



DRC Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Lieutenant Mike Wall, Fire Marshall Allen Duke and City Manager Norm Beagley

Excused: Assistant City Manager Jason Bond

Others in Attendance: Engineer Megan Wilson, Community Development Director Morgan Brim, Deputy City Recorder Gwen Butters and Applicant Brian Kemp.

Lundell called the meeting to order at 10:00 a.m.

NEW BUSINESS

1. Taco Bell Site Plan

Lundell introduced the agenda item, explaining that the proposal is for a new Taco Bell building site plan located along 400 East, north of the existing Fizz building and adjacent to Macey's grocery store parking lot, within the current gravel area between Macey's parking lot and 400 East.

Elmer referred to page four of the packet and stated that city code states that parking requirements are based on one parking space per four seats. Elmer requested the occupancy count to verify compliance with parking standards. Elmer also noted that the plans reference the dumpster enclosure requiring landscaping on three sides, but only two sides are currently shown. In addition, details for the trash enclosure will need to be provided to ensure it matches the building design.

Elmer stated that architectural renderings will require a separate review by the Architectural Review Committee, which can be scheduled at any point during the process. Elmer requested notification when the applicant is ready to proceed. All signage will require separate permits, which can be submitted through Citizenserve in the same manner as the site plan application. Elmer noted that the pole for the monument sign will need to be concealed.

Beagley noted that all comments will also be provided in redline format for reference, though applicants are welcome to take notes during the meeting.

Spadafora asked whether the addresses were from the original plat, Lundell confirmed they were.

Callaway stated that he visited the site and observed that the irrigation meter shown on the plans appears to currently be in use by the Macey's. The meter ID numbers were provided for staff for further review. Callaway noted that a connection on the backside of the meter should still be possible. The existing 2-inch meter is expected to be sufficient, as the landscaping likely will not require more than a 1-inch line. Callaway also noted that the plans show an RP backflow preventor device on the irrigation line, which is not required for irrigation water and may be removed. An RP device will be required if connected to culinary water. Coordination with the City regarding the culinary water meter will occur later in the process, and Callaway indicated there are several placement options available. Callaway added that the sewer connection appears straightforward and did not anticipate any additional utility concerns.

Duke had no comments.

Beagley advised Callaway to further investigate the existing irrigation line beyond the meter to confirm whether it currently serves the Macey's development, noting that accidentally damaging a shared 2-inch irrigation line could impact on existing landscaping. Beagley also asked for clarification regarding the culinary water connection, specifically whether the discussion related to the meter size or the connection location. Callaway confirmed that it is the location of connection and placement of meter. Beagley noted that the improvements would not be located within the city right-of-way, as there is no park strip or similar area available to accommodate them.

Lundell noted that the plans currently show a 1½-inch copper service line and suggested that a poly line may be a better option for installation. Callaway agreed and the applicant indicated that they would likely proceed with poly pipe instead of copper.

Lundell added that, as part of the building permit process, the site will be required to install an RP check valve with the building. The device must be tested, with test results submitted to the Public Works Department, and ongoing periodic testing will also be required.

Spadafora asked whether a grease trap would be installed at the rear of the building, and Lundell confirmed that a grease trap is required and shown on the provided plans

Wall asked whether North Orchard Lane is a city or private road. Lundell responded that, aside from 400 East, all roads within the development should be assumed private. Wall stated that Public Safety would prefer a stop sign before entering North Orchard Lane, though the City could not require it on private property. Lundell confirmed that stop signs and "No Entry" signs are already shown on the site plan.

Wall also raised concerns regarding two trees shown on the landscape plan near the drive-through exit, noting they could obstruct visibility for vehicles exiting the site. He referenced a similar issue near Little Caesars, where a tree was later removed due to visibility concerns, and recommended relocating the trees. Lundell stated the landscaping could be adjusted while still meeting tree requirements. Beagley suggested relocating the two trees farther west, away from North Orchard Lane and the curve along 400 East. Beagley also requested that the street names be removed from the site plan to avoid confusion and suggested labeling the roadway as "Private Access" or simply "Access," noting that the area is private property providing access to the surrounding buildings.

Beagley asked for clarification regarding the two lanes shown on the plans, specifically whether both were intended as drive-through ordering lanes. The applicant clarified that one lane functions as a bypass or slip lane to allow vehicles to exit or pass through the drive-through queue if needed.

Lundell reiterated that the trash enclosure must use materials consistent with the main building and requested that enclosure details be included with the architectural submittal, noting the site's prominent location and potential Architectural Review Committee review. Beagley also requested that a sight triangle be added to the plans to evaluate visibility near the dumpster and proposed tree locations for vehicles exiting onto 400 East, helping ensure landscaping does not create visibility concerns.

Lundell noted that the project will connect to the existing storm drain facility serving the overall site. He requested verification that the existing retention pond east of the Macy's building has adequate capacity to accommodate the additional stormwater volume, although the original site design appears to have anticipated service to this pad site. Lundell also reminded the applicant to reference the City's grease trap standards, specifically Standard Specification S5. In addition, while storm drain curb inlet snouts are not required for this private system, Lundell strongly recommended their installation to improve long-term maintenance for the property owner.

Lundell also confirmed with the applicant that no outdoor dining is proposed for the site, noting that unplanned outdoor seating added later can negatively impact required parking.

Elmer explained that the landscape plan should identify the percentage of each landscaping material used, as City code limits decorative materials such as crushed rock to no more than 50% of the landscaped area. Additional live plant material may therefore be required. Beagley clarified that the added plantings do not necessarily need to be trees and could include shrubs or similar vegetation.

Beagley stated that, due to the remaining outstanding issues related to storm drainage and other discussed items, it would be appropriate to table the application and bring it back once the revisions are complete.

No further comments from the DRC Committee were received.

Beagley made a motion to table the Taco Bell Site Plan.
Spadafora seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Absent

The motion passed.

MEETING MINUTES APPROVAL

2. April 14, 2026

Wall made a motion to approve the DRC meeting minutes from April 14, 2026.
Duke seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes

Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Absent

The motion passed.

ADJOURNMENT

Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:26 a.m.



Jon Lundell, City Engineer



Gwen Butters, Deputy City Recorder