



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

Others in Attendance: Engineer Megan Wilson, City Planner Aspen Elmer, Deputy City Recorder Gwen Butters and Applicant, Brian Kemp (via Zoom).

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

NEW BUSINESS

1. Taco Bell Site Development Plan Review

A site plan review of a proposed Taco Bell Restaurant at 60 N 400 E

Lundell introduced the agenda item and stated that this is a site plan review for a proposed Taco Bell restaurant. This is the second review of the application, which was tabled in May to allow the applicant time to address staff and Committee comments. The proposed site is located west of the Maceys parking lot and north of the Fizz building, on the currently vacant lot commonly used for overflow parking. The primary issues identified during the initial review involved storm drainage and parking requirements.

Spadafora stated that he had no comments on the application at this time.

Brim stated that, based on the review of the parking code, the site is currently four parking spaces short of the required minimum. City code requires one parking space per four seats, including outdoor seating, or one space per 125 square feet of gross floor area, whichever results in the greater number of spaces. Using the gross floor area calculation, the site requires 18 parking spaces. Brim noted that an earlier site plan showed three parking spaces south of the dumpster enclosure and suggested restoring those spaces and identifying one additional space to meet the requirement. He also recommended evaluating the dumpster area for possible reconfiguration, such as shifting or angling the enclosure, which could create additional parking opportunities.

Kemp thanked staff for the comments and stated that he would revisit prior discussions regarding the parking calculations. He explained that the addition of a landscape island to screen the dumpster resulted in the loss of a single parking space and indicated that the parking layout would be reviewed to determine whether additional spaces can be accommodated.

Brim clarified that the parking requirement is based on whichever calculation yields the greater number of spaces: one space per four seats or one space per 125 square feet of gross floor area. In this case, the gross floor area calculation resulted in the higher requirement and was therefore applied. Brim also noted that while the landscaping area south of the dumpster was restored on the plan, it does not appear to include the required shrubs. He asked the applicant to review that area and ensure it complies with the minimum landscaping standards.

Callaway noted that the pressurized irrigation meter discussed during the previous review appears to be serving the Maceys irrigation system. He also observed that the current plans do not show an irrigation

meter and asked whether landscape irrigation would be supplied through the culinary water system. If so, a backflow prevention device would be required.

Kemp stated that the irrigation plan may have been omitted from the submitted plan. Lundell requested that the revised plans clearly identify the location of the irrigation meter and the proposed connection point, including whether the system will connect downstream of the existing Macey's meter. Kemp responded that he was unsure and would need to discuss the matter with the contractor.

Brim noted that City code limits turf to no more than 35% of the total landscaped area. Staff was unable to verify compliance with the submitted plans because the distinction between turf and other landscape materials was unclear. He requested that the landscaping plans clearly identify and quantify the turf area. Beagley clarified that staff is not requiring specific alternative landscape material, but the plans should include a table, note, or similar information showing the amount of turf and other landscape treatments proposed. While the plans appear to exceed the 35% turf limitation, staff cannot confirm this based on the current submittal. Kemp asked whether areas not designated as turf should be replaced with cobble or another material. Beagley responded that the City has no preference, provided the overall turf area does not exceed the 35% maximum allowed by code. Kemp acknowledged the requirement.

Wall stated that he had no additional comments, as the concerns previously identified with the trees shown on the landscaping plan have been resolved.

Duke stated that he had no comments on the application at this time.

Lundell stated that the Architectural Review Committee (ARC) will still need to review the building elevations and architectural plans. Once the applicant is ready, those materials can be submitted for scheduling and review.

Beagley clarified that site plan approval does not include signage approval. Signage requires a separate permit and review process. He advised the applicant to ensure all proposed signage complies with City regulations, including limitations on the number and placement of signs and sign elevations. Kemp acknowledged the requirements and noted that City Planner Elmer has been very helpful in guiding him through the process.

Beagley questioned whether the site plan could be approved without a complete irrigation plan. Brim added that the parking deficiency also remains unresolved and asked whether the application could be conditionally approved. Lundell noted that conditional approval may be appropriate if the outstanding issues can be verified and approved by a specific department. Otherwise, the application would need to be returned to the DRC for further review.

Beagley asked whether the applicant could pursue a shared parking agreement with Maceys to address the parking shortfall. Brim confirmed that a shared parking agreement is an available option but would require approval. Beagley noted that if the applicant is unable to provide the additional parking spaces on-site, a shared parking agreement could be pursued as an alternative.

No further comments from the DRC Committee were received.

Beagley made a motion to table the site plan. Brim seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Brim	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

The motion passed.

Kemp was released from the Zoom call connection.

2. Traffic Request - Pole Canyon

A review of a traffic control device along Canyon Road

Lundell introduced the agenda item, explaining that it originated from a 2025 resident request regarding speeding vehicles traveling toward Canyon Road. The resident requested consideration of a traffic control measure, such as a speed bump, to help reduce vehicle speeds. It was noted that a traffic study was conducted last summer and fall; however, concerns were raised regarding the timing of the data collection. To better capture weekend and holiday traffic patterns, staff delayed further action until an additional study could be completed. Traffic counters were placed over the recent Memorial Day weekend, and approximately 1,700 vehicles were recorded during the week-long study period.

Lundell reported that the traffic study recorded an average daily traffic volume of approximately 235 vehicles during the study period. While the data showed that many vehicles were exceeding the posted 25 mph speed limit, the overall traffic volume remains low. He explained that, under the criteria established by the Manual on Uniform Traffic Control Devices (MUTCD), the traffic volume does not warrant the installation of additional traffic control devices. To specifically measure canyon-related traffic, the traffic counter was placed north and west of the booster pump station, beyond the curve, to minimize the impact of nearby driveways, intersections, and subdivision traffic. Although speeding was observed, the study concluded that the roadway does not carry enough traffic to warrant additional traffic control measures.

Wall asked whether the vehicles identified as speeding were generally traveling less than 10 mph over the posted speed limit. Lundell confirmed that they were. It was noted that the roadway descends on a grade and that vehicles, particularly those towing trailers to the canyon, often gain speed while navigating the hill. He also observed that the flashing stop sign at the next intersection appears to be effective in encouraging compliance. While acknowledging that speeding is occurring, Wall stated that, in his opinion, the violations are not excessive or egregious.

Brim asked whether the City could install additional measures, such as a flashing speed limit sign, given the absence of sidewalks and the frequent presence of pedestrians, hikers, and bicyclists in the area.

Lundell responded that additional signage could be installed; however, excessive signage can lead to sign fatigue, reducing its effectiveness. He noted that speed limit signs are already present and adequately inform motorists of the posted speed. He also referenced a similar flashing speed sign installed at 500 South and 300 West. Spadafora asked whether that installation had improved compliance. Wall responded that such devices can be effective, particularly when speed limits change, but in the location being discussed, the speed limit remains constant. As a result, he felt the existing speed limit signs serve a similar purpose. Lundell added that the roadway's downhill grade is a significant factor and that the traffic data does not indicate excessive speeding. Brim agreed with the findings and suggested that targeted enforcement may be the most appropriate approach to address pedestrian safety concerns.

No further comments from the DRC Committee were received.

Wall made a motion to deny the traffic control request for Pole Canyon. Duke seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Brim	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	Absent

The motion passed.

MEETING MINUTES APPROVAL

3. May 12, 2026

Callaway made a motion to approve the DRC meeting minutes from May 12, 2026. Duke seconded the motion.

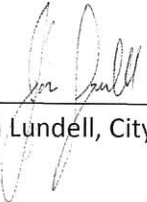
City Engineer Jon Lundell	Yes
Community Development Director Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Yes
City Manager Norm Beagley	Absent

The motion passed.

ADJOURNMENT

Wall made a motion to adjourn the meeting.

The meeting was adjourned at 10:24 a.m.



Jon Lundell, City Engineer



Gwen Butters, Deputy City Recorder