



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 6, 2023

*This meeting may be held electronically
to allow a Commission member to participate.*

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PUBLIC HEARING – Vacating Ridgewood Estates, Plat K and approving the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone.**
 - 3.2 **SITE PLAN – Approving the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone.**
 - 3.3 **WITHDRAWN - Public Hearing – Rezone – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located at 1090 North 400 East from the R8 zone to the PRD zone, and amending Appendix KK of the Orem City Code for the property located at 1090 North 400 East.**
 - 3.4 **PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres)**
 - 3.5 **PUBLIC HEARING – Adopting the updated City of Orem Transportation Master Plan and amending the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve the meeting minutes from August 16, 2023.**

5. ADJOURN

5.1 The next Planning Commission meeting is scheduled for Wednesday, September 20, 2023

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)**

This agenda is also available on the City's webpage at orem.org

Item #: 3.1	Planning Commission September 6, 2023	
Prepared By: Makayla Wagstaff		
Applicant: Donald Russell	PUBLIC HEARING – Vacating Ridgewood Estates, Plat K and approving the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **0.53**
- Neighborhood: **Orem Park**

ACTION:

The Planning Commission is the final approving body for this item.

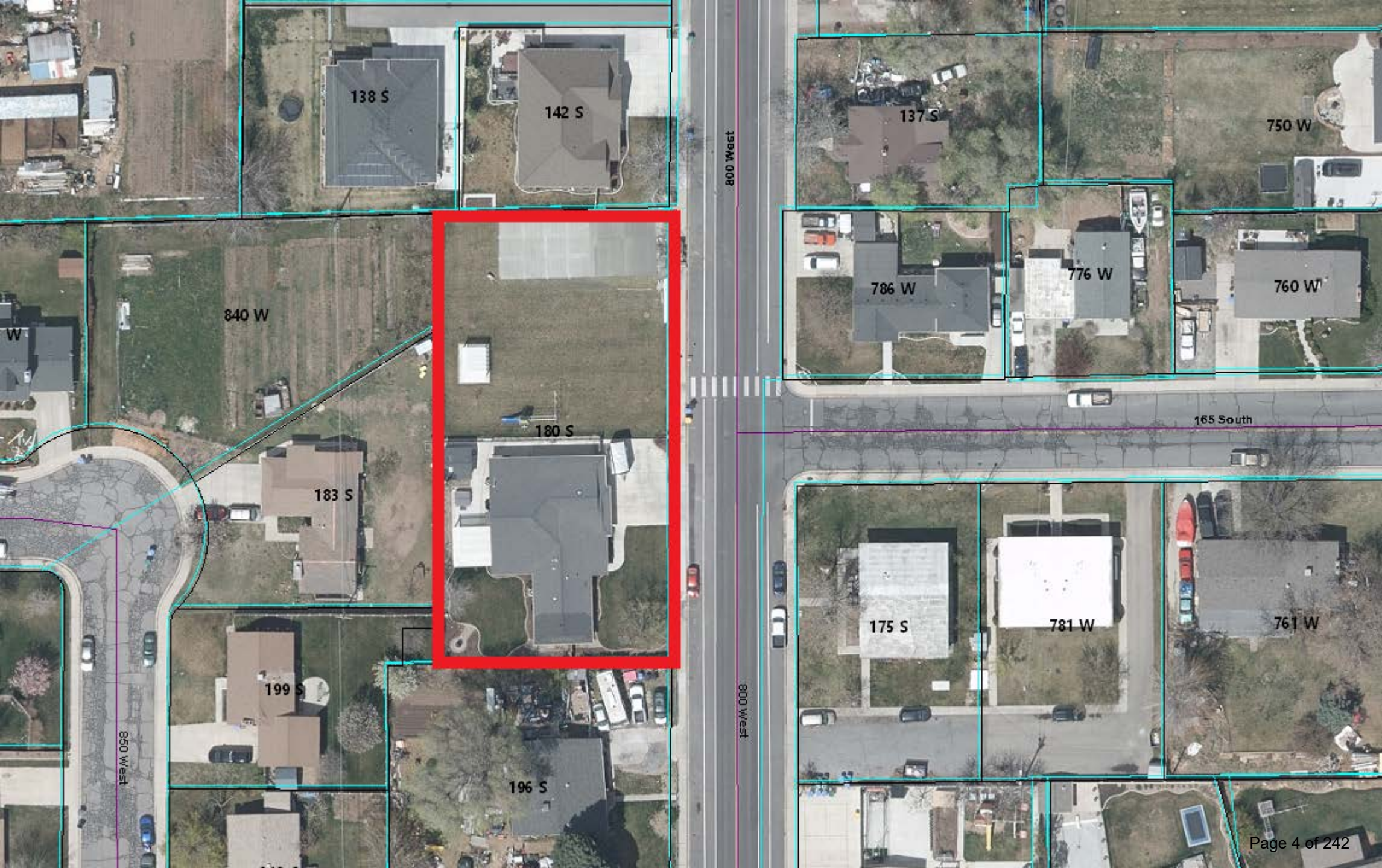
REQUEST: The applicant requests the Planning Commission approve vacating Ridgewood Estates, Plat K and approve the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone.

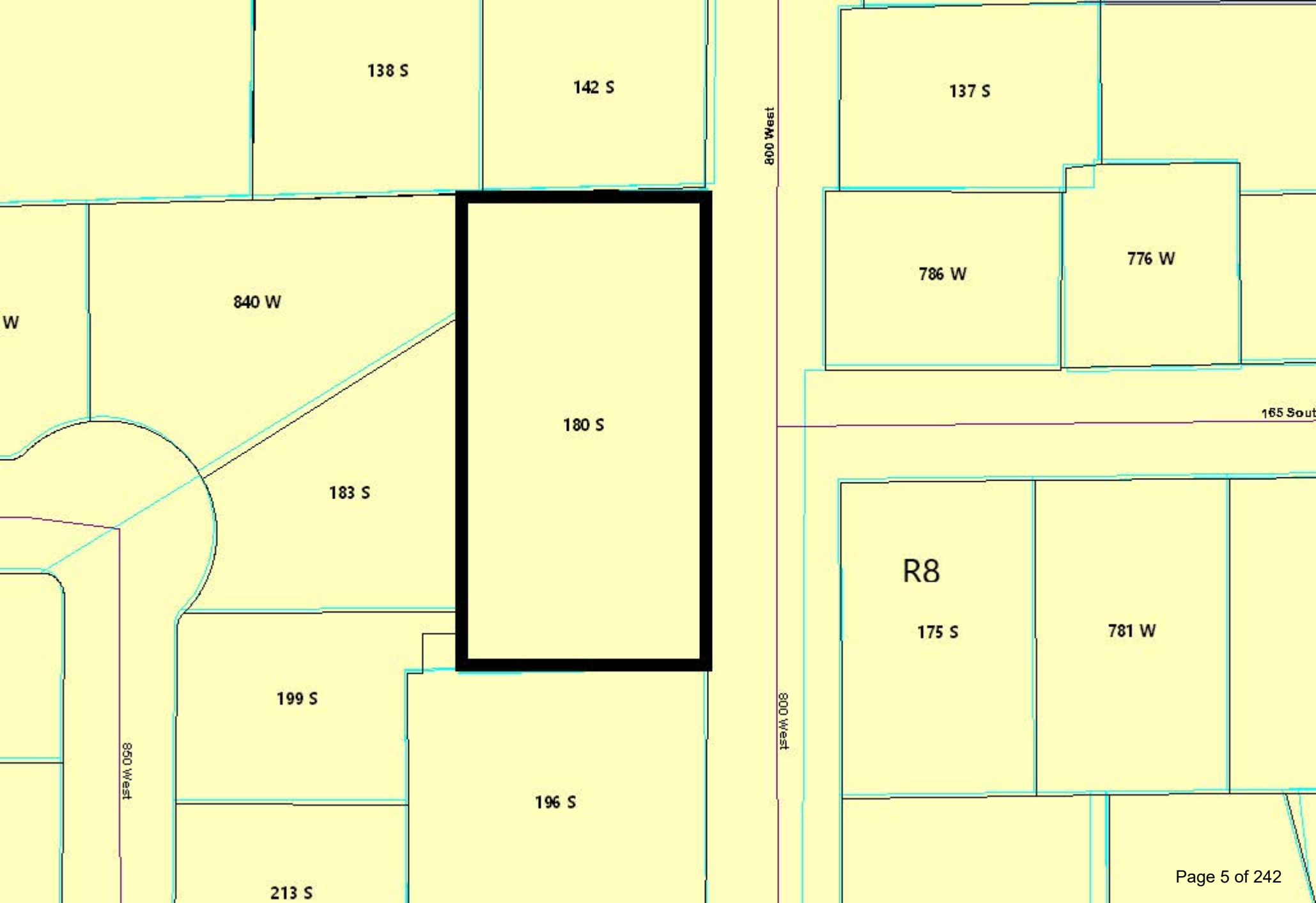
BACKGROUND: The property located generally at 180 South 800 West was originally two separate lots. In 2020 the two lots were combined into one lot. The applicant is requesting to re-subdivide the lots into two separate lots. Both lots will have frontage on 800 West.

There is an existing house on Lot 2 (the southern most lot). This house is required to be setback at least 8 feet from the new northern property line. [\(22-6-8\)](#)

The minimum lot size in the R8 zone is 8,000 square feet. The new lots comply with this minimum lot size as Lot 1 is 11,647 square feet and Lot 2 is 11,553 square feet. [\(22-6-8\)](#)

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve vacating Ridgewood Estates, Plat K and approve the final plat of Ridgewood Estates, Plat L located generally at 180 South 800 West in the R8 zone.





138 S

142 S

137 S

786 W

776 W

840 W

180 S

183 S

199 S

213 S

196 S

R8

175 S

781 W

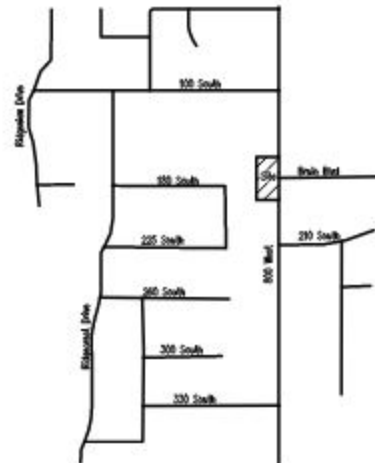


1" = 20'

Ridgewood Estates Plat "L"

Orem City

Utah



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (30') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manifold and full and oil separator/grease trap shall be installed U.L.U. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water pumps, power manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, review, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the 100' right-of-way in which case the construction shall conform to 100' construction standards and specifications.

Note:

No driveway or drive access may be located within twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Keyed Notes:

- 1 Existing Curb & Gutter
- 2 Existing 5' Sidewalk
- 3 Existing Fence
- 4 Existing Driveway
- 5 Existing Concrete Pad to be removed
- 6 Existing Water Meter
- 7 Existing Sewer Lateral
- 8 Install 4" Sewer Lateral w/ Clean out
- 9 Install 12" Water Meter & Service w/ RPT and backflow assembly
- 10 Existing SSM
- 11 Existing SSM
- 12 Existing 12" DP Water Main
- 13 Existing Sewer Main
- 14 Proposed asphalt patch (See standard detail M-3)
- 15 Existing Trees to be removed

Developer:

Donald Russell
180 South 800 West
Orem Utah 84058
801-376-2800

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = R-8
Total Area = 23,200 SF
Total number of Lots = 2

Notes:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Ridgewood Estates Plat "J"

Lot 2

Ridgewood Estates Plat "H"
Lot 5

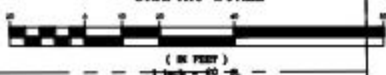
180 South Street

850 West Street

Ridgewood Estates Plat "H"
Lot 4

Jose L. Pineda

GRAPHIC SCALE



CAUTION: Notice to construction

The Contractor is specifically cautioned that the location and/or elevation of existing utilities shown on these plans is based on records of the surface utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must verify the utility location on or at least 48 hours prior to any excavation to respect the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Ridgewood Estates Plat "L"
Preliminary Plat

Revisions

Date
7-28-2023
Scale
1"=20'
By
BHT
Tracing No.
L-1

Sheet No.
C - 3.0



Item #: 3.2	Planning Commission September 6, 2023	
Prepared By: Cheryl Vargas		
Applicant: Melanie Ruff, Maverik	SITE PLAN – Approving the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Mailed to 206 property owners within 500 feet of the property.

SITE INFORMATION:

- General Plan Designation: **Medium Density Residential**
- Current Zone: **C2**
- Acreage: **3.77**
- Neighborhood: **Lakeview**

ACTION:

The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission approve the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone.

BACKGROUND: The applicant is proposing to develop a 5,951 square foot convenience store with fuel dispensers on the 3.57 acre parcel. There will be twenty (20) fuel dispensers with a canopy in front of the store. There will be no separate large vehicle fuel dispensers on the property. The facility will provide fueling, fresh food items, packaged beer and wine sales. The restroom facilities will be open to the public and the store will operate twenty-four (24) hours a day, seven (7) days a week.

This parcel was recently three large parcels. At Planning Commission on August 16, 2023, a final plat was approved that combined the three separate lots into one large lot. The lot is zoned C2 and is bordered on the east and south by residential properties. Service stations with convenience stores are a permitted use in the C2 zone.

Parking: In the C2 zone they are required to have one parking stall for every 250 square feet of building. With the 5,951 square foot building they would be required to have twenty-four (24) parking stalls. They are providing forty-eight (48) parking stalls.

Architecture: The materials for the convenience store building will be cultured stone veneer and fiber cement board & batten. The roof of the portico over the entrance to the c-store will be a standing seam metal and the main roof will be pre-finished metal. These are approved materials for the C2 zone.

Setbacks: The convenience store building will meet the setbacks of the C2 zone. It will back to Geneva Road and is 27.5 feet from the property line. It will be 153.3 feet from University Parkway.

Landscaping: The applicant submitted a landscaping plan that complies with all applicable requirements. There may need to be a slight change made regarding the trees at the southern end of the property and detention basin. There are water, sewer and storm drain lines that run underneath that area, so staff will need to work with Maverik in the placement of those trees.

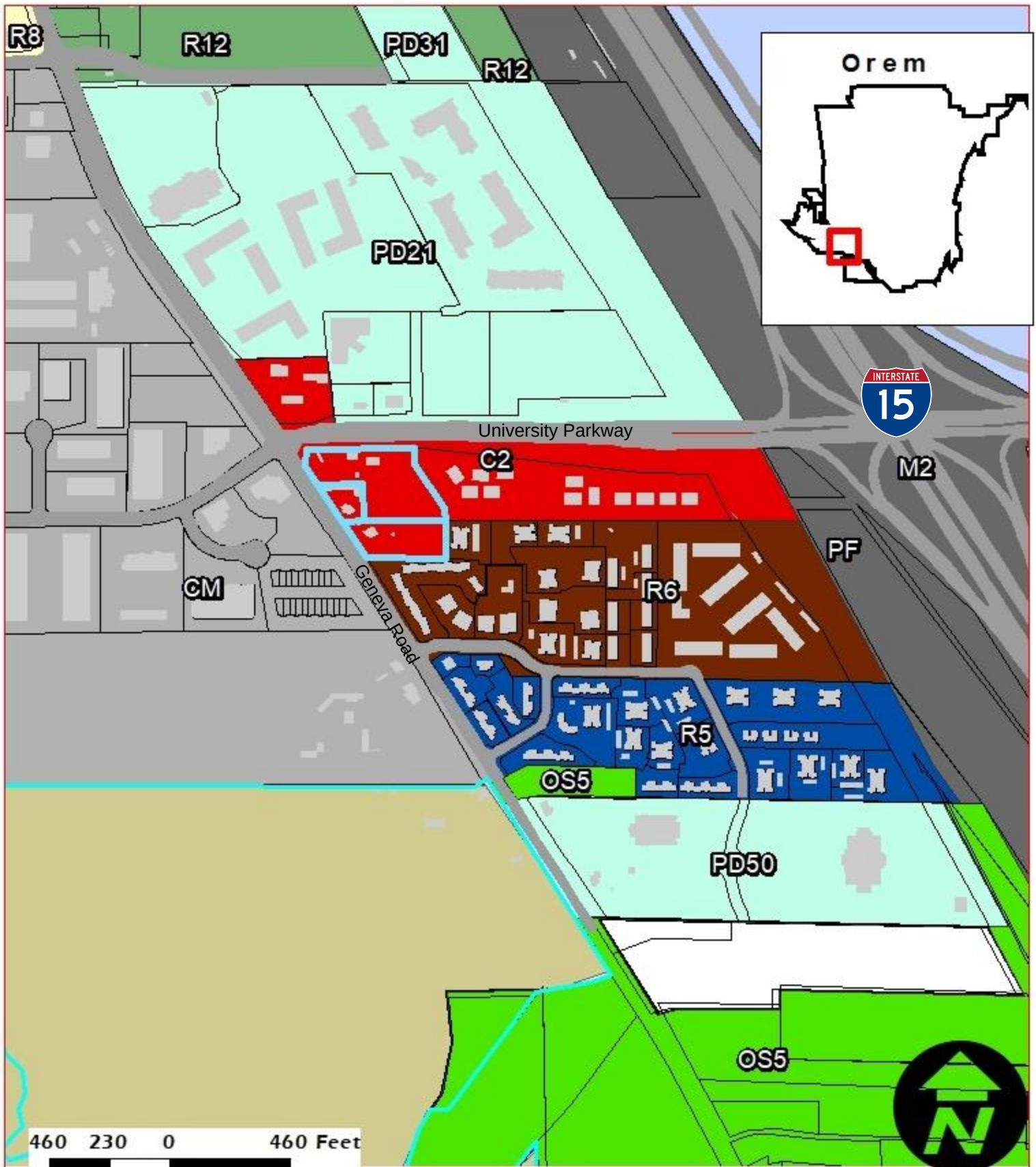
Traffic: A traffic impact study was submitted and approved by our traffic engineer consultant. The main entrance to the property will be from Geneva Road. There

will be a secondary access from University Parkway and this is a shared access with the Village on the Parkway development to the east.

RECOMMENDATION: Staff recommends the Planning Commission approve the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone.



Maverik - University Parkway

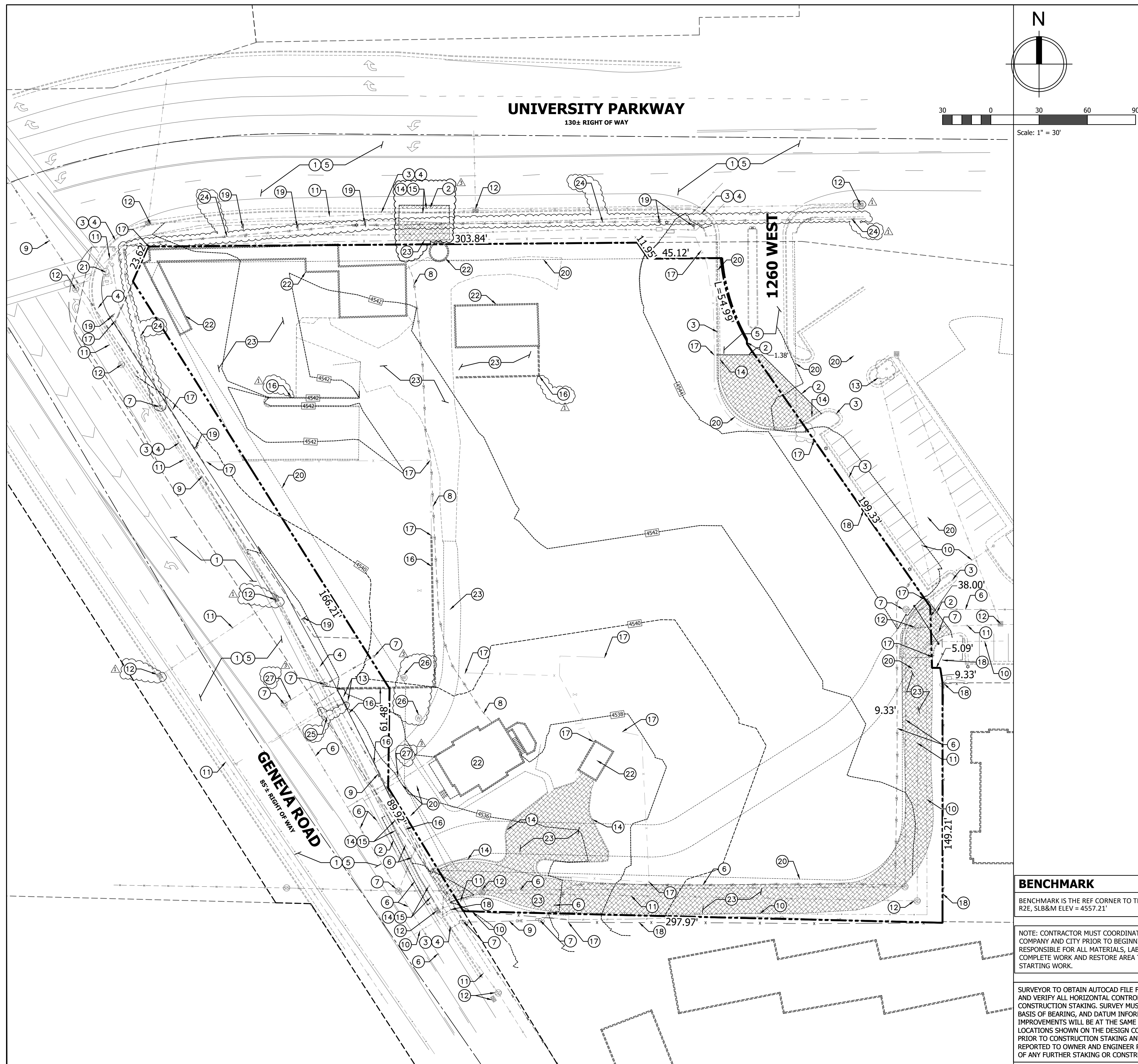


 Site Plan
Zone: C2
3.77 Acres

NEIGHBORHOOD
 Lakeview

Legend
 1247 S Geneva Road
 Buildings
 Parcels

Demolition Plan



DEMOLITION LEGEND



EXISTING ASPHALT/CONCRETE TO BE REMOVED



DEMOLITION PLAN KEYNOTES

- 1 CONTRACTOR TO OBTAIN ALL NECESSARY JURISDICTIONAL PERMITS BEFORE PERFORMING WORK WITHIN THE RIGHT-OF-WAY AND PERFORM ALL WORK TO JURISDICTIONAL STANDARDS.
- 2 SAWCUT EXISTING ASPHALT AS REQUIRED FOR INSTALLATION OF PROPOSED IMPROVEMENTS AND UTILITIES (2' MIN WIDTH) REMOVE AND LEGALLY DISPOSE OF.
- 3 EXISTING CONCRETE CURB (AND GUTTER) TO REMAIN, PROTECT IN PLACE AND TO THE NEAREST JOINT AND REPAIR, PER JURISDICTIONAL STANDARDS AND SPECIFICATIONS, ANY SECTIONS DAMAGED DURING CONSTRUCTION.
- 4 EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT IN PLACE AND TO THE NEAREST JOINT AND REPAIR, PER JURISDICTIONAL STANDARDS AND SPECIFICATIONS, ANY SECTIONS DAMAGED DURING CONSTRUCTION.
- 5 EXISTING ASPHALT PAVEMENT TO REMAIN, PROTECT IN PLACE AND REPAIR ANY SECTIONS DAMAGED DURING CONSTRUCTION PER JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- 6 EXISTING UTILITY MAIN/SERVICE LINE. PROTECT IN PLACE DURING CONSTRUCTION AND MAINTAIN COVER PER JURISDICTIONAL REQUIREMENTS.
- 7 EXISTING UTILITY STRUCTURE TO REMAIN. PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
- 8 EXISTING UTILITY LINE TO BE REMOVED AND LEGALLY DISPOSED OF.
- 9 EXISTING OVERHEAD ELECTRIC TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION.
- 10 EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATIONS AND PROTECT IN PLACE FOR PROPOSED CONNECTION. SEE UTILITY PLAN FOR PROPOSED MODIFICATIONS.
- 11 EXISTING STORM DRAIN LINE. PROTECT IN PLACE DURING CONSTRUCTION AND MAINTAIN COVER PER JURISDICTIONAL REQUIREMENTS.
- 12 EXISTING STORM DRAINAGE STRUCTURE TO REMAIN. PROTECT IN PLACE THROUGHOUT CONSTRUCTION, DO NOT ADJUST ELEVATION OR LOCATION.
- 13 EXISTING FIRE HYDRANT AND VALVES TO REMAIN. CONTRACTOR TO PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
- 14 EXISTING CURB AND GUTTER TO BE REMOVED AND LEGALLY DISPOSED OF.
- 15 EXISTING SIDEWALK TO BE REMOVED AND LEGALLY DISPOSED OF.
- 16 EXISTING WALL TO BE REMOVED AND LEGALLY DISPOSED OF.
- 17 EXISTING FENCE TO BE REMOVED AND LEGALLY DISPOSED OF.
- 18 EXISTING FENCE TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION.
- 19 EXISTING SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE THROUGHOUT CONSTRUCTION.
- 20 EXISTING EASEMENT.
- 21 EXISTING TRAFFIC SIGNAL POLE TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION.
- 22 EXISTING BUILDING/STRUCTURE TO BE REMOVED. CONTRACTOR TO LEGALLY DISPOSE OF ALL MATERIALS.
- 23 EXISTING ONSITE PAVEMENT TO BE REMOVED. CONTRACTOR TO LEGALLY DISPOSE OF MATERIAL.
- 24 EXISTING UNDERGROUND POWER FOR STREET LIGHTING. LOCATION TO BE FIELD VERIFIED. CONTACT BLUESTAKES PRIOR TO ANY EXCAVATION. PROTECT IN PLACE DURING CONSTRUCTION.
- 25 EXISTING 1" WATER SERVICE TO BE DISCONNECTED AT MAIN.
- 26 EXISTING WATER WELL TO BE TO BE CAPPED BY A STATE LICENSED WELL DRILLER AND A REPORT FROM THE WELL DRILLER MUST BE SUBMITTED TO THE CITY.
- 27 EXISTING SEWER LATERAL TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION. FIELD VERIFY LOCATION, SIZE, CONDITION AND INVERT OF LATERAL PRIOR TO START OF CONSTRUCTION.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

DEMOLITION, SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER:
JEFFREY J. EGBERT, P.E., LEED A.P., M.ASCE
CMT TECHNICAL SERVICES
2796 SOUTH REDWOOD ROAD
WEST VALLEY, UTAH 84119

CONTACT: JEFFREY J. EGBERT
TEL: 801.492.4132
PROJECT NO. 19337
DATED: NOVEMBER 3, 2022

THE CONTRACTOR WILL FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATION REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

**CALL BLUE STAKES
LOCATION CENTER**

811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER
UTILITIES

UTILITIES
WWW.BLUESTAKES.ORG



185 S. State Street
Salt Lake City, Utah 84111

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY
USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION
OF MAVERIK, INC IS PROHIBITED. 2019 MAVERIK, INC.

STAMP:

PRELIMINARY
NOT FOR
CONSTRUCTION

MAVERIK, INC.

PROPOSED MAVERIK C-STORE
GENEVA ROAD & UNIVERSITY PKWY, OREM, UTAH

NW 1/4 SECTION 28, TOWNSHIP 6 S,
RANGE 2 E, SALT LAKE BASE AND MERIDIAN

REVISION RECORD

△	DESCRIPTION	DATE
1	UDOT COMMENTS, DRC REVIEW 2 SUBMITTAL	05/01/2023
2	DRC REVIEW 3 SUBMITTAL	06/05/2023
3	DRC REVIEW 4 SUBMITTAL	07/21/2023
4	DRC REVIEW 5 SUBMITTAL	08/14/2023

DRAWN BY: AC/JM	APPROVED BY: JAT
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DRAWING ISSUE

DATE: 03/03/2023

PROJECT NUMBER: 21210	STORE #: TBD
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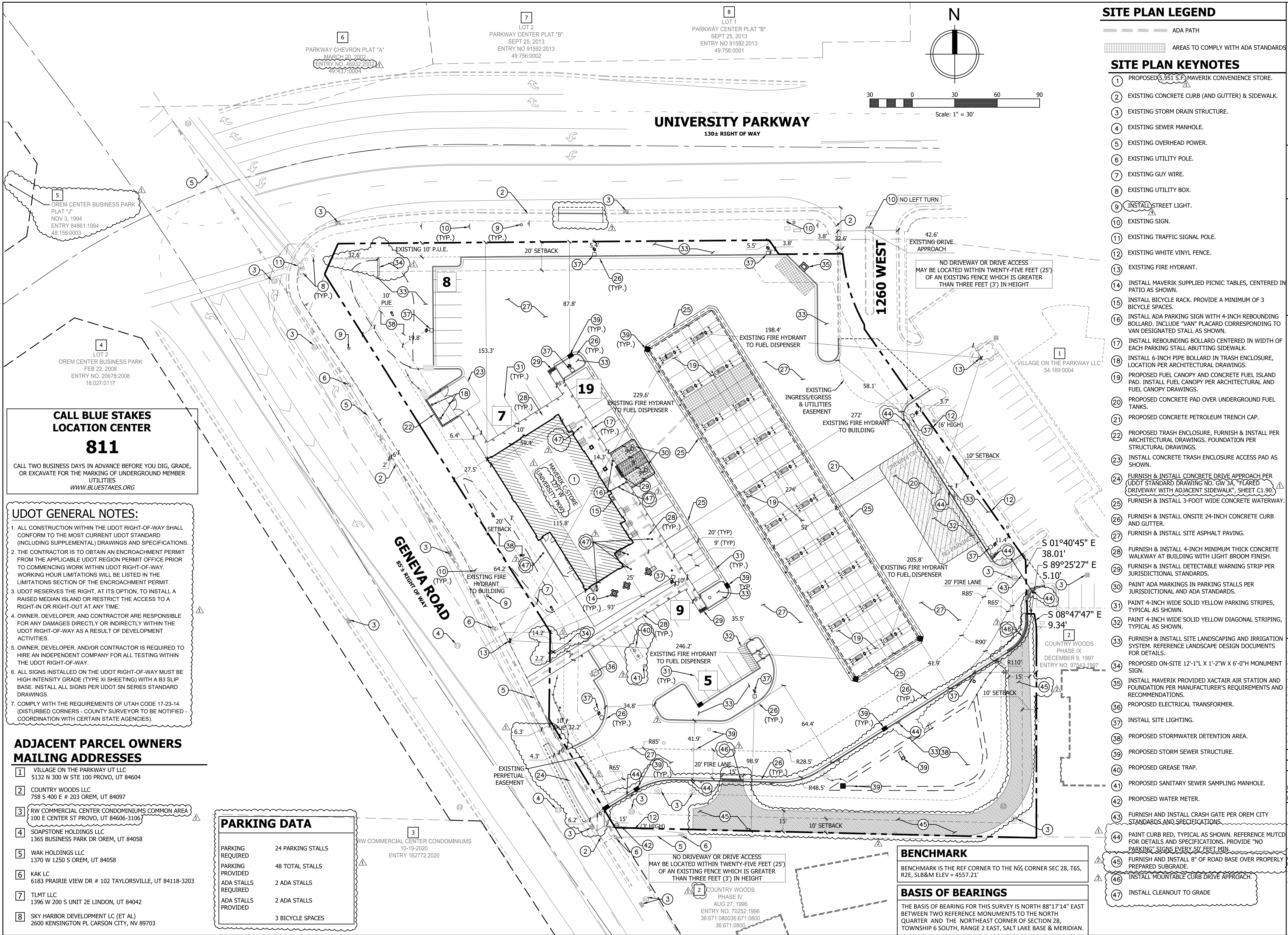
SHEET NAME

SITE DEMOLITION PLAN

SHEET NUMBER

C0.30

Site Plan



SITE PLAN LEGEND

- ADA PATH
- ▨ AREAS TO COMPLY WITH ADA STANDARDS

SITE PLAN KEYNOTES

- PROPOSED MAVERIK CONVENIENCE STORE.
- EXISTING CONCRETE CURB (AND GUTTER) & SIDEWALK.
- EXISTING STORM DRAIN STRUCTURE.
- EXISTING SEWER MANHOLE.
- EXISTING OVERHEAD POWER.
- EXISTING UTILITY POLE.
- EXISTING GUY WIRE.
- EXISTING UTILITY BOX.
- INSTALL STREET LIGHT.
- EXISTING SIGN.
- EXISTING TRAFFIC SIGNAL POLE.
- EXISTING WHITE VINYL FENCE.
- EXISTING FIRE HYDRANT.
- INSTALL MAVERIK SUPPLIED PICNIC TABLES, CENTERED IN PATIO AS SHOWN.
- INSTALL BICYCLE RACK. PROVIDE A MINIMUM OF 3 BICYCLE SPACES.
- INSTALL ADA PARKING SIGN WITH 4-INCH REBOUNDING BOLLARD. INCLUDE "VAN" PLACARD CORRESPONDING TO VAN DESIGNATED STALL AS SHOWN.
- INSTALL REBOUNDING BOLLARD CENTERED IN WIDTH OF EACH PARKING STALL ABUTTING SIDEWALK.
- INSTALL 6-INCH PIPE BOLLARD IN TRASH ENCLOSURE, LOCATION PER ARCHITECTURAL DRAWINGS.
- PROPOSED FUEL CANOPY AND CONCRETE FUEL ISLAND PAD. INSTALL FUEL CANOPY PER ARCHITECTURAL AND FUEL CANOPY DRAWINGS.
- PROPOSED CONCRETE PAD OVER UNDERGROUND FUEL TANKS.
- PROPOSED CONCRETE PETROLEUM TRENCH CAP.
- PROPOSED TRASH ENCLOSURE, FURNISH & INSTALL PER ARCHITECTURAL DRAWINGS. FOUNDATION PER STRUCTURAL DRAWINGS.
- INSTALL CONCRETE TRASH ENCLOSURE ACCESS PAD AS SHOWN.
- FURNISH & INSTALL CONCRETE DRIVE APPROACH PER (UDOT STANDARD DRAWING NO. GW 34, "FLARED DRIVEWAY WITH ADJACENT SIDEWALK", SHEET C1.90).
- FURNISH & INSTALL 3-FOOT WIDE CONCRETE WATERWAY.
- FURNISH & INSTALL ON-SITE 24-INCH CONCRETE CURB AND GUTTER.
- FURNISH & INSTALL SITE ASPHALT PAVING.
- FURNISH & INSTALL 4-INCH MINIMUM THICK CONCRETE WALKWAY AT BUILDING WITH LIGHT BROOM FINISH.
- FURNISH & INSTALL DETECTABLE WARNING STRIP PER JURISDICTIONAL STANDARDS.
- PAINT ADA MARKINGS IN PARKING STALLS PER JURISDICTIONAL AND ADA STANDARDS.
- PAINT 4-INCH WIDE SOLID YELLOW PARKING STRIPES, TYPICAL AS SHOWN.
- PAINT 4-INCH WIDE SOLID YELLOW DIAGONAL STRIPING, TYPICAL AS SHOWN.
- FURNISH & INSTALL SITE LANDSCAPING AND IRRIGATION SYSTEM. REFERENCE LANDSCAPE DESIGN DOCUMENTS FOR DETAILS.
- PROPOSED ON-SITE 12"-1" L X 1'-2" W X 6"-0" H MONUMENT SIGN.
- INSTALL MAVERIK PROVIDED XACTAIR AIR STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- PROPOSED ELECTRICAL TRANSFORMER.
- INSTALL SITE LIGHTING.
- PROPOSED STORMWATER DETENTION AREA.
- PROPOSED STORM SEWER STRUCTURE.
- PROPOSED GREASE TRAP.
- PROPOSED SANITARY SEWER SAMPLING MANHOLE.
- PROPOSED WATER METER.
- FURNISH AND INSTALL CRASH GATE PER OREM CITY STANDARDS AND SPECIFICATIONS.
- PAINT CURB RED, TYPICAL AS SHOWN. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS. PROVIDE "NO PARKING" SIGNS EVERY 50' FEET MIN.
- FURNISH AND INSTALL 8" OF ROAD BASE OVER PROPERLY PREPARED SUBGRADE.
- INSTALL MOUNTABLE CURB DRIVE APPROACH.
- INSTALL CLEANOUT TO GRADE



185 S. State Street
Salt Lake City, Utah 84111

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2019 MAVERIK, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

MAVERIK, INC.
PROPOSED MAVERIK C-STORE
GENEVA ROAD & UNIVERSITY PKWY, OREM, UTAH
NW 1/4 SECTION 28, TOWNSHIP 6 S,
RANGE 2 E, SALT LAKE BASE AND MERIDIAN

REVISION RECORD

Δ	DESCRIPTION	DATE
1	UDOT COMMENTS, DRC REVIEW 2 SUBMITTAL	05/01/2023
2	DRC REVIEW 3 SUBMITTAL	06/05/2023
3	DRC REVIEW 4 SUBMITTAL	07/21/2023
4	DRC REVIEW 5 SUBMITTAL	08/14/2023
5	DRC REVIEW 6 SUBMITTAL	08/17/2023

DRAWN BY: AC/JM APPROVED BY: JAT

DRAWING ISSUE

DATE: 03/03/2023
PROJECT NUMBER: 21210 STORE #: TBD

SHEET NAME

SITE PLAN

SHEET NUMBER

C1.00

CALL BLUE STAKES
LOCATION CENTER
811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER
UTILITIES
WWW.BLUESTAKES.ORG

UDOT GENERAL NOTES:

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
- OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

ADJACENT PARCEL OWNERS
MAILING ADDRESSES

- VILLAGE ON THE PARKWAY UT LLC
5132 N 300 W STE 100 PROVO, UT 84604
- COUNTRY WOODS LLC
758 S 400 E # 203 OREM, UT 84097
- RW COMMERCIAL CENTER CONDOMINIUMS COMMON AREA
100 E CENTER ST PROVO, UT 84606-3106
- SOAPSTONE HOLDINGS LLC
1365 BUSINESS PARK DR OREM, UT 84058
- WAK HOLDINGS LLC
1370 W 1250 S OREM, UT 84058
- KAK LC
6183 PRAIRIE VIEW DR # 102 TAYLORSVILLE, UT 84118-3203
- TLMT LLC
1396 W 200 S UNIT 2E LINDON, UT 84042
- SKY HARBOR DEVELOPMENT LC (ET AL)
2600 KENSINGTON PL CARSON CITY, NV 89703

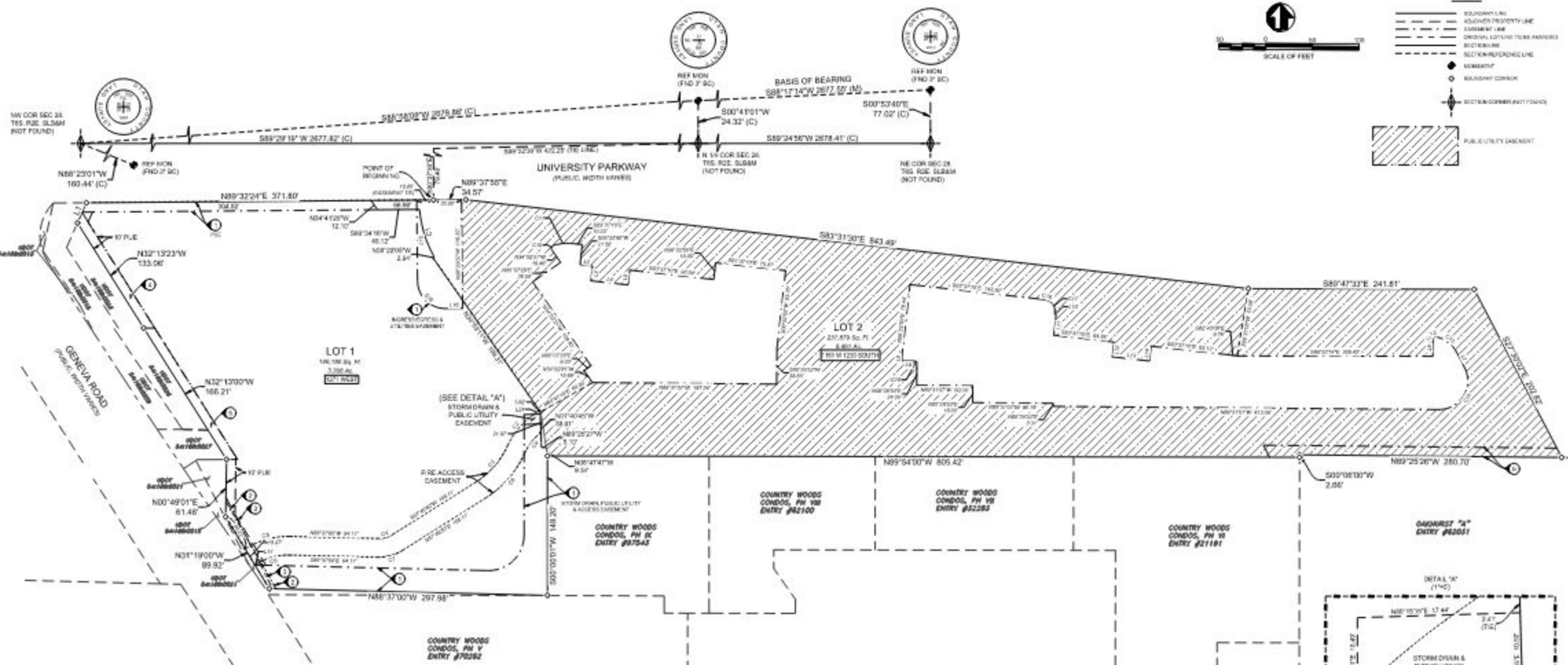
PARKING DATA

PARKING REQUIRED	24 PARKING STALLS
PARKING PROVIDED	48 TOTAL STALLS
ADA STALLS REQUIRED	2 ADA STALLS
ADA STALLS PROVIDED	2 ADA STALLS
	3 BICYCLE SPACES

(VACATING LOT 4 AND A PORTION OF LOTS 1, 2 & 3 OF VILLAGE AT THE PARKWAY SUBDIVISION)
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
OREM CITY, UTAH COUNTY, UTAH



 BOUNDARY LINE
 ADJACENT PROPERTY LINE
 CENTERLINE
 ORIGINAL LOT LINE TO BE ADJUSTED
 SECTION LINE
 SECTION REFERENCE LINE
 MONUMENT
 BOUNDARY CORNER
 SECTION CORNER (NOT FENCED)
 PUBLIC-UTILITY EASEMENT



CYP GENCO, LLC, A UTI/AN LIMITED LIABILITY COMPANY

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BPC.	CH. DRS
C10	5.09	3.00	180°57'32"	N45°35'15"E	4.62
C11	21.29	30.00	24°15'40"	N48°10'50"E	25.00
C12	4.09	2.50	180°56'30"	S48°38'50"E	2.80
C13	20.83	30.00	30°12'31"	S58°15'00"E	5.91
C14	8.24	3.00	110°04'30"	S21°30'50"W	52.07
C15	3.14	2.00	N00°00'00"	S44°31'00"W	0.87
C16	6.00	21.00	180°50'50"	S55°23'40"E	6.31
C17	16.20	11.00	80°00'00"	S34°44'45"E	14.80
C18	41°12'	30.00	80°00'00"	S47°30'00"E	42.40

SHEET 2 OF 2	PROJECT No. RANWIS1000	CHECKED JT
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11456 South Temple Drive, Suite 200
South Jordan, Utah 84025
(801) 270-5777 (801) 270-5782 (Fax)

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, LC shall be without liability to Foresite Design Group, LC.

Landscape Plan

TREE LOCATION AND FINAL PLACEMENT GUIDELINES:

1. TREES LOCATED ON THESE PLANS ARE BASED ON THE FOLLOWING DESIGN CRITERIA, AND THE DESIGNED LOCATION OF NON LANDSCAPE FACILITIES PROVIDED BY OTHERS, SUCH AS: UTILITIES, SIDEWALKS, BUILDINGS, SIGNS, LIGHTS, ROADWAYS, DRIVEWAYS, AND PROPERTY LINES. THE CONTRACTOR IS TO ADJUST THE FINAL TREE PLANTING PLACEMENT BASED ON THE "AS CONSTRUCTED" LOCATIONS OF THESE NON LANDSCAPE ITEMS.
 - A. 5 FEET FROM WATER METER AND/OR UTILITY BOX.
 - B. 10 FEET FROM FIRE HYDRANT.
 - C. 5-10 FEET FROM RESIDENTIAL DRIVEWAY.
 - D. 5-10 FEET FROM PROPERTY LINE OF ADJOINING PARCEL.
 - E. 5-10 FEET FROM NON-TRAFFIC CONDUCTING SIGNAGE.
 - F. 5-10 FEET FROM UTILITY POLE AND/OR LIGHT.
 - G. 20 FEET FROM AN UNREGULATED INTERSECTION (20 FEET BACK FROM INTERSECTING SIDEWALKS).
 - H. 30 FEET FROM STOP SIGNS.
 - I. 30 FEET FROM COMMERCIAL DRIVEWAY AND/OR ALLEY.
 - J. 40 FEET FROM AN INTERSECTION WITH TRAFFIC LIGHTS (40 FEET BACK FROM INTERSECTING SIDEWALKS).
 - K. 15-20 FEET FROM A TREE THAT IS SMALL IN SIZE AT MATURITY (LESS THAN 30 FEET TALL).
 - L. 20-30 FEET FROM A TREE THAT IS MEDIUM IN SIZE AT MATURITY (30-50 FEET TALL).
 - M. 30-40 FEET FROM A TREE THAT IS LARGE IN SIZE AT MATURITY (MORE THAN 50 FEET TALL).
 - N. TREES AND DEEP-ROOTED VEGETATION MUST MAINTAIN 36" OF CLEARANCE FROM ALL WATER METERS, FIRE HYDRANTS. SPRINKLER LINES SHALL NOT RUN THROUGH METER CANS.
 - O. ALL 1.5" AND LARGER WATER METERS ARE TO BE INSTALLED AT TIME OF SERVICE INSTALLATION.

LANDSCAPE CALCULATIONS SUMMARY

ON SITE LANDSCAPE PROVIDED (REFER TO ARCHITECTURAL PLANS)
41,220 S.F.
TOTAL PROJECT LANDSCAPING (INCLUDING AREAS IN ROAD R.O.W.)
54,456 S.F.
TOTAL LANDSCAPE AREA IN TURF GRASS (INCLUDING ROAD R.O.W.)
15,915 S.F. 29.23% OF LANDSCAPE
TOTAL AREA IN DROUGHT TOLERANT LANDSCAPE (INCLUDING R.O.W.)
38,541 S.F. 70.77% OF LANDSCAPE
PERCENT OF LANDSCAPE PLANT MATERIAL AREA VALUE COVERAGE (EXCLUDES TURF GRASS)
69.26% BASED ON "WATER-WISE PLANTS FOR SLC", WITH TREES CALC.
23.27% BASED ON "WATER-WISE PLANTS FOR SLC", WITHOUT TREES CALC.
PERCENT OF DROUGHT TOLERANT PLANTS (EXCLUDES TURF GRASS)
88.22% BASED ON CITY WATER CONSERVING PLANT LIST
PERCENT OF LANDSCAPE AREA OF LIVE PLANT COVERAGE (INCLUDES TURF GRASS)
98.49% WITH TREES CALCULATED
52.49% WITHOUT TREES CALCULATED
50.13% WITHOUT TREES CALCULATED + SHRUBS 3" & UNDER (50% REQUIRED)
REQUIRED GENEVA ROAD STREET TREES
12.0 TREES 480 FT DIV. BY 40
PROVIDED GENEVA ROAD STREET TREES
12 TREES
REQUIRED UNIVERSITY PARKWAY STREET TREES
9.6 TREES 383 FT DIV. BY 40
PROVIDED UNIVERSITY PARKWAY STREET TREES
10 TREES
REQUIRED INTERIOR LANDSCAPING TREES
29.7 TREES 88,969 S.F. DIV. BY 3,000 (1 TREE/3,000 SF OF ASPH.)
PROVIDED INTERIOR LANDSCAPING TREES
30 TREES
TOTAL REQUIRED TREES (STREET TREES + INTERIOR TREES)
51.2 TREES
TOTAL PROVIDED TREES (STREET TREES + INTERIOR TREES)
52 TREES

PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer ginnala / Amur Maple	15 gal			5
	Hydris Zone Td1 - Live Multi Trunk				
	Acer falsum / Tatarian Maple	B + B	1.5" Cal		16
	Hydris Zone Td3				
	Celtis occidentalis / Common Hackberry	B + B	1.5" Cal		7
	Hydris Zone Td1				
	Fraxinus pennsylvanica 'Patmore' / Patmore Green Ash	B + B	1.5" Cal		10
	Gleditsia tricanthos 'nema' 'Shademaster' TM / Shademaster Locust	B + B	1.5"		10
	Hydris Zone 1				
	Picea pungens / Colorado Spruce	B + B	5"		4
	Hydris Zone Td3				
SHRUBS	BOTANICAL / COMMON NAME	CONT			
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy, Barberry	5 gal			49
	Hydris Zone Sd3				
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal			12
	Hydris Zone Td2				
	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	5 gal			6
	Hydris Zone Td2				
	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	5 gal			51
	Hydris Zone Sd2				
	Helictotrichon sempervirens / Blue Oat Grass	1 gal			30
	Hydris Zone Td1				
	Hemerocallis x 'Apricot Sparkles' / Apricot Sparkles Day Lily	1 gal			49
	Hydris Zone P3				
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			8
	Hydris Zone P3				
	Imperata cylindrica / Japanese Blood Grass	1 gal			91
	Hydris Zone Td3				
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal			86
	Hydris Zone GV1 - Evergreen				
	Miscanthus sinensis 'Gracilinus' / Maiden Grass	5 gal			32
	Hydris Zone Td2				
	Miscanthus sinensis 'Purpureascens' / Flame Grass	5 gal			14
	Hydris Zone Td2				
	Parthenocissus incoupectata 'Robusta' / Boston Ivy	1 gal			13
	Hydris Zone GV1				
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal			65
	Hydris Zone Td2				
	Perovskia atriplicifolia 'Blue Spire' / Russian Sage	2 gal			32
	Hydris Zone P1				
	Pinus mugo mugo / Dwarf Mugo Pine	5 gal			7
	Hydris Zone Sd2 - Evergreen				
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			52
	Hydris Zone GV1				
	Spiraea japonica 'Neon Flash' / Neon Flash Spirea	5 gal			20
	Hydris Zone Sd3				
	Spiraea x bumalda / Bumald Spirea	5 gal			10
	Hydris Zone Sd3				
	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	5 gal			17
	Hydris Zone Sd3				
MULCHES / ROCKS					
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	15,915 S.F.			
	4" DEPTH OF 1" TO 1-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS, GRAYS) OVER DEWITT PRO 2,048 S.F.				
	5 WEED BARRIER				
	4" DEPTH OF 1-1/2" TO 2-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS + GRAYS) OVER DEWITT PRO 5 WEED BARRIER.	25,435 S.F.			
	DETENTION BASIN SEED MIX. REFER TO REVEGETATION SEED SCHEDULE ON SHEET L-1	5,698 S.F.			
	CONCRETE MOW STRIP - REFER TO DETAIL SHEET	780 L.F.			

NOTES:

1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
4. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE OREM CITY URBAN FORESTRY OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE.
5. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
6. IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
7. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
8. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
10. PLANT MATERIALS ARE GROUPED ON INDIVIDUAL IRRIGATION VALVE CIRCUITS BASED ON THEIR HYDRO ZONE CLASSIFICATION.
11. IF PLANTS OF DIFFERENT HYDRO ZONE CLASSIFICATIONS ARE PLACED ON THE SAME IRRIGATION VALVE, ONLY PLANTS OF TWO HYDRO ZONE CLASSIFICATIONS CAN BE GROUPED TOGETHER, I.E. HYDRO ZONE 1 WITH HYDRO ZONE 2 OR HYDRO ZONE 2 WITH HYDRO ZONE 3 PLANT MATERIAL. THEN, EACH PLANT MATERIAL WITH THE HIGHER HYDRO ZONE VALUE IS TO RECEIVE ONE ADDITIONAL DRIP EMITTER THAN THE LOWER HYDRO ZONE PLANT MATERIAL.
12. SLURRY SEEDING CAN BE CONTACTED REGARDING SEED MIX.

REVEGETATION

FOR REVEGETATION OF DETENTION BASIN

REVEGETATION MIX FOR DETENTION BASIN	POUNDS (PLS)
Pascopyrum smithii	6.0
Poa secunda	1.0
Bouteloua gracilis	1.0
Helianthus annuus	2.0
Agropyron cnstatum	2.0
Elymus lanceolatus psammophilus	2.0
Elymus hoffmannii var. ac saltlander	2.0
Distichlis spicata	1.0
Phalaris arundinacea	1.5
Juncus balticus	0.1
Carex nebrascensis	0.5
Sporobolus airoides	0.4
Deschampsia cespitosa	0.5
TOTAL POUNDS OF PURE LIVE SEED PER ACRE	20.0

HYDRO SEEDING AND MULCHING

1. SCOPE

The work shall consist of the application of seed, tackifier, wood fiber mulch, and often fertilizer, in a slurry of water to prevent soil erosion. The slurry application is intended to provide an environment conducive to plant growth. It is useful on steep, erosive slopes particularly where access is limited.

2. METHODS AND MATERIALS

A tank-mounted truck equipped with a special pump and continuous agitation system is used. The pump forces the slurry through a top-mounted discharge nozzle (tower) or discharge can be through 100 to 200 feet of hose. Tank capacities range from 1,000 to 3,000 gallons. Water is added first, then seed, tackifier, wood fiber mulch, fertilizer (if used). Single application hydroseeding uses 2,000 pounds of wood fiber mulch per acre with the seed and fertilizer. Most tackifiers are applied at 50-100 pounds of dry ingredients per acre.

3. Seed Mixtures

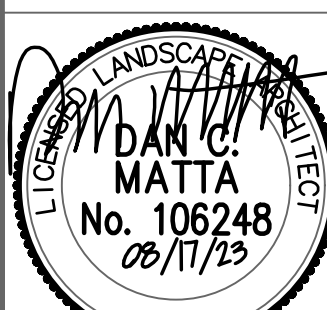
Seed mixes should be used as specified in the above seed schedules on a PLS (pure live seed) basis/acre.

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS & PROPERTY BOUNDARY	1/24/23	DCM
2	PER CITY COMMENTS & PROPERTY BOUNDARY	2/22/23	DCM
3	UPDATED PER SITE PLAN - ACCESS ROAD	3/14/23	DCM
4	SEA LOCATION AT CENTER RD. ACCESS	3/14/23	DCM
5	UPDATED PER SITE PLAN & CITY COMMENTS	3/14/23	DCM
6	UPDATED PER CITY COMMENT	3/14/23	DCM

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
1200 SOUTH 400 WEST, SUITE 100
OREM, UTAH 84058
PHONE: 801.641.7464
WWW.FORESITEDESIGNGROUP.COM

Foresite
Design Group, L.C.

MAVERIK C-STORE
OVERALL LANDSCAPE PLAN
GENEVA ROAD & UNIVERSITY PARKWAY OREM, UTAH 84057



SHEET:
L-1
FILE NAME: SCALE:
FDG-288 1"=30'

Elevations - C-Store



2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

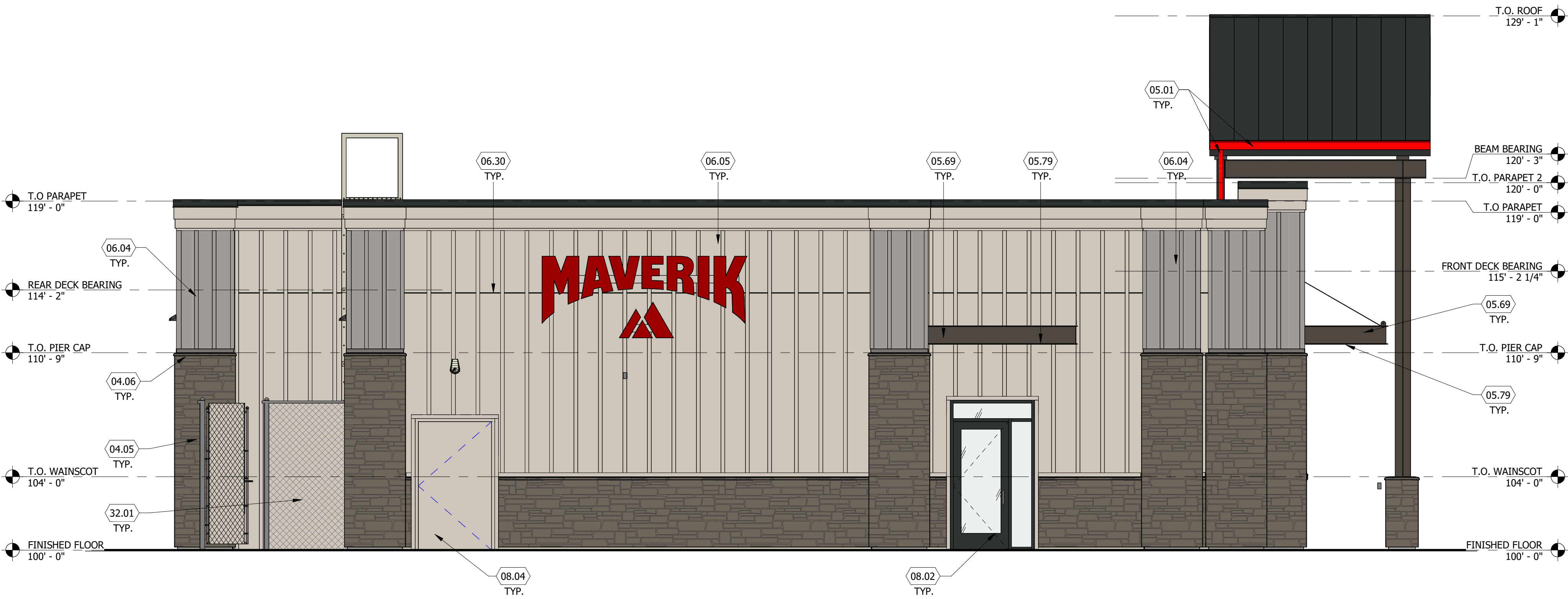
PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_XR_2202
Building Square Footage: 5,951 SF
Construction Type/Occupancy Classification: V-B / M
A-3 | PERSPECTIVE VIEWS



KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.04 HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH SIDING
- 08.05 WINDOW, SEE SCHEDULE
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

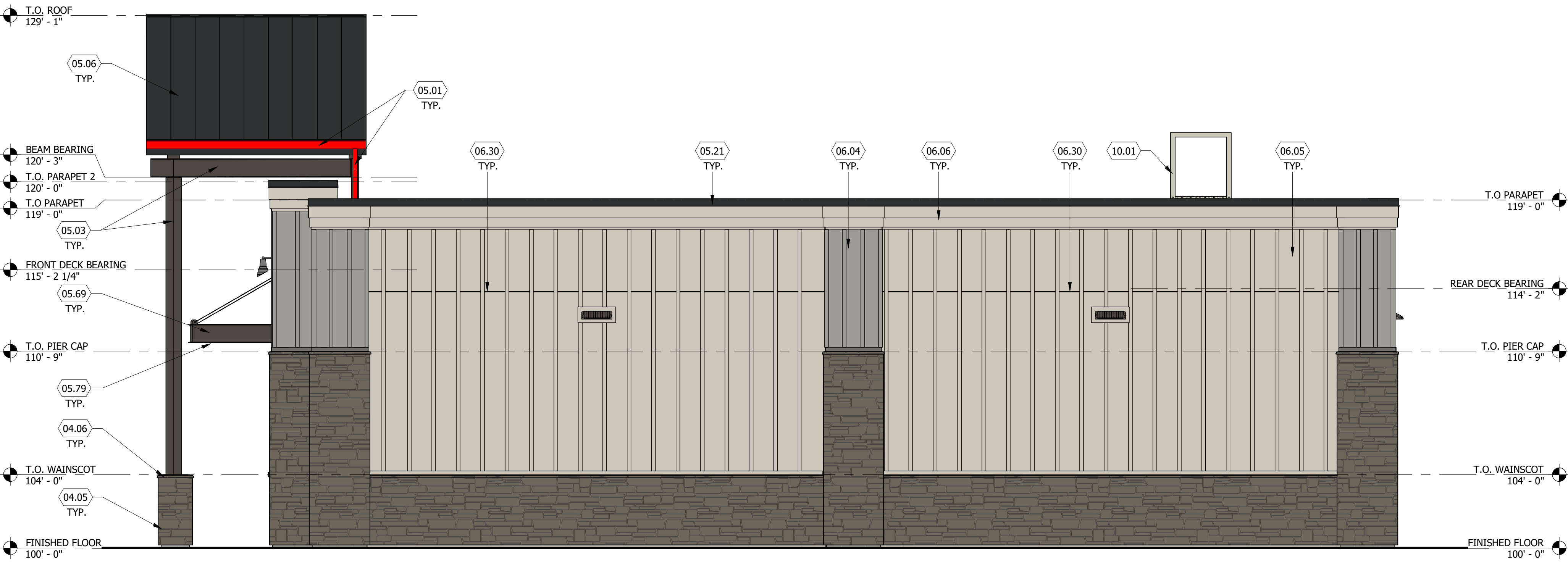
PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_XR_2202
Building Square Footage: 5,951 SF
Construction Type/Occupancy Classification: V-B / M
A-4 | EXTERIOR ELEVATIONS

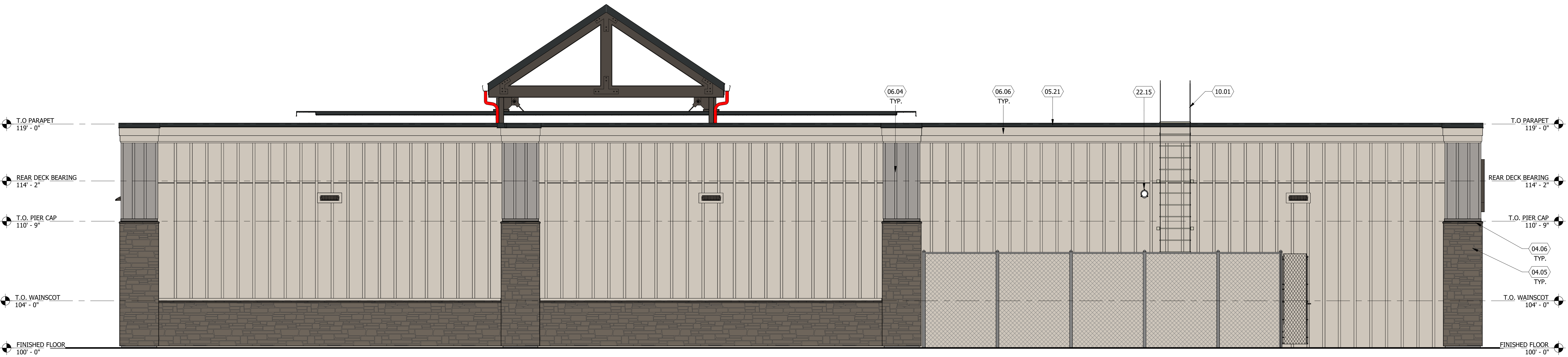


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
- 22.15 ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



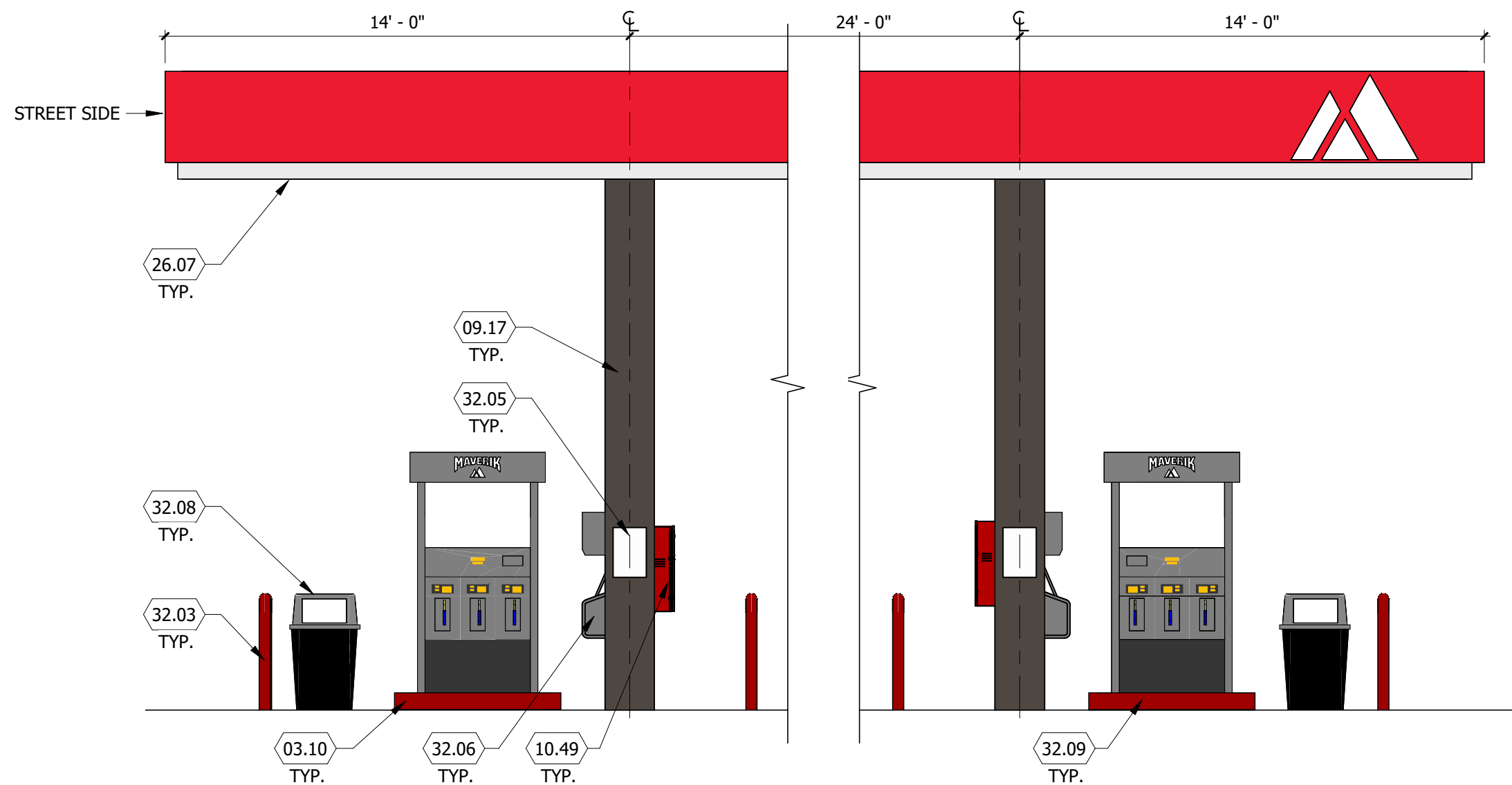
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

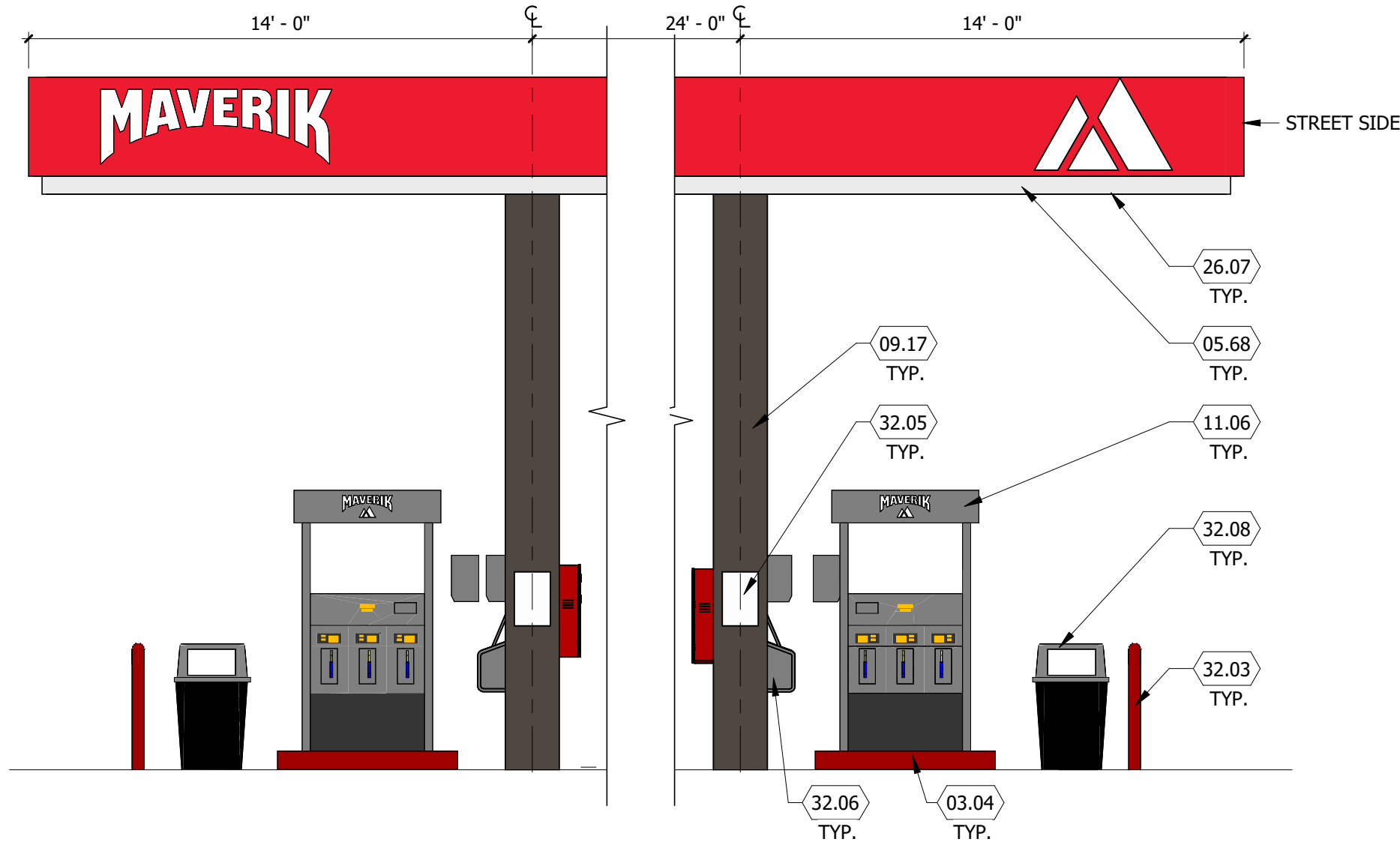
Prototype Version: 50_L_XR_2202
Building Square Footage: 5,951 SF
Construction Type/Occupancy Classification: V-B / M
A-5 | EXTERIOR ELEVATIONS



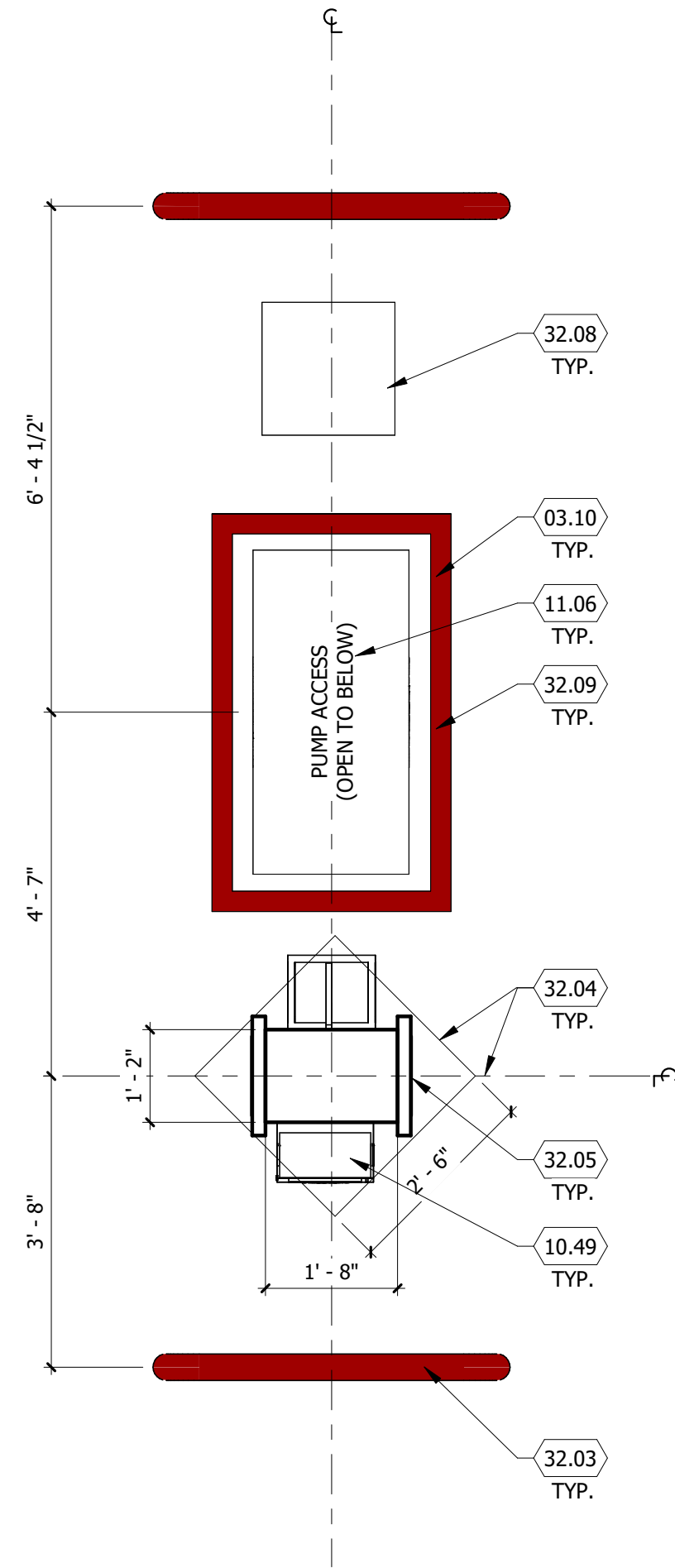
Elevations - Canopy



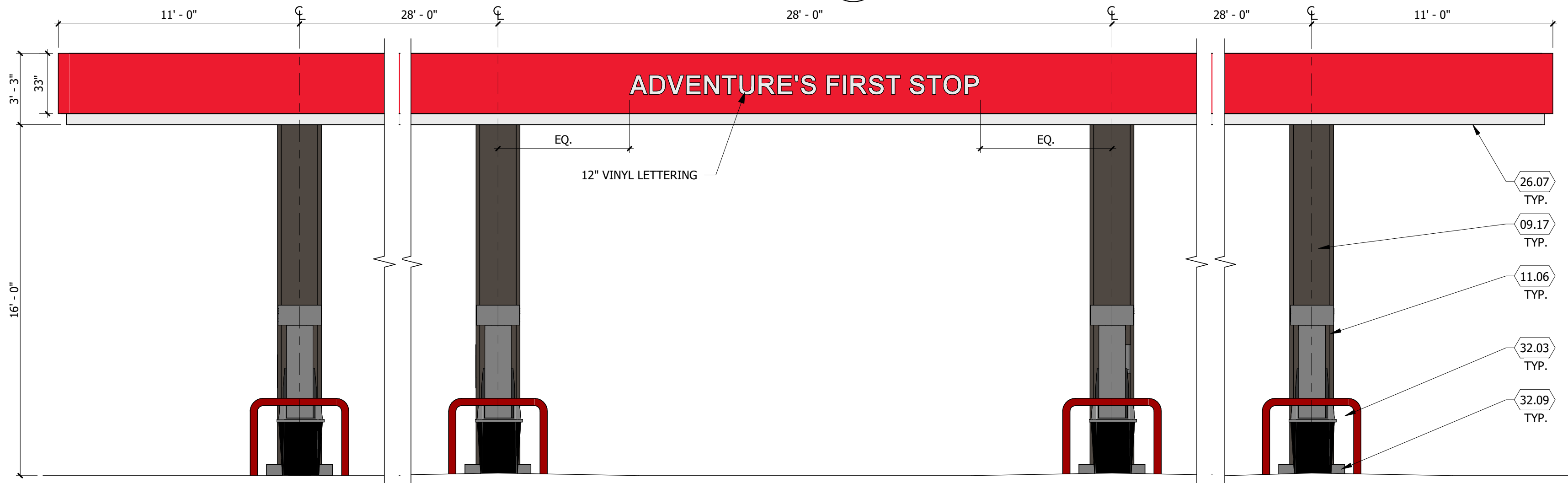
5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



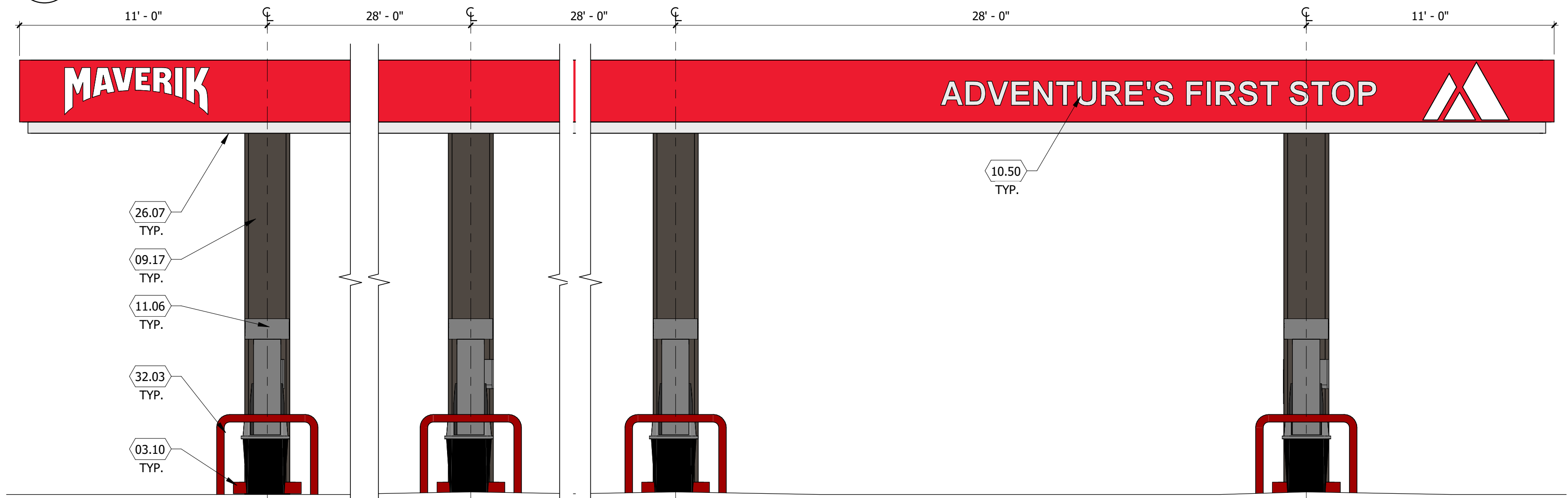
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

- 03.04 REINFORCED CONCRETE PAD
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER DISPENSING STATION (BY OTHERS)
- 11.06 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.09 PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03

PROPOSED MAVERIK C-STORE

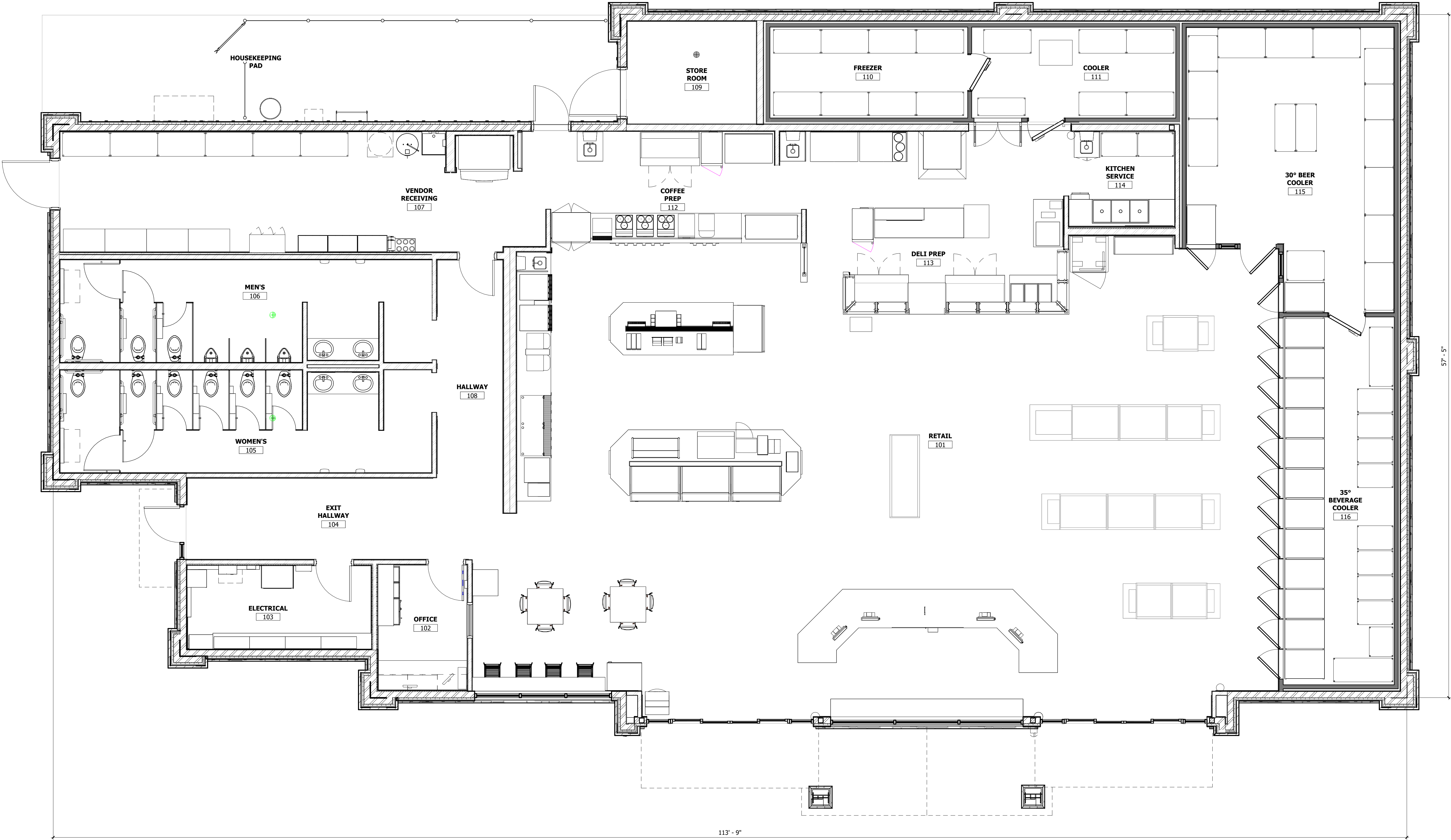
NOTE:
FUEL CANOPY DRAWINGS PROVIDED ARE
CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 50_L_XR_2202
Building Square Footage: 5,951 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS



Floor Plans

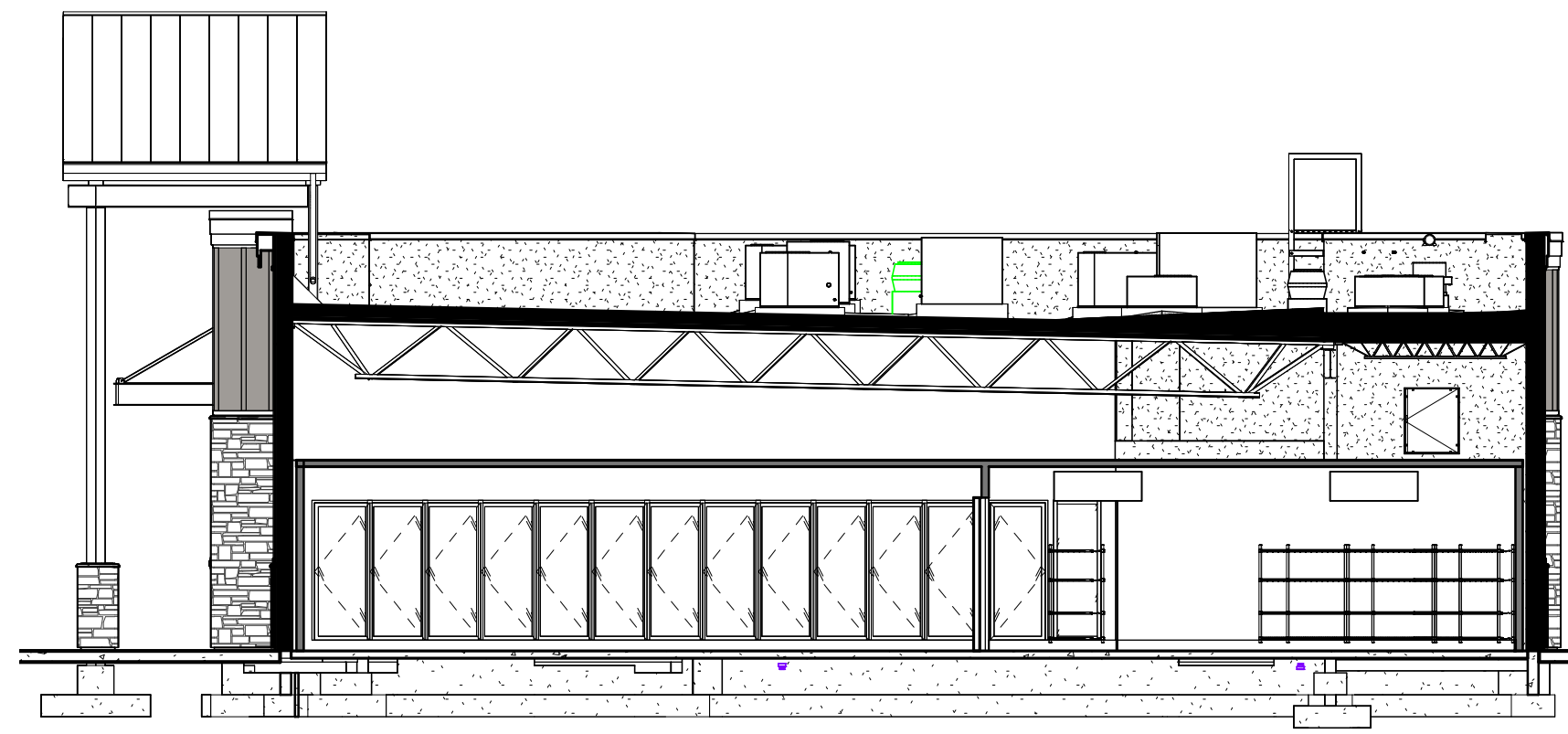


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

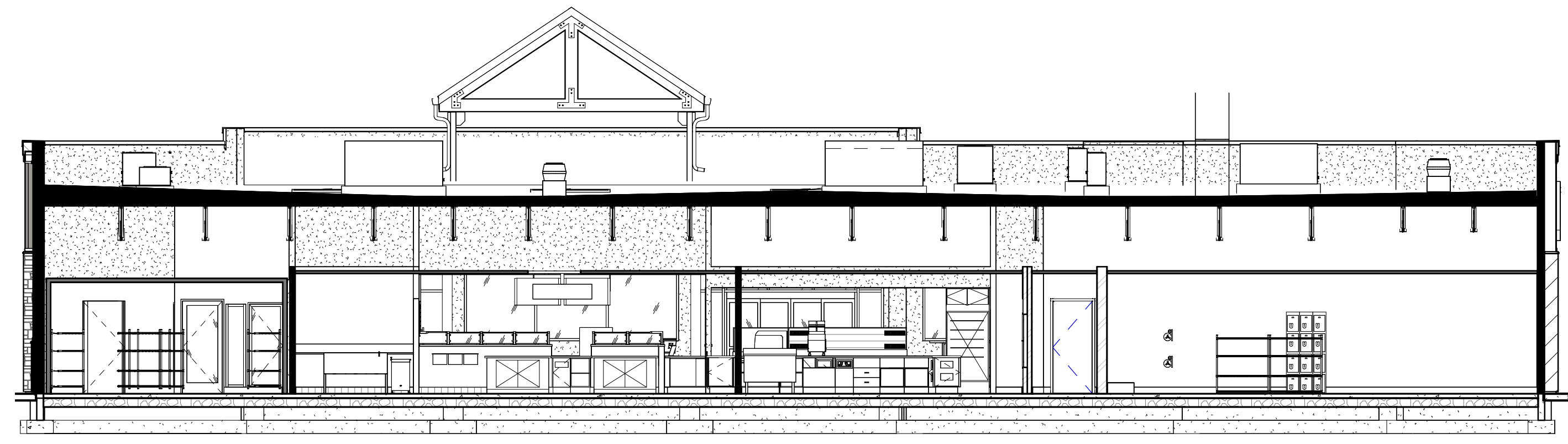
PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_XR_2202
Building Square Footage: 5,951 SF
Construction Type/Occupancy Classification: V-B / M
A-1 | FLOOR PLAN

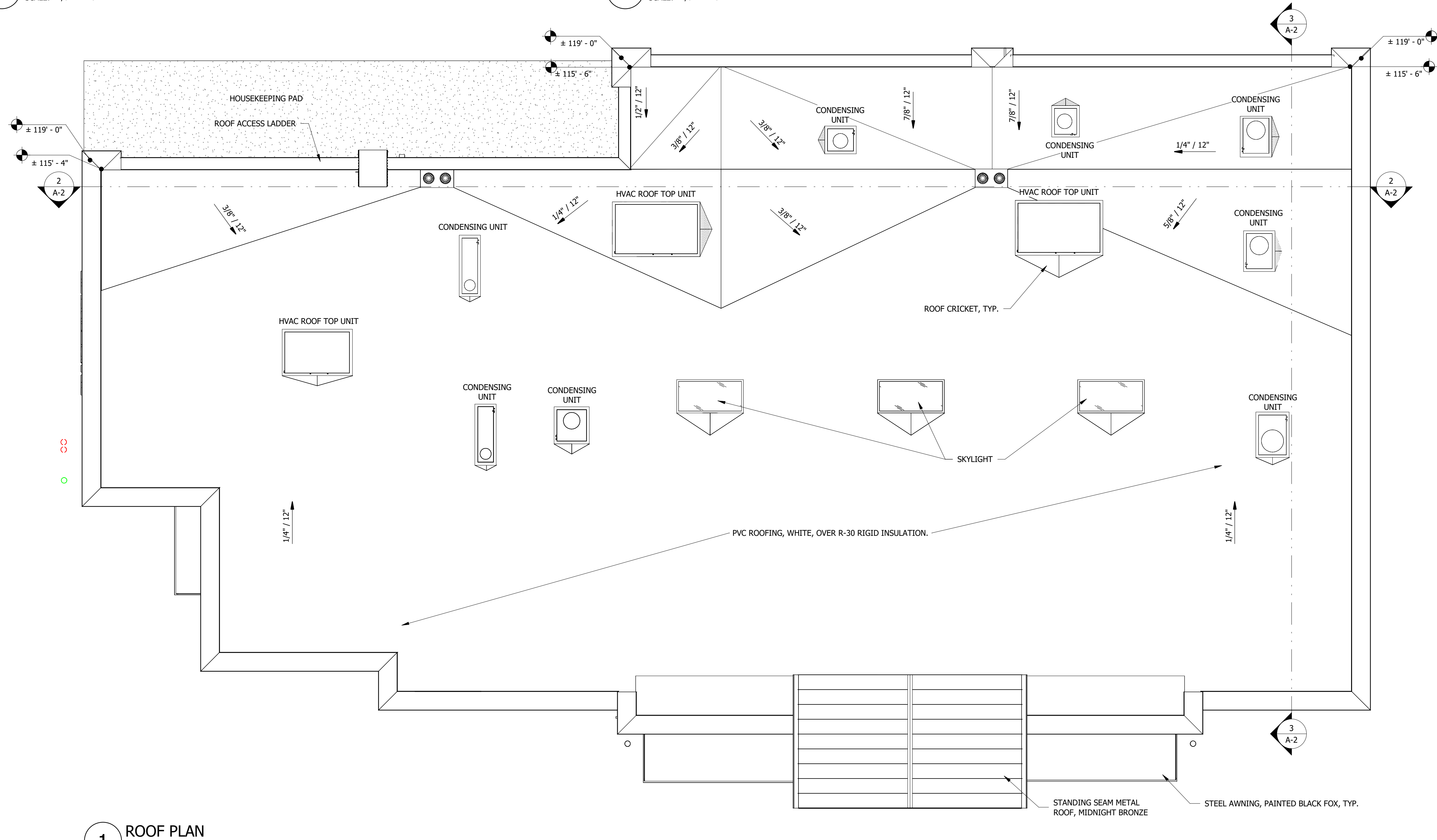




3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_XR_2202
Building Square Footage: 5,951 SF
Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN

Street view from Geneva Road



Street view from University Parkway





City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC MEETING - Approving the site plan for Maverik located at 1247 South Geneva Road in the C2 (Community Commercial) zone.

The property is located in the Lakeview neighborhood at the corner of University Parkway and Geneva Road. The site plan includes approving a Maverik convenience store as well as 40 pumps. This use is permitted in the C2 (Community Commercial) zone.

Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

LINTON, TRAVIS & CYNTHIA
11733 NETLEAF LN
KELLER, TX 76244

Planning Commission
Wed, Sep 6, 2023
4:30 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC MEETING - Approving the site plan for Maverik located at 1247 South Geneva Road in the C2 (Community Commercial) zone.

The property is located in the Lakeview neighborhood at the corner of University Parkway and Geneva Road. The site plan includes approving a Maverik convenience store as well as 40 pumps. This use is permitted in the C2 (Community Commercial) zone.

Additional information can be viewed on orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

BATEMAN, PAUL WILLIAM
9538 BEARDEN CREEK LN
HUMBLE, TX 77396

Planning Commission
Wed, Sep 6, 2023
4:30 pm



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

GRATA LLC
PO BOX 1028
KAMAS, UT 84036

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

FNAMG LLC
PO BOX 183
PLEASANT GROVE, UT 84062

SOAPSTONE HOLDINGS LLC
PO BOX 970585
OREM, UT 84097

SOAPSTONE HOLDINGS LLC
PO BOX 970595
OREM, UT 84097

DA VINCI MANAGEMENT COMPANY
LC
PO BOX 970724
OREM, UT 84097

BELNAP, STEVEN P & HIROKO H
PSC 76 BOX 7567
APO, AP 96319

GY GENEVA LLC
%BLACK, MICHAEL
9 EXCHANGE PL # 600
SALT LAKE CITY, UT 84111

BBRD LC
49 N 1330 W
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CITY OF OREM
56 N STATE
SALT LAKE CITY, UT 84119

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
147 S 1060 E
AMERICAN FORK, UT 84003

GLAZIER, SCOTT & MAXINE
152 W 640 N
AMERICAN FORK, UT 84003

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

CHACON 1323 LLC
156 S 1470 W
PROVO, UT 84601

TEAM DEEVER LLC
160 FARM RD
MIDWAY, UT 84049

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

CHEMI LLC
175 E 100 N
DELTA, UT 84624

MORI 1 LLC
215 S 760 W
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
272 E 1660 N
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

HENDERSON, JONATHAN L & MARCI
L (ET AL)
321 SAN SALVADOR AVE
HENDERSON, NV 89002

NGATUVAI, TEOTIHUACAN &
CLAUDIA E
332 STADIUM AV
PROVO, UT 84604

PARKWAY HOSPITALITY GROUP LLC
333 W 2230 N STE 225
PROVO, UT 84604

O'BARR, KEVIN & VALERIE
334 S 530 E
OREM, UT 84097

DEEVER, TOMMY
377 S 2070 E
SPANISH FORK, UT 84660

GONZALEZ, VIANEY ROMAN
VILLAMIZAR (ET AL)
466 S 1950 E
SPRINGVILLE, UT 84663

REAM, JOSEPH JAMES & KAY S
469 SUNLAND SPRINGS CT
HENDERSON, NV 89011

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WELCH, KRISTIN & LANI
524 E 100 S
PLEASANT GROVE, UT 84062

RUCKER TAX & CONSULTING LLC
558 E 1400 S
OREM, UT 84097

LARSEN, GARY EARL & TIFFANY N
(ET AL)
559 S 125 W
LAYTON, UT 84041

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

COUNTRY WOODS LC (ET AL)
758 S 400 E # 203
OREM, UT 84097

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE
789 E BAMBERGER DR STE A
AMERICAN FORK, UT 84003

PA EAGLES LLC
825 E 1180 S STE 300
AMERICAN FORK, UT 84003

ANDERSON, LAURY
836 E 315 S
OREM, UT 84097

HARDMAN, LORI A
863 W 425 N
SPRINGVILLE, UT 84663

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
952 S 830 E
OREM, UT 84058

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
%TAYLOR, GELENE
987 S GENEVA RD
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

BEAN, REID J & NINA J
1079 S 800 W
RICHFIELD, UT 84701

SK5 - WOLVERINE CROSSING LLC
--OR CURRENT RESIDENT--
1111 S 1350 WEST UNIT# F10-F40
OREM, UT 84058

CONKLIN, CANDICE
1125 LINDENMEIER RD
FORT COLLINS, CO 80524

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

ANDERSON, LAURY
--OR CURRENT RESIDENT--
1142 W 1275 SOUTH
OREM, UT 84058

MOUNTAINLAND APPLIED
TECHNOLOGY COLLEGE (ET AL)
1166 S GENEVA RD
OREM, UT 84058

VILLAGE ON THE PARKWAY UT LLC
--OR CURRENT RESIDENT--
1181 W 1230 SOUTH
OREM, UT 84058

FARMER, DALE L & CHRISTINE G
--OR CURRENT RESIDENT--
1182 W 1275 SOUTH
OREM, UT 84058

MORENO, JULIO A GARCIA
1184 W 1275 S
OREM, UT 84058

BEARDALL, C DARRELL (ET AL)
--OR CURRENT RESIDENT--
1185 W 1275 SOUTH
OREM, UT 84058

BERNARDS, TYLER & BRIELLE
1186 W 1275 S
OREM, UT 84058

MEYERS, MATTHEW JOHN &
ANGELA PRICE
1188 W 1275 S
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1189 W 1275 SOUTH
OREM, UT 84058

CHAMBERY WOODS UT LLC
--OR CURRENT RESIDENT--
1190 W 1275 SOUTH
OREM, UT 84058

CARDOSO, CELIA MARIA MARTINS
--OR CURRENT RESIDENT--
1190 W 1330 SOUTH
OREM, UT 84058

FARMER, CHRISTIAN T
1191 W 1275 S
OREM, UT 84058

GLAZIER, SCOTT & MAXINE
--OR CURRENT RESIDENT--
1192 W 1330 SOUTH
OREM, UT 84058

BEAN, REID J & NINA J
--OR CURRENT RESIDENT--
1193 W 1275 SOUTH
OREM, UT 84058

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

MARTINEZ, CLAUDIA I
1194 W 1330 S
OREM, UT 84058

LARSEN, GARY EARL & TIFFANY N
(ET AL)
--OR CURRENT RESIDENT--
1195 W 1275 SOUTH
OREM, UT 84058

BARTLETT, MARK
1202 W 1275 S
OREM, UT 84058

OLIVEIRA, RAPHAEL F & SUZANNE T
--OR CURRENT RESIDENT--
1204 W 1275 SOUTH
OREM, UT 84058

GLAZIER, SCOTT
--OR CURRENT RESIDENT--
1206 W 1275 SOUTH
OREM, UT 84058

GRAVES, BRYAN R & BEVERLY A
--OR CURRENT RESIDENT--
1207 W 1295 SOUTH
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1208 W 1275 SOUTH
OREM, UT 84058

PARRA, MAGDALENA
--OR CURRENT RESIDENT--
1210 W 1275 SOUTH
OREM, UT 84058

DISNEY, ANDRIA
1211 W 1295 S
OREM, UT 84058

GREEN, STEPHEN & KIMBERLY (ET
AL)
1212 W 1275 S
OREM, UT 84058

AUGUSTUS, RACHEL
1212 W 1330 S
OREM, UT 84058

TERRAZAS, REBEKAH
1216 W 1330 S
OREM, UT 84058

RUSSELL, JEAN A
1219 W 1295 S
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1223 W 1295 SOUTH
OREM, UT 84058

HARTER, KARILYN
1224 W 1330 S
OREM, UT 84058

ORTIZ, PEDRO
1228 W 1330 S
OREM, UT 84058

DEAVER, TOMMY
--OR CURRENT RESIDENT--
1230 W 1295 SOUTH
OREM, UT 84058

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
--OR CURRENT RESIDENT--
1234 W 1295 SOUTH
OREM, UT 84058

SNEDEGAR, KEITH V
1235 W 1295 S
OREM, UT 84058

AL-REM LLC
1236 GOLDSMITH DR
HIGHLANDS RANCH, CO 80126

VILLALOBOS, MOISES
1238 W 1295 S
OREM, UT 84058

MYERS, JOELLYN
--OR CURRENT RESIDENT--
1239 W 1295 SOUTH
OREM, UT 84058

HARDMAN, LORI A
--OR CURRENT RESIDENT--
1240 W 1295 SOUTH
OREM, UT 84058

ADAMSON, MEGAN R & JEFFREY M
1240 W 1330 S
OREM, UT 84058

HENDERSON, JONATHAN L & MARCI
L (ET AL)
--OR CURRENT RESIDENT--
1241 W 1295 SOUTH
OREM, UT 84058

MONSON, DONALD R & CAROLYN
(ET AL)
1244 W 1295 S
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1245 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
--OR CURRENT RESIDENT--
1246 W 1295 SOUTH
OREM, UT 84058

QUESADA, ASHLEA & BRYAN
1246 W 1295 S # 3
OREM, UT 84058

KIM, TAE S & KYU SUN
1250 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1252 S 1220 WEST
OREM, UT 84058

RUCKER, BEN
--OR CURRENT RESIDENT--
1252 W 1295 SOUTH
OREM, UT 84058

PARRA, MAGDALENA
1253 E 60 S
LINDON, UT 84042

VELAZQUEZ, CLAUDIA BEATRIZ
BIDONDO
1254 S 1220 W
OREM, UT 84058

VAN HOOSE, TERESA
1256 S 1220 W
OREM, UT 84058

O'BARR, KEVIN & VALERIE
--OR CURRENT RESIDENT--
1256 W 1295 SOUTH
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S
--OR CURRENT RESIDENT--
1258 S 1220 WEST
OREM, UT 84058

REINIKOVAS, EKATERINA N (ET AL)
1258 W 1295 S
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1260 S 1170 WEST
OREM, UT 84058

ASTON, BLAIR & RENAE
--OR CURRENT RESIDENT--
1260 S 1220 WEST
OREM, UT 84058

GRATA LLC
--OR CURRENT RESIDENT--
1261 S 1220 WEST
OREM, UT 84058

WELCH, KRISTIN & LANI
--OR CURRENT RESIDENT--
1262 S 1170 WEST
OREM, UT 84058

CHAMBAM LLC
--OR CURRENT RESIDENT--
1263 S 1220 WEST
OREM, UT 84058

FAIRFIELD BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1264 S 1170 WEST
OREM, UT 84058

TEAM DEAVER LLC
--OR CURRENT RESIDENT--
1264 S 1220 WEST
OREM, UT 84058

BEZZANT, RUSSELL & MELISSA
--OR CURRENT RESIDENT--
1265 S 1220 WEST
OREM, UT 84058

RUCKER TAX & CONSULTING LLC
--OR CURRENT RESIDENT--
1266 S 1170 WEST
OREM, UT 84058

CONKLIN, CANDICE
--OR CURRENT RESIDENT--
1266 S 1220 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1267 S 1220 WEST
OREM, UT 84058

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1268 S 1170 WEST
OREM, UT 84058

CHAMBERY WOODS LLC
--OR CURRENT RESIDENT--
1268 S 1220 WEST
OREM, UT 84058

CHEMI LLC
--OR CURRENT RESIDENT--
1269 S 1220 WEST
OREM, UT 84058

UTAH DEPARTMENT OF
TRANSPORTATION
1269 S GENEVA RD
OREM, UT 84057

RUCKER, BENJAMIN
--OR CURRENT RESIDENT--
1270 S 1170 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B
--OR CURRENT RESIDENT--
1270 S 1220 WEST
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B 1270 S 1220 W # 10 OREM, UT 84058	PROSOSKI, BLAIR & GREGORY (ET AL) 1271 S 1220 W OREM, UT 84058	PA EAGLES LLC --OR CURRENT RESIDENT-- 1272 S 1220 WEST OREM, UT 84058
FNAMG LLC --OR CURRENT RESIDENT-- 1272 S 1380 WEST OREM, UT 84058	HAINES, CHRISTOPHER JARED (ET AL) --OR CURRENT RESIDENT-- 1274 S 1220 WEST OREM, UT 84058	DA VINCI MANAGEMENT COMPANY LC --OR CURRENT RESIDENT-- 1274 S 1380 WEST OREM, UT 84058
DA VINCI MANAGEMENT COMPANY LC --OR CURRENT RESIDENT-- 1276 S 1380 WEST OREM, UT 84058	GRAY, BENJAMIN LADDIE 1284 S 1180 W OREM, UT 84058	1285 LLC --OR CURRENT RESIDENT-- 1285 S 1200 WEST OREM, UT 84058
LINTON, TRAVIS & CYNTHIA --OR CURRENT RESIDENT-- 1286 S 1180 WEST OREM, UT 84058	1287 LLC --OR CURRENT RESIDENT-- 1287 S 1200 WEST OREM, UT 84058	KING, NATHAN T 1288 S 1180 W OREM, UT 84058
MASKOWSKY, ALAN N & VICKI L (ET AL) --OR CURRENT RESIDENT-- 1289 S 1200 WEST OREM, UT 84058	HORTAL, MALCOLM MIGUEL BOTTO (ET AL) 1300 S 1260 W OREM, UT 84058	LEE, TARA T (ET AL) --OR CURRENT RESIDENT-- 1302 S 1180 WEST OREM, UT 84058
PORNINTRA, DAN P 1302 S 1260 W OREM, UT 84058	AL-REM LLC --OR CURRENT RESIDENT-- 1303 S 1200 WEST OREM, UT 84058	KNOLL, LINDA K & HARVEY --OR CURRENT RESIDENT-- 1304 S 1180 WEST OREM, UT 84058
MC EWEN, KASON R & MO YIN --OR CURRENT RESIDENT-- 1305 S 1200 WEST OREM, UT 84058	GONZALEZ, VIANEY ROMAN VILLAMIZAR (ET AL) --OR CURRENT RESIDENT-- 1306 S 1180 WEST OREM, UT 84058	CHOI, JIHAE 1306 S 1260 W OREM, UT 84058
PULVER, ADAM (ET AL) 1307 S 1200 W OREM, UT 84058	TEAM DEAVER LLC --OR CURRENT RESIDENT-- 1308 S 1180 WEST OREM, UT 84058	SNOW, JEFFERSON M & CALLIE A 1308 S 1260 W OREM, UT 84058
KAK LC --OR CURRENT RESIDENT-- 1308 W UNIVERSITY PKWY OREM, UT 84058	EDWARDS, RAYMOND 1309 S 1200 W OREM, UT 84058	1310 LLC --OR CURRENT RESIDENT-- 1310 S 1180 WEST OREM, UT 84058
SARIN, SHANUJ V (ET AL) --OR CURRENT RESIDENT-- 1311 S 1200 WEST OREM, UT 84058	TINGEY, JANN 1312 S 1180 W OREM, UT 84058	MEANEA, TAYSON & AVERY 1312 S 1260 W OREM, UT 84058

AFFLECK, STEVE & CATHARINA
--OR CURRENT RESIDENT--
1313 S 1200 WEST
OREM, UT 84058

JOHANSEN, ARTHUR & BRENDA
1313 S 1260 W
OREM, UT 84058

SIMKINS, MAERIS C
1314 S 1260 W
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
--OR CURRENT RESIDENT--
1317 S 1260 WEST
OREM, UT 84058

BELNAP, STEVEN P & HIROKO H
--OR CURRENT RESIDENT--
1318 S 1260 WEST
OREM, UT 84058

LARSEN, STEPHEN
1320 S 1180 W
OREM, UT 84058

NGATUVAL, TEOTIHUACAN &
CLAUDIA E
--OR CURRENT RESIDENT--
1320 S 1260 WEST
OREM, UT 84058

THOMPSON, JOSHUA
1321 S 1200 W
OREM, UT 84058

MORI 1 LLC
--OR CURRENT RESIDENT--
1322 S 1180 WEST
OREM, UT 84058

CHACON 1323 LLC
--OR CURRENT RESIDENT--
1323 S 1200 WEST
OREM, UT 84058

MORRISON, REBECCA L
1323 S 1260 W
OREM, UT 84058

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
--OR CURRENT RESIDENT--
1324 S 1180 WEST
OREM, UT 84058

BATEMAN, PAUL WILLIAM
--OR CURRENT RESIDENT--
1325 S 1200 WEST
OREM, UT 84058

JOHNSON, CHAD N & MANDY S
1340 S GENEVA RD
OREM, UT 84058

PRITCHETT, JAMES & KAREN
1341 S GENEVA RD
OREM, UT 84058

LOCKE, NICK
1342 S 1220 W
OREM, UT 84058

MANION, TODD & DIANA
--OR CURRENT RESIDENT--
1343 S 1220 WEST
OREM, UT 84058

GUSTAFSON, STUART R
1346 S 1220 W
OREM, UT 84058

MCDUGAL, RYAN
1347 S 1220 W
OREM, UT 84058

JOHNSON, NATHAN B & DONNA S
1356 S GENEVA RD
OREM, UT 84058

WAK HOLDINGS LLC
1370 W 1250 S
OREM, UT 84058

TLMT LLC
1396 W 200 S UNIT 2E
LINDON, UT 84042

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

SARIN, SHANUJ V (ET AL)
1571 TIMONEY RD
DRAPER, UT 84020

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

CARDOSO, CELIA MARIA MARTINS
1745 N 1820 W
PROVO, UT 84604

1310 LLC
%HUEBNER, TROY S
1777 GOLD RIVER DR
OREM, UT 84057

MANION, TODD & DIANA
1851 N SMITH RIDGE DR
LEHI, UT 84043

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

SK5 - WOLVERINE CROSSING LLC
2090 N HILL FIELD RD
LAYTON, UT 84041

WISEMAN, RICHARD A & SHERRIE A
(ET AL)
2348 HORSESHOE CT
SANTA ROSA, CA 95405

SKY HARBOR DEVELOPMENT LC (ET
AL)
2600 KENSINGTON PL
CARSON CITY, NV 89703

UVDOWNS VENTURE LLC
2600 N ASHTON BLVD STE 200
LEHI, UT 84043

UVDOWNS VENTURE LLC
2600 N ASTON BLVD STE 200
LEHI, UT 84043

OREM TEK DEVELOPMENT
CORPORATION (ET AL)
2667 HILLSDEN DR
SALT LAKE CITY, UT 84117

CHAMBAM LLC
3188 N COTTONWOOD LN
PROVO, UT 84604

MC EWEN, KASON R & MO YIN
3543 E TERRACE AV
GILBERT, AZ 85234

SIMMONS, REBECCA F & JEFFREY T
(ET AL)
3859 E BROCKBANK DR
SALT LAKE CITY, UT 84124

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

VILLAGE ON THE PARKWAY UT LLC
5132 N 300 W STE 100
PROVO, UT 84604

KAK LC
6183 PRAIRIE VIEW DR # 102
TAYLORSVILLE, UT 84118

GRAVES, BRYAN R & BEVERLY A
6328 E ROCKING HORSE WAY
ORANGE, CA 92869

AVIGATION LC
7067 S COMMERCE PARK DR
SALT LAKE CITY, UT 84047

FARMER, DALE L & CHRISTINE G
7331 S WELLINGTON ST
CENTENNIAL, CO 80015

KNOLL, LINDA K & HARVEY
7712 S OLD FARM LN
MERIDIAN, ID 83642

BATEMAN, PAUL WILLIAM
9538 BEARDEN CREEK LN
HUMBLE, TX 77396

BEZZANT, RUSSELL & MELISSA
9985 N 6670 W
HIGHLAND, UT 84003

LEE, TARA T (ET AL)
10426 S VERMILLION DR
SOUTH JORDAN, UT 84009

GY GENEVA LLC
11559 N SKYLINE DR
HIGHLAND, UT 84003

AFFLECK, STEVE & CATHARINA
11608 S WILDRIE FIELD WAY
DRAPER, UT 84020

LINTON, TRAVIS & CYNTHIA
11733 NETLEAF LN
KELLER, TX 76244

OLIVEIRA, RAPHAEL F & SUZANNE T
12113 N BRIDGEGATE WAY
HIGHLAND, UT 84003

MYERS, JOELLYN
18008 29TH DR SE
BOTHELL, WA 98012

MASKOWSKY, ALAN N & VICKI L (ET
AL)
25302 ROLLING GREENS WAY
SANTA CLARITA, CA 91350

Item #: 3.4	Planning Commission September 6, 2023	
Prepared By: Cheryl Vargas		
Applicant: Development Services	PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres)	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 134 property owners within 500 ft

SITE INFORMATION:

- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: **2.16**
- Neighborhood: **Lakeview**

ACTION:

The Planning Commission will forward a recommendation to the City Council.

REQUEST: The applicant requests the Planning Commission forward a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres)

BACKGROUND: These two properties were annexed into the City of Orem in 2014. At that time they were put into the OS5 zone which is a holding zone until the property owners decide how they want to develop their property. The General Plan designates these two lots as Community Commercial.

In October of 2020, the property was rezoned from the OS5 holding zone to the C2 zone. At that time the property owner planned on building a gas station with a convenience store on these properties and combining the two lots into one large lot. Because of the proximity to residential homes, a development agreement was signed by the property owner and the City of Orem designating exactly what could be built on that property. A site plan application was submitted for approval but never made it through the entire approval process.

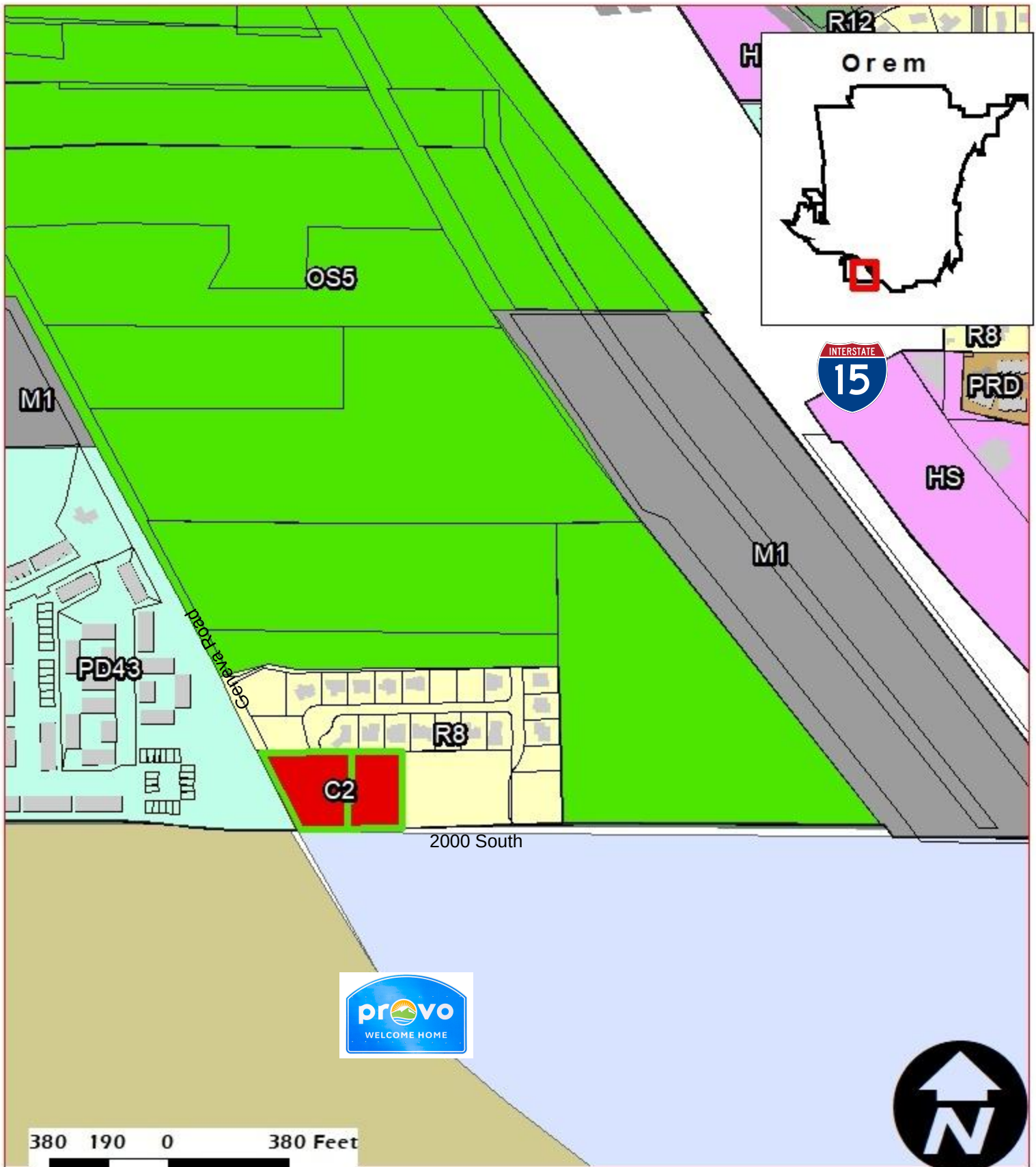
The property was recently purchased by Holiday Oil. They tried to amend the development agreement to make the property more compatible with the Holiday Oil branding, but the request was denied by the City Council. After the denial, Holiday Oil determined to move forward with the original agreement. The Council also proactively started the rezoning process from the existing C2 zone to R8 which would only allow for single family homes to be built on the property ([22-6-2](#)). Or, to rezone the property to the PO (Professional Office) zone. ([22-8-2](#))

Holiday Oil submitted a complete application on August 21, 2023, for a site plan that is consistent with the existing zoning regulations and, as a result, Orem City accepted the application and will have no other option than to approve it if the City process is followed. The application for the rezone will proceed for consideration and will be considered pending in the event Holiday Oil does not follow through and obtain site plan approval.

RECOMMENDATION: The Development Review Committee recommends the Planning Commission consider this item. Staff recommends the Planning Commission provide a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located at 1981 South Geneva Road and 868 West 2000 South from the C2 zone to the R8 or PO (Professional Office) zone (approximately 2.16 acres)



1981 South Geneva Road Rezone

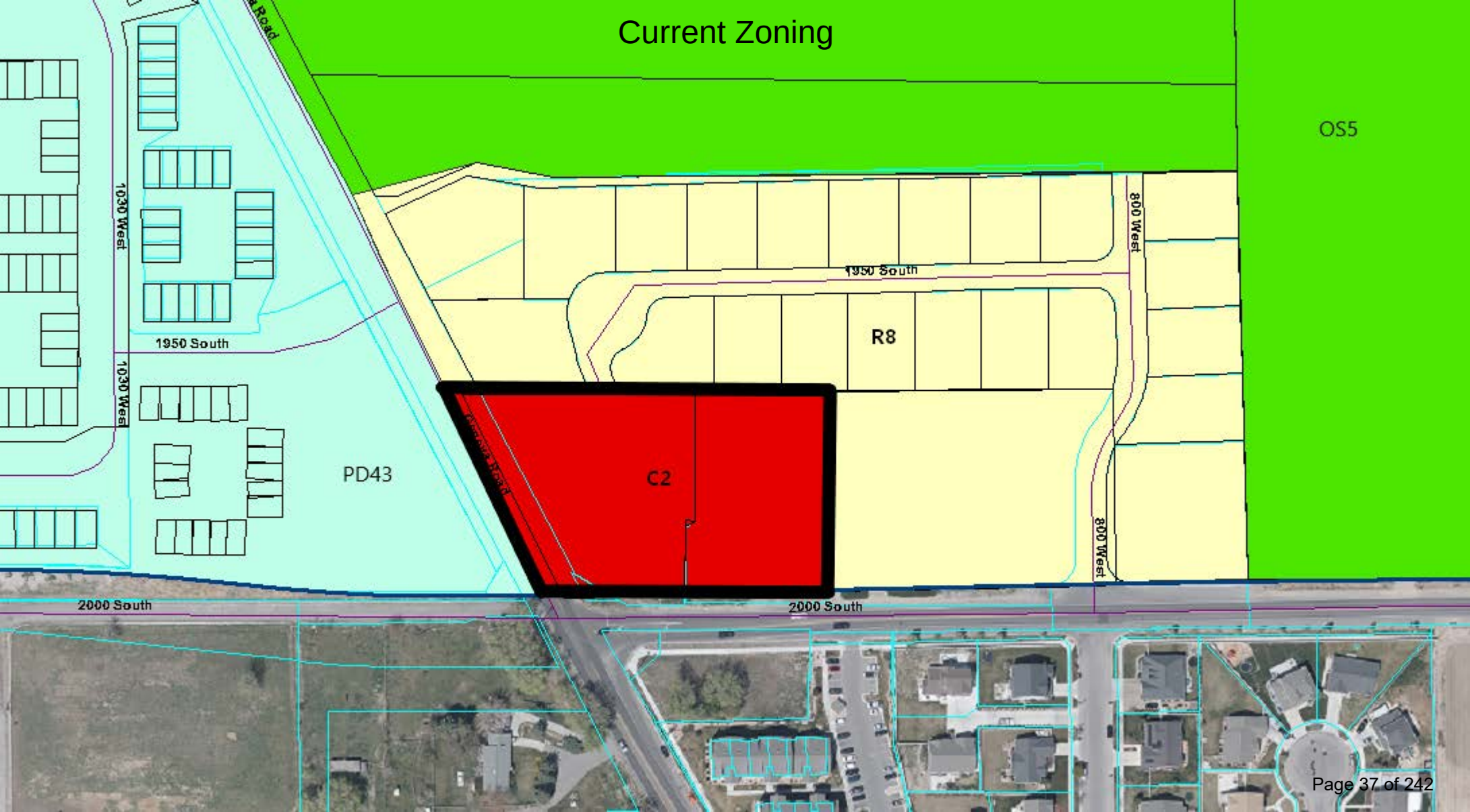


◆ Rezone
C2 to R8 or PO
Acres: 2.16

NEIGHBORHOOD
Lakeview

Legend
 1981 S Geneva Road
 Buildings
 Parcels

Current Zoning



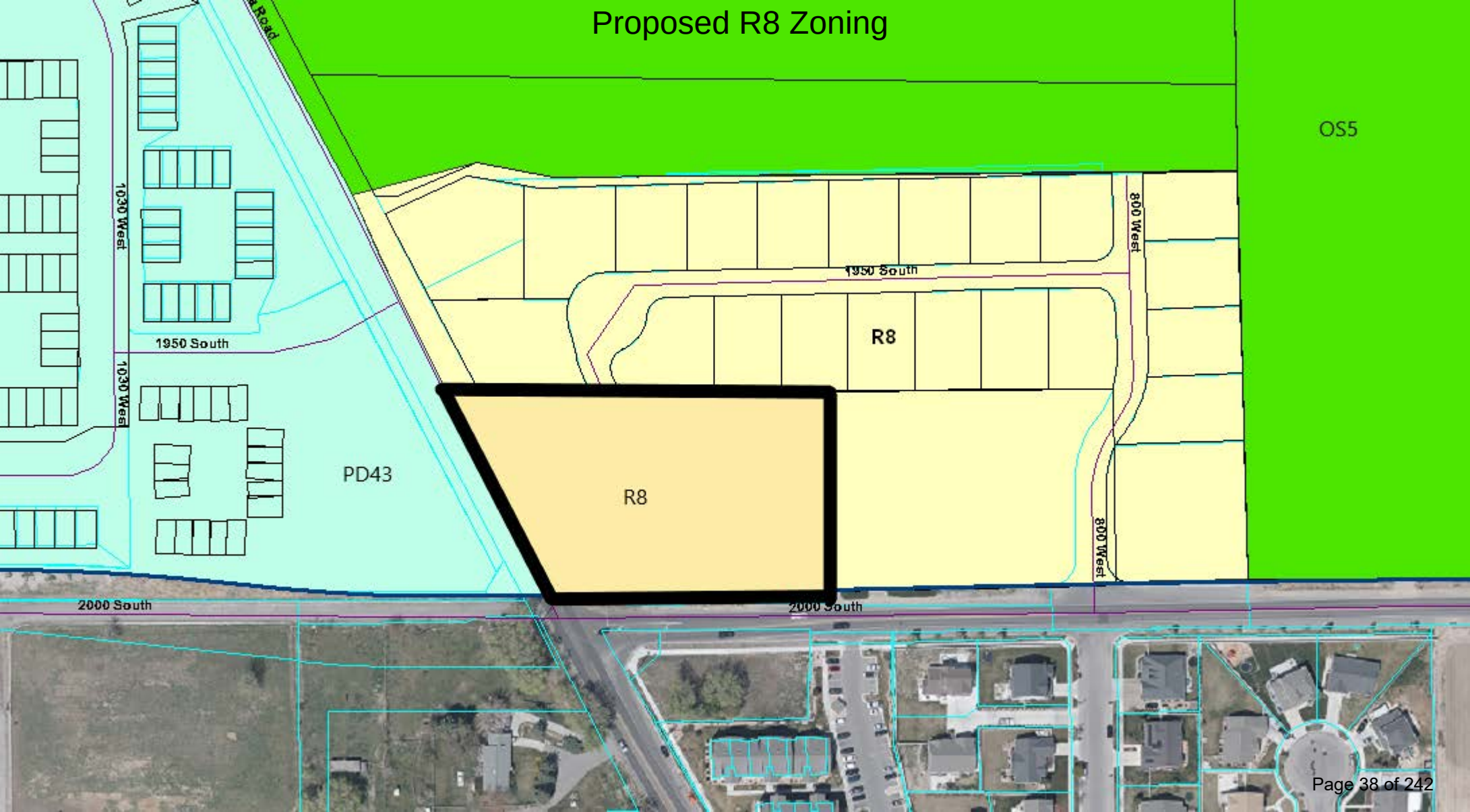
OS5

R8

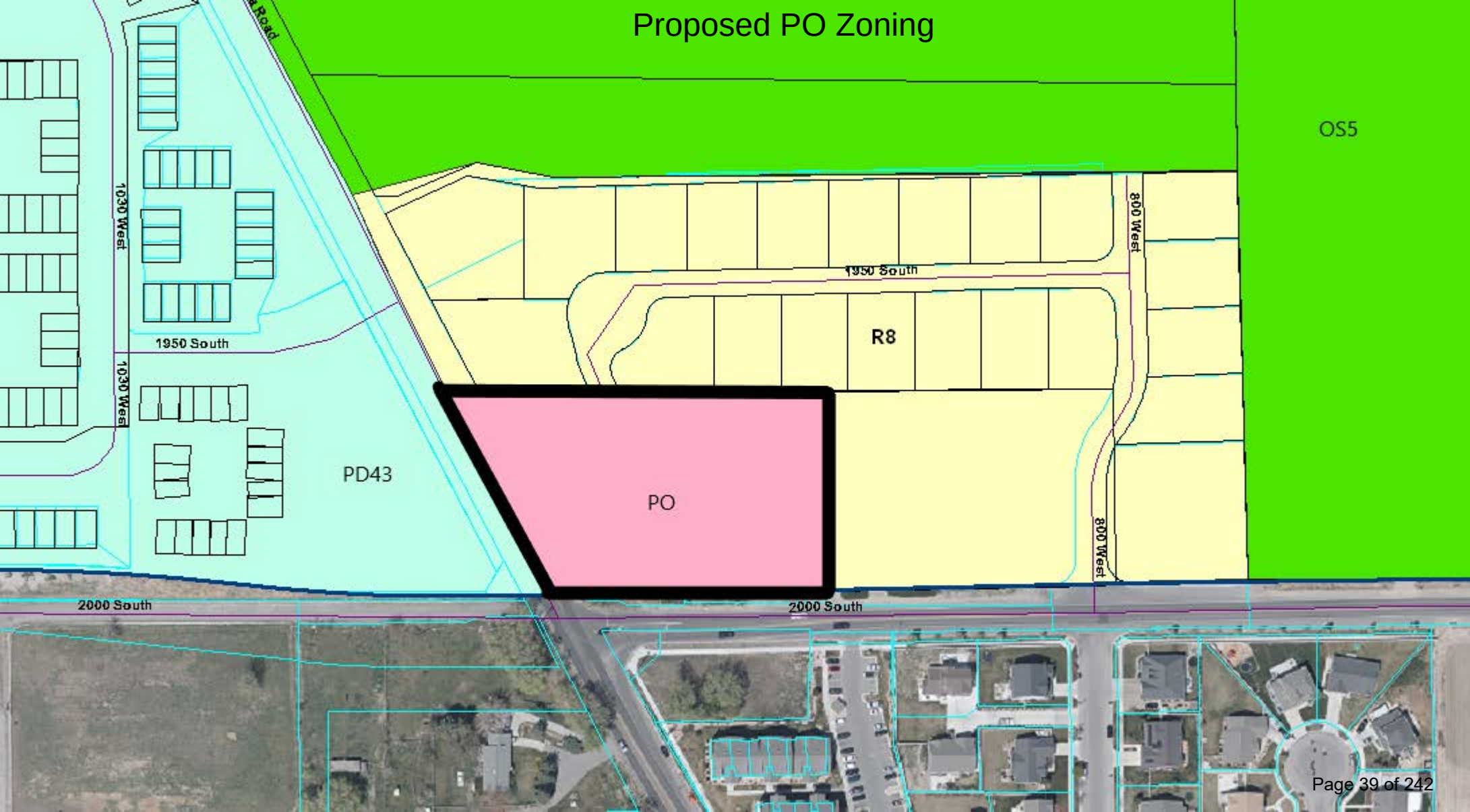
C2

PD43

Proposed R8 Zoning



Proposed PO Zoning



What is the R8 zone?

The R8 Zone is established to promote low density residential uses with a minimum lot size of 8,000 square feet per lot, and to allow other selected uses which are compatible with the character of the zone.

What uses are allowed in the R8 zone?

SLU	Description
0100	Solicitors
0302	Christmas Tree Sales
1110	Single Family
1111	Accessory Apartments
1112	Condominiums
1120	Apartments
1240	Student Housing
1261	Residential Facilities for Disabled Persons
1262	Youth Transitional Home
1263	Sober Living Facility
1281	Assisted Living Facility for Elderly Persons
1420	Manufactured Homes
4812	Electricity Regulating Substations
4832	Municipal Water Storage Tanks
4833	Water Pressure Control Stations
4842	Sewage Pressure Control Stations
6241	Funeral Homes
6243	Cemeteries
6261	Commercial Child Day Care / Preschool Facility
6262	Commercial Adult Day Care Facility
6263	Home Day Care Services - Child & Adult
6265	Residential Preschool
6511	Hospital Services
6710	City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
6812	Public Primary & Secondary Schools
6813	Private Primary & Secondary Schools
6911	Churches, Synagogues & Temples
7111	Libraries
7610	Parks - General Recreation
8110	Apiaries (Beekeeping)
8120	Orchards

Items in orange either require additional conditions to be met or additional approval prior to being allowed in the R8 zone.

What is the PO zone?

The PO (Professional Office) zone is established to create a buffering effect between residential uses and traffic associated with arterial and collector streets; and to promote nonretail professional and service uses that are compatible with adjacent residential uses.

What uses are allowed in the PO zone?

SLU	Description
1240	Student Housing
4711	Telephone Exchange Stations
4712	Cellular Communication Monopoles
4812	Electricity Regulating Substations
4833	Water Pressure Control Stations
4842	Sewage Pressure Control Stations
5920	Medical Cannabis Pharmacy
6110	Banking and Credit Services
6120	Security & Commodity Brokers, Dealers, & Exchanges
6130	Insurance agents, brokers & related services
6150	Real estate agents, brokers, and related services
6152	Title Abstracting
6153	Real Estate Operative Builders
6154	Combination Real Estate, Insurance Loan, & Law
6220	Photographic Services - Including Commercial
6231	Beauty & Barber Shops
6233	Massage Therapy
6320	Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services
6330	Travel Arranging Services
6332	Blueprinting & Photocopying
6334	Stenographic Services, Duplicating & Mailing, NEC
6350	News Syndicate
6360	Employment Services
6381	Internet Services
6392	Business & Management Consulting
6393	Detective & Protective Services
6397	Stamp Trading
6398	Motion Picture Distribution & Services
6510	Medical, Dental, & Health Services
6511	Hospital Services
6512	Medical & Dental Laboratories
6513	Medical Clinics - Outpatient
6514	Chiropractic & Osteopaths Services
6520	Legal Services
6530	Professional Office
6531	Authors - Books, Magazines, Newspapers, and Computer Software
6591	Engineering & Architectural
6592	Educational & Scientific Research
6593	Accounting, Auditing & Bookkeeping
6594	Urban Planning
6597	Family & Behavioral Counseling
6598	Genealogical
6599	Interior Design
6610	Building Construction - General Contractor, Office Only
6620	Landscaping Service, Office Only
6710	City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
6711	Non-City of Orem Governmental Services, Executive, Legislative, and Judicial Functions
6812	Public Primary & Secondary Schools
6813	Private Primary & Secondary Schools
6814	Charter Schools
6911	Churches, Synagogues & Temples
6991	Business Associations
6992	Professional Members Organizations
7610	Parks - General Recreation
8120	Orchards

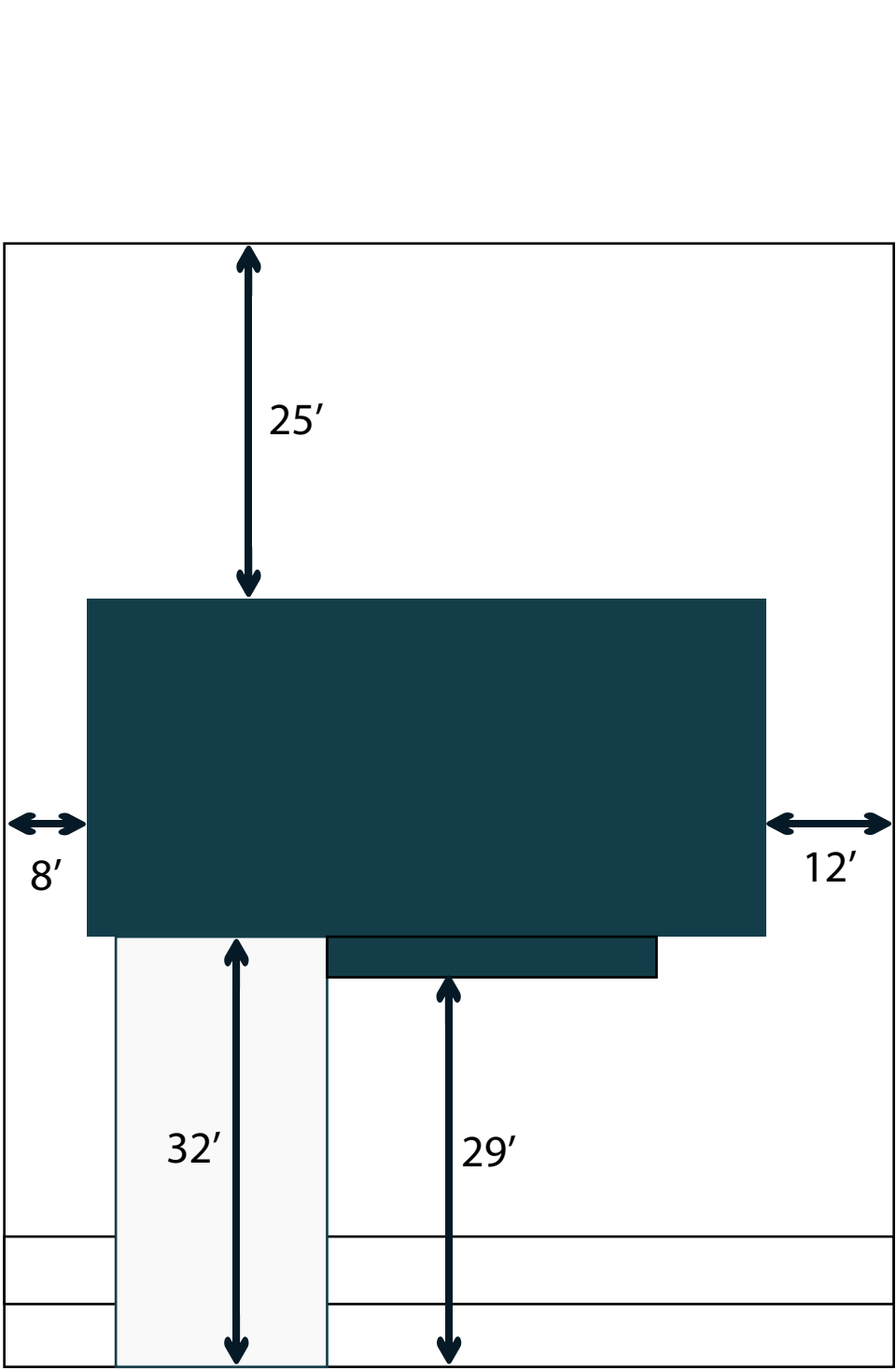
Items in orange require certain conditions to be met or additional approval to be permitted in the PO zone.

R8 Zone

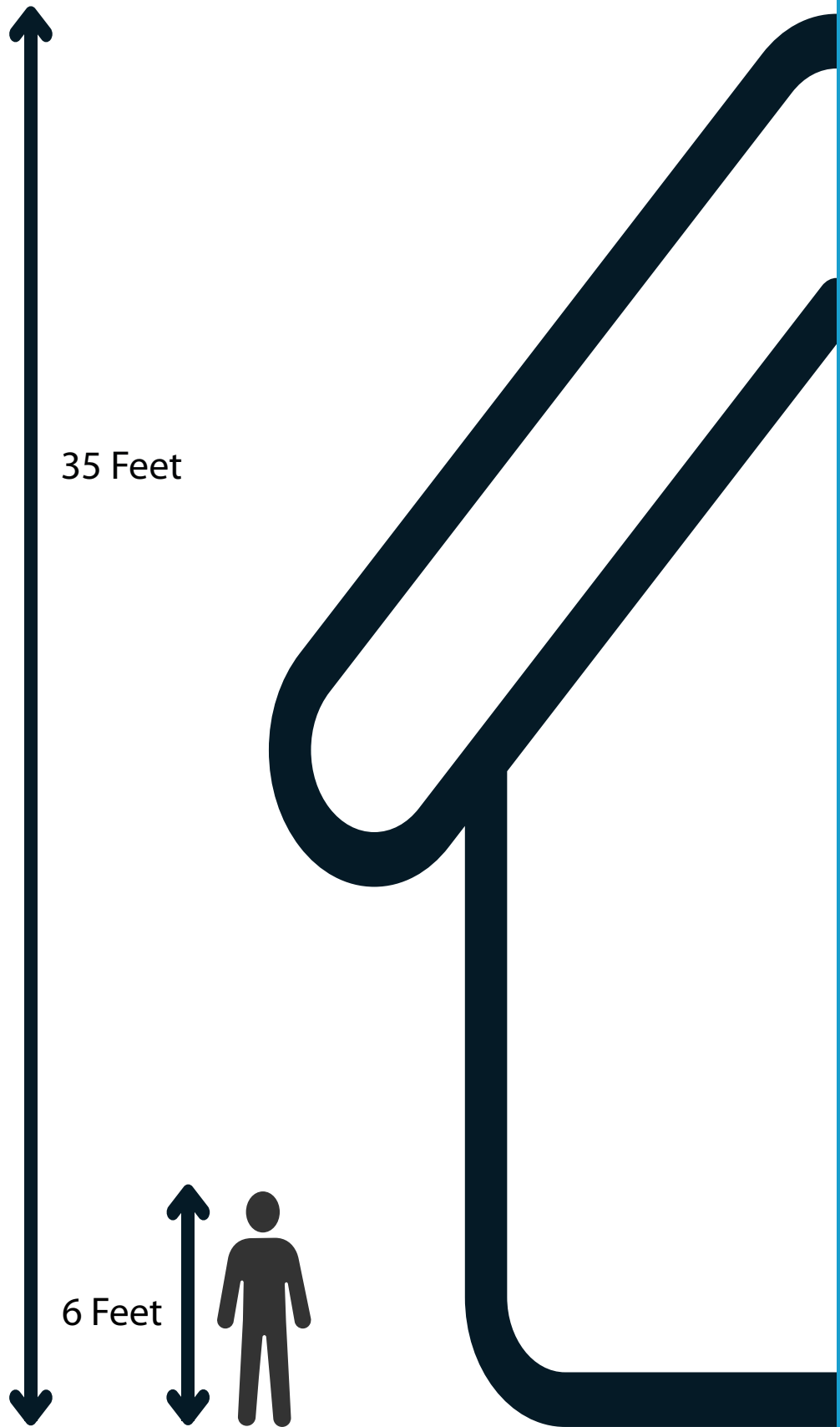
Development Standards

Front Setback to House	29 Feet
Front Setback to Garage	32 Feet
Rear Setback	25 Feet
Side Yard	20/8 = Combined total of 20 feet with a minimum of 8 feet allowed on one side.
Minimum Lot Area	8,000 Square Feet
Minimum Lot Width	80 Feet
Minimum Height	8 Feet
Maximum Height	35 Feet

Setback Example



Maximum Height Example

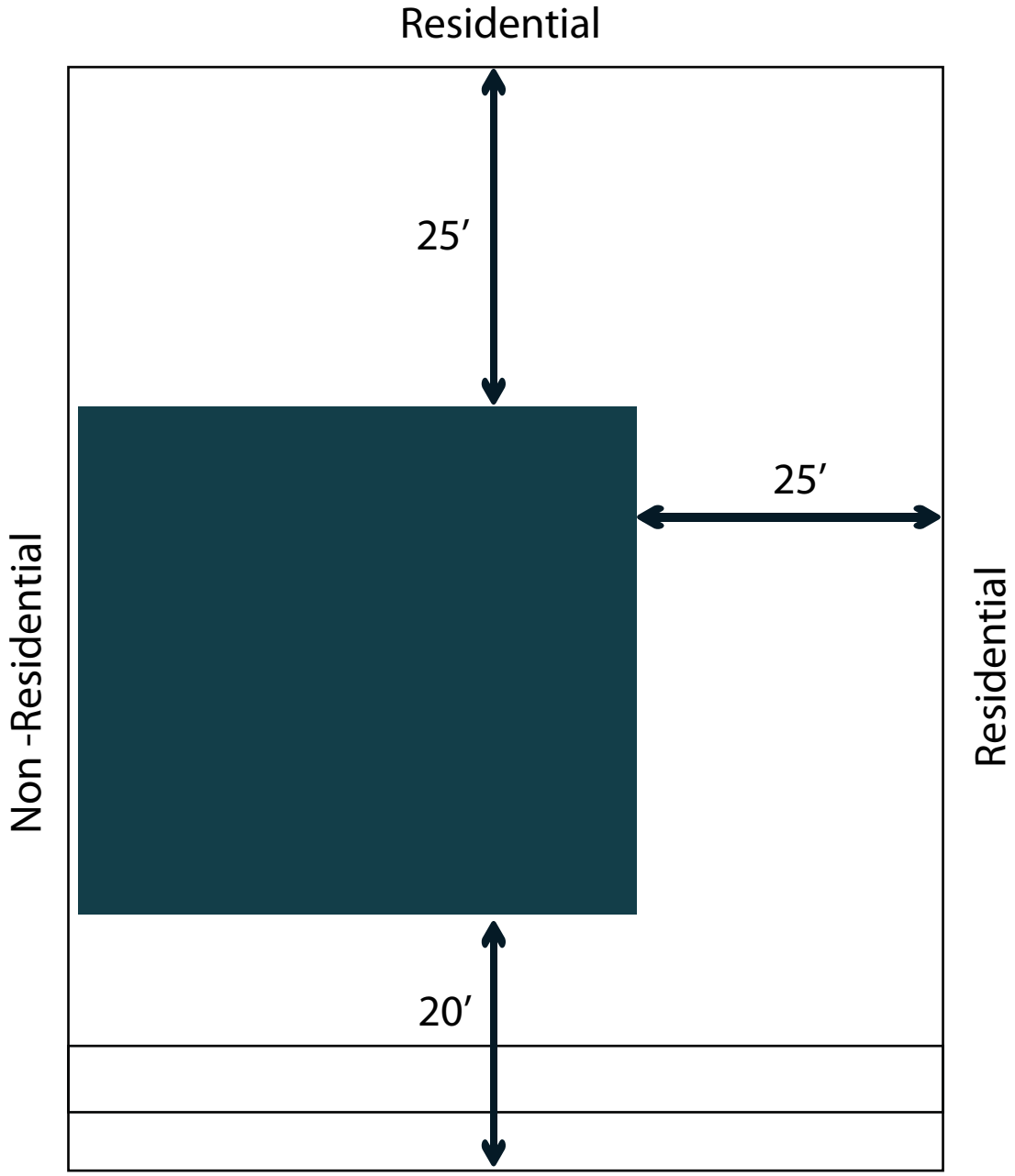
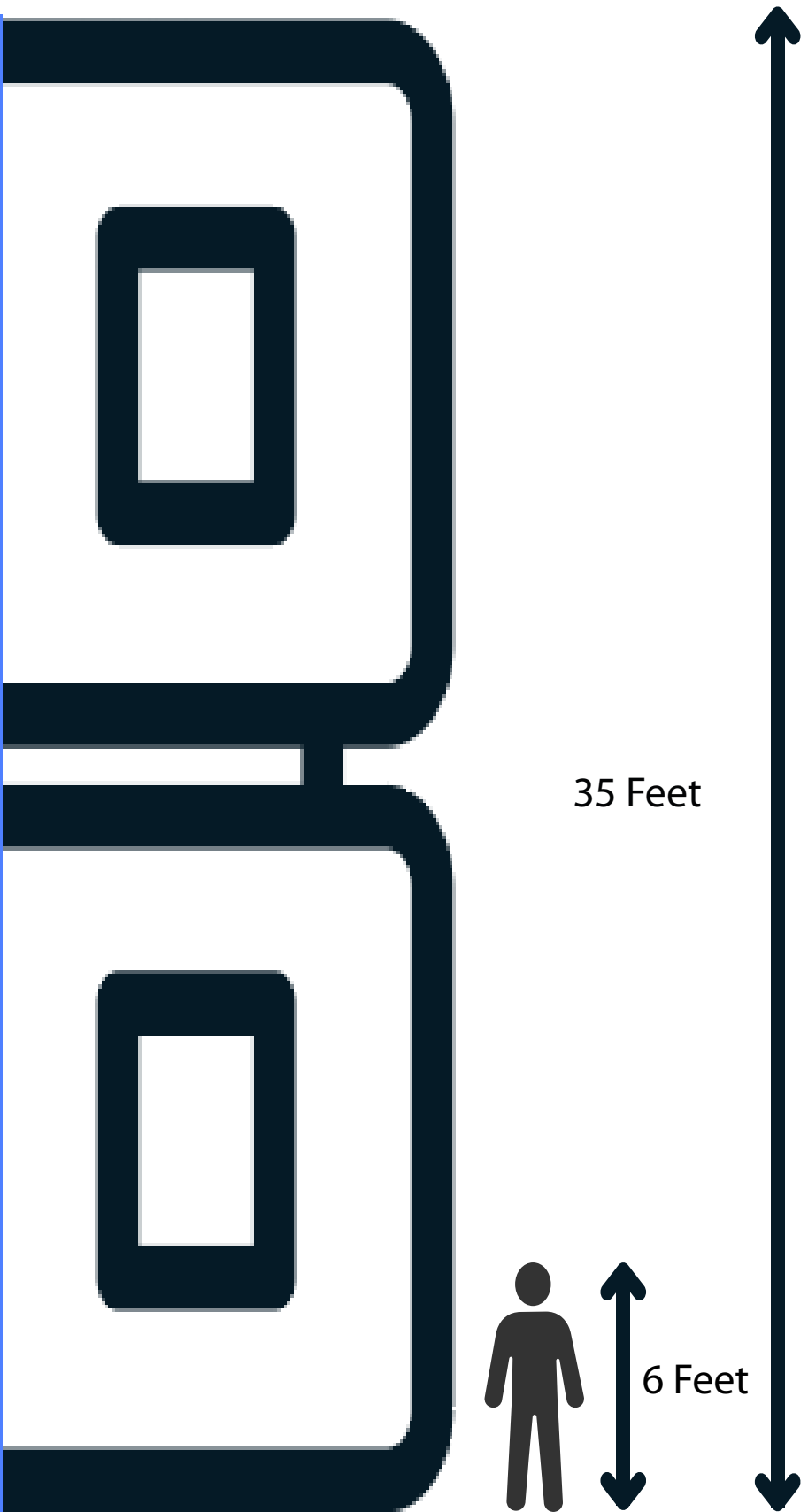


P0 Zone

Development Standards

Setback From Street	20 Feet
Setback From Non-Residential	0 Feet
Setback From Residential	25 Feet
Minimum Lot Area	18,000 Square Feet
Minimum Height	8 Feet
Maximum Height	35 Feet **

**If building higher than 25 feet, that portion of the building must be set back from any residential property a distance equal to the height.



PLEASE SIGN IN	
NEIGHBORHOOD MEETING - 1981 SOUTH GENEVA ROAD	
AUGUST 15, 2023	

[illegible]

AUGUST 15, 2023

[illegible]

Thank you for listening to neighborhood voices. We prefer the new zoning plans R8 and PO to the service station/car wash plan as neighbors. I think the advantages for PO zoning would make it our first choice.

Thank you, thank you, thank you! Thank you for taking the time to listen to us. I am so grateful to the City Council for really caring about the people in Orem. I of course would prefer R8 for the rezone but I would be pleased with it being rezoned PO also. I so appreciate this being important to each of you, because it is important to us. Thank you! Paula Mahedy

First, thank you for taking the resident's concerns seriously! If zoning is changed, I would prefer it to be PO zoned. However, R8 would still be better than having the gas station/convenience store. A concern is traffic and noise among many others. Help us preserve a measure of the rural feel that has attracted great people to the area. We have a rich pioneer/historic heritage – we'd like to keep it!

Thanks to Council for considering rezoning. The R8 would be more acceptable to me. The traffic remains a problem because the issue of access to Geneva Road is still a question. 2000 South will have to handle that much more daily traffic. Thank you, Barry E Brown

The rezoning to R8 and/or PO for this property is much more desirable for the surrounding area residents than the current zoning for the gas station. The surrounding area is all residential or fields – no retail even. Please keep order for families – not a retail hub in the middle of residences. Please keep the integrity of the neighborhood. Please do not keep changing it to where “money” is the bottom line. R8 is most desirable, and PO a good second. Homes and professional offices keep the integrity of a family neighborhood. Thank you for standing up for families and neighborhoods. We can only depend on you to do what's right. Cynthia Dameron

We are so grateful for everything the City has done to protect our homes. The change from a C2 to a PO or an R8 is exactly what we need and truthfully better than we could have hoped for. This would change our lives for the better and I am 100% in support of the rezone. We are so optimistic that the Planning Commission will be able to review this application and provide a positive recommendation to the City Council. Thank you so much!! Sydney Dameron

Thank you so much for hearing us on this issue. An R8 or PO would be so much more preferable than a gas station! This is what we want. Please keep pushing this through! Thank you. Bronson Dameron

Thank you for moving away from the service station. I support either R8 zone or the PO zone with preference to the PO zone.

We appreciate that the town council listening to our concerns about having the gas station in our neighborhood. We prefer the options in the R8 zone over the PO zone. We look forward to continuing to participate in the rezoning process. Alan Moose

As a resident of Payton's Crossing, I thank the City Council for quickly starting the process of rezoning the property on the corner of 2000 South and Geneva Road. We are so grateful for your listening to our concerns and deciding they have merit. Thank you! We would be so happy to having it changed to R8 so that the neighborhood remains as we thought it was going to be when we bought our house. But if necessary, a PO zone would be second best. A business that is closed and quiet at night would make the neighborhood desirable again and keep our property values from plummeting. We need to keep our homes as our place of peace. Please help us maintain the dream of owning our forever homes. We are too old to move again! Thank you! Sherri Fong

Thank you for exploring these ideas. They are nicer alternatives to a gas station.

I wholeheartedly support the City Council and Mayor's desire to change the current zoning at this property back to R8 low density homes. Nevertheless, a PO rezoning is still preferable to a Holiday Oil gas station. I appreciate the City's attempts to get the rezoning done. Tom Fong

It is hard to understand how a previous City Council could change zone to allow a gas station in a residential area. Thank you for considering better uses that will protect the residential neighborhood. John M. Porter

Thank you for considering the change in zoning. I really appreciate the efforts to maintain the residential area we live in.

**REZONE 1981 SOUTH GENEVA ROAD
NEIGHBORHOOD MEETING MINUTES
August 15, 2023**

Place: City Council Chambers – 56 North State Street, Orem, UT 84057

Time: 6:00 p.m. to 7:00 p.m.

Those present: Ryan Clark, Assistant City Manager/Development Services Director; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Members of the Neighborhood (see attached role)

The meeting was held in an open house style. Boards were displayed showing the two different zones which are proposed R8 (Single Family Residential) and PO (Professional Office). The boards showed the uses allowed in each zone, compared the development standards for each zone, and examples of what existing PO areas look like within the city.

Neighborhood members discussed questions with the staff members present for the meeting and many wrote comment cards outlining their thoughts prior to leaving the meeting (see attached comments).



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

A neighborhood meeting will be held to discuss rezoning the property located at approximately 1981 S Geneva Road from the C2 (Community Commercial) zone to the R8 or the PO zone. The meeting will be held on Tuesday August 15, 2023 at 6pm in the City Council Chambers.

The R8 zone (Single Family Residential) is established to promote low density residential uses with a minimum lot size of 8,000 square feet.

The PO (Professional Office) zone is established to create a buffering effect between residential uses and traffic associated with arterial and collector streets; and to promote nonretail professional and service uses that are compatible with adjacent residential uses.

"Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

CHOWDHARY, PRATAPRAI R & KIRAN B
3465 W 111TH LOOP
WESTMINSTER, CO 80031

Neighborhood Meeting
Tue, Aug 15, 2023
6:00 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

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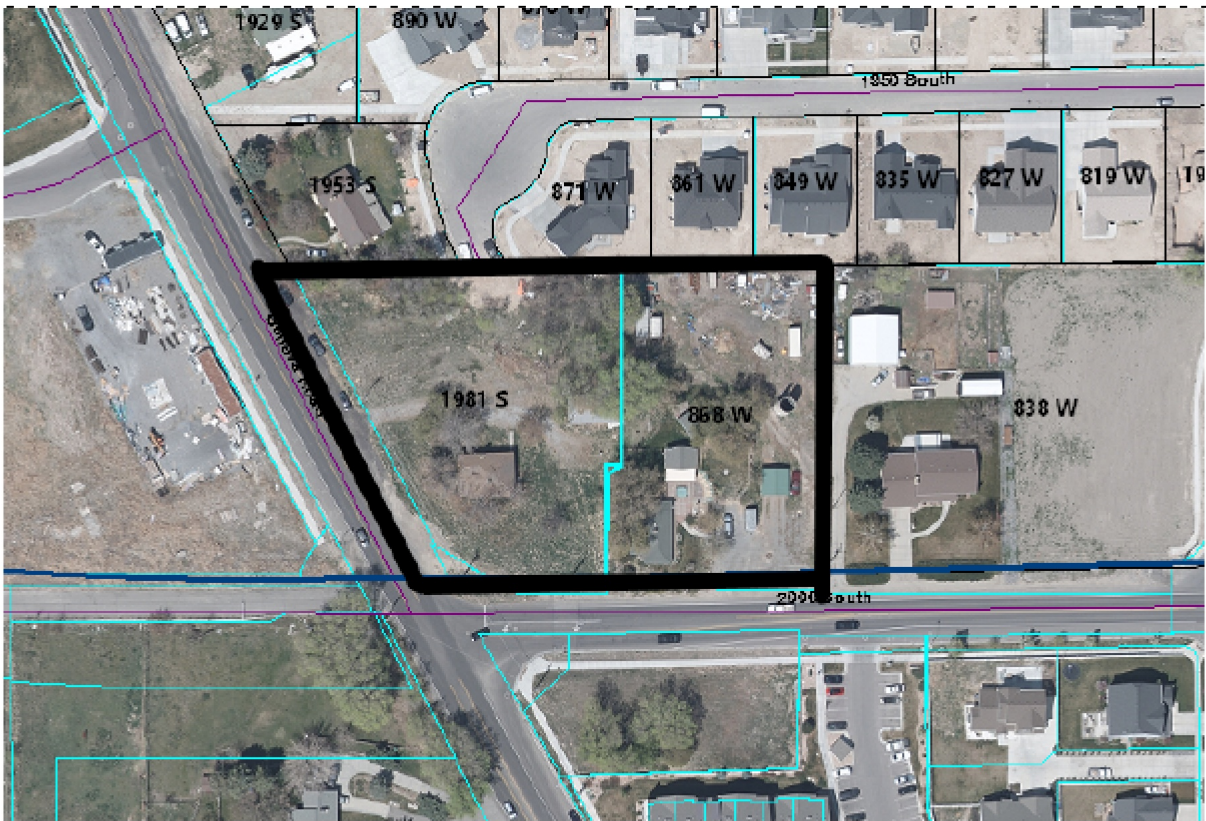
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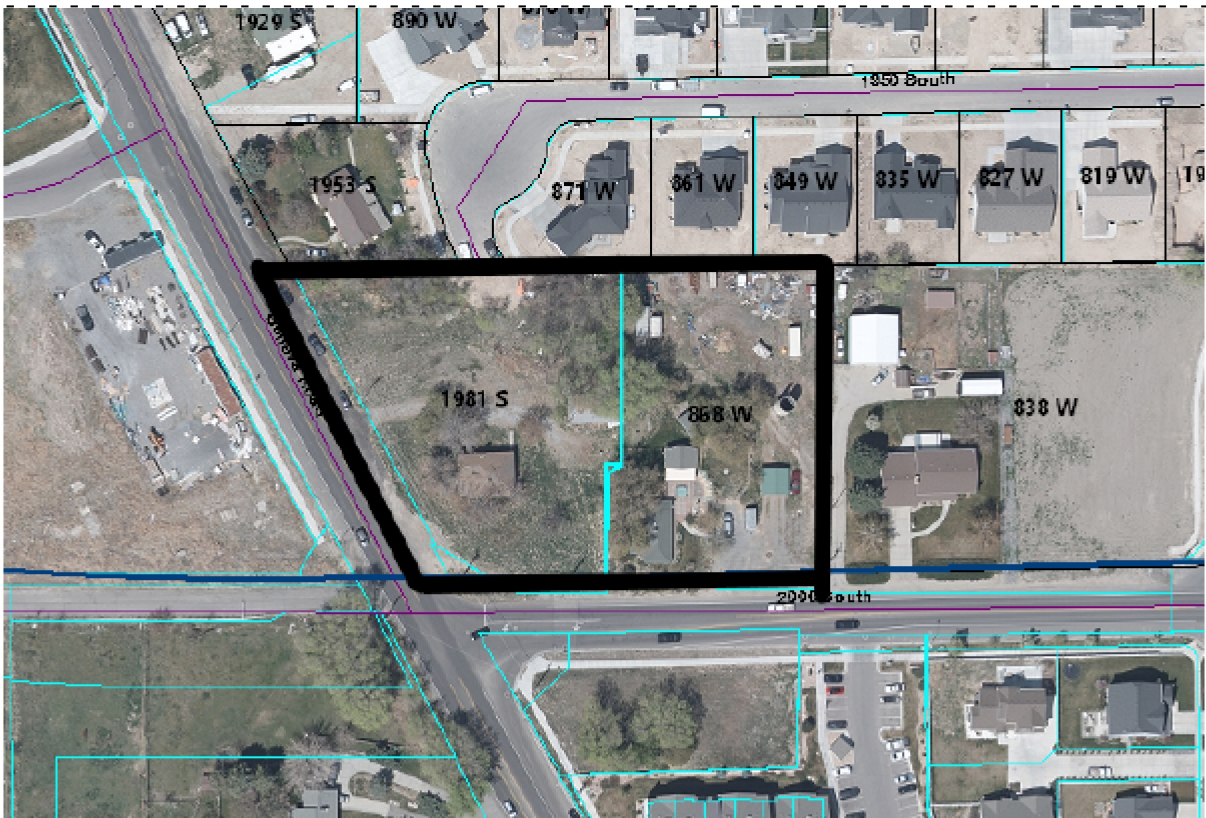
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CHURCH, MATTHEW J & MELISSA K (ET AL)
5501 W 10600 N
HIGHLAND, UT 84003

Neighborhood Meeting
Tue, Aug 15, 2023
6:00 pm



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

UTAH DEPARTMENT OF
TRANSPORTATION
%RIGHT OF WAY FOURTH FLOOR
PO BOX 148420
SALT LAKE CITY, UT 84114

PROVO CITY CORPORATION
PO BOX 1859
PROVO, UT 84603

WAGSTAFF INVESTMENTS LLC
PO BOX 367
PANGUITCH, UT 84759

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

BRINKERHOFF, WALTER A & CONI JO
(ET AL)
70 BIG MEADOW LN
LOVELOCK, NV 89419

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

MILLHAVEN CONSTRUCTION LLC
272 W 200 N STE 100
LINDON, UT 84042

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

PROVO CITY
351 W CENTER ST
PROVO, UT 84601

PETERSON, JEREMY & AMANDA
459 W 1840 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

HEATON, GERRY L & KAYE B
501 W MAIN CANYON RD
WALLSBURG, UT 84082

GENEVA ROAD 44 LLC
519 W STATE ST STE 202
PLEASANT GROVE, UT 84062

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

BROWN, BARRY E & LINDA B (ET AL)
782 W 2000 S
OREM, UT 84058

VARGAS, LEANDRO DAVID & ALISSA
KITCHEN
819 W 1950 S
OREM, UT 84058

PULHAM, KURT TERRY
822 W 1950 S
OREM, UT 84058

TRONSON, TANNER DON (ET AL)
827 W 1950 S
OREM, UT 84058

GRIFFIN, SKYLER REED (ET AL)
830 W 1950 S
OREM, UT 84058

MORRILL, JENNIFER
835 W 1950 S
OREM, UT 84058

GROO, DENIS E & NANCY M
838 W 2000 S
OREM, UT 84058

FONG, THOMAS & SHARON
840 W 1950 S
OREM, UT 84058

DAMERON, SYDNEY K & BRONSON
M
849 W 1950 S
OREM, UT 84058

ANDERTON, PARKER (ET AL)
854 W 1950 S
OREM, UT 84058

PORTER, JOHN M & CONNIE M (ET
AL)
861 W 1950 S
OREM, UT 84058

BERNIER, ADAM & JENNY
866 W 1950 S ST
OREM, UT 84058

WAGSTAFF INVESTMENTS LLC
--OR CURRENT RESIDENT--
868 W 2000 SOUTH
OREM, UT 84058

PRICE, ZACHARIAH LEE & CARLYN
871 W 1950 S
OREM, UT 84058

SLS2 LLC
%BERRETT, CRAE
878 W 1950 S
OREM, UT 84058

CAMPBELL, TREVIN JOSEPH
890 W 1950 S
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1006 W 1950 SOUTH
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1008 W 1950 SOUTH
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1014 W 1950 DS
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1018 W 1950 SOUTH
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1022 W 1950 SOUTH
OREM, UT 84058

CHOWDHARY, PRATAPRAI R &
KIRAN B
--OR CURRENT RESIDENT--
1033 W 1970 SOUTH
OREM, UT 84058

THOMPSON, BEAU
1036 W 1970 S
OREM, UT 84057

FQU HOLDINGS LLC
--OR CURRENT RESIDENT--
1037 W 1970 SOUTH
OREM, UT 84058

VINDEL, JOSUE MORENO & KELLY
MORENO
1038 W 1970 S
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

MORGAN, SANDRA C (ET AL)
1476 N LAKE SHORE DR
PROVO, UT 84604

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

UTAH AUTISM ACADEMY
1875 S GENEVA RD
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1893 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1897 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1899 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1901 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1903 S 1030 WEST
OREM, UT 84058

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 105
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 106
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 205
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 206
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 304
PROVO, UT 84601

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1907 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1909 S 1030 WEST
OREM, UT 84058

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1911 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1913 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1917 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1919 S 1030 WEST
OREM, UT 84058

HEATON, GERRY L & KAYE B
--OR CURRENT RESIDENT--
1921 N GENEVA RD
PROVO, UT 84601

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1921 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1923 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1927 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1929 S 1030 WEST
OREM, UT 84058

OYANEDEL, ANGEL PATRICIO
1929 S GENEVA RD
OREM, UT 84058

NIELSON, LINDA E
1931 N 3100 W
PROVO, UT 84601

CISNEROS, JESUS JR & CHRISTIAN A
1936 N 3100 W
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 101
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 102
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 201
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 202
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 301
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 302
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1936 N GENEVA RD UNIT# 304
PROVO, UT 84601

JOHNSON, BLAINE E
1939 N 3100 W
PROVO, UT 84601

ROYLANCE, SHAUNA L (ET AL)
1941 S 800 W
OREM, UT 84058

NORDSTROM, MACKENZIE &
TANNER
1942 N 3100 W
PROVO, UT 84601

FQU HOLDINGS LLC
1945 N 1120 W
PROVO, UT 84604

BARNEY, THOMAS & APRIL (ET AL)
1948 S 1030 W # 431
OREM, UT 84058

MOOSE, ALAN L & PAMELA C
1949 S 800 W
OREM, UT 84058

THENOT, JODY R
1953 N 3050 W
PROVO, UT 84601

FLYGARE, KELLY
1959 N 3100 W
PROVO, UT 84601

LARSEN, JENNIFER C (ET AL)
1960 S 800 W
OREM, UT 84058

MAHEDY, PAUL PATRICK & PAULA
ALICE
1963 S 800 W
OREM, UT 84058

MERRILL, SETH & BROOKE
1965 N 3050 W
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 101
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 102
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 105
PROVO, UT 84601

GENEVA ROAD 44 LLC
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1966 N GENEVA RD UNIT# 106
PROVO, UT 84601

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1966 N GENEVA RD UNIT# 201
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1966 N GENEVA RD UNIT# 202
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1966 N GENEVA RD UNIT# 203
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1966 N GENEVA RD UNIT# 204
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1966 N GENEVA RD UNIT# 205
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1966 N GENEVA RD UNIT# 301
PROVO, UT 84601

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1966 N GENEVA RD UNIT# 302
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 304
PROVO, UT 84601

BAHR, DON F & VONDA P
1969 N GENEVA RD
PROVO, UT 84601

NARCISO, DAVID L JR & TATIANA H
1971 N 3100 W
PROVO, UT 84601

BACKUS, KRISTOPHER C & JILL R
1975 S 800 W
OREM, UT 84058

HERNANDEZ, GABRIELA COMPRES &
GABRIELA
1979 N 3100 W
PROVO, UT 84601

HERIFORD, HANK & AUBREY
1987 N 3100 W
PROVO, UT 84601

GERMAN, EDWARD & JEANNETTE
VARGAS
1988 N 3100 W
PROVO, UT 84601

VILLAGE OF LAKEVIEW FIELDS LLC
THE
2825 E COTTONWOOD PKWY # 500
SALT LAKE CITY, UT 84121

LAKEVIEW FIELDS HOMEOWNERS
ASSOCIATION
%ROBLES, LIZ
3089 W 1930 N
PROVO, UT 84601

JAUREGUI, JOSE ARMANDO
3103 W 1930 N
PROVO, UT 84601

WAGSTAFF INVESTMENTS LLC
3115 W 2100 S
WEST VALLEY CITY, UT 84119

CHOWDHARY, PRATAPRAI R &
KIRAN B
3465 W 111TH LOOP
WESTMINSTER, CO 80031

ALVARENGA, BORIS & JOSIE
4393 SHADYHOLLOW LOOP
LEHI, UT 84043

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

SWITZLER, AL
5082 OLD OAK LN
HIGHLAND, UT 84003

CHURCH, MATTHEW J & MELISSA K
(ET AL)
5501 W 10600 N
HIGHLAND, UT 84003

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

HOLLAND, CINDY B (ET AL)
7107 DREAM INN LN
ROSEVILLE, CA 95747



August, 28, 2023

RE: Holiday Oil – 1981 South Geneva Road

Dear Neighbors:

We want to provide you with an update on a new development with the proposed Holiday Oil project at 1981 Geneva Road.

As you know, the Orem City Council strongly opposed the project and took aggressive action. This included denying a request by Holiday Oil to amend the existing development agreement. The Council also proactively started the rezoning process. The Council was working as quickly as possible to complete this rezone to prevent the project.

Unfortunately, Holiday Oil submitted a complete application on August 21, 2023, for a site plan that is consistent with the existing zoning regulations and, as a result, Orem City had to accept the application and will have no other option than to approve it if the City process is followed.

The proposed rezone that would have prevented this project was scheduled for consideration by the Planning Commission at its next regularly scheduled meeting on September 6th, more than 2 weeks after Holiday Oil submitted their application. The application for the rezone will proceed to the Planning Commission on September 6th at 4:30 p.m for consideration and will be considered pending in the event Holiday Oil does not follow through and obtain site plan approval.

Please know that we are committed to fighting for the interests of our neighborhoods and are sorely disappointed this project could not be prevented. As a Council, we are reviewing other similar areas for potential issues to see what action can be taken to stop this from happening in the future.

Sincerely,

City of Orem Mayor and City Council

Item #: 3.5	Planning Commission September 6, 2023 
Prepared By: Sam Kelly City Engineer	
Applicant: City of Orem Sam Kelly City Engineer	PUBLIC HEARING – Adopting the updated City of Orem Transportation Master Plan and amending the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F.

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

- Neighborhood Chair:
City-wide
- General Plan Designation:
N/A
- Current Zone: **N/A**
- Acreage: **N/A**
- Neighborhoods:
City-wide

ACTION:

The Planning Commission shall provide a recommendation to the City Council regarding this request.

REQUEST: The Development Services Department requests the Planning Commission review and recommend the City Council adopt the updated City of Orem Transportation Master Plan (TMP) and amend the Orem City General Plan by adopting the updated plan in Appendix F.

BACKGROUND: The Orem Transportation Master Plan was adopted on December 8, 2015. Since that time the Master Plan has been used to:

1. Receive Federal, State, and County funding for regionally significant roadways and roadway improvements.
2. Provided direction for developers and residents for traffic impact studies, traffic calming, warrants for crosswalks, signals, and speed limits, and the plan has also identified acceptable levels of service (LOS). With the adopted LOS, projects both public and private are aware of the traffic mitigations needed for proposed improvements.
3. Identify a list of projects eligible for impact fee reimbursement and/or other master plan projects that have been completed as funding has become available as well as recognizing development opportunity to complete projects.

The revised plan maintains the same format from the current master plan and is intended to address existing conditions, priorities, levels of service and other considerations of a comprehensive transportation master plan. The master plan builds upon previous studies and plans, including the Orem City General Plan 2018 and the Bicycle and Pedestrian Plan 2010. The updated plan is organized into four chapters including an Executive Summary and seven Appendices.

The Transportation Advisory Commission (TAC) has unanimously approved the TMP update and has included a cover letter that outlines the values that need to be considered when implementing the TMP. The Public Works Advisory Commission has also unanimously approved the TMP update.

The Planning Commission held a special meeting August 2, 2023, to discuss items in the Transportation Master Plan update. Attached are the minutes from that meeting. The Commission discussed their opinions of certain projects and traffic improvements.

RECOMMENDATION: The Development Services Department requests the Planning Commission provide a positive recommendation to the City Council regarding the approval of the City of Orem Transportation Master Plan update and adopting the updated plan in Appendix F of the Orem City General Plan.

November 21, 2022

Dear Planning Commission and City Council Members,

Since the Transportation Master Plan is a vital step in meeting the transportation needs of our community, we wanted to outline our values, which focus on quality of life and economic vitality.

We cannot build out of congestion: Many residents in Orem will only drive. Orem is to a point that building more roads is either too costly to acquire land rights, or just not helpful because demand will increase to fill the new capacity. When growth requires construction, we suggest keeping city-owned streets to five lanes or fewer. Level of service may drop to our recommended acceptable level E during certain times of the day. To reduce this congestion, we need to also spend time and resources addressing other modes of transportation like public transit, biking, or on a neighborhood level, walking.

We have to balance the needs of drivers and pedestrians and bikers: An open road, with wide lanes that encourages high speeds may move cars effectively, but has elements that are detrimental to encouraging walking or biking. The needs of traffic flow and the safety and comfort of active transportation must be balanced. Traffic calming techniques should be employed where appropriate.

Good planning and transportation infrastructure encourage active transportation: Planning for growth will maintain our quality of life. We suggest a strong correlation between land-use, transportation, and infrastructure planning. The goal is to optimize safety for all road users while encouraging the use of alternative transportation including transit, bikes and walking.

We must be fiscally and socially responsible: Within a limited budget, we must prioritize projects that meet current needs and anticipate growth. This means selecting the right projects, at the right time, with the most cost-effective solutions, and with consideration for our neighborhoods and quality of life. For example, we support Bus Rapid Transit (BRT) because it is more economical and flexible than light rail.

We recognize that city streets are the largest public space we have; roads are for everyone. A large portion of our tax dollars supports the building and maintenance of streets. We look forward to working with you in encouraging transportation plans that focus on quality of life and economic vitality, keeping Orem's status as a great place to live and work.

Sincerely,

The Transportation Advisory Commission
Becky Buxton
Marlan Coe
CJ Mecham
Jay Przybyla
Laura Redford
Kathleen Turner
Russ Verhoef
Sam Kelly, City Engineer
Jeff Lambson, City Council

Planning Commission - May 17, 2023

Chair Komen asked Mr. Kelly to introduce **Agenda Item 3.4:** ([click here for recording](#))

PUBLIC HEARING – Adopting the updated City of Orem Transportation Master Plan and amending the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F.

A representative from Horrock’s Engineering briefly presented on the update to the Transportation Master Plan.

Staff Presentation:

The Orem Transportation Master Plan was adopted on December 8, 2015. Since that time the Master Plan has been used to:

1. Receive Federal, State, and County funding for regionally significant roadways and roadway improvements.
2. Provided direction for developers and residents for traffic impact studies, traffic calming, warrants for crosswalks, signals, and speed limits, and the plan has also identified acceptable levels of service (LOS). With the adopted LOS, projects both public and private are aware of the traffic mitigations needed for proposed improvements.
3. Identify a list of projects eligible for impact fee reimbursement and/or other master plan projects that have been completed as funding has become available as well as recognizing development opportunity to complete projects.

The revised plan maintains the same format from the current master plan and is intended to address existing conditions, priorities, levels of service and other considerations of a comprehensive transportation master plan. The master plan builds upon previous studies and plans, including the Orem City General Plan 2018 and the Bicycle and Pedestrian Plan 2010. The updated plan is organized into four chapters including an Executive Summary and seven Appendices.

The Transportation Advisory Commission (TAC) has unanimously approved the TMP update and has included a cover letter that outlines the values that need to be considered when implementing the TMP. The Public Works Advisory Commission has also unanimously approved the TMP update.

Recommendation:

The Development Services Department requests the Planning Commission provide a positive recommendation to the City Council regarding the approval of the City of Orem Transportation Master Plan update and adopting the updated plan in Appendix F of the Orem City General Plan.

Chair Komen asked if the Planning Commission members had questions for Mr. Kelly.

Planning Commission members discussed how the plan was developed with Mr. Kelly and the representative from Horrock’s engineering.

Ms. Kleinlein asked what the place of the Planning Commission is if they are meant to approve it without understanding the report.

Mr. Clark addressed this concern.

Mr. Kelly also addressed this concern.

Additional concerns were presented by members of the Planning Commission and discussion was held among Planning Commission members and members of staff.

Chair Komen invited Councilmember Terry Petersen to speak to how this update to the Transportation Master Plan has been received in the City Council work sessions.

Mr. Clark and Mr. Kelly addressed additional questions and concerns from the Planning Commission members.

Mr. Petersen came forward address that he wants to make sure that the City Council and Planning Commission maintain their independence from each other in working on education pertaining to the Transportation Master Plan.

Discussion was held regarding how the public hearing was noticed.

A plan was discussed to involve the Planning Commission members in an upcoming Transportation Advisory Committee (TAC) meeting to help educate on what is contained within the Transportation Master Plan update.

Chair Komen opened the public hearing.

When no one came forward, Chair Komen closed the public hearing.

Chair Komen called for a motion on this item.

Planning Commission Action:

Ms. Low moved to continue the public hearing without date and to continue item 3.4 to a future meeting. Mr. Carpenter seconded the motion. Those voting aye: Gerald Crismon, Haysam Sakar, Madeline Komen, Murray Low, Mike Carpenter and Helena Kleinlein.

CITY OF OREM
PLANNING COMMISSION SPECIAL MEETING MINUTES
August 2, 2023

The following items are discussed in these minutes:

- Discussion of the Transportation Master Plan (TMP)

REGULAR MEETING

Place: City Council Conference Room

At 4:45 p.m. Chair Komen called the Planning Commission special meeting to order.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Makayla Wagstaff, Associate Planners; Grant Allen, Senior Planner; Sam Kelly, City Engineer; Gary McGinn, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Helena Kleinlein, Planning Commission member; Matt Taylor, Senior Planner

Agenda Item 2.1: Chair Komen introduced the topic of Transportation Master Plan and opened the meeting up for discussion.

1. Ms. Koman asked about various sections for the TMP that recommend a board update, when does that happen? ([click here for recording](#))
2. Discussion Items:
Mr. Carpenter is concerned about projects that are not warranted and do not benefit the City of Orem, but benefit the neighboring cities and UVU. For example the 800 South overpass would greatly affect the neighborhoods on both sides of the I-15 and only benefit UVU. Also, the Center Street widening project only benefits Vineyard City. ([click here for recording](#))
 - a. There is another overpass on 1200 North in an industrial area and we do not want the traffic going through the neighborhoods.
 - b. 800 East. This is a side route for people coming out of Provo, this is not in need of major traffic changes.
 - c. Would like to understand traffic signal criteria better.
 - d. It was mentioned that they do not want any Continuous Flow Intersections (CFI).
3. Mr. Hawkes asked when Horrocks Engineering does this recommendation, are they the consulting engineers for Provo as well as Orem? Mr. Kelly said the regional items come from the MAG model. These projects are listed on the TMP and when the City notices there is a failure, the City will start the process. Mr. Hawkes asked Mr. Kelly what he would be concerned about with this plan, and if he had any issues with it. Mr. Kelly said everyone has an opinion, but he does not want the document to be a political document, but to be based on data. He does not want to be restricted when a project's time comes up, eliminating a corridor from being eligible for state or federal dollars as that would cost Orem more and take more time. It creates a better quality of life by providing additional ways to move throughout the city. These projects in the TMP are place holders. This is part of the general plan. ([click here for recording](#))
4. Mr. Low asked what would Orem want to do about closing UVU off from the surrounding neighborhood. Does Orem want a different relationship with UVU in terms of coexisting peacefully by being separate? Does connectivity in Orem have to then include connectivity with the state? ([click here for recording](#))
 - a. Ms. Koman asked if the Planning Commission could discuss these issues in future meetings and then come back and retroactively make changes to the TMP.
 - b. Mr. McGinn said the Planning Commission role is to make a recommendation about the TMP to the City Council. The Planning Commission could say that in the future specific aspects of the

plan need to be discussed or deal with some of these things on an on-going basis. Mr. Peterson said the Planning Commission can give input on what they have learned and what their concerns are. Mr. McGinn said the Planning Commission can make a recommendation to City Council that the Commission is OK with but that there are specific concerns that need a more in-depth study. This could be a better approach. ([click here for recording](#))

- c. Page 67 - Item 4.9 Connectivity on project list – further discussions about connectivity in Orem are needed. ([click here for recording](#))
 - d. Add “safety hazards” and traffic’s impact on neighborhoods to the second paragraph of the Executive Summary on p.i. After “combat congestion”.
5. Future Discussions:
- a. Bike lanes: find a better solution than being in traffic, perhaps wider sidewalks ([click here for recording](#))
 - i. Update bike and pedestrian plan. Striping gives a false sense of security ([click here for recording](#))
 - b. UVU connectivity ([click here for recording](#))
 - c. Orem Center Street - Geneva Road & I-15, discussion point, do not justify projects that benefit neighboring cities being able to move through Orem more easily.
 - d. Page 67 - Item 4.9 Connectivity on project list - need further discussion on connectivity in Orem. ([click here for recording](#))
6. Specific concerns and recommended changes to TMP:
- a. Page 25 – overpass on 1200 north and 800 South, need to look into it more depth or eliminate. ([click here for recording](#))
 - b. Page 25 – 800 South connection to Campus Drive should remain closed – UVU has to change their traffic pattern. ([click here for recording](#))
 - c. Page 35 – MAG Regional Transportation Plan – remove the I-15/Orem 800 S/Campus Drive (Geneva Road to UVU). ([click here for recording](#))
 - d. Page 35 – MAG Regional Transportation Plan – Orem Center Street/I-15 Ramp and Lane Improvements. ([click here for recording](#))
 - e. Page 49 – remove Item #4 from list. ([click here for recording](#))
7. Mr. Sakar said Orem does not have a plan to aim for, we have not established a direction. Cannot control UVU, there will be more development. Mr. Bench said Orem does have an overall general plan that dictates what the City will grow into. There are also nine neighborhood plans which are an appendix to the General Plan. ([click here for recording](#))
8. The Transportation Master Plan will be scheduled for the September 6, 2023 Planning Commission meeting to send a recommendation to the City Council.

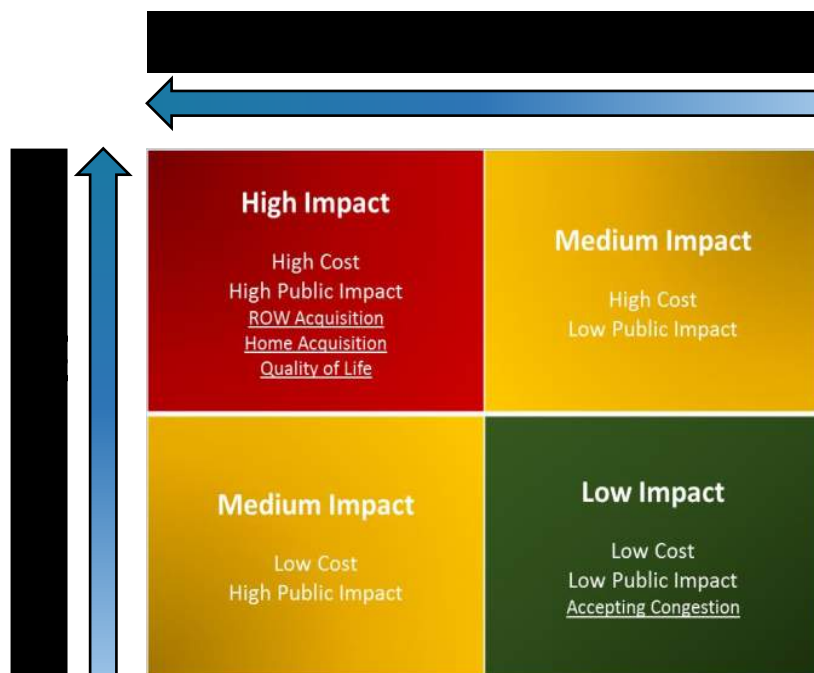
Adjourn: Chair Komen called for a motion and moved to adjourn. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: 5:55 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: August 16, 2023

Figure 13: Cost vs. Public Impact Matrix



2.5.2 Special Considerations

As part of future development, specific “hot spot” locations were modeled throughout the city. These locations investigated specific roadway improvements and the impacts of those improvements on the surrounding roadways and are represented in [Figure 14](#). The additional modeling hot spots were in the following locations and the following sections describe the results and if any additional roadway improvements are necessary:

- **800 South – Overpass over I-15**
- **1200 North – Overpass over I-15**
- **1200 West – (1600 North to 400 North) – Widen to 5 Lanes**
- **800 West – (1600 North to 800 South) – Widen to 5 Lanes (3 Lanes 800 South to Campus Dr.)**
- **800 West – (800 South to Campus Drive) – Connection to UVU campus**

2.5.2.1 1200 West Additional Lanes

Due to the potential future impacts of development in the area around 1200 North and 1200 West, an additional model run was completed to determine if 1200 West requires additional travel lanes. Due to the additional traffic, additional travel lanes will be necessary by 2050. As part of the future Transportation Improvement Program (TIP), 1200 West from 1600 North to 800 North will be widened to 5 lanes.

2.5.2.2 800 South Additional Lanes

A new overpass on I-15 at 800 South is included in Phase 2 of the MAG RTP. With the new overpass, travel lanes were increased from three to five lanes from the interchange to State Street (800 South east of State Street is currently five lanes). An advantage of increasing the number of travel lanes on 800 South is to alleviate traffic at Utah Valley University (UVU) using University Parkway. The analysis indicates that a daily volume increase between 4,000 to 10,000 vehicles along the 800 South corridor with minimal decreases along University Parkway between 1,000 to 2,400 vehicles. Since the additional vehicles on 800

2.7.2 Regional Transportation Plan

There are many roadways in Orem that are included on MAG's RTP. The projects included on the RTP are shown in [Figure 19](#). Included is a list of the roadway improvements included on the RTP for all three phases (2019-2050).

Phase 1: 2019-2030

- **Orem 1600 North** (1200 West to State Street) – Widen to 5 Lanes
- **Orem Center Street** (Geneva Road to I-15) – Widen to 5 Lanes
- **Orem 1200 West** (Center Street to Sandhill Road) – Widen to 5 Lanes
- **Geneva Road** (Lakeview Parkway to Southern Border) – Widen to 5 Lanes
- **Lakeview Parkway/Geneva Road** (University Parkway to Southern Border) – New 5 Lane Road
- **I-15/Orem 800 S/Campus Drive** (Geneva Road to UVU) – New 5 Lane Road/I-15 Bridge
- **I-15/Orem Center St** – Ramp and Lane Improvements
- **I-15/University Pkwy** – Grade separated off-ramp

Phase 2: 2031-2040

- **Orem Center St** (1200 W to State St) – Widen to 7 Lanes
- **Orem Geneva Rd** (Orem 1600 N to University Pkwy) – Widen to 7 Lanes
- **State St/University Pkwy Bridge** – New Bridge
- **I-15 Parallel Corridor** (University Pkwy to Payson) – New Freeway
- **I-15 Parallel Corridor** (Pioneer Crossing Blvd to University Pkwy) – New Freeway
- **I-15 Widening** (12 Lane Freeway; University Pkwy to SF US-6 then 8 Lanes to Payson)

Phase 3: 2041-2050

- **Orem 800 E/Orem 1600 N** (State St to 800 S) – Widen to 5 Lanes
- **University Pkwy/Sandhill Rd** – New Interchange

Although the improvements on the RTP will improve congestion in the specific project areas, there are many other areas of the city where the roadways perform at a LOS E or worse. The burden of the following improvements will fall on Orem to improve unless the city is willing to wait for funding through other sources.

- **1600 North** (I-15 Interchange to Main Street)
- **Center Street** (I-15 to State Street)
- **1200 West** (800 North to 1200 North; Center Street to Sandhill Road)
- **University Parkway** (Geneva Road to I-15; Sandhill Road to State Street)
- **Geneva Road** (University Parkway to 2000 South)
- **800 South** (1200 West to Campus Drive; Main St to Orem Blvd; 800 East to Eastern Border)
- **800 North** (I-15 to 400 East; 800 East to Eastern Border)
- **State Street** (800 North to 800 South)
- **800 East** (400 North to 800 South)
- **1200 South** (Main Street to 200 East)
- **Main Street** (University Parkway to 2000 South)

The indicated roadway segments above as well as the additional modeling results from the [Special Considerations](#) section form the basis of the improvements included on the 2050 roadway improvement map shown in [Figure 19](#). Intersection improvements in 2050 are shown in [Figure 20](#). Applying all

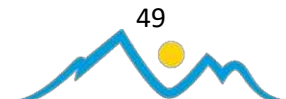
Orem Transportation Master Plan (TMP)

November 8, 2022



Table 6: 2030 CIP Projects

2030 Capital Improvements Plan – The City of Orem Responsibility						
Ref. No.	Location	Total Price (With Inflation)	Funding Source	Year	Orem %	Orem Total (With Inflation)
2	Center Street (Geneva Road to I-15) – Widen to 5 Lanes	\$9,425,000	Orem/MAG	2030	6.77%	\$638,073
3	1200 West (Sandhill Road to Orem Center Street) - Widen to 5 Lanes	\$12,905,000	Orem/MAG	2030	6.77%	\$873,669
4	I-15/Orem 800 S Overpass - new Overpass	\$116,000,000	Orem/MAG	2030	6.77%	\$7,853,200
5	1600 West (Connection to Geneva Rd.)	\$2,658,600	Orem	2023	100%	\$2,658,600
6	Intersection Improvements (Additional Funds)	\$480,000	Orem	2023	100%	\$480,000
7	1200 South (State Street to 800 East)	\$2,460,260	Orem	2023	100%	\$2,460,260
8	Roundabout (700 N - Orem Blvd.) (Safety Improvement)	\$685,750	Orem	2023	100%	\$685,750
9	Intersection Improvements (Additional Funds)	\$506,400	Orem	2023	100%	\$506,400
10	Safety Improvement - Turn Lane (WB RTL) 1100 East and 800 North	\$2,537,698	UDOT	2023	0%	\$0
11	Intersection Improvements (Additional Funds)	\$534,252	Orem	2023	100%	\$534,252
13	Intersection Improvements (Additional Funds)	\$558,293	Orem	2023	100%	\$558,293
14	University Parkway and State Street Grade Separated Intersection	\$55,424,572	UDOT	2023	0%	\$0
16	Enlarge Roundabout (1200 South and 400 West)	\$583,416	Orem/MAG/UTA	2023	0%	\$0
17	Traffic Signal Update (Geneva Road and 1600 North)	\$291,708	UDOT	2023	0%	\$0
18	Intersection Improvements (Additional Funds)	\$583,416	Orem	2023	100%	\$583,416
20	Traffic Signal (800S-1200W)	\$289,594	Orem	2023	100%	\$289,594
21	Lakeview Parkway (Geneva Road to Southern Border) – New 5 Lane Road	\$14,698,200	Orem/MAG	2026	6.77%	\$2,839,053
22	Signal Update (400 North and 1200 West)	\$304,835	Orem	2023	100%	\$304,835
23	Signal Update (400 North and Orem Blvd.)	\$304,835	Orem	2023	100%	\$304,835
24	Signal Update (Center Street and 400 West)	\$304,835	Orem	2023	100%	\$304,835



cases may require more information than the standard requires. The City reserves the right to waive all TIS requirements as well as requiring extra information at the discretion of the City Engineer.

4.9 Connectivity

Orem desires a connected street system for all new developments, minimizing the use of cul-de-sacs. Infill parcels will be required to provide future street stubs to adjacent parcels with the potential for development. Retail and office development must provide cross access easements to create circulation patterns to adjacent properties, to eliminate multiple access points to the major street system. Consequently, this will reduce travel time and congestion by allowing drivers to make shorter and more direct trips. In addition, connectivity will allow the option of walking or bicycling, due to shorter routes to schools, parks, and businesses. Emergency vehicles including police, fire trucks, and ambulances will similarly benefit from connectivity, by use of alternate routes if one is blocked. Overall fuel consumption and pollution will also result by shortening trips through connectivity. Examples of projects to improve connectivity in Orem are the connection of 800 West to Campus Drive and the 1600 West extension to Geneva Road. Orem's Street Connection Master Plan can be found at <http://orem.org/engineering/>.

EXECUTIVE SUMMARY

The City of Orem, along with Utah County, has experienced significant growth and development, which is expected to continue in the future. Orem's population growth from 2010 to 2019 was 9,498 (10.8%). The current population (2019) is slightly below 98,000 according to the U.S. Census Bureau. The population is expected to be approximately 103,000 and 119,000 by the year 2030 and 2050 respectively.

Although the expected population growth is moderate compared to other cities in Utah County, Orem will continue to be a regional attraction throughout the county. In 2050, it is expected that an average of 74% of all vehicles from outside the city using the roadway network will stop somewhere in Orem. Utah Valley University (UVU) is another regional attraction for college students, and as growth within the University continues it will have an impact on the roadway network. The TMP identifies operational, and infrastructure needs within Orem's transportation system. This plan incorporates the goals of the City of Orem regarding the transportation systems within Orem as well as regional facilities maintained by UDOT, UTA, Utah County, and neighboring communities.

2022 Update

The following sections of The City of Orem Transportation Master Plan (TMP), adopted in 2015, were updated in 2022 to include updated information:

- ❖ Updated Travel Demand Modeling to update the horizon year from 2040 to 2050.
- ❖ Incorporated updated MAG TransPlan50 recommendations
- ❖ Removal of State Street Master Plan elements
- ❖ Updates to existing data that changed since the original plan was adopted in 2015

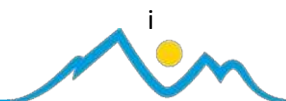
Public Involvement

The City of Orem desired public input to help shape the 2015 Transportation Master Plan. The project was advertised on the project website www.oremtmp.com. Included were interactive/commenting maps made available to the public through social media and direct email. The public comment period ran from March 19, 2015, to May 19, 2015, and approximately 150 comments were gathered.

After the draft Transportation Master Plan (TMP) was completed, there was an open house on September 1, 2015. The public involvement team worked with City of Orem staff to provide content for social media outlets, the City of Orem blog and newsletter, and a press release to advertise the open house. Approximately 50 citizens attended the open house with many City staff and elected officials.

Roadway Standards

Transportation planning is a cooperative effort of state and local agencies. All urbanized areas throughout the country are separated into Metropolitan Planning Organizations (MPO). The MPO for Utah, Summit



and Wasatch Counties is called the Mountainland Association of Governments (MAG). The responsibility of MAG is to coordinate the transportation planning for these counties.

Functional Classification

All vehicle trips include two distinct functions: mobility and land access. Mobility and land access should share an inverse relationship; meaning, as mobility increases land access decreases. Street facilities are classified by the relative amounts of through and land-access service they provide. There are four primary classifications: Freeway/Expressway, Arterial, Collector and Local Streets. As part of this TMP, the functional classification in Orem was updated to include the following classifications:

- **Principal Arterial** (6-7 Lanes)
- **Major Arterial** (4-5 Lanes)
- **Minor Arterial** (2-3 Lanes)
- **Urban Collector** (2-3 Lanes)
- **Local** (2 Lanes)

Level of Service

The performance of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. LOS serves as the traditional form of measurement of a roadway's functionality. LOS is a term derived from the HCM/AASHTO and is a national standard on gauging operational levels for traffic. LOS is determined by elements, such as: the number of lanes assigned to a roadway, the amount of traffic using the roadway, and the time of delay per vehicle traveling on the roadway and at intersections. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway). In Orem, LOS D is the minimum standard for roadways and intersections (meaning 80% of capacity is used during rush hour).

Existing and Future Traffic Projections

On a regional level, future traffic is modeled using a travel demand model developed by MAG, and the results dictate future transportation improvements along the regionally significant streets (i.e., State Street, Geneva Road, University Parkway, etc.). The travel demand model uses land use and zoning for every city to estimate future traffic demand on the transportation system. From this model, MAG produces a Regional Transportation Plan (RTP) which indicates future projects within the MPO.

The MAG RTP projects alone will not alleviate all future congestion in Orem. Therefore, the travel demand model was updated to include specific data in Orem to estimate the future demand on Orem's Street network. This model focuses on all streets in Orem to find other roadway improvements outside the MAG RTP projects necessary in Orem to alleviate congestion. The model was run for both the 10-year conditions (2030) and the 30-year conditions (2050). For both conditions, a No-Build scenario was run. A No-Build scenario looks at what would happen to the roadway network if no improvements were completed (including the MAG RTP projects). Also, an RTP Only scenario was run for both conditions. This investigates what would happen to the roadway network if only the MAG RTP projects were completed.

Roadway Improvements

The outputs from the MAG travel demand models are measured at the Level of Service for each roadway segment throughout the city. It is recommended that roadway segments at LOS E or worse need capacity improvements. The timing of when each road segment transitions from LOS D to LOS E or worse (also with local knowledge) determines the project priority. Using the outputs from the 10-year and 2050 conditions,

all roadway segments that perform at LOS E or worse indicate roadways where improvements should be considered.

Orem is not alone financially for the roadway system improvements. Other financial assistance may come from MAG, UDOT, UTA, and private sources based on the project jurisdiction. This funding is not guaranteed, but judgment has been made as to which projects will be eligible for funding.

The adoption of this TMP does not indicate Orem's financial responsibility to complete all projects included in this TMP. The benefit of completing a TMP is to demonstrate to organizations such as UDOT and MAG that improvements are necessary and are eligible to receive financial assistance on projects in the future. As projected growth is an estimated value, Orem is not bound to complete projects included in this TMP if they are not needed in the future. Projects were separated into a 10-year and 30-year window.

10-Year Roadway Improvements (2022-2030)

The 10-year costs for Phase 1 (2022-2030) projects are \$250.4 million dollars (including inflation) with Orem financially responsible for approximately \$31.2 million dollars (including inflation).

2050 Roadway Improvements

The TMP also includes all projects necessary for the roadway network to perform at LOS D or better for the horizon year 2050. The TMP needs to be regularly updated. All roadway improvements to accommodate projected 2050 traffic volumes. The total cost estimate for Orem to improve the transportation system by 2050 is \$313.4 million (\$450.8 million with Inflation), with Orem financially responsible for \$64.5 million.

Alternative Transportation Modes

Alternative transportation modes play an integral role in alleviating traffic congestion. As Orem continues to develop and the population increases, these alternative modes of transportation will have an increasing role in the transportation system in Orem. Included are the future for transit, bicycle, and pedestrian improvements.

Transit

In Orem, the Utah Transit Authority (UTA) is the provider of public transportation. UTA operates fixed route buses, express buses, bus rapid transit (BRT), ski buses, Light Rail, and commuter rail. In this capacity, UTA is responsible for the operation of the transit network in Orem. It is the responsibility of both Orem and UTA to cooperate to provide transit planning to accommodate alternative transportation options to residents as demand increases. Included in this TMP are plans for future BRT and Light Rail lines to improve transit in Orem.

Bicycle and Pedestrians

Pedestrian and bicycle safety is an important feature of any transportation master plan. People will be more inclined to walk or ride their bicycle when the experience is pleasant, they feel safe, and their distances are reasonable. High-density housing near high-traffic generators or main street type areas encourages people to use alternative travel options from the automobile. This TMP references The *Orem Bicycle and Pedestrian Plan* adopted in 2010 and includes the improvements desired throughout the city. The plan is online on the City's website www.orem.org.

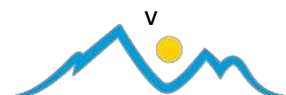
Other Policies and Guidelines

Policies and guidelines govern development throughout Orem. For the roadway network, there are policies to maintain a safe, efficient, and familiar environment for all transportation types. There are national, regional, and local specifications used in Orem. Contact the City for access to these specifications can be accessed by contacting the city. This TMP includes the new and updated policies and guidelines for the following: [Truck Routes](#), [Speed Limits](#), [Curb Radius](#), [Crosswalk Warrants](#), [Traffic Signal Warrants](#), [Access Management Standards](#), and [Traffic Calming Standards](#), [Traffic Impact Study Standards](#), and [Connectivity](#).

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1.0 INTRODUCTION

1.1 2022 Update

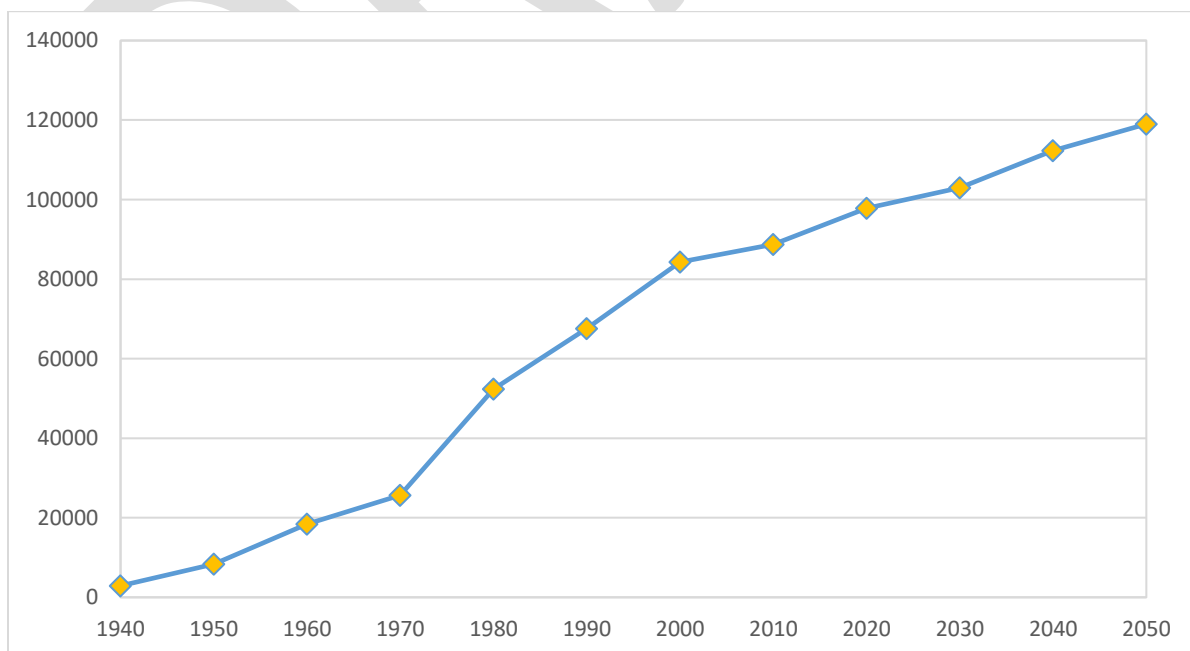
The following sections of The City of Orem Transportation Master Plan (TMP), adopted in 2015, were updated in 2022 to include updated information:

- ❖ Updated Travel Demand Modeling to update the horizon year from 2040 to 2050.
- ❖ Incorporated updated MAG TransPlan50 recommendations
- ❖ Removal of State Street Master Plan elements
- ❖ Updates to existing data that changed since the original plan was adopted in 2015

1.2 The City of Orem

The City of Orem (Orem) and the surrounding communities have recently experienced significant growth and development and will continue, as shown in [Figure 1](#). Orem's population grew from 2010 to 2020 by 10,694 (12.11%). According to the U.S. Census Bureau, the current population (2020) is slightly above 99,000. By 2030, the projected population should be around 103,000 and up to 119,000 by 2050. A comprehensive transportation plan must be developed and regularly maintained to keep pace with projected growth. This plan must incorporate the goals of Orem regarding the transportation systems within their jurisdiction and the regional facilities maintained by UDOT, UTA, Utah County, and neighboring communities.

Figure 1: Orem Population



Orem is located in Utah County and is bordered to the north by Lindon City, the south and east by Provo City, and west by Vineyard and Utah Lake. Within the City, there is a mix of residential, commercial, and industrial development and undeveloped land. The west portion of the city has the most recently developed land. [Figure 2](#) shows a map of Orem and the surrounding area.

This Transportation Master Plan (TMP) contains the existing transportation network and conditions analysis. Any deficiencies are itemized, and possible improvement or mitigation alternatives are discussed. The TMP includes an analysis of the future transportation network for 2050. Any major UDOT projects and improvements within Orem, such as the Vineyard Connector, are reflected in the future transportation network. Any deficiencies in the future transportation network that are expected to exist and would not be accommodated by projects that are currently planned will be discussed. A recommended improvements and projects list will be given to help Orem plan for future transportation projects and working with other agencies such as UDOT or neighboring cities. This Transportation Master Plan is a tool to aid Orem in a proactive effort in planning and maintaining the overall transportation network within their city.

1.3 History

Orem was organized in 1919 and named after Walter C. Orem, President of the Salt Lake and Utah Railroad. Orem is now the commercial and technological center for Central Utah and is one of the fastest-growing metropolitan areas in the United States. Housing, educational, and employment opportunities continue to be in high demand as Orem's population approaches 100,000 residents.

Unlike many Utah towns and cities, Orem was not laid out in regular city blocks with houses clustered closely together. Instead, Orem's origins are in homesteads settled along the territorial highway (now State Street) and along other substantial arteries where area farmers built their homes to live near their fields and orchards. As prime farmland along primary roads was taken, farms sprang up in other parts of the "bench" that is now Orem, and rural roads soon crisscrossed the area connecting the farms. This type of development, known in Utah as the "Gentile manner," differed from typical historical development by Mormons, who were often counseled by church leaders to live in the city and cultivate farmland outside its limits.

The first major evolution of Orem began in the early 1940s when the Geneva Steel Works was constructed by the federal government as an inland producer of steel. Built along the eastern shore of Utah Lake, Geneva has provided employment to many residents, either directly or indirectly. In recent times, Geneva has spawned controversy because of increasing concerns over environmental damage caused by the plant and related concerns about lost employment which would be caused by the shutdown of the plant. USX Corporation, the former owner of Geneva, ceased active production of steel at the plant for a brief period in the mid-1980s and then sold the plant to a small group of investors who revived operations. Under new ownership, the company filed bankruptcy in 1999, but was reorganized with the help of the Emergency Steel Load Guarantee Act, which provided a \$110 million loan. The reorganization effort failed, and the company once again filed bankruptcy. It was permanently closed in November 2002.

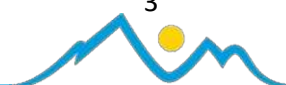
The second major change to the landscape of Orem came as many of its farms were developed into shopping centers, malls, and housing along State Street and University Parkway. The intersection of these two streets stands as the focal point of the metropolitan Orem/Provo area. First, University Mall and later other malls attracted business away from downtown Provo, historically the central shopping area of Utah Valley. Little successful, central planning has taken place in Orem, and it is as much without a central core

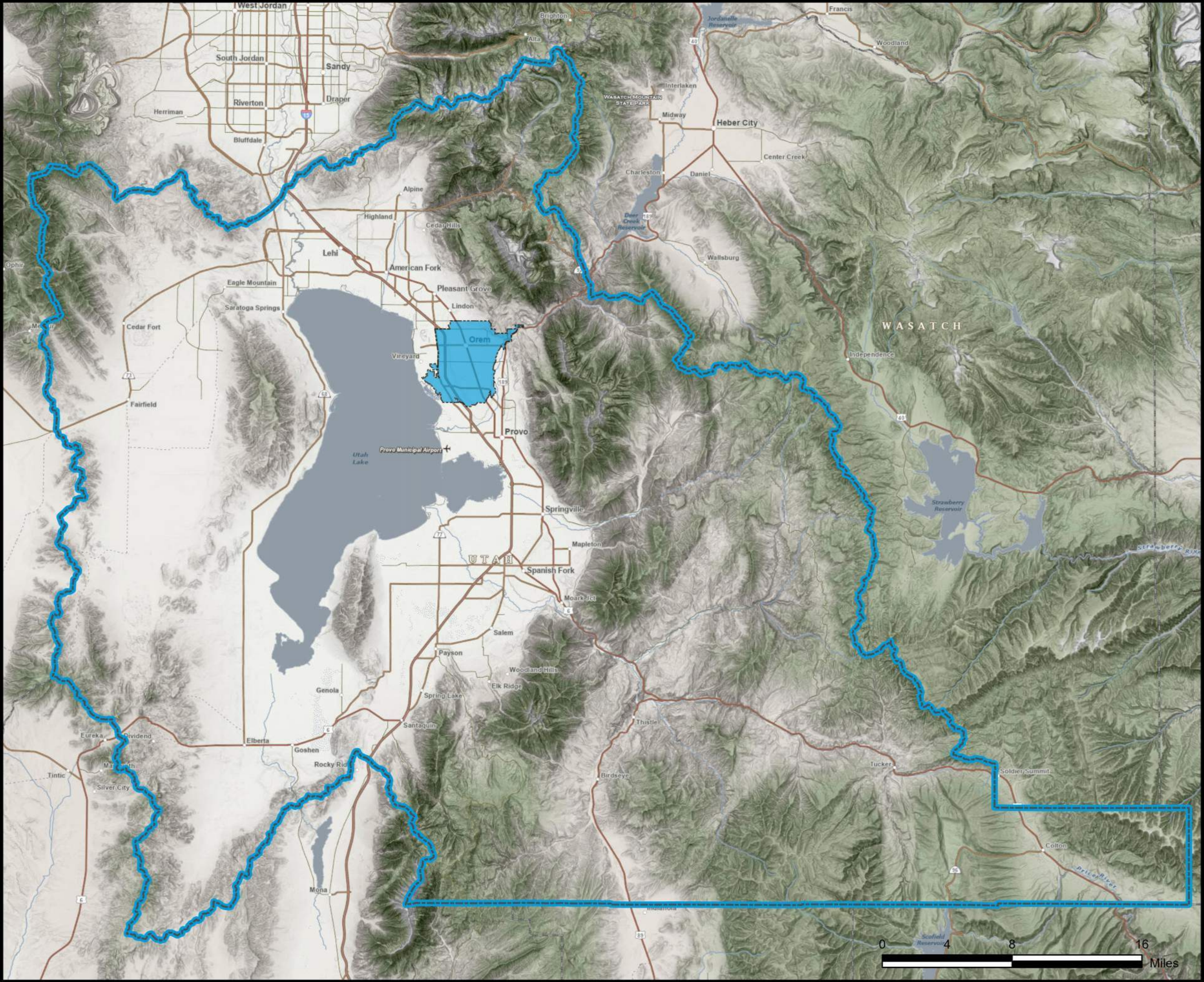


now as it was when it was known as the Provo bench. Pockets of commercial and residential development dot the expansive area that is Orem.

The construction of the Geneva Steel plant brought significant growth and change to the City of Orem. What was once a primarily agricultural settlement becoming a bustling center of employment. While Orem's population increased in religious and cultural diversity, it remained a place where people shared a strong sense of community. Over the latter half of the 20th century, Orem became the commercial center of Utah County for two primary reasons: the State Street retail corridor and population growth. Although the City has continued to grow since 1990, other cities in Utah County have grown large enough to have their own local retail; a few have become regional retail hubs that compete directly with Orem. This, combined with the trends of increased online sales and experiential shopping (where shoppers prefer to spend more money in engaging, pedestrian-friendly places and have amenities), has led to a decline in some parts of State Street.

As Orem continues to grow, the city has been working on plans to address future development. While some see growth as negative, most current residents recognize that growth has been an overall positive part of Orem's history. Recent feedback from the public outreach indicates that most residents are supportive of additional growth if it is well planned and strategically located. Recent planning includes the adoption of zoning for student housing near Utah Valley University. In 2018, The Utah Transit Authority opened Utah County's first Bus Rapid Transit (BRT) line, the Utah Valley Express (UVX). This route starts at the FrontRunner Station and travels along University Parkway and Provo. Orem needs to continue to improve the transportation system to sustain the growth caused by commercial and technology development.





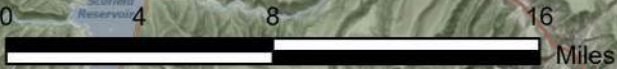
Transportation Master Plan

Figure 02: Area Map

Legend

Utah County Boundaries

-  UTAH
-  Orem City



1.4 Public Involvement

It is important for this TMP to be transparent and accessible to the public. Orem residents and business owners benefit when they know future transportation plans. Orem desired public input to help shape the Transportation Master Plan. To fulfill that need, a public involvement team created and implemented the following:

- **Project Branding Package**
- **Project Hotline**
- **Project Email**
- **Social Media Outreach**
 - Twitter
 - Facebook
 - City website
 - City newsletter
 - Mayor's Blog
 - Press Release to Daily Herald about the study and the project website for commenting
- **Generated a contact database (included current city mailing lists)**
- **Met with the Orem Transportation Advisory Committee (OTAC) frequently to discuss outreach methods and receive input on public materials**
- **Project Website:**
 - Master plan description and purpose
 - Frequently asked questions
 - Project timeline
 - Three interactive maps where citizens could place their comments. This map gathered detail-oriented feedback and included a description of the (MAG) Regional Long-Range Plan. The three maps were:
 - ❖ *Roadway/traffic/signals*
 - ❖ *Transit and parking*
 - ❖ *Bike and pedestrian routes*

The project website and interactive/commenting maps were advertised to the public through social media and direct email. The public comment period ran from March 19, 2015, to May 19, 2015. Approximately 150 comments were gathered.

This information was compiled, analyzed, and categorized as either feasible or not feasible by the project team. Each viable suggestion was forwarded to the appropriate group (e.g., incorporated into the master plan, implemented by Orem traffic department or Public Works, etc.)

Once the Transportation Master Plan was drafted, the project team hosted a public open house on September 1, 2015. A public involvement team worked with Orem to provide content for social media outlets, the mayor's blog and newsletter, and a press release to advertise the open house. In harmony with the OTAC's suggested changes, the public involvement team constructed informative display materials for the public open house. This open house served as a venue to both inform the public of the new Transportation Master Plan and to gather any final feedback about changes to the plan.

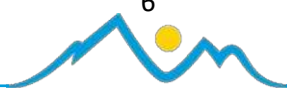
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In addition to the input gathered at the open house, the project website was updated with a link to the draft master plan and the open house displays. A comment form was also added to allow the public to comment on the published plan for two additional weeks.

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2.0 ROADWAY STANDARDS

Transportation planning in the region is a cooperative effort of state and local agencies. All urbanized areas throughout the country are separated into areas called Metropolitan Planning Organizations (MPO) where the designated agency is responsible for coordinating the transportation planning for the area. The MPO for Utah, Summit and Wasatch Counties is called the Mountainland Association of Governments (MAG). MAG became the MPO for these counties in 1972. Included in this section is a general discussion on the methodologies used for the travel demand modeling process, functional classification of streets, and level of service for streets and intersections. Also included are the existing and future conditions for 2030 and 2050.

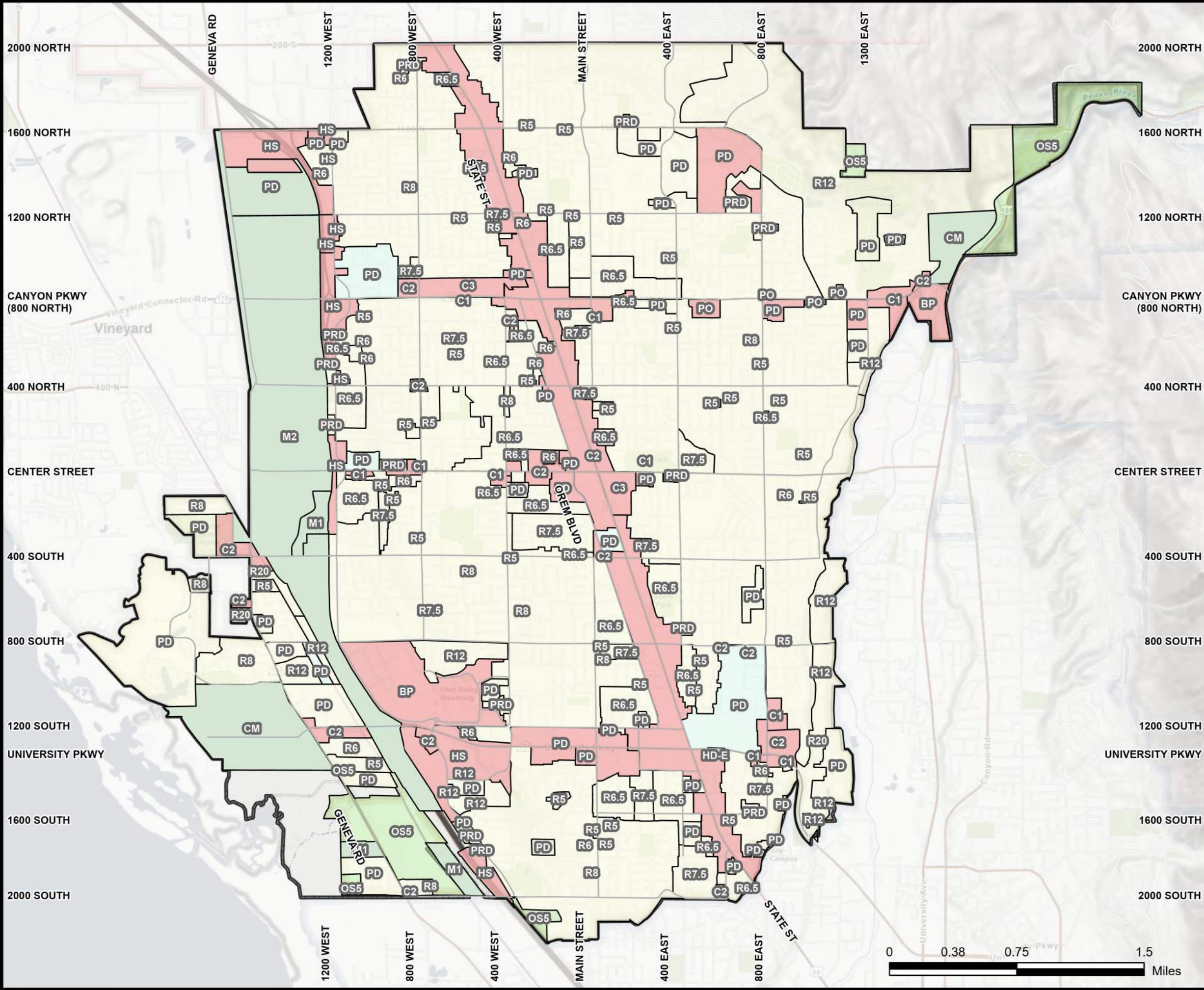
2.1 Travel Demand Modeling

Traffic Demand Modelling is used to project existing traffic conditions into the future. Orem's land use plan, socioeconomic data as well as additional data obtained from Orem and MAG serve as valuable input into the travel demand model. MAG uses a regional travel demand model which was also used for this TMP. This section discusses the socioeconomic data, land use, vehicle trip generation as well as the precautions of using the Travel Demand modelling.

2.1.1 Land Use and Zoning

Most of the socioeconomic data used in this study are based on the statewide data provided by the Kem C. Gardener Policy Institute at the University of Utah. This data was supplemented and verified using the data provided by Orem in the form of the current adopted general plan as of 2018 (the most recent version can be found on Orem's website at www.orem.org).

This information is the best available data for predicting future travel demands. However, land use planning is a dynamic process and the assumptions made in this report should be used as a guide and should not supersede other planning efforts especially when it comes to localized intersections and roadways. [Figure 3](#) displays the most recent land use map adopted by the City of Orem in the 2018. The City of Orem's planning website keeps an up-to-date version of this map that can be accessed at <https://orem.org/planning/>.



Transportation Master Plan

Figure 3: Land Use Map

Legend

ZONE

- Commercial
- Industrial
- Mixed Use
- Open Space
- Residential



2.1.2 Socioeconomic Conditions

Currently, Orem's population is estimated to be 98,129 residents with 29,049 households. The median household income in the city is \$64,590 and the average household size is 3.27. The median age of Orem residents is 26.5 years. The 2010 to 2020 decade saw rapid growth in Orem, with an increase in population from 88,328 to 98,129 (11.2%). There are more than 10,304 firms in the city, and the average travel time to work for the workforce is 19 minutes.

Based on the current land use, zoning, demographics, and growth patterns, Orem is expected to grow to approximately 118,900 residents by the year 2050. The forecasted growth will place increased pressure on the City's infrastructure, including the street network. Orem is also committed to increasing residential, commercial, office, and retail within Orem so citizens can fulfill all needs within the city boundaries. This growth will therefore have considerable impact on traffic volumes in the city. Future development and plans along major corridors have been implemented into the modeling effort.

2.1.3 Trip Generation

To generate vehicle trips, sections of the city are split into geographical sections called Traffic Analysis Zones (TAZ). Each TAZ contains socioeconomic data including the number of households, employment opportunities, and average income levels. This data is used to generate vehicle trips that originate in the TAZ. All trips generated in the TAZ are assigned to other TAZs based on the data within other zones. Since the MAG travel demand model predicts regional travel patterns, the TAZ structure was updated to obtain more detailed travel demand data for Orem. This was completed by splitting larger TAZ's.

2.1.4 Travel Demand Model Precautions

Orem aims to plan for and encourage responsible and sustainable growth in the city. Part of the commitment to provide a sustainable system includes encouraging a reduction in vehicle trips by providing a balance of roads, trails and bikeways, and public transit facilities. Today's transportation system should not only accommodate existing travel demands but should also have built-in capacity to account for the demand that will be placed on the system in the future. While considering the socioeconomic data used in this report and the anticipated growth in the city, some precautions should be considered. First, the TAZ specific socioeconomic data only approximates the boundary conditions of the City and is based on data provided by MAG and the City's planning documents. Second, actual values may vary somewhat because of the large study area of the regional travel demand model, which includes the unincorporated areas around Orem. Therefore, the recommendations in this report represent a planning level analysis and should not be used for construction of any project without review and further analysis. This document should also be considered a living document and should be updated regularly as development plans, zoning plans, and traffic patterns and trends change.

2.2 Functional Classification System

All trips include two distinct functions: mobility and land access. Mobility and land access should share an inverse relationship, meaning as mobility increases land access decreases. Street facilities are classified by the relative amounts of through and land-access service they provide. There are four primary classifications: Freeway/Expressway, Arterial, Collector and Local Streets. Each classification is explained in further detail in the following paragraphs and is also represented in [Figure 4](#). A more detailed description of the characteristics of the four primary functional classifications of streets are found in [Table 1](#).

- **Freeways and Expressways** – Freeway and expressway facilities provide service for long distance trips between cities and states. No land access is provided by these facilities. For example, I-15.
- **Arterials** – Arterial facilities should provide service primarily for through-traffic movements. All traffic controls and the facility design are intended to provide an efficient through movement. For example, University Parkway.
- **Collectors** – Collector facilities are intended to serve both through and land-access functions in relatively equal proportions. They are frequently used for shorter through movements associated with the distribution and collection portion of trips. For example, 400 E.
- **Local Streets** – Local Street facilities primarily serve land-access functions. The design and control facilitate the movement of vehicles onto and off the street system from land parcels. For example, 200 N.

Figure 4: Mobility vs. Land Access Representation

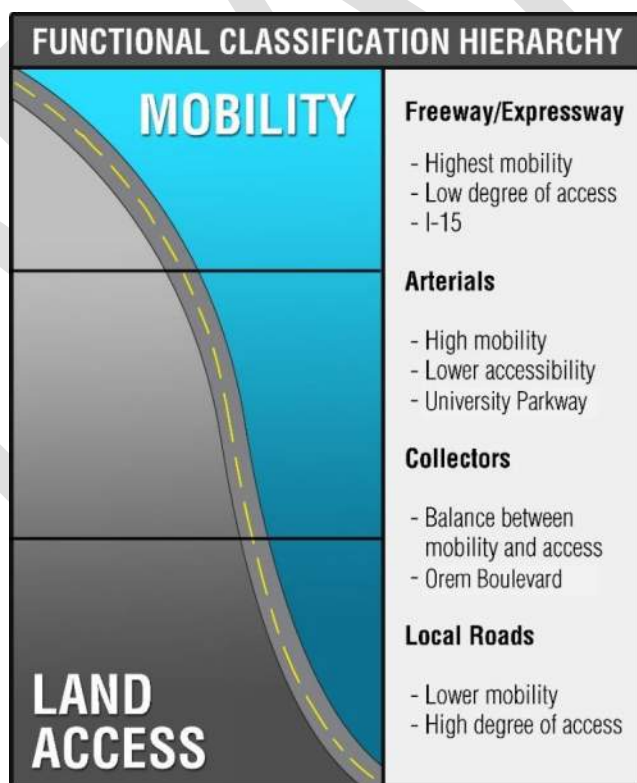


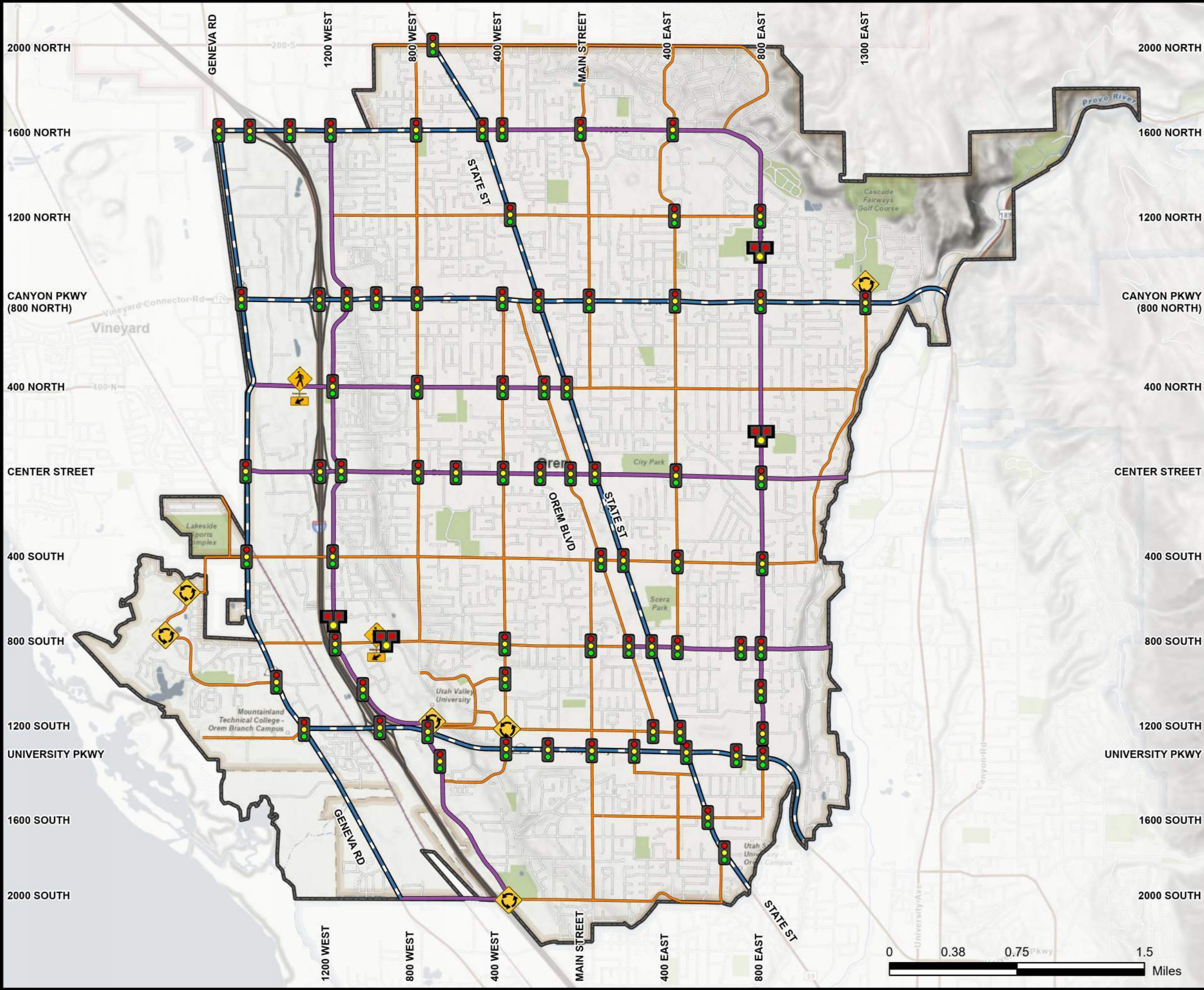
Table 1: Street Functional Classification

Functional Classification				
Characteristic	Freeway and Expressway	Arterial	Collector	Local Street
Function	Traffic movement	Traffic movement, land access	Collect and distribute traffic between streets and arterials, land access	Land access
Typical % of Surface Street System Mileage	Not applicable	5-10%	10-20%	60-80 %
Continuity	Continuous	Continuous	Continuous	None
Spacing	4 miles	¼-2 miles	¼-1 mile	As needed
Typical % of Surface Street System Vehicle-Miles Carried	Not applicable	40-65%	10-20%	10-25 %
Direct Land Access	None	Limited: major generators only	Restricted: some movements prohibited; number and spacing of driveways controlled	Safety controls access
Minimum Roadway Intersection Spacing	1 mile	½ mile	300 feet-¼ mile	300 feet
Speed Limit	55-75 mph	40-50 mph in fully developed areas	30-40 mph	25 mph
Parking	Prohibited	Discouraged	Limited	Permitted
Comments	Supplements capacity of arterial street system & provides high-speed mobility	Backbone of street system		Through traffic should be discouraged; Subject to traffic calming

In Orem, there are three functional classifications: Urban Collector, Minor Arterial, and Principal Arterial. These classifications are based on resolution No. R-07-0023 adopted June 26, 2007. The resolution is included in [Appendix A: Resolution No. R-07-0023](#) is also shown in [Figure 5](#). Currently, Urban Collectors have 2 or 3 lanes, Minor Arterials range from 2 to 5 lanes and Principal Arterials range from 2 to 7 lanes. [Figure 6](#) shows a map with the existing number of lanes in Orem. Within the MAG travel demand model, the functional classification, and the number of lanes dictate the capacity of the roadway. Therefore, it is recommended that Orem update their future functional classification to include the number of lanes as shown in [Table 2](#). Based on the new functional classification, any 4-5 lane Minor Arterial in [Figure 5](#) will be re-classified as a “Major Arterial” in 2050.

Table 2: Proposed Future Functional Classifications

Functional Classification	Number of Lanes
Local and Sub-Local	2 Lanes
Urban Collector	2-3 Lanes
Minor Arterial	2-3 Lanes
Major Arterial	4-5 Lanes
Principal Arterial	6-7 Lanes



Transportation Master Plan

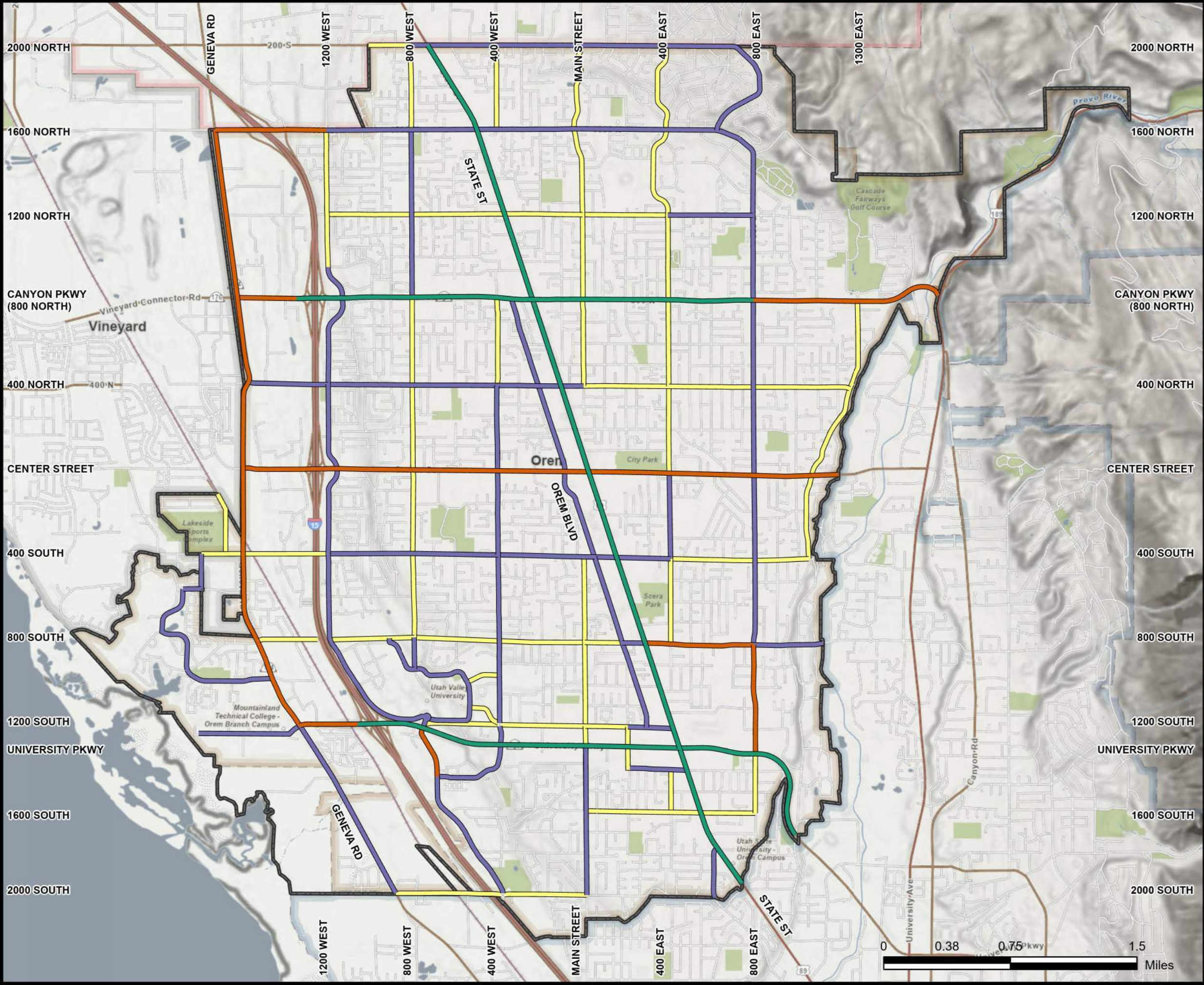
Figure 05: Existing Roadway Network

Legend

Roadway Network

- I-15
- Principal Arterial - UDOT
- Minor Arterial - Orem
- Urban Collector- Orem
- Existing Traffic Signal
- Existing Roundabout
- Existing HAWK (PED) Signal
- Rectangular Rapid Flash Beacon





Transportation Master Plan

Figure 06: Existing Number of Lanes

Legend

2-Lanes

3-Lanes

5-Lanes

7-Lanes



2.2.1 Typical Roadway Cross-Sections

The typical cross-sections for each functional classification in Orem were updated. In Resolution No. R-07-0023 (Found in [Appendix A: Resolution No. R-07-0023](#)), ranges for Right of Way (ROW) width as well as pavement width for each functional classification are included. It is important for Orem to use specific values for each cross-section. It is recommended that Orem update the ROW and pavement widths used for each cross-section to match the proposed functional classifications above. [Figure 7](#) shows a representation for each cross-section.

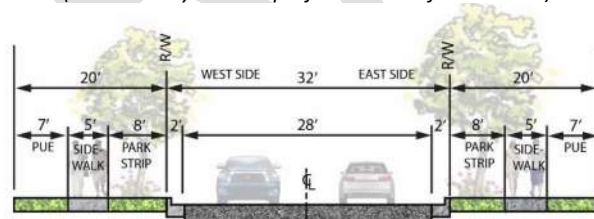
For urban collectors, there is a two-lane and a three-lane configuration which share the same ROW width. The two-lane configuration is for low volume collector roadways with seven-foot shoulders for parking. As volumes increase, the roadway can be restriped to reduce the shoulder to a six-foot bike lane with a center turn lane (also known as Two Lane Left Turn Lane [TWLTL]) to increase capacity.

2.2.2 Cross-Sections for Specific Roadways in Orem

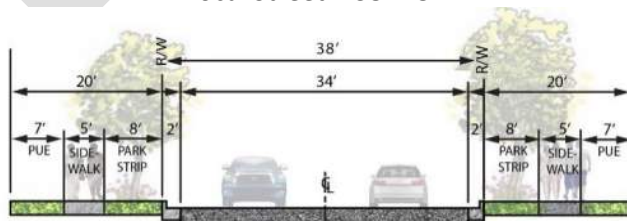
As shown in [Figure 5](#), Orem recently annexed land in the southwest corner of the City. In cooperation with Provo, Lakeview Parkway will begin at Geneva Road and travel southwest to the Orem/Provo border. As part of the project, a multi-use path will be installed on Geneva Road as well as Lakeview Parkway, which require different cross-sections from the standard sections shown in [Figure 7](#). Orem has adopted cross-sections for Geneva Road and Lakeview Parkway. Since Lakeview Parkway will be designed to attract traffic off Geneva Road, there will be two cross-sections. Geneva Road will be a 5-lane (119' ROW) road and a 3-lane (95' ROW) road north and south of Lakeview Parkway, respectively. Lakeview Parkway will be a 5-lane (110' ROW) road with a multi-use path on the west side of the roadway. Other cross-sections noted are 2000 South, which is shared with Provo City and 800 North, which is now Canyon Parkway. Each cross-section is shown in [Figure 8](#). A map showing the southwest street network plan is shown in [Appendix G: Southwest Street Network Plan](#).

Figure 7: Typical Cross-Sections

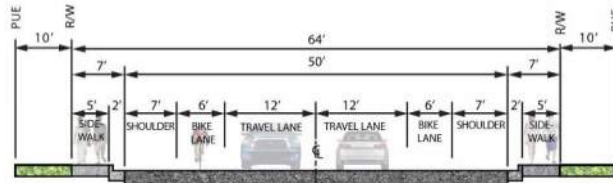
Sub Local Street – 32' ROW (20' Easement on each side)
(For roadways with a projected ADT of 800 or less)



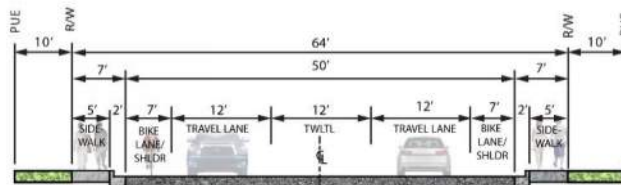
Local Street – 38' ROW



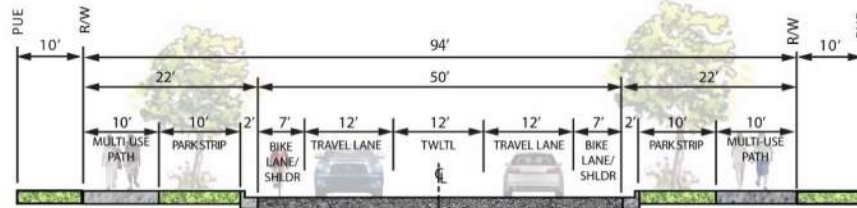
Collector (2 Lanes) – 64' ROW
(8-foot parkstrip on both sides for new streets or new sidewalks)



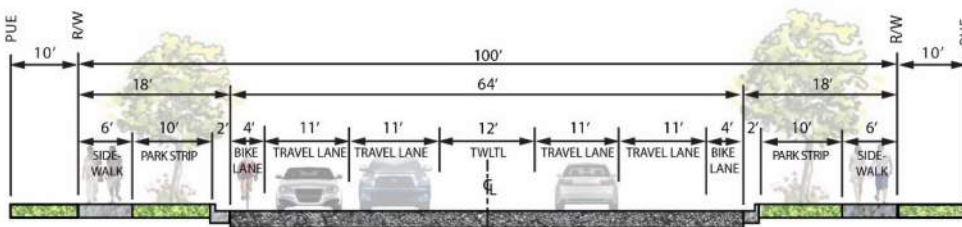
Collector (3 Lanes) – 64' ROW
(8-foot parkstrip on both sides for new streets or new sidewalks)



Minor Arterial (2-3 Lanes) – 94' ROW



Major Arterial (4-5 Lanes) – 100' ROW



Principal Arterial (6-7 Lanes) – 141' ROW

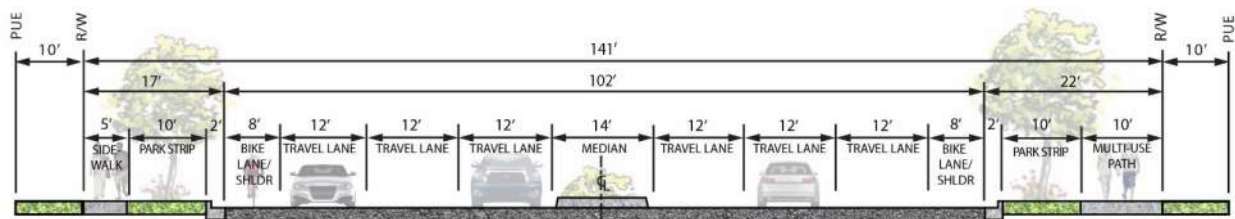
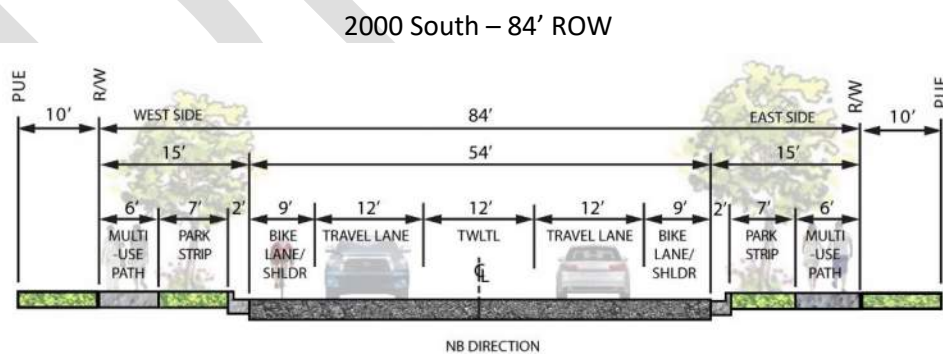
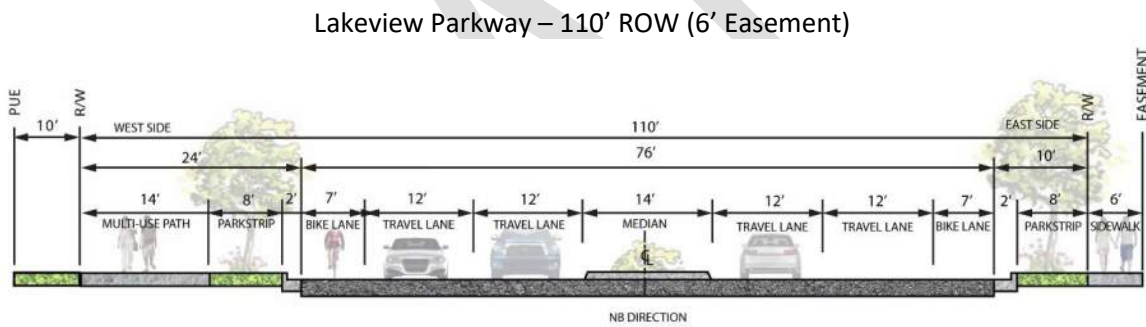
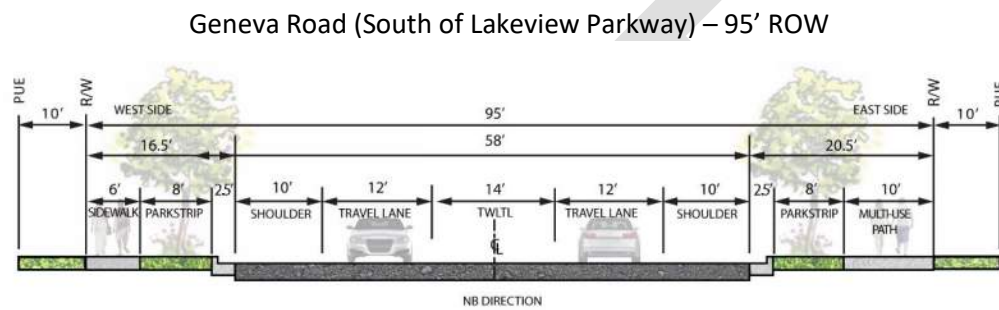
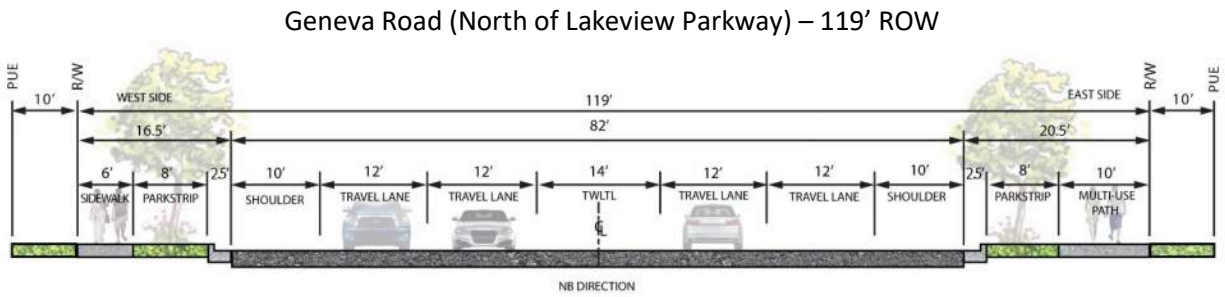
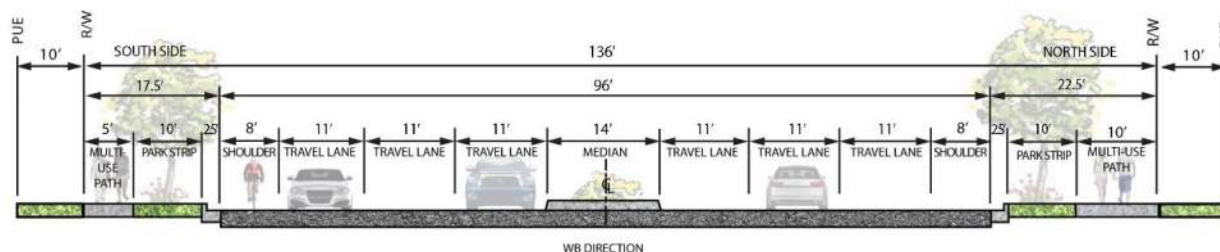


Figure 8: Geneva Road and Lakeview Parkway Cross-Sections



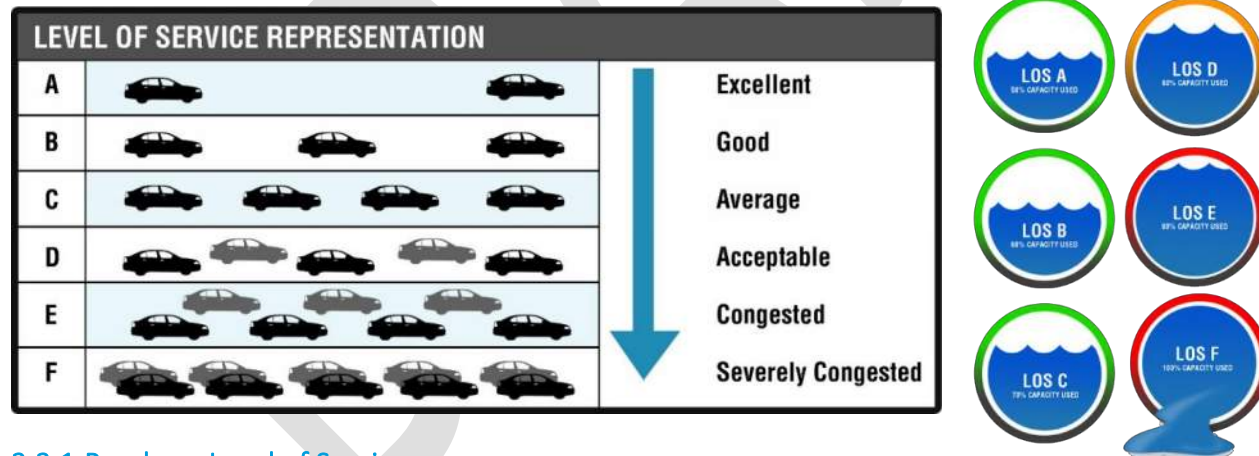
800 North (Canyon Parkway) – 136' ROW



2.3 Level of Service

The adequacy of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. As defined in the *Highway Capacity Manual (HCM)*, a document published by the Transportation Research Board (TRB), LOS serves as the traditional form of measurement of a roadway's functionality. The TRB identifies LOS by reviewing elements, such as the number of lanes assigned to a roadway, the amount of traffic using the roadway and the time of delay per vehicle traveling on the roadway and at intersections. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway) as shown in [Figure 9](#). Also shown in [Figure 9](#) are representations of LOS using pipe flow. As traffic volumes increase, the pipe continues to fill until at LOS F the pipe reaches capacity and begins to overflow.

Figure 9: Level of Service Representation



2.3.1 Roadway Level of Service

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand during the peak hours of the day. Typically, the peak hour falls within the 4:00 PM and 6:00 PM hours. The LOS is assigned during the peak hour based on the number of lanes and the lane capacity. Lane capacity is different based on the functional classification of the roadway. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management. Intersections are not included when analyzing roadway LOS and therefore the LOS indicates if the existing number of lanes, lane widths and functional classification are adequate for the traffic volumes.

LOS D is approximately 80 percent of a roadway's capacity and is a common goal for urban streets during peak hours. A standard of LOS D for system streets (collectors and arterials) is acceptable for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speeds. Although the model uses traffic volumes during the peak hour of the day, [Table 3](#) and [Table 4](#) show estimated ADT values for LOS C, LOS D, and LOS E on Arterial and Collector Streets for reference.

Table 3: Estimated LOS based on ADT on Arterial Streets

Lanes	LOS C	LOS D	LOS E
2-3	12,400	15,100	17,700
4-5	28,500	32,800	40,300
6-7	43,000	50,500	63,400

Table 4: Estimated LOS based on ADT on Collector Streets

Lanes	LOS C	LOS D	LOS E
2	9,700	12,100	14,500
3	10,800	13,400	16,100

2.3.1.1 Friction Points within a Roadway System that Cause Delay and Congestion

Traffic volume is not the only cause of delay and congestion. Factors such as speed limit, reduced speed school zones (RSSZ) on-street parking, and access spacing act as "friction points" in a roadway system. These friction points, although not included in the travel demand model are sources of additional congestion and delay. When the City addresses problems on the roadway network, friction points should be assessed as a method to temporarily alleviate congestion and delay. Any mitigations to these friction points will have a minimal effect on congestion and delay. As part of this TMP, an inventory of the on-street parking and RSSZ's in Orem were collected and are included in [Figure 10](#). Speed limits ([Figure 32](#)) and access spacing are discussed in the [Section 4.0 Other Policies and Guidelines](#). Mitigating congestion and delay due to the friction points should not be the only measure used to reduce congestion and delay as the effects are minimal.

2.3.2 Intersection Level of Service

Whereas roadway LOS considers an overall picture of a roadways capacity to estimate operating conditions, intersection LOS looks at each individual vehicle movement at an intersection and provides a more precise method for quantifying operations. Since intersections are typically a source of bottlenecks in the transportation network, a detailed look into vehicle delay at each intersection should be performed on a regular basis. The methodology for calculating delay at an intersection is outlined in the *Highway Capacity Manual* (HCM) and the resulting criteria for assigning LOS to signalized and un-signalized intersections are outlined in [Table 5](#). LOS D is considered the industry standard for intersections in an urbanized area. LOS D at an intersection corresponds to an average control delay of 35-55 seconds per vehicle for a signalized intersection and 25-35 seconds per vehicle for an un-signalized intersection.

At a signalized intersection under LOS D conditions, the average vehicle will be stopped for less than 55 seconds. This is considered an acceptable amount of delay during the times of the day when roadways are most congested. As a rule, traffic signal cycle lengths (the length of time it takes for a traffic signal to cycle through each movement in turn) should be below 90 seconds. An average delay of less than 55

seconds suggests that in most cases, no vehicles will have to wait more than one cycle before proceeding through an intersection.

Un-signalized intersections are generally stop-controlled. These intersections allow major streets to flow freely, and minor intersecting streets to stop prior to entering the intersection. In cases where traffic volumes are more evenly distributed or where sight distances may be limited, four-way stop-controlled intersections are common. LOS for an un-signalized intersection is assigned based on the average control of the worst approach (always a stop approach) at the intersection. An un-signalized intersection operating at LOS D means the average vehicle waiting at one of the stop-controlled approaches will wait no longer than 35 seconds before proceeding through the intersection. This delay may be caused by large volumes of traffic on the major street resulting in fewer gaps in traffic for a vehicle to turn, or for queued vehicles waiting at the stop sign. Roundabout LOS is also measured using the stopped controlled LOS parameters.

Table 5: Intersection Level of Service

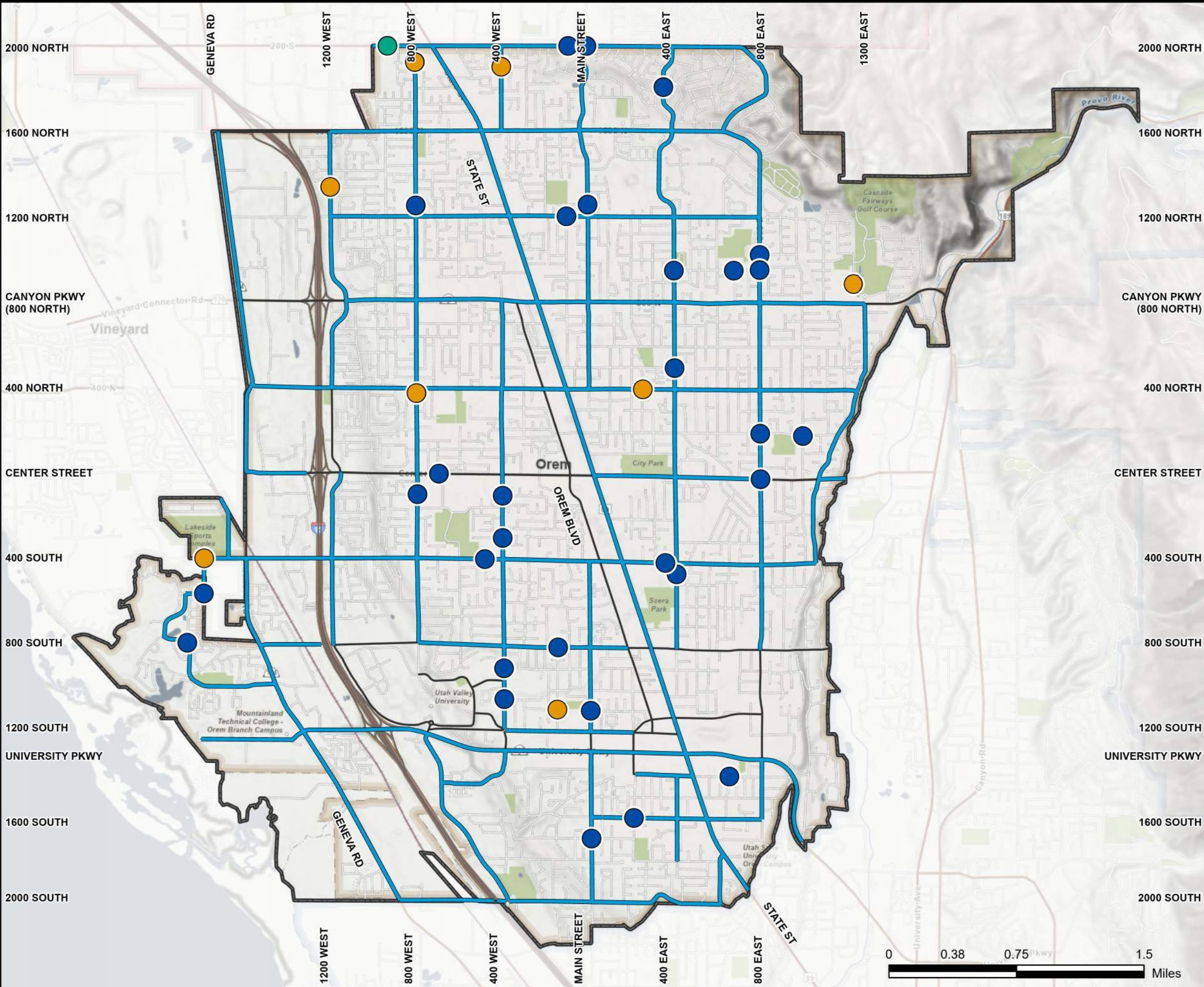
LOS*	Signalized Intersection (sec)	Stop-Controlled/ Roundabout (sec)
A	≤10	≤10
B	>10-20	>10-15
C	>20-35	>15-25
D	>35-55	>25-35
E	>55-80	>35-50
F	≥80	≥50

*LOS F when traffic volumes exceed capacity

Intersection and roadway segment LOS problems must be solved independently of each other, as the treatment required to mitigate the congestion is different in each case. Intersection problems may be mitigated by adding turn lanes, improving signal timing, and improving corridor signal coordination.

2.3.3 Level of Service F and Future Development

Although it is recommended that Orem maintain LOS D or better on its roadway network if a roadway performs at LOS F it does not necessarily require a capacity improvement. Orem will continue to develop well past the year 2050. As all the remaining land is developed, many existing developments may be redeveloped into larger, or vertical developments. Continual development comes with the price of increased volumes for all transportation types. There are specific cases when a roadway is currently performing at LOS F and will perform at LOS F in the future. Examples of roadways which are currently LOS F are State Street and University Parkway. Although these roadways perform at LOS F, it does not reduce the desire to continue future development along those corridors. For each specific case, Orem will work with the developer to analyze the magnitude of the performance difference along the corridor due to the development to determine if roadway improvements are necessary. See [Section 4.8 Traffic Impact Studies](#) for more information regarding future development in Orem.



Transportation Master Plan

Figure 10: Friction Points
in Orem

Legend

Friction Points

Existing School Zone

Future School Zone

School Zone Maintained by Lindon City

On Street Parking

Orem City Boundary

Annexation Area



2.4 Existing Roadway Network Conditions

Using existing socioeconomic data as well as traffic data, the MAG Travel Demand Model can be calibrated and prepared to project traffic volumes into the future. It is also important to investigate any existing roadway or intersection deficiencies to determine if any mitigation is necessary on the existing roadway network. This section discusses the methodology used to prepare the model to project future volumes as well as existing deficiencies on the roadway network in Orem.

2.4.1 Travel Demand Model Calibration

As with the TAZ structure, the MAG Travel Demand Model was calibrated to fit existing traffic conditions in Orem. The method used to calibrate the model was to use traffic counts throughout the city. Traffic counts were collected from UDOT and include annual average daily traffic (AADT) volumes as defined in *Traffic on Utah Highways*. On City owned roadways, traffic counts were either provided by Orem or were manually counted as part of this TMP. [Figure 11](#) shows the count locations throughout the city used for model calibration.

2.4.2 Existing Roadway and Intersection Level of Service

Using the calibrated MAG Travel Demand Model and data provided by Orem, the LOS for each roadway segment as well as each intersection is shown in [Figure 12](#). The following roadways and intersections are currently performing at LOS E or worse.

Roadway Segments

- **University Parkway** (State Street to I-15)
- **State Street** (800 North) to 800 South)
- **1600 North** (1200 West to State Street)
- **800 East** (Center Street to 800 South)
- **800 North** (800 East to eastern border)

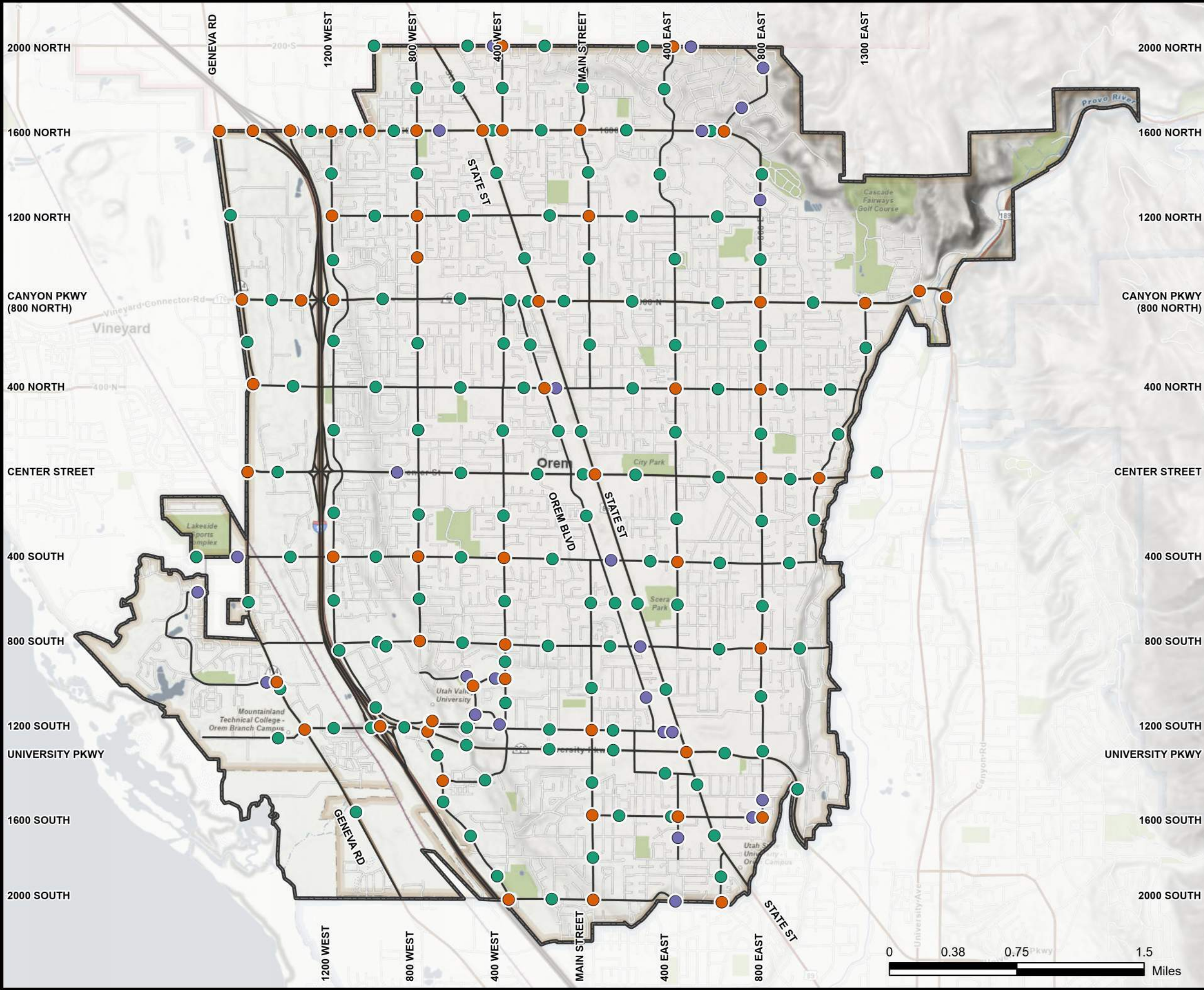
Intersections

- **Sandhill Rd & University Parkway**
- **State Street & University Parkway**
- **University Parkway & I-15**
- **400 West & University Parkway**
- **200 West & University Parkway**
- **Main Street & University Parkway**
- **200 East & University Parkway**
- **State Street & 800 North**
- **State Street & Center Street**
- **State Street & 1600 North**
- **1200 West & 1600 North**
- **800 West & 1600 North**
- **1300 East & 800 North**
- **800 East & 400 South**

2.4.3 Mitigations to Existing Deficiencies

In most cases, roadway capacity improvements are achieved by adding travel lanes. In some cases, additional capacity can be gained by striping additional lanes where the existing pavement width will accommodate it. This can be accomplished by eliminating on street parking, creating narrower travel lanes, and adding two-way left turn lanes where they do not currently exist. For all roadway capacity improvements, it is recommended to investigate other mitigation methods before widening the roadway.

At signalized intersections, methods to improve intersection LOS include additional left and right turning lanes, grade separation of lanes, correct spacing of signals, and signal timing improvements. It is recommended to investigate signal timing improvements before adding additional turning lanes.



Transportation Master Plan

Figure 11: Traffic Count Locations

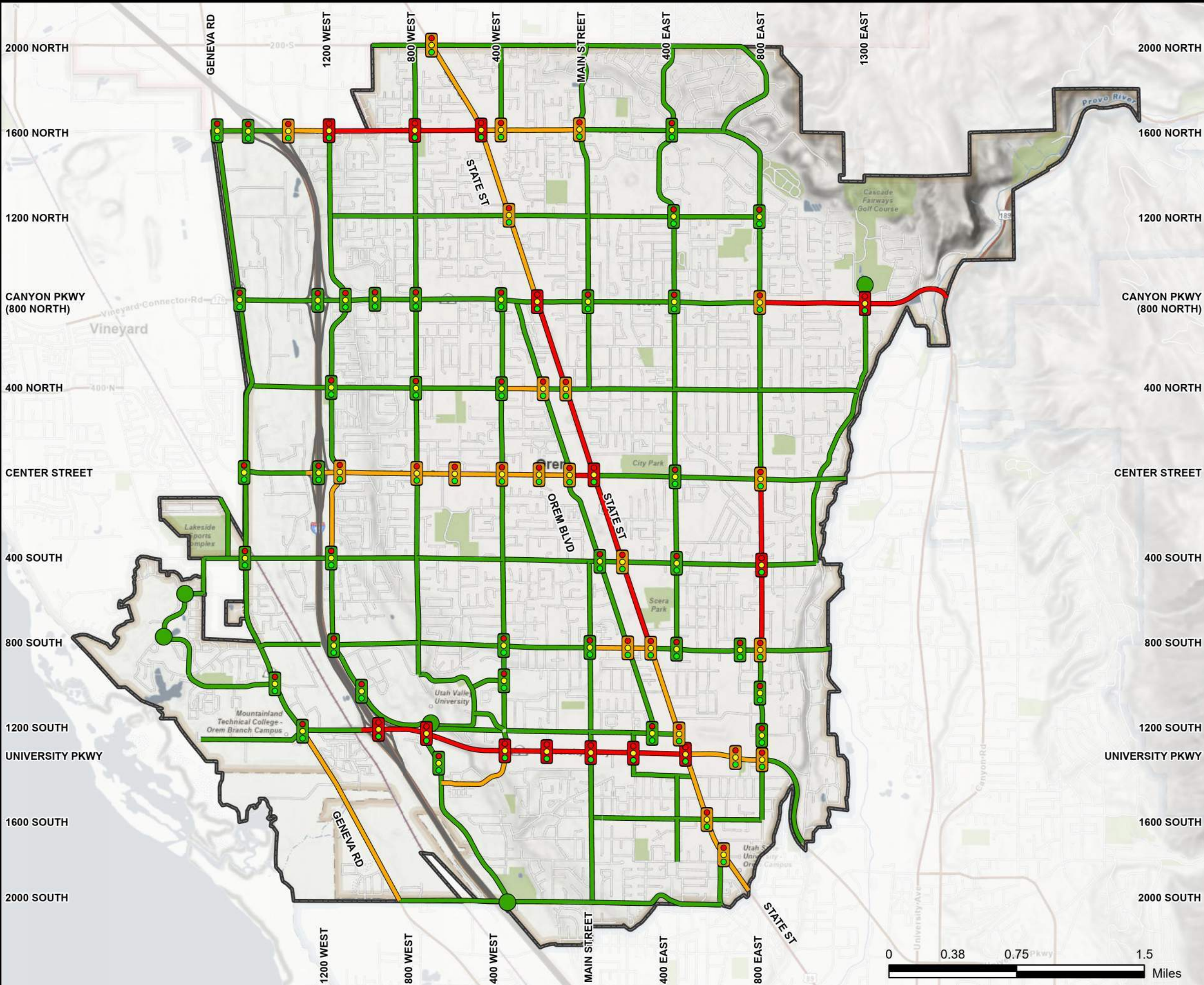
Legend

Count Location

- ADT Count - Horrocks
- Peak Hour TM* Count - Horrocks
- ADT Count - Orem

*TM = Turning Movement





Transportation Master Plan

Figure 12: Existing Level of Service (Peak Hour)

Legend

Existing Level of Service

Acceptable LOS C or Better)

Acceptable (LOS D)

Unacceptable (LOS E or Worse)

Acceptable (LOS C or Better)

Acceptable (LOS D)

Unacceptable (LOS E or Worse)

Roundabout (LOS C or Better)



2.5 Future Roadway Network Conditions

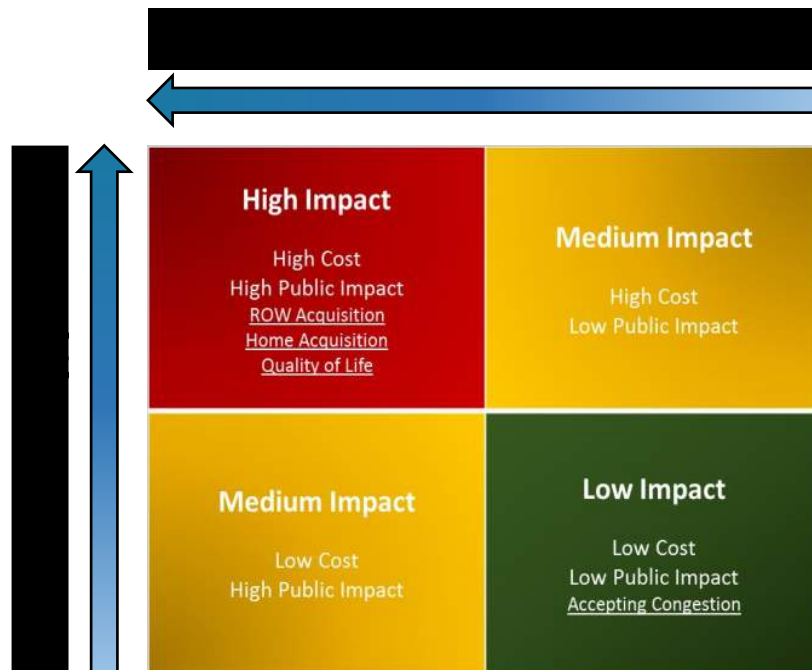
Two future conditions are included in this TMP. The 2030 Capital Improvement Program (CIP) includes all roadway improvements necessary for a horizon year of 2030. The Transportation Improvement Fund (TIF) is included to indicate the funding source for all projects included in the 2030 CIP. The other condition investigates the roadway network and improvements necessary for a horizon year of 2050. Both the 2030 CIP and 2050 conditions are outlined in this section and the methodology used to incorporate the TIF to fund all the projects in the CIP. All projects will be selected based on input from city staff, elected officials as well as the public.

2.5.1 Roadway Improvement Impacts

Since Orem is estimated to have large traffic volumes in the future, it is not recommended to improve all the roadways to LOS D or better. Although this condition is ideal, this would require additional traffic lanes, which requires additional ROW to be bought from landowners and has a large cost to tax paying citizens of Orem. As Orem continues to develop and roadway projects are needed, the impacts caused by these projects need to be addressed. Roadway network project impacts can be separated into two groups: Cost impacts and Public Impacts. Cost impacts deal specifically with the financial burden on Orem and its citizens to finance the roadway projects. Public impacts investigate the right-of-way (ROW), house acquisition, and quality of life impacts.

A simple matrix can be used (as shown in [Figure 13](#)) to determine whether the project is categorized as a high, medium, or low impact project. High public impact is considered as projects where there is a high cost as well as large amounts of ROW or home acquisition or where the quality of life for Orem citizens are greatly impacted. As shown in [Figure 13](#), all projects which are expensive to implement as well as have large public impacts will be considered a High Impact Project. Any project where cost or public impact is high will be considered a Medium Impact project and if both cost and public impact are low, it will be considered a Low Impact Project. Typically, a Low Impact Project will partially mitigate the future deficiency and the remaining congestion is accepted. [Figure 13](#) can be used as a tool as Orem officials and the public shape the future for the roadway network in Orem.

Figure 13: Cost vs. Public Impact Matrix



2.5.2 Special Considerations

As part of future development, specific “hot spot” locations were modeled throughout the city. These locations investigated specific roadway improvements and the impacts of those improvements on the surrounding roadways and are represented in [Figure 14](#). The additional modeling hot spots were in the following locations and the following sections describe the results and if any additional roadway improvements are necessary:

- **800 South** – Overpass over I-15
- **1200 North** – Overpass over I-15
- **1200 West** – (1600 North to 400 North) – Widen to 5 Lanes
- **800 West** – (1600 North to 800 South) – Widen to 5 Lanes (3 Lanes 800 South to Campus Dr.)
- **800 West** – (800 South to Campus Drive) – Connection to UVU campus

2.5.2.1 1200 West Additional Lanes

Due to the potential future impacts of development in the area around 1200 North and 1200 West, an additional model run was completed to determine if 1200 West requires additional travel lanes. Due to the additional traffic, additional travel lanes will be necessary by 2050. As part of the future Transportation Improvement Program (TIP), 1200 West from 1600 North to 800 North will be widened to 5 lanes.

2.5.2.2 800 South Additional Lanes

A new overpass on I-15 at 800 South is included in Phase 2 of the MAG RTP. With the new overpass, travel lanes were increased from three to five lanes from the interchange to State Street (800 South east of State Street is currently five lanes). An advantage of increasing the number of travel lanes on 800 South is to alleviate traffic at Utah Valley University (UVU) using University Parkway. The analysis indicates that a daily volume increase between 4,000 to 10,000 vehicles along the 800 South corridor with minimal decreases along University Parkway between 1,000 to 2,400 vehicles. Since the additional vehicles on 800

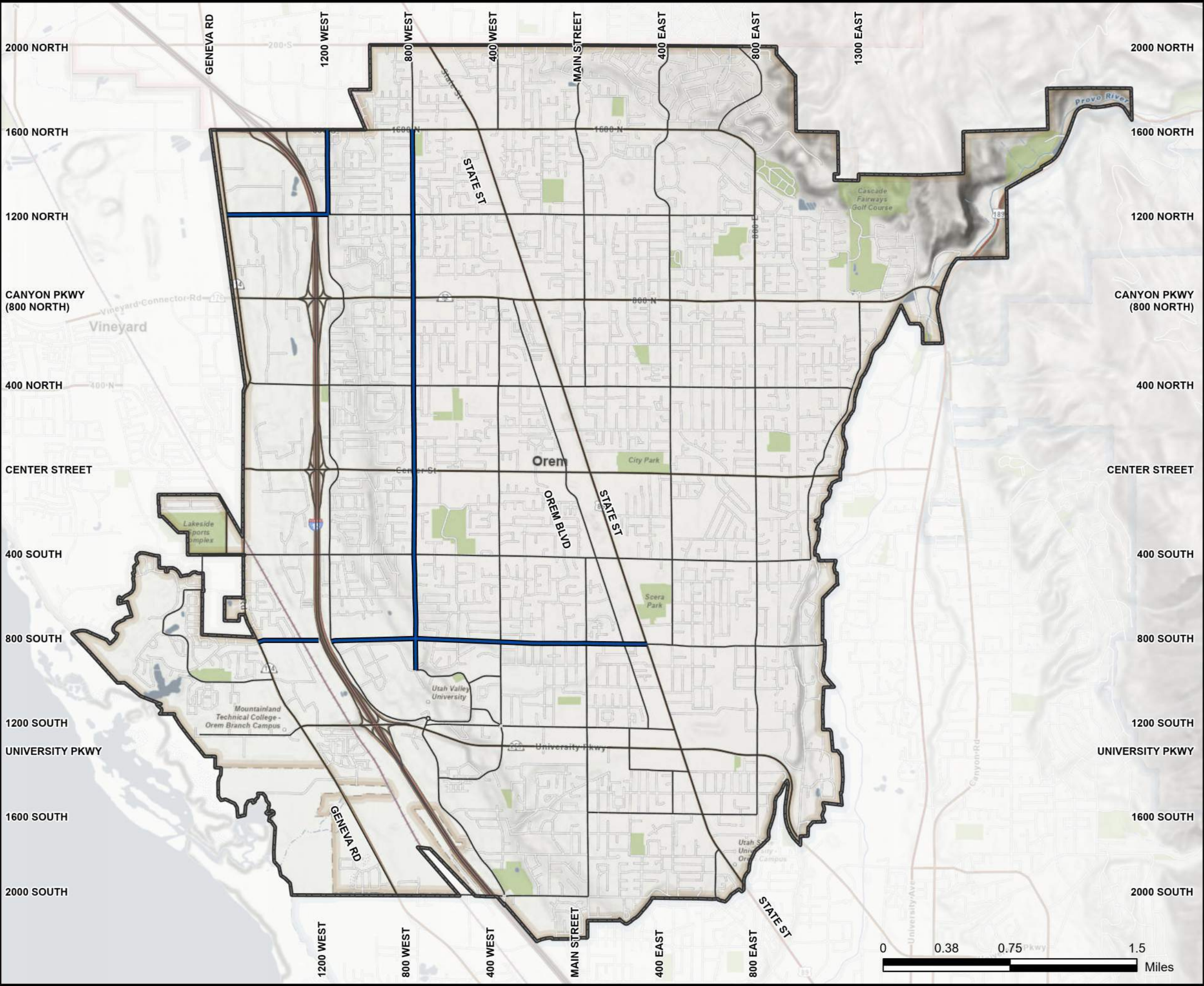
South would be significantly below the LOS D threshold for a five-lane road as well as the small number of vehicles that divert from University Parkway, it is not recommended to increase the lanes to 5 along the 800 South corridor.

2.5.2.3 800 West Additional Lanes

The analysis widens 800 West to 5 lanes from 1600 North to 800 South. The advantage of adding additional lanes along the 800 West corridor is to alleviate traffic congestion on State Street as well as 1200 West. The additional lanes increase traffic volumes up to 18,000 vehicles. Minimal traffic is pulled from State Street, but traffic volumes on 400 West and 1200 West are reduced up to 6,000 vehicles. Although this option is not included in the TMP on the proposed roadway network in [Figure 21](#), it is something the city can consider in the future.

2.5.2.4 Pass Through Traffic

Also included was an analysis of the amount of pass-through traffic in 2050. This analysis used the model to determine how much of the traffic generated outside of Orem uses the roadway network but does not stop in Orem. [Figure 15](#) shows the percent pass through traffic in 2050 at all street locations along the border of the city. The percent pass through traffic ranges from 0-5% to 50-55%. It is understandable for the regional traffic routes such as Canyon Parkway (800 North), University Parkway, and State Street to have higher percentages since the purpose of these roadways is to move traffic long distances. Although most of the developable land has already been developed in Orem, there are many vehicle trips outside the city that contribute to the congestion in Orem in 2050. This suggests that along with the additional traffic generated within the city due to population growth, new development and redevelopment, Orem will continue to be an attraction for vehicle trips outside the city.



Transportation Master Plan

Figure I4: Special Considerations

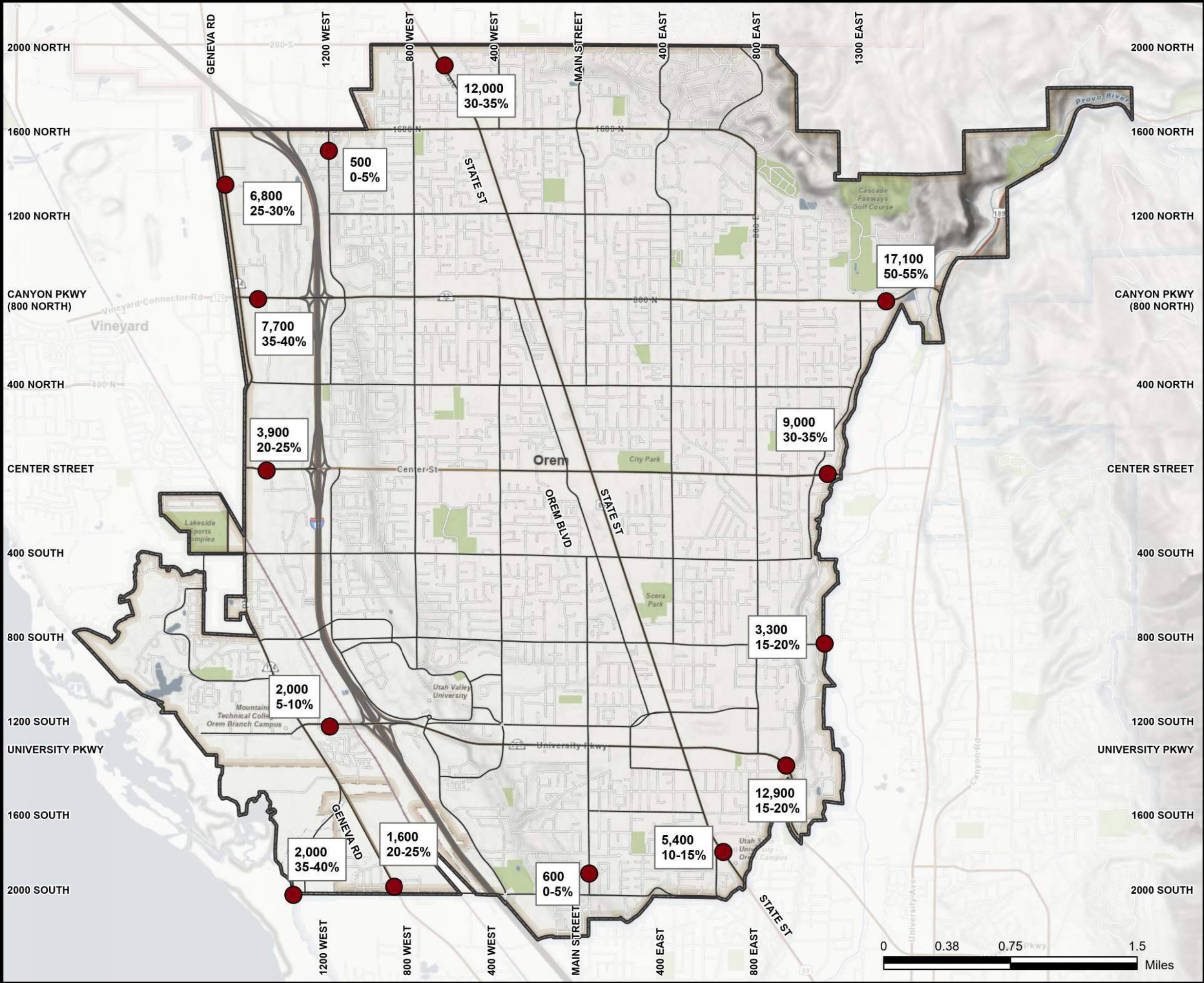
Legend

Special Considerations

Orem Street Network

Orem City Boundary





Transportation Master Plan

Figure 15: Percent Pass Through Traffic

XX,XXX Pass Through ADT
%- % Percent of ADT Link Total

Legend

Number of Lanes

- Orem Street Network
- Orem City Boundary
- Annexation Area



2.6 2030 Capital Improvement Program

The 2030 Capital Improvement Program (CIP) includes all projects that will be completed by 2030. A “No Build” scenario is modeled to determine the roadways which will perform at LOS E or worse by 2030. Included in the list of projects are projects on the MAG Regional Transportation Plan (RTP). This section describes the process used to produce a list of projects and a description of the Transportation Improvement Fund (TIF) for the 2030 CIP.

2.6.1 2030 No Build Level of Service

A no-build scenario is intended to show what the roadway network would be like in the future if no action is taken to improve the City roadway network (including existing deficiencies). The travel demand model was used to predict this condition by applying the future growth and travel demand to the existing roadway network. As shown in [Figure 16](#), the following roadways would perform at LOS E or worse if no action were taken to improve the roadway network:

- **1600 North** (1200 West to 400 West)
- **1200 West** (Center Street to Sandhill Road)
- **800 South** (1200 West to Campus Drive, Main Street to Orem Boulevard)
- **University Parkway** (Main Street to State Street)
- **800 North** (800 East to 1300 East)
- **Center Street** (I-15 to State Street)
- **State Street** (800 North to 800 South)
- **800 East** (Center Street to 800 South)

2.6.2 2030 Roadway Improvements – Regional Transportation Plan

Orem is not alone in improving the roadway network. MAG, in cooperation with UDOT, provides financial assistance for eligible projects on roadways with regional significance. The Regional Transportation Plan (RTP) already includes some of these projects. Projects not included on the RTP of regional significance may receive financial assistance through an application process. On roadways owned and operated by UDOT, the financial responsibility typically falls to UDOT. It is important for Orem to include these projects in this TMP and coordinate with UDOT to ensure these projects are implemented and that the projects follow access management principles. As shown in [Figure 19](#) shows the projects in Orem included in the RTP; the following is a list of the RTP Phase 1 projects to be completed by 2030.

Phase 1 MAG RTP Projects: 2019-2030

- **Orem 1600 North** (1200 West to State Street) – Widen to 5 Lanes
- **Orem Center Street** (Geneva Road to I-15) – Widen to 5 Lanes
- **Geneva Road** (Lakeview Parkway to Southern Border) – Widen to 5 Lanes
- **Orem 1200 West** (Center Street to Sandhill Road) – Widen to 5 Lanes
- **Lakeview Parkway/Geneva Road** (University Parkway to Southern Border) – New 5 Lane Road
- **I-15/Orem 800 S/Campus Drive** (Geneva Road to UVU) – New 5 Lane Road/I-15 Bridge
- **I-15/Orem Center St** – Ramp and Lane Improvements
- **I-15/University Pkwy** – Grade separated off-ramp (similar to 10600 South in Sandy)

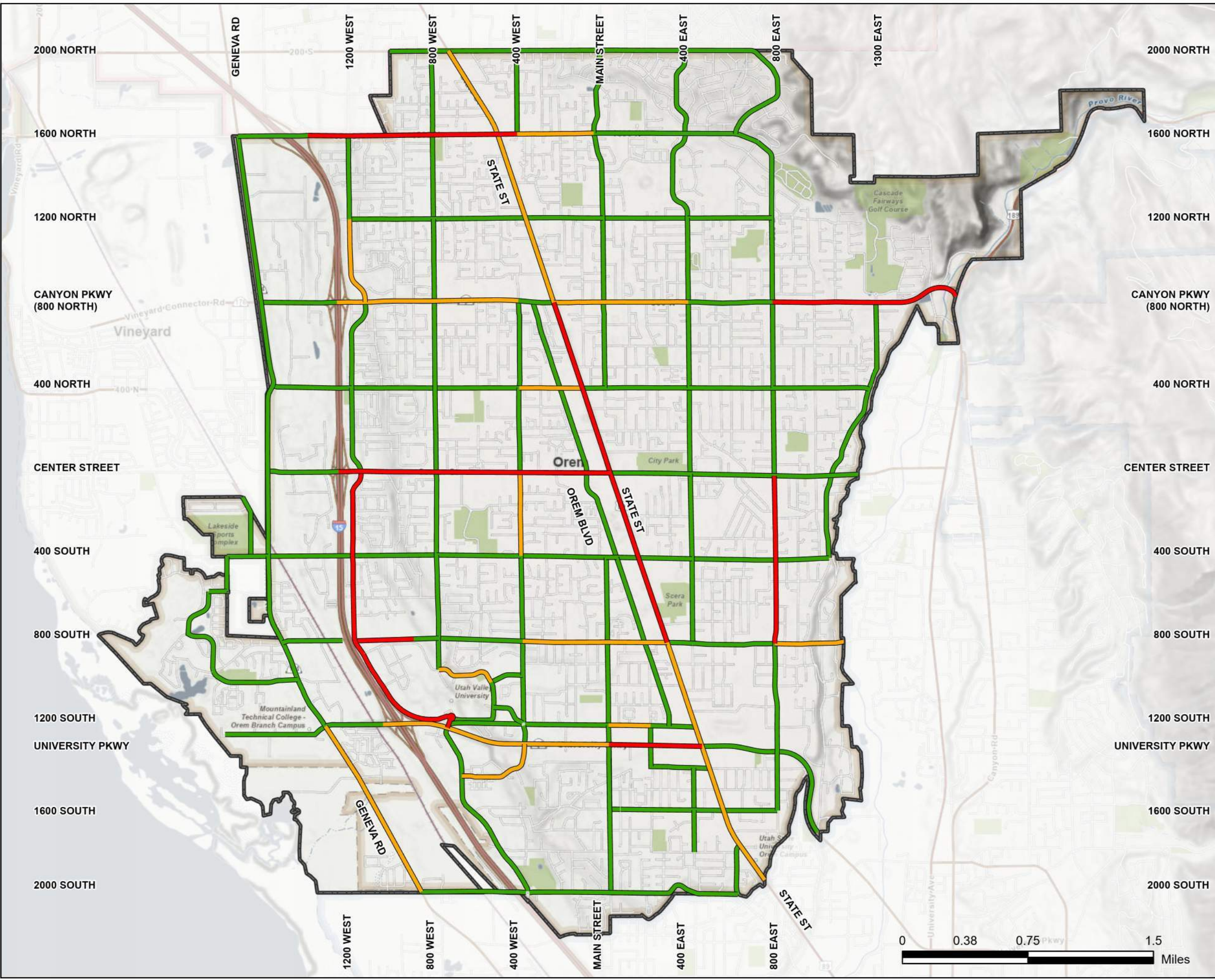
Although the improvements on the MAG RTP will improve congestion in the specific project areas, there are many other areas of the city where the roadways perform at a LOS E or worse. The burden of the following improvement will fall entirely on Orem to improve.

- **1600 West** (1250 S to Geneva Road) – New Road

The indicated roadway segment as well as the additional modeling results from the [Special Considerations](#) section form the basis of the improvements included on the 2030 CIP as shown in [Figure 17](#). There are segments along both State Street and University Parkway which perform at LOS E or worse in 2030 which are not included in [Figure 17](#). Both State Street and University Parkway are seven lane principal arterials and widening would have extreme impacts on the businesses along each corridor and it is **NOT** recommended to widen to a nine-lane principal arterial. Any improvements along these corridors will focus on intersection improvements. Please refer to the [State Street and University Parkway Roadway Improvements](#) section for further information on improvements along State Street and University Parkway.

The results only indicate the roadway improvements needed based on the travel demand model. In coordination with Orem officials, minor projects (turning lanes, pedestrian crossings, ADA compliance, small roadway realignments, etc.) are not included in [Figure 17](#). The costs to implement these projects is found in [Section 2.8.4](#).

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Transportation Master Plan

Figure 16: 2030 No Build
Level of Service (Peak Hour)

Legend

2030 No Build LOS

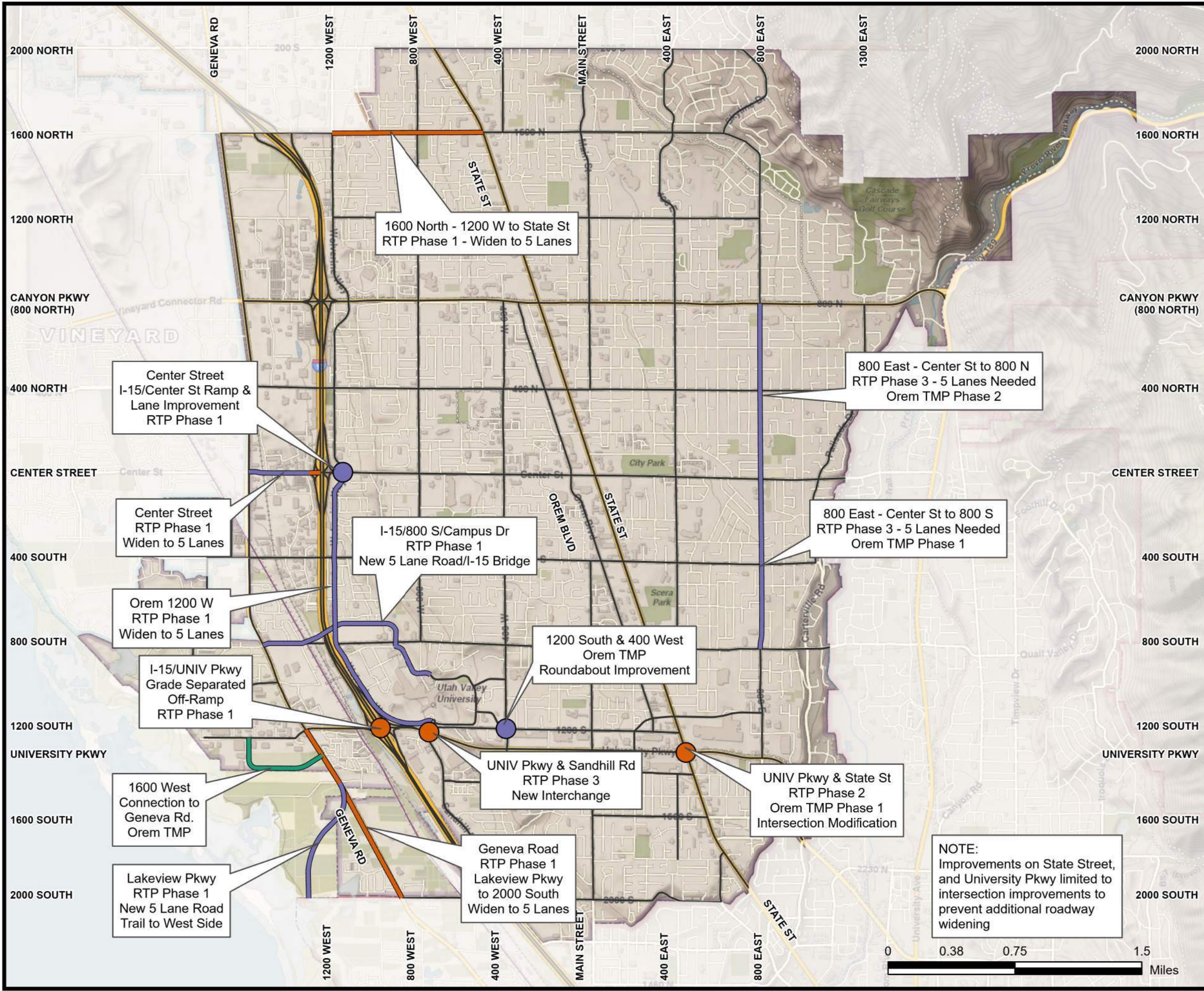
Acceptable (LOS C or Better)

Acceptable (LOS D)

Unacceptable (LOS E or Worse)

Orem City Boundary





Transportation Master Plan
Figure 17: 2030 CIP Roadway
Projects

Legend

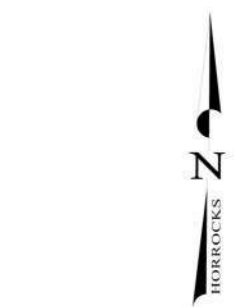
MAG RTP Projects

- UDOT
- MAG/CITY
- CITY

Intersection Improvements

- UDOT
- MAG/CITY

NOTE:
Improvements on State Street,
and University Pkwy limited to
intersection improvements to
prevent additional roadway
widening



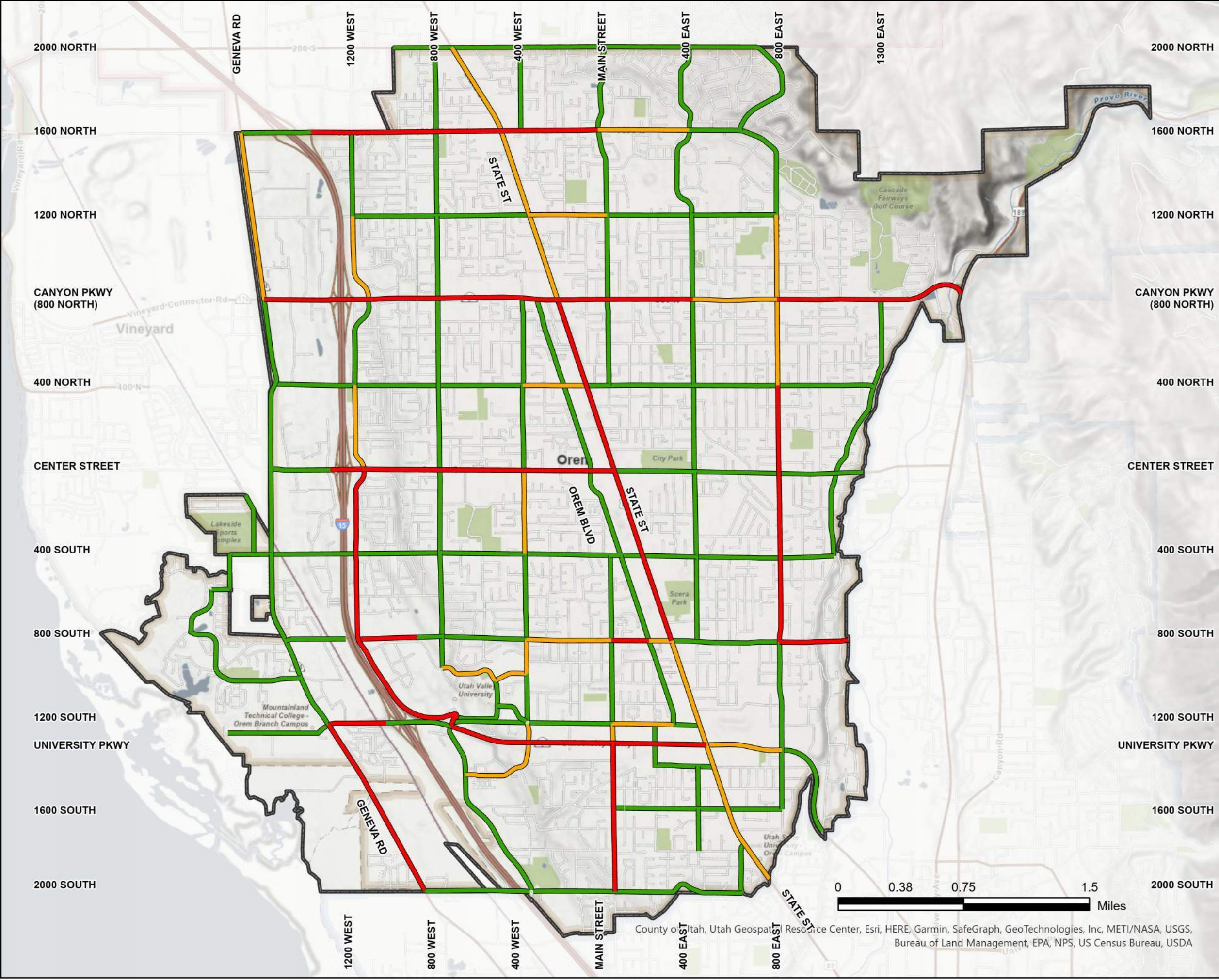
2.7 2050 Roadway Improvements

The same process was completed with a horizon year of 2050. Planning for projects necessary to improve the roadway network is important for Orem so possible roadways that are not included on MAG's RTP can be added. Roadways eligible for MAG funding can be found on UDOT's Functional Classification Map on their website www.udot.utah.gov. All roadways with a four-digit route number are eligible for federal funding (All roadways with 1-3 digits are UDOT owned roadways). To indicate the projects necessary for 2050, a no build scenario as well as the MAG RTP model were analyzed.

2.7.1 2050 No Build Level of Service

As used for the 2030 roadway conditions, the no-build scenario is intended to show what the roadway network would be like in the future if no action were taken to improve the City roadway network. Using the travel demand model, [Figure 18](#) shows the 2050 No Build LOS. The following roadways would perform at LOS E or worse if no action were taken to improve the roadway network:

- **1600 North** (I-15 Interchange to Main Street)
- **Center Street** (I-15 to State Street)
- **1200 West** (800 North to 1200 North; Center Street to Sandhill Road)
- **University Parkway** (Geneva Road to I-15; Sandhill Road to State Street)
- **Geneva Road** (University Parkway to 2000 South)
- **800 South** (1200 West to Campus Drive; Main St to State St; 800 East to Eastern Border)
- **800 North** (Geneva Road to 400 East; 800 East to Eastern Border)
- **State Street** (800 North to 800 South)
- **800 East** (400 North to 800 South)
- **1200 South** (Main Street to 200 East)
- **Main Street** (University Parkway to 2000 South)



Transportation Master Plan

Figure 18: 2050 No Build
Level of Service (Peak Hour)

Legend

2050 NO BUILD LOS

Acceptable (LOS C or Better)

Acceptable (LOS D)

Unacceptable (LOS E or Worse)

Orem City Boundary



County of Utah, Utah Geospatial Resource Center, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

2.7.2 Regional Transportation Plan

There are many roadways in Orem that are included on MAG's RTP. The projects included on the RTP are shown in [Figure 19](#). Included is a list of the roadway improvements included on the RTP for all three phases (2019-2050).

Phase 1: 2019-2030

- **Orem 1600 North** (1200 West to State Street) – Widen to 5 Lanes
- **Orem Center Street** (Geneva Road to I-15) – Widen to 5 Lanes
- **Orem 1200 West** (Center Street to Sandhill Road) – Widen to 5 Lanes
- **Geneva Road** (Lakeview Parkway to Southern Border) – Widen to 5 Lanes
- **Lakeview Parkway/Geneva Road** (University Parkway to Southern Border) – New 5 Lane Road
- **I-15/Orem 800 S/Campus Drive** (Geneva Road to UVU) – New 5 Lane Road/I-15 Bridge
- **I-15/Orem Center St** – Ramp and Lane Improvements
- **I-15/University Pkwy** – Grade separated off-ramp

Phase 2: 2031-2040

- **Orem Center St** (1200 W to State St) – Widen to 7 Lanes
- **Orem Geneva Rd** (Orem 1600 N to University Pkwy) – Widen to 7 Lanes
- **State St/University Pkwy Bridge** – New Bridge
- **I-15 Parallel Corridor** (University Pkwy to Payson) – New Freeway
- **I-15 Parallel Corridor** (Pioneer Crossing Blvd to University Pkwy) – New Freeway
- **I-15 Widening** (12 Lane Freeway; University Pkwy to SF US-6 then 8 Lanes to Payson)

Phase 3: 2041-2050

- **Orem 800 E/Orem 1600 N** (State St to 800 S) – Widen to 5 Lanes
- **University Pkwy/Sandhill Rd** – New Interchange

Although the improvements on the RTP will improve congestion in the specific project areas, there are many other areas of the city where the roadways perform at a LOS E or worse. The burden of the following improvements will fall on Orem to improve unless the city is willing to wait for funding through other sources.

- **1600 North** (I-15 Interchange to Main Street)
- **Center Street** (I-15 to State Street)
- **1200 West** (800 North to 1200 North; Center Street to Sandhill Road)
- **University Parkway** (Geneva Road to I-15; Sandhill Road to State Street)
- **Geneva Road** (University Parkway to 2000 South)
- **800 South** (1200 West to Campus Drive; Main St to Orem Blvd; 800 East to Eastern Border)
- **800 North** (I-15 to 400 East; 800 East to Eastern Border)
- **State Street** (800 North to 800 South)
- **800 East** (400 North to 800 South)
- **1200 South** (Main Street to 200 East)
- **Main Street** (University Parkway to 2000 South)

The indicated roadway segments above as well as the additional modeling results from the [Special Considerations](#) section form the basis of the improvements included on the 2050 roadway improvement map shown in [Figure 19](#). Intersection improvements in 2050 are shown in [Figure 20](#). Applying all

Orem Transportation Master Plan (TMP)

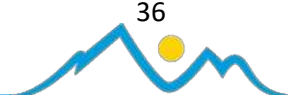
November 8, 2022

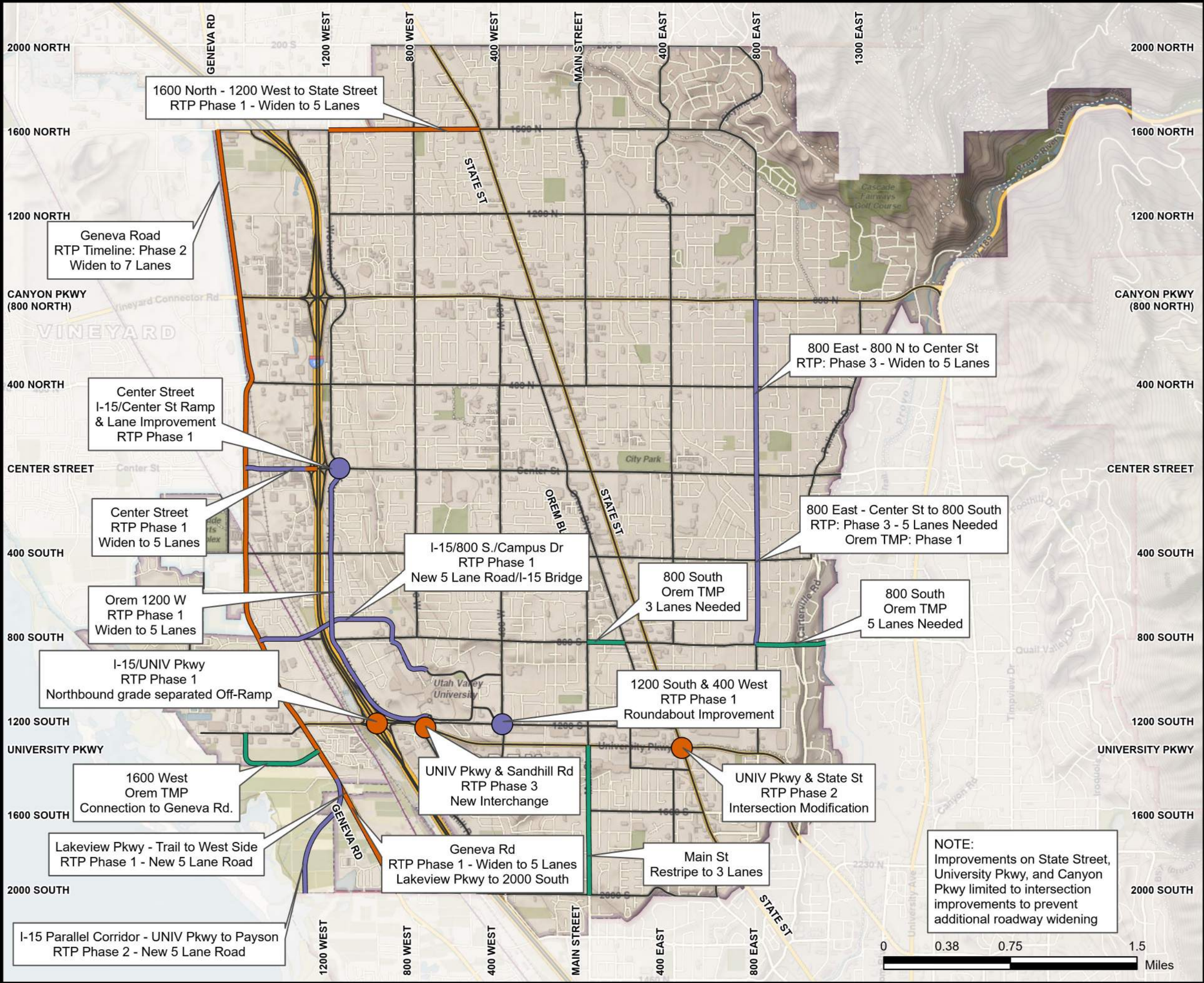


improvements from [Figure 19](#) and [Figure 20](#) will improve the roadway network to function at LOS D or better. Assuming all proposed projects are completed by 2050, [Figure 21](#) represents the proposed 2050 Orem roadway network. The costs to implement these projects is found in [Section 2.8.4](#).

There are additional segments along both State Street and University Parkway which perform at LOS E or worse in 2050 which are not included in [Figure 19](#). Both State Street and University Parkway are seven lane principal arterials and widening would have extreme impacts on the businesses along each corridor and it is **NOT** recommended to widen to a nine-lane principal arterial. Other solutions to improve these roadways rely on alternative modes of transportation, specifically transit. Refer to the [Transit](#) section for more information and maps regarding future transit plans in Orem.

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Transportation Master Plan
Figure 19: 2050 Roadway &
Intersection Improvements

Legend

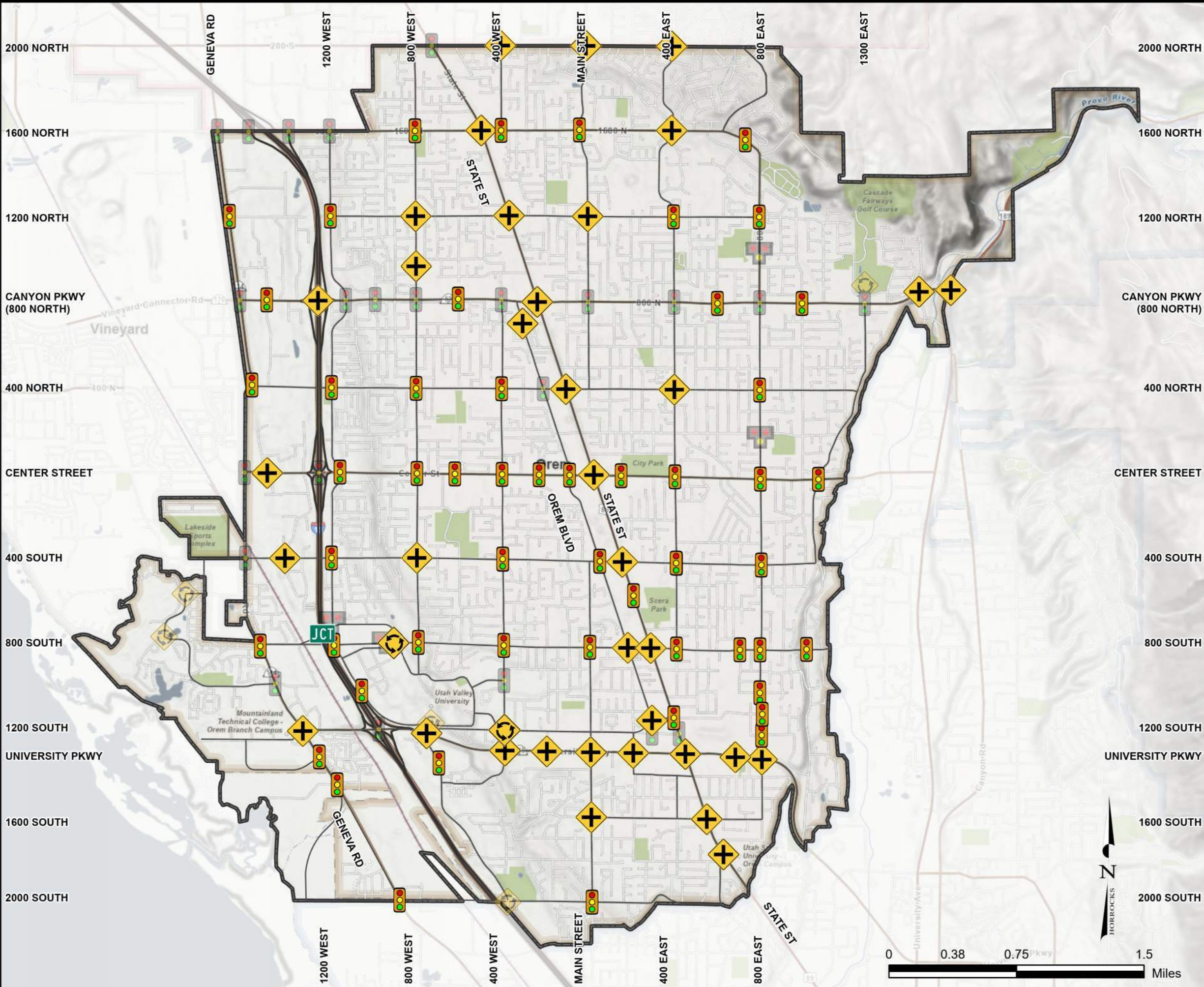
Intersection Projects

- UDOT
- MAG/CITY

MAG RTP Projects

- UDOT
- MAG/CITY
- CITY





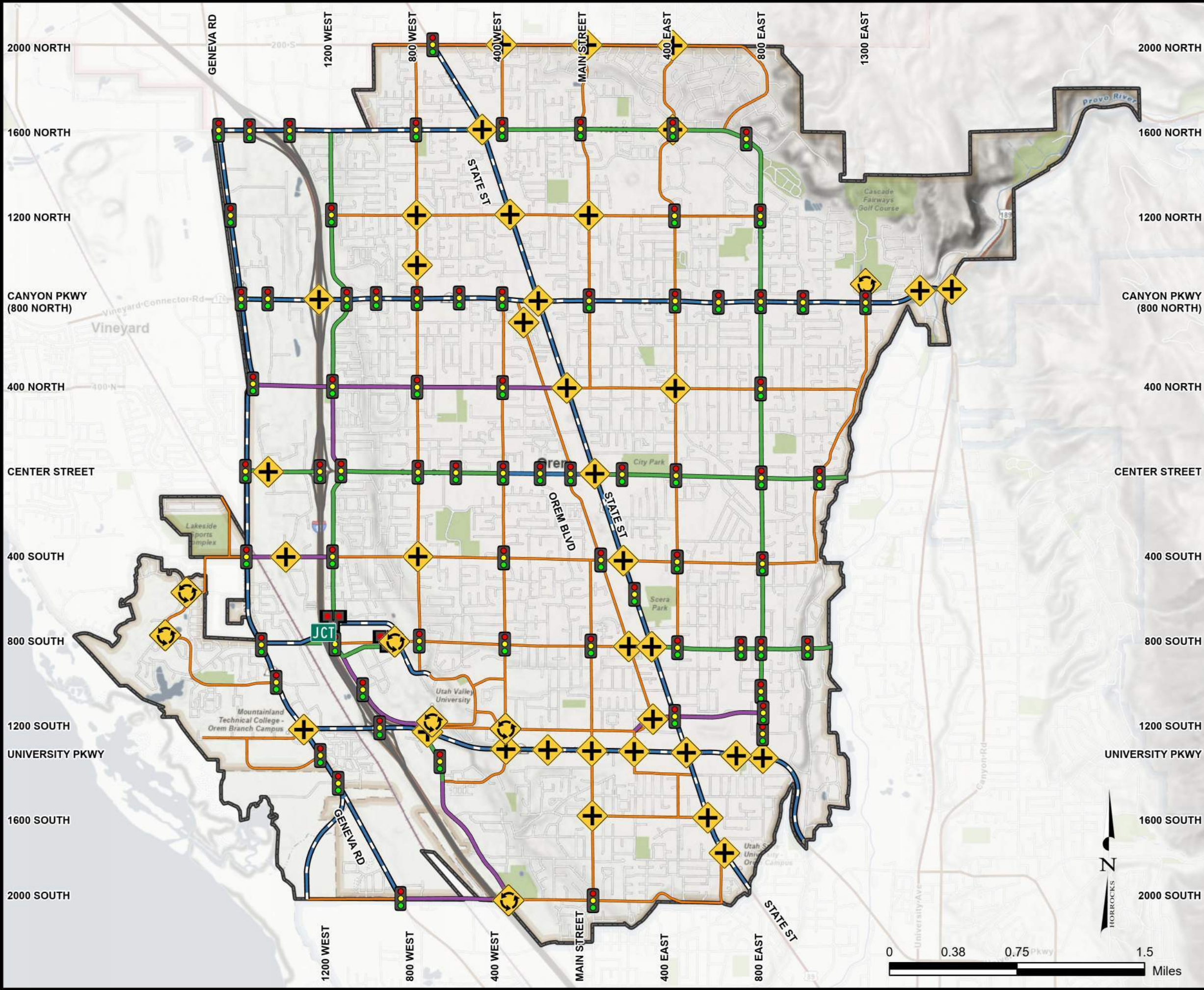
Transportation Master Plan

Figure 20: 2050 Intersection Improvements

- Legend**
- New Interchange
 - New/Upgraded Traffic Signal*
 - New/Upgraded Roundabout
 - Intersection Improvements
- Existing Signals**
- Existing Traffic Signal
 - Existing Roundabout
 - Existing HAWK (PED) Signal
 - Orem City Boundary

* As Warranted





Transportation Master Plan

Figure 21: 2050 Proposed Roadway Network

Legend

Principal Arterial - UDOT (2-7 Lanes)

Principal Arterial- Orem (6-7 Lanes)

Major Arterial - Orem (4-5 Lanes)

Minor Arterial - Orem (2-3 Lanes)

Urban Collector- Orem (2-3 Lanes)

JCT

Freeway Interchange

Traffic Signal

Roundabout

Intersection Improvement

HAWK (PED) Signal

Orem City Boundary



2.7.3 State Street and University Parkway Roadway Improvements

Both State Street and University Parkway are currently 7 lane Principal Arterial roadways with access to most businesses in Orem. Although they both operate at LOS E or worse in all scenarios, it is not feasible to add additional travel lanes as it would impact many businesses along each corridor. One method to improve the operations is to improve the intersections along each corridor (as shown in [Figure 20](#)). There are five Super Intersections (SI) that have been selected as the best alternatives for Orem to implement along State Street and University Parkway to improve capacity and operations. Although the specific intersection improvement is currently unknown, Orem will have a list of solutions for these intersections. These intersections are Center Turn Overpass (CTO), Continuous Flow Intersection (CFI), Echelon, Quadrant Roadway, ThrU Turn Intersection, and Single Point Urban Interchange (SPUI). The following sections briefly describe the functionality and costs of each SI.

2.7.3.1 Center Turn Overpass (CTO)

A Center Turn Overpass (CTO) creates a grade separated intersection for all left turning traffic. Delay at most intersections is caused by the amount of green time needed to support the left turning movements. [Figure 22](#) shows an example of a CTO. A traffic signal is installed on both grades to regulate when the traffic passes through the intersection. The estimated cost to install a CTO is 10-12 million dollars.

Figure 22: Center Turn Overpass (CTO) Example



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2.7.3.2 Continuous Flow Intersection (CFI)

A Continuous Flow Intersection (CFI) that has the same functionality of a CTO at an at grade intersection. An example in Orem (2015) is at University Parkway and Sandhill Road. The left turning movement crosses over to the other side of the opposing through movement as shown in [Figure 23](#). This allows more green time for the through movements as both the left and through movements occur at the same time. The estimated cost to implement a CFI is \$5-8 million and \$10-12 million dollars for two leg and four leg CFI's respectively.

Figure 23: Continuous Flow Intersection (CFI) Example



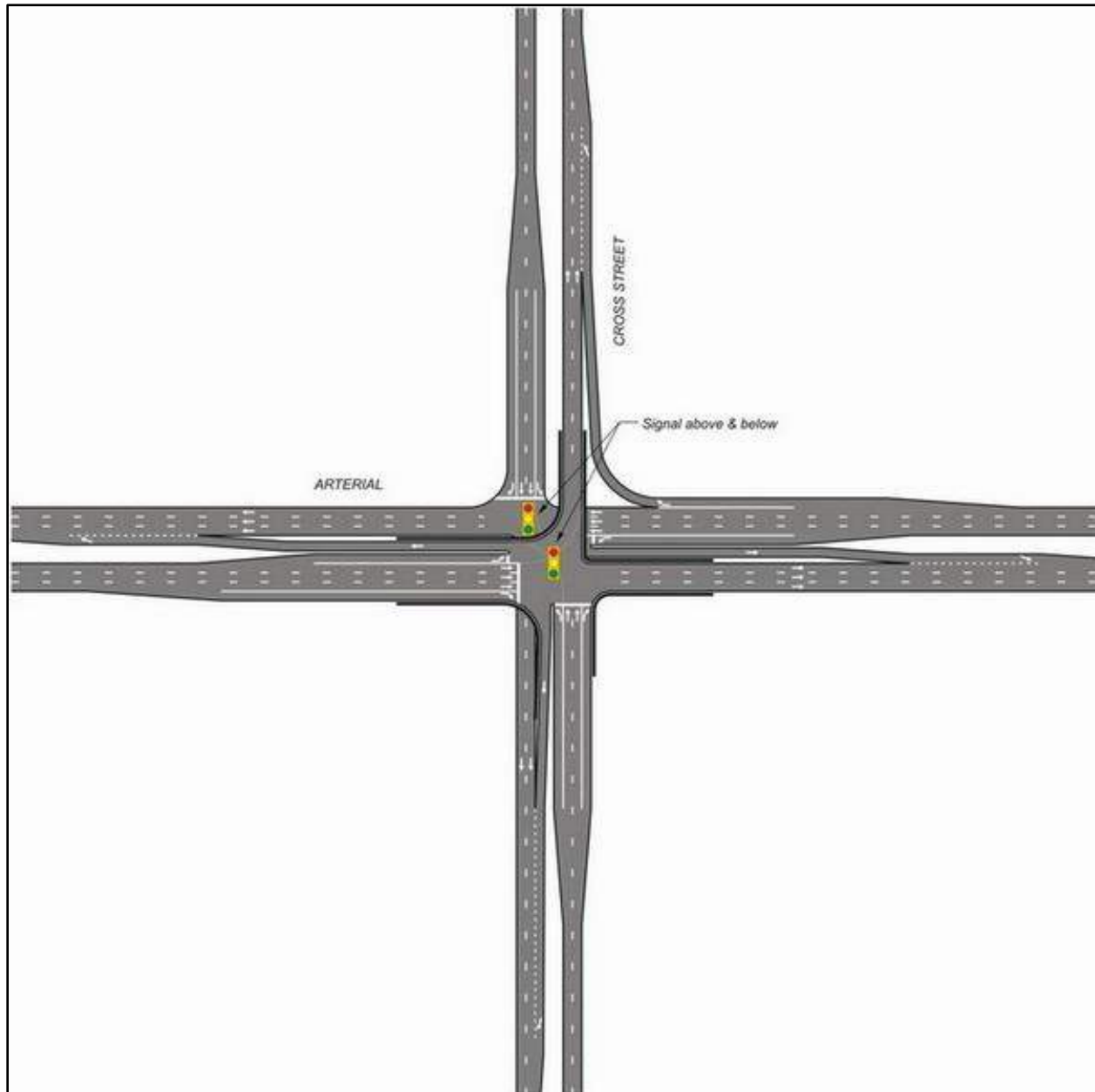
Orem Transportation Master Plan (TMP)

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2.7.3.3 Echelon

An Echelon functions by grade separating approaches with opposing left turn movements as shown in [Figure 24](#). The south and west approaches are elevated. This eliminates all additional green time for left turning movements as the green time at both signals (above and below) is used for the through and left turning movements simultaneously. The estimated cost for an Echelon is \$12-15 million dollars.

Figure 24: Echelon Example



2.7.3.4 Quadrant Roadway

A quadrant roadway removes the left turning traffic from the intersection and moves it further downstream. As shown in [Figure 25](#), the left turning traffic turns on a road past the intersection which

loops them back to the cross-street. This allows for development around the intersection. A Quadrant Roadway does not need to be installed on all corners, only on the corners where left turning traffic causes significant delay at the intersection. A Quadrant Roadway can be phased to spread out the cost of the intersection. The estimated costs are approximately \$1-3 million dollars.

Figure 25: Quadrant Roadway Example



2.7.3.5 ThrU Turn Intersection

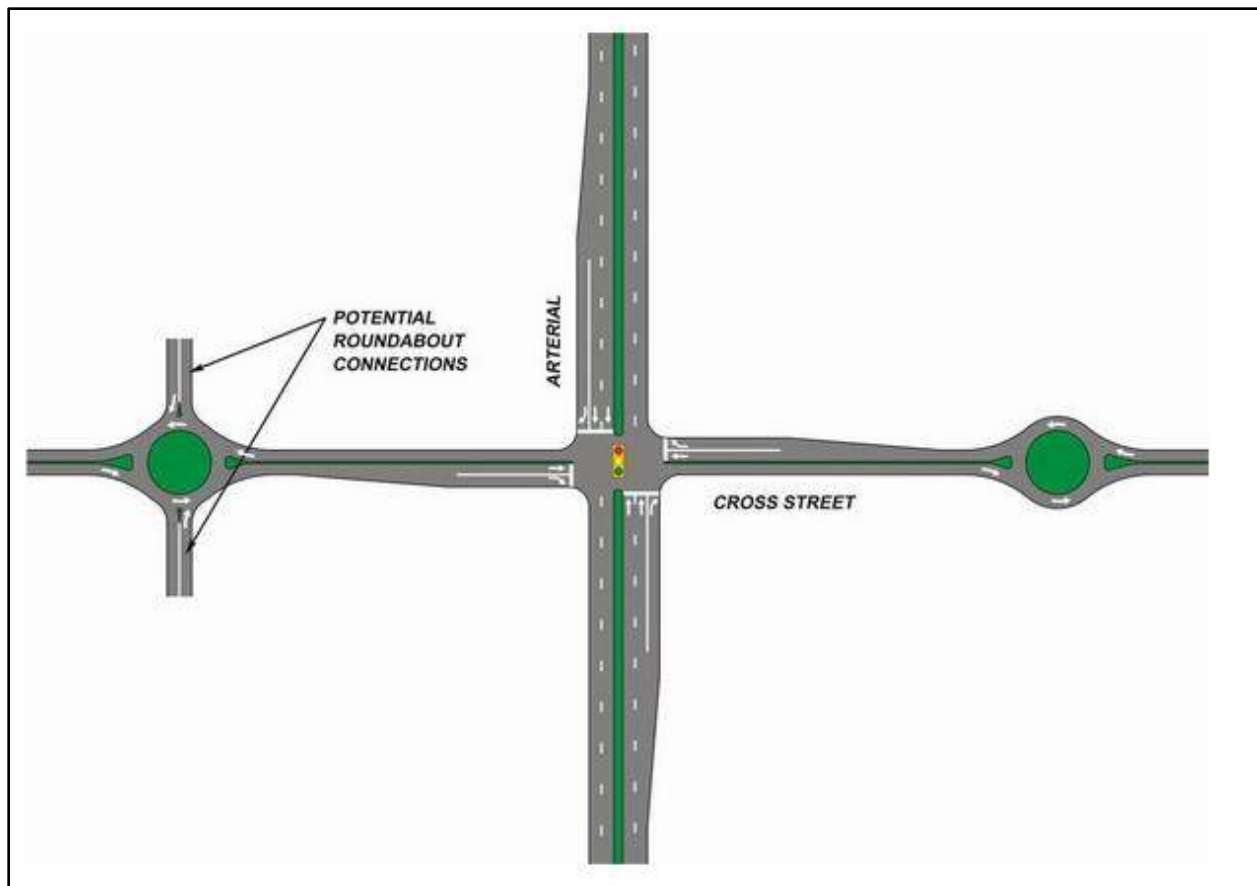
A ThrU Turn Intersection functions like a quadrant roadway, with the difference being the left turning traffic passes through in the intersection, makes a U-turn, and then turns right at the intersection. This improves operations because it removes all left turning traffic from the intersection. As shown in [Figure](#)

Orem Transportation Master Plan (TMP)

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26 (A two leg ThrU Turn), the left turning traffic either passes through or turns right at the intersection, U-turns on a road past the intersection, and passes through the intersection. The area allowed for vehicles to U-turn can also be used as an access to businesses, which was utilized in Draper, UT at 12300 South. An advantage to the ThrU Turn intersection is that they are highly flexible in design and where the U-turns are placed and how many U-turn areas are needed. The estimated costs are approximately \$3-5 million dollars for all four legs of the intersection.

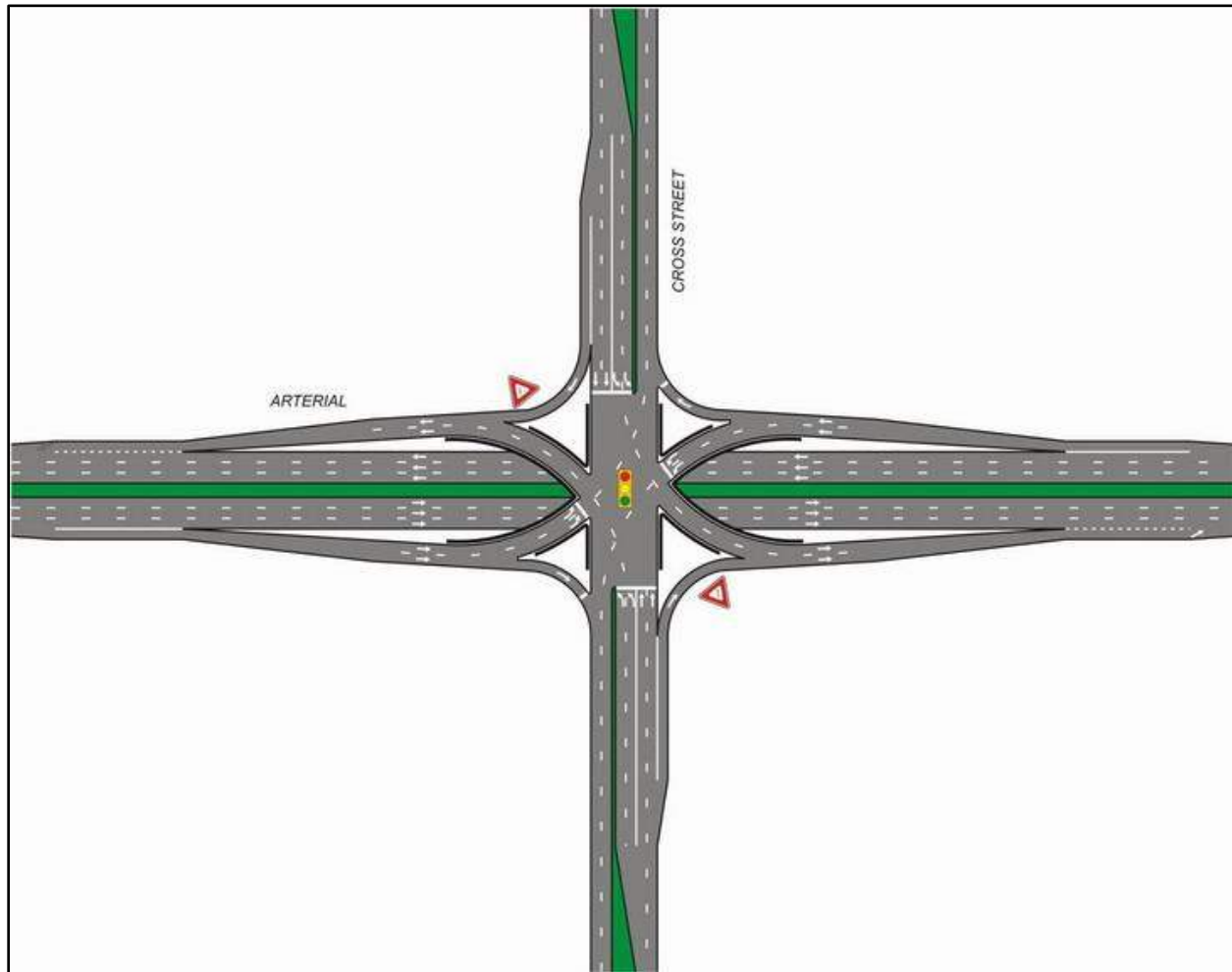
Figure 26: ThrU Turn Example



2.7.3.6 Single Point Urban Interchange (SPUI)

A Single Point Urban Interchange (SPUI) is a grade separated intersection where all movements that are grade separated meet at a single point as shown in [Figure 27](#). A SPUI is known by most drivers since they have been implemented along I-15 throughout Utah County. The approximate cost for construction for a SPUI intersection is 18.5 million dollars.

Figure 27: Single Point Urban Interchange (SPUI) Example



2.8 Funding for Roadway Network Improvements

All possible revenue sources have been considered as a means of financing transportation capital improvements needed because of new growth. This section discusses the potential revenue sources that could be used to fund transportation needs because of new development.

Transportation routes often span multiple jurisdictions and provide regional significance to the transportation network. As a result, other government jurisdictions often help pay for such regional benefits. Those jurisdictions could include the Federal Government, the State Government or the Utah Department of Transportation, or the Mountainland Association of Governments. The City will need to continue to partner and work with these other jurisdictions to ensure adequate funds are available for

specific improvements necessary to maintain an acceptable LOS. The city will also need to partner with adjacent communities to ensure corridor continuity across jurisdictional boundaries (i.e., arterials connect with arterials; collectors connect with collectors, etc.).

Funding sources for transportation are essential if Orem recommended improvements are to be built. The following paragraphs further describe the various transportation funding sources available to the city.

2.8.1 Federal Funding

Federal money is available to cities and counties through the federal-aid program. UDOT administers these funds. To be eligible, a project must be listed on the five-year Statewide Transportation Improvement Program (STIP).

The Surface Transportation Program (STP) funds projects for any roadway with a functional classification of a collector street or higher as established on the Functional Classification Map. STP funds can be used for both rehabilitation and new construction. The Joint Highway Committee programs a portion of the STP funds for projects around the state in urban areas. Another portion of the STP funds can be used for projects in any area of the state at the discretion of the State Transportation Commission. Transportation Enhancement funds are allocated based on a competitive application process. The Transportation Enhancement Committee reviews the applications and then a portion of those is passed to the State Transportation Commission. Transportation enhancements include 12 categories ranging from historic preservation, bicycle and pedestrian facilities and water runoff mitigation. Other federal and state trails funds are available from the Utah State Parks and Recreation Program.

MAG accepts applications for federal funds through local and regional government jurisdictions. MAG's Technical Advisory and Regional Planning committees select projects for funding every two years. The selected projects form the Transportation Improvement Program (TIP). To receive funding, projects should include one or more of the following aspects:

- **Congestion Relief** – spot improvement projects intended to improve Levels of Service and/or reduce average delay along those corridors identified in the Regional Transportation Plan as high congestion areas.
- **Mode Choice** – projects improving the diversity and/or usefulness of travel modes other than single occupant vehicles.
- **Air Quality Improvements** – projects showing demonstrable air quality benefits.
- **Safety** – improvements to vehicular, pedestrian, and bicyclist safety.

2.8.2 State/County Funding

The distribution of State Class B and C Program money is established by State Legislation and is administered by the State Department of Transportation. Revenues for the program are derived from State fuel taxes, registration fees, driver license fees, inspection fees, and transportation permits. Seventy-five percent of these funds are kept by UDOT for their construction and maintenance programs. The rest is made available to counties and cities. As many of the roads in Orem fall under UDOT jurisdiction, it is in the interests of the City that staff is aware of the procedures used by UDOT to allocate those funds and to be active in requesting the funds for UDOT owned roadways in the City.

Class B and C funds are allocated to each city and county by a formula based on population, lane miles, and land area. Class B funds are given to counties, and Class C funds are given to cities and towns. Class B and C funds can be used for maintenance and construction projects; however, thirty percent of those funds must be used for construction or maintenance projects that exceed \$40,000. The remainder of these

funds can be used for matching federal funds or to pay the principal, interest, premiums, and reserves for issued bonds.

In 2005, the state senate passed a bill providing for the advance acquisition of right-of-way for highways of regional significance. This bill would enable cities in the county to better plan for future transportation needs by acquiring property to be used as future right-of-way before it is fully developed and becomes extremely difficult to acquire. UDOT holds into account the revenue generated by the local corridor preservation fund, but the county is responsible to program and control the monies. In order to qualify for preservation funds, the City must comply with the Corridor Preservation Process found at the following link <https://www.udot.utah.gov> and also provided in [Appendix D: Corridor Preservation Process](#) of this report.

A new source of funding for Orem is a new statewide gas tax. As of January 1, 2016, the state began collecting \$0.05 per gallon of gas purchased to directly use towards transportation improvements. The inclusion of this gas tax provides Orem with approximately [\\$440,000](#) annually to use towards transportation projects.

2.8.3 City Funding

Most cities utilize general fund revenues for their transportation programs. Another option for transportation funding is the creation of special improvement districts. These districts are organized for the purpose of funding a single specific project that benefits an identifiable group of properties. Another source of funding used by cities includes revenue bonding for projects felt to benefit the entire community.

Private interests often provide resources for transportation improvements. Developers construct the local streets within subdivisions and often dedicate right-of-way and participate in the construction of collector/arterial streets adjacent to their developments. Developers can also be considered a possible source of funds for projects using impact fees. These fees are assessed because of the impacts a particular development will have on the surrounding roadway system, such as the need for traffic signals or street widening.

General fund revenues are typically reserved for operation and maintenance purposes as they relate to transportation. However, general funds could be used if available to fund the expansion or introduction of specific services. City of Orem does not currently have a general fund budgeted line item for transportation improvements. It is recommended that a plan be put in place to address this and to develop an annual budget amount to fund transportation projects should other funding options fall short or the needed amount.

General obligation bonds are debt paid for or backed by the City's taxing power. In general, facilities paid for through this revenue stream are in high demand amongst the community. Typically, general obligation bonds are not used to fund facilities that are needed because of new growth because existing residents would be paying for the impacts of new growth. As a result, general obligation bonds are not considered a fair means of financing future facilities needed because of new growth.

Certain areas might require different needs or methods of funding other than traditional revenue sources. A Special Assessment Area (SAA) can be created for infrastructure needs that benefit or encompass specific areas of the city. Creation of the SAA may be initiated by the municipality by a resolution declaring the public health, convenience, and necessity requiring the creation of a SAA. The boundaries and services provided by the district must be specified and a public hearing held prior to creation of the SAA. Once the SAA is created, funding can be obtained from tax levies, bonds, and fees when approved by most of the

qualified electors of the SAA. These funding mechanisms allow the costs to be spread out over time. Through the SAA, tax levies and bonding can apply to specific areas in the city needing and benefiting from the improvements.

Grant monies are ideal for funding projects within the City since they do not need to be paid back and the City can greatly benefit from these funds. Grants are not easy to come by and therefore obtaining such funding is not likely for the city and should not be considered a viable revenue source.

2.8.4 Impact Fees

Impact fees are a way for a community to obtain funds to assist in constructing infrastructure improvements resulting from and needed to serve new growth. The premise behind impact fees is that the existing infrastructure would be adequate if no new development occurred. Therefore, new projects should pay for the portion of required improvements that result from growth. Impact fees are assessed for many types of infrastructure and facilities provided by a community, such as roadway facilities. According to state law, impact fees can only be used to fund growth-related system improvements.

To help fund roadway improvements, impact fees should be established. These fees are collected from new developments in the city to help pay for improvements that are needed to the roadway system due to growth. At the culmination of the Transportation Master Planning process, a citywide IFFP will be developed according to state law to determine the appropriate impact fee values for the city.

2.8.5 Capital Improvements Plan (CIP) Overview

After traffic modeling software has generated future roadway conditions, a list of potential inefficiencies is identified so that project improvements can then be created and prioritized. A Capital Improvements Plan (CIP) includes all projects necessary to implement over the short-term horizon to sustain Orem's roadway network. Projects listed in this plan were broken out into the roadway and intersection improvements. This plan also elaborates on and indicates the funding sources for each project.

[Figure 17](#) identifies specific roadway network needs resulting from future growth throughout Orem for the 2030 CIP; and [Figure 19](#) for the 2050 roadway improvements. Updating these figures is necessary since project scopes change and development occurs throughout the city. All projects for the 2030 CIP and 2050 were compiled into a database, included in [Appendix F: Cost Estimates](#).

The total costs for the 2030 CIP projects are \$250.4 million dollars (including inflation) with Orem financially responsible for [\\$34.1 million](#) dollars and a detailed description of each project is included in [Table 6](#). The projects included in [Table 6](#) are ordered based on the project priority for each year.

Many of the identified projects are for UDOT roads or roads which would be eligible for MAG funding assistance. Where a planned project occurs on a UDOT road, it is assumed that the city would not participate in funding that project. In the case of MAG eligible roadways, the City would be responsible for a 6.77% match of the total project cost. This 6.77% would need to be funded by the City with the funding mechanisms described earlier.

Also included are all projects necessary for the roadway network for 2050. Although this TMP should be regularly updated, it is necessary for all roadway improvements to accommodate projected 2050 traffic volumes. All projects included for the horizon year 2050 are listed in [Appendix F: Cost Estimates](#). The total cost estimate for Orem to improve the transportation system by 2050 is \$313.4 million dollars (\$450.8 million with Inflation) with Orem financially responsible for [\\$64.5 million](#) dollars.

Table 6: 2030 CIP Projects

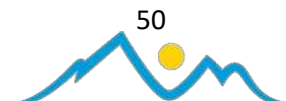
2030 Capital Improvements Plan – The City of Orem Responsibility						
Ref. No.	Location	Total Price (With Inflation)	Funding Source	Year	Orem %	Orem Total (With Inflation)
2	Center Street (Geneva Road to I-15) – Widen to 5 Lanes	\$9,425,000	Orem/MAG	2030	6.77%	\$638,073
3	1200 West (Sandhill Road to Orem Center Street) - Widen to 5 Lanes	\$12,905,000	Orem/MAG	2030	6.77%	\$873,669
4	I-15/Orem 800 S Overpass - new Overpass	\$116,000,000	Orem/MAG	2030	6.77%	\$7,853,200
5	1600 West (Connection to Geneva Rd.)	\$2,658,600	Orem	2023	100%	\$2,658,600
6	Intersection Improvements (Additional Funds)	\$480,000	Orem	2023	100%	\$480,000
7	1200 South (State Street to 800 East)	\$2,460,260	Orem	2023	100%	\$2,460,260
8	Roundabout (700 N - Orem Blvd.) (Safety Improvement)	\$685,750	Orem	2023	100%	\$685,750
9	Intersection Improvements (Additional Funds)	\$506,400	Orem	2023	100%	\$506,400
10	Safety Improvement - Turn Lane (WB RTL) 1100 East and 800 North	\$2,537,698	UDOT	2023	0%	\$0
11	Intersection Improvements (Additional Funds)	\$534,252	Orem	2023	100%	\$534,252
13	Intersection Improvements (Additional Funds)	\$558,293	Orem	2023	100%	\$558,293
14	University Parkway and State Street Grade Separated Intersection	\$55,424,572	UDOT	2023	0%	\$0
16	Enlarge Roundabout (1200 South and 400 West)	\$583,416	Orem/MAG/UTA	2023	0%	\$0
17	Traffic Signal Update (Geneva Road and 1600 North)	\$291,708	UDOT	2023	0%	\$0
18	Intersection Improvements (Additional Funds)	\$583,416	Orem	2023	100%	\$583,416
20	Traffic Signal (800S-1200W)	\$289,594	Orem	2023	100%	\$289,594
21	Lakeview Parkway (Geneva Road to Southern Border) – New 5 Lane Road	\$14,698,200	Orem/MAG	2026	6.77%	\$2,839,053
22	Signal Update (400 North and 1200 West)	\$304,835	Orem	2023	100%	\$304,835
23	Signal Update (400 North and Orem Blvd.)	\$304,835	Orem	2023	100%	\$304,835
24	Signal Update (Center Street and 400 West)	\$304,835	Orem	2023	100%	\$304,835

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2030 Capital Improvements Plan – The City of Orem Responsibility						
Ref. No.	Location	Total Price (With Inflation)	Funding Source	Year	Orem %	Orem Total (With Inflation)
25	Signal Update (Center Street and Orem Blvd.)	\$304,835	Orem	2023	100%	\$304,835
26	Signal Update (800 South and Main Street)	\$304,835	Orem	2023	100%	\$304,835
27	Signal Update (1000 South and College Drive)	\$304,835	Orem	2023	100%	\$304,835
28	Traffic Signal (400 S - 400 E)	\$1,295,549	Orem	2023	100%	\$1,295,549
29	Intersection Improvements (Additional Funds)	\$609,671	Orem	2023	100%	\$609,671
30	Traffic Signal (400N-800E)	\$438,010	Orem	2023	100%	\$438,010
31	Signal Update (Center Street and Garden Park Dr.)	\$318,553	Orem	2023	100%	\$318,553
32	Signal Update (400 South and 1200 West)	\$318,553	Orem	2023	100%	\$318,553
33	800 West 800 North to 800 South) - Intersection Improvements	\$2,150,231	Orem	2023	100%	\$2,150,231
34	Intersection Improvements (Additional Funds)	\$637,105	Orem	2023	100%	\$637,105
35	Center Turn Overpass (Center Street and State Street)	\$16,644,380	UDOT	2023	0%	\$0
36	Intersection Improvements (Additional Funds)	\$665,776	Orem	2023	100%	\$665,776
38	Signal Update (800 South and 400 East)	\$347,868	Orem	2024	100%	\$347,868
39	New Signal (800 South and 700 East)	\$434,834	Orem	2024	100%	\$434,834
40	Intersection Improvements (Additional Funds)	\$695,735	Orem	2024	100%	\$695,735
41	Signal Update (1200 North and 400 East)	\$363,522	Orem	2030	100%	\$363,522
42	Roundabout (1100 North and 800 West)	\$727,043	Orem	2030	100%	\$727,043
43	Signal Update (400 North and 400 West)	\$363,522	Orem	2030	100%	\$363,522
44	Signal Update (Center Street and 400 East)	\$363,522	Orem	2030	100%	\$363,522
45	Signal Update (800 South and 400 West)	\$363,522	Orem	2030	100%	\$363,522
46	New Signal (1430 South Sandhill Road)	\$454,402	Orem	2030	100%	\$454,402
47	Intersection Improvements (Additional Funds)	\$727,043	Orem	2030	100%	\$727,043
Total		\$250,370,010				\$34,064,031



3.0 ALTERNATIVE TRANSPORTATION MODES

Accommodating alternative modes of transportation is a vital consideration when planning a livable and sustainable community. As a vibrant and growing City, it is important for Orem to continue to plan for improved transit, trails, and pedestrian facilities. These facilities will improve the overall quality of life of the residents while aiding in congestion relief and increasing the lifespan of the City's roadway network.

3.1 Transit

The Utah Transit Authority (UTA) is the provider of public transportation throughout the Wasatch Front. UTA operates fixed route buses, express buses, bus rapid transit (BRT), ski buses, light rail, and commuter rail. In this capacity, UTA is responsible for the operation of the transit network in Orem. It is the responsibility of both Orem and UTA to cooperate to provide transit planning to accommodate alternative transportation options to residents as demand increases. The following are existing transit routes and days of service that are in operation in Orem and is also included in [Figure 28](#) (UTA maintains up-to-date route information at www.rideuta.com):

- **FrontRunner 750:** Monday – Saturday (No Sunday Service)
- **Route 805:** Monday – Friday (No Weekend Service)
- **Route 806:** Monday – Friday (No Weekend Service)
- **Route 807:** Monday – Friday (No Weekend Service)
- **Route 822:** Monday – Friday (No Weekend Service)
- **Route 830X (UVX):** Monday – Saturday (No Sunday Service)
- **Route 831:** Monday – Saturday (No Sunday Service)
- **Route 841:** Monday – Saturday (No Sunday Service)
- **Route 850:** Monday – Saturday (No Sunday Service)
- **Route 862:** Monday – Saturday (No Sunday Service)

The combined efforts of the Utah Transit Authority (UTA), UDOT, MAG, and Orem will largely dictate the nature of a future expanded transit system. Included in this TMP is the MAG long range transit plan as shown in [Figure 29](#). Included in this plan is to enhance bus service with the introduction of BRT on State Street.

3.1.1 Improvements to Transit System

Orem should be actively involved in supporting transit as a viable and attractive alternative transportation mode in the city. These planning and lobbying efforts will assist in procuring the necessary funding and support to develop, implement, and maintain a sustainable transit system. The UTA bus system is versatile as routes and stops can be adjusted as the demand and other factors require it. Close coordination with UTA will improve bus service as well as reduce congestion along major roadways such as University Parkway and State Street.

Included in [Figure 29](#) are plans for future Light Rail in Orem. On MAG's RTP, a planned light rail project runs along University Parkway to the west side of the city then continues north. The alternative route

Orem Transportation Master Plan (TMP)

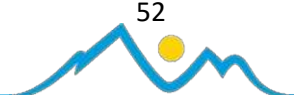
November 8, 2022

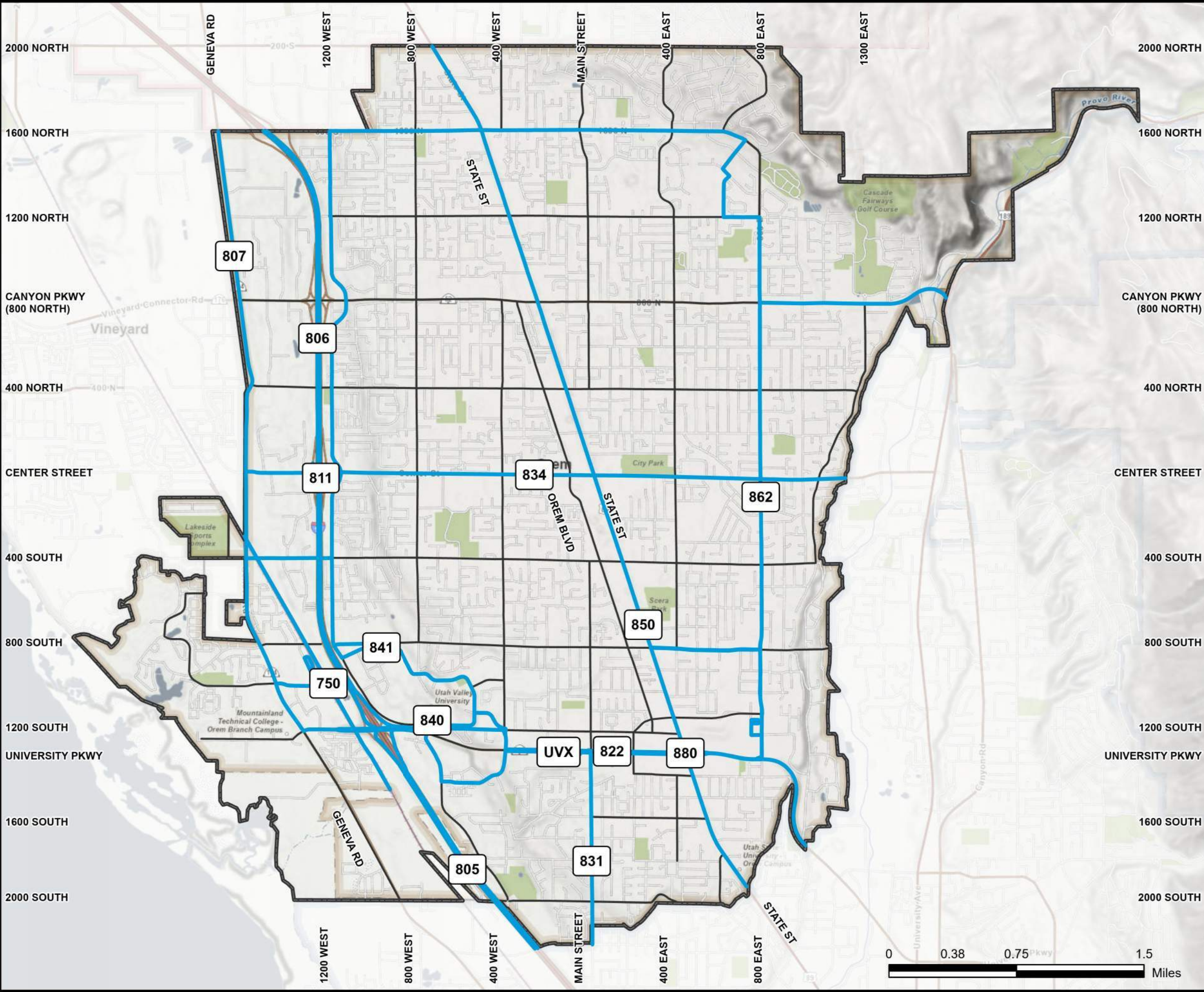


travels along State Street from University Parkway to beyond the northern border of the city. Also included in [Figure 29](#) is the improvement of the FrontRunner to include electrification and a double track.

As shown in [Figure 29](#), there are plans to include Bus Rapid Transit along the State Street corridor from Provo to American Fork. With a large amount of commercial development along this corridor as well as the growing residential development, a public transit system with a fixed guideway is another solution provided by this TMP. The preferred Light Rail plan uses the State Street corridor from the northern border and connects with the BRT line at University Parkway. If cities to the north (Lindon, Pleasant Grove, etc.) do not adopt the future Light Rail on State Street, Canyon Parkway (800 North) would be used as an alternative to connect the Light Rail to State Street. The City of Orem is adopting State Street as a future Light Rail connector and will work with MAG to facilitate this change on their long-range plan. An advantage of including Light Rail on State Street is the proximity to the commercial and residential development along the corridor, especially to University Place in the southern part of the city. This alternative is a dashed line shown in [Figure 29](#).

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Transportation Master Plan

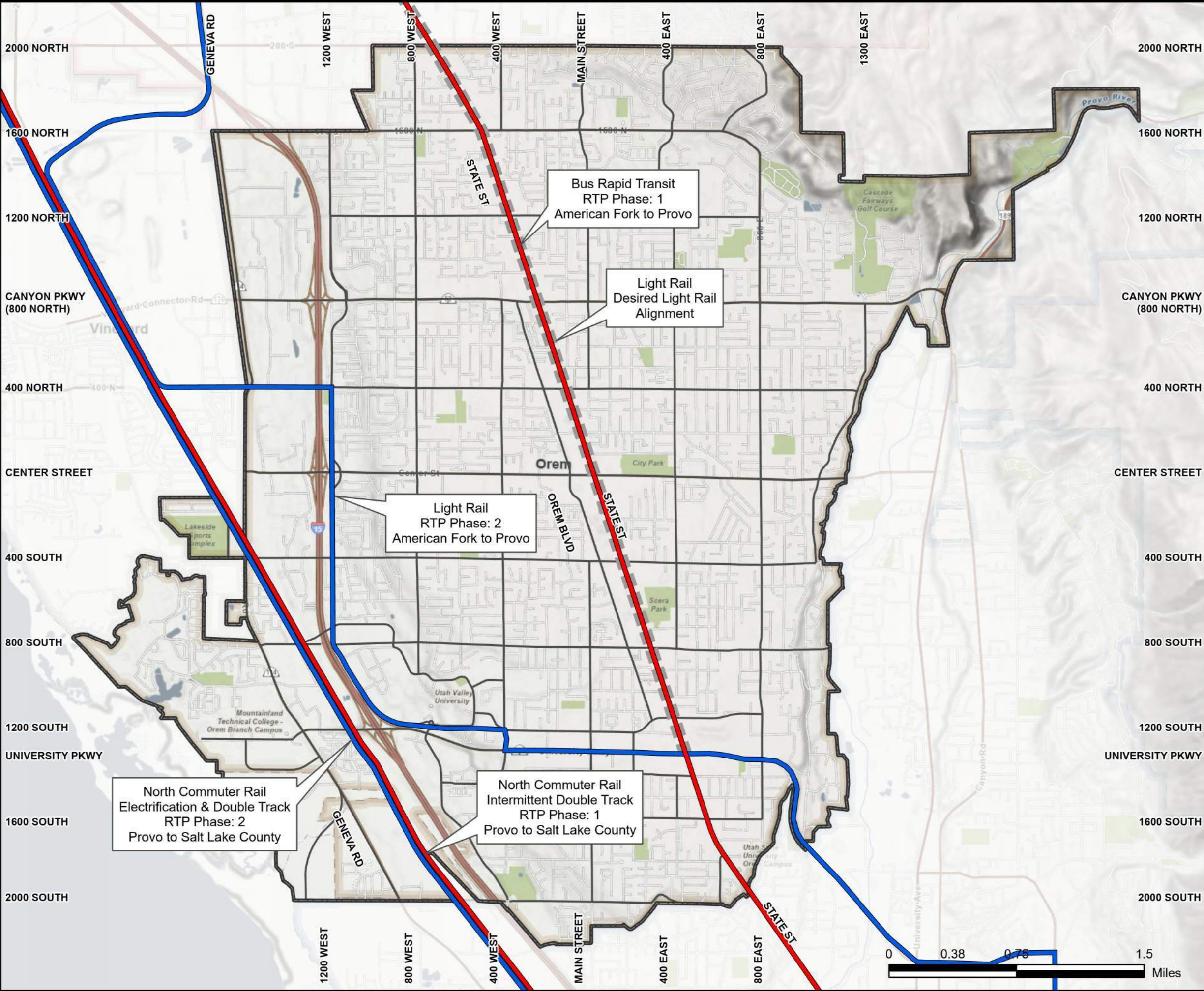
Figure 28: Existing UTA
Transit Routes

Legend

UTA Bus Routes; 834

Orem City Boundary





Transportation Master Plan

Figure 29: MAG Long Range Transit Plan

Legend

MAG Long Range Transit Plan

Phase 1: 2019-2030

Phase 2: 2031-2040

Desired Light Rail Alignment



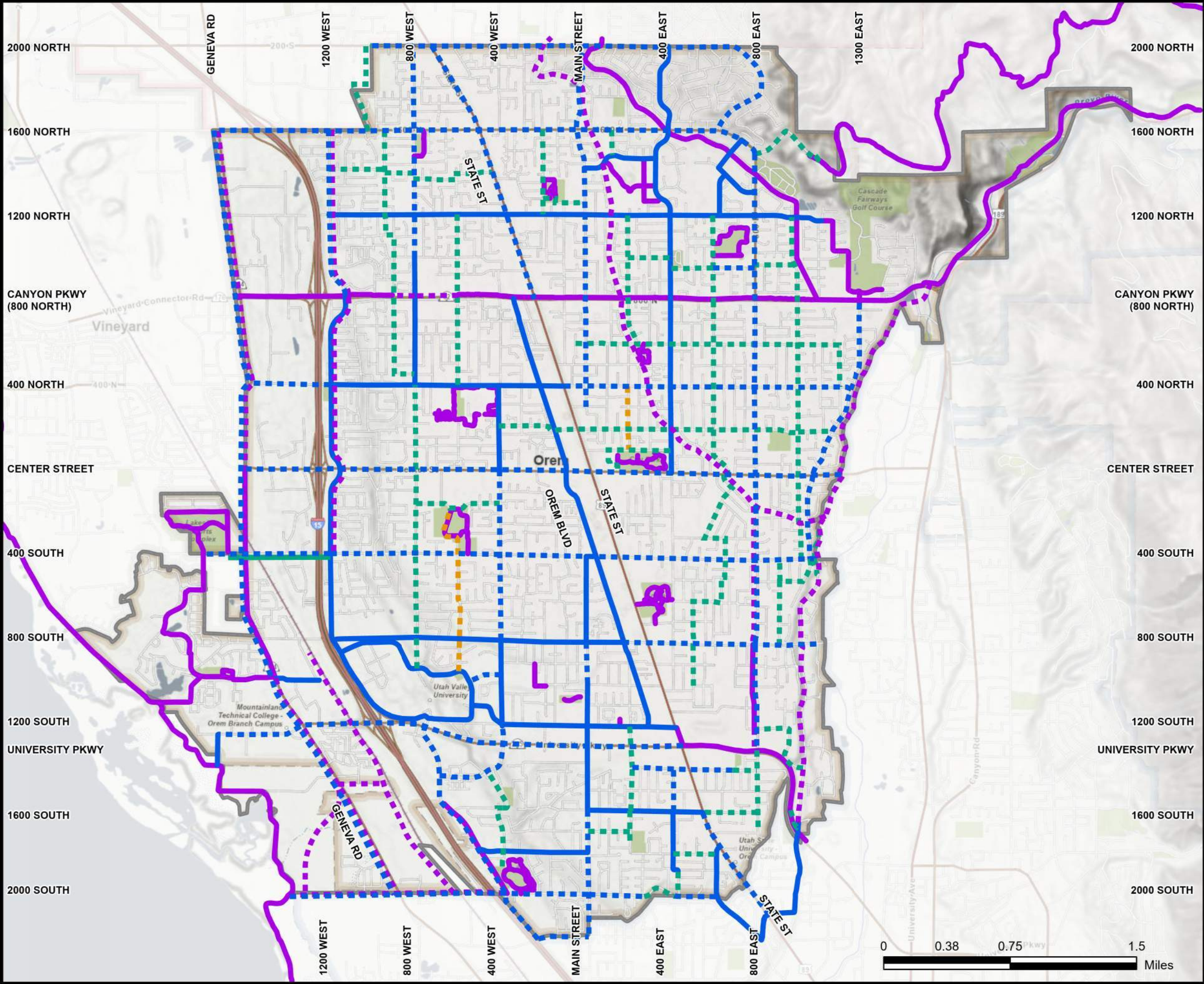
3.2 Bicycle and Pedestrians

Pedestrian and bicycle safety is an important feature of any transportation master plan. People will be more inclined to walk or ride their bicycle when the experience is pleasant, they feel safe, and distances are reasonable. High-density housing near high-traffic generators or main street type areas encourages people to use alternative travel options from the automobile. The following descriptions of bicycle-related terms are provided to assist readers who are unfamiliar with bicycle terminology. The terms bicycle and bike are used interchangeably.

- **Bikeway** - A thoroughfare suitable for bicycles that may either exist within the right-of-way of other modes of transportation, such as highways, or along a separate and independent corridor.
- **Bicycle Facilities** - A general term denoting improvements and provisions to accommodate or encourage bicycling, including parking facilities, maps, all bikeways, and shared roadways.
- **Bicycle or Multi-use Path (Bike Path or Class 1)** - A bikeway physically separated from motorized vehicular traffic and either within the highway right-of-way or within an independent right-of-way. Bike path facilities are often excellent recreational routes and can be developed where right-of-way is available. Typically, bike paths are a minimum of 10 feet to 12 feet wide, with an additional graded area maintained on each side of the path.
- **Bicycle Lane (Bike Lane or Class 2)** - A portion of a roadway that has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists. Bike lanes are ideal for minor thoroughfares or collectors. Under certain conditions, bike lanes may be beneficial on streets with significant traffic volumes and/or speeds. Under ideal conditions, minimum bike lane width is four feet.
- **Signed Bike Route (Class 3)** - A segment of a system of bikeways designated by appropriate directional and/or informational signs. In this plan, a Class 3 signed bike route may be a local or residential street, Bicycle Boulevard, an arterial with wide outside lanes, or a roadway with a paved shoulder.
- **Paved Shoulder** - The part of the highway that is adjacent to the regularly traveled portion of the highway, is on the same level as the highway, and when paved can serve as a bikeway. Paved shoulders should be at least four feet wide, and additional width is desirable in areas where speeds are high and/or a large percentage of trucks use the roadway.
- **Wide Outside Lane** - An outside (curb) lane on a roadway that does not have a striped bike lane but is of sufficient width for a bicyclist and motorist to share the lane with a degree of separation. A width of 14 feet is recommended to safely accommodate both motor vehicles and bicycles.
- **Bicycle Boulevard** - A residential street that has been modified for bicyclist safety and access.

Figure 30 shows the existing and future pedestrian and bike paths in Orem based on the *Orem Bicycle and Pedestrian Plan* adopted in 2010. All updates since the plan was adopted in 2010 are included on the map. The *Orem Bicycle and Pedestrian Plan* can be accessed online on the City's website www.orem.org.

Although bike facility projects may appear on **Figure 30**, it does not guarantee that all bike facility projects will be implemented. It has been adopted in the Bicycle and Pedestrian Plan (www.orem.org) that if the addition of a bike facility adds an additional 20% to the total cost of the roadway improvement, it will not be implemented.



Transportation Master Plan

Figure 30: Pedestrian and Bike Paths

Legend

Pedestrian and Bike Paths

- Existing Bike Lane
- Planned Bike Lane
- Existing Multi-Use Path
- Planned Multi-Use Path
- Existing Bike Route
- Planned Bike Route
- Proposed Bike Boulevard
- Potential MAG Funding
- Orem City Boundary



4.0 OTHER POLICIES AND GUIDELINES

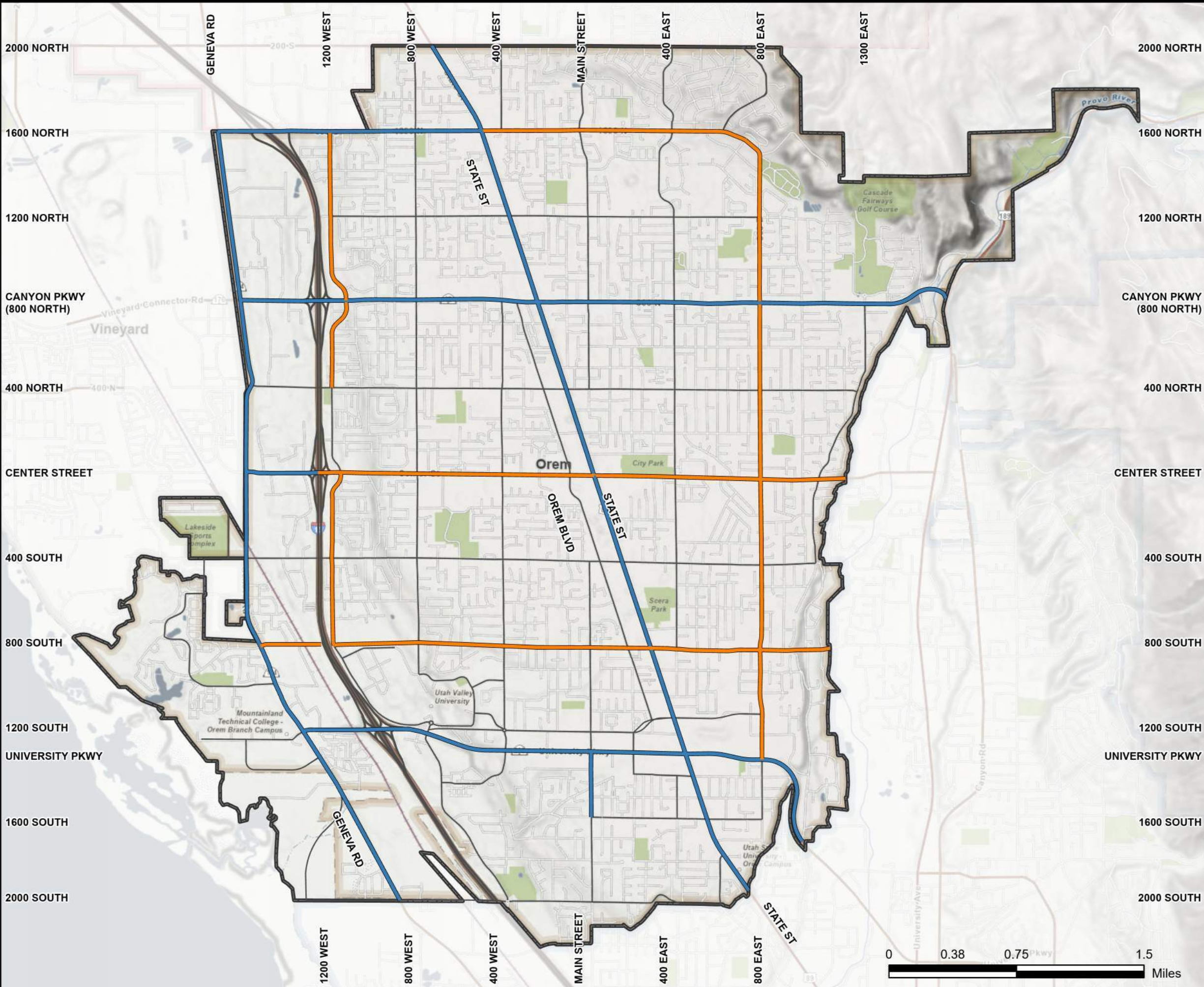
Policies and guidelines govern development throughout Orem. For the roadway network, there are policies provided to maintain a safe, efficient, and familiar environment for all transportation types. There are national, regional, and local specifications which are used in Orem. The national specifications are the standard for all design and implementation and any specification that improves the national standard will be included in the regional and/or local specifications. It is good practice to refer to the local and regional specifications first. If the specification is not included in the local or regional specification, the national standard is to be used.

In Orem, a supplemental document to the 2007 American Public Works Association (APWA) and 2008 UDOT standard specifications is used and is found on their website www.orem.org. Please refer to the APWA and UDOT for full specification and standard drawings. Another specification manual used is the Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration (FHWA). There is a national version located online at www.mutcd.fhwa.dot.gov and a regional version used in Utah state at http://mutcd.fhwa.dot.gov/resources/state_info/utah/ut.htm. Other Policies and Guidelines used in Orem are AASHTO's *A Policy and Geometric Design of Highways and Streets*, the Institute of Transportation's (ITE) *Trip Generation Manual*, and the Transportation research Board's (TRB) *Highway Capacity Manual (HCM)*. For All other policies and guidelines in Orem such as the general plan and other master plans, please contact Orem or refer to their website www.orem.org.

Also included in this section are supplemental policies and guidelines specific to this TMP. Included are policies and guidelines on truck routes, speed limits, curb radius, crosswalk warrants, traffic signal warrants, access management, traffic calming, traffic impact studies, and connectivity.

4.1 Truck Routes

Trucks are an important component of the transportation system of any economy and are vital to the movement of goods throughout the region. However, trucks also have some negative characteristics in terms of traffic flow, safety, and noise. To reduce these impacts, it is recommended that trucks travel along arterial and 3 lane collectors as opposed to 2 lane collectors or local streets. To accomplish this goal, several recommended truck routes through the city have been identified and a map showing these is given as [Figure 31](#). Orem will work with industrial or large commercial businesses that have a large amount of truck traffic to encourage their trucks to use these routes within Orem.



Transportation Master Plan

Figure 3I: Orem Truck Routes

Legend

Truck Routes

Truck Route

Alternate Truck Route



4.2 Speed Limits

Speed limit on streets in Orem is important for both the safety of drivers, bicyclists, and pedestrians, as well as traffic flow throughout Orem. General speed limits based on the typical cross-sections are included in [Table 7](#) with the existing speed limits included in [Figure 32](#). The speeds in [Table 7](#) are not definite but should be used as a guideline when determining the speed limit. According to the guidelines in the Utah MUTCD section 2B, the speed limit should be within 5 mph of the 85th percentile speed. The following are instances where other factors may dictate the speed limit below the 85th percentile speed:

- **High Density Areas**
- **Proximity to Schools**
- **Narrow Lanes**
- **Frequent access points along corridor**
- **Adequate roadway design principles not met** (i.e., turning radius, sight distance, etc.)

[Figure 32](#) and [Figure 33](#) show the existing speed limits and areas where analysis may be required based on 85th percentile speed and public comments, respectively. Testing to determine the 85th percentile speed is completed by taking vehicle speeds when vehicles travel at free flow speed (no congestion). General practice indicates 100 vehicles speeds is required when calculating the 85th percentile speed on a roadway. Other guidelines state that on a roadway with traffic signals, the speeds should be taken outside of the influence area, generally ½ mile, from the traffic signal. Refer to the Utah MUTCD for more guidelines.

Table 7: General Speed Limits for Typical Cross-Sections

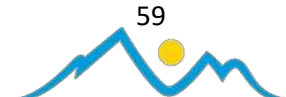
Functional Classification	Speed Limit (mph)
Local and Sub-Local	25
Collector	25-30
Minor Arterial	30-35
Major Arterial	35-40
Principal Arterial	40-50

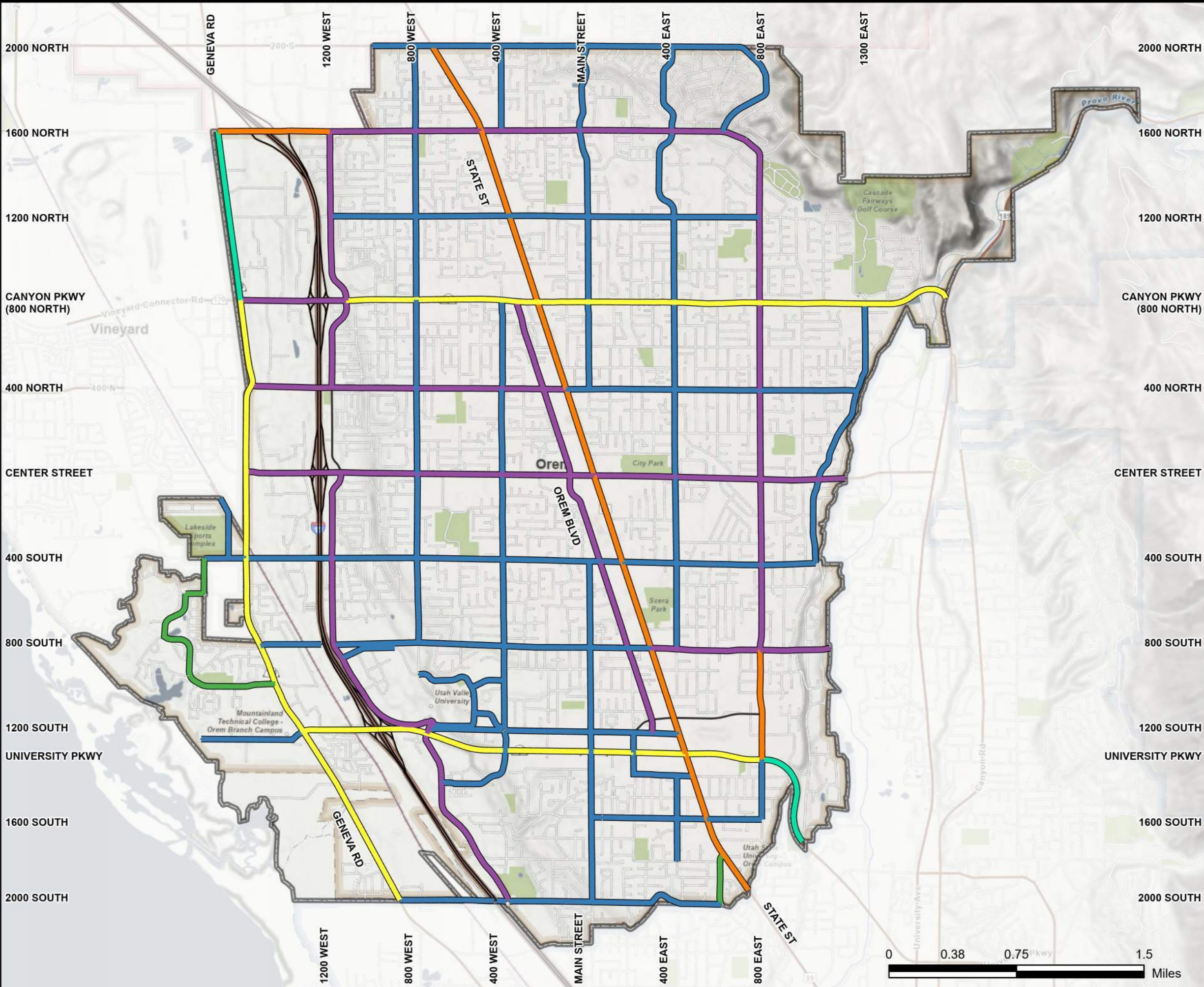
4.3 Curb Radius

Included are guidelines for curb radii on City owned and operated streets. Currently, all City roadways use a radius of 21 feet. Using guidelines outlined in Chapter 9 of AASHTO's *A Policy on Geometric Design of Highways and Streets* as well as regional experience, [Table 8](#) shows the curb radius matrix to be used for future street projects in Orem. The matrix is used by aligning the functional classification of the two roadways. The matrix is based on the vehicle types using each functional classification. For Arterial and Collector Streets, the design vehicle is WB-40 (interstate semi-trailer). On local streets, the design vehicle is SU-30 (2 axle truck).

Table 8: Curb Radius Matrix

	Arterial (ft.)	Collector (ft.)	Local (ft.)
Arterial (ft.)	40	35	30
Collector (ft.)	35	30	25
Local (ft.)	30	25	25





Transportation Master Plan

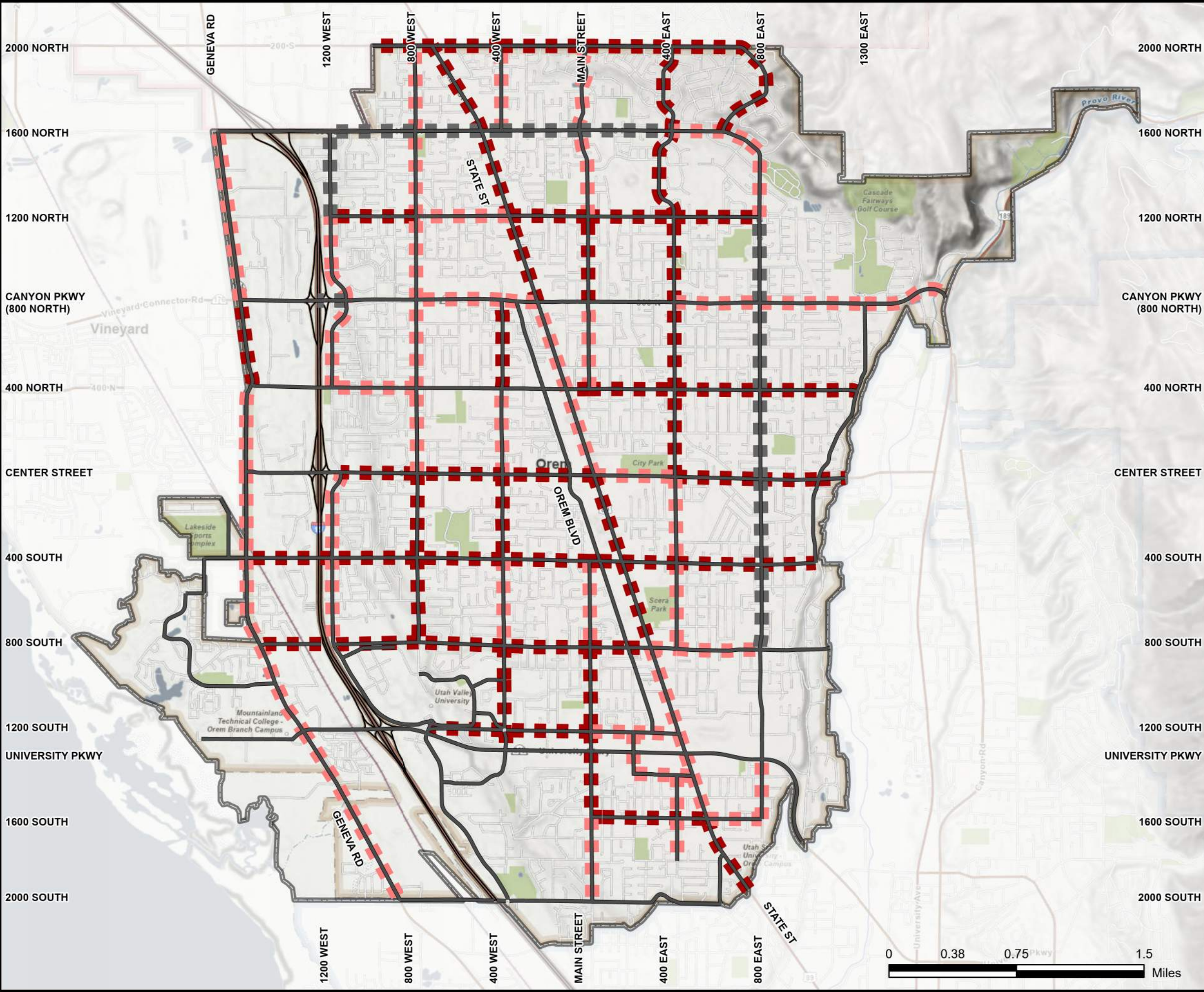
Figure 32: Speed Limits
in Orem

Legend

Existing Speed Limits

	25 mph
	30 mph
	35 mph
	40 mph
	45 mph
	50 mph





Transportation Master Plan

Figure 33: Speed Limit Analysis

Legend

- Speed Study Recommended by Public
- 85th Percentile Speed > 5mph
- 85th Percentile Speed > 10mph



4.4 Crosswalk Warrants

There are established guidelines as to the warranting of crosswalks or pedestrian crossings published by federal and state agencies. There are also specific school crosswalk zone requirements established by the State of Utah. The state has adopted the “Traffic Controls for School Zones” 2009 Edition, which is a supplement to Part 7 of the national MUTCD.

This section provides guidance on when to install or consider crosswalks at intersections or mid-block crosswalks. It is recommended to refer to the national and state publications when considering the installation of crossings since theories, standards, and warrants change. Included are guidelines when to consider crossings

Provided is a reference anyone can quickly refer to as to when to install pedestrian crosswalks in Orem. There may be more complicated applications that will require an engineering study.

Safety always takes precedence! In downtown business areas, campuses, commercial areas, schools, near senior centers, or where pedestrian activity is encouraged or likely to occur, engineering judgement can be used to install crosswalks and a higher level of awareness through signage and pavement markings.

4.4.1 General Crosswalk Guidelines

Whether the proposed crosswalk is at an intersection or a mid-block location, the criteria listed below need to be satisfied in addition to warrant criteria detailed below and in the State and Federal versions or supplements of the MUTCD.

1. Marked crosswalks must connect to established sidewalks or paths at both ends.
2. ADA accessible ramps shall be included at both ends of crosswalk installations unless there are engineering reasons why they cannot be provided.
3. Adequate street lighting must be provided for the safety of pedestrians.
4. Street parking must be restricted adjacent to crosswalks to allow for adequate sight lines for both the motorists and the pedestrians. The MUTCD requires 50 feet of “no parking” on both the leading and trailing edge of the crosswalk as a minimum. An engineering study may be necessary for more complicated crossings or other roadway features.
5. Marked crosswalks will not be installed on residential streets unless they are part of a Safe Routes to School (SRTS) program.

4.4.1.1 Pedestrian Crosswalks at Intersections

The criteria or guidelines below are in addition to the general items and should be followed when considering installing crosswalks at intersections.

1. Four-way-stop-controlled or “T” intersections require crosswalks on legs that connect pedestrian facilities.
 - a. Areas where crosswalks are not required included rural areas where there are gravel or dirt shoulders without pedestrian facilities or paths.
 - b. In urban areas, crosswalks at stop-controlled intersections are needed based on pedestrian volumes and connectivity of pedestrian facilities.
 - c. Residential areas do not need marked crosswalks, though ADA standards are required in these areas.
2. Uncontrolled or partially controlled intersections are usually in residential areas or low speed/low volume roadways and do not need marked crosswalks.

4.4.1.2 Rectangular Rapid Flash Beacons (RRFB) and High Intensity Activated Crosswalk (HAWK)

Rectangular Rapid Flash Beacons (RRFB) and High Intensity Activated Crosswalks (HAWK) are used at mid-block crossings to compliment the required safety requirements outlined in chapter 4 of the Utah MUTCD (http://mutcd.fhwa.dot.gov/resources/state_info/utah/ut.htm). Chapter 4F gives guidelines to warrant pedestrian hybrid beacons for low speed and high-speed roadways. The warrants are based on the traffic and pedestrian volumes during peak hours of the day. In Orem, the warrants outlined in Chapter 4F in the Utah MUTCD are required to be met before an RRFB or HAWK signal is installed.

4.4.2 School Crosswalk Warrants

In locations surrounding public elementary and middle schools, school crosswalks may be warranted to improve crosswalk safety for school children. Part 7 of the Utah MUTCD discusses policies and guidelines for traffic controls in school zones. Included are regulations on signage, markings, and crossing supervision. In Part 7, [Appendix A: Resolution No. R-07-0023](#) provides guidelines on the placement of signage and pavement markings and [Appendix B: Access Management Standards](#) provides school zone warrant flowcharts for school crosswalk zones, reduced speed school zone (RSSZ), overhead school speed limit assembly, adult crossing guard, and narrow school routes. For more information regarding school crosswalks, refer to Part 7 of the Utah MUTCD.

4.5 Traffic Signal Warrants

Warrants to install traffic signals is found in Part 4C of the Utah MUTCD. Included are specific requirements to meet each traffic signal warrant as well as guidance as to how to conduct a traffic signal warrant engineering study. [Table 9](#) describes the warrants included in the Utah MUTCD and further guidance is found in the Utah MUTCD.

Table 9: Utah MUTCD Traffic Signal Warrants

Warrant		Description*
1	Eight Hour Vehicular Volume	Warranted if the traffic volume conditions provided are met during eight hours of the day. *
2	Four Hour Vehicular Volume	Warranted if the traffic volume conditions provided are met during four hours of the day. *
3	Peak Hour	Warranted if the traffic volume conditions provided are met during the peak hour of the day. *
4	Pedestrian Volume	Warranted if the total pedestrians and vehicles on the major street meet four hour conditions. *
5	School Crossing	Warranted through an engineering study and a minimum of 20 schoolchildren during highest crossing hour*
6	Coordinated Signal System	An engineering study is necessary to determine if the signal is warranted. Based on if platooning is disrupted along the corridor
7	Crash Experience	Warranted if there are 5 or more crashes in the past year at intersection. Other conditions are included in MUTCD for less than 5 crashes.
8	Roadway Network	Warranted based on existing and projected traffic volumes and if the signal encourages concentration and organization of traffic flow. *
9	Intersection Near a Grade Crossing	Warranted when the other warrants are not met, and the intersections is located near a grade crossing (ex. Railroad).

* Refer to the Utah MUTCD Part 4C for further information regarding traffic signal warrants

+ An hour is the sum of four consecutive 15-minute count periods

In Orem, a traffic signal is warranted if at least one of the warrants based on traffic volumes or crash experience are met (Warrant 1-5, 7). In instances where other warrants are met but one of the required warrants are not met, engineering judgment is necessary to determine if a traffic signal is warranted.

4.5.1 Conducting Engineering Studies for Traffic Signal Warrants

In order to collect traffic volumes, turning movement counts at the intersection general are collected during a 12-hour period (7AM to 7PM) in order to include all peak hour traffic times. Based on prior knowledge, duration of data collection is subject to change.

Part of the engineering study indicates the number of approaching lanes to use in the traffic signal warrants. It indicates that engineering judgement should be used to determine the number of approaching lanes. The following guidelines in Orem will be applied with regards to approach lanes used in traffic signal warrants based on the Utah MUTCD as well as general practice.

- A dedicated right turn lane shall **NOT** be counted as an approach lane
- Right turning volumes shall **NOT** be included in approach volumes if the following occur:
 - Dedicated right lane is present
 - Right turn movement enters the major street with minimal conflict
 - Queuing from dedicated turn lane blocks through/left turning lanes
- A dedicated left turn lane where the traffic volume is less than 50% of the total traffic on the approach is **NOT** counted as an additional approach lane (The left turning traffic is always included in the analysis)

4.6 Access Management

Access management is a term that refers to providing and managing access to land development while maintaining traffic flow and being attentive to safety issues. It includes elements such as driveway spacing, signal spacing, and corner clearance. Access management is a key element in transportation planning, helping to make transportation corridors operate more efficiently and carry more traffic without costly road widening projects. Access management offers local governments a systematic approach to decision-making applying principles uniformly, equitably, and consistently throughout the jurisdiction.

An access management program must address the balance between access and mobility. While the functional classification of roads implies the priority of access versus mobility, access management does much the same thing. Freeways move vehicles over long distances at high speeds with very controlled access and great mobility. Conversely, residential streets offer high levels of access but at low speeds and with little mobility. Access management standards must account for these different functions of various facilities. The following gives the principles of access management and the full access management standards are found in [Appendix B: Access Management Standards](#).

4.6.1 Principles of Access Management

Constantly growing traffic congestion concerns over traffic safety and the ever-increasing cost of upgrading roads have generated interest in managing access to the highway system and surface streets. Access management is the process that provides access to land development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed. Access management attempts to balance the need to provide good mobility for through traffic with the requirements for reasonable access to adjacent land uses.

Arguably the most important concept in understanding the need for access management is to ensure the movement of traffic and access to the property are not mutually exclusive (See [Figure 4: Mobility vs. Land Access Representation](#)). No facility can move traffic very well and provide unlimited access simultaneously. The extreme examples of this concept are the freeways and the cul-de-sac. A freeway moves traffic very well with few opportunities for road access, while a cul-de-sac has unlimited opportunities for road access but doesn't move traffic very well. In many cases, accidents and congestion are the results of streets trying to serve both mobility and access at the same time.

A good access management program will accomplish the following:

- **Limit the number of conflict points at driveway locations.**
- **Separate conflict areas.**
- **Reduce the interference of through traffic.**
- **Provide sufficient spacing for at-grade, signalized intersections.**
- **Provide adequate on-site circulation and storage.**

Access management attempts to end the seemingly endless cycle of road improvements followed by increased access, congestion, and the need for more road improvements.

Poor planning and inadequate access control can quickly lead to an unnecessarily high number of direct accesses along roadways. The movements on and off roads at driveway locations, when the spacing of those driveways are too close, can make it very difficult for through traffic to flow smoothly at desired speeds and levels of safety. The American Association of State Highway and Transportation Officials (AASHTO) states, "the number of accidents is disproportionately higher at driveways than at other intersections...thus their design and location merit special consideration." Studies have shown that anywhere between 50 and 70 percent of all crashes on the urban street system are access related.

Fewer direct access, greater separation of driveways, and better driveway design and location are the basic elements of access management. There is less occasion for through traffic to brake and change lanes to avoid turning traffic when these techniques are implemented uniformly and comprehensively.

Consequently, with good access management, traffic flow will be smoother and average travel speeds higher. There will be less potential for accidents. According to the Federal Highway Administration (FHWA), before and after analyses show that routes with well-managed access can experience 50 percent fewer accidents than comparable facilities with no access controls.

4.7 Traffic Calming

Street patterns are typically developed at the time of construction. In Utah, the history of using a grid system for planning and development purposes started with the first settlers and has proven efficient for moving people and goods throughout a network of surface streets. However, the nature of a grid system with wide and often long, straight roads can result in excessive speeds. For that reason, traffic calming measures (TCM) can be implemented to reduce speeds on residential roadways. Orem also follows the Utah grid system with some interruptions due to State Street, I-15, and railroad tracks. Traffic calming is however still applicable to many neighborhood or local streets and should be at least given consideration on the City's local and residential streets on a case-by-case basis where applicable.

Institute of Transportation Engineers (ITE) has established a definition for traffic calming that reads, "Traffic calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users." Altering driver

behavior includes lowering of speeds, reducing aggressive driving, and increasing respect for non-motorized street users. The City of Orem has adopted a Traffic Calming program that addresses the desire of residents and City leaders to organize a method for addressing high speeds through residential neighborhoods. When considering the installation of traffic calming devices, refer to the City's adopted traffic calming program which are outlined in the City adopted traffic calming program, "*Traffic Calming Guidelines*" and its companion volume "*Traffic Calming Toolbox*" found in [Appendix C: Traffic Calming Guidelines](#) and [Appendix D: Traffic Calming Toolbox](#) of this document.

4.8 Traffic Impact Studies

As growth occurs throughout the City, the impacts of proposed developments on the surrounding transportation networks will need to be evaluated prior to giving approval to build. This is accomplished by requiring that a Traffic Impact Study (TIS) be performed for any proposed development in the city based on City staff recommendations. A TIS will allow the City to determine the site-specific impacts of a development including internal site circulation, access issues, and adjacent roadway and intersection impacts. In addition, a TIS assists in defining possible impacts to the overall transportation system in the vicinity of the development. The area and items to be evaluated in a TIS include key intersections and roads as determined by the City Engineer on a case-by-case basis.

Each TIS will be conducted by an engineer chosen by the developer with the following qualifications:

- **Have a current Utah PE License**
- **Firm Specializing in Traffic Engineering**
- **Use of Software utilizing most recent Highway Capacity Manual (HCM) Methodologies**

A scoping meeting will be required by the developer/Traffic Engineer with the City Engineer to determine the scope of each TIS. Included in this meeting are the following discussion items:

- **Scope (Submitted to Orem and Developer)**
- **Establish Study Area**
- **Establish Trip Generation**
- **Establish Trip Distribution**
- **Study Intersections**
- **AM/PM Peak Hours and/or Weekend Peak Hours**

TIS requirements are separated into four permit levels based on ADT. The basic requirements for all TIS's are included in Level I with additional requirements necessary for each level (additional ADT). For all TIS's that require Level III or IV requirements (Greater than 3000 trips generated), access to the MAG travel demand model is required.

Orem Traffic Impact Study Requirements are included in [Appendix E: Traffic Impact Study Guidelines](#) of this report. The City Engineer will review the TIS or assign someone to do so and will respond in writing to the TIS report within 30 days.

Included in [Appendix E: Traffic Impact Study Guidelines](#), are guidelines for developers to completing a TIS and submitting it to the city. The requirements include when a TIS will be required and what level of effort must be established in the study, who may or may not perform a TIS, and when certain elements must be included. The TIS guidelines presented follow closely the guidelines outlined by UDOT. It is important that these guidelines be fluid and that each development be treated individually, as special

cases may require more information than the standard requires. The City reserves the right to waive all TIS requirements as well as requiring extra information at the discretion of the City Engineer.

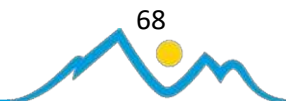
4.9 Connectivity

Orem desires a connected street system for all new developments, minimizing the use of cul-de-sacs. Infill parcels will be required to provide future street stubs to adjacent parcels with the potential for development. Retail and office development must provide cross access easements to create circulation patterns to adjacent properties, to eliminate multiple access points to the major street system. Consequently, this will reduce travel time and congestion by allowing drivers to make shorter and more direct trips. In addition, connectivity will allow the option of walking or bicycling, due to shorter routes to schools, parks, and businesses. Emergency vehicles including police, fire trucks, and ambulances will similarly benefit from connectivity, by use of alternate routes if one is blocked. Overall fuel consumption and pollution will also result by shortening trips through connectivity. Examples of projects to improve connectivity in Orem are the connection of 800 West to Campus Drive and the 1600 West extension to Geneva Road. Orem's Street Connection Master Plan can be found at <http://orem.org/engineering/>.

APPENDIX A: RESOLUTION No. R-07-0023

Appendix A: Resolution No. R-07-0023

DRAFT



RESOLUTION NO. R-07-0023

A RESOLUTION OF THE CITY COUNCIL OF OREM,
UTAH, ADOPTING A NEW STREET CLASSIFICATION
MAP AS PART OF THE CITY TRANSPORTATION
MASTER PLAN

WHEREAS recorded and projected growth in the City of Orem and in Utah County has created the need for several transportation improvements in the city which are not identified in the City's 2001 Street Classification Map or City Transportation Master Plan; and

WHEREAS the City of Orem Transportation Advisory Commission recommends changes to the Street Classification Map and City Transportation Master Plan as shown on Exhibit "A", and Exhibit "B" and,

WHEREAS the primary proposed changes to the Street Classification Map and City Transportation Master Plan are as follows:

- Define principal arterials as streets that have or are intended to have seven lanes instead of five to seven lanes.
- Designate that minor arterials that cross I-15 shall have or are intended to have five lanes instead of three to five lanes.
- 1600 North from Geneva Road to 1200 West – upgrade from a minor arterial to a principal arterial.
- 1200 North from Geneva Road to 1200 West – upgrade from an urban collector to a minor arterial and identify that 1200 North shall be designed to cross I-15.
- Center Street from Geneva Road to 1200 West – upgrade from a Minor Arterial to a Principal Arterial.
- 400 South from Geneva Road to 1200 West – upgrade from an urban collector to a minor arterial.
- 800 South from Geneva Road to 900 West – upgrade from an urban collector to a minor arterial and identify that 800 South should cross I-15 at a new interchange point.
- 2000 South from Geneva Road to Sandhill Road – upgrade from an urban collector to a minor arterial.
- Add I-15 frontage roads from University Parkway southward into Provo.
- Remove the "urban collector to local" street classifications

- New or improved crossings of I-15 shall be designed with separate pedestrian and bicycle pathways.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

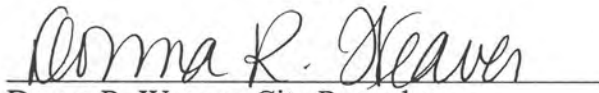
1. The City of Orem hereby adopts the June 2007 Street Classification Map as detailed in Exhibit "A" and Exhibit "B" as a part of the City Transportation Master Plan.
2. This resolution will take effect immediately upon passage.
3. All other resolutions, ordinances, and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED and APPROVED this 26th day of **June** 2007.




Jerry C. Washburn, Mayor

ATTEST:


Donna R. Weaver, City Recorder

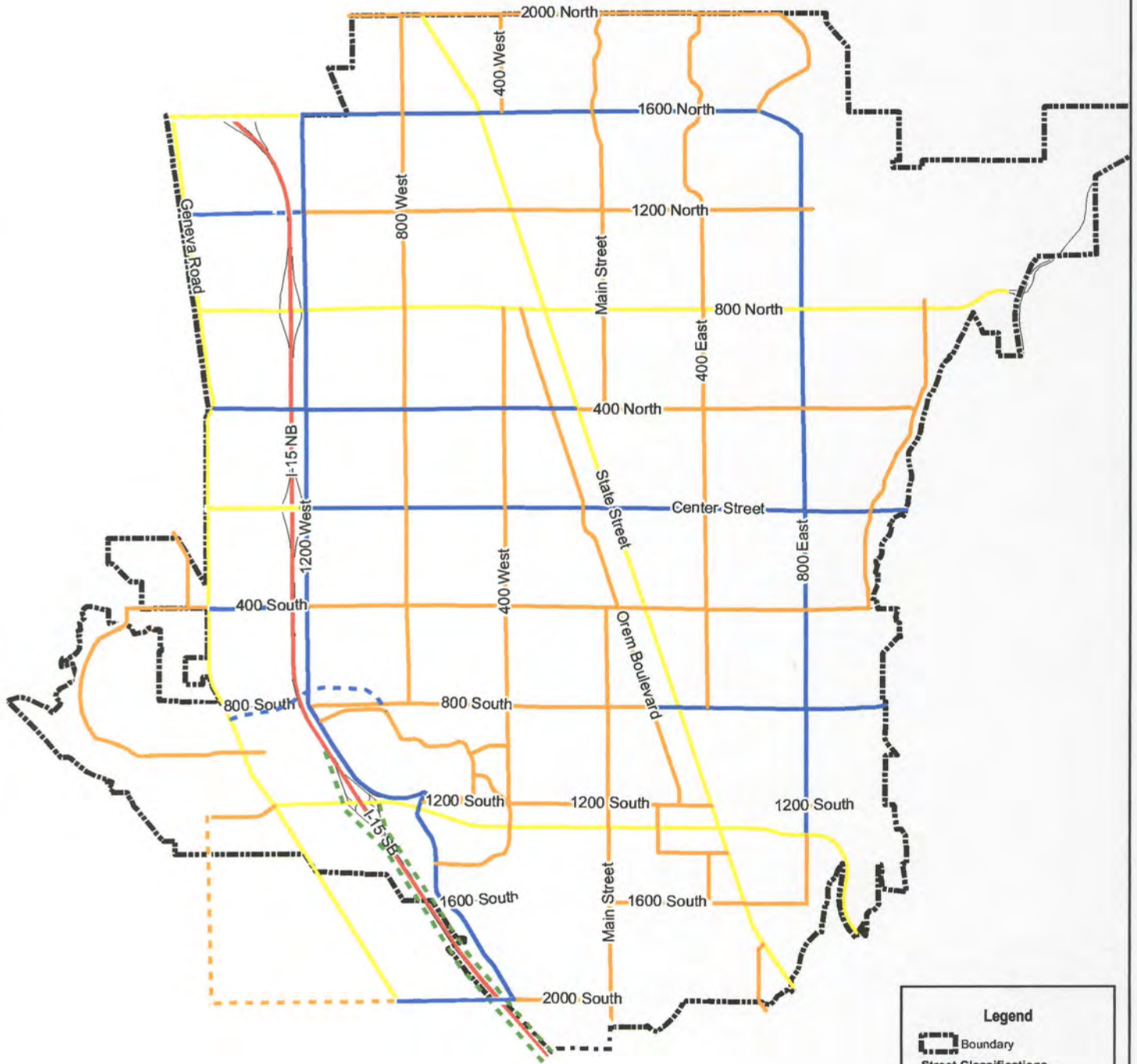
COUNCIL MEMBERS VOTING "AYE"

Margaret Black
Les Campbell
Dean Dickerson
Karen McCandless
Mark Seastrand
Shiree Thurston
Jerry C. Washburn

COUNCIL MEMBERS VOTING "NAY"

Street Classification Map

June 26, 2007



New or Improved I-15 Crossings with
Pedestrian & Bicycle Facilities



Exhibit “B”

Orem Street Nomenclature and Classification Guidelines

June 26, 2007

Orem Street Nomenclature Changes	
2007 Nomenclature	2001 Nomenclature
Interstate	Interstate
Principal Arterial	Principal Arterial
Minor Arterial	Minor Arterial
Urban Collector	Urban Collector
Local	Local

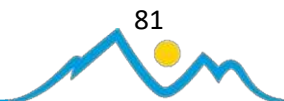
Orem Street Classification Guidelines				
Street Classification	Maximum Average Daily Traffic (ADT) (vehicles per day)	Speed Limit (mph)	Asphalt Width (feet)	Right-of-Way Width (feet)
Local (2 Lanes)	800 – 3,000	25	34	46
Urban Collector (2-3 Lanes)	3,000 – 15,000	25 – 35	34 – 50	46 – 62
Minor Arterial * (3 – 5 Lanes)	15,000 – 35,000	30 – 40	50 – 72	76 – 132
Principal Arterial (7 Lanes)	35,000 – 55,000	40 – 55	84 – 104	88 – 164

* 5 Lanes Crossing I-15

APPENDIX B: ACCESS MANAGEMENT STANDARDS

[Appendix B: Access Management Standards](#)

DRAFT



OREM CITY

ACCESS MANAGEMENT STANDARDS



ADOPTED 2015

Prepared by

HORROCKS
ENGINEERS

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INTRODUCTION

Access management is the process of establishing and enforcing road and driveway accesses within the City. This includes establishing the location, number, spacing, type, and design of city streets and accesses to minimize vehicle conflicts and maximize the traffic capacity and safety of a roadway. Unmanaged or unorganized development along travel corridors results in poor, unsafe roadways. There are cases where all landowners along a corridor have access. This occurs when landowners do not develop at the same time. Numerous access points along travel corridors create unnecessary conflicts between turning and through traffic, which cause delays and reduce safety. Numerous benefits are derived from controlling the location and number of access points to a roadway. Those benefits include:

- Improving overall roadway safety
- Reducing the total number of vehicle trips on the roadway
- Decreasing interruptions in traffic flow
- Minimizing traffic delays and congestion
- Maintaining roadway capacity
- Extending the useful life of roads
- Avoiding costly highway projects
- Improving air quality
- Encouraging compact development patterns
- Improving access to adjacent land uses
- Enhancing pedestrian and bicycle facilities

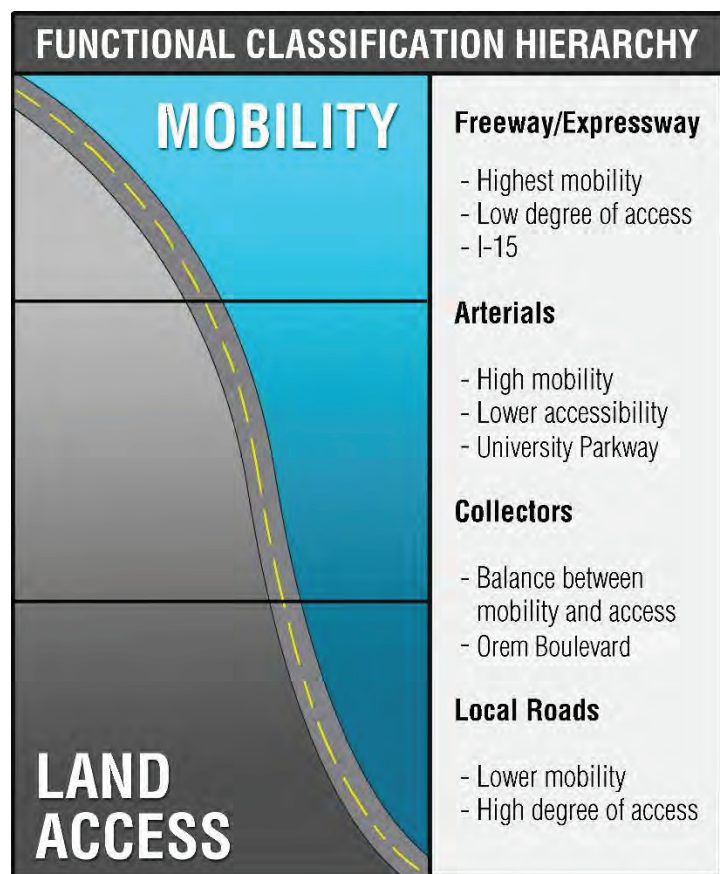
PRINCIPLES OF ACCESS MANAGEMENT

Increasing traffic congestion, improving traffic safety, and minimizing the cost of future road upgrades has generated interest in managing access, not only with the highway system, but on city surface streets as well. Access management is the process that provides access to land development while simultaneously preserving the flow of traffic (mobility) on the surrounding road system in terms of safety, capacity, and speed. Access management attempts to balance the need to provide good mobility for through traffic with the requirements for reasonable access to adjacent land uses.

A very important concept when administering access management standards is to understand that the movement of traffic and access to property are not mutually exclusive. No facility can simultaneously move traffic efficiently and provide unlimited access. [Figure 1](#) shows the relationship between mobility, access, and the functional classification of streets. The extreme examples of this concept are freeways and cul-de-sacs. Freeways move traffic very well with few opportunities for access, while the cul-de-sac has many opportunities for access, but doesn't move traffic very well. In many cases, accidents and congestion are the result of an imbalance in serving both mobility and access at the same time. A good access management program will accomplish the following:

- Limit the number of conflict points at driveway locations
- Separate conflict areas
- Reduce the interference of through traffic
- Provide sufficient spacing for at-grade, signalized intersections
- Provide adequate on-site circulation and storage

Figure 1: Mobility vs. Land Access Representation



Access management strategies attempt to end the cycle of road improvements followed by increased access, increased congestion, and the need for more road improvements.

Poor planning and inadequate control of access can quickly lead to an unnecessarily high number of direct accesses along roadways. The movements that occur on and off roadways at driveways that are too closely spaced make it difficult for through traffic to flow smoothly at desired speeds and levels of safety. An American Association of State Highways and Transportation Officials (AASHTO) publication states, “*the number of accidents is disproportionately higher at driveways than at other intersections...thus their design and location merits special consideration.*” Studies have shown that anywhere between 50 and 70 percent of all crashes that occur on the urban street system are access related.

Fewer accesses, greater separation of driveways, and better driveway design and location are the basic elements of access management. There are fewer occasions for through traffic to brake and change lanes in order to avoid turning traffic when these techniques are implemented uniformly and comprehensively.

Consequently, with good access management, the flow of traffic will be smoother and average travel speeds higher, with less potential for crashes. Before and after analyses by FHWA, show that routes with well managed access can experience 50 percent fewer accidents than comparable facilities with no access controls.

ROADWAY FUNCTIONAL CLASSIFICATION

Access management should recognize that access and mobility are competing functions. This recognition is fundamental to the design of roadway systems that preserve public investments, contribute to traffic safety, reduce fuel consumption and vehicle emissions, and do not become functionally obsolete. Suitable functional design of the roadway system also preserves the private investment in residential and commercial development

Roadway classification simply means using each individual street facility to perform the desired mix of the functions of access or movement. This is accomplished by classifying highways and surface streets with respect to the amount of access or mobility they are to provide and then identifying and using the most effective facility to perform that function.

The functional system of classification divides streets into three basic classes identified as arterials, collectors, and local streets. The function of an arterial is to provide for regional mobility of through traffic. Access to an arterial is controlled to reduce interferences and facilitate through movement. Collector streets provide a mix for the functions of mobility and access, and therefore accomplish neither well. The main purpose of local streets is to provide good access. Each class of roadway has its own geometric, traffic control, and spacing requirements.

ROADWAY NETWORK AND ACCESS MANAGEMENT STANDARDS

The access management concepts and standards presented below are consistent with guidelines established by the Federal Highway Administration (FHWA), the American Association of State Highway and Transportation Officials (AASHTO), the Transportation Research Board (TRB), and the Institute of Transportation Engineers (ITE).

There are a number of access management techniques that can be used to preserve or enhance the capacity of a roadway. Specific techniques for managing access are discussed in this section and illustrated with examples. Not all techniques will apply to every situation. Some of them are more appropriate to less developed rural areas of the City, whereas others are more appropriate in the urban areas. It is up to the City's Planning Board to determine what will work best in each situation while considering future growth and functional goals.

NUMBER OF ACCESS POINTS

Controlling the number of access points or driveways from site to roadway reduces conflicts between cars, pedestrians, and bicycles. Each parcel should normally be allowed one access point, and shared access is required where possible. Provisions can be made in the local land use regulations to allow for more than one access point where special circumstances would require additional accesses. Developers should be encouraged to utilize access from existing side roads or to construct side road instead of direct access to arterial or collector roads.

SPACING OF ACCESS POINTS

Establishing a minimum distance between access points reduces the number of points a driver has to observe and reduces the opportunity for conflicts. Spacing requirements would be based on the classification and design speed of the road, the existing and projected volume of traffic as a result of the

proposed development, and the physical conditions of the site. Minimum spacing standards should be applied to both residential and commercial/industrial developments.

To ensure efficient traffic flow, new signals should be limited to locations where the progressive movement of traffic will not be impeded significantly. Uniform, or near uniform, spacing of signals is essential for the progression of traffic. As a minimum, signals should be spaced no closer than one-quarter mile (1,320 feet) for collectors and minor arterials. It may be recommended on major and principal arterial streets that signals be spaced at one-third mile (1,760 feet) to one-half mile (2,640 feet).

Unsignalized driveways are far more common than signalized driveways. Traffic operational factors leading toward wider spacing of driveways (especially medium- and higher-volume driveways) include weaving and merging distances, stopping sight distance, acceleration rates, and storage distance for back-to-back left turns. From a spacing perspective, these driveways should be treated the same as public streets. Sound traffic engineering criteria indicates that 500 feet or more should be provided between full-movement unsignalized accesses.

Restricted access movement (i.e., right-in/right-out access) can provide for additional access to promote economic development with minimum impact to the roadway facility. The spacing requirement of accesses is based on the functional classification of the roadway facility and is shown in [Table 1](#). Access spacing shall be measured from center of access to center of access. The spacing of right-turn accesses on each side of a divided roadway can be treated separately; however, where left-turn at median breaks are involved, the access on both sides should line up or be offset from the median break by a minimum of 300 feet. On undivided roadways, access on both sides of the road should be aligned. Where this is not possible, driveways should have an offset distance based on the roadway classification [Table 2](#). This offset is the distance from the center of an access to the center of the next access on the opposite side of the road.

Table 1: Access Spacing Based on Functional Classification

Functional Classification	Minimum Signal Spacing (ft)**	Minimum Unsignalized Full-Movement Access Spacing (ft)*	Minimum Right-In/Right-Out Access Spacing (ft)*
Major/Principal Arterial	2,640	660	330
Minor Arterial	1,320	500	250
Collector	1,320	500	250
Commercial Local	1,320	660	330
Residential Local	1,320	125	100
Residential Sub-Local	1,320	100	75

* Distances in table are measured from center to center of driveway.

+ Some existing signals do not comply with spacing requirements. All future signals shall follow spacing requirements. Only through an engineering study and permission from The City of Orem can a signal be spaced below minimum values

Table 2: Minimum Offset between Driveways on Opposite Sides of Undivided Roadway

Functional Classification	Minimum Offset (ft)*
Major Arterial	600 for speed $\geq$ 45 mph ⁺ and 300 for speeds < 45 mph ⁺
Minor Arterial	220
Collector	200
Commercial Local	200
Residential Local	N/A
Residential Sub-Local	N/A

*Distances in table are measured from center to center of driveway.

⁺ 85th Percentile Speeds

Note: Values are based on TRB Access Management Guidelines.

MEDIANS

Medians control and manage left turns and crossing movements, and separate traffic moving in opposite directions. Restricting left turning movements reduces conflicts, improves safety and improves traffic flow. According to the FHWA technical report [FHWA-SA-10-002](#), the installation of a non-traversable median reduces crashes by 35% when compared to a two way left turn lane (TWLTL) at 33%. Medians are typically used on roadways with high volumes of traffic and four or more lanes of traffic (i.e., arterial streets).

The use and design of a median is determined by the characteristics of the roadway such as: traffic volumes, speed, number and configuration of lanes, right-of-way width and land uses along the roadway. The need for a median can be identified through engineering review, a traffic study assessing the impact of a proposed project, and should be considered on any roadway that has a speed limit greater than 40 MPH.

In addition, medians are often used in commercial and residential developments to separate lanes of traffic and limit conflicts caused by left turns. Medians can also add to the overall aesthetics of a roadway corridor or a development by incorporating landscaping or other items of visual interest. However, care should be taken to maintain sight distance around the intersection/access locations. It is therefore required that only ground cover plantings in a median be planted within 350 feet of an intersection/access opening. Care should be taken to select landscape materials and location of the materials that will not intrude into the roadway, which could result in a safety problem for the motorist. Also care should be taken in selection of trees that when mature will not be larger than a 4 inch diameter.

Center Turn Lanes (also known as two way left turn lanes [TWLTL]) can reduce the conflict and delays caused by left turning vehicles crossing on-coming traffic. Left turn lanes also reduce accidents caused by slowing vehicles and traffic passing on the right. Two way left turn lanes should only be used to retrofit areas of existing development. New roads that utilize other access management techniques may not require a two way left turn lane. An engineering analysis should be completed to determine if a TWLTL is needed. Median openings are provided at all signalized at-grade intersections. They are also generally

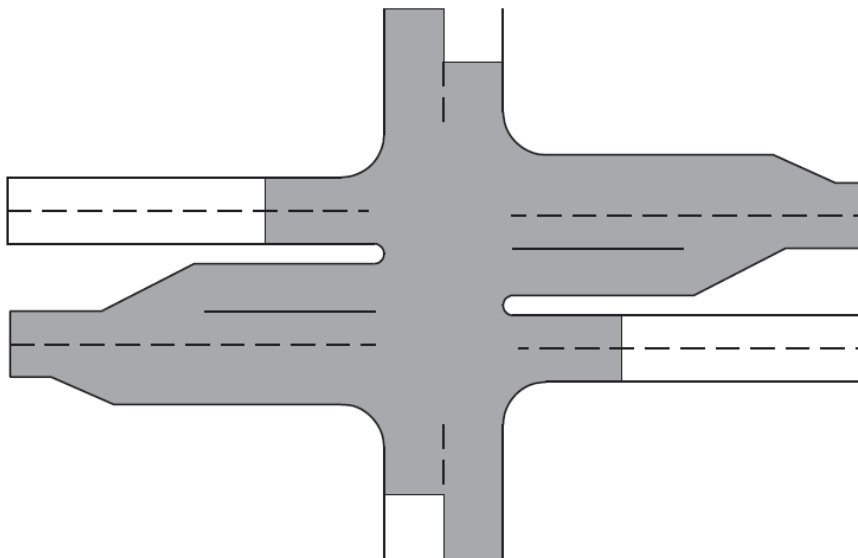
provided at unsignalized junctions of arterial and collector streets. They may be provided at driveways, where they will have minimum impact on roadway flow. The spacing of median openings for signalized driveways should reflect traffic signal coordination requirements and the storage-space needed for left turns. Minimum desired spacing of unsignalized median openings at driveways shall be based on the left turn storage requirements. In AASHTO's *A Policy on Geometric Design of Highways and Streets, 6th Edition*, it suggests that left turn storage lengths require a traffic analysis which calculates the length based on the number of turning vehicles arriving in an average two-minute period within the peak hour with space with at least two passenger cars required. Median openings for left-turn entrances (where there is no left-turn exit from the activity center) should be spaced to allow sufficient storage for left-turning vehicles. Guidance is also found in the AASHTO's *A Policy on Geometric Design of Highways and Streets, 6th Edition* in Chapter 9.

Left-turn ingress or egress requires a median opening when traffic traveling in opposing directions is separated by a barrier median. Median widths in Orem vary from 30 inches to 14 feet. A minimum of a 14 foot median is desirable in order to provide for an adequate left turn lane at intersections. Typically, median widths at intersections are 30 inches formed by two 15 inch curbs back to back with a plowable (tapered) end. Proper signage shall be installed at all median ends.

CORNER CLEARANCE

Corner Clearance is the distance between a driveway and an intersection. Providing adequate corner clearance improves traffic flow and roadway safety by ensuring that the traffic turning into or out of the driveway does not interfere with the function of the intersection. Local regulations should require that driveways be located a minimum distance from an intersection based on roadway classification and speed. Any new access opening shall not be located within the functional area of the intersection as shown in [Figure 2](#).

Figure 2: Functional Area of Intersections



Corner Clearance shall be based on an engineering study that includes the following distances illustrated in [Figure 3](#) and [Table 3](#).

Figure 3: Corner Clearance Type

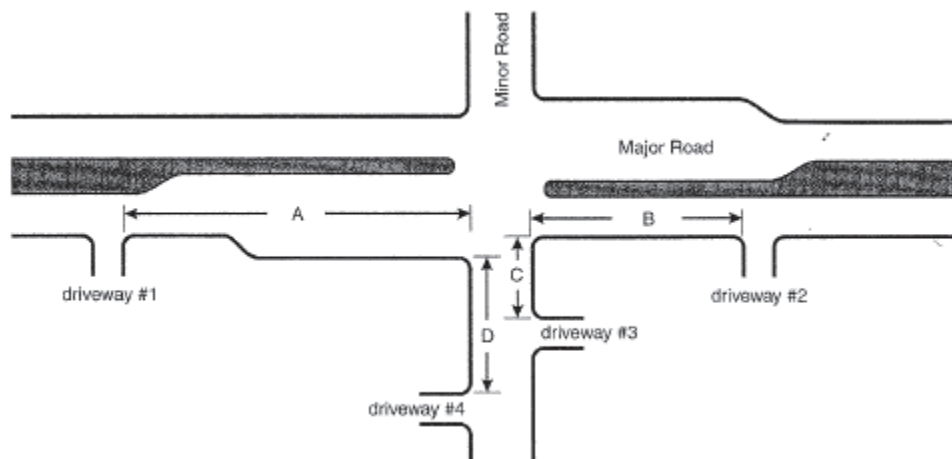


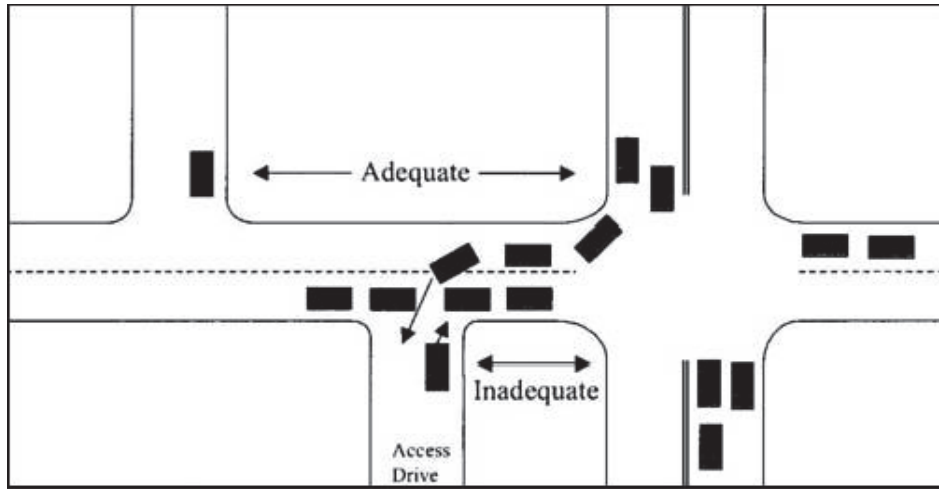
Table 3: Corner Clearance Criteria

A- Approach side on the major roadway	Equal or exceed the functional distance of the intersection $d1+d2+d3$ (based on engineering study). $d1$ = Distance traveled during perception $d2$ = Distance traveled while driver decelerates to a stop $d3$ = Storage length	
B- Departure side on the major roadway	Residential Roadways	260 feet*
	Collector Roadways	305 feet*
	Arterial Roadways	380 feet*
C- Approach side on the minor roadway	Shall be a minimum of 100 feet	
D- Departure side on the minor roadway	Shall be a minimum of 120 feet	

* Based on a spillback rate of 15% from TRB Access Management Manual

[Figure 4](#) shows a representation of inadequate corner clearance if the guidelines in [Table 3](#) are not followed.

Figure 4: Inadequate Corner Clearance



WIDTH OF ACCESS POINTS

In addition to limiting the number of access points, the width of the access point should be restricted based on the use of the site in question. Residential driveways should be limited to a maximum width of 40 feet at the edge of pavement. Please refer to the [Orem Municipal Code Chapter 16](#) for more information on the width of access points.

TURNING RADIUS

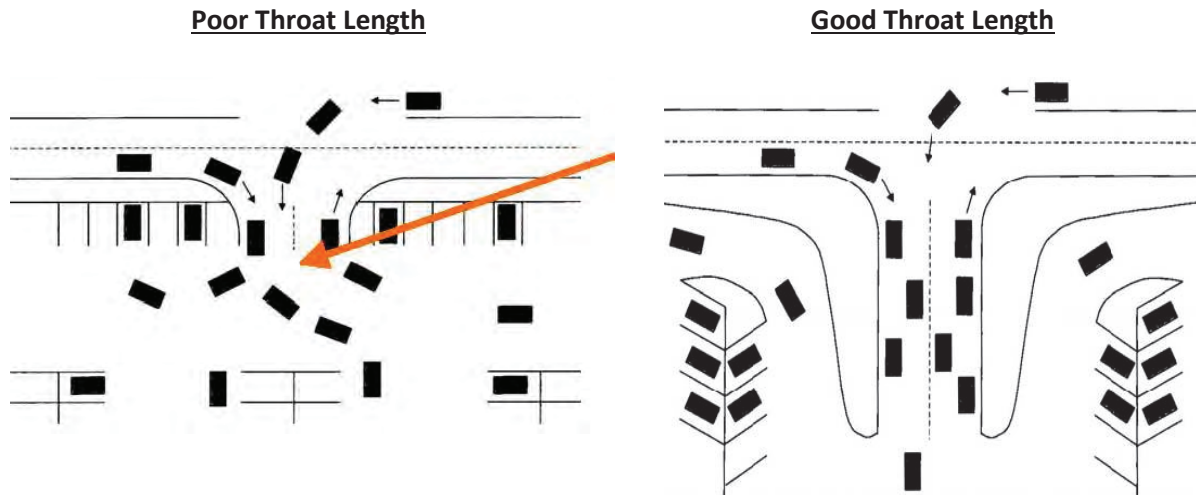
The turning radius of a driveway or access road affects both the flow and safety of through traffic as well as vehicles entering and exiting the roadway. In general, the larger the turning radius, the greater the speed at which a vehicle can turn into a site. An excessively small turning radius will require a turning vehicle to reduce speed significantly to make the turn, therefore backing up the traffic flow or encroaching into the other lane. An excessively large turning radius will encourage turning vehicles to travel quickly, thereby creating hazards to pedestrians. Either of these situations increases the potential for accidents.

The speed of the roadway, the vehicle class and volume, pedestrian safety, and the site land use should be considered when evaluating the turning radius. Proposed uses that would require deliveries by large trucks (such as major retail establishments and gas stations) should provide larger turning radii to accommodate such vehicles. Other uses such as banks, offices, or areas with high pedestrian traffic could adequately be served with smaller turning radii based on the type of traffic they would generate.

THROAT LENGTH

Throat Length is the length of the driveway on a developed site that is restrictive of turning traffic measured from an intersection access. Driveways should be designed with adequate throat length to accommodate queuing of the maximum number of vehicles as defined by the peak period of operation in the traffic study. This will prevent potential conflicts between traffic entering the site and internal traffic flow. Inadequate throat length may cause turning traffic to back up onto the road thereby affecting traffic flow and increasing the potential for accidents. The minimum throat length for an access into a minor commercial property is 50 feet. For major commercial development FHWA recommends a minimum throat length of 150' for a major driveway entrance, with 300' desirable. [Figure 5](#) shows both a poor and good example of driveway throat length.

Figure 5: Driveway Throat Length Examples



DRIVEWAY PROFILES

The slope of a driveway can dramatically influence its operation. Usage by large vehicles can have a tremendous effect on operations if slopes are severe. The profile, or grade, of a driveway should be designed to provide a comfortable and safe transition for those using the facility, and to accommodate the storm water drainage system of the roadway. In [NCHRP Report 659: Guide for the Geometric Design of Driveways](#), it states that a minimum slope of 2% is required for water runoff with a maximum slope of 8% for icy/snowy conditions. Please refer to NCHRP Report 659 for additional information on driveway design.

SHARED ACCESS

Access points shall be shared between adjacent parcels to minimize the potential for conflict related to close driveway proximity. Shared access can be used effectively for both residential and nonresidential developments. Since the issues surrounding shared access for residential and nonresidential development are slightly different, they are discussed separately.

RESIDENTIAL ACCESS

Residential subdivisions located along arterial or collector roadways should be required to construct an internal road system rather than be developed along the existing roadway frontage or a single access cul-de-sac. Subdivision proposals should encourage a coordinated street network by providing rights-of-way or stubs for the extension of streets to adjacent parcels. This will prevent the proliferation of driveways on arterial and collector streets and provide for an interconnected street network.

Shared driveways shall also be used to minimize the number of curb cuts in residential districts, particularly along rural arterial and collector roads. If access is necessary from an arterial or collector then shared driveways is required. Shared driveways serving more than two homes will be built to fire lane standards.

COMMERCIAL ACCESS

Joint driveways providing access to adjacent developments, and interconnections between sites, are required for all development proposals on arterial and collector roadways. Interconnections between sites can eliminate the need for additional curb cuts, thereby preserving the capacity of the roadway by reducing the number of conflicting movements on the main road. This is particularly important for commercial/industrial sites and should be used to encourage the development of internal or collector roadway systems servicing more than one parcel or establishment. Future roadway rights-of-way should also be provided to promote interconnected access to vacant parcels or to facilitate the consolidation of access points for existing developments.

Pedestrian access between developments will allow people to walk between establishments, thereby reducing the number of vehicle trips. Every opportunity should be taken to provide for interconnections between existing and future developments for both vehicles and pedestrians.

ALIGNMENT OF ACCESS POINTS

Street and driveway intersections represent points of conflict for vehicles, bicycles and pedestrians. All modes of travel should be able to clearly identify intersections and assess the travel patterns of vehicles and pedestrians through the intersection. To minimize the potential conflicts and improve safety, intersections and driveways shall be aligned opposite each other wherever possible and intersect roadways at a 90 degree angle. Good driveway alignment will provide vehicles, bicycles, and pedestrians with a clear line of sight and allow them to traverse the intersection more safely.

SIGHT DISTANCE

Sight distance is the length of the road that is visible to the driver. A minimum safe sight distance should be required for access points based on the roadway classification. The American Association of State Highway and Transportation Officials (AASHTO) publication, *A Policy on Geometric Design of Highways and Streets* contains recommendations for sight distance based on the roadway design speed and grade. Providing sufficient intersection sight distance at the driveway point for vehicles using a driveway to see oncoming traffic and judge the gap to safely make their movement is essential. Intersection sight distance varies, depending on the design speed of the roadway to be entered, and assumes a passenger car can turn right or left into a two-lane highway and attain 85 percent of the design speed without being overtaken by an approaching vehicle that reduces speed to 85 percent of the design speed. The table below gives intersection sight distance requirements for passenger cars. Sight distances should be adjusted with crossroad grade in accordance with AASHTO policies and are shown in [Table 5](#).

Table 4: Intersection Driveway Sight Distance

Design Speed (85 th %) (mph)	Sight Distance Required (ft)**
30	335
35	390
40	445
45	500
50	555
55	610
60	665
65	720

*Based on a 2 lane roadway (for other lane configurations, refer to AASHTO for adjustments). Drivers' eye setback is assumed to be 15 feet measured from the edge of traveled way.

Normally, intersection sight distance will govern the required sight distance for the driveway but it is also important to verify that the main roadway have sufficient stopping sight distance. For example, a driver of a vehicle approaching an intersection should have an unobstructed view of the entire intersection including any traffic control devices and sufficient length along the intersecting highway to permit the driver to anticipate and avoid potential collisions. The safe stopping sight distance should be reviewed to make sure that the approaching vehicle has a clear view of the roadway in the area of the access. Sight distance may be more of a consideration in rural areas because of higher speeds and rolling/hilly terrain. [Table 5](#) gives the safe stopping sight distance that should be provided for a driver on the roadway to have a clear view of the access/driveway. In making this determination for stopping sight distance, it should be assumed that the approaching driver's eye is 3.5 feet above the roadway surface and that the object to be seen is 2 feet above the surface of the road. For horizontal or vertical curves, the stopping sight distance is addressed by an onsite evaluation.

Table 5: Safe Sight Distances on Grades

Design Speed (85 th %) (mph)	Safe Stopping Sight Distance (ft)			
	Downhill Grades		Uphill Grades	
	-3%	-6%	3%	6%
25	158	165	147	143
30	205	215	200	184
35	257	271	237	229
40	315	333	289	278
45	378	400	344	331
50	446	474	405	388
55	520	553	469	450

TURNING LANES

Turning lanes remove the turning traffic from the through travel lanes. Left turning lanes are used to separate the left turning traffic from the through traffic. Right turn lanes reduce traffic delays caused by the slowing of right turning vehicles. Designated right or left turn lanes are generally used in high traffic situations on arterial and collector roadways. A traffic impact study will identify the need for and make recommendations on the design of turning lanes or tapers based on the existing traffic volumes, speed, and the projected impacts of the proposed use. At all signalized intersections, both a left and right turning lane will be implemented.

STORAGE LENGTH

The length of the turning lane shall be determined by an intersection traffic analysis based on the number of vehicles arriving in the turning lane during a two minute period within the peak hour. The minimum length shall be the space for two passenger vehicles (50 ft.) and for areas with more than 10 percent truck traffic it shall be the space for one passenger vehicle and one truck (75 ft.). For signalized intersections, the storage length shall be 1 ½ times the average number of vehicles that would queue per cycle during the peak hour based on design year volumes.

LANE WIDTH

Turning lanes shall be a minimum of 12 feet in width. Any exception will require approval from the City Engineer.

LEFT-TURN LANES

The provision of left-turn lanes is essential from both capacity and safety standpoints where left turns would otherwise share the use of a through lane. Shared use of a through lane will dramatically reduce capacity, especially when opposing traffic is heavy. Left-turn lanes shall always be provided at a signalized intersection.

RIGHT-TURN LANES

Right-turn lanes remove the speed differences in the main travel lanes from right turners, thereby reducing the frequency and severity of rear-end collisions. They also increase capacity of signalized intersections and may allow for more efficient traffic signal timing.

PEDESTRIAN AND BICYCLE ACCESS

An aspect of access management is reducing the number of vehicle trips. This can be accomplished by providing safe and appealing pedestrian access within developments and between adjacent developments.

All new development and redevelopment of existing sites should address pedestrian and bicycle access to and within the site. Sidewalks should be provided in all urban residential subdivisions in or adjacent to commercial or industrial developments. Sidewalks and other pedestrian facilities should comply with the Americans with Disabilities Act (ADA) Standards for Accessible Design. Crosswalks should be clearly marked and located in appropriate areas. Paint or paving materials can be used to delineate crosswalks. In addition to traditional brick, an alternative involves imprinting the asphalt with a brick design and then painting the crosswalk.

Parking lot designs need to address pedestrian access to the site and circulation within the site. Five foot wide sidewalks or striped pedestrian crossings should be provided from adjacent sites through parking lots to promote safe pedestrian access. Safe and appealing pedestrian circulation systems allow people to park their cars once and walk to different establishments, resulting in a vehicle trip reduction. Joint and cross access between developments can provide opportunities for shared parking.

GRADE SEPERATIONS

Interchanges in an access management context provide several important functions. Interchanges maximize movement along expressways and principal arterials.

More specifically, a grade separated interchange may be appropriate in the following situations:

1. where two expressways cross, or where an expressway crosses arterial roads;
2. where principal arterials cross and the resulting available green time for any route would be less than 40 to 50 percent;
3. where an existing at-grade signalized intersection along an arterial roadway operates at level of service (LOS) F, and there is no reasonable improvement that can be made to provide sufficient capacity;
4. where a history of accidents indicates a significant reduction in accidents can be realized by constructing a grade separation;
5. where a new at-grade signalized intersection would result in LOS E in urban and suburban settings and LOS D in rural settings;
6. when the location to be signalized does not meet the signal spacing criteria and signalization of the access point would impact the progressive flow along the roadway;
7. where a major public street at-grade intersection is located near a major traffic generator and effective signal progression for both the through and generated traffic cannot be provided; and
8. where the activity center is located along a principal arterial, where either direct access or left turns would be prohibited by the access code, or would otherwise be undesirable.

Minimum interchange spacing along various roadways should be as shown in [Table 8](#). Spacing may be closer where access is provided to or from collector-distributor roads. Privately-developed interchanges should become part of a regional transportation plan to ensure they are consistent with local and regional plans.

Table 6: Minimum Interchange Spacing Guidelines

Functional Classification	Minimum Interchange Spacing for Urban/Suburban Areas (miles)	Minimum Interchange Spacing for Rural Areas (miles)
Freeway	1	3
Expressway	1	2
Principal Arterial	1	2

One of the main goals of the Transportation Master Plan is to estimate traffic growth and provide for adequate facilities as the need arises. The safe traffic operations of these future facilities are of equal importance. As a result, all of these facilities should be constructed and maintained to applicable design and engineering standards such as those set forth in Orem City ordinances, AASHTO “Policy on Geometric Design of Highways and Streets,” and the Manual on Uniform Traffic Control Devices (MUTCD). This includes implementing applicable Americans with Disabilities Act (ADA) standards and school zone treatments.

RESIDENTIAL DRIVEWAYS ON MAJOR STREETS

Due to population growth, geometric limitations, right-of-way, or funding, residential driveways are sometimes found on collector or arterial streets. If residential driveways have to be on a collector or arterial street, it is recommended to require circular driveway or a turn-around where vehicles don’t have to back out on to the street. Backing maneuvers into busy streets can be very dangerous, as this is not a typical action drivers expect. Any new development should restrict any residential access on collector or arterial roadways.

OFFSET INTERSECTIONS

Offset intersections often have negative impacts on traffic flow and can potentially create capacity problems at intersections where the left turn storage areas overlap, forcing queued vehicles into through traffic lanes. Aligning access on both sides of the street will minimize conflict points in the roadway and provide safer and more efficient traffic flow. Offset intersections should be avoided wherever possible and should never be approved with new development.

INTERSECTION IMPROVEMENTS

Proper intersection design will typically facilitate larger traffic flows without widening existing roadway cross-sections. This can minimize impacts to adjacent properties. Therefore, emphasis was placed on identifying critical intersections during the traffic modeling process.

Intersections are a critical element to future roadway functionality and should provide sufficient turn lanes and adequate turn pockets to accommodate vehicle queues. In the future, many intersections throughout the City may require signalization in order to maintain a desirable LOS. Stop signs and traffic signals should not be used when not warranted per the MUTCD. Studies have shown that in areas where intersection control has been installed and not warranted, a higher percentage of the motoring public will disregard the control measure and create a more unsafe condition.

As in the case with the typical roadway cross sections, typical intersection configurations are a helpful planning tool when preserving right-of-way and for project cost estimating. This section includes some typical intersection treatments, including expanded right-of-way requirements, turn pocket configurations, and taper lengths. Each intersection must be considered separately but the guidelines in the following sections should be followed.

At intersections, additional right-of-way may be necessary to include any additional dedicated turning lanes. With the inclusion of additional dedicated turn lanes, the shoulders are reduced to 2 feet and the median or TWLTL is used as one dedicated left turn lane. All intersections should be individually analyzed to determine the correct number of dedicated turn lanes. [Table 9](#) shows the additional right-of-way necessary depending on the functional classification of the approaching roadways based on number of additional turning lanes.

Table 7: Additional ROW at Intersections

Intersection Approach Functional Classification	Left Turn Lanes	Right Turn Lanes	Additional ROW (ft.)
Principal Arterial	2	1	20
Major Arterial	2	1	20
Major Arterial	1	1	8
Minor Arterial	1	1	8
Minor Arterial	1	0	0
3 Lane Urban Collector	1	1	8
3 Lane Urban Collector	1	0	0
2 Lane Urban Collector	0	1	8
2 Lane Urban Collector	1	0	8

TRAFFIC SIGNALS

Traffic signals should not be installed unless at least one or more of the nine traffic signal warrants (as outlined in the MUTCD with exception to Warrant 6) have been met. Even if warrants are met for a particular intersection, justification for installation should still be based on information obtained through engineering studies and comparisons with the requirements set forth in the MUTCD. As stated in the MUTCD, *“the satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.”* The nine warrants outlined in the MUTCD include the following:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour
- Warrant 4: Pedestrian Volume
- Warrant 5: School Crossing
- Warrant 6: Coordinated Signal System
- Warrant 7: Crash Experience
- Warrant 8: Roadway Network
- Warrant 9: Intersection Near a Grade Crossing (Railroad)

Traffic signals may be warranted at the intersection of any two roadways depending upon the parameters outlined above. The design of the signal and intersection will depend primarily on the amount of traffic passing through the intersection during the peak times of day. Design parameters that are essential to a

well-designed signalized intersection include lane configuration, turn radii, turn pocket lengths, and taper lengths. Each of these parameters is a function of the road classification, peak hour volumes, and design speeds.

STOP SIGNS

The MUTCD should be used as the standard for determining how and when a stop sign is installed. As stated in the MUTCD, *“Stop signs should be used if engineering judgment indicates that one or more of the following conditions exist:*

- *Intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;*
- *Street entering a through highway or street;*
- *Un-signalized intersection in a signalized area; and*
- *High speeds, restricted view, or crash records indicate a need for control by the stop sign.”*

The number of vehicles that are required to stop should be minimized, if at all possible, to preserve capacity and functionality of the roadway network; therefore, when deciding which road to stop, the street carrying the lowest volume of traffic should be chosen. Less restrictive traffic control such as a yield sign can be used as an alternative to stop signs, if at all possible, to minimize delays. Yield signs should also be installed per the MUTCD guidelines. Stop signs should not be used to control speed, but to designate right-of-way at intersecting roadways.

4-way stop control may be used as a safety measure at intersections where the volume of traffic is approximately equal for all approaches and where safety is of concern, or as an interim measure where a traffic signal is justified and has yet to be installed. Engineering judgment and the guidelines outlined in the MUTCD as well as the Utah State policy should be used to determine the appropriate application of stop and yield signs.

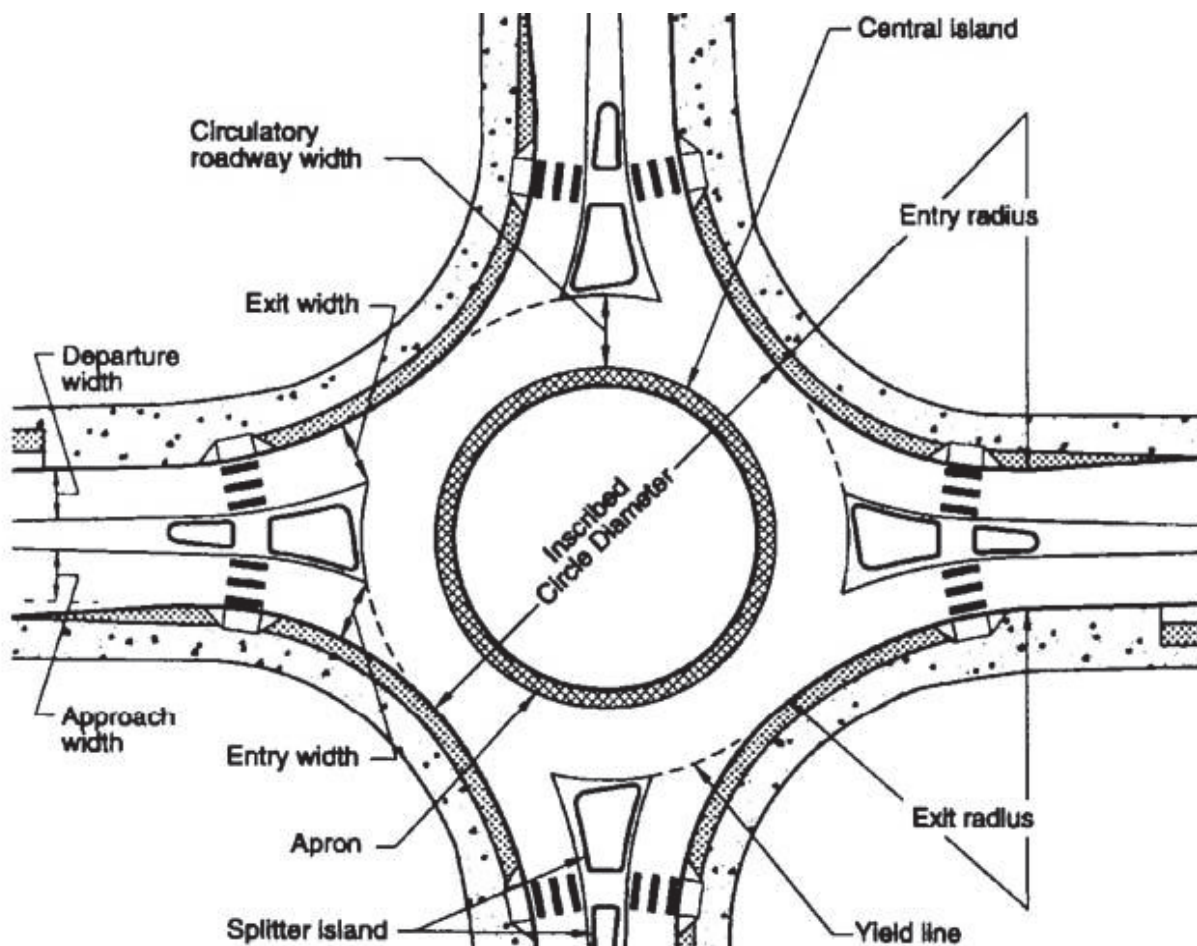
ROUNDAABOUTS

Many communities in the United States are beginning to embrace the concept of roundabouts. A roundabout is an intersection control measure used successfully in Europe and Australia for many years. A roundabout is composed of a circular, raised, center island with deflecting islands on the intersecting streets to direct traffic movement around the circle. Traffic circulates in a counter-clockwise direction making right turns onto the intersecting streets. There are no traffic signals; rather, entering traffic yields to vehicles already in the roundabout.

Advantages of roundabouts include reduced traffic delays, increased safety, and reduced number of conflicts. Roundabouts can improve safety because the number of potential impact points and conflict points the driver must monitor are substantially reduced over a conventional four-way intersection. Properly designed roundabouts can also accommodate emergency vehicles, trucks, and snow plowing equipment. The roundabout nearly eliminates “T-bone” accidents at intersections.

Unlike the typical New England “traffic circle” or “rotary,” design standards for roundabouts are very specific and FHWA has prepared a design guide for modern roundabouts in the United States (<http://www.fhwa.dot.gov/publications/research/safety/00067/00067.pdf>). Development of a roundabout will only occur as a result of an intersection study performed by a qualified Traffic Engineer and when the minimum capacity and design criteria are met. The FHWA has determined that the maximum flow rate that a roundabout can accommodate depends on the geometric elements (circle diameter, number of lanes, etc.), the circulating flow (vehicles going around the circle), and entry flow (vehicles entering the circle). A single lane roundabout can accommodate up to 1,800 vehicles per hour and a double lane roundabout can accommodate up to 3,400 vehicles per hour. [Figure 7](#) shows an example of a typical single lane roundabout design.

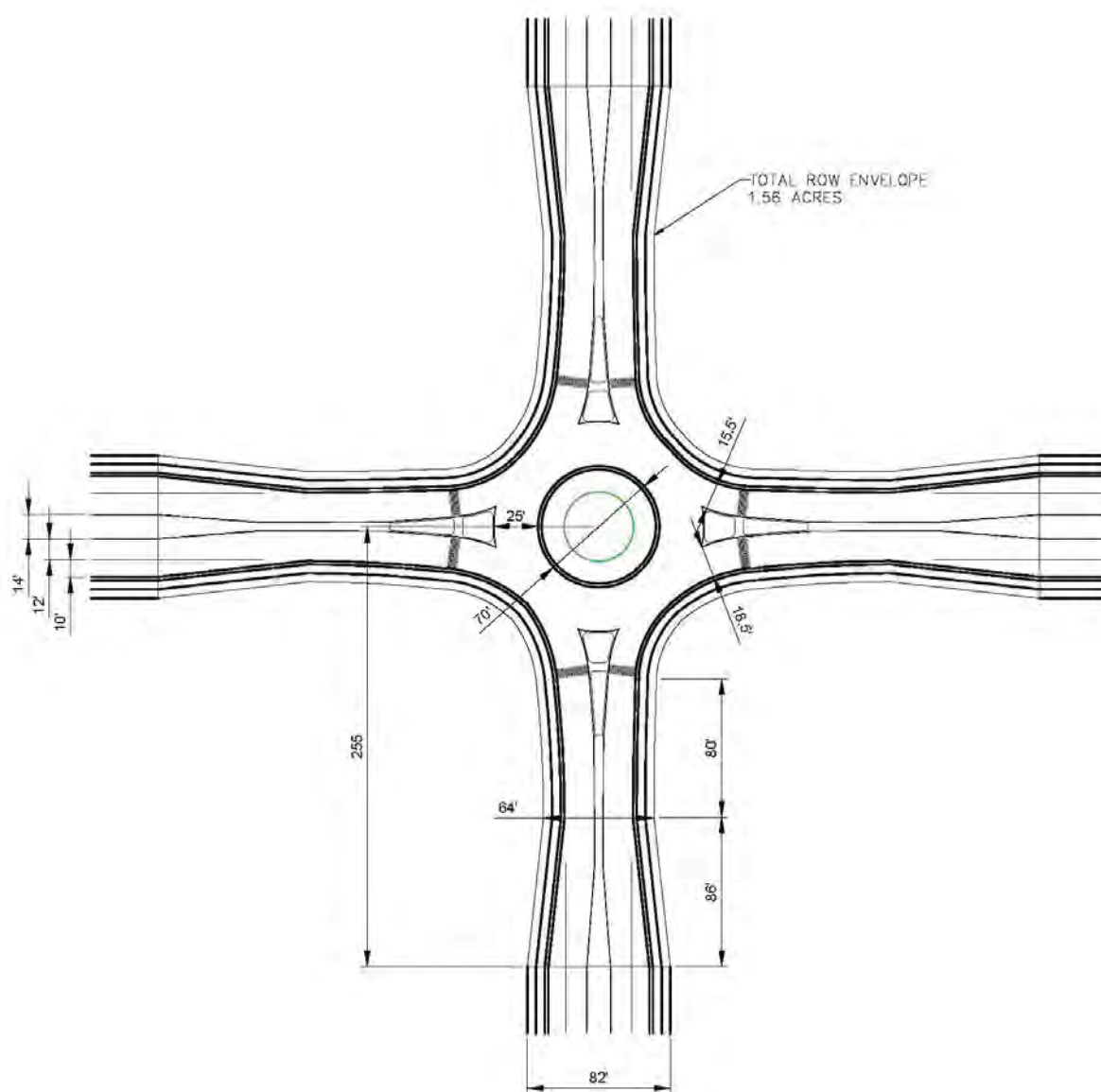
Figure 6 Typical Roundabout Design



The Mississippi DOT claims in their report, [Performance Evaluation of Roundabouts for Traffic Delay and Crash Reducitons in Oxford, MS](#) that roundabouts reduce average delay by 24 percent. The FHWA indicates in its report [Roundabouts: An Informational Guide](#) that the number of personal injury accidents and property damage-only accidents decreased 51 percent and 29 percent, respectively, when roundabouts replaced all way or two way stop controlled intersections.

[Figure 8](#) shows a typical roundabout design with right-of-way envelope area and dimensions. Caution must be taken to design each roundabout in the City on a case by case basis, the information provided here is for illustrative and planning purposes only.

Figure 7 Roundabout Design with Right-of-Way



There are numerous reasons for selecting a roundabout as a preferred alternative, with each reason carrying its own considerations and trade-offs. Below are some potential applications for roundabouts¹:

¹ Source: NCHRP Report 672, Roundabouts: An Informational Guide Second Edition

- New Residential Subdivisions

Developers have begun to use roundabouts in residential subdivisions with increasing frequency. Roundabouts provide a variety of operational and aesthetic benefits and create a sense of place that is attractive to developers and homeowners.

- Urban Centers

Roundabouts may be considered an optimal choice in situations where existing or planned access-management strategies along a corridor facilitate U-turn movements at nearby intersections.

- Suburban Municipalities and Small Towns

Smaller municipalities are often ideal locations to consider roundabouts. Right-of-way is often less constrained, traffic volumes are lower, and the aesthetic opportunities for landscaping and gateway treatments are enticing. Existing operational and/or safety deficiencies can also often be addressed. Roundabouts can also be less costly to maintain than typical intersections.

- Rural Settings and Small Communities

Safety may often be the driving factor over capacity in making a roundabout an appealing choice. Within small communities along an extended highway, a roundabout is ideal for supporting speed reductions.

- Interchanges

Situations where an intersection ramp terminal has the potential for a high proportion of left-turn flows from the off-ramps and to the on-ramps may be ideal candidate for a roundabout.

- Commercial Developments

Roundabouts in commercial developments provide for a central focus point for a development and enhance aesthetic qualities. They are also capable of processing high volumes of traffic.

- Unusual Geometry

Intersections with unusual geometric configurations, intersection angles, or more than four legs are often difficult to manage operationally. Roundabouts are a proven traffic control device in such situations, effectively managing traffic flows without the need for costly expenditures on unique signal controller equipment or unusual signal timing.

- Closely Spaced Intersections

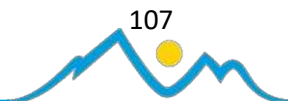
Roundabouts balance traffic flows and manage queue lengths between closely spaced intersections.

The City of Orem will consider roundabouts as an intersection alternative at specific locations, pending more detailed traffic analysis, as needs arise through the development process. It is required that all roundabouts be designed and/or reviewed by qualified engineers.

APPENDIX C: TRAFFIC CALMING GUIDELINES

Appendix C: Traffic Calming Guidelines

DRAFT



THE CITY OF OREM

TRAFFIC CALMING GUIDELINES



ADOPTED MAY 2015

PREPARED BY

HORROCKS
ENGINEERS

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INTRODUCTION

The concept of traffic calming originated in the 1960s with the publication of *Traffic in Towns* by Sir Colin Buchanan. This volume described the potential damages to society and neighborhood livability caused by the motor car and methods to mitigate these impacts. These policies helped shape the development of urban landscape in many countries over the next few decades.

Since the mid 1990s, the Institute of Transportation Engineers (ITE) has seen traffic calming as an institute priority and the industry at large has seen dozens of programs implemented to address the issue of traffic calming. In 1999, ITE, along with the Federal Highway Administration (FHWA), published: ***Traffic Calming: State of the Practice***. This became the authority of traffic calming methods and practices. A second, more recent publication: ***U.S. Traffic Calming Manual***, was released in 2009 by the American Society of Civil Engineers (ASCE) and the American Planning Association (APA) as a companion volume to ***Traffic Calming: State of the Practice***.

Today, traffic calming programs have been adopted by agencies throughout the United States, as it has become increasingly important to the public, agencies and other interested parties to develop effective neighborhood environments that adequately accommodate motor vehicles, pedestrians and bicyclists. The City of Orem is interested in applying appropriate traffic calming with the goals of improving neighborhood *safety* and *livability* while maintaining traffic circulation and overall user *mobility*.

ITE defines traffic calming as follows:

Traffic calming involves changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and / or cut-through volumes, in the interest of street safety, livability, and other public purposes.

Based on ITE's definition, traffic calming is a methodology to influence motorist behavior and prevent undesirable driving practices. Traffic calming is generally achieved with physical measures that reduce speeds, reduce traffic volumes, discourage cut-through traffic on local streets, minimize conflicts between street users, and enhance the environment.

This document presents recommended traffic calming guidelines for use within The City of Orem. The guidelines are applicable for use on existing streets, as well as in new developments. This document presents a comprehensive program for addressing the traffic calming needs of the City, including responding to citizen requests, prioritizing traffic calming needs, selecting the most appropriate type of traffic calming, installing traffic calming measures, and evaluating the effectiveness of traffic calming already in use.

An extensive literary search was conducted of the state-of-the-practice by other agencies and organizations to gather information on the best practices for designing neighborhood traffic calming programs. This information was utilized to develop guidelines for The City of Orem.

PRINCIPLES OF TRAFFIC CALMING

There are several principles of traffic calming that should be considered when implementing traffic calming measures. The following principles are intended to provide guidance and direction for users of this document:

1.0 PROBLEM IDENTIFICATION

Identifying the real traffic problem for a neighborhood roadway is not a simple process. Sometimes the perceived nature of a traffic problem is very different from the real problem. For example, residents often mention both “traffic volume” and “speeding” as problems on their streets, but in many cases the traffic problem is one or the other. It is important to identify the real traffic problem in order to select the appropriate mitigating measure.

1.1 PROBLEM CHARACTERIZATION

In order to ensure that the appropriate traffic calming measures are implemented, it is essential that the extent of problems be characterized and quantified. Roadway information such as width of roadway and intersection dimensions should be collected. Diagrams can also be made to show such items as traffic volumes, speeds, peak hours of travel, turning movement counts, historical crash information, transit routes, bicycle routes, and pedestrian volumes.

1.2 CONSIDER MAJOR ROAD NETWORK IMPROVEMENTS

Before implementing any traffic calming measures for unwanted through traffic on neighborhood roadways, the reason for these movements need to be determined. Sometimes congestion on adjacent arterials encourages motorists to use residential streets as a shortcut. There are a wide range of low-cost options available to improve operations on the major street network, including fine-tuning signal timings, adding turn pockets, and implementing prohibitions and parking restrictions.

1.3 MINIMIZE ACCESS RESTRICTIONS

Residents, businesses, and others who live and work in the community will be more supportive of traffic calming measures that do not restrict their access into and out of a neighborhood. Problems should be addressed with other less restrictive traffic calming measures when possible.

1.4 TARGET PASSENGER VEHICLES

The purpose in implementing traffic calming measures is to minimize impacts to other modes of transportation such as transit, pedestrian and bikes. Designs for traffic calming measures should take into account these modes of transportation.

1.5 TEMPORARY IMPLEMENTATION

When possible, inexpensive temporary measures should be installed to ensure traffic calming measures will achieve the intended results prior to constructing permanent measures. A temporary installation also provides an opportunity to alter the geometrics of a measure or make other changes prior to permanent installation. Temporary measures should resemble permanent measures as much as possible.

1.6 NEIGHBORHOOD INVOLVEMENT

Residents, businesses and others who live and work in the community should be involved in developing traffic calming. Their input is essential in identifying problems and in selecting traffic calming solutions. Involving the neighborhood builds support for traffic calming plans, and enhances the credibility and effectiveness of a plan.

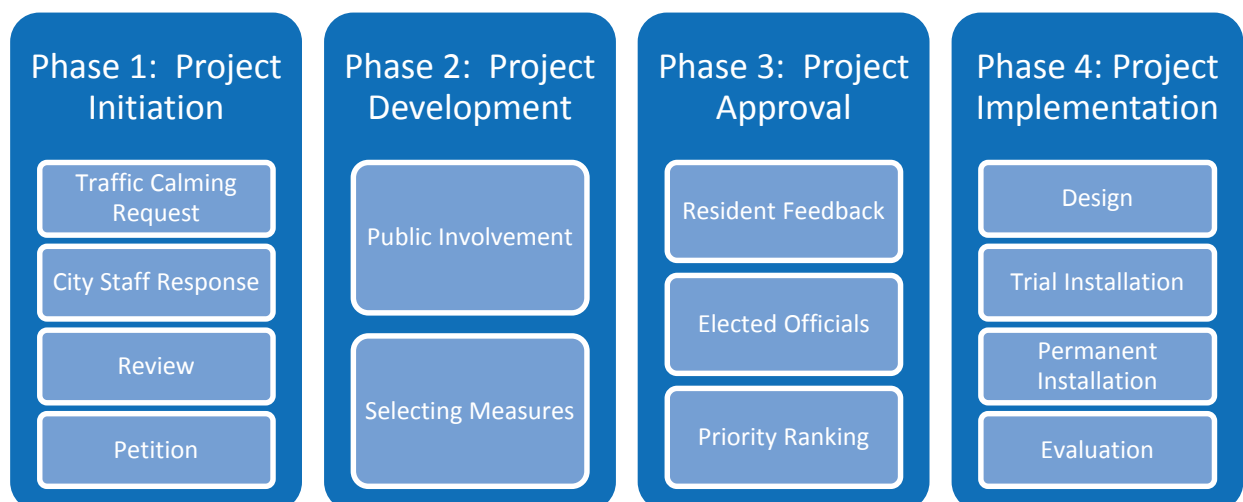
1.7 MONITOR CONDITIONS

Traffic patterns change and consequently it is important that traffic volumes, vehicle speeds, crashes, and other indicators of potential traffic problems are recorded and analyzed continually. Much of this information is already collected and can be stored in a Geographic Information System (GIS) or other easy to manage database. City personnel should monitor conditions on a continual basis.

2.0 TRAFFIC CALMING PROCESS

A successful traffic calming program consists of four phases: project initiation, project development, project approval, and project implementation. Each phase has several tasks associated with it. This section describes the steps in the process of implementing traffic calming in new developments and existing neighborhoods. **FIGURE 1** presents the typical traffic calming process and are described in the following sections.

Figure 1: Traffic Calming Process



2.1 PROJECT INITIATION

The first phase in the traffic calming process is project initiation. This phase begins when a resident, business owner, neighborhood group, or proactive Orem city employee identifies a potential problem area.

TRAFFIC CALMING REQUEST

Upon identifying a potential traffic problem, the concerned party then submits a formal request for traffic calming. This request can come from any concerned individual or group who sees a possible need for traffic calming.

For new developments, The City of Orem will review development plans to identify potential traffic problems such as speeding or cut-through traffic. Often traffic problems can be predicted and prevented by properly reviewing roadway and lot plans for new developments.

For existing neighborhoods, the concerned party should make their concern known to the The City of Orem Public Works Department. The concerned party should identify the location and exact nature of their primary concern such as vehicle safety, pedestrian safety, congestion, speeding, noise, or cut-through traffic. This information should be submitted in written form via the **REQUEST FOR TRAFFIC CALMING FORM** found in **APPENDIX I**, available from the City Public Works Department or accessible via download from the City's website. Requests may also be made via the City's website.

CITY STAFF RESPONSE

Upon receipt of a traffic calming request, The City of Orem staff will have 30 days to respond to the applicant. During this time staff will identify the problem area and whether a request has already been previously submitted for the request location. If this is the case, the applicant will be notified that a study is already underway and will be put in contact with the previous applicant upon their authorization.

REVIEW

If no study is currently in process, staff will identify the limits of the study and the eligibility of the roadway for traffic calming. The **STUDY AREA** should include all streets that may be affected by traffic calming treatments and should generally be bounded by features such as roadways, topography or land use changes. The process of determining eligibility will include a review of the roadway functional type as well as meetings with key stakeholders within the City. Key stakeholders may include but not be limited to the following:

Mayor
City Council
Emergency Response Personnel
City Administrator

Streets Superintendent
Public Works Director
Police and Fire Chief
Bike & Pedestrian Coordinator
City Engineer

PETITION

Upon notification of the study area and determination that the roadway is eligible for traffic calming, the applicant must distribute a **PETITION** to the residents/property owners in the study area for support of the traffic calming request. At least **50%** of the residents/property owners in the study area must sign the petition in order for The City of Orem to proceed with the traffic calming process.

2.2 PROJECT DEVELOPMENT

Once a request passes through phase 1 and is deemed suitable for traffic calming based on the criteria outlined, staff begins the process of selecting an appropriate traffic calming measure in corporation with the community. It is at this stage in the process where budget and resource restraints are identified.

PUBLIC INVOLVEMENT

Early in the project development phase The City of Orem will hold a widely advertised public meeting. At this meeting, staff will present the process used to develop, approve, and implement neighborhood traffic calming plans. The public is encouraged to identify and discuss the traffic problems in the study area. Staff should provide a brief tutorial on traffic calming and encourage the residents to volunteer for the **COMMUNITY TRAFFIC COMMITTEE (CTC)** and select a **NEIGHBORHOOD REPRESENTATIVE**. The CTC should consist of residents and business owners residing in the immediate vicinity of the study area as well as any surrounding affected areas. The neighborhood representative may or may not be the original applicant. City staff act as technical advisors to the CTC throughout the process. The CTC is essential to the process as they provide a contact for feedback to the City and can aid in data collection and public involvement. Data should be collected regarding traffic volume, roadway geometry, speeds, crashes, neighborhood comments, etc.

SELECTING MEASURES

Based on the character of the traffic problem and the data that has been collected, the City will develop possible traffic calming solutions. The solutions shall be evaluated to determine if they meet the required goals and objectives.

Once the measures have been selected they should be discussed with the CTC to solicit feedback and address any concerns or comments from the community. At this point a preferred alternative should be selected by City staff and the CTC.

2.3 PROJECT APPROVAL

Once a preferred alternative has been selected by City staff and the CTC it must be presented to the affected residents and approved by elected officials.

RESIDENT FEEDBACK

A public meeting will be held by the CTC where the preferred alternative is presented to the neighborhood residents and all other interested parties. A standard drawing design of the proposed traffic calming measure as well as maps showing the approximate location of the preferred alternative may be presented. The CTC with the help of the technical advisors should respond to questions and concerns from the general public at this time. Any concerns should be taken into consideration before proceeding to the next step.

ELECTED OFFICIALS

Once a final solution has been developed, the traffic calming measures will be presented to the key City stakeholders for their final input before it is presented to the City Council. **THE APPROVAL OF TRAFFIC CALMING MEASURES IS ULTIMATELY UP TO THE CITY ENGINEER AND CITY COUNCIL.** As part of the solution, a plan should also be included for implementation of the traffic calming measure. The plan should detail the design and construction costs.

PRIORITY RANKING

Due to budget planning, a priority ranking of the particular project may be performed. Founded on a point system, the solution will receive points based on various data including speed, volume, crash data, pedestrian use, and proximity to schools, hospitals, and care facilities. Projects requiring funding will be prioritized in the next fiscal year budget and only those projects with sufficiently high rankings will be implemented.

Costs can also be shared with the neighborhood. For instance, if a community requests a speed hump, which is then approved by City staff, yet it is of low priority, the community can share the burden of the cost in order for the construction to go forward. Costs not only include construction but also maintenance of landscaping. Costs shall be discussed as part of a public meeting.

2.4 PROJECT IMPLEMENTATION

Project implementation is the final phase in the traffic calming process. After the city council has approved and funding has been allocated either by the City Council or cost sharing with the neighborhood, the plan to implement the traffic calming measure can be put in place.

DESIGN

Using the guidelines discussed in this documents companion volume **THE CITY OF OREM – TRAFFIC CALMING TOOLBOX**, the selected traffic calming measure will be designed. The final design will be in accordance to the guidelines (e.g. geometric, landscaping, safety, etc.) presented in said document.

TRIAL INSTALLATION

At the discretion of The City of Orem, a temporary traffic calming measure that closely resembles the proposed solution may be installed to evaluate the potential effectiveness of the permanent measure. Trial installations should be evaluated after a minimum of 6 months of operation. Trial installations will be installed where possible. There may be situations where no trial installation is needed.

PERMANENT INSTALLATION

Once the decision has been made by The City of Orem to proceed with permanent installation of the traffic calming measure, construction will be scheduled and will commence according to the schedule and funding restrictions decided by the City Council. Care must be taken that permanent installations will be effective and are supported by the community.

EVALUATION

If after evaluation of the temporary measure, the desired results are not achieved, the permanent traffic calming measure may not be installed and the process should return to the project development phase. Each project will be eligible for a return to the project development phase one time only.

3.0 TRAFFIC CALMING MEASURES

This section introduces the six main categories of traffic calming measures and presents their studied effectiveness at mitigating traffic problems. For a more detailed description of each of the measures listed, please see the companion document **THE CITY OF OREM – TRAFFIC CALMING TOOLBOX**.

3.1 NON-PHYSICAL MEASURES

Non-Physical Measures are measures such as signage or speed enforcement that do not require any construction or physical modifications to the roadway. These items can be attempted first since they can be economical and easy to remove if they do not solve the problem.

3.1.1 Effectiveness of Non-Physical Measures

Some measures such as speed enforcement signs or trailers have temporary effectiveness. Other measures have inconclusive effectiveness and may not significantly reduce speeds.

3.1.2 Specific Non-Physical Measures

The following list are non-physical measures that can be implemented. Refer to [Appendix D: Traffic Calming Toolbox](#) for examples and photos of these measures.

- Speed Enforcement
- Radar Speed Signs
- Lane Striping
- Signage
- Speed Legends
- Raised Pavement Markings
- Angled Parking

3.2 VOLUME CONTROL MEASURES

Volume Control Measures reduce the quantity of vehicles that use the roadway. They use barriers to restrict one or more movements at an intersection. Their primary purpose is to divert traffic away from the trouble area thus reducing cut-through traffic.

3.2.1 Effectiveness of Volume Control Measures

Volume control measures are effective in reducing traffic volume by 30-40%. They have also been found to reduce travel speeds by up to 19%.

3.2.2 Specific Volume Control Measures

- Full Closure
- Half Closure
- Median Barrier
- Forced Turn Island

3.3 VERTICAL SPEED CONTROL MEASURES

Vertical Speed Control Measures are usually raised segments of the roadway that vary in height and width. These are designed to force a vehicle to slow down in order to comfortably navigate them.

3.3.1 Effectiveness of Vertical Speed Control Measures

Vertical speed control measures can reduce traffic volumes up to 22% and speeds up to 25%.

3.3.2 Specific Vertical Speed Control Measures

The following list are vertical speed control measures that can be implemented. Refer to [Appendix D: Traffic Calming Toolbox](#) for examples and photos of these measures.

- Raised Crosswalk
- Raised Intersection

3.4 HORIZONTAL SPEED CONTROL MEASURES

Horizontal Speed Control Measures are segments of roadway where the straight line of travel has been altered to cause a vehicle to change direction and slow down.

3.4.1 Effectiveness of Horizontal Speed Control Measures

Horizontal speed control measures may reduce traffic volumes as much as 20% and vehicle speeds up to 14%.

3.4.2 Specific Horizontal Speed Control Measures

The following list are horizontal speed control measures that can be implemented. Refer to [Appendix D: Traffic Calming Toolbox](#) for examples and photos of these measures.

- Traffic Circle
- Roundabout
- Chicane
- Lateral Shift

3.5 NARROWING MEASURES

Narrowing Measures are usually short segments of the roadway that have been narrowed to restrict the pavement surface.

3.5.1 Effectiveness of Narrowing Measures

Narrowings have been found to result in an approximate 4% decrease in travel speed and a 10% decrease in traffic volume.

3.5.2 Specific Narrowing Measures

The following list are narrowing measures that can be implemented. Refer to [Appendix D: Traffic Calming Toolbox](#) for examples and photos of these measures.

- Neckdown
- Choker
- Center Island

3.6 COMBINED MEASURES

Sometimes one traffic calming measure may not sufficiently address specific traffic problems like excess speeding. Combined Measures are a combination of two or more of the previously mentioned measures that are installed concurrently to accomplish the design goals.

APPENDIX I: PROCESS DOCUMENTATION

TRAFFIC CALMING PROGRAM INSTRUCTIONS

1 INTRODUCTION

Welcome to the Orem traffic calming program! These instructions outline the steps in the traffic calming request process. Please read and understand these instructions before filling out the Request for Traffic Calming form or Petition.

2 IMPLEMENTATION PROCESS/TIME FRAME

The implementation process and time frame depend on the number of traffic calming requests running concurrently and the complexity of the traffic analyses. The time frames shown here represent the estimated maximum time taken from neighborhood request to installation. The City of Orem will accept traffic calming requests at any time throughout the year. Requests will be processed in the order they are received. However, in order for traffic calming measures to be properly budgeted the timeframe from petition to project implementation may vary.

Request submitted in person or online.

City to accept and review request:	1 month
Petitioner completes petition:	2 months

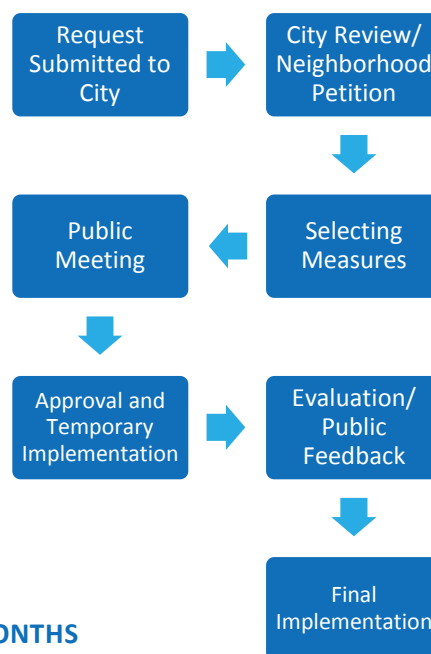
City reviews petition and confirm signatures:	2 months
City accepts petition and performs traffic study:	4 months

City presents calming options to neighborhood and presents recommendations to City Council: 4 months

Temporary measures installed:	*3-5 months
Permanent installation if temporary measures are deemed effective:	*2-6 months

POSSIBLE TOTAL TIME FRAME:

18-24 MONTHS



**Some traffic calming measures may be beyond the budget of the traffic calming program and require the project to be added to the Capital Improvement Program (CIP). This could extend the project timeline by 12 months in order to be considered in the next fiscal year's CIP funding.*

3 TRAFFIC CALMING REQUEST

3.1 ESTABLISHING A NEIGHBORHOOD REPRESENTATIVE

Communication with the City will be through a "Neighborhood Representative" and neighborhood meetings.

The neighborhood representative **MUST BE A HOME OWNER, 18 YEARS OF AGE OR OLDER, LIVING ON THE STREET WHERE TRAFFIC CALMING IS BEING REQUESTED.** Endorsement from other neighborhood residents is NOT required for someone to initiate a traffic calming request and become the neighborhood representative. The neighborhood representative fills out the **REQUEST FOR TRAFFIC CALMING** form and will work with his/her neighbors to sign the **THE CITY OF OREM TRAFFIC CALMING PETITION.**

3.2 REQUEST FOR TRAFFIC CALMING

The **REQUEST FOR TRAFFIC CALMING** form (request form) establishes communication between the City and the neighborhood representative. The request form is to be completed by the neighborhood representative and needs to be filled out completely in order for the City to review it. Please attach any other supporting pictures and/or drawings as needed to explain your traffic calming request. Written forms should be returned to the Orem Public Works Department at:

Orem Public Works
1450 West 550 North
Orem, Utah 84057

3.3 MINIMUM QUALIFYING CRITERIA

Once the request form is completed and submitted to the City, the City will confirm that the request meets the following minimum criteria:

- a. The study street is classified as a neighborhood street by The City of Orem.
- b. The roadway must front residential, park, and/or schools over 66% of its length.
- c. The posted speed limit does not exceed 25 mph.
- d. The street is **NOT** a major emergency response route as determined by emergency response agencies and the City.
- e. The longitudinal grade of the roadway or intersection approaches does not exceed 5%.

For assistance, please contact the The City of Orem Public Works Department at (801-229-7070).

Once the City determines that the above minimum criteria are met, the neighborhood representative will be informed to proceed with the petition process.

3.4 NEIGHBORHOOD PETITION

The purpose of the **TRAFFIC CALMING PETITION** is to establish minimum neighborhood support to proceed with the Orem traffic calming program. One petitioner per household may sign the petition and petitioners must reside on the street where traffic calming is requested. A minimum of ten (10) signatures are required for the City to perform a traffic study and start reviewing traffic issues on the study street. A completed petition doesn't necessarily ensure that calming measures will be installed on the study street, but it does allow the City to continue with a traffic study and scoring process. The City Public Works

Department accepts traffic petitions at any time during the year and petitions are processed on a first-come first-served basis.

The neighborhood representative should be the first to sign the petition and is the liaison between the City and the neighborhood and is responsible for obtaining the required minimum number of signatures (ten) for the traffic calming request to be accepted by the City.

3.5 REVIEW AND RANKING

3.5.1 Traffic Study

The City of Orem will verify petition signatures and perform a traffic analysis to evaluate neighborhood concerns. Depending on the traffic issues in the neighborhood various traffic study components may include: traffic volumes, travel speeds, signing and striping, circulation, vehicle queuing, intersection operations, driver sight distance, accidents, proximity to sensitive facilities, pedestrian safety, etc.

3.5.2 Scoring

The purpose of the scoring process is to determine which neighborhood traffic calming project has the most need. If there are multiple traffic calming requests being processed by the City concurrently a scoring and ranking system will be used to prioritize projects. Scoring will be performed by City staff after the traffic analysis is complete.

3.5.3 Ranking

Once the traffic study is complete and the request has been scored, projects are ranked. The highest ranked projects will be accommodated first depending on the availability of funding resources.

3.6 SELECTING MEASURES

Based on the character of the traffic problem and the collected data, the City will develop possible calming measures. Public neighborhood meetings will be held to discuss the appropriate measure. The neighborhood representative, original petitioners, other impacted residents, home owner association representatives, police, fire, etc., shall be in attendance. Certain measures may affect more residents than the original petitioners. If this is the case, the City will notify the affected residents and an additional public meeting may be required.

The affected neighborhood residents (as determined by the City) will then vote on whether the chosen measure and location is acceptable. **SEVENTY-FIVE PERCENT (75%)** or more of the residents need to approve the recommended measure in order to proceed with submittal to the City Council. In instances where a temporary measure is to be installed, **FIFTY PERCENT (50%)** of affected residents must approve a temporary measure and **SEVENTY-FIVE PERCENT (75%)** are needed to approve permanent installation.

3.7 APPROVAL AND IMPLEMENTATION

The selected traffic calming measure will then be presented to the City Council for approval. Large traffic calming projects may be required to be included in the next years Capital Improvement Plan (CIP).

3.8 CONSTRUCTION

Some measures may require temporary installation in order to evaluate the effectiveness and impact to an area prior to final design. Other measures may be able to be installed permanently without a trial period. This decision is left to the discretion of the City Engineer and City Council.

3.9 EVALUATION

After the traffic calming measure has been constructed, The City of Orem may evaluate the effectiveness of the installed traffic calming device. This is to ensure the effectiveness of the measure. If ineffective, the City may decide to remove the traffic calming measure or in the case of temporary installation the City may decide not to install a permanent measure.

PETITION

Please read *“Traffic Calming Program Instructions”* before starting the traffic calming request process!

Come Now, the residents on _____ (street) located between _____ (cross street) and _____ (cross street), hereinafter referred to as the “Petitioners”, hereby petition The City of Orem to consider the installation of traffic calming measures to mitigate traffic issues on our above referenced street and detailed on the submitted “Request Form”.

Petitioners must be at least 18 years of age and reside in separate households. By signing this petition you agree to allow traffic calming measures to be installed on your street that may permanently restrict access or parking along your street. There must be a minimum of ten petitioners to process this request.

	Signature	Printed Name	House #	Phone #
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____

Return to: The City of Orem Public Works, 1450 West 550 North, Orem, UT 84057

SCORING

85th Percentile Speed (20 points maximum)

_____pts

The 85th percentile speed represents the speed, at or below which, 85 percent of the free flowing vehicles are traveling. Points will be assigned based on the difference between the posted speed limit and the 85th percentile speed as follows:

0 points, less than or equal to 5 mph difference	or	(30 mph)
5 points, greater than 5 mph and less than or equal to 7 mph	or	(32 mph)
10 points, greater than 7 mph and less than or equal to 9 mph	or	(34 mph)
15 points, greater than 9 mph and less than or equal to 11 mph	or	(36 mph)
20 points, greater than 11 mph	or	(37 mph+)

Traffic Volume (25 points maximum)

_____pts

Average Daily Traffic (20 points maximum)

_____pts

Points for Average Daily Traffic (ADT) will be assigned as follows:

- 0 points, less than 800 ADT
- 5 points, 801 ADT to 1,500 ADT
- 10 points, 1,501 ADT to 2,500 ADT
- 15 points, 2,501 ADT to 3,500 ADT
- 20 points, more than 3,500 ADT

Peak Hour Volume (5 points maximum)

_____pts

The percent of the daily traffic occurring during the peak hour will be assigned points as follows:

- 0 points, peak hour traffic is less than 10% of Average Daily Traffic
- 5 points, peak hour traffic is equal to or greater than 10% of Average Daily Traffic

3-Year Crash Data (20 points maximum)

_____pts

- 0 points, less than 7 crashes over the last 3 years
- 10 points, 7 to 12 crashes over the last 3 years
- 20 points, more than 12 crashes over the last 3 years

Pedestrian Facilities (5 points maximum)

_____pts

- 0 points, sidewalks are present and continuous on BOTH sides of the street throughout the project limits
- 2 points, sidewalks are discontinuous or do not exist on ONE side of the street throughout the project limits
- 5 points, sidewalks are discontinuous or do not exist on BOTH sides of the street throughout the project limits

Sensitive Facilities (30 points maximum)

_____pts

Sensitive facilities include schools, senior centers, libraries, community centers, and sites with significant pedestrian activity.

- 0 points, no sensitive facilities or pedestrian crossings
- 10 points, roadway is within **High School** Safe Route to School boundary or other sensitive facility
- 20 points, roadway is within **Middle School** Safe Route to School boundary
- 30 points, roadway is within **Elementary School** Safe Route to School boundary

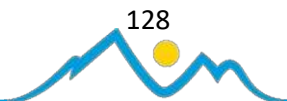
Total Points Maximum (100)

Total Score _____pts

APPENDIX D: TRAFFIC CALMING TOOLBOX

Appendix D: Traffic Calming Toolbox

DRAFT



THE CITY OF OREM

TRAFFIC CALMING TOOLBOX



ADOPTED 2015

PREPARED BY

HORROCKS
ENGINEERS

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INTRODUCTION

The process of selecting suitable traffic calming measures involves, first, identifying the nature and location of the traffic problem i.e. speeding, congestion, and then selecting the appropriate traffic calming measure capable of solving the identified problems. The traffic calming measures should be selected from a “toolbox” of possible alternatives that describes the possible measures with their application and effectiveness at solving specific traffic problems.

This document, designed as a companion to **THE CITY OF OREM – GUIDELINES FOR TRAFFIC CALMING** describes the traffic calming measures that may be considered by The City of Orem as alternatives to solving traffic problems. In this document the following five groups of traffic calming measures will be described in detail:

- Non-Physical Measures
- Volume Control Measures
- Vertical Speed Control Measures
- Horizontal Speed Control Measures
- Narrowing Measures

Specific measures within each group will be identified and their application, cost and effectiveness described. In addition, a summary of the appropriateness of each type of traffic calming measure in dealing with different traffic problems will be presented. Finally an overview of the design principles that should be applied in designing each type of traffic control measure will be explained. In some cases it may be appropriate to combine two or more specific types of traffic calming method to either enhance the effectiveness of one or the other or to potentially address two separate problems. A scenario such as this one should be identified and analyzed on a case by case basis.

1.0 NON-PHYSICAL MEASURES

Non-Physical Measures are measures such as signage or speed enforcement that do not require any construction or physical modifications to the roadway. These items can be attempted first since they can be economical and easy to remove if they do not solve the problem. Non-physical measures have been shown to have negligible success when used as traffic calming measures.

1.1 SPEED ENFORCEMENT

For areas where speed has been determined as being excessive (generally an 85th percentile speed 7 mph above the posted speed limit), speed enforcement can be a temporary traffic calming measure.

TARGETED SPEED ENFORCEMENT can be attempted on areas where speeding is observed by neighborhood residents and/or agency representatives. Limited personnel can be cost-effectively deployed on major roadways. For low volume streets, periodic daytime speed enforcement is the best option. Because of the expense to maintain increased levels of police enforcement, targeted speed enforcement should only be used temporarily and/or in conjunction with other new traffic calming measures to help drivers become aware of new restrictions.

Another available enforcement option is a **RADAR TRAILER DEVICE**, which measures and displays a vehicle's speed as it approaches. The posted speed limit is shown in clear view next to the digital readout showing the actual speed of the oncoming vehicle. This reminds drivers to slow to the appropriate speed and often it comes as a surprise to the driver to see how fast they are travelling. These devices can be easily transported and deployed at different locations.

Effectiveness: Negligible



Figure 1: Radar Trailer Device

Advantages

- Inexpensive if used temporarily
- Does not require time for design
- Does not slow trucks and emergency vehicles

Disadvantages

- Expensive to maintain for a long period
- Trailer subject to vandalism

1.2 RADAR SPEED SIGN



Figure 2: Radar Speed Sign

Advantages

- Can mount to existing poles
- Does not require much time for design
- Does not slow trucks and emergency vehicles

Disadvantages

- Has not been shown to significantly reduce speeds
- High cost of long-term maintenance

The **RADAR SPEED SIGN** is very similar in nature to the radar trailer device. The notable difference between this device and the radar speed trailer is that the radar speed sign is not portable. The device can also have the ability to store data over time to provide speed data to the City. This device measures and records a vehicle's speed and displays it next to the posted speed limit sign, reminding vehicles to slow to the appropriate speed.

Effectiveness: Negligible

1.3 LANE STRIPING

LANE STRIPING can be used to create formal bicycle lanes, parking lanes and/or edge lines. The striping “narrows” the travel lane for vehicles and may encourage drivers to lower their speeds.

Effectiveness: Negligible



Figure 3: Bike Lane Narrowing

ADVANTAGES	DISADVANTAGES
Inexpensive	Increases regular maintenance
Can be used to create bicycle lanes or delineate on-street parking	Has not been shown to significantly reduce travel speeds
Does not require much time for design	
Does not slow trucks and emergency vehicles	

1.4 SIGNAGE



SIGNAGE such as speed limit and various restriction type signs can be used as a traffic calming measure. Speed limit signs should only be placed after an engineering study is performed. Restriction type signs include: NO TRUCKS, CROSS TRAFFIC DOES NOT STOP, NO RIGHT TURN, NO LEFT TURN, NO THRU TRAFFIC.

Effectiveness: *Negligible*

Figure 4: Typical Signage

ADVANTAGES

Inexpensive

Turn restrictions can reduce cut-through traffic

Does not slow trucks and emergency vehicles

DISADVANTAGES

Ineffective if not accompanied by enforcement

Speed must be set at a reasonable value for drivers to follow

Has not been shown to significantly reduce travel volume or speeds

1.5 SPEED LEGEND

SPEED LEGENDS are numbers painted on the roadway indicating the current speed limit. These are usually painted near the speed limit signposts. Speed legends may be useful for reinforcing speed reduction between different roadway segments (e.g., from one functional class to another or at major residential entry points).

Effectiveness: Negligible



Figure 5: Speed Legend

ADVANTAGES

- Inexpensive
- May help reinforce a change in speed limit
- Does not require much time for design
- Does not slow trucks and emergency vehicles

DISADVANTAGES

- Has not been shown to significantly reduce travel speeds

1.6 ANGLED PARKING



Figure 6: Angled Parking

ANGLED PARKING can be used to reduce the width of a travel lane, which will likely reduce vehicle speeds. Angled parking may also increase the number of parking spaces available on a roadway. Angled parking changes the parking position from parallel to a 30°-60° angle.

Another option available is called Reverse Angled Parking. Like parallel parking, the driver enters the stall by stopping and backing up. In contrast to standard angled parking, the visibility with exiting reverse angle stalls is much improved. When exiting, the driver does not blindly back the rear half of the vehicle into the travel, rather they are able to pull forwards out of the parking stall.

Effectiveness: Negligible

ADVANTAGES

- Reduces speeds by narrowing travel lanes
- Increases the number of parking spaces
- Makes parking maneuvers easier than parallel parking
- Favored by businesses and multi-family residences

DISADVANTAGES

- Does not allow for bike lanes
- Ineffective on roadways with frequent driveways
- Potential safety concerns when backing out

2.0 VOLUME CONTROL MEASURES

VOLUME CONTROL MEASURES reduce the quantity of vehicles that use the roadway. They use barriers to restrict one or more movements at an intersection. Their primary purpose is to divert traffic away from the trouble area thus reducing cut-through traffic. Typical volume control measures are full street closures, half street closures, diagonal diverters, median barriers, and forced turn islands. Volume Control Measures are typically applied only after other measures have failed or been determined inappropriate. Pedestrian and bicycle traffic can usually be accommodated. Volume Control Measures are often used in sets to make travel through neighborhoods more circuitous, and are typically staggered internally in a neighborhood, which leaves through movement possible but less attractive than alternative (external) routes. Volume Control Measures have also been used as a crime prevention tool.

2.1 FULL CLOSURE

FULL STREET CLOSURES are barriers are placed across a street to completely close the street to through-

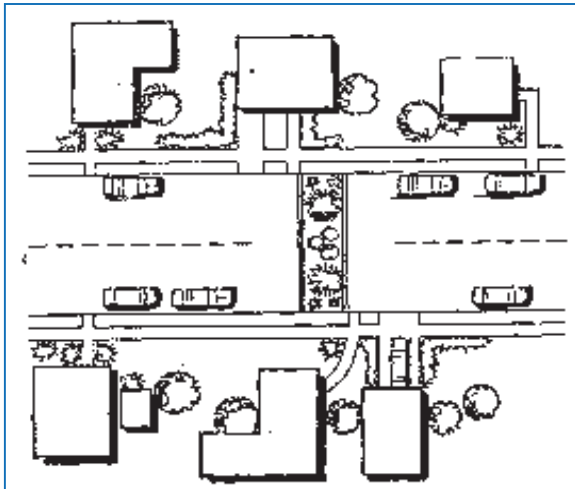


Figure 7: Full-Street Closure Diagram



Figure 8: Full-Street Closure

traffic, usually leaving only sidewalks open. Pedestrian and bicycle traffic are usually unrestricted. Typical barriers include: landscaped islands, walls, gates, side-by-side bollards, posts, etc. The barrier should be designed to eliminate vehicles (e.g. passenger cars) from entering.

Effectiveness: Average 44% decrease in traffic volume

ADVANTAGES

- Able to maintain pedestrian and bicycle access
- Does not adversely affect access by children
- Very effective in reducing traffic volumes

DISADVANTAGES

- Cause indirect routes for local residents and emergency vehicles
- May limit access to businesses
- May be expensive

2.2 HALF CLOSURE

HALF CLOSURES are barriers that block travel in one direction for a short distance on otherwise two-way

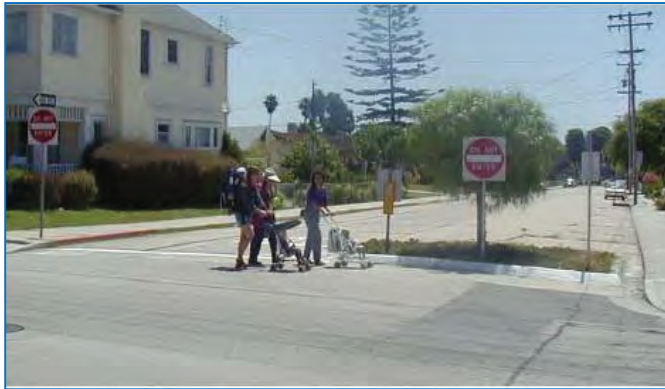


Figure 9: Half Closure

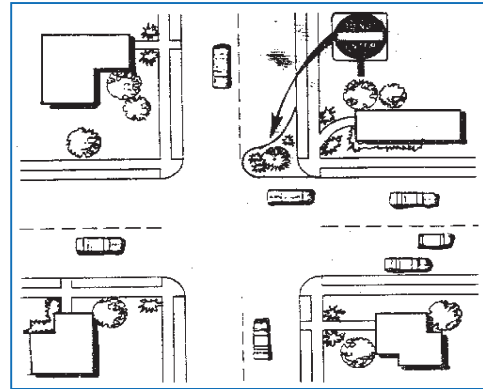


Figure 10: Half Closure Diagram

streets; they are sometimes called partial closures, entrance barriers, or one-way closure. Typical barriers include: landscaped islands, walls, gates, side-by-side bollards, posts, etc.

Effectiveness: Average 42% decrease in traffic volume

ADVANTAGES	DISADVANTAGES
Able to maintain pedestrian and bicycle access	Cause indirect routes for local residents
Does not affect emergency vehicles	May limit access to businesses
Effective in reducing traffic volumes	May be expensive
	Drivers can circumnavigate barrier

2.3 MEDIAN BARRIER

MEDIAN BARRIERS are raised islands in the centerline of a street and continuing through an intersection that block the left turn movement from all intersection approaches and the through movement at the cross street.

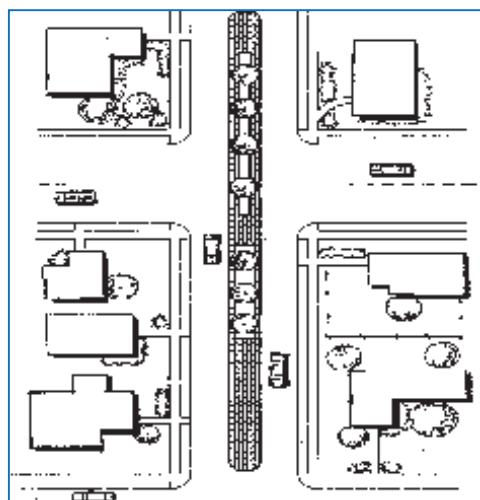


Figure 12: Median Barrier Diagram



Figure 11: Median Barrier

Effectiveness: Average 31% decrease in traffic volume

ADVANTAGES

- Can improve safety at intersection by prohibiting dangerous turning movements
- Can reduce traffic volumes on a cut-through route that crosses the major street

DISADVANTAGES

- May require right-of-way acquisition
- Limits turns to and from side street for local residents
- May limit access for emergency vehicles

2.4 FORCED TURN ISLAND

FORCED TURN ISLANDS are barrier islands that block certain movements on approaches to an intersection. Designs can vary significantly depending on the installation location. Forced turn islands are best when used on residential streets at intersections with larger streets. The larger street can accommodate the diverted and will cut down on the number of vehicles that might attempt to circumnavigate the measure. Occasionally additional center line barriers or channelization required to keep drivers from circumnavigating islands.



Figure 13: Forced Turn Island

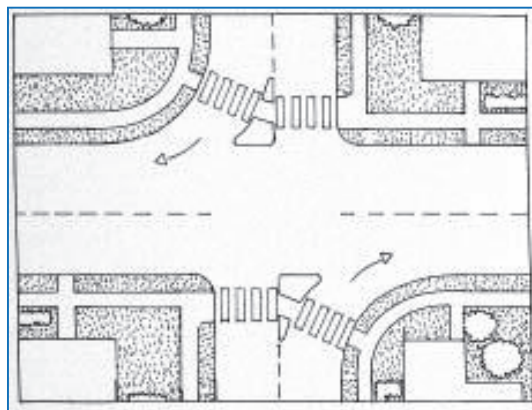


Figure 14: Forced Turn Island Diagram

Effectiveness: No Data

ADVANTAGES

Can improve safety at intersection by prohibiting dangerous turning movements

DISADVANTAGES

May simply divert traffic problem to a different street
May limit access for local residents

3.0 HORIZONTAL SPEED CONTROL MEASURES

HORIZONTAL SPEED CONTROL MEASURES are segments of roadway where the straight line of travel has been altered to cause a vehicle to change direction and slow down. Typical horizontal speed control measures include chicanes, traffic circles, roundabouts, and lateral shifts.

3.1 TRAFFIC CIRCLE

A **TRAFFIC CIRCLE** is a raised island placed in an intersection which traffic circulates. Generally, traffic circles are circular in shape and have some type of landscaping in its center. Also, traffic circles have outer rings (truck aprons or lips) that are mountable so large vehicles can circumnavigate the small radius traffic circle.

Effectiveness: 11% reduction in 85th percentile travel speed. 29%-73% reduction in accidents.

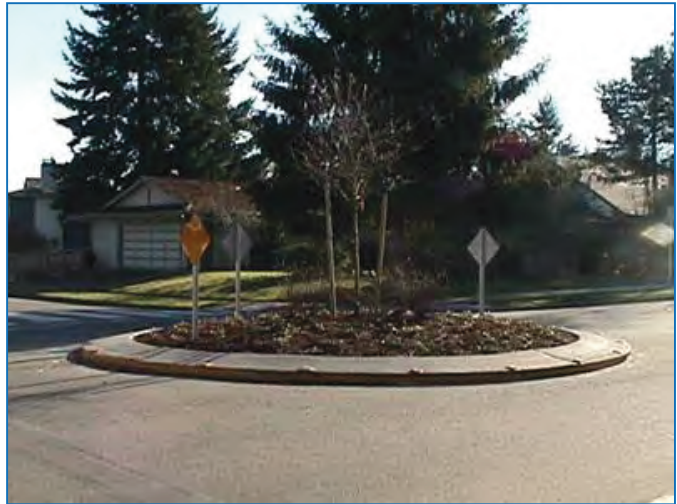


Figure 15: Traffic Circle

ADVANTAGES

- Provides increased access to street from side street
- Breaks up sight-lines on straight street
- Effective at lowering travel speeds

DISADVANTAGES

- Landscaping must be maintained
- Difficult for large vehicles (e.g. fire truck) to circumnavigate
- Potential loss of on-street parking
- May require modifications to curb, gutter and sidewalks

3.2 ROUNDABOUT



Figure 16: Roundabout

A **ROUNDABOUT** is similar to a traffic circle. It also has a raised island placed at an intersection with circulating traffic. However, there are differences. Roundabouts generally are much larger than traffic circles and thus need more land for construction. Roundabouts are used at intersections with higher traffic volumes and are designed for higher speeds. Roundabouts generally have raised splitter islands that direct traffic to the right, this helps form gaps in traffic. Roundabouts may also have flared entry lanes, which increase the capacity of the intersection.

Roundabouts may also have bypass lanes to allow driver to travel through the area without entering the intersection at all.

Effectiveness: 29% reduction in accidents.

ADVANTAGES	DISADVANTAGES
Enhanced safety compared to traffic signal	Landscaping must be maintained
Minimizes queuing at approaches	May require major reconstruction and extensive right-of-way
May be effective at slowing travel speed	Potential loss of on-street parking
	Increase pedestrian distance and travel time on crosswalks

3.3 CHICANE

CHICANES are curb extensions or edge islands that alternate from one side of roadway to the other. These curb extensions or edge islands give the roadway more ‘winding’ attribute. Curb extensions or edge islands can be semi-circular, triangular or squared off. Trapezoidal islands have been found to be more effective at reducing speeds than semi-circular shapes. Curb extensions or edge islands should have a vertical element to draw attention to them. Trees and other landscape materials are an option. For low speed roadways or roadways that lack right-of-way, mountable curbs are also an option to allow larger vehicles to maneuver through the chicanes.



Figure 17: Chicane

Chicanes can also be formed by alternative on-street parking from one side of the roadway to the other. Parking bays can be created using striping or by installing landscaped islands at each end.

Effectiveness: No Data

ADVANTAGES	DISADVANTAGES
Discourages high speeds by forcing horizontal deflection	Landscaping must be maintained
Negotiable by large vehicles (e.g. fire truck)	Require major reconstruction and extensive right-of-way
	Potential loss of on-street parking

3.4 LATERAL SHIFT

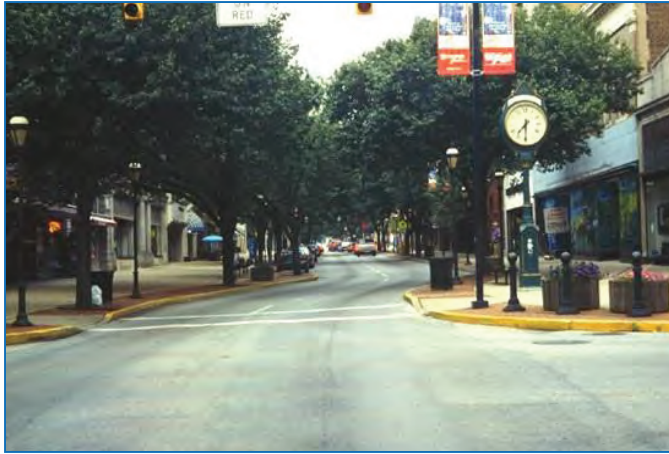


Figure 18: Lateral Shift

Effectiveness: No Data

A **LATERAL SHIFT** is like a chicane, however the roadway alignment only shifts once. It is only one curb extension or edge island rather than a series of alternating curb extensions or edge islands. Because the road alignment shifts only once, the crossing speed is approximately 5 mph higher than a series of chicanes. A higher speed means that lateral shifts can be placed on higher functional classification roadways (collectors and arterials) .

Typical lateral shifts incorporate a landscaped center island to separate opposing traffic. This prohibits drivers from veering into the opposite lane.

ADVANTAGES

Can accommodate higher traffic volumes
Negotiable by large vehicles (e.g. fire truck)

DISADVANTAGES

Potential loss of on-street parking
May require additional design effort

4.0 NARROWING MEASURES

NARROWING MEASURES are short roadway segments that are narrower than the typical roadway section. Typical narrowing measures are neckdowns, chokers, and island narrowing.

4.1 NECKDOWN

NECKDOWNS are curb extensions at an intersection. These neckdowns reduce the roadway width from curb to curb and provide shorter pedestrian crossing distances and times. The short curb return radius also reduces the speeds of turning vehicles.

Effectiveness: 7% reduction in 85th percentile speed.

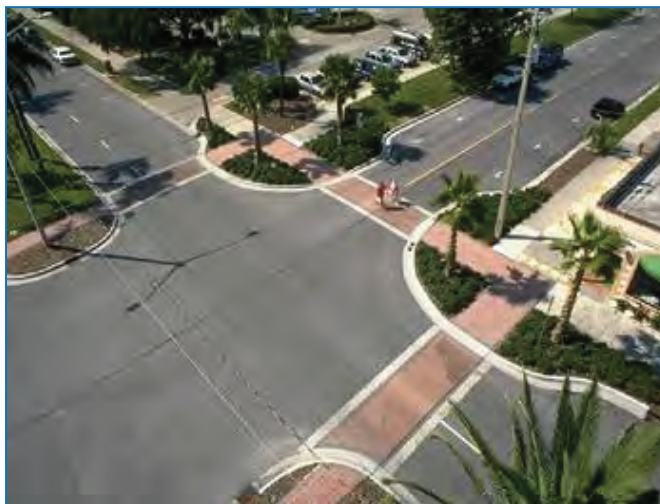


Figure 19: Neckdown

ADVANTAGES

- Improves pedestrian comfort and safety
- Through and left turn movements are negotiable by large vehicles (e.g. fire trucks)
- Can create protected on-street parking
- May reduce speeds and traffic volumes

DISADVANTAGES

- Effectiveness may be limited because there is no vertical or horizontal deflection
- Right turn not easily negotiable by large vehicles (e.g. fire trucks)
- Potential loss of on-street parking
- May bring bicycle lanes in closer proximity with travel lanes
- May change or restrict drainage

4.2 CHOKER



CHOKERS are curb extensions at mid-block that narrow the roadway by widening the sidewalk, planting strip, or centerline. A typical two-lane choker is 20 feet from curb to curb. One-lane chokers narrow the roadway to just one travel lane. This is similar to a one-lane bridge condition. The constricted length in the direction of travel varies but should be kept short enough not to block the driveways or accesses.

Effectiveness: 7% reduction in 85th percentile speed.

Figure 20: Choker

ADVANTAGES	DISADVANTAGES
Negotiable by large vehicles (e.g. fire trucks) May reduce travel speeds and volumes Can have positive aesthetic value	Effectiveness may be limited because there is no vertical or horizontal deflection May bring bicycle lanes in closer proximity with travel lanes Potential loss of on-street parking One-lane choker can only be used on extremely low volume roadways without causing safety concerns or traffic congestion May limit driveway access

4.3 CENTER ISLAND

CENTER ISLANDS are raised barriers in the center of the roadway that narrow the travel lanes. The center island should be large enough to draw attention (e.g. 6 feet wide by 20 feet long). The center island can also be offset to the left from the perspective of approaching traffic. They are often landscaped and can be used as refuge for pedestrians crossing the roadway. Center islands create intermittent left turn areas rather than a continuous median. Center islands placed at intersections or entrances to neighborhoods are often called gateways.



Effectiveness: 7% reduction in 85th percentile speed.

Figure 21: Center Island

ADVANTAGES	DISADVANTAGES
Increases pedestrian safety	Effectiveness may be limited because there is no vertical or horizontal deflection
May reduce travel speeds and volumes	Potential loss of on-street parking
Can have positive aesthetic value	If center island is too long, channelized traffic may increase travel speed
	Plants and irrigation must be kept to a minimum due to pavement deterioration from water runoff

5.0 APPROPRIATENESS OF TRAFFIC CALMING MEASURES

After identifying and characterizing the traffic problem, one can select the appropriate traffic calming measure to be implemented. The major types of traffic problems are:

- Speed – vehicle speeds are too high.
- Traffic Volume – vehicle usage levels are too high and are affecting level of service.
- Safety – vehicles have excessive level of risk (e.g. accident history). Pedestrians and bicyclists are at unnecessary risk due to vehicles.
- Pollution – vehicles cause excessive levels of noise, vibration, and air pollution.

Besides the traffic problem types, there are other issues such as location and traffic constraints that can be investigated. The following [TABLE 1](#) and [TABLE 2](#) present each traffic calming measure and its appropriateness versus problem type, location type and traffic constraints. The appropriateness is an assessment derived from the literature search of the state of the industry and results from other agencies.

Table 1: Traffic Calming Measures versus Traffic Problem Type

Traffic Calming Measure	Traffic Problem Type			
	Speed	Traffic Volume	Safety	Pollution
1.0 Non-Physical				
1.1 Speed Enforcement	●	●	●	●
1.2 Lane Striping	●	●	●	●
1.3 Signage	●	●	●	●
1.4 Speed Legend	●	●	●	●
1.5 Raised Pavement Marker	●	●	●	●
1.6 Angled Parking	●	●	●	●
2.0 Volume Control				
2.1 Full Closure	●	●	●	●
2.2 Half Closure	●	●	●	●
2.3 Diagonal Diverter	●	●	●	●
2.4 Median Barrier	●	●	●	●
2.5 Forced Turn Island	●	●	●	●
3.0 Vertical Speed Control				
3.1 Speed Hump	●	●	●	●
3.2 Speed Table	●	●	●	●
3.3 Raised Crosswalk	●	●	●	●
3.4 Raised Intersection	●	●	●	●
4.0 Horizontal Speed Control				
4.1 Traffic Circle	●	●	●	●
4.2 Roundabout	●	●	●	●
4.3 Chicane	●	●	●	●
4.4 Lateral Shift	●	●	●	●
5.0 Narrowing				
5.1 Neckdown	●	●	●	●
5.2 Choker	●	●	●	●
5.3 Center Island	●	●	●	●

Legend:

● Strongly Appropriate; ● Moderately Appropriate; ● Moderately Inappropriate; ● Inappropriate

Table 2: Traffic Calming Measure versus Location Type

Traffic Calming Measure	Traffic Problem Type			
	Residential		Non-Residential	
	Mid-Block	Intersection	Mid-Block	Intersection
1.0 Non-Physical				
1.1 Speed Enforcement	●	●	●	●
1.2 Lane Striping	●	●	●	●
1.3 Signage	●	●	●	●
1.4 Speed Legend	●	●	●	●
1.5 Raised Pavement Marker	●	●	●	●
1.6 Angled Parking	●	●	●	●
2.0 Volume Control				
2.1 Full Closure	●	●	●	●
2.2 Half Closure	●	●	●	●
2.3 Diagonal Diverter	●	●	●	●
2.4 Median Barrier	●	●	●	●
2.5 Forced Turn Island	●	●	●	●
3.0 Vertical Speed Control				
3.1 Speed Hump	●	●	●	●
3.2 Speed Table	●	●	●	●
3.3 Raised Crosswalk	●	●	●	●
3.4 Raised Intersection	●	●	●	●
4.0 Horizontal Speed Control				
4.1 Traffic Circle	●	●	●	●
4.2 Roundabout	●	●	●	●
4.3 Chicane	●	●	●	●
4.4 Lateral Shift	●	●	●	●
5.0 Narrowing				
5.1 Neckdown	●	●	●	●
5.2 Choker	●	●	●	●
5.3 Center Island	●	●	●	●

Legend:

● Applicable; ● Applicable in Some Cases; ● Not Applicable

6.0 GENERAL DESIGN PRINCIPLES

The following are general design principles that should be considered before and after traffic calming measure implementation.

6.1 DATA COLLECTION

One of the initial steps that should be considered prior to traffic calming measure implementation is data collection. The following data items can be collected:

1. Twenty-four (24) hour directional approach volumes for each leg of an intersection should be obtained to identify the heaviest eight hours.
2. Twenty-four (24) hour directional volumes for the roadway should be obtained to identify the heaviest eight hours.
3. Percentage of large trucks that would be using the roadway or intersection.
4. Posted speeds for all roadways.
5. 85th percentile speed for all intersection approaches and roadways.
6. Miscellaneous data, such as existing roadway geometry, drainage information, area population, land uses, distances to intersections, and intersection control treatments.
7. Bicycle and pedestrian counts for intersections and midblock locations.
8. Detailed accident data to analyze the frequency and types of collisions occurring at intersections or along roadways.
9. Community considerations should be investigated, including the need for parking, the landscaping character of the area and existence of other existing traffic calming measures.
10. Transit routes and frequencies in the study area.

6.2 APPLICATION GUIDELINES

Criteria that should be considered are listed below for the different physical traffic calming measures.

6.2.1 VOLUME CONTROL

The following criteria should be considered when installing volume control measures:

1. Roadway segments with daily traffic volumes less than 5,000 vehicles per day.
2. Intersections with only one lane per approach.
3. 25% of traffic is non-local traffic.

6.2.2 VERTICAL SPEED CONTROL

The following criteria should be considered when installing vertical speed control measures:

1. Daily traffic volume less than 7,500 vehicles per day.

2. Speed humps should be considered if the daily traffic volume is less than 4,000 vehicles per day.
3. Posted speed limit is 25 mph or less.
4. Approach or street grades of less than 5%.

6.2.3 HORIZONTAL SPEED CONTROL

The following criteria should be considered when installing horizontal speed control measures:

1. All roadway functional classes.
2. Traffic circles and chicanes should only be considered if the daily entering traffic volume is less than 5,000 vehicles per day.
3. Traffic circles should be considered on intersections where there is one lane per approach.
4. Low volumes of buses and trucks (less than 2%).
5. Posted speed limit of 25 mph or less.
6. Roundabouts should only be considered where the grade on the approach streets is less than 5%.

6.2.4 NARROWING CONTROL

The following criteria should be considered when installing narrowing control measures:

1. All roadway functional classes.
2. One lane chokers should only be considered if the daily entering traffic volume is less than 3,000 vehicles per day.
3. Posted speed limit of 25 mph or less.
4. Bicycle and pedestrian traffic should be accommodated in design.

6.2.5 OTHER CONSIDERATIONS

The following are other considerations that are applicable to all traffic calming measures:

1. Community sentiment.
2. Number and types of accidents.
3. Presence of pedestrian crosswalks.
4. Presence of curb and gutter.
5. Drainage.
6. Presence of parking.
7. Location within roadway network (e.g., minimum distance from other intersections).
8. Emergency vehicles, bus routes, snow plowing routes.
9. Previously attempted traffic calming measures (e.g., targeted speed enforcement, painted speed legends etc.).

6.3 GEOMETRY

The following are general criteria that should be considered when installing traffic calming measures.

1. Examine as-is geometry of roadway or intersection.
2. Check physical feasibility of installing traffic calming measure.
3. Determine desired crossing speed (i.e., design speed) at slow points of traffic calming measure.
 - a. For vertical speed control measures (e.g., speed humps), the typical design speed is 25 to 30 mph. Speed versus vertical curvature relationships can be found in ITE's *Traffic Calming State of Practice*.
 - b. For horizontal speed control measures, (e.g., traffic circles and roundabouts), the center islands and circular perimeters need to be determined. Speed versus horizontal curvature relationships can be found in AASHTO's *A Policy on Geometric Design of Highways and Streets*.

6.4 SAFETY

As part of installing any traffic calming measure, signing and pavement markings should be incorporated as well. Agencies use the *Manual on Uniform Traffic Control Devices* (MUTCD) as general guidance; however, the MUTCD is not specific on any traffic calming measure.

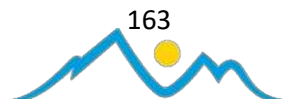
1. Signage and pavement markings shall be designed using the latest *Manual on Uniform Traffic Control Devices* (MUTCD) as guidance. The following items should be considered:
 - Warning signs need not be used where hazards are self-evident.
 - Signs must be legible, which requires high visibility, lettering or symbols of adequate size and short legends for quick comprehension.
 - Sign lettering must be in upper-case letters of the type approved by the City and FHWA.
 - Signs must be reflectorized or illuminated to show the same shape and color by day and night.
 - Signs are ordinarily placed on the right-hand side of the road, where the driver is looking for them.
 - Signs are ordinarily mounted separately, except where one sign supplements another, as advisory speed plates supplement warning signs.
 - Before any street is opened to traffic, all hazardous conditions must be signed and marked.
 - Signs should be used conservatively.
 - Symbol signs are preferred to word signs when an appropriate symbol exists.
 - New symbols not readily recognizable should be accompanied by educational plaques.
 - Analogous signs shall be used for new situations similar to those for which standard signs already exist.
2. Signs should be limited to minimize confusion.
3. Signs should be placed in advance to warn drivers. Placement of advance warning signs should conform to guidance provided in the latest MUTCD.
4. Check sight distances by visiting sight before and after traffic calming measure installation.

5. Depending on the characteristics of the intersection, pedestrian crosswalk signs and pavement markings may be needed and should follow guidance provided in the latest MUTCD (*Section 3B.17 & Section 2C.37*).
6. Depending on the characteristics of the intersection, bicycle lane signs and pavement markings may be needed and should follow guidance provided in the latest MUTCD.
7. If sidewalk ramps are needed, they should be constructed according the latest City standards and be ADA compliant.
8. Depending on the characteristics of the intersection, “no parking” signs may be needed as well as red painted curbs to properly mark the intersection.
9. Lighting should be installed to provide safe illumination. The following items should be considered:
 - Good illumination should be provided on the approach nose of the splitters islands, the conflict area where traffic enters the circulating stream and places where traffic streams separate at points of exits.
 - If applicable, pedestrian crossing areas should be illuminated.

APPENDIX E: TRAFFIC IMPACT STUDY GUIDELINES

Appendix E: Traffic Impact Study Guidelines

DRAFT



OREM CITY

TRAFFIC IMPACT STUDY REQUIREMENTS



ADOPTED 2015

PREPARED BY

HORROCKS
ENGINEERS

TRAFFIC IMPACT STUDY REQUIREMENTS

When a Traffic Impact Study is required prepare the study according to the appropriate TIS level as shown below. The traffic study shall, at a minimum, incorporate Orem City principles and standards and national practices. Additional requirements and investigation may be imposed upon the applicant as necessary.

GENERAL REQUIREMENTS TO PERFORM A TIS

Orem city has provided general requirements to perform a TIS. The first requirements is to verify the Mountainland Association of Governments (MAG) travel demand model for future traffic growth. This is implemented since all growth in Orem City is different. Included below are qualifications for the group performing the TIS.

- Have a current Utah PE License
- Firm Specializing in Traffic Engineering
- Use of Software utilizing most recent Highway Capacity Manual (HCM) Methodologies

As part of the TIS, a pre-application meeting with the Orem City Engineer is required to cover basic information as listed below:

- Scope (Submitted to Orem City and Developer)
- Establish Study Area
- Establish Trip Generation
- Establish Trip Distribution
- Study Intersections
- AM/PM Peak Hours and/or Weekend Peak Hours

In Orem City, it is determined that all single family detached residential homes generate 14 trips per day unless otherwise noted by Orem. For all other residential types (condominium, apartments, townhomes, etc.), it is necessary to calculate an equivalent trip generation rate based on the difference between the current trip generation rate found in the Trip Generation Manual and the Orem City value of 14 trips per day.

PERMIT LEVEL / TRAFFIC STUDY LEVEL I

PROJECT ADT < 100 TRIPS

No proposed modifications to traffic signals or roadway elements or geometry.

1. STUDY AREA.

The study area, depending on the size and intensity of the development and surrounding development, may be identified by parcel boundary, area of immediate influence or reasonable travel time boundary.

The study area may be limited to or include property frontage and include neighboring and adjacent parcels. Identify site, cross, and next adjacent up and down stream access points within access category distance of property boundaries.

2. DESIGN YEAR.

Opening day of project

3. ANALYSIS CONDITIONS AND PERIOD

Identify site traffic volumes and characteristics.

Identify adjacent street(s) traffic volume and characteristics.

4. IDENTIFY RIGHT-OF-WAY, GEOMETRIC BOUNDARIES AND PHYSICAL CONFLICTS.

Investigate existence of federal or state, no access or limited access control line.

5. GENERATE ACCESS POINT CAPACITY ANALYSIS AS NECESSARY.

Analyze site and adjacent road traffic for the following time periods: weekday A.M. and P.M. peak hours including Saturday peak hours if required by the City Engineer. Identify special event peak hour as necessary (per roadway peak and site peak).

6. DESIGN AND MITIGATION.

Identify operational concerns and mitigation measures to ensure safe and efficient operation pursuant to appropriate state highway access category.

PERMIT LEVEL / TRAFFIC STUDY LEVEL II

PROJECT ADT 100 TO 500 TRIPS

1. STUDY AREA.

The study area, depending on the size and intensity of the development and surrounding development, may be identified by parcel boundary, area of immediate influence or reasonable travel time boundary.

Intersection of site access drives with state highways and any signalized and unsignalized intersection within access category distance of property line. Include any identified queuing distance at site and study intersections

2. DESIGN YEAR

Opening day of project

3. ANALYSIS PERIOD

Identify site and adjacent road traffic for weekday A.M. and P.M. peak hours (Saturdays if required by the City Engineer).

4. DATA COLLECTION

Identify site and adjacent street roadway and intersection geometries.

Identify adjacent street(s) traffic volume and characteristics.

5. CONFLICT / CAPACITY ANALYSIS

Diagram flow of traffic at access point(s) for site and adjacent development.

Perform capacity analysis as determined by the City Engineer.

6. RIGHT-OF-WAY ACCESS

Identify right-of-way, geometric boundaries and physical conflicts.

Investigate existence of federal or state, no access or limited access control line.

7. DESIGN AND MITIGATION

Determine and document safe and efficient operational design needs based on site and study area data. Identify operational concerns and mitigation measures to ensure safe and efficient operation pursuant to appropriate state highway access category.

PROJECT ADT 500 TO 3,000 TRIPS OR PEAK HOUR < 500 TRIPS.

1. STUDY AREA

The study area, depending on the size and intensity of the development and surrounding development, may be identified by parcel boundary, area of immediate influence or reasonable travel time boundary. An acceptable traffic study boundary is 1/4-1/2 mile on each side of the project site per the City Engineer.

Intersection of site access drives with state highways and any signalized and unsignalized intersection within access category distance of property line. Include any identified queuing distance at site and study intersections.

2. DESIGN YEAR

Opening day of project and five year after project completion.

Document and include all phases of development (includes out pad parcels).

3. ANALYSIS PERIOD

Analyze site and adjacent road traffic for weekday A.M. and P.M. peak hours including Saturday peak hours if identified as a high Saturday use.. Identify special event peak hour as necessary (adjacent roadway peak and site peak).

4. DATA COLLECTION

- a. Daily and Turning Movement counts.
- b. Identify site and adjacent street roadway and intersection geometries.
- c. Traffic control devices including traffic signals and regulatory signs.
- d. Traffic accident data

5. TRIP GENERATION

Use equations or rates available in latest edition of ITE Trip Generation. Where developed equations are unavailable for intended land use, perform trip rate study and estimation following ITE procedures or develop justified trip rate agreed to by the Department.

6. TRIP DISTRIBUTION AND ASSIGNMENT

Document distribution and assignment of existing, site, background, and future traffic volumes on surrounding network of study area.

7. CONFLICT / CAPACITY ANALYSIS

Diagram flow of traffic at access point(s) for site and adjacent development.

Perform capacity analysis for daily and peak hour volumes

8. TRAFFIC SIGNAL IMPACTS

For modified and proposed traffic signals:

- a. Traffic Signal Warrants as identified.
- b. Traffic Signal drawings as identified.
- c. Queuing Analysis

9. DESIGN AND MITIGATION.

Determine and document safe and efficient operational design needs based on site and study area data. Identify operational concerns and mitigation measures to ensure safe and efficient operation pursuant to appropriate state highway access category.

PERMIT LEVEL / TRAFFIC STUDY LEVEL III

PROJECT ADT 3,000 TO 10,000 TRIPS OR PEAK HOUR TRAFFIC 500 TO 1,200 TRIPS.

1. STUDY AREA

The study area, depending on the size and intensity of the development and surrounding development, may be identified by parcel boundary, area of immediate influence or reasonable travel time boundary.

An acceptable traffic study boundary should be based on travel time or by market area influence. Intersection of site access drives with state highways and any intersection within 1/2 mile of property line on each side of project site.

2. DESIGN YEAR

Opening day of project, five years and twenty years after opening.

Document and include all phases of development (includes out pad parcels).

3. ANALYSIS PERIOD

For each design year analyze site and adjacent road traffic for weekday A.M. and P.M. peak hours including Saturday peak hours if identified as needed per the City Engineer. Identify special event peak hour as necessary (adjacent roadway peak and site peak).

4. DATA COLLECTION

- a. Daily and Turning movement counts.
- b. Identify site and adjacent street roadway and intersection geometries.
- c. Traffic control devices including traffic signals and regulatory signs.
- d. Automatic continuous traffic counts for at least 48 hours.
- e. Traffic accident data.

5. TRIP GENERATION

Use equations or rates available in latest edition of ITE Trip Generation. Where developed equations are unavailable for intended land use, perform trip rate study and estimation following ITE procedures or develop justified trip rate agreed to by the Department.

6. TRIP DISTRIBUTIONS AND ASSIGNMENT

Document distribution and assignment of existing, site, background, and future traffic volumes on surrounding network of study area.

7. CAPACITY ANALYSIS

- a. Level of Service (LOS) for all intersections.
- b. LOS for existing conditions, design year without project, design year with project.

8. TRAFFIC SIGNAL IMPACTS. FOR PROPOSED TRAFFIC SIGNALS:

- a. Traffic Signal Warrants as identified.
- b. Traffic Signal drawings as identified.
- c. Queuing Analysis.
- d. Traffic Systems Analysis. Includes acceleration, deceleration and weaving.
- e. Traffic Coordination Analysis

9. ACCIDENT AND TRAFFIC SAFETY ANALYSIS

Existing vs. as proposed development.

10. DESIGN AND MITIGATION

Determine and document safe and efficient operational design needs based on site and study area data. Identify operational concerns and mitigation measures to ensure safe and efficient operation pursuant to appropriate state highway access category.

PERMIT LEVEL / TRAFFIC STUDY LEVEL IV

PROJECT ADT GREATER THAN 10,000 TRIPS OR PEAK HOUR TRAFFIC > 1,200 VEHICLES PER HOUR.

1. STUDY AREA

The study area, depending on the size and intensity of the development, will include the surrounding roadways ½ mile from the parcel boundary or reasonable travel time boundary.

2. DESIGN YEAR

Opening day of project, five years and twenty years after opening.

Document and include all phases of development (includes out pad parcels).

3. ANALYSIS PERIOD

For each design year analyze site and adjacent road traffic for weekday A.M. and P.M. peak hours including Saturday peak hours as needed per the City Engineer. Identify special event peak hour as necessary (adjacent roadway peak and site peak).

4. DATA COLLECTION

- a. Daily and Turning movement counts.
- b. Identify site and adjacent street roadway and intersection geometries.
- c. Traffic control devices including traffic signals and regulatory signs.
- d. Automatic continuous traffic counts for at least 24 hours or obtain ADT from local or state agencies
- e. Traffic accident data.

5. TRIP GENERATION

Use equations or rates available in latest edition of ITE Trip Generation. Where developed equations are unavailable for intended land use, perform trip rate study and estimation following ITE procedures or develop justified trip rate agreed to by the Department.

6. TRIP DISTRIBUTIONS AND ASSIGNMENT

Document distribution and assignment of existing, site, background, and future traffic volumes on surrounding network of study area.

7. CAPACITY ANALYSIS

- a. Level of Service (LOS) for all intersections.
- b. LOS for existing conditions, design year without project, design year with project.

8. TRAFFIC SIGNAL IMPACTS. FOR PROPOSED TRAFFIC SIGNALS:

- a. Traffic Signal Warrants as identified.
- b. Traffic Signal drawings as identified.
- c. Queuing Analysis.
- d. Traffic Systems Analysis. Includes acceleration, deceleration and weaving.
- e. Traffic Coordination Analysis.

10. DESIGN AND MITIGATION

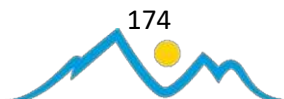
Determine and document safe and efficient operational design needs based on site and study area data.

Identify operational concerns and mitigation measures to ensure safe and efficient operation pursuant to appropriate state highway access category.

APPENDIX F: COST ESTIMATES

Appendix F: Cost Estimates

DRAFT



The City of Orem Transportation Project Database - 5 Year Projects



Ref #	A	B	E	C	D	G	H	I	J	K	L	M	N
	Proj #	Project Location	Actual Year	Planning Year (Range)	Total Cost (2023)	Total Cost (With Inflation)	Funding Assistance	Funding %	Total not Included in the Funding Assistance (2023)	Orem Total Cost (With Inflation) (Without Soft Match)	Soft Match %	Soft Match Total	Orem Total Cost (With Inflation) (With Soft Match)
1	2	Center Street (Geneva Road to I-15) – <i>Widen to 5 Lanes</i>	2030	2023-2032	\$ 6,500,000	\$ 9,425,000	MAG	6.77%	\$ -	\$ 638,073	35%	\$ 224,110	\$ 413,962
2	3	1200 West (Sandhill Road to Center Street)	2030	2023-2032	\$ 8,900,000	\$ 12,905,000	MAG	6.77%	\$ -	\$ 873,669	0%	\$ -	\$ 873,669
3	4	800 South/I-15 Overpass (Geneva Road to Campus Drive)	2030	2023-2032	\$ 80,000,000	\$ 116,000,000	MAG	6.77%	\$ -	\$ 7,853,200	0%	\$ -	\$ 7,853,200
4	5	1600 West (Connection to Geneva Rd.)	2023	2023-2032	\$ 2,520,000	\$ 2,658,600	-	100.00%	\$ -	\$ 2,658,600	0%	\$ -	\$ 2,658,600
5	6	Intersection Improvements (Additional Funds)	2023	2023-2032	\$ 454,976	\$ 480,000	-	100.00%	\$ -	\$ 480,000	0%	\$ -	\$ 480,000
6	7	1200 South (State Street to 800 East) 10.1 1200 South (State Street to 800 East) 10.2 Signal Update (1200 South and 800 East) 10.3 New Signal (1150 South and State Street)	2023	2023-2032	\$ 2,332,000	\$ 2,460,260	Private	100.00%	\$ 200,000	\$ 2,460,260	100%	\$ 2,249,260	\$ 211,000
7	8	Roundabout (700 N - Orem Blvd.) (Safety Improvement)	2023	2023-2032	\$ 650,000	\$ 685,750	-	100.00%	\$ -	\$ 685,750	0%	\$ -	\$ 685,750
8	9	Intersection Improvements (Additional Funds)	2023	2023-2032	\$ 480,000	\$ 506,400	-	100.00%	\$ -	\$ 506,400	0%	\$ -	\$ 506,400
9	10	Safety Improvement - Turn Lane (WB RTL) 1100 East and 800 North	2023	2023-2032	\$ 2,405,401	\$ 2,537,698	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
10	11	Intersection Improvements (Additional Funds)	2023	2023-2032	\$ 506,400	\$ 534,252	-	100.00%	\$ -	\$ 534,252	0%	\$ -	\$ 534,252
11	12	1200 West (1600 North to 800 North) - <i>Widen to 3 Lanes</i>	2023	2023-2032	\$ 992,227	\$ 1,046,800	-	100.00%	\$ -	\$ 1,046,800	0%	\$ -	\$ 1,046,800
12	14	University Parkway and State Street Grade Separated Intersection	2023	2023-2032	\$ 52,535,139	\$ 55,424,572	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
13	15	University Parkway (800 East to Southern Border) – <i>Widen to 7 Lanes</i>	2023	2023-2032	\$ 21,235,256	\$ 22,403,195	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
14	16	Enlarge Roundabout (1200 South and 400 West)	2023	2023-2032	\$ 553,001	\$ 583,416	UTA	100.00%	\$ -	\$ 583,416	90%	\$ 525,074	\$ 58,342
15	17	Traffic Signal Update (Geneva Road and 1600 North)	2023	2023-2032	\$ 276,500	\$ 291,708	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
16	18	Intersection Improvements (Additional Funds)	2023	2023-2032	\$ 553,001	\$ 583,416	-	100.00%	\$ -	\$ 583,416	0%	\$ -	\$ 583,416
17	21	Lakeview Parkway (Geneva Road to Southern Border) – <i>New 5 Lane Road</i> 6.1 Geneva Road (Univeristy Parkway to Lakeview Parkway)	2026	2023-2032	\$ 34,502,242	\$ 41,935,789	MAG	6.77%	\$ -	\$ 2,839,053	30%	\$ 851,716	\$ 1,987,337
18	22	Signal Update (400 North and 1200 West)	2023	2023-2032	\$ 288,943	\$ 304,835	-	100.00%	\$ -	\$ 304,835	0%	\$ -	\$ 304,835
19	23	Signal Update (400 North and Orem Blvd.)	2023	2023-2032	\$ 288,943	\$ 304,835	-	100.00%	\$ -	\$ 304,835	0%	\$ -	\$ 304,835
20	24	Signal Update (Center Street and 400 West)	2023	2023-2032	\$ 288,943	\$ 304,835	-	100.00%	\$ -	\$ 304,835	0%	\$ -	\$ 304,835
21	25	Signal Update (Center Street and Orem Blvd.)	2023	2023-2032	\$ 288,943	\$ 304,835	-	100.00%	\$ -	\$ 304,835	0%	\$ -	\$ 304,835
22	26	Signal Update (800 South and Main Street)	2023	2023-2032	\$ 288,943	\$ 304,835	-	100.00%	\$ -	\$ 304,835	0%	\$ -	\$ 304,835
23	27	Signal Update (1000 South and College Drive)	2023	2023-2032	\$ 288,943	\$ 304,835	-	100.00%	\$ -	\$ 304,835	0%	\$ -	\$ 304,835
24	28	Traffic Signal (400 S - 400 E)	2023	2023-2032	\$ 1,228,009	\$ 1,295,549	-	100.00%	\$ -	\$ 1,295,549	0%	\$ -	\$ 1,295,549
25	29	Intersection Improvements (Additional Funds)	2023	2023-2032	\$ 577,887	\$ 609,671	-	100.00%	\$ -	\$ 609,671	0%	\$ -	\$ 609,671
26	30	Traffic Signal (400N-800E)	2023	2023-2032	\$ 415,175	\$ 438,010	-	100.00%	\$ -	\$ 438,010	0%	\$ -	\$ 438,010
27	31	Signal Update (Center Street and Garden Park Dr.)	2023	2023-2032	\$ 301,946	\$ 318,553	-	100.00%	\$ -	\$ 318,553	0%	\$ -	\$ 318,553
28	32	Signal Update (400 South and 1200 West)	2023	2023-2032	\$ 301,946	\$ 318,553	-	100.00%	\$ -	\$ 318,553	0%	\$ -	\$ 318,553
29	33	800 West 800 North to 800 South) - <i>Intersection Improvements</i> 13.1 Signal Update (400 North and 800 West) 13.2 Roundabout (400 South and 800 West) - <i>Possible Signal</i> 13.3 Intersection Improvement (800 South and 800 West)	2023	2023-2032	\$ 2,038,134	\$ 2,150,231	-	100.00%	\$ -	\$ 2,150,231	0%	\$ -	\$ 2,150,231
30	34	Intersection Improvements (Additional Funds)	2023	2023-2032	\$ 603,891	\$ 637,105	-	100.00%	\$ -	\$ 637,105	0%	\$ -	\$ 637,105
31	35	Center Turn Overpass (Center Street and State Street)	2023	2023-2032	\$ 15,776,664	\$ 16,644,380	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
32	36	Intersection Improvements (Additional Funds)	2023	2023-2032	\$ 631,067	\$ 665,776	-	100.00%	\$ -	\$ 665,776	0%	\$ -	\$ 665,776
33	37	Traffic Signal (400W-400S)	2024	2023-2032	\$ 468,813	\$ 521,801	-	100.00%	\$ -	\$ 521,801	0%	\$ -	\$ 521,801
34	38	Signal Update (800 South and 400 East)	2024	2023-2032	\$ 312,543	\$ 347,868	-	100.00%	\$ -	\$ 347,868	0%	\$ -	\$ 347,868
35	39	New Signal (800 South and 700 East)	2024	2023-2032	\$ 390,678	\$ 434,834	-	100.00%	\$ -	\$ 434,834	0%	\$ -	\$ 434,834
36	40	Intersection Improvements (Additional Funds)	2024	2023-2032	\$ 625,085	\$ 695,735	-	100.00%	\$ -	\$ 695,735	0%	\$ -	\$ 695,735
37	41	Signal Update (1200 North and 400 East)	2030	2023-2032	\$ 250,800	\$ 363,660	-	100.00%	\$ -	\$ 363,660	0%	\$ -	\$ 363,660

The City of Orem Transportation Project Database - 5 Year Projects



Proj #	Project Location	Actual Year	Planning Year (Range)	Total Cost (2023)	Total Cost (With Inflation)	Funding Assistance	Funding %	Total not Included in the Funding Assistance (2023)	Orem Total Cost (With Inflation) (Without Soft Match)	Soft Match %	Soft Match Total	Orem Total Cost (With Inflation) (With Soft Match)
42	Roundabout (1100 North and 800 West)	2030	2023-2032	\$ 501,600	\$ 727,320	-	100.00%	\$ -	\$ 727,320	0%	\$ -	\$ 727,320
43	Signal Update (400 North and 400 West)	2030	2023-2032	\$ 250,800	\$ 363,660	-	100.00%	\$ -	\$ 363,660	0%	\$ -	\$ 363,660
44	Signal Update (Center Street and 400 East)	2030	2023-2032	\$ 250,800	\$ 363,660	-	100.00%	\$ -	\$ 363,660	0%	\$ -	\$ 363,660
45	Signal Update (800 South and 400 West)	2030	2023-2032	\$ 250,800	\$ 363,660	-	100.00%	\$ -	\$ 363,660	0%	\$ -	\$ 363,660
46	New Signal (1430 South Sandhill Road)	2030	2023-2032	\$ 313,500	\$ 454,575	-	100.00%	\$ -	\$ 454,575	0%	\$ -	\$ 454,575
47	Intersection Improvements (Additional Funds)	2030	2023-2032	\$ 501,600	\$ 727,320	-	100.00%	\$ -	\$ 727,320	0%	\$ -	\$ 727,320
Total Costs				\$ 243,121,541	\$ 300,732,788				\$ 35,369,440			\$ 31,519,279

11	1200 South Realignment (200 East to new University Mall alignment) 11.1 1200 South Realignment (200 East to New University Mall Alignment) 11.2 Signal Realignment	2024	2023-2032	\$ 10,000,000	\$ 11,130,250	MAG	6.77%	\$ 500,000	\$ 1,272,355	0%	\$ -	\$ 1,272,355
12	800 West (800 South to College Dr)	2039	2033-2040	\$ 720,000	\$ 1,551,483	-	100.00%	\$ -	\$ 1,551,483	0%	\$ -	\$ 1,551,483
25	Traffic Signal Center St-Palisade Dr	2030	2023-2032	\$ 275,000	\$ 398,750	-	100.00%	\$ -	\$ 398,750	0%	\$ -	\$ 398,750
32	Roundabout (400 N 400 E Possible Traffic Signal)	2026	2023-2032	\$ 850,000	\$ 1,033,133	-	100.00%	\$ -	\$ 1,033,133	0%	\$ -	\$ 1,033,133
40	Roundabout (2000 S- Columbia Lane or Possible Traffic Signal)	2028	2023-2032	\$ 475,000	\$ 630,469	-	100.00%	\$ -	\$ 630,469	0%	\$ -	\$ 630,469
41	Roundabout (1200 S Main St or Possible Traffic Signal)	2027	2023-2032	\$ 850,000	\$ 1,079,624	-	100.00%	\$ -	\$ 1,079,624	0%	\$ -	\$ 1,079,624
42	ADA Code Compliance at 2 Existing Signal Locations	2020	2023-2032	\$ 15,000	#N/A	-	100.00%	\$ -	#N/A	0%	#N/A	#N/A
43	Turn Lane (SB RTL) (400 North and Orem Blvd)	2026	2023-2032	\$ 150,000	\$ 182,318	-	100.00%	\$ -	\$ 182,318	0%	\$ -	\$ 182,318
44	Turn Lane (NB RTL) (400 North and Orem Blvd)	2030	2023-2032	\$ 150,000	\$ 217,500	-	100.00%	\$ -	\$ 217,500	0%	\$ -	\$ 217,500
45	Turn Lane (SB RTL) (400 South and Orem Blvd)	2026	2023-2032	\$ 150,000	\$ 182,318	-	100.00%	\$ -	\$ 182,318	0%	\$ -	\$ 182,318
46	Turn Lane (WB RTL) (400 South and Orem Blvd)	2026	2023-2032	\$ 150,000	\$ 182,318	-	100.00%	\$ -	\$ 182,318	0%	\$ -	\$ 182,318
47	Turn Lane (NB RTL) (800 South and Orem Blvd)	2021	2023-2032	\$ 150,000	#N/A	-	100.00%	\$ -	#N/A	0%	#N/A	#N/A
48	Turn Lane (SB RTL) (800 South and Orem Blvd)	2021	2023-2032	\$ 150,000	#N/A	-	100.00%	\$ -	#N/A	0%	#N/A	#N/A
49	Turn Lane (EB RTL) (800 South and Orem Blvd)	2021	2023-2032	\$ 150,000	#N/A	-	100.00%	\$ -	#N/A	0%	#N/A	#N/A
50	Turn Lane (WB RTL) (800 South and Orem Blvd)	2021	2023-2032	\$ 150,000	#N/A	-	100.00%	\$ -	#N/A	0%	#N/A	#N/A
51	Turn Lane (WB RTL) (800 North and 1630 East	2026	2023-2032	\$ 150,000	\$ 182,318	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
52	Turn Lane (EB RTL) (800 North and 1560 East)	2026	2023-2032	\$ 150,000	\$ 182,318	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
53	High T Intersection (1550 East and 800 North	2030	2023-2032	\$ 400,000	\$ 580,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
54	FYA Upgrade (1300 East and 800 North)	2030	2023-2032	\$ 300,000	\$ 435,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
56	Traffic Signal (1000 East and 800 North)	2028	2023-2032	\$ 300,000	\$ 398,191	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
57	Widen NB & SB Lanes (1000 East and 800 North)	2028	2023-2032	\$ 300,000	\$ 398,191	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
58	Turn Lane (WB RTL) 1000 East and 800 North	2021	2023-2032	\$ 150,000	#N/A	UDOT	0.00%	\$ -	#N/A	0%	#N/A	#N/A
70	Intersection Improvement (650 South and 600 West)	2025	2023-2032	\$ 200,000	\$ 232,622	-	100.00%	\$ -	\$ 232,622	0%	\$ -	\$ 232,622
77	Intersection Improvement (Geneva Rd and 800 North)	2020	2023-2032	\$ 150,000	#N/A	UDOT	0.00%	\$ -	#N/A	0%	#N/A	#N/A
78	Bike Project (Lakeview Parkway & Geneva to Intermodal Center)	2024	2023-2032	\$ -	\$ -	-	100.00%	\$ -	\$ -	0%	\$ -	\$ -
79	Bike Project (University Parkway from State Street to 400 West & 1200 S)	2024	2023-2032	\$ -	\$ -	-	100.00%	\$ -	\$ -	0%	\$ -	\$ -
80	Bike Project (Center Street at Eastern Border to Orem Boulevard)	2024	2023-2032	\$ -	\$ -	-	100.00%	\$ -	\$ -	0%	\$ -	\$ -
81	Center Street (800 West to State Street) –Widen to 7 Lanes	2026	2023-2032	\$ 10,920,000	\$ 13,272,726	MAG	6.77%	\$ -	\$ 898,564	0%	\$ -	\$ 898,564
83	800 North (800 East to Eastern Border) – Widen to 7 Lanes	2035	2033-2040	\$ 12,900,000	\$ 23,309,833	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
84	1600 North/800 East (State Street to 800 South) – Widen to 5 Lanes 84.1 800 East (Center Street to 800 South) 84.2 Signal Update (800 South and 800 East) 84.3 Signal Update (400 South and 800 East) 84.4 Signal Update (Center Street and 800 East)	2040	2033-2040	\$ 20,500,000	\$ 46,162,016	MAG	6.77%	\$ 600,000	\$ 4,384,784	30%	\$ 910,110	\$ 3,474,673
85	1600 North (I-15 Interchange) - Widen to 7 Lanes	2027	2023-2032	\$ 1,800,000	\$ 2,286,264	MAG	6.77%	\$ -	\$ 154,780	0%	\$ -	\$ 154,780
86	800 South (800 East to Eastern Border)	2028	2023-2032	\$ 1,920,000	\$ 2,548,422	MAG	6.77%	\$ -	\$ 172,528	0%	\$ -	\$ 172,528
87	University Parkway (Geneva Road to I-15)	2029	2023-2032	\$ 2,691,193	\$ 3,734,191	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -

The City of Orem Transportation Project Database - 5 Year Projects



A	B	E	C	D	G	H	I	J	K	L	M	N
Proj #	Project Location	Actual Year	Planning Year (Range)	Total Cost (2023)	Total Cost (With Inflation)	Funding Assistance	Funding %	Total not Included in the Funding Assistance (2023)	Orem Total Cost (With Inflation) (Without Soft Match)	Soft Match %	Soft Match Total	Orem Total Cost (With Inflation) (With Soft Match)
88	College Drive (Campus Drive to Wolverine Way)	2032	2023-2032	\$ 6,240,000	\$ 9,880,642	MAG	6.77%	\$ -	\$ 668,919	0%	\$ -	\$ 668,919
89	800 East (800 North to Center Street)	2028	2023-2032	\$ 4,800,000	\$ 6,371,054	MAG	6.77%	\$ -	\$ 431,320	0%	\$ -	\$ 431,320
90	800 East (800 South to University Parkway)	2028	2023-2032	\$ 3,360,000	\$ 4,459,738	MAG	6.77%	\$ -	\$ 301,924	0%	\$ -	\$ 301,924
91	Main Street (1600 South to 2000 South)	2029	2023-2032	\$ 13,500	\$ 18,732	-	100.00%	\$ -	\$ 18,732	0%	\$ -	\$ 18,732
92	1200 West (1600 North to 800 North) - Widen to 3 Lanes	2025	2023-2032	\$ 750,000	\$ 872,333	-	100.00%	\$ -	\$ 872,333	0%	\$ -	\$ 872,333
96	Roadway Connection (600 East to 800 North)	2038	2033-2040	\$ 204,545	\$ 421,782	-	100.00%	\$ -	\$ 421,782	0%	\$ -	\$ 421,782
97	Traffic Signal (600 East and 800 North)	2038	2033-2040	\$ 300,000	\$ 618,614	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
98	Turn Lane (SB RTL) Main Street and 800 North	2035	2033-2040	\$ 150,000	\$ 271,045	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
99	Turn Lane (NB RTL) Main Street and 800 North	2035	2033-2040	\$ 150,000	\$ 271,045	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
100	Turn Lane (WB RTL) 500 West and 800 North	2028	2023-2032	\$ 150,000	\$ 199,095	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
101	Road Connection (600 West to 800 North)	2038	2033-2040	\$ 360,682	\$ 743,742	-	100.00%	\$ -	\$ 743,742	0%	\$ -	\$ 743,742
102	Traffic Signal (600 West and 800 North)	2030	2023-2032	\$ 300,000	\$ 435,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
103	Turn Lane (WB RTL) 600 West and 800 North	2030	2023-2032	\$ 150,000	\$ 217,500	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
104	Turn Lane (EB RTL) 600 West and 800 North	2030	2023-2032	\$ 150,000	\$ 217,500	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
105	Turn Lane (WB RTL) 700 West and 800 North	2031	2023-2032	\$ 150,000	\$ 227,288	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
106	Realign Intersection (800 West and 800 North)	2029	2023-2032	\$ 250,000	\$ 346,890	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
107	Turn Lane (WB RTL) 800 West and 800 North	2027	2023-2032	\$ 150,000	\$ 190,522	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
108	Turn Lane (WB RTL) 900 West and 800 North	2027	2023-2032	\$ 150,000	\$ 190,522	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
109	Turn Lane (WB RTL) 1200 West and 800 North	2027	2023-2032	\$ 150,000	\$ 190,522	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
110	Interchange Improvement (800 North and I-15)	2028	2023-2032	\$ 500,000	\$ 663,652	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
111	Traffic Signal (1500 West and 800 North)	2031	2023-2032	\$ 300,000	\$ 454,575	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
112	Intersection Improvement (2000 North and 400 West)	2039	2033-2040	\$ 200,000	\$ 430,968	-	100.00%	\$ -	\$ 430,968	0%	\$ -	\$ 430,968
113	Intersection Improvement (2000 North and Main Street)	2039	2033-2040	\$ 200,000	\$ 430,968	-	100.00%	\$ -	\$ 430,968	0%	\$ -	\$ 430,968
114	Intersection Improvement (2000 North and 400 East)	2039	2033-2040	\$ 200,000	\$ 430,968	-	100.00%	\$ -	\$ 430,968	0%	\$ -	\$ 430,968
115	Intersection Improvement (1600 North and State Street)	2035	2033-2040	\$ 500,000	\$ 903,482	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
116	New Traffic Signal (1200 North and Geneva Rd.)	2037	2033-2040	\$ 250,000	\$ 493,312	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
117	New Traffic Signal (1200 North and 1200 West)	2027	2023-2032	\$ 250,000	\$ 317,537	-	100.00%	\$ -	\$ 317,537	0%	\$ -	\$ 317,537
118	Intersection Improvement (1200 North and 800 West)	2032	2023-2032	\$ 200,000	\$ 316,687	-	100.00%	\$ -	\$ 316,687	0%	\$ -	\$ 316,687
119	Intersection Improvement (1200 North and State Street)	2032	2023-2032	\$ 500,000	\$ 791,718	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
120	Intersection Improvement (1200 North and Main Street)	2036	2033-2040	\$ 200,000	\$ 377,655	-	100.00%	\$ -	\$ 377,655	0%	\$ -	\$ 377,655
121	Intersection Improvement (800 North and I-15)	2030	2023-2032	\$ 500,000	\$ 725,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
122	New Traffic Signal (800 North and 600 West)	2029	2023-2032	\$ 250,000	\$ 346,890	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
123	Intersection Improvement (800 North and State Street)	2028	2023-2032	\$ 500,000	\$ 663,652	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
124	New Traffic Signal (400 North and Geneva Rd.)	2031	2023-2032	\$ 250,000	\$ 378,813	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
125	Roundabout (Orem Blvd. and 700 North)	2029	2023-2032	\$ 300,000	\$ 416,268	-	100.00%	\$ -	\$ 416,268	0%	\$ -	\$ 416,268
126	Intersection Improvement (400 North and State Street)	2032	2023-2032	\$ 200,000	\$ 316,687	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
127	Intersection Improvement (400 North and 400 East)	2039	2033-2040	\$ 200,000	\$ 430,968	-	100.00%	\$ -	\$ 430,968	0%	\$ -	\$ 430,968
128	Traffic Circle (500 North and Paliasades Drive)	2038	2033-2040	\$ 200,000	\$ 412,409	-	100.00%	\$ -	\$ 412,409	0%	\$ -	\$ 412,409
129	Traffic Circle (400 North and Paliasades Drive)	2038	2033-2040	\$ 200,000	\$ 412,409	-	100.00%	\$ -	\$ 412,409	0%	\$ -	\$ 412,409
130	Traffic Circle (200 North and Paliasades Drive)	2038	2033-2040	\$ 200,000	\$ 412,409	-	100.00%	\$ -	\$ 412,409	0%	\$ -	\$ 412,409
131	HAWK Signal (100 North and 800 East)	2035	2033-2040	\$ 100,000	\$ 180,696	-	100.00%	\$ -	\$ 180,696	0%	\$ -	\$ 180,696
132	New Traffic Signal (200 South and State Street)	2030	2023-2032	\$ 300,000	\$ 435,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
133	Intersection Improvement (400 South and State Street)	2029	2023-2032	\$ 200,000	\$ 277,512	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
134	New Traffic Signal (800 South and Geneva Road)	2037	2033-2040	\$ 250,000	\$ 493,312	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
135	Roundabout (College Drive and UVU Connection)	2027	2023-2032	\$ 400,000	\$ 508,059	-	100.00%	\$ -	\$ 508,059	0%	\$ -	\$ 508,059
136	Intersection Improvement (800 South and State Street)	2030	2023-2032	\$ 200,000	\$ 290,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
137	New Traffic Signal (800 South and Carterville Road)	2040	2033-2040	\$ 250,000	\$ 562,951	-	100.00%	\$ -	\$ 562,951	0%	\$ -	\$ 562,951

The City of Orem Transportation Project Database - 5 Year Projects

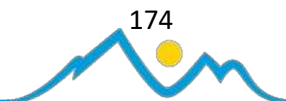


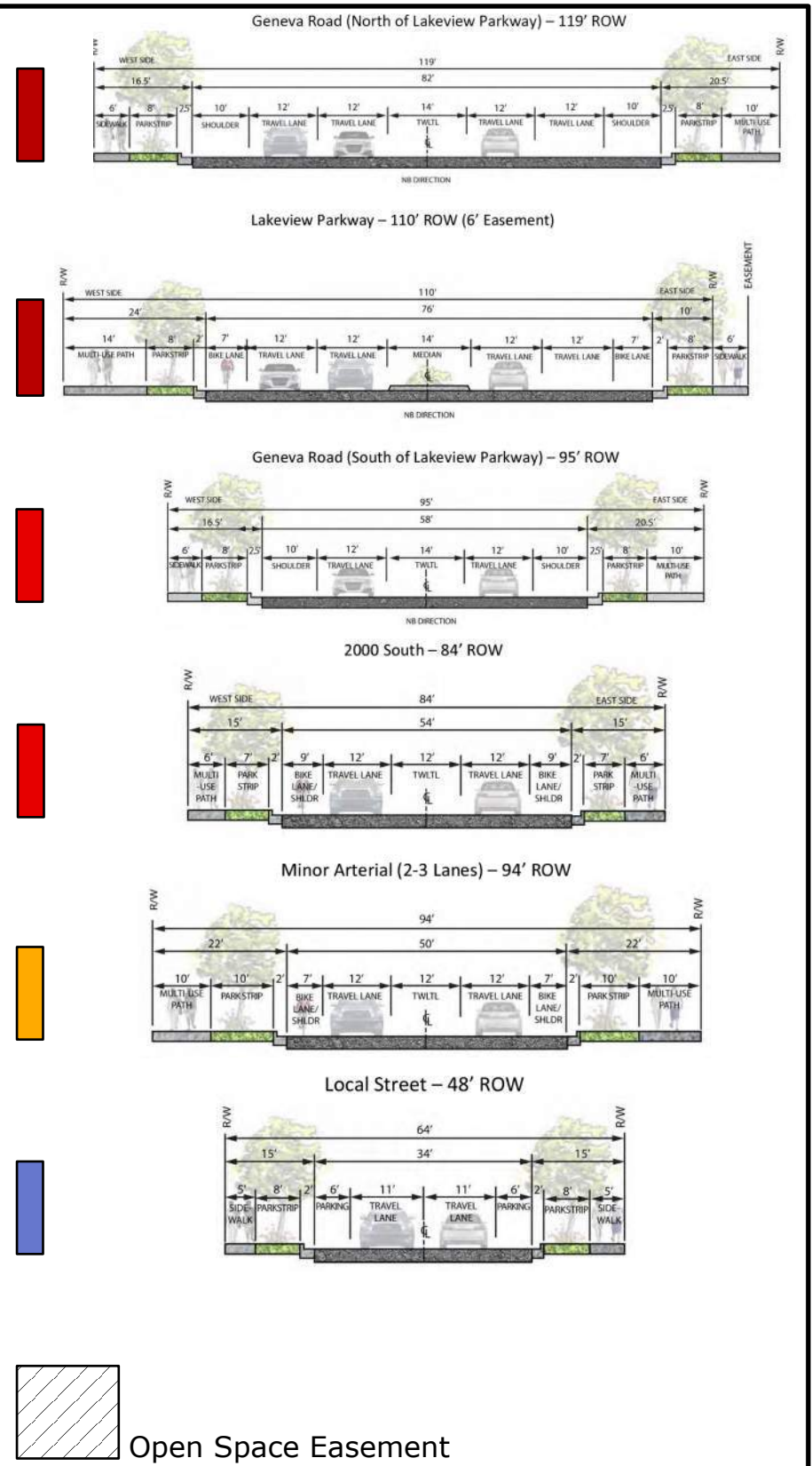
A	B	E	C	D	G	H	I	J	K	L	M	N
Proj #	Project Location	Actual Year	Planning Year (Range)	Total Cost (2023)	Total Cost (With Inflation)	Funding Assistance	Funding %	Total not Included in the Funding Assistance (2023)	Orem Total Cost (With Inflation) (Without Soft Match)	Soft Match %	Soft Match Total	Orem Total Cost (With Inflation) (With Soft Match)
139	Intersection Improvement (University Pkway and Sandhill Road)	2026	2023-2032	\$ 200,000	\$ 243,090	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
140	Intersection Improvement (University Pkway and 400 West)	2029	2023-2032	\$ 200,000	\$ 277,512	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
141	Intersection Improvement (University Pkway and 200 West)	2030	2023-2032	\$ 200,000	\$ 290,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
142	Intersection Improvement (University Pkway and Main Street)	2030	2023-2032	\$ 200,000	\$ 290,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
143	Intersection Improvement (University Pkway and 200 East)	2030	2023-2032	\$ 200,000	\$ 290,000	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
144	Intersection Improvement (University Pkway and 750 East)	2035	2033-2040	\$ 200,000	\$ 361,393	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
145	Intersection Improvement (University Pkway and 800 East)	2031	2023-2032	\$ 200,000	\$ 303,050	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
146	New Traffic Signal (1600 West Extension and Geneva Road)	2038	2033-2040	\$ 250,000	\$ 515,511	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
147	New Traffic Signal (Lakeview Parkway and Geneva Road)	2026	2023-2032	\$ 250,000	\$ 303,863	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
148	New Traffic Signal (2000 South and Geneva Road)	2028	2023-2032	\$ 250,000	\$ 331,826	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
149	New Traffic Signal (1600 South and Main Street)	2027	2023-2032	\$ 250,000	\$ 317,537	-	100.00%	\$ -	\$ 317,537	0%	\$ -	\$ 317,537
150	New Traffic Signal (2000 South and Main Street)	2029	2023-2032	\$ 250,000	\$ 346,890	-	100.00%	\$ -	\$ 346,890	0%	\$ -	\$ 346,890
151	Intersection Improvement (1600 South and State Street)	2029	2023-2032	\$ 200,000	\$ 277,512	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
152	Intersection Improvement (Columbia Lane and State Street)	2031	2023-2032	\$ 200,000	\$ 303,050	UDOT	0.00%	\$ -	\$ -	0%	\$ -	\$ -
153	Campus Drive (Sandhill Road to 800 South)	2030	2023-2032	\$ 6,240,000	\$ 9,048,000	-	100.00%	\$ -	\$ 9,048,000	0%	\$ -	\$ 9,048,000

APPENDIX G: SOUTHWEST STREET NETWORK PLAN

Appendix G: Southwest Street Network Plan

DRAFT





DRAFT SOUTHWEST STREET NETWORK PLAN

September 7, 2022

Drawn By: MJT

DRAFT - CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
August 16, 2023

The following items are discussed in these minutes:

- **FINAL PLAT** – Vacating lot 4 and a portion of lots 1, 2, and 3 of Village at the Parkway Subdivision and approving the final plat for Maverik – University Parkway (YEI Orem Subdivision Plat A) located generally at 1247 South Geneva Road in the C2 zone. - Approved

STUDY SESSION

Place: City Council Conference Room

At 3:45 p.m. Ms. Komen called the Study Session to order.

Those present: James Hawkes, Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Terry Peterson, City Council Liaison;

Those excused: Helena Kleinlein, Planning Commission member; Sam Kelly, City Engineer;

The Commission and staff briefly reviewed agenda items and minutes from the August 2, 2023 meeting and the August 2, 2023 special meeting.

Gary McGinn gave a training.

The meeting was adjourned at 4:28 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:34 p.m. Ms. Komen called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: James Hawkes, Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Gary McGinn, Legal Counsel; Makayla Wagstaff and Cheryl Vargas, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; Terry Peterson, City Council Liaison

Those excused: Helena Kleinlein, Planning Commission member; Sam Kelly, City Engineer;

Ms. Komen asked Ms. Vargas to introduce **Agenda Item 3.1:** ([click here for recording](#))

FINAL PLAT – Vacating lot 4 and a portion of lots 1, 2, and 3 of Village at the Parkway Subdivision and approving the final plat for Maverik – University Parkway (YEI Orem Subdivision Plat A) located generally at 1247 South Geneva Road in the C2 zone.

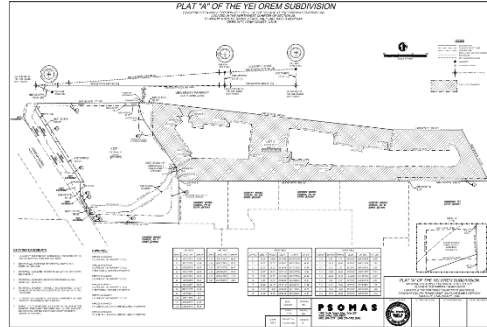
Staff Presentation:

The applicant is proposing to combine three lots into one. Two of the lots are currently vacant, the other has a home on the lot which will be removed. Once the lots are combined Maverik plans to build a new gas station and convenience store.

Draft Planning Commission minutes for August 16, 2023

Typically, final plat applications are not brought before the Planning Commission. However, due to circumstances surrounding the purchase of the property the plat which is typically approved alongside the site plan needed to be approved earlier.

The site plan for this property is still under review by staff and will be brought to the Planning Commission once it is approved by the Development Review Committee.



Recommendation:

Staff recommends the Planning Commission vacate lot 4 and a portion of lots 1, 2, and 3 of Village at the Parkway Subdivision and approve the final plat for Maverik – University Parkway (YEI Orem Subdivision Plat A) located generally at 1247 South Geneva Road in the C2 zone.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Ms. Komen asked the applicant to come forward.

Rich Piggot with Maverik came forward and explained that they are coming forward with the final plat ahead of the site plan due to purchasing the property.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Sakar moved to vacate lot 4 and a portion of lots 1, 2, and 3 of Village at the Parkway Subdivision and approve the final plat for Maverik – University Parkway (YEI Orem Subdivision Plat A) located generally at 1247 South Geneva Road in the C2 zone. Mr. Hawkes seconded the motion. Those voting aye: James Hawkes, Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar.

Minutes: The Planning Commission reviewed the minutes from the August 2, 2023 meeting. Ms. Komen called for a motion to approve the minutes for the August 2, 2023 meeting. Mr. Low moved to approve the meeting minutes for August 2, 2023. Mr. Sakar seconded. Those voting aye: James Hawkes, Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar.

The Planning Commission reviewed the minutes from the August 2, 2023 special meeting. Ms. Komen called for a motion to approve the minutes for the August 2, 2023 special meeting. Mr. Low moved to approve the meeting minutes for the August 2, 2023 special meeting. Mr. Hawkes seconded the motion. Those voting aye: James Hawkes, Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar.

Adjourn: Ms. Komen called for a motion to adjourn. Mr. Sakar moved to adjourn. Mr. Carpenter seconded the motion. Those voting aye: James Hawkes, Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar.

Adjourn: 5:51 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: