\_\_\_  
Matt Robinson, Tooele City Planning Commission Chair