



## ENGINEERING DEPARTMENT MEMORANDUM

TO: Carole Kendrick, Development Services Director

CC: Dave Warren, City Manager

FROM: Philip Boydston, Senior Civil Engineer  
Melissa Savage, City Engineer

DATE: January 12, 2026

SUBJECT: Taco Bell December Referral Engineering Comments SPR 83-05R

---

The Engineering Department reviewed the plans sent on December 2, 2025 and we have the following comments:

1. The revised plans are consistent with the recommended signing and striping from our previous comments and the traffic study.
  - a) The entrance as shown scales 20' in width. Two large arrows are shown to be painted marking this clearly as an "in only" driveway.
  - b) Plans show "do not block intersection" and cross hatching but there is no note describing this (as there is under the Project Information list of Key Notes on the site plan for all the other signing and striping). Please add notes for signing and striping of this "keep clear" area.
2. At a meeting held on November 3, 2025 between the City and the applicant, it was discussed that the applicant would provide a narrative of written procedures that Taco Bell operators would commit to take when the drive-through stacking exceeds the available onsite queuing space.

The proposed site plan shows space for the stacking of 9 vehicles, but the Traffic Study submitted to the Engineering Department indicates as many as 12 vehicles were observed during peak periods. While the proposed site plan is an improvement from existing conditions, without the applicant addressing this issue, the Engineering Department does not support approval of the proposed site plan.

The SPR 83-05 approval originally stated, "*If the drive through becomes associated with traffic problems, onsite or on Broadway, the City shall call for a hearing to consider alternatives to the existing site plan or to consider closure of the drive through.*"

The Engineering Department recommends calling a City Council hearing to consider the approval of the proposed site plan with written procedures to mitigate queues longer than 9 vehicles.