



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
October 10, 2023

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

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1 TOUR - Water Tank Project (60 min)

Presenter: Lane Gray, Capital Projects Manager

Meet in the parking lot near the Community Park Softball Field

Hard hats, safety vests and closed-toed shoes required (shoes may get dirty)

2 PRESENTATION -Fire Prevention Home Survey (10 min)

Presenter: Derek Spencer, Fire Division Chief and Marc Sanderson, Fire Chief

3 PRESENTATION - Women's & Children's Memorial (20 min)

Presenter: Becca Driggs, Jill Barrick, Sara Reed, Julie Allen, Steve Nelson and John Baxter

4 PRESENTATION - Short Term Rental and Nuisance Code (20 min)

Presenter: D. Jacob Summers, Deputy City Attorney

5 PRESENTATION - "In God We Trust" Ordinance (15 min)

Presenter: D. Jacob Summers, Deputy City Attorney

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

2. CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

This is an opportunity for members of the City Council to raise issues of information or concern.

2.1 Tom Macdonald to report

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: Gary Morley

5. PLEDGE OF ALLEGIANCE: Diane Morley

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7. PERSONAL APPEARANCES - 15 MINUTES

Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect

for those who serve the city. Comments should focus on issues concerning the city. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)

8. CONSENT ITEMS

8.1 APPROVAL OF MEETING MINUTES

September 19, 2023 and September 26, 2023

8.2 APPOINTMENT - Board of Adjustments

Carlos Iglesias and Paul Crossett

9. SCHEDULED ITEMS

9.1 PUBLIC HEARING - Amending Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.

Presenter: Jason Bench, Assistant Development Services Director

9.2 RESOLUTION – 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.

Presenter: Sam Kelly, City Engineer

10. COMMUNICATION ITEMS

11. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

12. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

**If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)**

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

RESOLUTION NO. _____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH,
IN SUPPORT OF DISPLAYING THE UNITED STATES NATIONAL
MOTTO “IN GOD WE TRUST” IN THE CITY COUNCIL CHAMBERS
LOCATED WITHIN THE OREM CITY HALL BUILDING

WHEREAS, “In God We Trust” became the United States National motto on July 30, 1956, after the United States led the world through the trauma of World War II; and

WHEREAS, this motto has been displayed on the currency of the United States of America for over one hundred and fifty years (since 1864); and

WHEREAS, the same inspiring slogan is engraved above the entrance to the Senate Chamber, as well as above the Speaker’s dais in the House of Representatives; and

WHEREAS, on November 1, 2011, the United States House of Representatives reaffirmed “In God We Trust” as the official motto of the United States, supporting and encouraging the public display of the national motto in all public buildings, public schools, and other government institutions; and

WHEREAS, the Utah State Legislature in 2002 adopted the requirement that the national motto, “In God We Trust”, be displayed in one or more prominent places within each public-school building; and

WHEREAS, in 2016, the Utah State Legislature designated the “In God We Trust” license plate as one of the standard issue license plates, available for residents of Utah; and

WHEREAS, in both war and peace, these words have been a profound source of strength and guidance to many generations of Americans; and

WHEREAS, the City desires to display this patriotic motto in the Council Chambers as a way to solemnize public occasions and express confidence in our society.

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

1. The City Council of the City of Orem does hereby determine that the historic and patriotic words of our national motto, “In God We Trust”, shall be permanently and prominently displayed in the City of Orem Council Chambers at City Hall.
2. This resolution shall become effective immediately upon passage.

PASSED and APPROVED this ____ day of _____, 2023.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCILMEMBER	YES	NO	ABSTAIN
David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐



**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 10, 2023**

REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 10, 2023**

REQUEST:	APPOINTMENT - Board of Adjustments
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
OCTOBER 10, 2023



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING - Amending Section 22-12-5 <i>Urban Mixed-Use Overlay Zone (UX)</i> for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.
APPLICANT:	Kimble Smith
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Posted at utah.gov/pa
- Noticed 239 property owners within 1,000 feet of the property

SITE INFORMATION:

General Plan Designation:
Medium Density Residential
 Current Zone: **PRD**
 Acreage: **1.34**
 Neighborhood: **Hillcrest**

**PLANNING
COMMISSION
RECOMMENDATION**

5-0 – for Denial

PREPARED BY:

Cheryl Vargas
 Associate Planner

REQUEST: The applicant requests the City amend Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.

BACKGROUND: The applicant owns approximately 1.34 acres of land and requests the City approve a rezone for a commercial/mixed use building on the gateway to Orem. This parcel of land in the PRD zone was previously approved for townhomes. On September 21, 2016 the project for ten (10) townhomes was approved; however, it was never built and the approval expired. In November of 2019, the owner applied again to build ten (10) townhomes. That application was never approved through the technical review committee and that application also expired and the property was sold.

This parcel will continue to be in the PRD zone; however, the new Urban Mixed-Use Overlay Zone (UX) will be added to the exiting PRD zone. So, it will still be the PRD zone with an overlay added.

Mr. Smith is proposing a three (3) level building with 15,000 square feet of office space on the first level. The second level will have 10,000 square feet of office space and 5,000 square feet of residential space split between four condominiums. The third level will have 7,500 square feet of office space with 7,500 square feet of open deck area. By amending the Urban Mixed-Use Overlay Zone (UX) to allow for residential and commercial in the same building, this will be allowed. The building will back up against University Parkway with parking out front towards the surrounding neighborhood.

The first part of this approval is the text amendment to modify the existing Urban Mixed-Use Overlay Zone (UX) to allow a limited number of residential units to be located in small-scale commercial developments in a certain area (properties with a boundary adjacent to University Parkway and

east of 800 East). The ground floor will be restricted to retail and office uses. Any floor above the ground floor may be used for residential and/or retail and office uses.

Parking: Parking will be amended. The amount of commercial parking required will be based on the one (1) space per 345 square feet. The residential parking required will be based on two (2) spaces per unit. One hundred two (102) spaces are required for this project and they are providing 102 spaces. Forty-two (42) spaces will be under the building and sixty (60) spaces will be outside in front of the building.

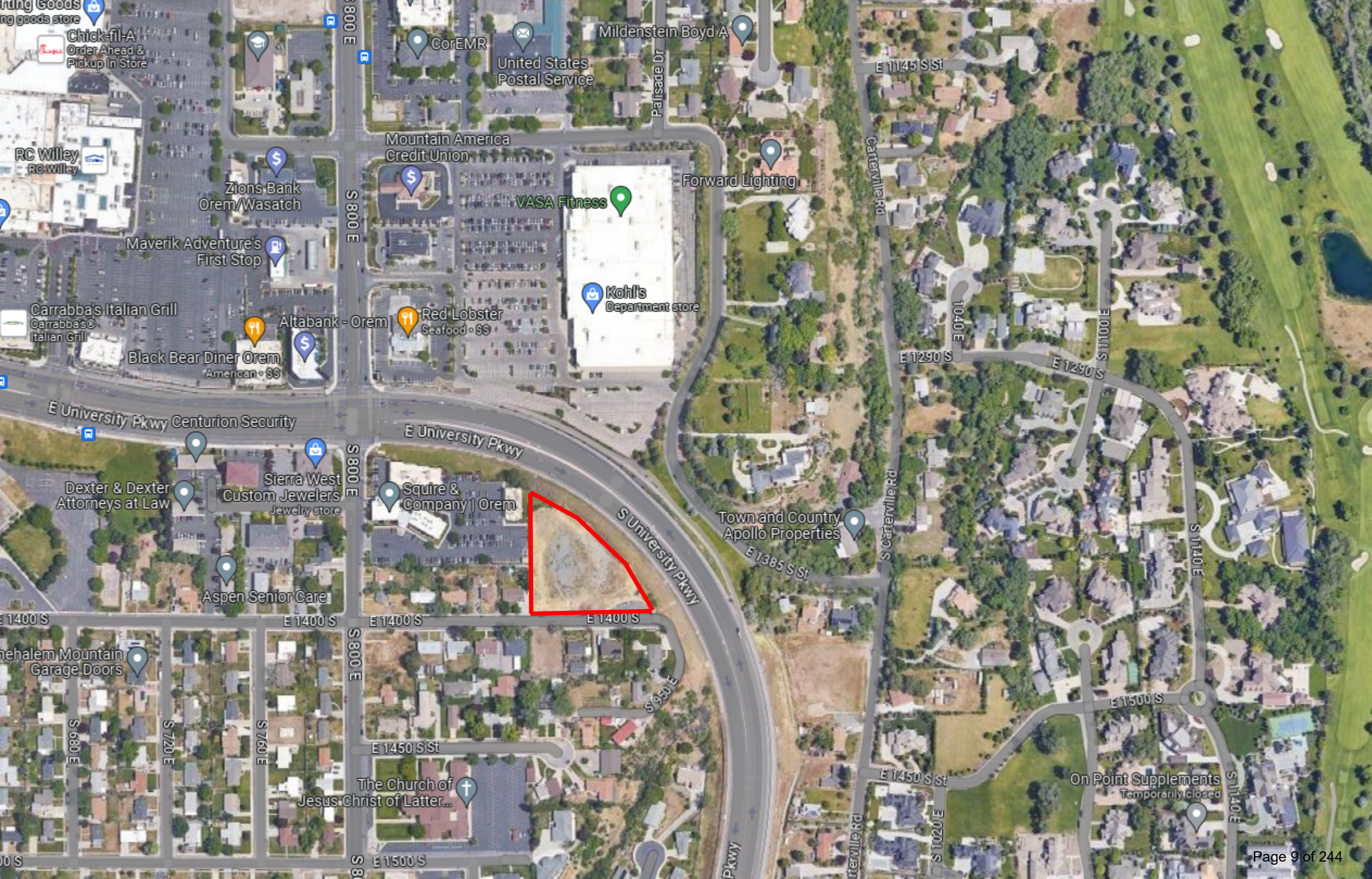
Parking			
	# Units/Square Feet	Required Spaces	Provided Spaces
Residential Units (2 Spaces/Unit)	4	8	8
Office Space (1 Space/345 sq.ft.)	32,500 sq.ft.	94	94
Rooftop Space	7,500 sq.ft.	0	0
Total		102	102

In the Planning Commission meeting on September 20, 2023, the residents who live near this proposed development attended the meeting and were concerned with the retail component of the development and the lack of greenspace. They were also concerned about the added traffic on 1400 South which they feel is too narrow to accommodate retail traffic and potential additional parking on the street. Based on neighborhood input as it relates to retail traffic and the neighbors concerns about this retail/commercial use in their neighborhood, the Planning Commission recommended denial of this application to have residential units with retail/commercial uses.

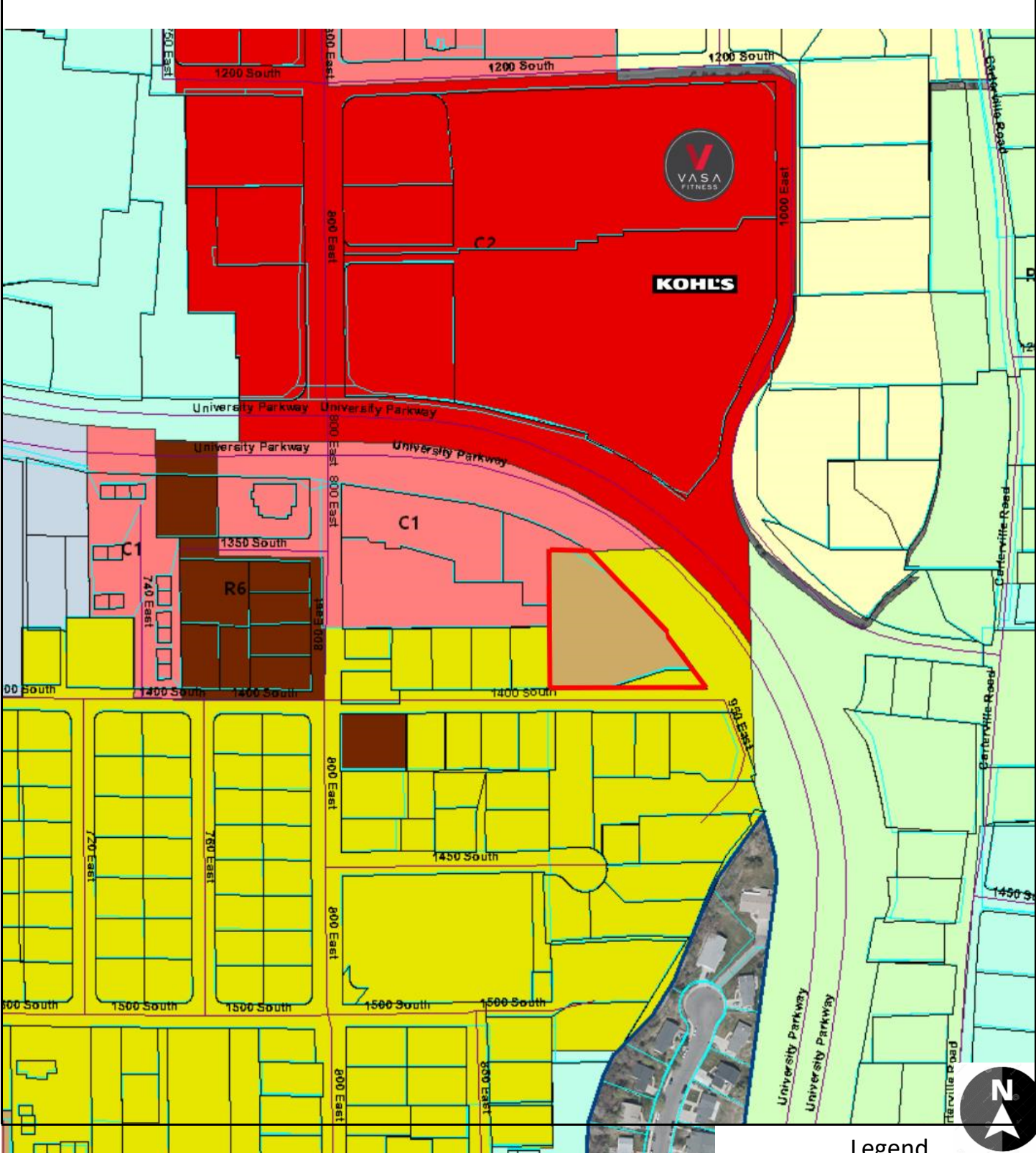
After the Planning Commission meeting a discussion was held with the adjacent neighbors to discuss the traffic and retail concerns. The applicant was willing to provide a development agreement to allow only office uses with the limited residential uses with the development. The development agreement will be proffered prior to the public hearing with the City Council. According to the applicant the stipulation of office uses only with the limited residential units was acceptable to those neighbors present during the discussion.

The applicant requested the application move forward to the City Council for review.

RECOMMENDATION: The Planning Commission recommends the City Council deny amending Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.



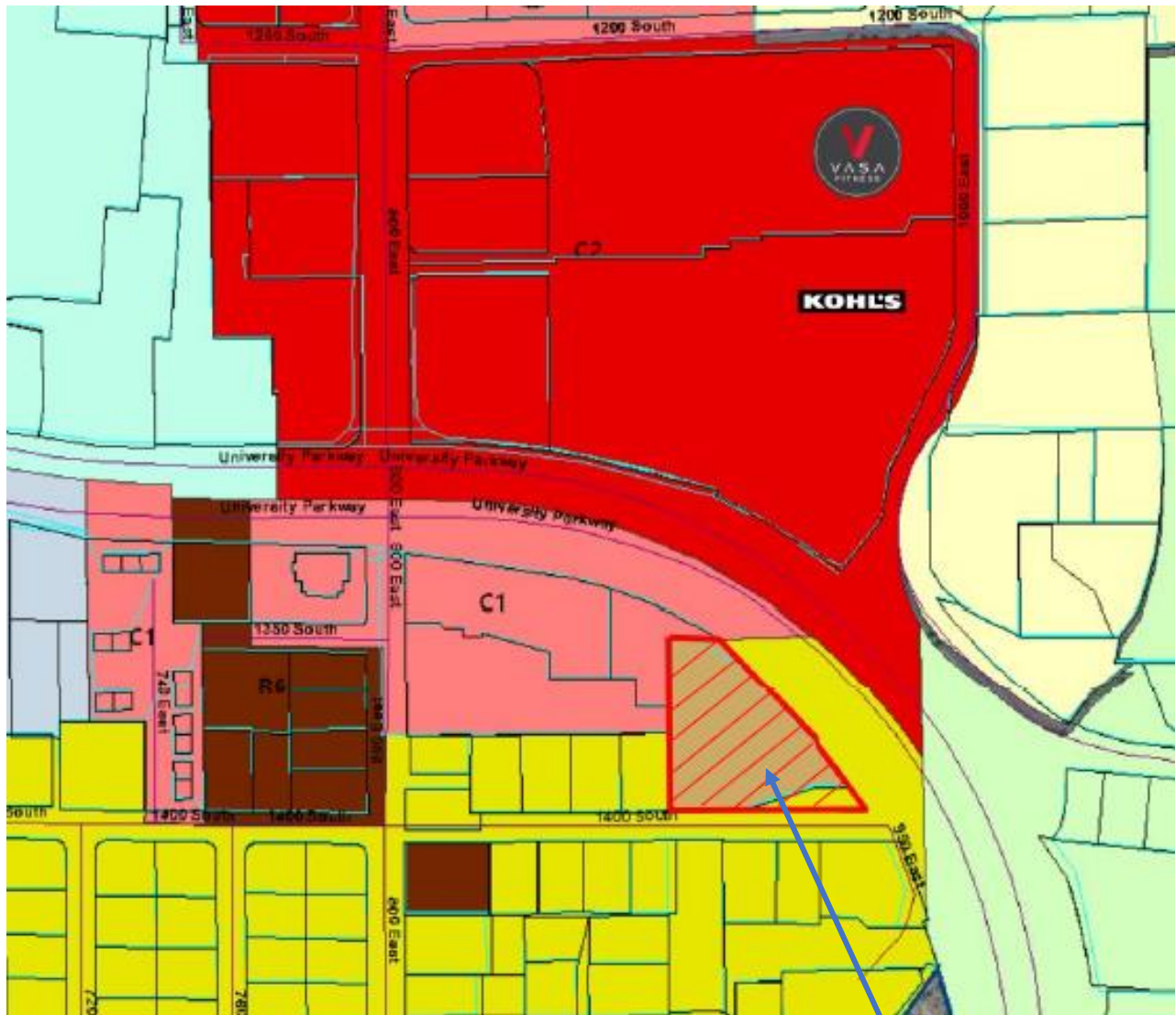
Hillcrest Ridge



Rezone
Zone: PRD
Acres: 1.34

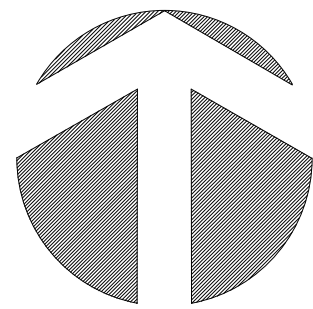
NEIGHBORHOOD
Hillcrest

 925 East 1400 South
 Parcels



Proposed Zoning – PRD(UX) *Urban Mixed-Use Overlay*

HILLCREST RIDGE CONCEPT PLAN



NORTH
1" = 20'

Developer:

Summit View Townhomes
%Kimble Smith
PO Box 970306
Orem, Utah, 84097
smith.kimble@gmail.com

Engineer:

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

Site Data:

Location: 1400 South 925 East
Zone = PRD
Total Area = 65,340 sq. ft. 1.50 acres
Total number of Units = 4 Residential

Level 1 = 15,000 sq.ft. Office Space
Level 2 = 4 Condo Units = 5,000 sq.ft.
10,000 sq.ft. Office Space
Level 3 = 7,500 sq.ft. Office Space
7,500 sq.ft. Rooftop Space

Parking Requirements:

Residential Units = 2.0 spaces/Unit
Office Space = 1 Space/345 sq.ft.

Spaces provided = 102

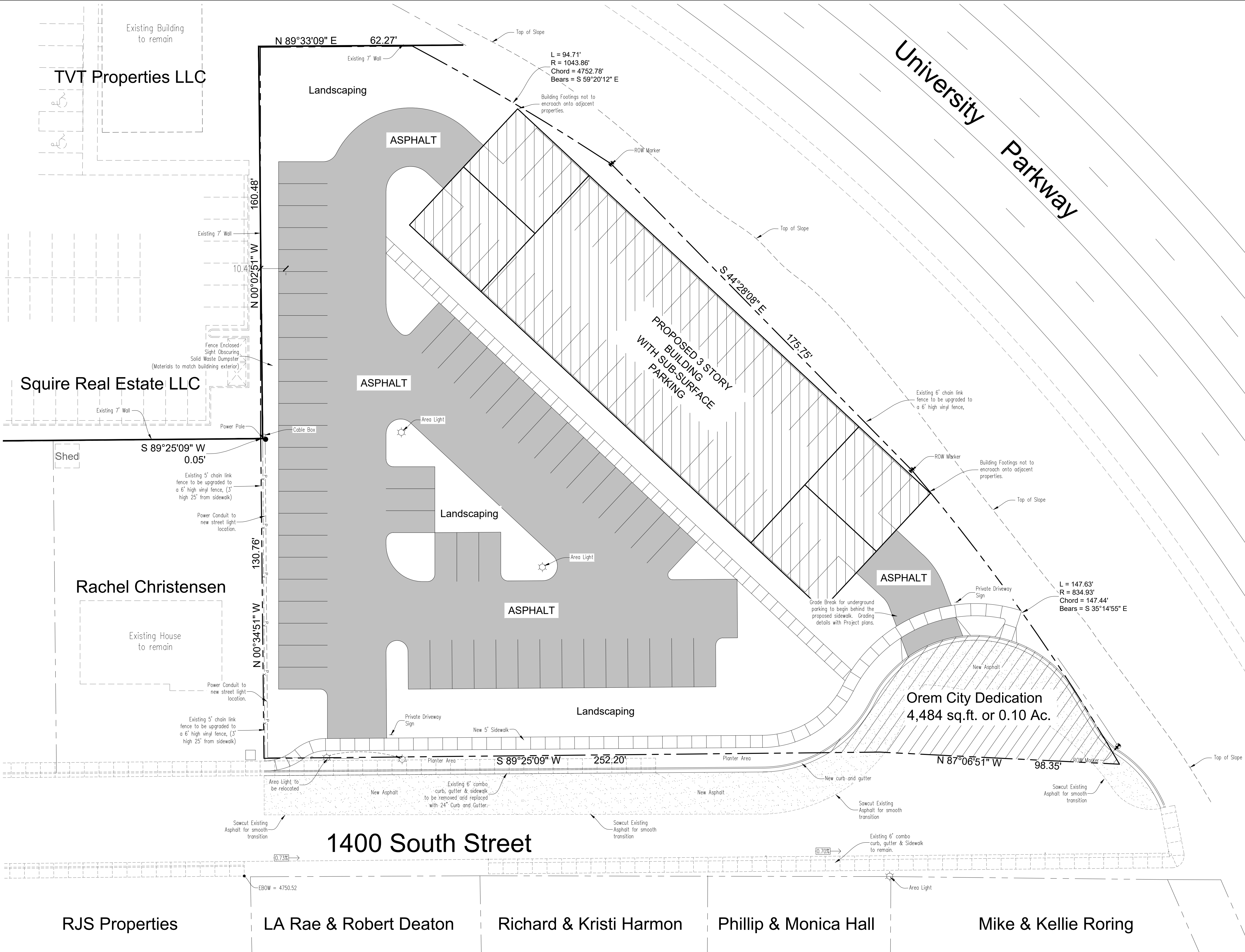
	Square Footage	Acreage	Percent of total
Total Area	65,340	1.50	100
Total Building / Pad Area	15,000	0.34	23
Total Hard Surface Area	26,713	0.61	41
Total Impervious Area	41,713	0.95	64
Total Landscaped Area	23,627	0.55	36

Tabulation Table

CAUTION!!! Notice to contractors

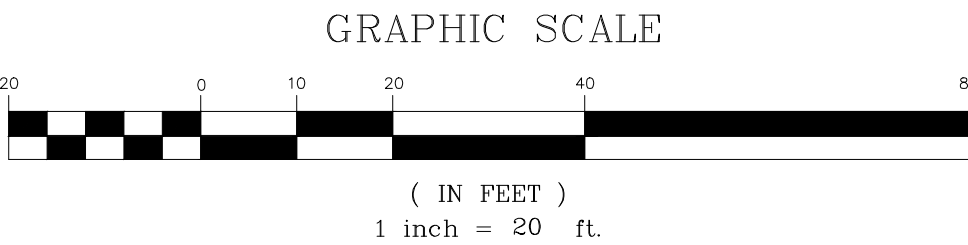
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request 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.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



- Proposed Street Dedication
- Proposed Building
- New Asphalt Parking
- New Asphalt Patchinig

Total Area = 1.61 Acres (Gross)
Total Area = 1.50 Acres (Net)



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

Utah

Orem

Concept Plan

Revisions

Date
8-17-2023
Scale
1" = 20'
By
TD
Tracing No.
L -

Sheet No.
C - 2.0

Elevations

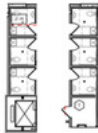




Level 1 Floor Plans

231

65



Level 2

Enter condos through stairwell

231

Glass partition

Glass partition

Page 16 of 244

4 condos 1250 sq ft each on corners Aprox 25x50 each.. Small balcony in greate room

LEVEL 3

231

OFFICES
Aprox 7,500 sq ft

OPEN DECK AREA

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ELEVATIONS FOR HUNTER TOWNHOMES



HUNTER 10 PLEX

ELEVATIONS FOR HUNTER TOWNHOMES

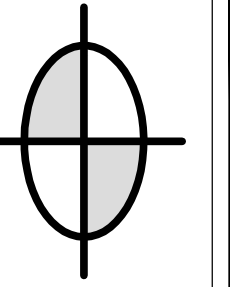


HUNTER 10 PLEX



NORTH
1" = 20'

Tabulation Table



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

Utah

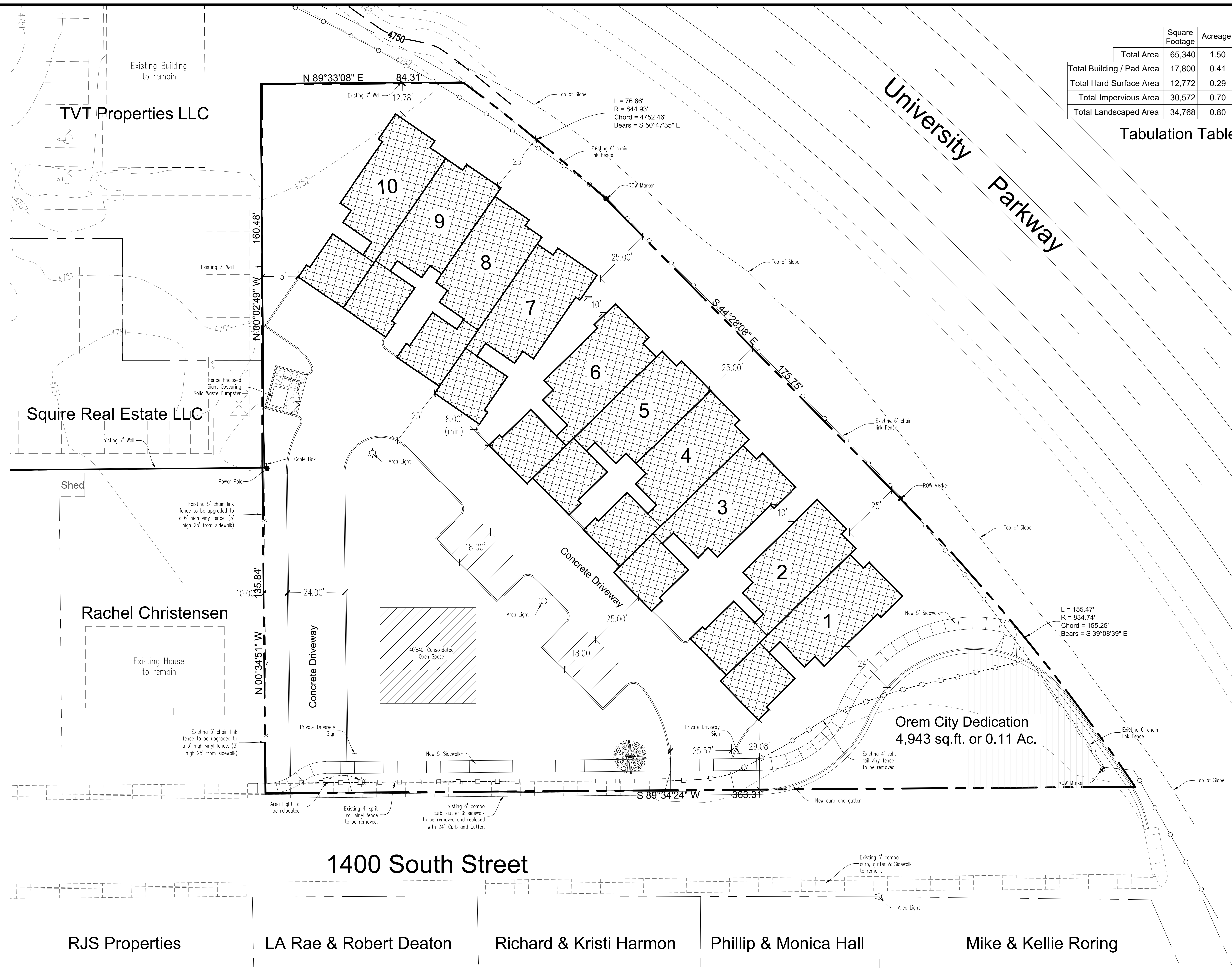
Site Plan

100

8-29-2016

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25-2016
scale
= 20'
/
0
acing No.
-

Sheet No.
C - 2.0



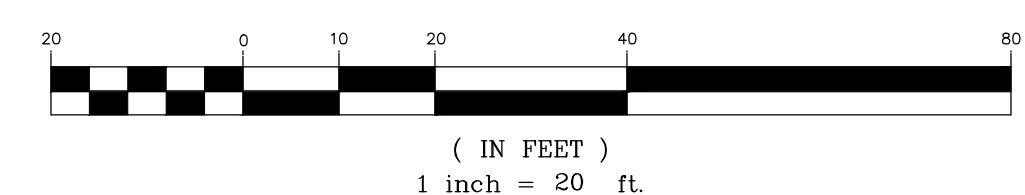
CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request 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.



Total Area = 1.61 Acres (Gross)
Total Area = 1.50 Acres (Net)
Density = 6.66 Units/Acre

GRAPHIC SCALE



Parking			
	# Units/Square Feet	Required Spaces	Provided Spaces
Residential Units (2 Spaces/Unit)	4	8	8
Office Space (1 Space/345 sq.ft.)	32,500 sq.ft.	94	94
Rooftop Space	7,500 sq.ft	0	0
Total		102	102

CHAPTER 22. ZONING

Article 22-12. Overlay Zones

22-12-5. Urban Mixed-Use Overlay Zone.

- A. **Purposes.** The urban mixed-use overlay (UX) zone (~~UX~~) ~~is was formerly~~ intended to ~~promote traditional urban development by~~ allowing a limited number of residential units to be located in small-scale commercial developments in certain commercial zones while maintaining the street-level commercial character of the underlying zone. ~~All provisions of the City Code applicable to the UX Zone shall continue to apply to all parcels that are currently zoned UX. However, effective February 1, 2003, the UX zoning designation shall not be applied to any additional property within the City.~~
- B. **Development Standards.**
1. **Site Plan Required.** All development standards and site plan requirements of Section 22-14-20 and the underlying zone shall apply. When there is a conflict between varying standards, the more restrictive requirements shall apply, except as provided in subsection (3) (2) below.
 2. **Location.** ~~The Urban Mixed-Use Overlay Zone may only be applied to properties with a boundary adjacent to University Parkway and east of 800 East. The Urban Mixed-Use Overlay shall not be applied to any area less than one (1) acre in size or any area greater than two (2) acres in size.~~
 3. **Required Setbacks.** The ~~minimum~~ setbacks for structures in the urban mixed-use overlay shall be the same as those of the underlying zone.
 4. **Commercial Uses.** The ground floor of all any buildings in the UX zone that is a part of a site plan which contains mixed residential and commercial uses, shall be restricted to retail and office uses (SLU Code 5000 and 6000 Series) which are either permitted or conditional uses in the underlying zone. Any floor above the ground floor may be used for any use that is a permitted or a conditional use in the underlying zone, or as a residential use subject to the limitations and requirements of this Section 22-12-5. as specified in subsection (4) below.
 5. **Residential Uses.** Any personal residential use identified as an 1100 Series Standard Land Use Code as listed in Appendix A of the City Code, shall be permitted on the floors above the ground level in the urban mixed-use overlay zone. The number of residential units allowed in a given building is limited to one (1) residential unit per 10,000 square feet of office space and/or retail space in the building. A residential unit may consist of multiple stories in the building. There is no maximum residential density within the urban mixed-use overlay zone. The number of residential dwelling units shall only be limited by the amount of parking provided on the site. One residential dwelling unit shall be permitted for every three (3) parking stalls provided.

6. **Parking.** The amount of commercial parking required in an urban mixed-use development shall be based on the commercial floor space parking requirements in accordance with Section 22-15 of this Chapter. In addition, at least two parking stalls shall be provided for each residential unit. At least two parking stalls shall be assigned to and reserved for the exclusive use of each residential unit and shall be designated with paint or signage. All of the required parking may be shared between the residential and commercial uses of a development.
7. **Exterior Finishing Materials.** All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, fluted block, colored textured block, glass, and ~~synthetic stucco~~ aluminum composite (ACM) wall panel systems; wood, sheet metal, and corrugated metal shall be prohibited except for trim, soffits, fascia, mansards and similar architectural features. The Planning Commission may approve other finishing materials that are similar in appearance and durability. ~~Neither flat, three-tab cut asphalt shingles nor rolled roofing shall be allowed. Only architectural shingles are permitted.~~
8. **Adding a Residential Use to an Existing Site.** The addition of any residential use, or residential units, to an existing site shall require an amended site plan in conformance with the requirements of Section 22-14-20 of this Chapter, and a building permit.
~~Minimum Zone Size. The Urban Mixed Use Overlay shall not be applied to any area less than three (3) acres in size. The minimum parcel size shall be that of the underlying zone.~~
9. **Change of Use.** Any change in the use of any portion of a building from either residential to commercial or commercial to residential, shall require an amended site plan, and must comply with the requirements of Section 22-14-20 of this Chapter.
10. **Concept Plan.** A Concept Plan shall be submitted with every application to apply the UX zone to a parcel of property. The Concept Plan shall at a minimum include the following:
 - a. A layout of all parking areas, residential units, amenities, open spaces, landscaped areas, drive accesses, proposed building footprints, building heights and the orientation of all buildings;
 - b. Architectural renderings that illustrate the architectural style(s), materials, and designs to be employed in the development;
 - c. The total number of residential units and the number of residential units per acre;
 - d. A topographic map of the subject property and adjacent property within three hundred feet (300') of the subject property;
 - e. A tabulation of the total land area and percentage thereof designated for various proposed uses;
 - f. A general circulation plan indicating public vehicular and pedestrian ways;
 - g. Any additional information that the City may deem necessary to determine whether the proposed UX zone is in the interest of the public health, safety and welfare.

All development in a UX zone shall be developed in substantial conformance with the Concept Plan approved as part of the UX zone application. An approved Concept Plan shall be made a part of Appendix GG of the Orem City Code. The total number of residential units allowed in a UX zone shall not exceed the number of residential units shown in the approved Concept Plan. An approved Concept Plan may be modified in the same manner as an amendment to the zoning ordinance. However, the City Council shall not be obligated to approve an amended Concept Plan even if a proposed amended Concept Plan otherwise complies with all requirements of the UX zone.

Street View



Neighborhood Meeting 925 E. 1400 S.

<https://mail.google.com/mail/u/0/#sent/FMfc97CirciODTiv6BRbfTdome8TfGK7w9sejicst8e...>

Feb 21 meeting minutes
325 E 1400 S. Orem

Mr smith called meeting to order aprox 6 people showed up.

The plans for town homes and plat map were shown. Concerns were raised about parking, who would live there ect. Mr smith said if the town homes were built they would probably be sold. Could not guarantee the buyers parking or traffic

Plans were shown for commercial project. Parking spaces ect. Attendees liked the idea of traffic only during the day and not at nights or weekends. The proposed concept with glass and brick was most liked by neighbors

Questions and answers were given and meeting closed around 7pm



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - Amending Section 22-12-5 Urban Mixed-Use Overlay Zone (UX) for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.

Ten townhomes were previously approved for this property. A new proposal to build a 3-story mixed use building with 32,500 square feet of office space and 5,000 square feet of living space has been submitted.

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

ZIONS FIRST NATIONAL BANK
%LOCATION: 7474
PO BOX 54288
LEXINGTON, KY 40555

City Council
Tue, Oct 10, 2023
6:00 pm



City Council Chambers, 56 N State Street

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

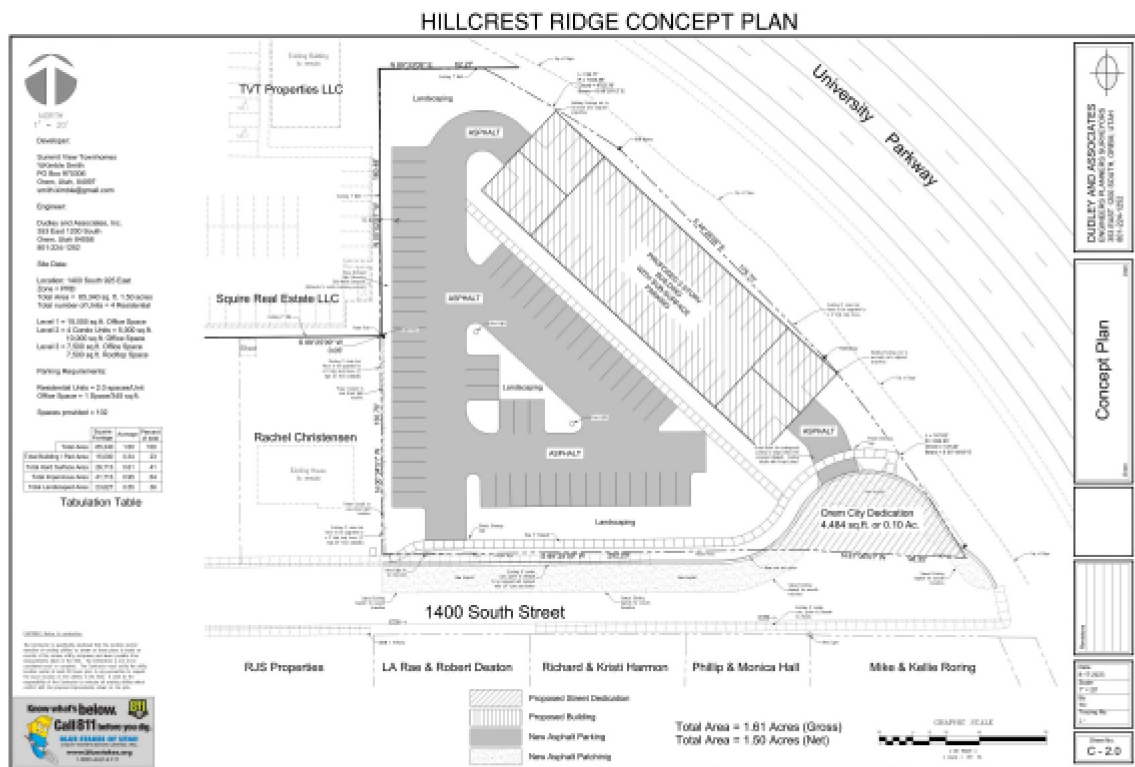
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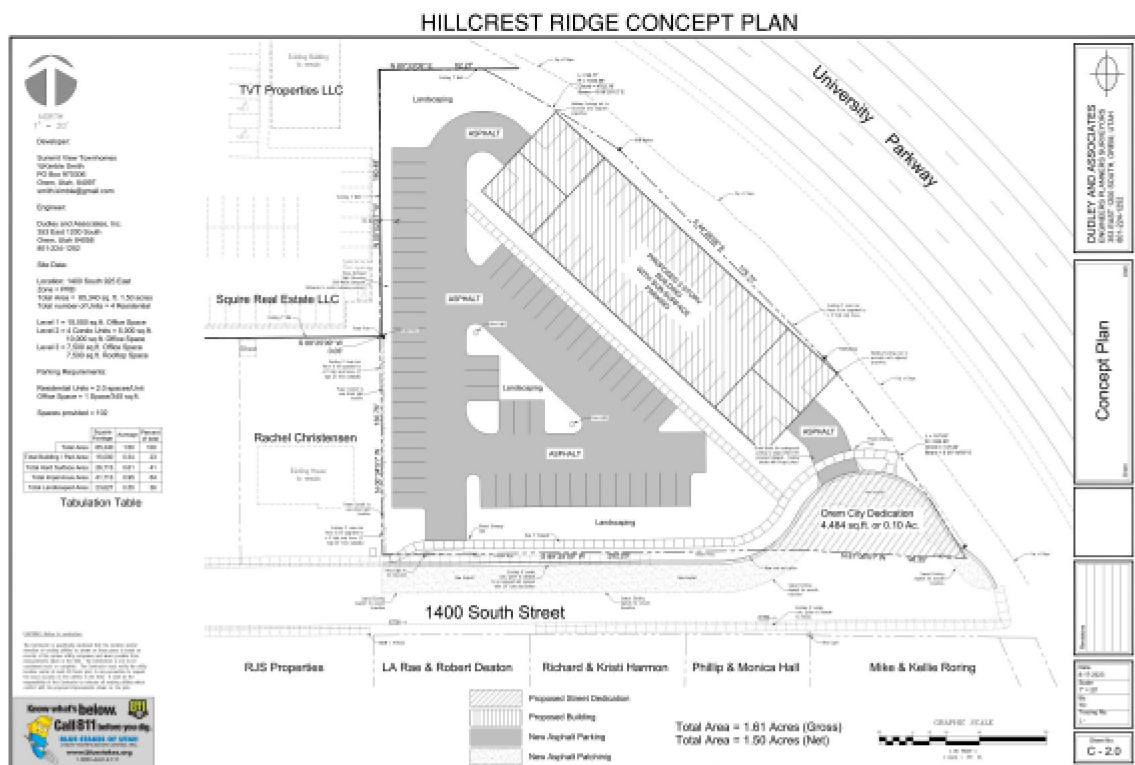
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

OREM EASTPOINTE LLC
%KOHLS DEPARTMENT STORES INC
PO BOX 2148
MILWAUKEE, WI 53201

City Council
Tue, Oct 10, 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
PO BOX 140857
SALT LAKE CITY, UT 84114

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

OREM EASTPOINTE LLC
%KOHLS DEPARTMENT STORES INC
PO BOX 2148
MILWAUKEE, WI 53201

GSF-OFFICE CONDOS LLC
PO BOX 229
CEDAR VALLEY, UT 84013

MOUNTAIN AMERICA CREDIT UNION
%ACCOUNTING
PO BOX 2331
SANDY, UT 84091

ZIONS FIRST NATIONAL BANK
%LOCATION: 7474
PO BOX 54288
LEXINGTON, KY 40555

LEVY FAMILY LIMITED
PARTNERSHIP
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

BERKSHIRES THE LC
PO BOX 921
SPANISH FORK, UT 84660

GLACIER BANK
33 E MAIN ST
AMERICAN FORK, UT 84003

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

CORP PRES BISHOP LDS
%TAX ADMINISTRATION
50 E NORTH TEMPLE # 22
SALT LAKE CITY, UT 84150

R&T INVESTMENTS LC
51 W CENTER ST # 604
OREM, UT 84057

SCHWARTZMAN, TODD
54 S DRUPE LN
VINEYARD, UT 84059

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

OBLIVIAE LLC
%KNUDSEN, HOWARD ALLEN
61 E 1820 S
OREM, UT 84058

UTAH COUNTY
100 E CENTER
PROVO, UT 84601

COMMON AREA
100 E CENTER
PROVO, UT 84606

COMMON AREA
100 E CENTER ST
PROVO, UT 84604

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

CATALYST PARTNERS LLC
118 W SICULA RD
VINEYARD, UT 84059

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DANALI GROUP LLC
182 W 3540 N
PROVO, UT 84604

CIRCLE K PROPERTIES INC
%MAVERIK INC
185 S STATE ST STE 800
SALT LAKE CITY, UT 84111

TGIM 1373 LLC
191 N 290 W
LINDON, UT 84042

FIVE MACS LLC
198 E ZINFANDEL LN
VINEYARD, UT 84059

SLOAT, TAUNIA F
218 N 300 E
PLEASANT GROVE, UT 84062

SORENSEN, BRAD A & GAIL G
253 W 200 N
VERNAL, UT 84078

YORK, DEVIN & NANNETTE (ET AL)
257 HEATHER RD
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

YORK, DEAN & JEANETTE
297 N STATE COLLEGE BLVD # 4123
ORANGE, CA 92868

NJ MANAGEMENT LLC
325 W 625 N
LINDON, UT 84042

PARKWAY APARTMENT VENTURES
LLC
473 S STATE ST # 415
PROVO, UT 84606

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WALKER, MICHAEL J & TAMARA H
565 E 1640 N
OREM, UT 84097

FRED AND LORRAINE JOHNSON LLC
572 S 130 W
OREM, UT 84058

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
575 E UNIVERSITY PKWY
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
%WOODBURY CORPORATION
575 E UNIVERSITY PKWY STE N260
OREM, UT 84097

WILD PLUM LLC
579 HERITAGE PARK BLVD # 102
LAYTON, UT 84041

PALMER, CRAIG J (ET AL)
598 S 730 E
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

MCCAUSLAND, JENTREY S (ET AL)
712 S 720 W
PROVO, UT 84601

LOBENDAHN, FRED K & LADONNA M
735 E 1400 S
OREM, UT 84097

CHOU, YAO
744 EDGEWATER BLVD APT 107
FOSTER CITY, CA 94404

PARKWAY VILLA LLC
--OR CURRENT RESIDENT--
750 E 1350 SOUTH
OREM, UT 84097

CHRISTENSEN, RACHEL R & RACHEL
R
752 KINGFISHER CT
CORONA, CA 92879

LEW, YEE N & WYEMAN N (ET AL)
--OR CURRENT RESIDENT--
759 E 1400 SOUTH
OREM, UT 84097

PAWLOWSKI, MARY ELLEN
766 E 1500 S
OREM, UT 84097

EPPERSON, SPENCER & MEKENNA
770 E 1400 S
OREM, UT 84097

DYE, KEITH EUGENE JR & KARLA
RAE
771 E 1500 S
OREM, UT 84097

KENISON, CASEY & BRADLEY
773 E 1400 S
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
775 E UNIVERSITY PKWY
OREM, UT 84097

CAMPOS, SAMAEL
776 E 1500 S
OREM, UT 84097

SORENSEN, BRAD A & GAIL G
--OR CURRENT RESIDENT--
783 E 1400 SOUTH
OREM, UT 84097

PROPERTY RESOURCES INC
820 S 920 E
OREM, UT 84097

HAMBY, MATTHEW & MICHELLE
823 E 1400 S
OREM, UT 84097

IPSEN PROPERTIES LLC SERIES A
--OR CURRENT RESIDENT--
823 E 1550 SOUTH
OREM, UT 84097

FARRIMOND, HAROLD ROBERT (ET
AL)
--OR CURRENT RESIDENT--
824 E 1400 SOUTH
OREM, UT 84097

JONES, PENELOPE
835 E 1400 S
OREM, UT 84097

PALMER, CRAIG J (ET AL)
--OR CURRENT RESIDENT--
835 E 1450 SOUTH
OREM, UT 84097

BOWN, KEVIN & STACEY L
839 E 1450 S
OREM, UT 84097

SLACK, MAYLA W & CURTIS B
841 E 1450 S
OREM, UT 84097

BOWN, KEVIN W & STACY L
843 E 1450 S
OREM, UT 84097

WALKER, MAILE B (ET AL)
844 E 1400 S
OREM, UT 84097

BOWN, KEVIN & STACEY L
--OR CURRENT RESIDENT--
845 E 1450 SOUTH
OREM, UT 84097

CLUFF, JACKSON (ET AL)
845 E 1550 S
OREM, UT 84097

PHELPS, DEREK & ALEXIS
847 E 1400 S
OREM, UT 84097

BENNION, JUNIUS L & BONITA T
--OR CURRENT RESIDENT--
854 E 1400 SOUTH
OREM, UT 84097

CHRISTENSEN, RACHEL R & RACHEL
R
--OR CURRENT RESIDENT--
855 E 1400 SOUTH
OREM, UT 84097

RJS PROPERTIES - OREM LLC
--OR CURRENT RESIDENT--
872 E 1400 SOUTH UNIT# 1-4
OREM, UT 84097

875 EAST LLC
--OR CURRENT RESIDENT--
875 E 1450 SOUTH
OREM, UT 84097

HOLMES, KENNETH M & DIANE
876 E 1450 S
OREM, UT 84097

HOLCOMB, ROD E & HOLLIE P
886 E 1450 S
OREM, UT 84097

CSK LLC
889 E 1500 S
OREM, UT 84097

RICE, ROBERT TERRY & PEGGY
KILLPACK
892 E 1500 S
OREM, UT 84097

LAMMERS, BRIAN
895 E 1450 S
OREM, UT 84097

BURR, JACK L & CAROL C
896 E 1450 S
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

MAYNARD, JASON
920 E 1400 S
OREM, UT 84097

SMITH, KIMBLE
--OR CURRENT RESIDENT--
925 E 1400 SOUTH
OREM, UT 84097

ROBISON, GENE
929 S CARTERVILLE RD
OREM, UT 84097

HALL, PHILLIP S & MONICA
932 E 1400 S
OREM, UT 84097

RORING, MIKE & MIKE (ET AL)
952 E 1400 S
OREM, UT 84097

ROSE, KEVIN G
--OR CURRENT RESIDENT--
1011 E 1450 SOUTH
OREM, UT 84097

LAWRENCE, TRACY & KEITH
1012 E 690 S
OREM, UT 84097

HOBBS, CLINT BRIAN & LEE ANN
--OR CURRENT RESIDENT--
1021 E 1450 SOUTH
OREM, UT 84097

HOBBS, CLINT BRIAN & LEE ANN
--OR CURRENT RESIDENT--
1045 E 1450 SOUTH
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

IPSEN PROPERTIES LLC SERIES A
1094 S 880 W
PAYSON, UT 84651

HARTOONIAN, VARTKES & EDITH
1103 WILLADONDA DR
LA CANADA-FLINTRIDGE, CA 91011

875 EAST LLC
1108 E SOUTH UNION PARK AVE
MIDVALE, UT 84047

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

GROW, BRIAN D & HOLLY
1175 CAMINITO AMARILLO
SAN MARCOS, CA 92069

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

PARKWAY VILLA LLC
1201 E 1220 N
OREM, UT 84097

FORWARD, DANIEL R (ET AL)
1215 S 1000 E
OREM, UT 84097

MOUNTAIN AMERICA CREDIT UNION
--OR CURRENT RESIDENT--
1219 S 800 EAST
OREM, UT 84097

ZIONS FIRST NATIONAL BANK
--OR CURRENT RESIDENT--
1220 S 800 EAST
OREM, UT 84097

WILSON, LISA M (ET AL)
1237 S 1000 E
OREM, UT 84097

CIRCLE K PROPERTIES INC
--OR CURRENT RESIDENT--
1240 S 800 EAST
OREM, UT 84097

OBLIVIAE LLC
--OR CURRENT RESIDENT--
1245 S 800 EAST
OREM, UT 84097

OREM EASTPOINTE LLC
--OR CURRENT RESIDENT--
1259 S 800 EAST
OREM, UT 84097

BYERS, BRYCE C & DANIELLE M (ET AL)
1261 S 1000 E
OREM, UT 84097

MESERVY, THOMAS O & SUNDAY J
1278 S 1040 E
OREM, UT 84097

SUMSION, LANA
1295 S 1000 E
OREM, UT 84097

BOWN, CAROL O (ET AL)
1309 S 1000 E
OREM, UT 84097

NOBLE HOLDINGS LLC
--OR CURRENT RESIDENT--
1310 S 740 EAST
OREM, UT 84097

LUDLOW, MELVIN J & ALICE L
--OR CURRENT RESIDENT--
1315 S CARTERVILLE RD
OREM, UT 84097

NOBLE HOLDINGS LLC
--OR CURRENT RESIDENT--
1320 S 740 EAST
OREM, UT 84097

FLOCCHINI FAMILY HOLDINGS -
OREM LLC
1330 CAPITOL BLVD
RENO, NV 89502

NOBLE HOLDINGS LLC
--OR CURRENT RESIDENT--
1330 S 740 EAST
OREM, UT 84097

SHALLENBERGER, STEVEN R (ET AL)
1330 S 1000 E
OREM, UT 84097

SHALLENBERGER, STEVEN R (ET AL)
--OR CURRENT RESIDENT--
1331 S 1000 EAST
OREM, UT 84097

DUCKWORTH, BRETT L (ET AL)
--OR CURRENT RESIDENT--
1336 S 1100 EAST
OREM, UT 84097

SMITH, KIMBLE J
1337 S CARTERVILLE RD
OREM, UT 84097

SMITH, RODGER H & HOLLY
KRISTINE
1338 S 1100 E
OREM, UT 84097

LUDLOW, ALICE L (ET AL)
--OR CURRENT RESIDENT--
1340 S CARTERVILLE RD
OREM, UT 84097

SIERRA WEST DIAMONDS INC
1344 S 800 E # 1
OREM, UT 84097

OVALTINE JENKINS LLC
1344 S 800 E # 2
OREM, UT 84097

PROPERTY RESOURCES INC
--OR CURRENT RESIDENT--
1347 S CARTERVILLE RD
OREM, UT 84097

DANALI GROUP LLC
--OR CURRENT RESIDENT--
1348 S 800 EAST
OREM, UT 84097

NJ MANAGEMENT LLC
--OR CURRENT RESIDENT--
1352 S 740 EAST
OREM, UT 84097

GARDNER, BONNIE (ET AL)
1355 S CARTERVILLE RD
OREM, UT 84097

DEXTER, WAYNE R & DONNA LEE
--OR CURRENT RESIDENT--
1358 S 740 EAST
OREM, UT 84097

DEXTER HOLDINGS LLC
1360 S 740 E
OREM, UT 84097

WALKER, MICHAEL J & TAMARA H
--OR CURRENT RESIDENT--
1360 S 800 EAST
OREM, UT 84097

FILLMORE, LYNN C
1360 S CARTERVILLE RD
OREM, UT 84097

FRED AND LORRAINE JOHNSON LLC
--OR CURRENT RESIDENT--
1361 S 740 EAST
OREM, UT 84097

WILD PLUM LLC
--OR CURRENT RESIDENT--
1366 S 740 EAST
OREM, UT 84097

GSF-OFFICE CONDOS LLC
--OR CURRENT RESIDENT--
1367 S 740 EAST
OREM, UT 84097

TURLEY, GAVIN KARL & RAYMOND
1370 S 800 E
OREM, UT 84097

DEXTER HOLDINGS LLC
--OR CURRENT RESIDENT--
1372 S 740 EAST
OREM, UT 84097

TGIM 1373 LLC
--OR CURRENT RESIDENT--
1373 S 740 EAST
OREM, UT 84097

FIVE MACS LLC
--OR CURRENT RESIDENT--
1379 S 740 EAST
OREM, UT 84097

HOBBS, CLINT BRIAN & LEE ANN
1380 S 1140 E
OREM, UT 84097

PETTIT, KYLE
--OR CURRENT RESIDENT--
1383 S 800 EAST
OREM, UT 84097

LEW, YEE N & WYEMAN N (ET AL)
1384 N 1400 W
PROVO, UT 84604

740 LLC
1385 S 740 E
OREM, UT 84097

SALMON INSURANCE LLC
--OR CURRENT RESIDENT--
1391 S 740 EAST
OREM, UT 84097

SALMON INSURANCE LLC
1391 S 740 E UNIT 13
OREM, UT 84097

LAWRENCE, TRACY & KEITH
--OR CURRENT RESIDENT--
1393 S 800 EAST
OREM, UT 84097

BISCHOFF, VICKIE J (ET AL)
1398 S CARTERVILLE RD
OREM, UT 84097

CORP PRES BISHOP LDS
--OR CURRENT RESIDENT--
1400 S 800 EAST
OREM, UT 84097

BISCHOFF, VICKIE J (ET AL)
--OR CURRENT RESIDENT--
1400 S CARTERVILLE DR
OREM, UT 84097

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

HAACKE, AUSTIN & REBECCA
1406 S CARTERVILLE RD
OREM, UT 84097

CAMPOS, KATTY (ET AL)
1410 S CARTERVILLE RD
OREM, UT 84097

WRIGHT, THOMAS H & JUILE A (ET AL)
--OR CURRENT RESIDENT--
1412 S 760 EAST
OREM, UT 84097

BYINGTON LLC
1412 S 800 E
OREM, UT 84097

CASTANEDA, KEVIN (ET AL)
1415 S 720 E
OREM, UT 84097

CHAPMAN, BRUCE & CERI (ET AL)
1421 S CARTERVILLE RD
OREM, UT 84097

BUSHMAN, JUANITA K
1423 S 760 E
OREM, UT 84097

AJA INVESTMENT 1425 LLC
--OR CURRENT RESIDENT--
1425 S 800 EAST
OREM, UT 84097

WITTE FAMILY LC (ET AL)
1426 S 760 E
OREM, UT 84097

CAMPOS, CINDY VERONICA
1426 S 800 E
OREM, UT 84097

BLESS, NICOLE M
1427 S 720 E
OREM, UT 84097

FORSYTH, EVADEAN
1435 S 760 E
OREM, UT 84097

WHATCOTT, LEE ALLEN & BONNIE L
(ET AL)
--OR CURRENT RESIDENT--
1435 S 800 EAST
OREM, UT 84097

BANKS, MATTHEW & KELSEY
1435 S 950 E
OREM, UT 84097

HATCH, ELMER FARR & FRANCES
PETERSON
1436 S 800 E
OREM, UT 84097

AJD HOLDINGS LLC
--OR CURRENT RESIDENT--
1436 S CARTERVILLE RD
OREM, UT 84097

WATSON, BRIAN L (ET AL)
1437 S CARTERVILLE RD
OREM, UT 84097

RUSICK, KYLE S & SARAH
1440 S 760 E
OREM, UT 84097

HOYT, LINDA L
1443 S 720 E
OREM, UT 84097

STUMPHY, ALBERT H (ET AL)
1445 S 950 E
OREM, UT 84097

AIRTIMER PROPERTIES LLC
--OR CURRENT RESIDENT--
1447 S 760 EAST
OREM, UT 84097

LARSON, LYNN D (ET AL)
1447 S 800 E
OREM, UT 84097

SLOAT, TAUNIA F
--OR CURRENT RESIDENT--
1448 S 800 EAST
OREM, UT 84097

TIPPETTS, JOEY & BRITTANI
1448 S CARTERVILLE RD
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1450 S 800 EAST
OREM, UT 84097

PARTRIDGE, SAM
--OR CURRENT RESIDENT--
1455 S 720 EAST
OREM, UT 84097

HIGLEY, H BRUCE & JILL E
1456 S 760 E
OREM, UT 84097

BERG, CHASE D & CRISTINA
1458 S 800 E
OREM, UT 84097

WILKINSON, BELVA ANN (ET AL)
1459 S 760 E
OREM, UT 84097

OLSEN, JIMMY HOWARD & SHELLEY
PORTER (ET AL)
1466 S 760 E
OREM, UT 84097

BOUCHE, RYAN M (ET AL)
1467 S 720 E
OREM, UT 84097

MCKAY, STERLING L & CALI B
1468 S 800 E
OREM, UT 84097

SHELLY SUE CRESPO TRUST 2-16-
2018 THE (ET AL)
1468 S 1020 E
OREM, UT 84097

MORGAN, BRYCE & CONSUELO
1471 S 760 E
OREM, UT 84097

1478 LLC
1478 S 800 E
OREM, UT 84097

OLSON, CHRISTOPHER & SHARLENE
1482 S 760 E
OREM, UT 84097

SANDERS, LINDA
1483 S 720 E
OREM, UT 84097

MINER, RICHARD
1483 S 760 E
OREM, UT 84097

KRUEGER, CARR C II & LORI L (ET AL)
1486 S 1020 E
OREM, UT 84097

GORDON, JEANNINE B
1490 S 800 E
OREM, UT 84097

GEAKE, DENNIS E & JEANNE
%MCKINLEY, RONNIE B TRUSTEE
1492 CARTERVILLE RD
OREM, UT 84097

NIELSEN, SCOTT & ANGELA
1492 S 1150 E
OREM, UT 84097

CROSS, LAURIE
1494 S CARTERVILLE RD
OREM, UT 84097

MCCAUSLAND, JENTREY S (ET AL)
--OR CURRENT RESIDENT--
1496 S 760 EAST
OREM, UT 84097

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
1500 S 800 EAST
OREM, UT 84097

R&T INVESTMENTS LC
--OR CURRENT RESIDENT--
1505 S 800 EAST
OREM, UT 84097

HAWS, JESSICA R
1508 S 800 E
OREM, UT 84097

SIMMERMAN, SUSAN
1508 S CARTERVILLE RD
OREM, UT 84097

PNG RENTAL PROPERTIES LLC
1509 S 850 E
OREM, UT 84097

SPEISER, ROBERT
1515 S 800 E
OREM, UT 84097

CMB CAPITAL LLC
1521 S 850 E
OREM, UT 84097

VANOSTRAND, GLENN ALAN
1522 S 800 E
OREM, UT 84097

CHOU, YAO
--OR CURRENT RESIDENT--
1524 S 850 EAST
OREM, UT 84097

ROJAS, JOSE DANIEL & YULIDY D
1528 S CARTERVILLE RD
OREM, UT 84097

FLORES, MAURO
--OR CURRENT RESIDENT--
1531 S 850 EAST
OREM, UT 84097

CWT INVESTMENTS 5 LLC
--OR CURRENT RESIDENT--
1532 S 800 EAST
OREM, UT 84097

MACHUCA, RICARDO D
1533 S 800 E
OREM, UT 84097

LEAVITT, WESTON
1536 S 850 E
OREM, UT 84097

GORHAM, MATTHEW (ET AL)
1538 S CARTERVILLE RD
OREM, UT 84097

YORK, DEAN & JEANETTE
--OR CURRENT RESIDENT--
1543 S 850 EAST
OREM, UT 84097

YORK, DEVIN & NANNETTE (ET AL)
--OR CURRENT RESIDENT--
1545 S 850 EAST
OREM, UT 84097

EVANS, MARY ANN
1565 W 1825 N
PROVO, UT 84604

AIRTIMER PROPERTIES LLC
1651 AMERICAN PACIFIC DR # 7104
HENDERSON, NV 89074

WATSON, MYLES GLEN
1671 MORGAN ST
MOUNTAIN VIEW, CA 94043

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

BENNION, JUNIUS L & BONITA T
1757 N ANDREWS LN
SARATOGA SPRINGS, UT 84045

AJA INVESTMENT 1425 LLC
%ALLEN, ANNJANEL
1811 N 620 E
OREM, UT 84097

CWT INVESTMENTS 5 LLC
1863 S 543 E
OREM, UT 84058

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

FARRIMOND, HAROLD ROBERT (ET AL)
1948 N 230 E
OREM, UT 84057

PARTRIDGE, SAM
2054 SHADOW WOOD DR
LEHI, UT 84043

RJS PROPERTIES - OREM LLC
2262 W 300 N
PROVO, UT 84601

WRIGHT, THOMAS H & JUILE A (ET AL)
2275 NW 15TH ST
REDMOND, OR 97756

REYNOLDS, MARK LELAND (ET AL)
2518 N 850 W
PROVO, UT 84604

COX, JULI ANN & CANDICE CRISTINE
2607 N 850 W
PROVO, UT 84604

BLACK, AARON R & AMY N (ET AL)
2612 N 850 W
PROVO, UT 84604

HARTOONIAN, VARTKES & EDITH
--OR CURRENT RESIDENT--
2623 N 850 WEST
PROVO, UT 84097

ANDERSEN, LARISSA (ET AL)
2626 N 850 W
PROVO, UT 84604

EVANS, MARY ANN
--OR CURRENT RESIDENT--
2641 N 850 WEST
PROVO, UT 84604

VELASTEGUI, FERNANDO ANDRES
MEJIA (ET AL)
2644 N 850 W
PROVO, UT 84604

MCNEFF, AMMON & NICOLE
FERNUIK
2659 N 850 W
PROVO, UT 84604

ADAMS, JUSTIN
2662 N 850 W
PROVO, UT 84604

CALDERA, GUILLERMO & SHAREN
2678 N 850 W
PROVO, UT 84604

EVANS, TROY CHRISTOPHER &
ADRIANE LYNN (ET AL)
2682 N 850 W
PROVO, UT 84604

BECK, KELLY PACK & TRACY
STEPHEN
2685 N 850 W
PROVO, UT 84604

WHATCOTT, LEE ALLEN & BONNIE L
(ET AL)
3131 PAMELA ST
PRESCOTT, AZ 86305

AJD HOLDINGS LLC
3401 N THANKSGIVING WAY # 190
LEHI, UT 84043

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

PETTIT, KYLE
6642 W MADISON AVE
HIGHLAND, UT 84003

LUDLOW, ALICE L (ET AL)
10907 S COUNTRY CLUB GREEN DR
TOMBALL, TX 77375

DEXTER, WAYNE R & DONNA LEE
11468 SUNSET HILLS DR
HIGHLAND, UT 84003

FLORES, MAURO
23819 VIA CAMPANA
VALENCIA, CA 91354

DRAFT - CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
September 20, 2023

The following item is discussed in these minutes:

- **PUBLIC HEARING** – Amending Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development. – Negative Recommendation

STUDY SESSION

Place: City Council Conference Room

At 3:45 p.m. Ms. Komen called the Study Session to order.

Those present: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, and Murray Low, 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; Sam Kelly, City Engineer; Terry Peterson, City Council Liaison;

Those excused: James Hawkes and Helena Kleinlein, Planning Commission members;

The Commission and staff briefly reviewed agenda items and minutes from the September 6, 2023 meeting.

The meeting was adjourned at 3:50 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Ms. Komen called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

Those present: Haysam Sakar, Gerald Crismon, Madeline Komen, Mike Carpenter, and Murray Low, 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; Sam Kelly, City Engineer; Terry Peterson, City Council Liaison;

Those excused: James Hawkes and Helena Kleinlein, Planning Commission members;

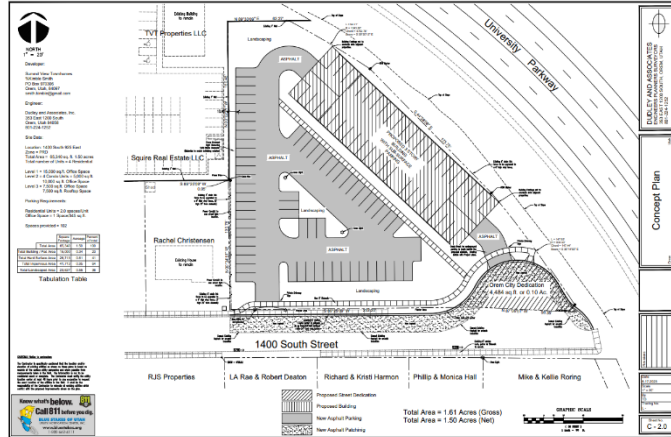
Ms. Komen asked Ms. Vargas to introduce **Agenda Item 3.1: ([click here for recording](#))**

PUBLIC HEARING – Amending Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.

Draft Planning Commission minutes for September 20, 2023

Staff Presentation:

The applicant owns approximately 1.34 acres of land and requests the City approve a rezone for a commercial/mixed use building on the gateway to Orem. This parcel of land in the PRD zone was previously approved for townhomes. On September 21, 2016 the project for ten (10) townhomes was approved; however, it was never built and the approval expired. In November of 2019, the owner applied again to build ten (10) townhomes. That application was never approved through the technical review committee and that application also expired and the property was sold.



This parcel will continue to be in the PRD zone; however, the new Urban Mixed-Use Overlay Zone (UX) will be added to the exiting PRD zone.

Mr. Smith is proposing a three (3) level building with 15,000 square feet of office space on the first level. The second level will have 10,000 square feet of office space and 5,000 square feet of residential space split between four condominiums. The third level will have 7,500 square feet of office space with 7,500 square feet of open deck area. By amending the Urban Mixed-Use Overlay Zone (UX) to allow for residential and commercial in the same building, this will be allowed. The building will back up against University Parkway with parking out front towards the surrounding neighborhood.

The first part of this approval is the text amendment to modify the existing Urban Mixed-Use Overlay Zone (UX) to allow a limited number of residential units to be located in small-scale commercial developments in a certain area (properties with a boundary adjacent to University Parkway and east of 800 East). The ground floor will be restricted to retail and office uses. Any floor above the ground floor may be used for residential and/or retail and office uses.

Parking: Parking will be amended. The amount of commercial parking required will be based on the one (1) space per 345 square feet. The residential parking required will be based on two (2) spaces per unit. One hundred two (102) spaces are required for this project and they are providing 102 spaces. Forty-two (42) spaces will be under the building and sixty (60) spaces will be outside in front of the building.

Recommendation:

Staff recommends the Planning Commission provide a recommendation to the City Council to amend Section 22-12-5 Urban Mixed-Use Overlay Zone (UX) for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development.

Ms. Komen asked the Planning Commission members if they had any questions for Ms. Vargas.

Mr. Low asked about the contrast between the previously approved townhomes and the proposed project. Mr. Kelly addressed the question.

Ms. Komen asked the applicant to come forward.

The applicant declined coming forward.

Ms. Komen opened the public hearing.

Draft Planning Commission minutes for September 20, 2023

Susan Stone came forward. Expressed concerns about the traffic and the lack of greenspace shown in the concept plan.

Holly Holcomb came forward. Expressed frustration that this is a neighborhood, and while the site overlooks University Parkway it is not accessible from there. Would like to have homes instead of office space on this site.

Phil Hall came forward. Expressed that they have always known that something will go on this site, but there has been concern about what it would be. Expressed concerns about this being mixed-use, wants it to be either commercial or residential, but not both.

Kristie Avery came forward. Expressed concern about the increase of traffic on the street, as the office space would bring more people on the street during the time of day that the children are going to school.

Terry Petersen came forward. Spoke in favor of the project.

Pete Williams came forward, as a representative of the Squire buildings to the west of the site. Likes the project, only concern is how it would impact the view from their buildings.

Monica Hall came forward. Expressed that while the project is beautiful it doesn't belong on this site. Also, is concerned about there being more traffic and having mixed-use. Would like more homes and families in the area.

Taylor came forward. Expressed concern about the increase in traffic and the safety of the children in the area. Would like to see homes in this area.

Taley Palmer came forward. Expressed concerns about being smothered in this area and things being taken away from them. Does not support a business going at this location.

A neighbor came forward and expressed concern about the traffic being worse and people being killed at that intersection.

Ms. Komen closed the public hearing.

Mr. Kelly shared data from the Traffic Impact Study.

Mr. Sakar asked Pete Williams to come forward and asked why the Squire building owners have declined allowing traffic access to the project. Mr. Williams answered that they have no interest in that much traffic going through their parking lot.

Trent Beesley came forward to represent the applicant.

Mr. Low asked what is plan B for this property. Mr. Beesley stated that it would be the originally approved 10 townhomes.

Mr. Low asked who are the intended tenants for the condos. Mr. Beesley stated that it would likely be single professionals.

Mr. Low asked if they would be willing to approach the owners of the Squire regarding access. Mr. Beesley stated that they would be open to it but that the owners of the Squire have been clear on how they feel about such an access.

Mr. Carpenter asked what types of commercial could be located here. Ms. Vargas stated that the amendment does not limit that. Mr. Beesley stated that it would be Class A office space. Mr. Bench stated that it is open to a wide variety of office and retail uses.

Draft Planning Commission minutes for September 20, 2023

Mr. Sakar asked what Mr. Beesley's thoughts were at the time of purchasing the property. Mr. Beesley stated that he knew about the proposed 10 townhomes, but that he is certain the current project would produce less traffic than the townhomes.

Ms. Komen asked the members of the Planning Commission what their thoughts are on the project.

Mr. Low stated that he thinks there will be less traffic with the townhomes, but is concerned about the townhomes being used for student housing. Thinks that there are advantages to both this project and the previously approved townhomes. Feels that the neighbors seem to be more concerned about the business than the townhomes.

Mr. Crismon stated that he thinks that it could be a lot worse and that this proposal is minor.

Mr. Carpenter stated that his biggest concern is the opening of this space to commercial use as there is no stopping what ends up there in the future. It is a tight road. Concerned with opening the residential into commercial space.

Mr. Sakar stated that it is difficult due to not knowing for sure how much traffic will be produced. Shares the concern surrounding what this could become in the future. If it is what they say it could do Orem well. The commercial space is concerning regardless of how good it looks right now.

Ms. Komen stated that this is conflicting. Appreciates the input that the neighbors have given.

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Low moved to forward a negative recommendation to the City Council to amend Section 22-12-5 *Urban Mixed-Use Overlay Zone (UX)* for properties with a boundary adjacent to University Parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept plan and building elevations for the Hillcrest Ridge development. Mr. Carpenter seconded the motion. Those voting aye: Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar. Motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the September 6, 2023 meeting. Ms. Komen called for a motion to approve the minutes for the September 6, 2023 meeting. Mr. Carpenter moved to approve the meeting minutes for September 6, 2023. Ms. Komen seconded. Those voting aye: Gerald Crismon, Madeline Komen, Mike Carpenter, Murray Low and Haysam Sakar. Motion passed unanimously

Ryan Clark shared information surrounding the new Hillcrest Park.

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

Adjourn: 5:14 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved:

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-12-5 *URBAN MIXED-USE OVERLAY ZONE (UX)* FOR PROPERTIES WITH A BOUNDARY ADJACENT TO UNIVERSITY PARKWAY AND EAST OF 800 EAST WITH AN AREA OF MORE THAN ONE (1) ACRE IN SIZE AND NO GREATER THAN TWO (2) ACRES IN SIZE AND AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 925 EAST 1400 SOUTH IN THE PRD ZONE TO INCLUDE THE URBAN MIXED-USE OVERLAY ZONE (UX). ALSO, ENACTING APPENDIX GG BY ADDING THE CONCEPT AND ELEVATIONS FOR THE HILLCREST RIDGE DEVELOPMENT.

WHEREAS on February 23, 2023, Kimble Smith filed an application with the City of Orem to request amending Article 22-12-5 *Urban Mixed-Use Overlay zone (UX)* for properties with a boundary adjacent to University parkway and east of 800 East with an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept and elevations for the Hillcrest Ridge development; and

WHEREAS public hearings considering the subject application were held by the Planning Commission on September 20, 2023 and the recommendation to the City Council was denial; and

WHEREAS a public hearing considering the subject application was held by the City Council on October 10, 2023; and

WHEREAS two hundred thirty-nine notices (239) were mailed to property owners within one thousand (1,000) feet of the property; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; the compliance of the request with all applicable City ordinances; and the special conditions applicable to the request.

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

1. The City Council finds this request will be in the best interest and general welfare of the City.
2. The City Council hereby amends Article 22-12-5 *Urban Mixed-Use Overlay zone (UX)* for properties with a boundary adjacent to University parkway and east of 800 East with

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an area of more than one (1) acre in size and no greater than two (2) acres in size and amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 925 East 1400 South in the PRD zone to include the Urban Mixed-Use Overlay Zone (UX). Also, enacting Appendix GG by adding the concept and elevations for the Hillcrest Ridge development, as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 10th day of **October 2023**.

David A. Young, Mayor

ATTEST:

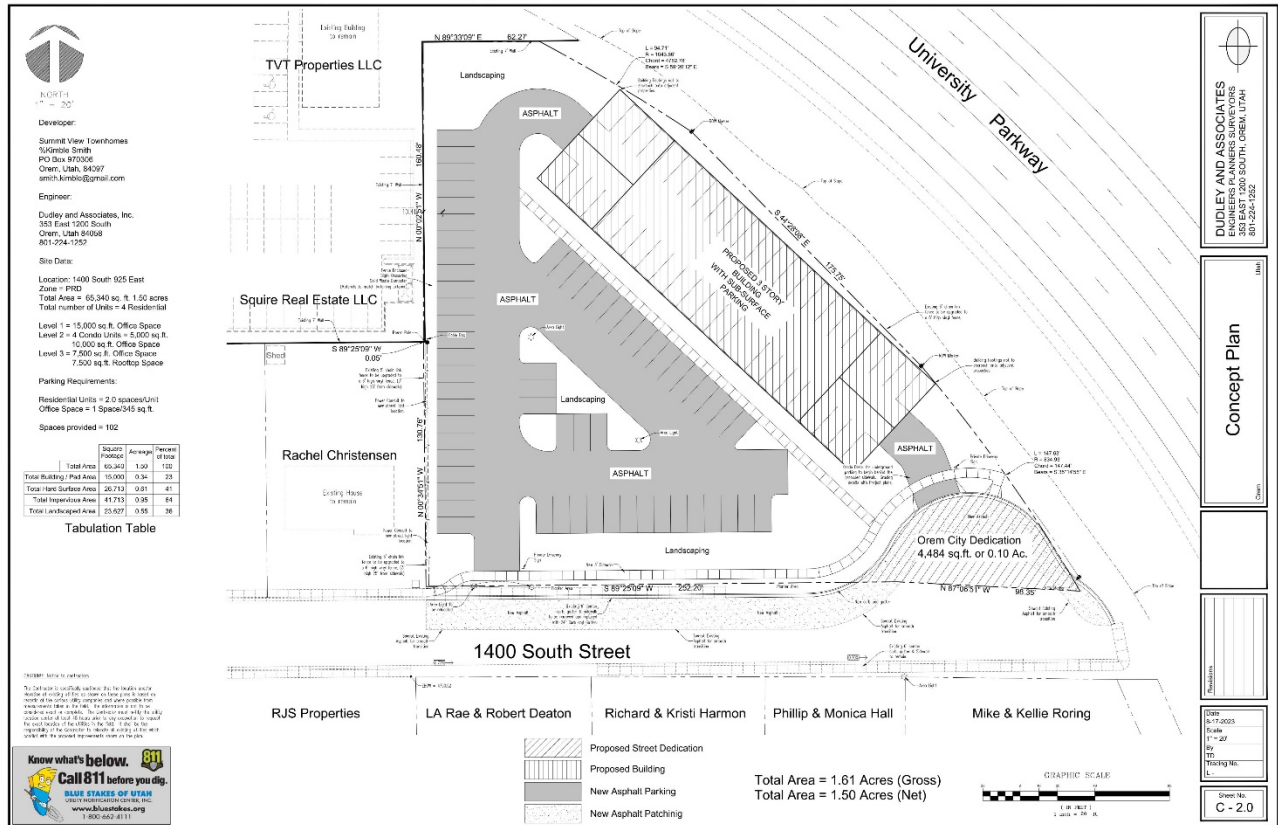
Teresa McKittrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐

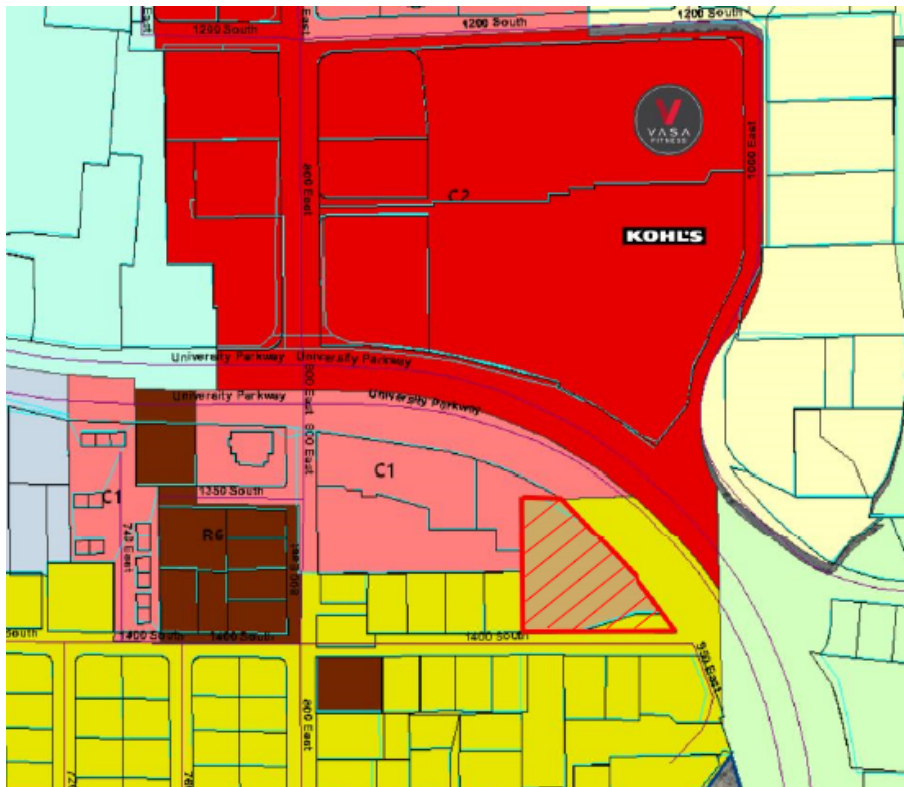
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EXHIBIT A Concept Plan

HILLCREST RIDGE CONCEPT PLAN



Hillcrest Ridge



CHAPTER 22. ZONING

Article 22-12. Overlay Zones

22-12-5. Urban Mixed-Use Overlay Zone.

- A. **Purposes.** The urban mixed-use overlay (UX) zone ~~(UX) is was formerly~~ intended to ~~promote traditional urban development by~~ allowing a limited number of residential units to be located ~~in small-scale commercial developments~~ in ~~certain~~ commercial zones while maintaining the street-level commercial character of the underlying zone. ~~All provisions of the City Code applicable to the UX Zone shall continue to apply to all parcels that are currently zoned UX. However, effective February 1, 2003, the UX zoning designation shall not be applied to any additional property within the City.~~
- B. **Development Standards.**
1. **Site Plan Required.** All development standards and site plan requirements of Section 22-14-20 and the underlying zone shall apply. When there is a conflict between varying standards, the more restrictive requirements shall apply, except as provided in subsection ~~(3) (2)~~ below.
 2. **Location.** ~~The Urban Mixed-Use Overlay Zone may only be applied to properties with a boundary adjacent to University Parkway and east of 800 East. The Urban Mixed-Use Overlay shall not be applied to any area less than one (1) acre in size or any area greater than two (2) acres in size.~~
 3. **Required Setbacks.** The ~~minimum~~ setbacks for structures in the urban mixed-use overlay shall be the same as those of the underlying zone.
 4. **Commercial Uses.** The ground floor of ~~all any buildings in the UX zone that is a part of a site plan which contains mixed residential and commercial uses,~~ shall be restricted to retail and office uses (SLU Code 5000 and 6000 Series) which are either permitted or conditional uses in the underlying zone. Any floor above the ground floor may be used for any use that is a permitted or a conditional use in the underlying zone, or as a residential use subject to the limitations and requirements of this Section 22-12-5. as specified in subsection (4) below.
 5. **Residential Uses.** Any personal residential use identified as an 1100 Series Standard Land Use Code as listed in Appendix A of the City Code, shall be permitted on the floors above the ground level in the urban mixed-use overlay zone. The number of residential units allowed in a given building is limited to one (1) residential unit per 10,000 square feet of office space and/or retail space in the building. A residential unit may consist of multiple stories in the building. There is no maximum residential density within the urban mixed-use overlay zone. The number of residential dwelling units shall only be limited by the amount of parking provided on the site. One residential dwelling unit shall be permitted for every three (3) parking stalls provided.
 6. **Parking.** The amount of commercial parking required in an urban mixed-use development shall be based on the commercial floor space parking requirements in accordance with Section 22-15 of this Chapter. In addition, at least two parking stalls shall be provided for each residential unit. At least two parking stalls shall be assigned to and reserved for the exclusive use of each residential unit

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~~and shall be designated with paint or signage. All of the required parking may be shared between the residential and commercial uses of a development.~~

7. **Exterior Finishing Materials.** All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, fluted block, colored textured block, glass, and ~~synthetic stucco~~ **aluminum composite (ACM) wall panel systems**; wood, sheet metal, and corrugated metal shall be prohibited except for trim, soffits, fascia, mansards and similar architectural features. The Planning Commission may approve other finishing materials that are similar in appearance and durability. ~~Neither flat, three-tab cut asphalt shingles nor rolled roofing shall be allowed. Only architectural shingles are permitted.~~
8. **Adding a Residential Use to an Existing Site.** The addition of any residential use, or residential units, to an existing site shall require an amended site plan in conformance with the requirements of Section 22-14-20 of this Chapter, and a building permit.
Minimum Zone Size. ~~The Urban Mixed Use Overlay shall not be applied to any area less than three (3) acres in size. The minimum parcel size shall be that of the underlying zone.~~
9. **Change of Use.** Any change in the use of any portion of a building from either residential to commercial or commercial to residential, shall require an amended site plan, and must comply with the requirements of Section 22-14-20 of this Chapter.
10. **Concept Plan.** A Concept Plan shall be submitted with every application to apply the UX zone to a parcel of property. The Concept Plan shall at a minimum include the following:

- a. A layout of all parking areas, residential units, amenities, open spaces, landscaped areas, drive accesses, proposed building footprints, building heights and the orientation of all buildings;
- b. Architectural renderings that illustrate the architectural style(s), materials, and designs to be employed in the development;
- c. The total number of residential units and the number of residential units per acre;
- d. A topographic map of the subject property and adjacent property within three hundred feet (300') of the subject property;
- e. A tabulation of the total land area and percentage thereof designated for various proposed uses;
- f. A general circulation plan indicating public vehicular and pedestrian ways;
- g. Any additional information that the City may deem necessary to determine whether the proposed UX zone is in the interest of the public health, safety and welfare.

All development in a UX zone shall be developed in substantial conformance with the Concept Plan approved as part of the UX zone application. An approved Concept Plan shall be made a part of Appendix GG of the Orem City Code. The total number of residential units allowed in a UX zone shall not exceed the number of residential units shown in the approved Concept Plan. An approved Concept Plan may be modified in the same manner as an amendment to the zoning ordinance. However, the City Council shall not be obligated to approve an amended Concept Plan even if a proposed amended Concept Plan otherwise complies with all requirements of the UX zone.



**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 10, 2023**

REQUEST:	RESOLUTION – 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.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

**CITY OF OREM
CITY COUNCIL MEETING
SEPTEMBER 26 2023**



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – Transportation Master Plan Update RESOLUTION – Adopting the Transportation Master Plan Update and amending the City of Orem General Plan to include the Transportation Master Plan Update as Appendix F
APPLICANT:	Department of Development Services
FISCAL IMPACT:	None

NOTICES:

-Posted in 2 public places
-Posted on City webpage
-Posted on the State noticing website
-Faxed to newspapers
-Posted at utah.gov/pa

SITE INFORMATION:

General Plan Designation:
N/A
Current Zone:
N/A
Acreage:
N/A
Neighborhood:
Citywide Impact

**PLANNING
COMMISSION
RECOMMENDATION**

7-0 – for Approval

PREPARED BY:

Sam Kelly
City Engineer

REQUEST: The Development Services Department requests that the City Council adopt the Transportation Master Plan Update and amend the Orem General Plan by adopting the Transportation Master Plan as 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.

RECOMMENDATION: The Planning Commission provides a positive recommendation to the City Council, to adopt the Transportation Master Plan Update with conditions. Staff supports some of the conditions by the Planning Commission and supports adopting the updated plan in Appendix F of the Orem City General Plan.

CITY OF OREM
DRAFT 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.

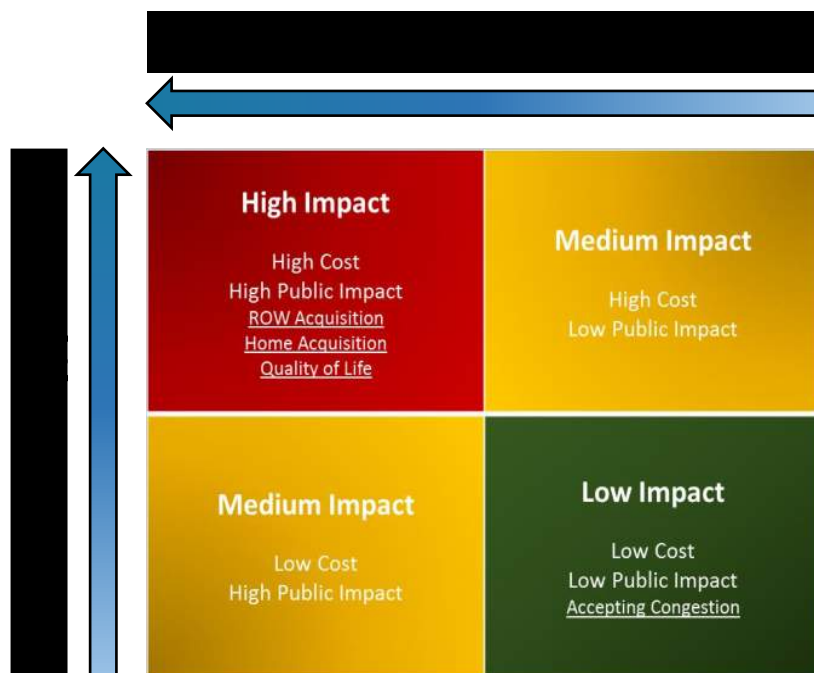
Adjourn: Chair Komen called for a motion and moved to adjourn. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: 5:55 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved:

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

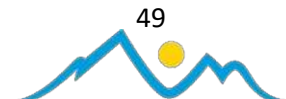
Orem Transportation Master Plan (TMP)

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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

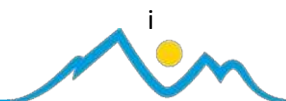
Public Involvement

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.

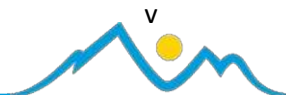
Other Policies and Guidelines

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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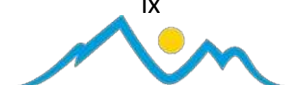
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1.0 INTRODUCTION

1.1 2022 Update

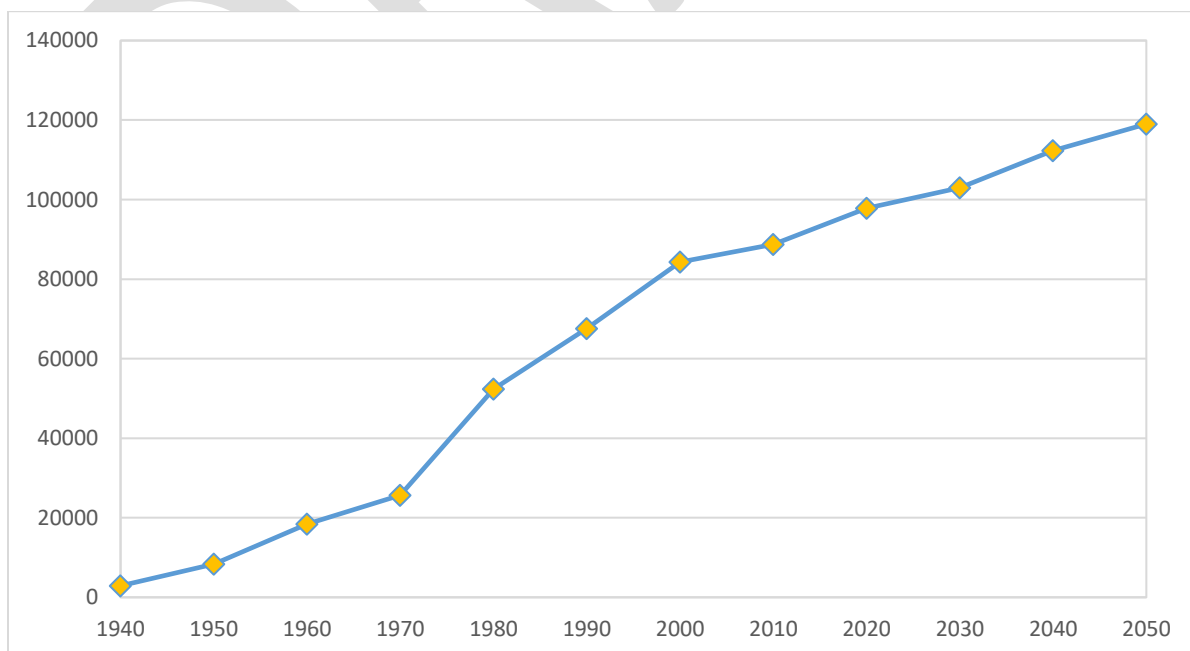
The following sections of The City of Orem Transportation Master Plan (TMP), adopted in 2015, were updated in 2022 to include updated information:

- ❖ 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.

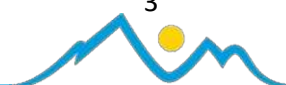
The second major change to the landscape of Orem came as many of its farms were developed into shopping centers, malls, and housing along State Street and University Parkway. The intersection of these two streets stands as the focal point of the metropolitan Orem/Provo area. First, University Mall and 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

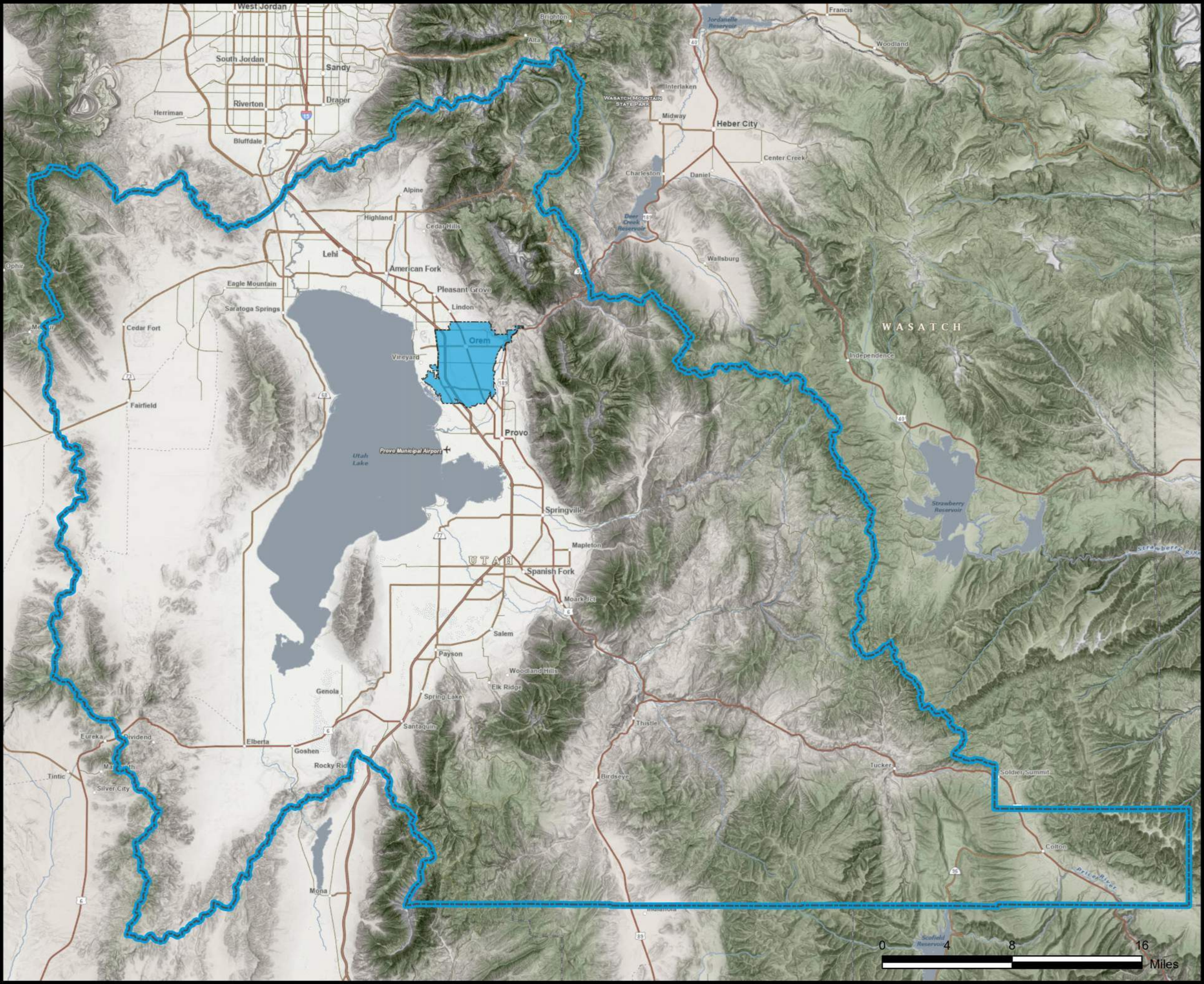


now as it was when it was known as the Provo bench. Pockets of commercial and residential development dot the expansive area that is Orem.

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.

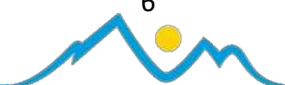
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In addition to the input gathered at the open house, the project website was updated with a link to the draft master plan and the open house displays. A comment form was also added to allow the public to comment on the published plan for two additional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

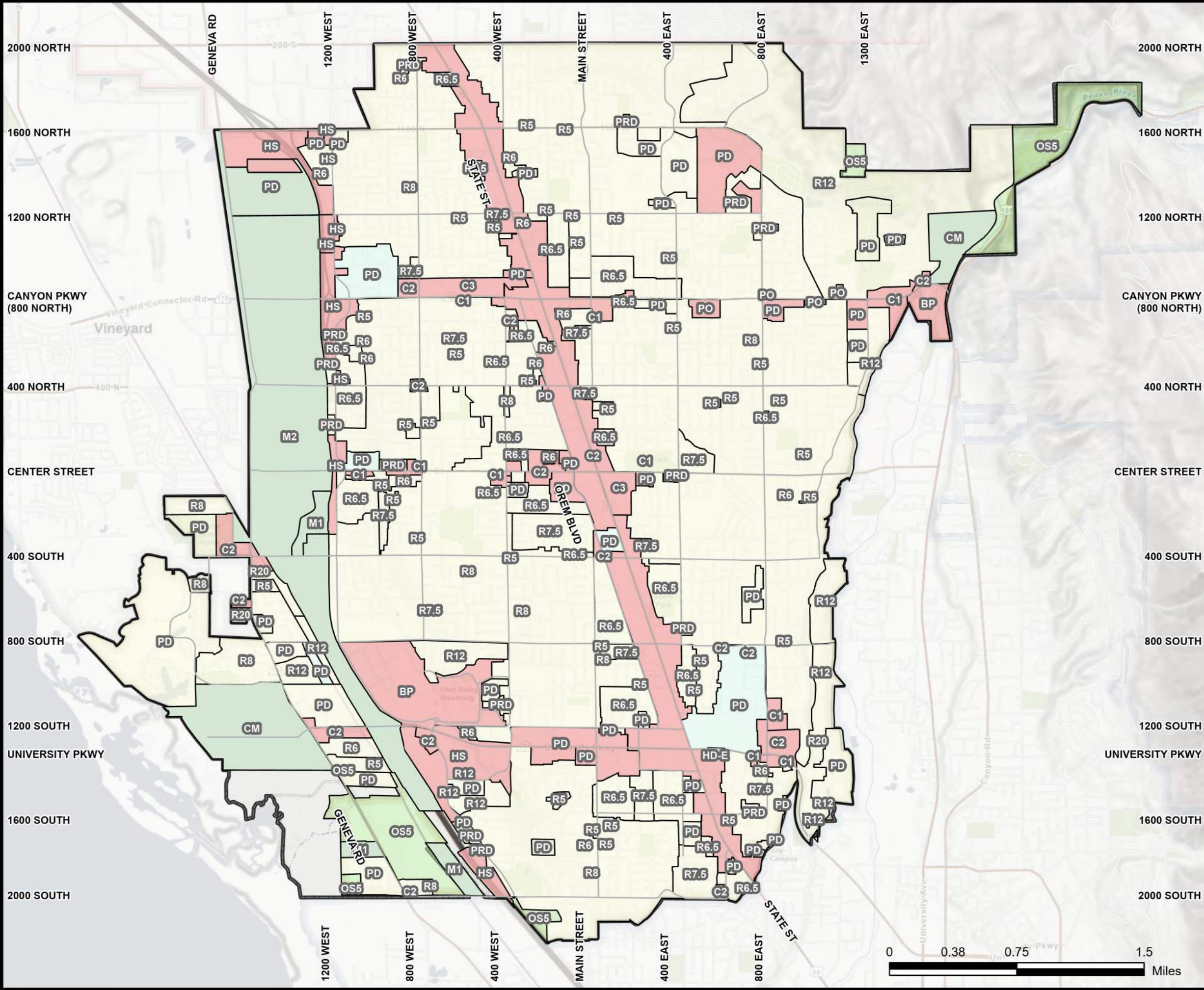
2.1 Travel Demand Modeling

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

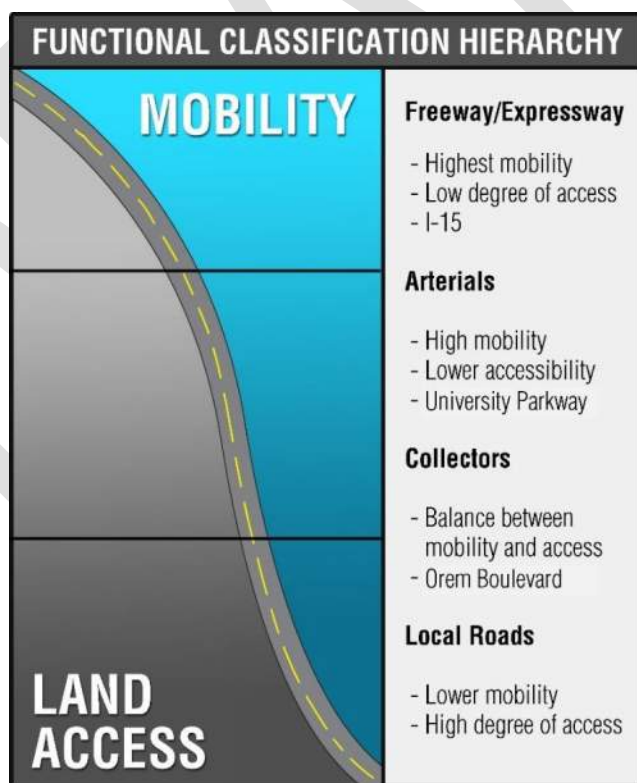


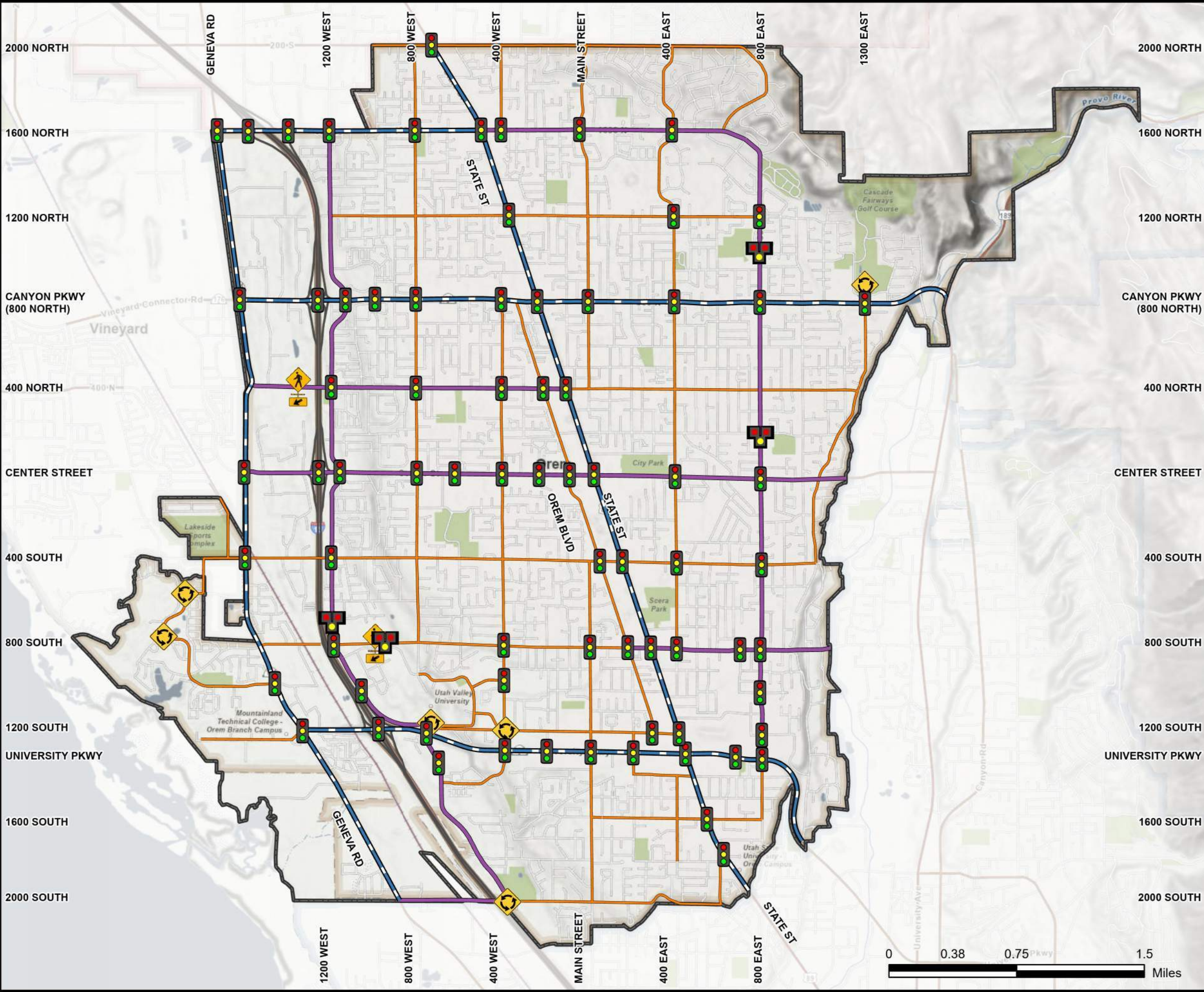
Table 1: Street Functional Classification

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

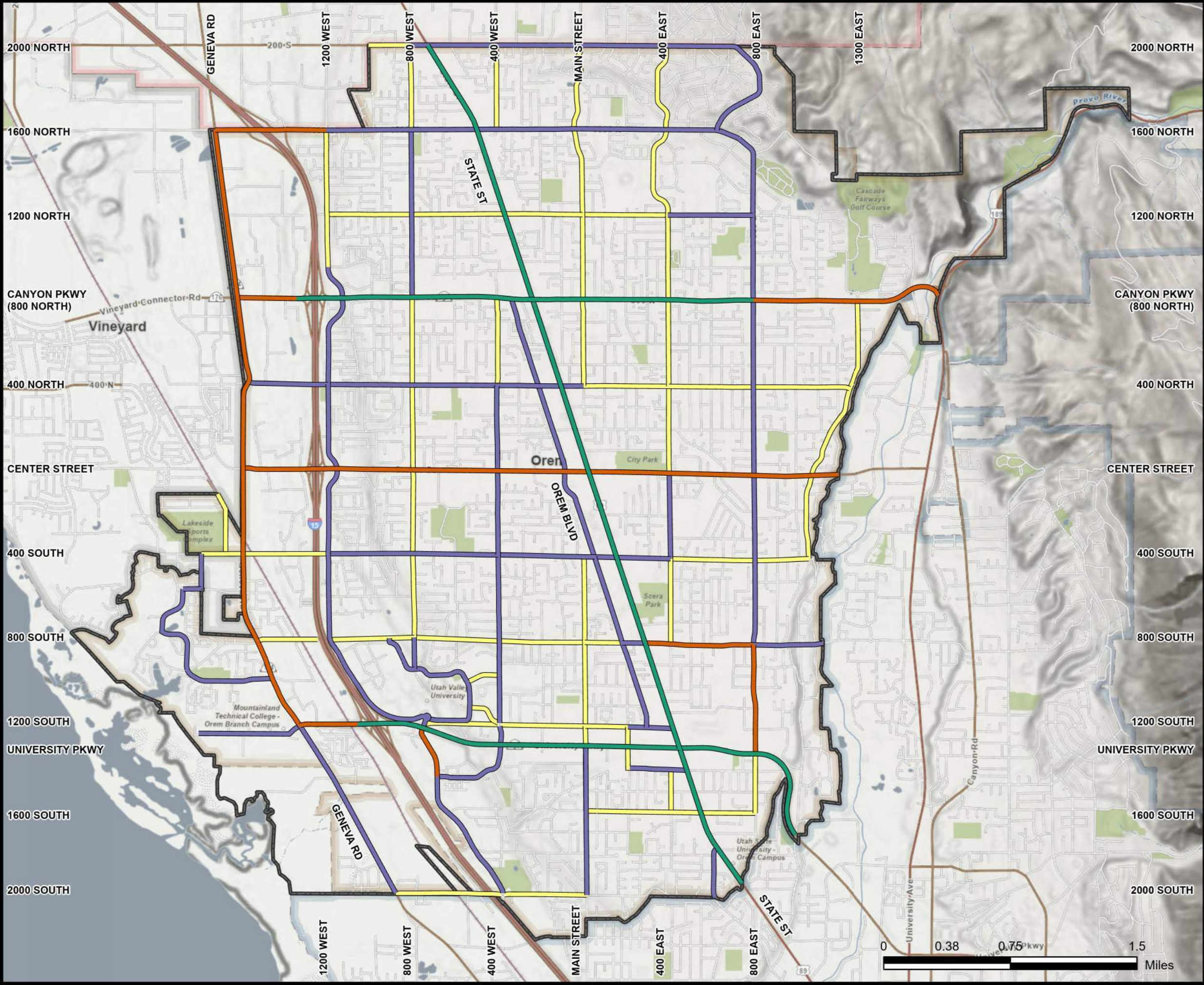
Figure 05: Existing Roadway Network

Legend

Roadway Network

- I-15
- Principal Arterial - UDOT
- Minor Arterial - Orem
- Urban Collector- Orem
- Existing Traffic Signal
- Existing Roundabout
- Existing HAWK (PED) Signal
- Rectanglar 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.

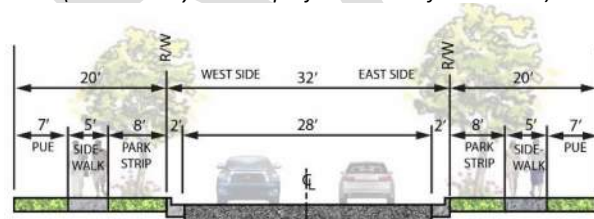
2.2.2 Cross-Sections for Specific Roadways in Orem

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](#).

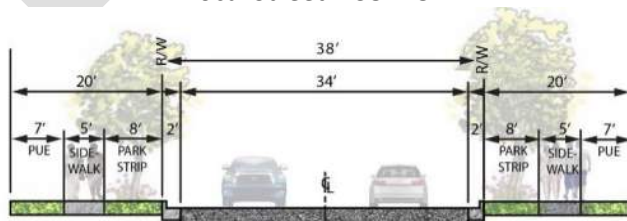
Figure 7: Typical Cross-Sections

Sub Local Street – 32' ROW (20' Easement on each side)

(For roadways with a projected ADT of 800 or less)

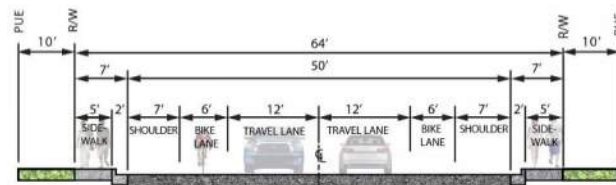


Local Street – 38' ROW



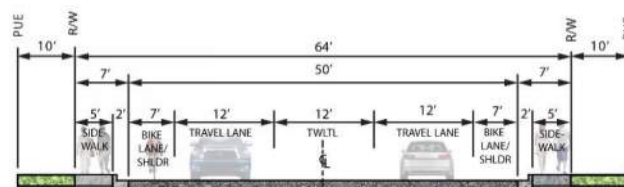
Collector (2 Lanes) – 64' ROW

(8-foot parkstrip on both sides for new streets or new sidewalks)

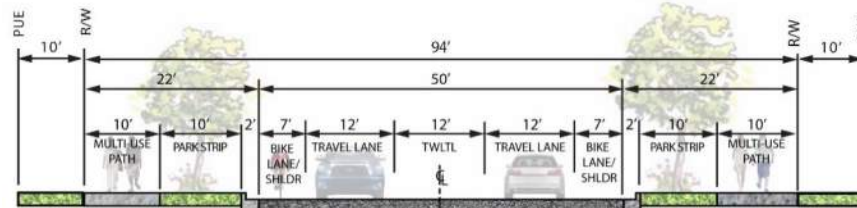


Collector (3 Lanes) – 64' ROW

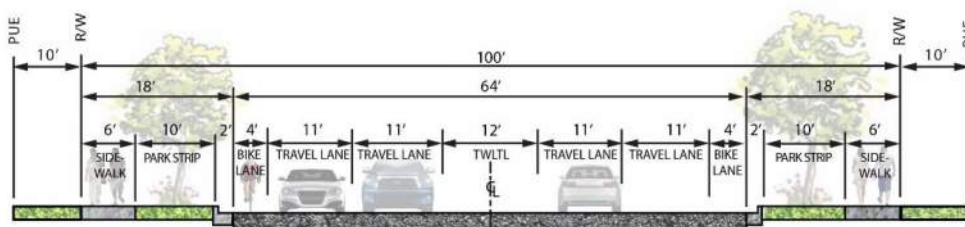
(8-foot parkstrip on both sides for new streets or new sidewalks)



Minor Arterial (2-3 Lanes) – 94' ROW



Major Arterial (4-5 Lanes) – 100' ROW



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

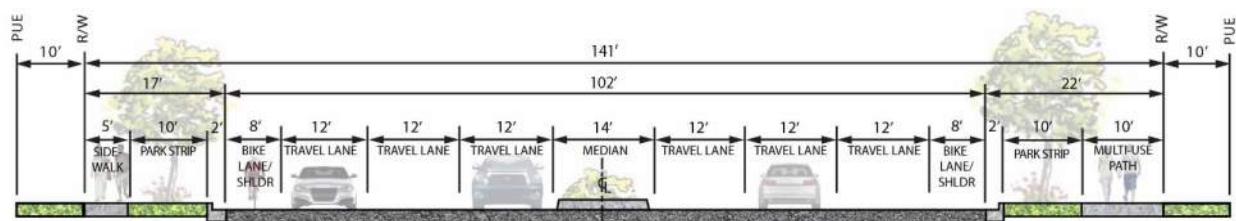
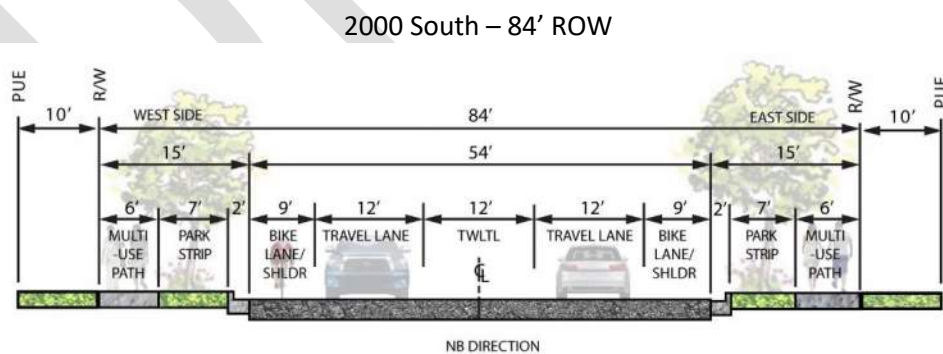
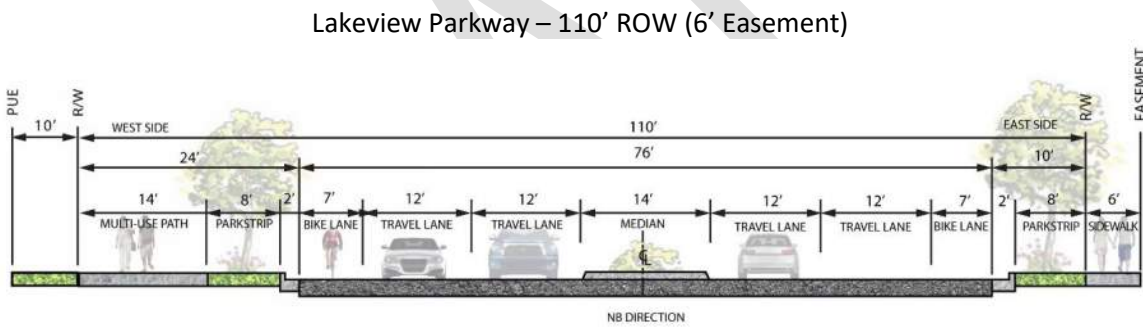
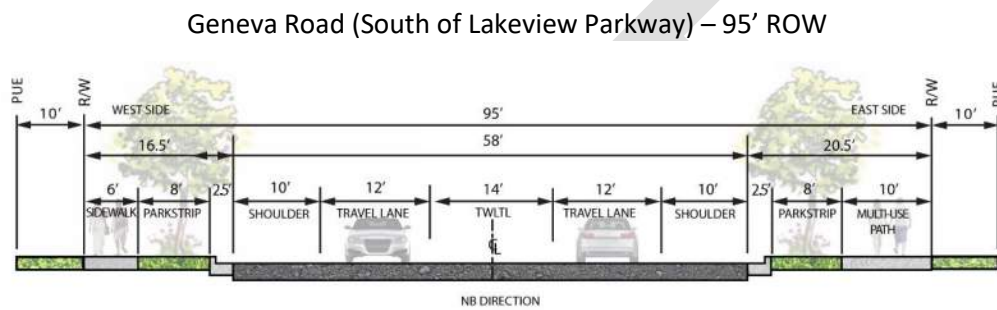
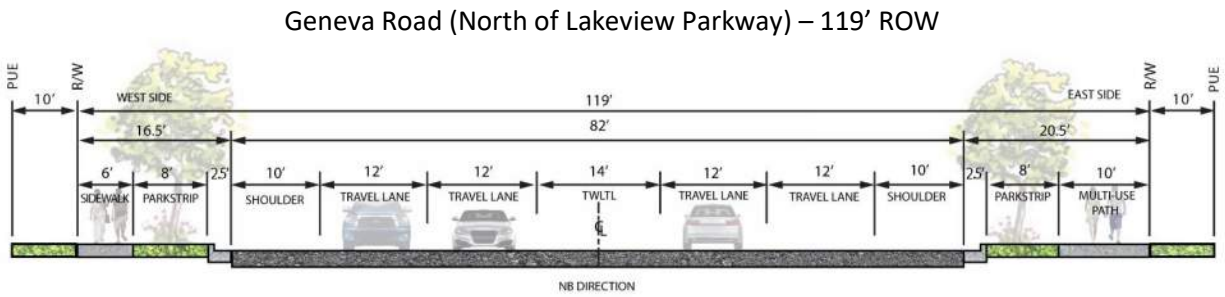
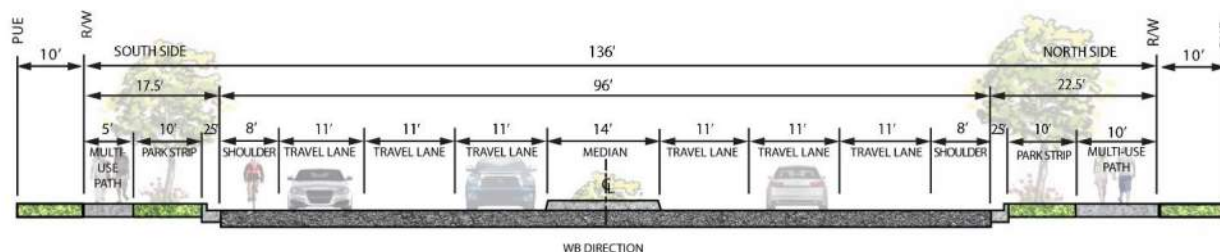


Figure 8: Geneva Road and Lakeview Parkway Cross-Sections



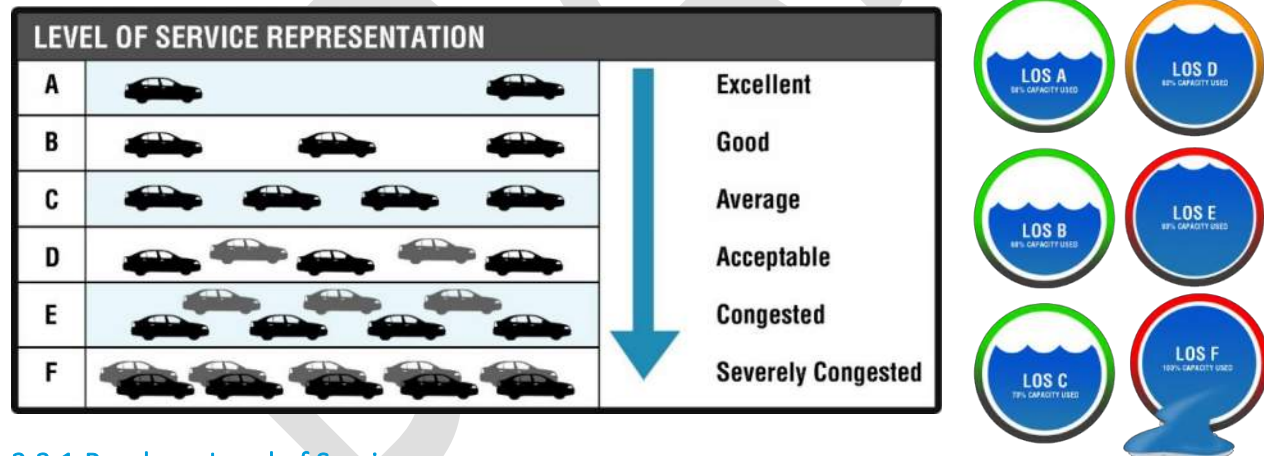
800 North (Canyon Parkway) – 136' ROW



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

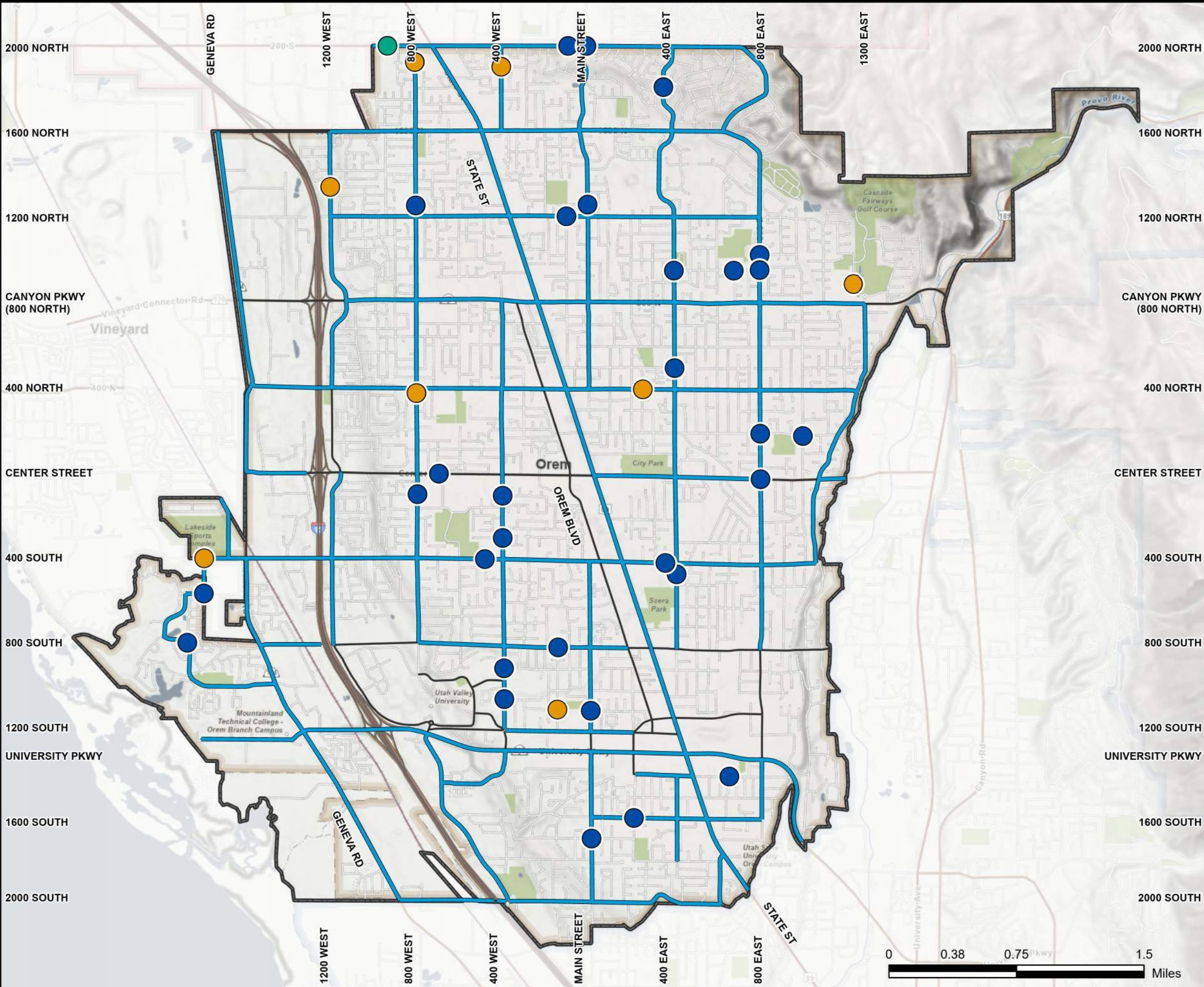
LOS*	Signalized Intersection (sec)	Stop-Controlled/ Roundabout (sec)
A	≤10	≤10
B	>10-20	>10-15
C	>20-35	>15-25
D	>35-55	>25-35
E	>55-80	>35-50
F	≥80	≥50

*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)

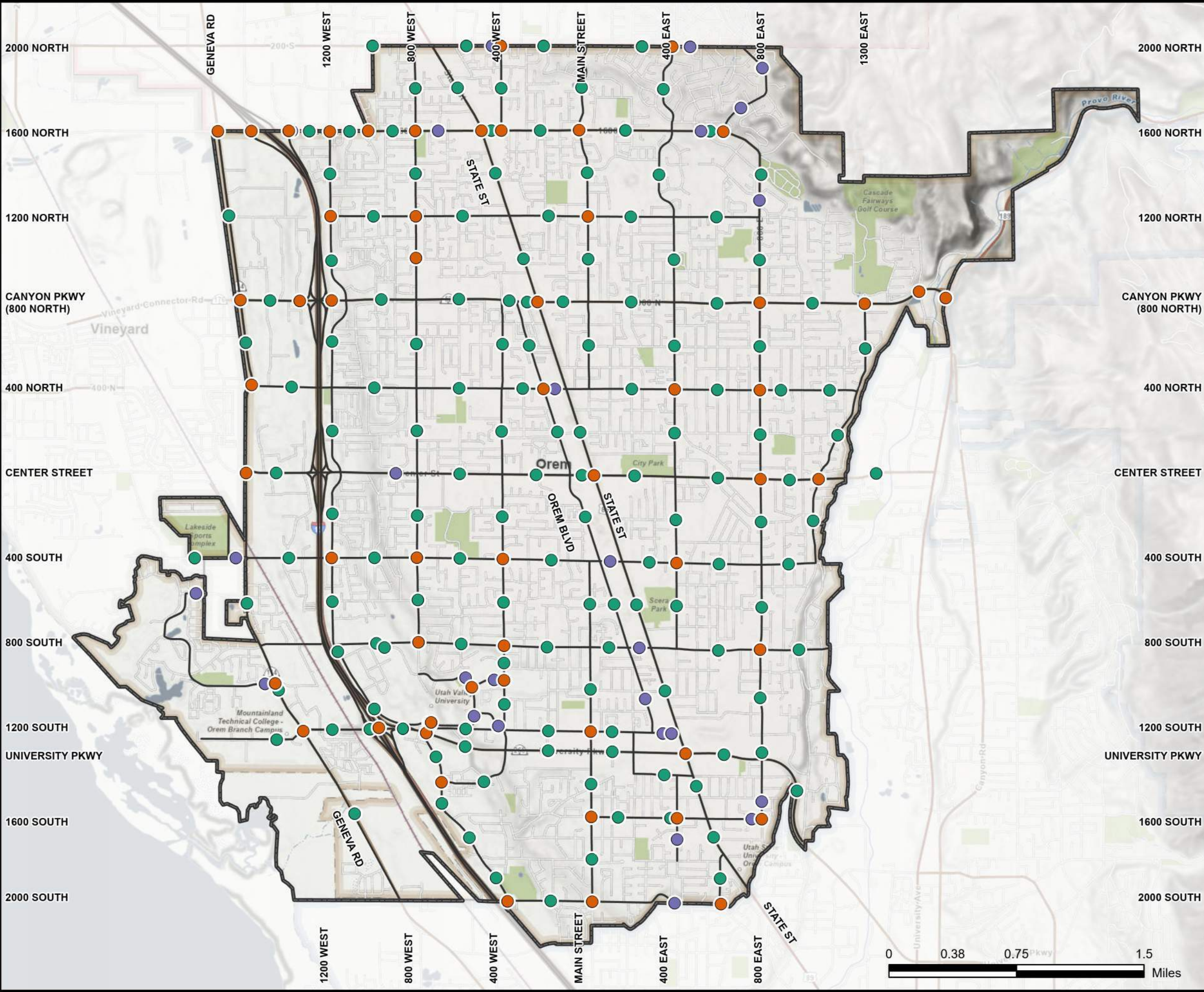
Intersections

- **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

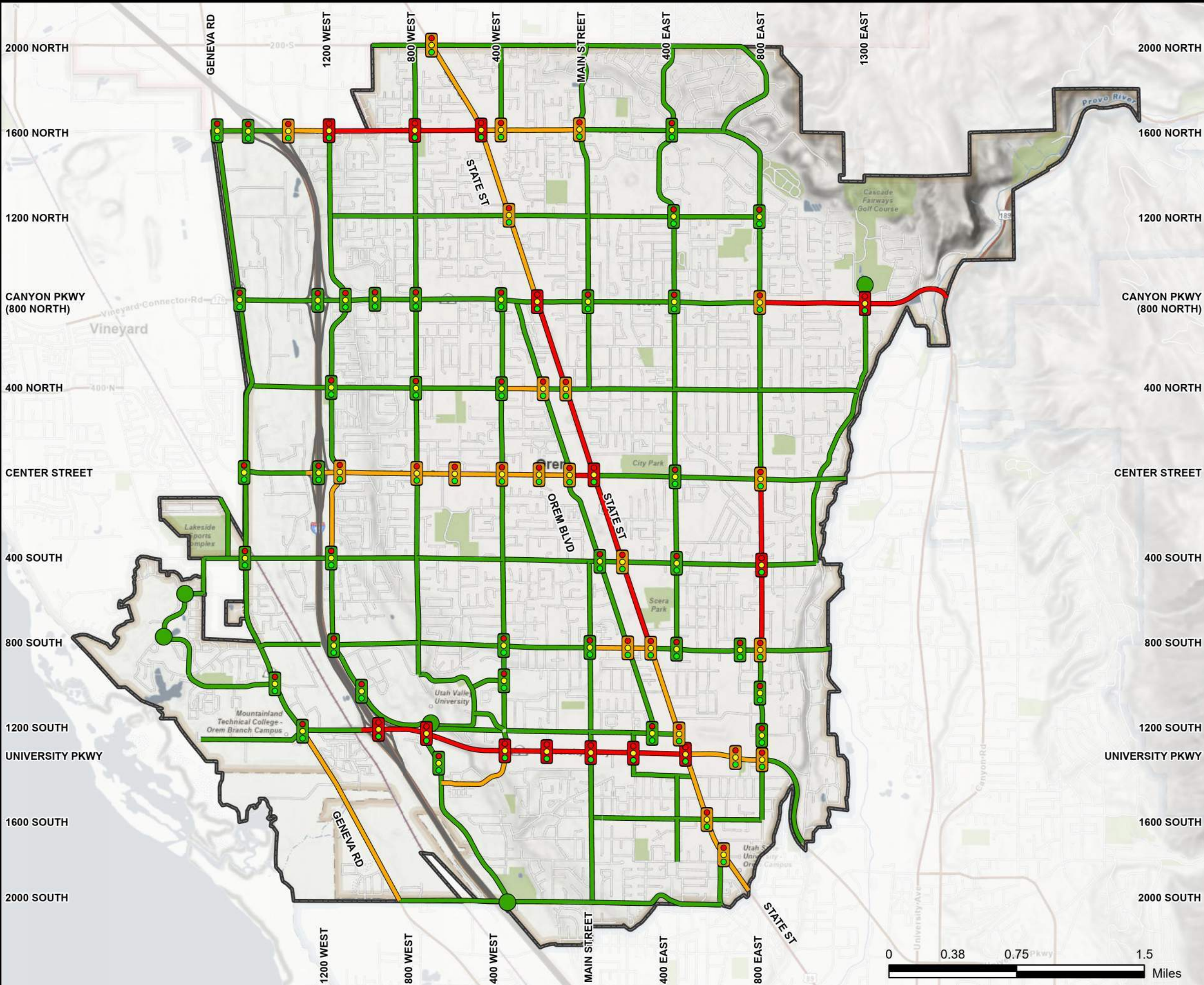
Legend

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

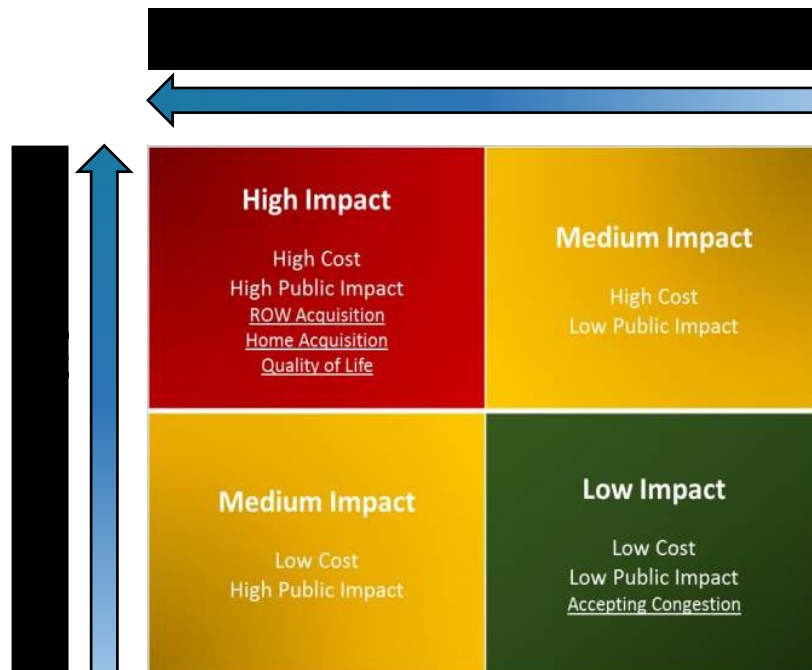
Two future conditions are included in this TMP. The 2030 Capital Improvement Program (CIP) includes all roadway improvements necessary for a horizon year of 2030. The Transportation Improvement Fund (TIF) is included to indicate the funding source for all projects included in the 2030 CIP. The other 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

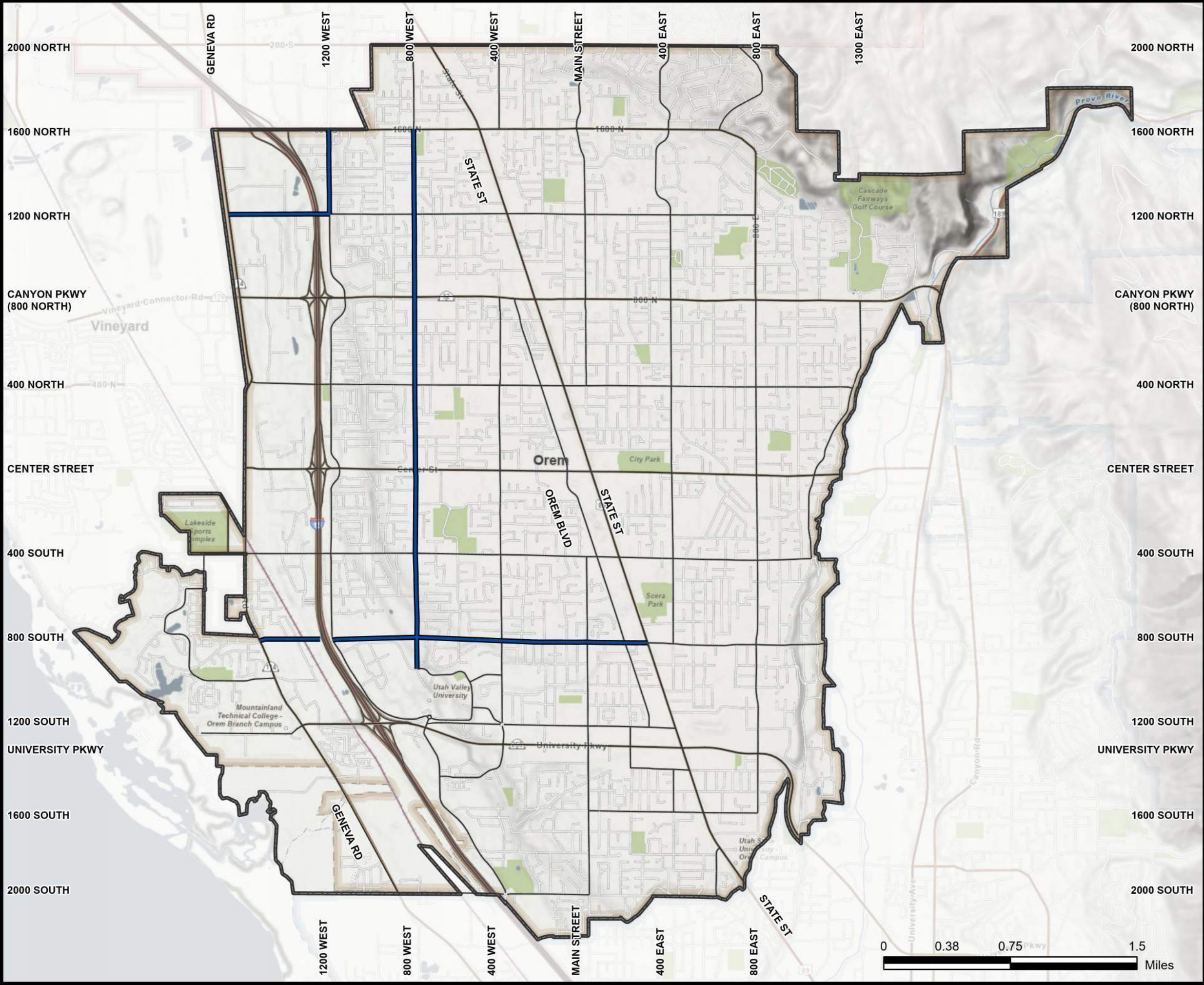
South would be significantly below the LOS D threshold for a five-lane road as well as the small number of vehicles that divert from University Parkway, it is not recommended to increase the lanes to 5 along the 800 South corridor.

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

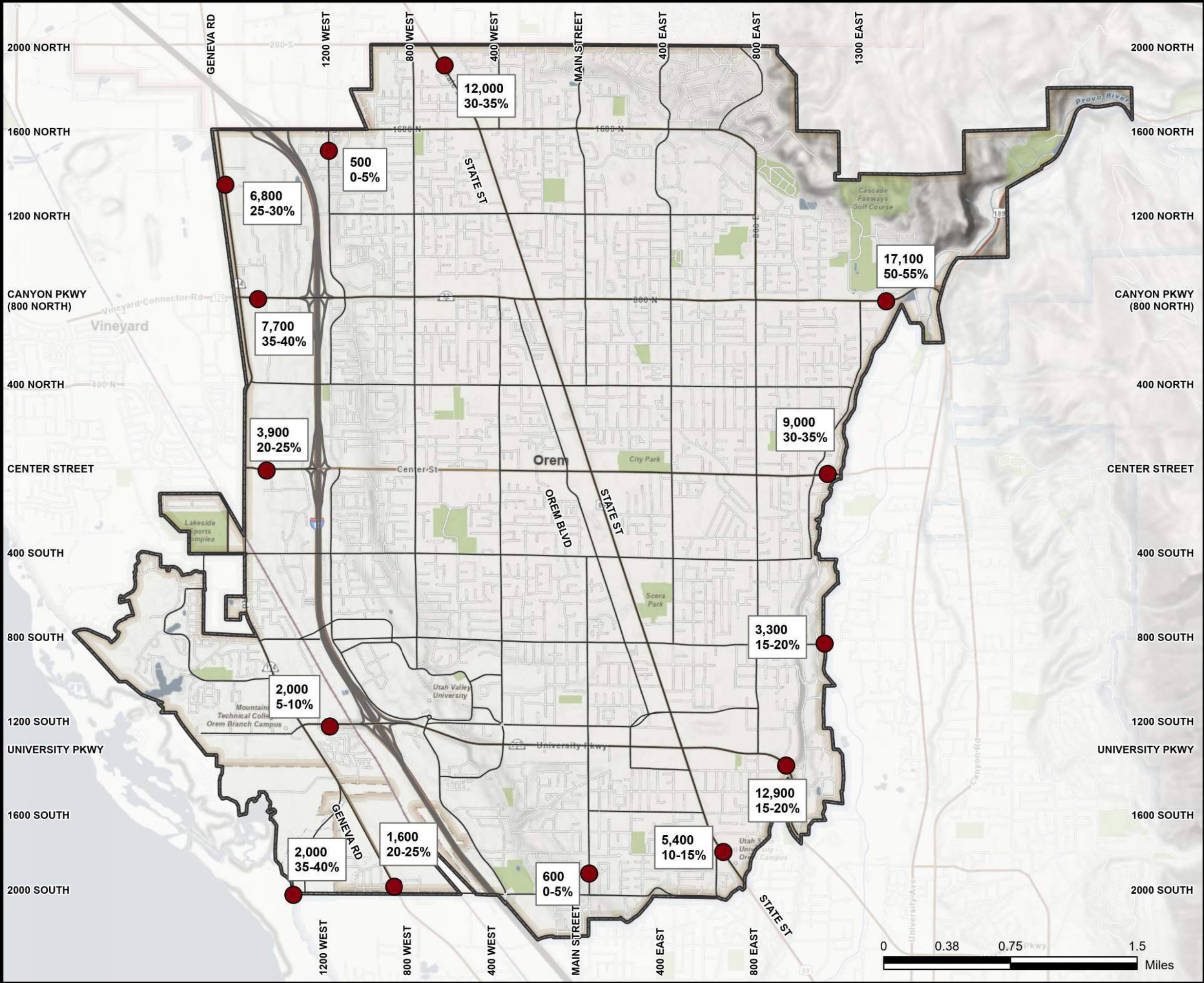
Legend

Special Considerations

Orem Street Network

Orem City Boundary





Transportation Master Plan

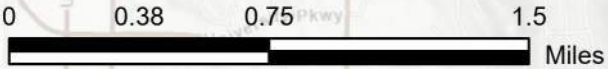
Figure 15: Percent Pass Through Traffic

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

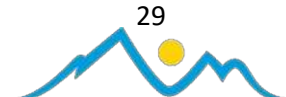
Orem is not alone in improving the roadway network. MAG, in cooperation with UDOT, provides financial assistance for eligible projects on roadways with regional significance. The Regional Transportation Plan (RTP) already includes some of these projects. Projects not included on the RTP of regional significance 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.

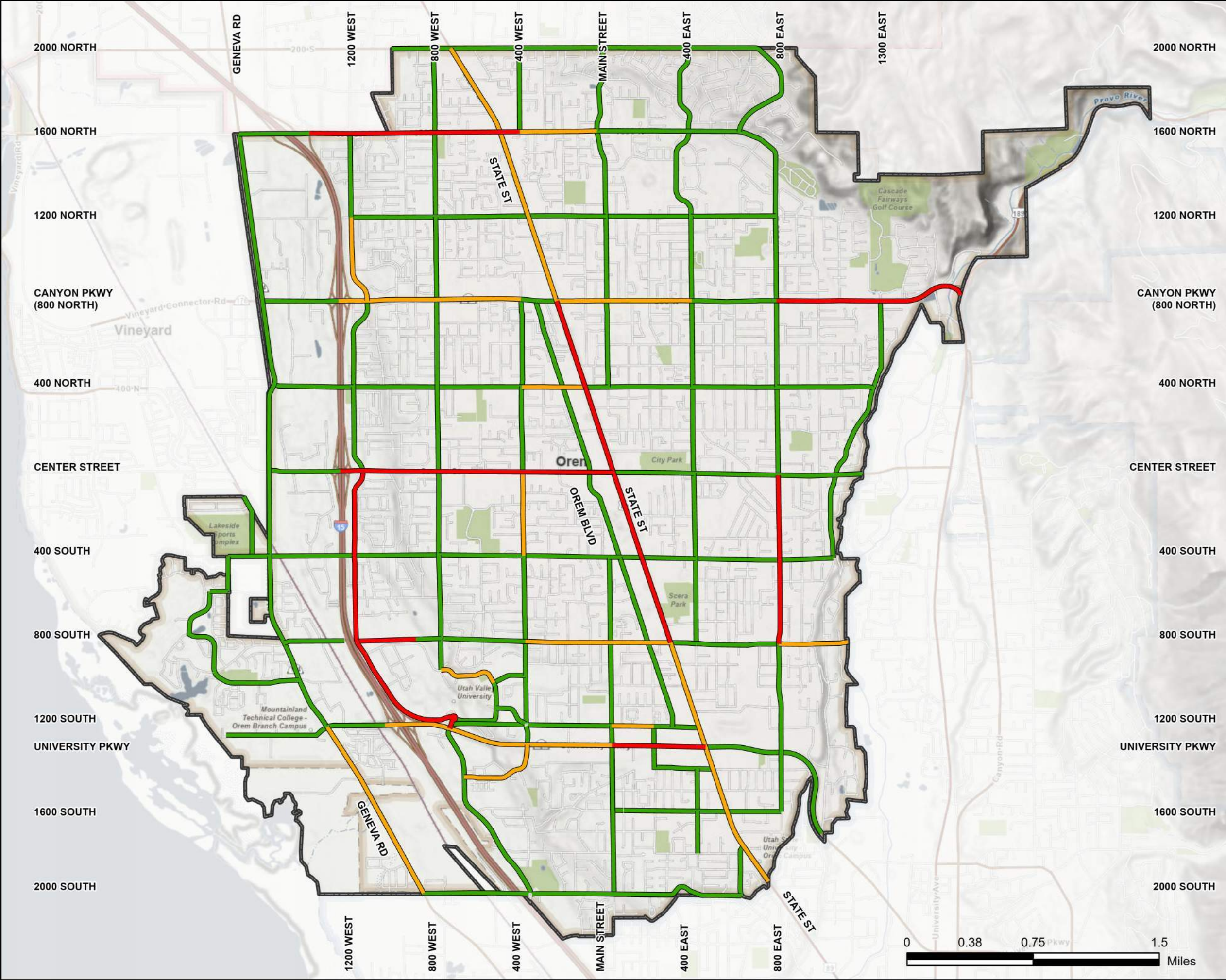
- **1600 West** (1250 S to Geneva Road) – New Road



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

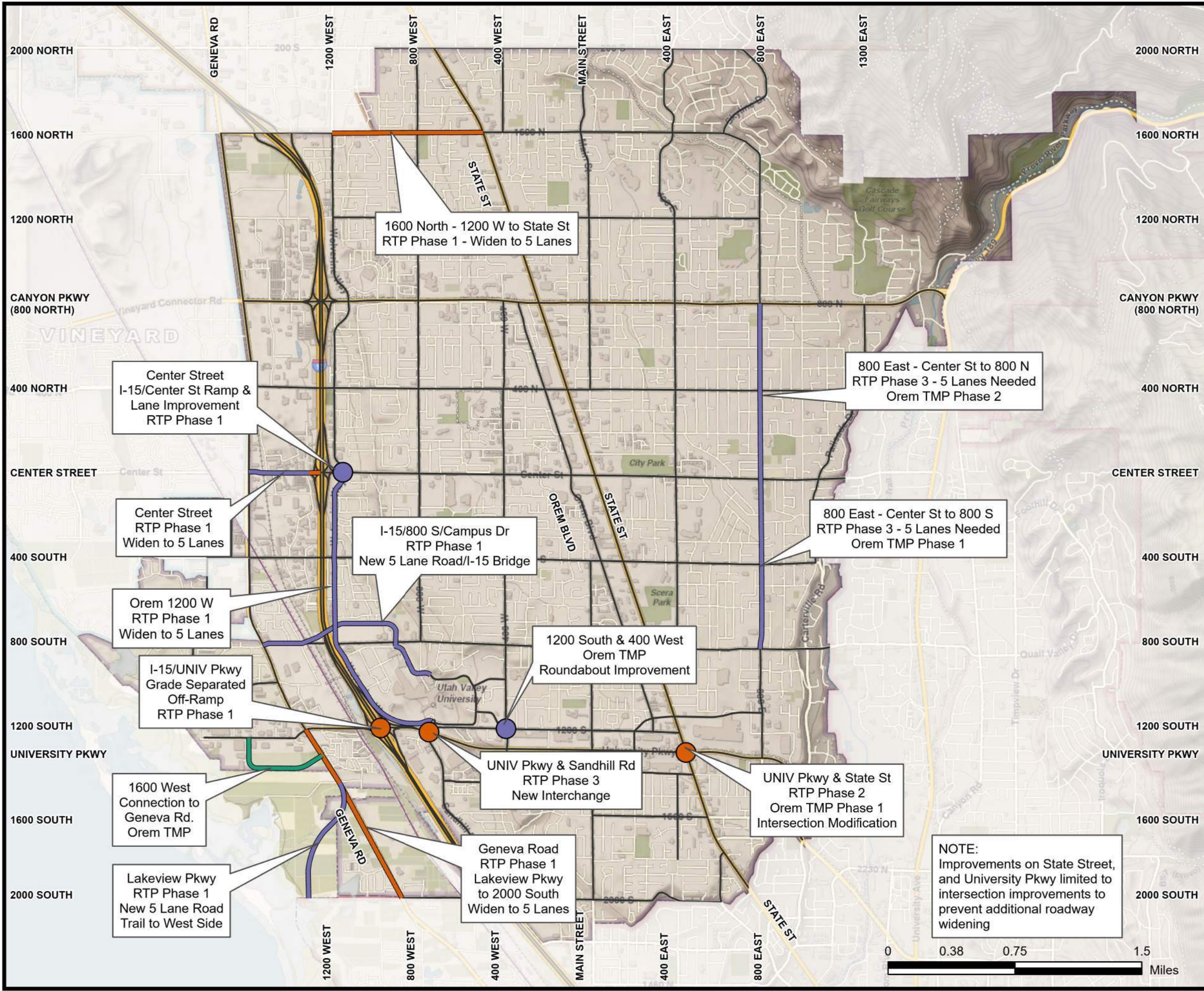
Figure 16: 2030 No Build Level of Service (Peak Hour)

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



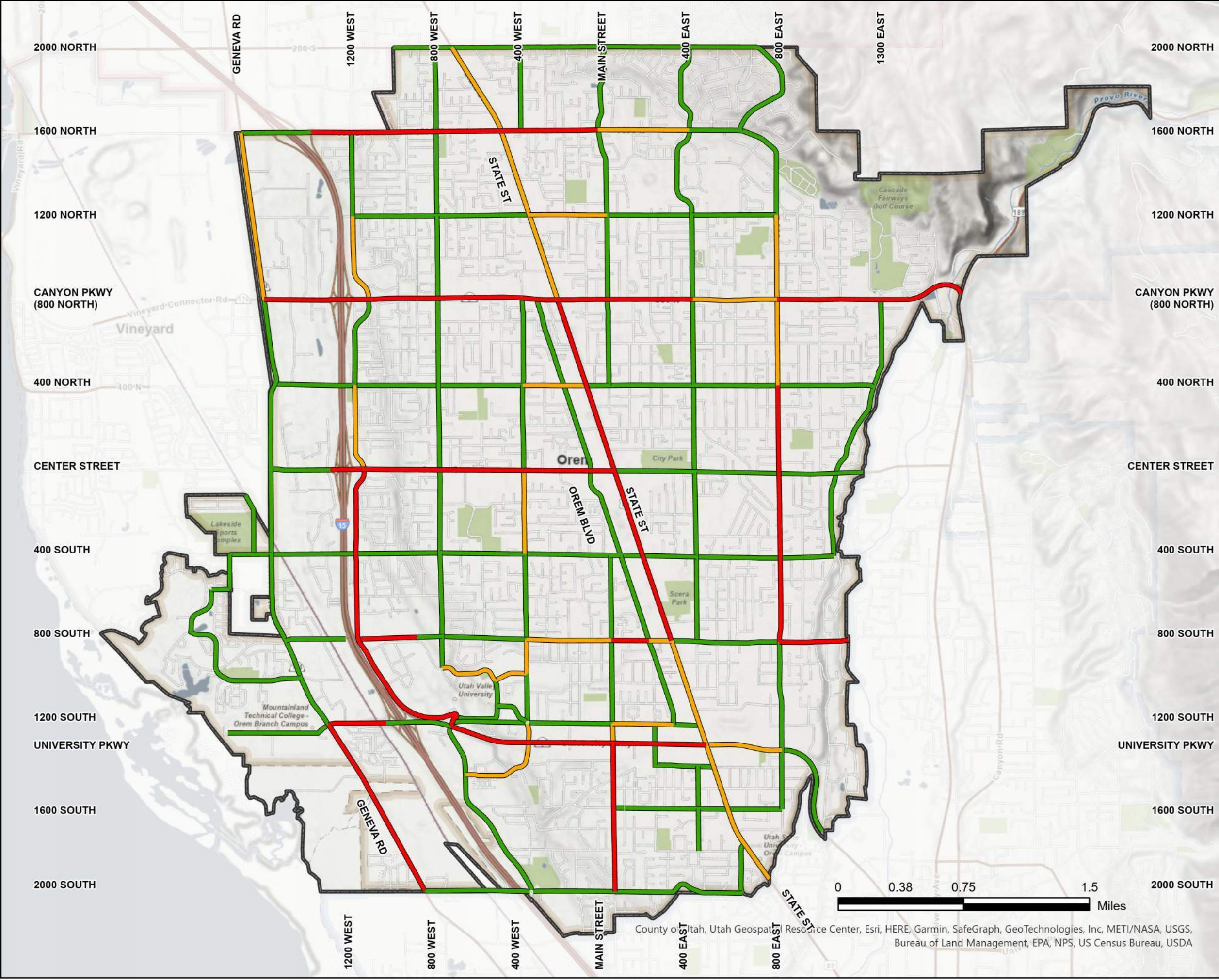
2.7 2050 Roadway Improvements

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)

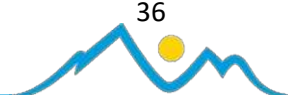
November 8, 2022

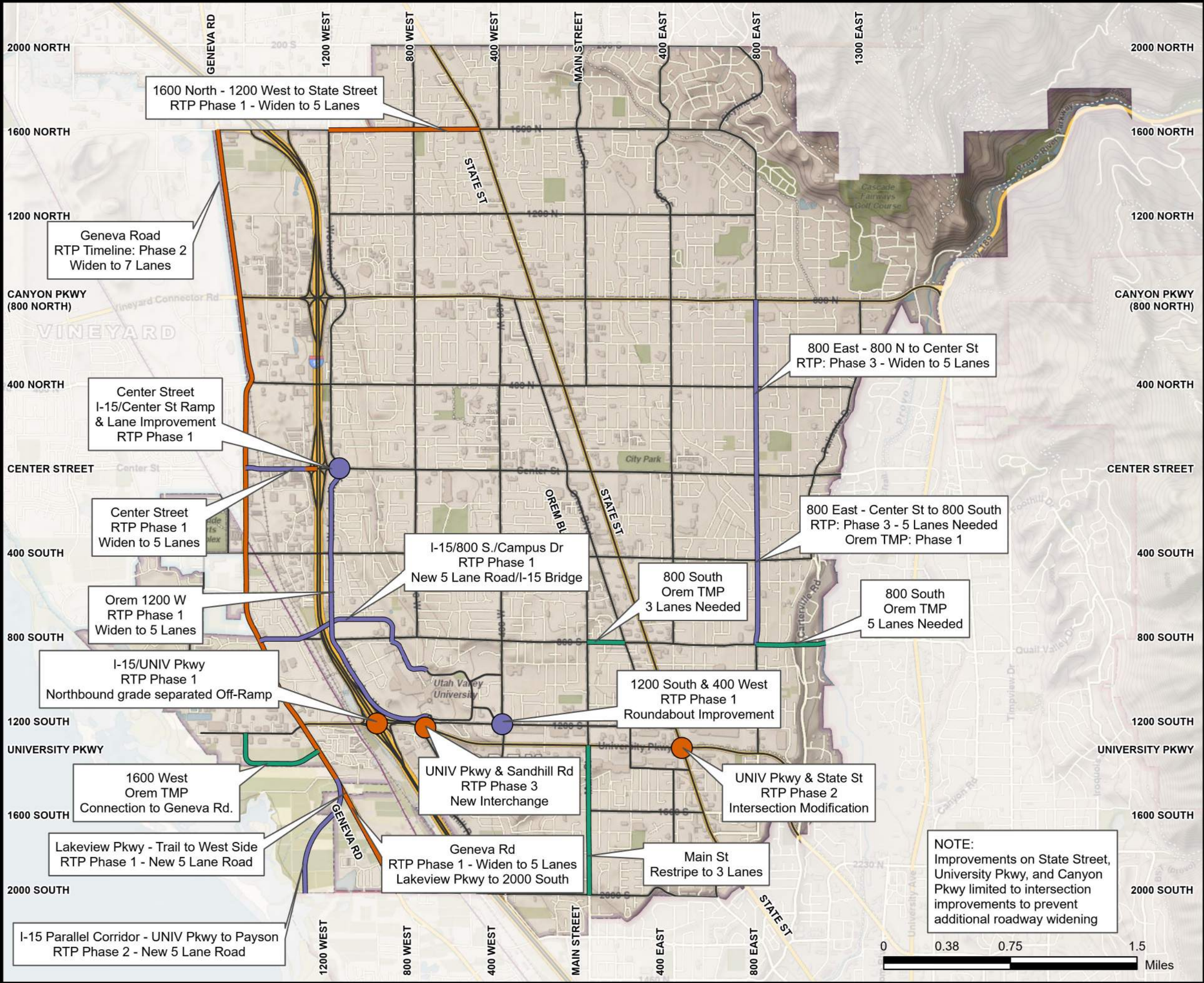


improvements from [Figure 19](#) and [Figure 20](#) will improve the roadway network to function at LOS D or better. Assuming all proposed projects are completed by 2050, [Figure 21](#) represents the proposed 2050 Orem roadway network. The costs to implement these projects is found in [Section 2.8.4](#).

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

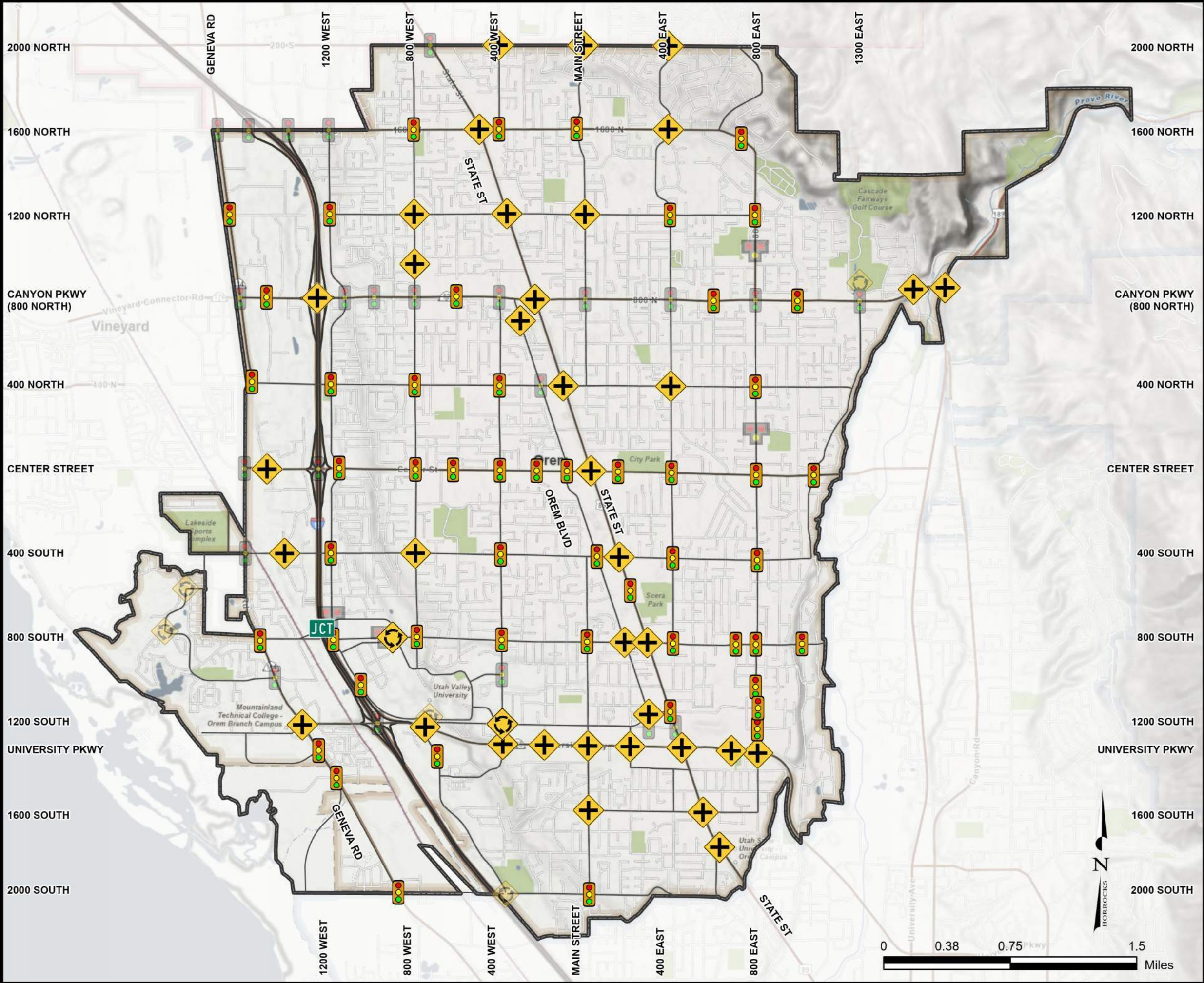
Intersection Projects

- UDOT
- MAG/CITY

MAG RTP Projects

- UDOT
- MAG/CITY
- CITY





Transportation Master Plan

Figure 20: 2050 Intersection Improvements

Legend

JCT

New Interchange

New/Upgraded Traffic Signal*

New/Upgraded Roundabout

Intersection Improvements

Existing Signals

Existing Traffic Signal

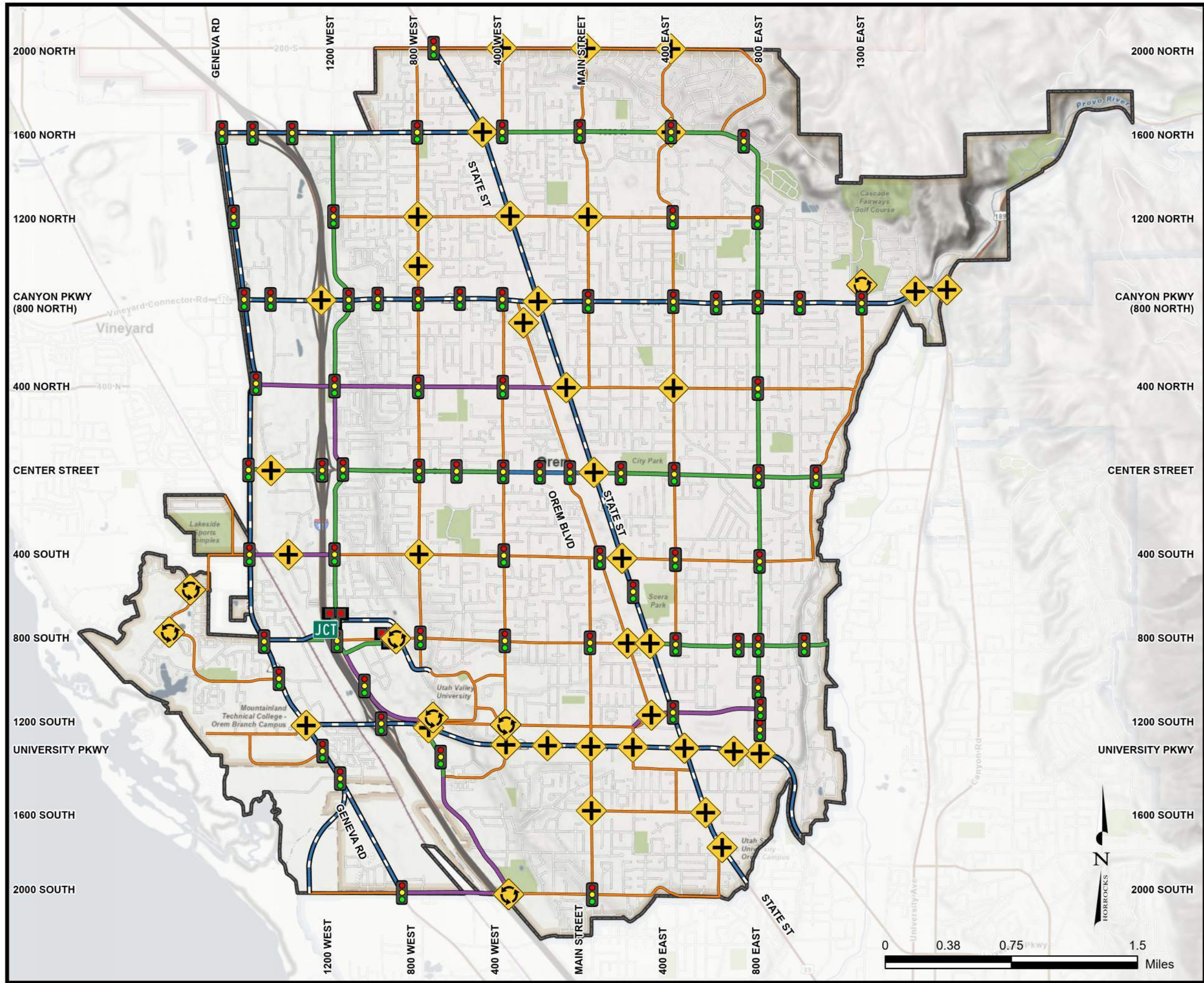
Existing Roundabout

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



Orem Transportation Master Plan (TMP)

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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



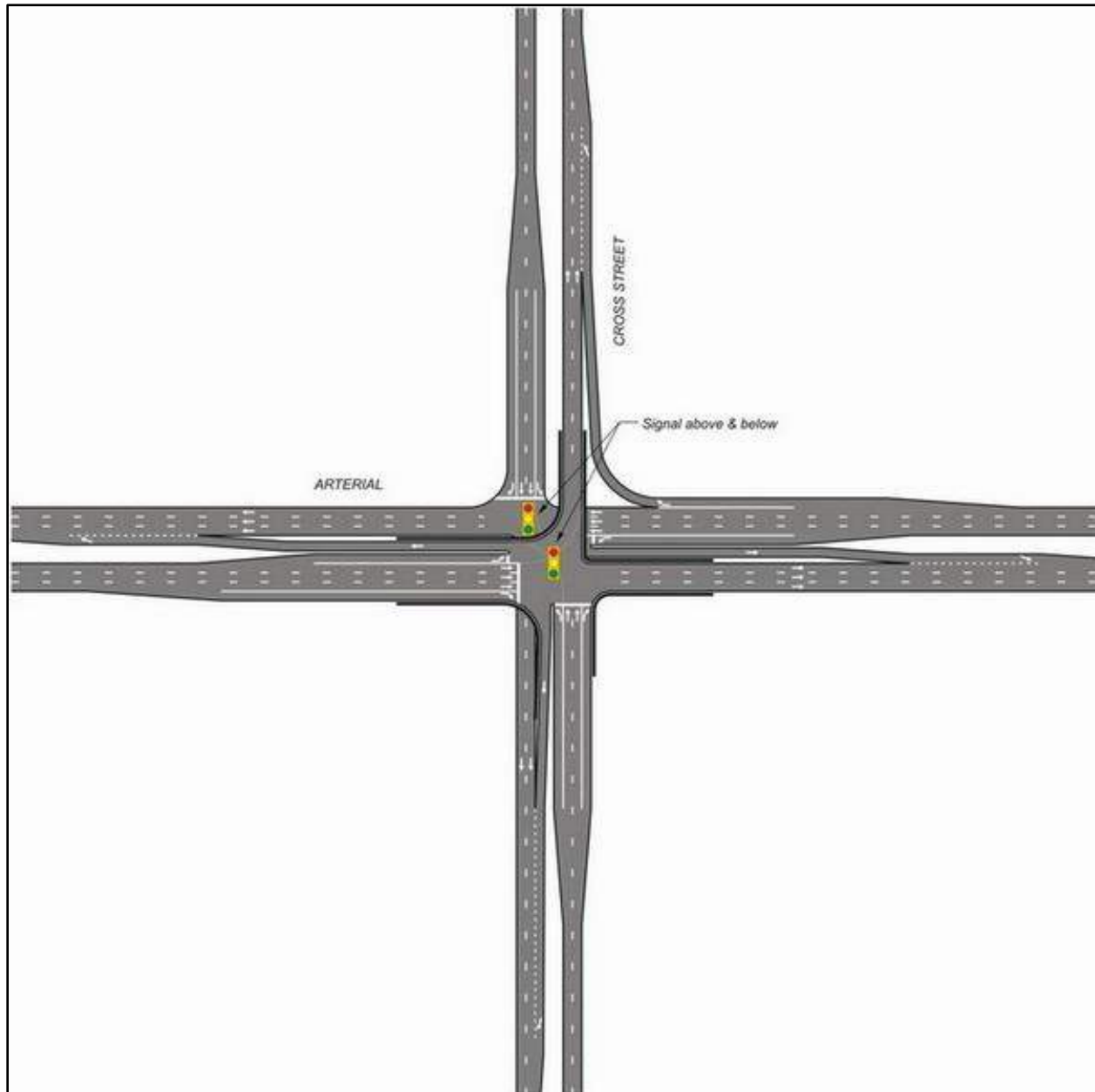
Orem Transportation Master Plan (TMP)

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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

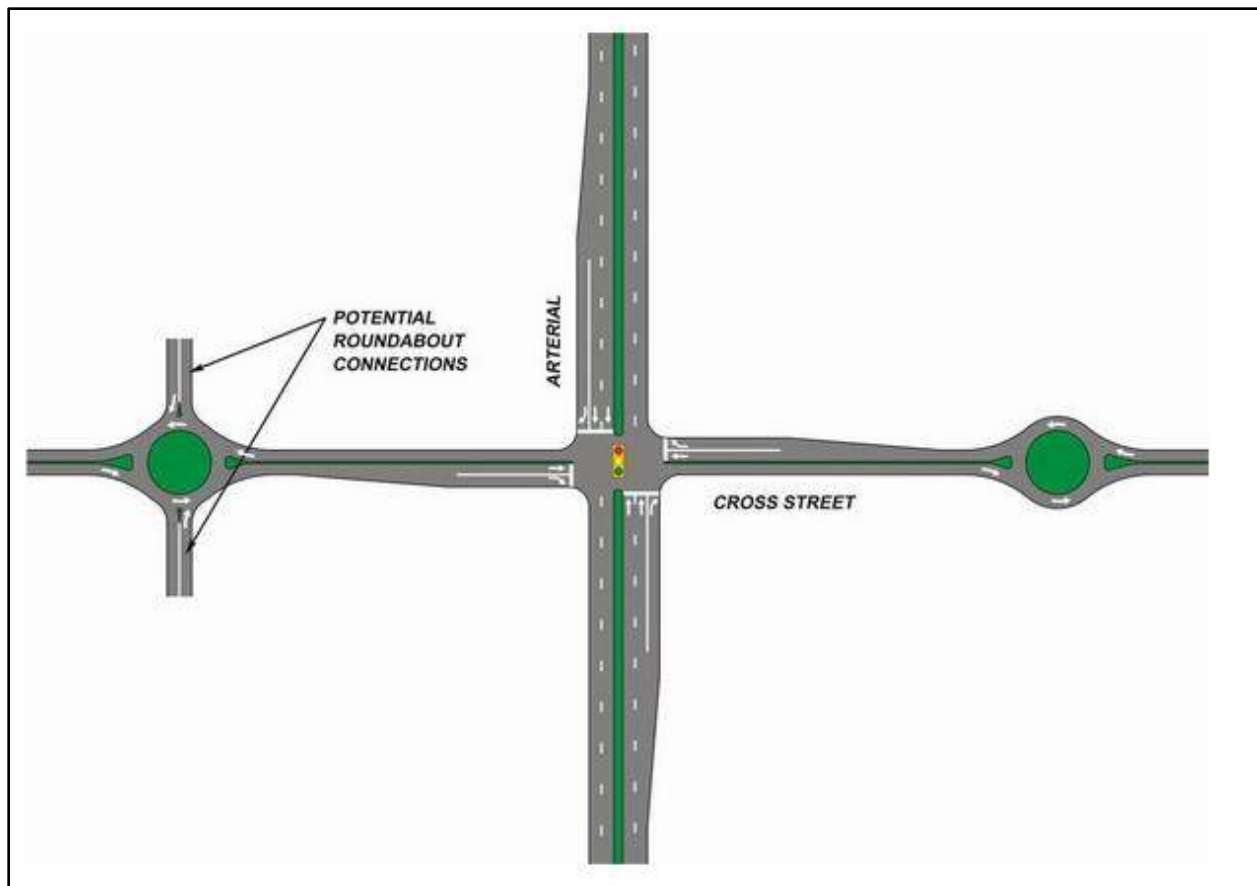


2.7.3.5 ThrU Turn Intersection

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](#)

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.

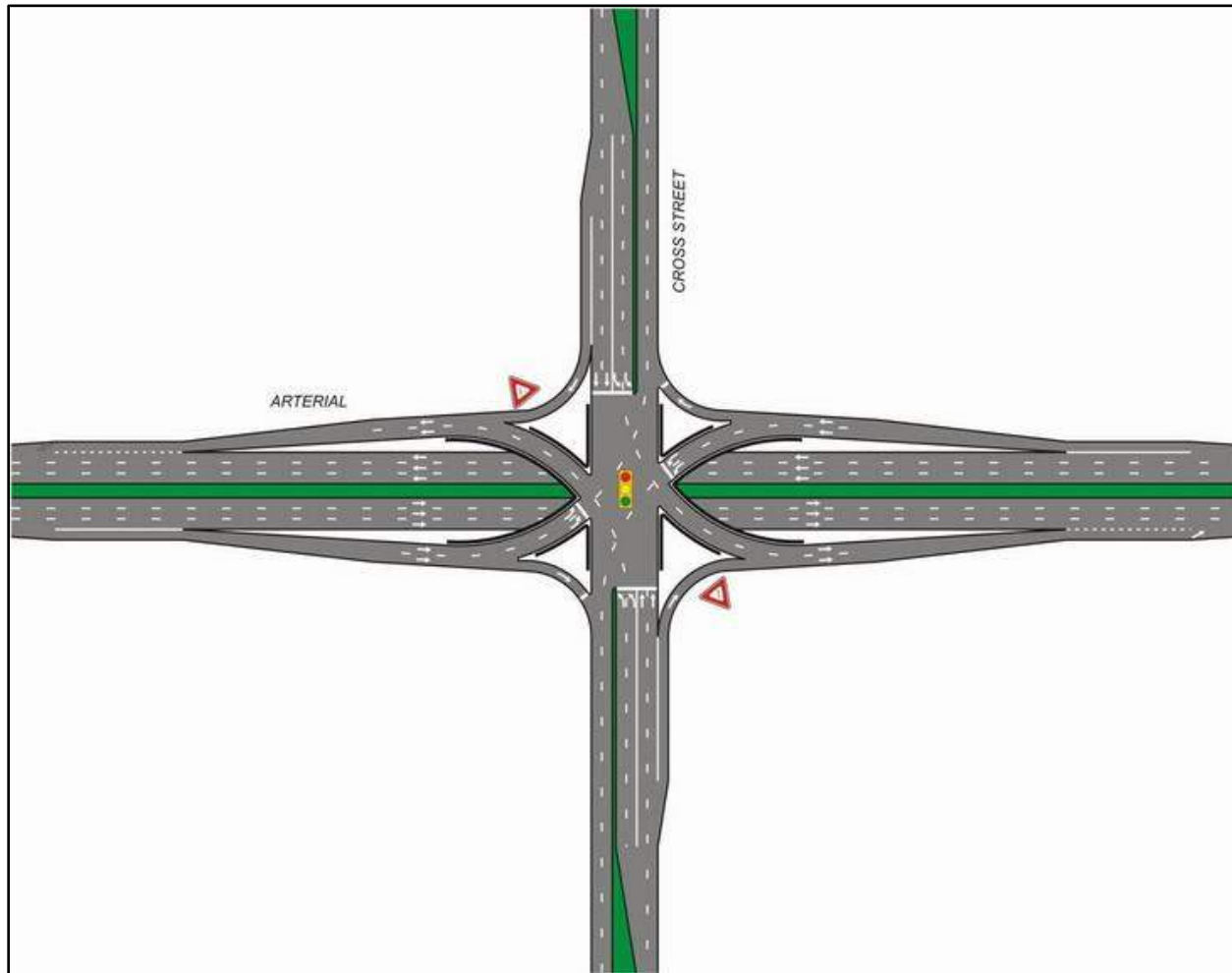
Figure 26: ThrU Turn Example



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

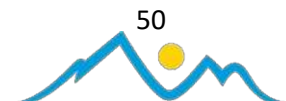
2030 Capital Improvements Plan – The City of Orem Responsibility						
Ref. No.	Location	Total Price (With Inflation)	Funding Source	Year	Orem %	Orem Total (With Inflation)
2	Center Street (Geneva Road to I-15) – Widen to 5 Lanes	\$9,425,000	Orem/MAG	2030	6.77%	\$638,073
3	1200 West (Sandhill Road to 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

Orem Transportation Master Plan (TMP)

November 8, 2022



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)

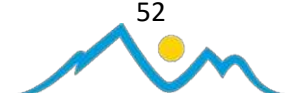
November 8, 2022

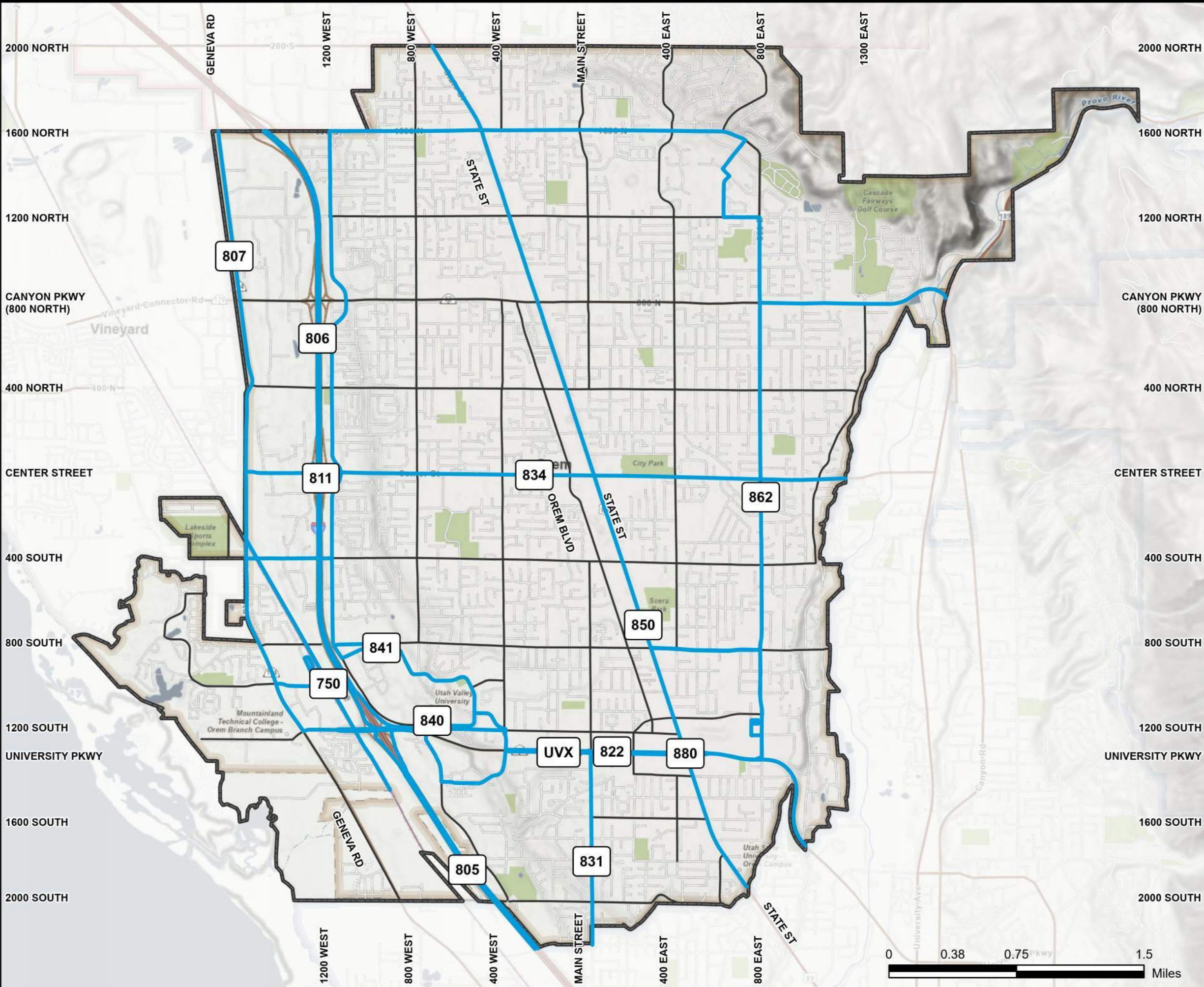


travels along State Street from University Parkway to beyond the northern border of the city. Also included in [Figure 29](#) is the improvement of the FrontRunner to include electrification and a double track.

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

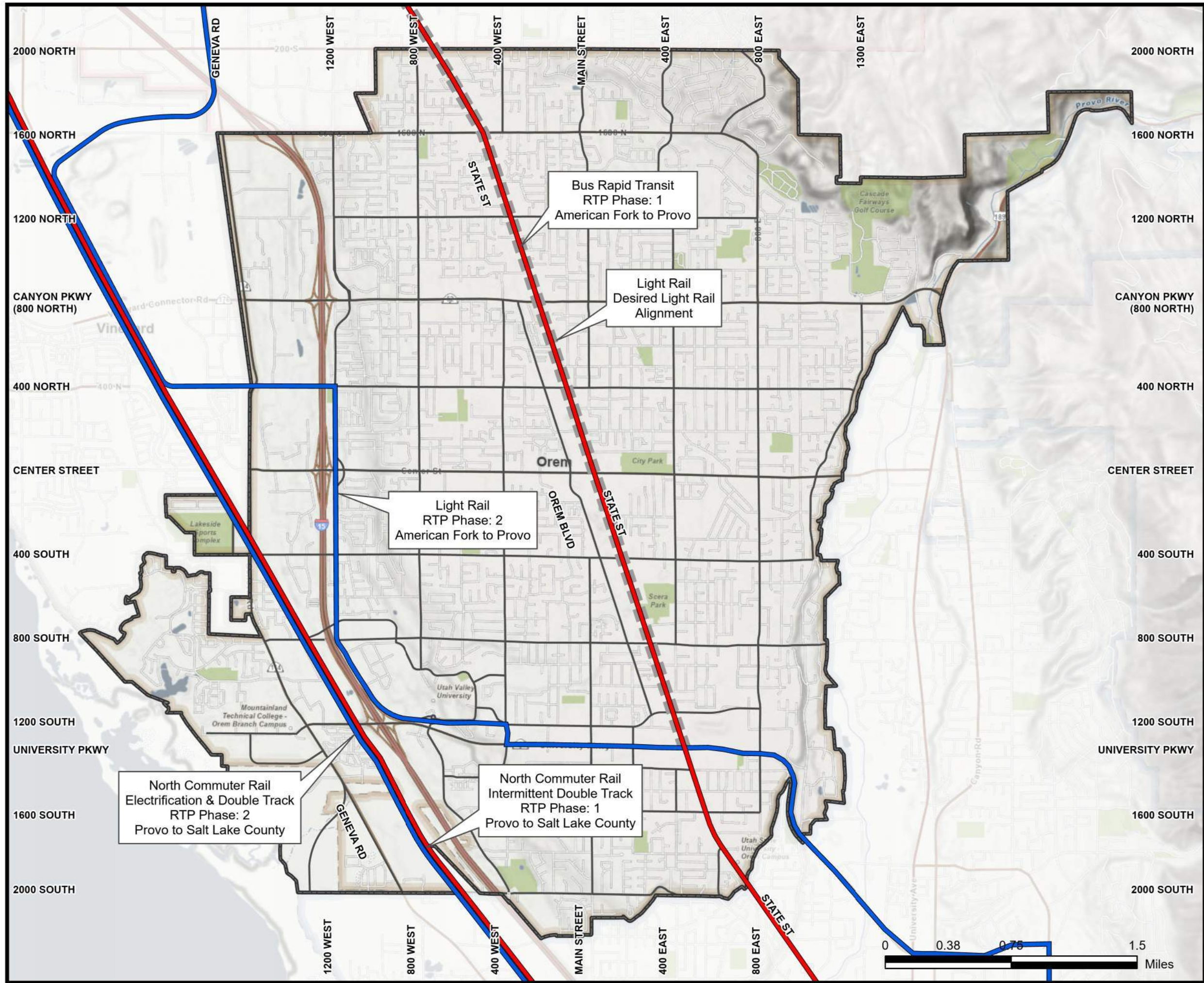
Figure 28: Existing UTA
Transit Routes

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



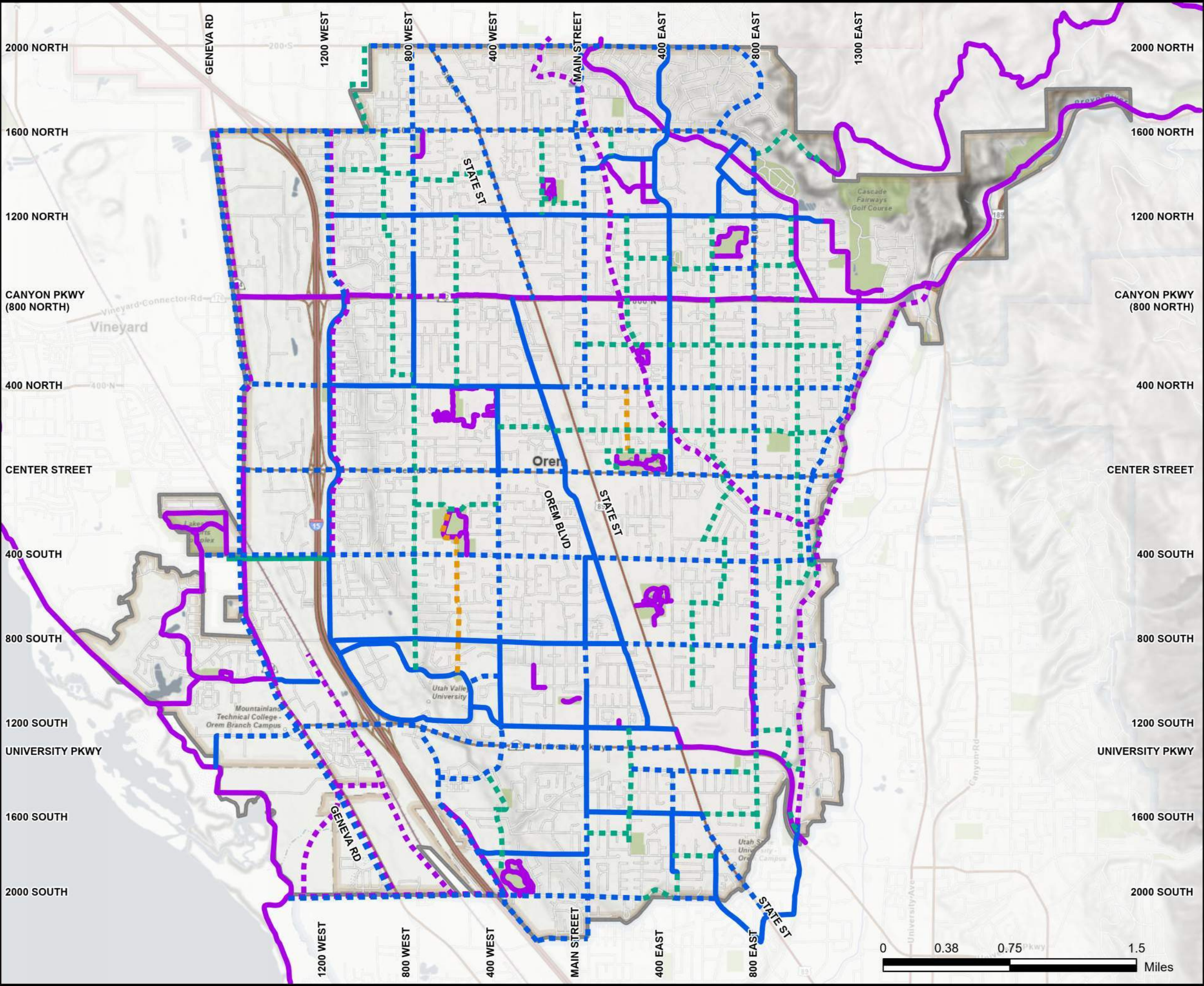
3.2 Bicycle and Pedestrians

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

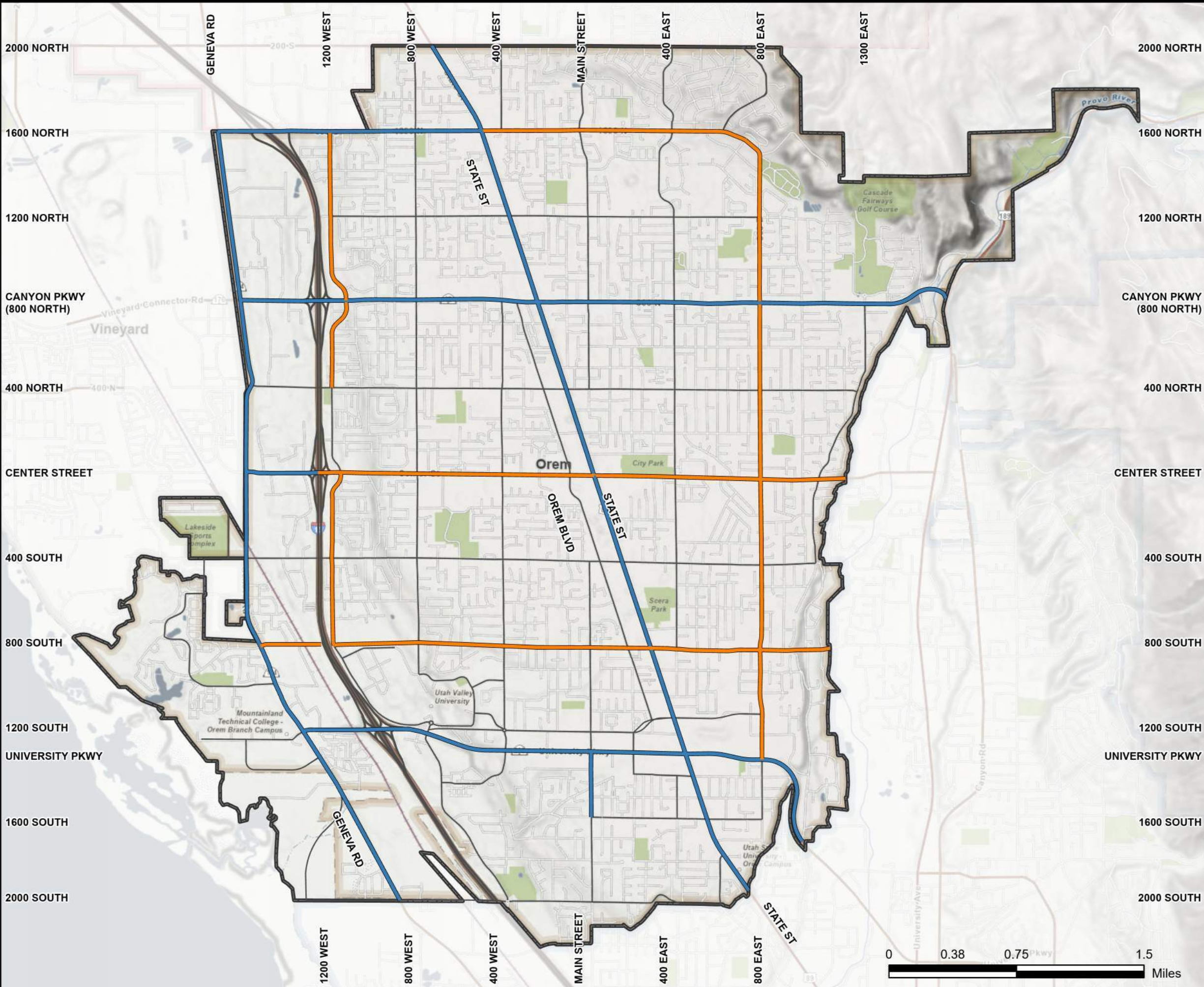
Policies and guidelines govern development throughout Orem. For the roadway network, there are policies provided to maintain a safe, efficient, and familiar environment for all transportation types. There are national, regional, and local specifications which are used in Orem. The national specifications 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

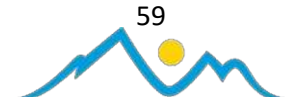
Functional Classification	Speed Limit (mph)
Local and Sub-Local	25
Collector	25-30
Minor Arterial	30-35
Major Arterial	35-40
Principal Arterial	40-50

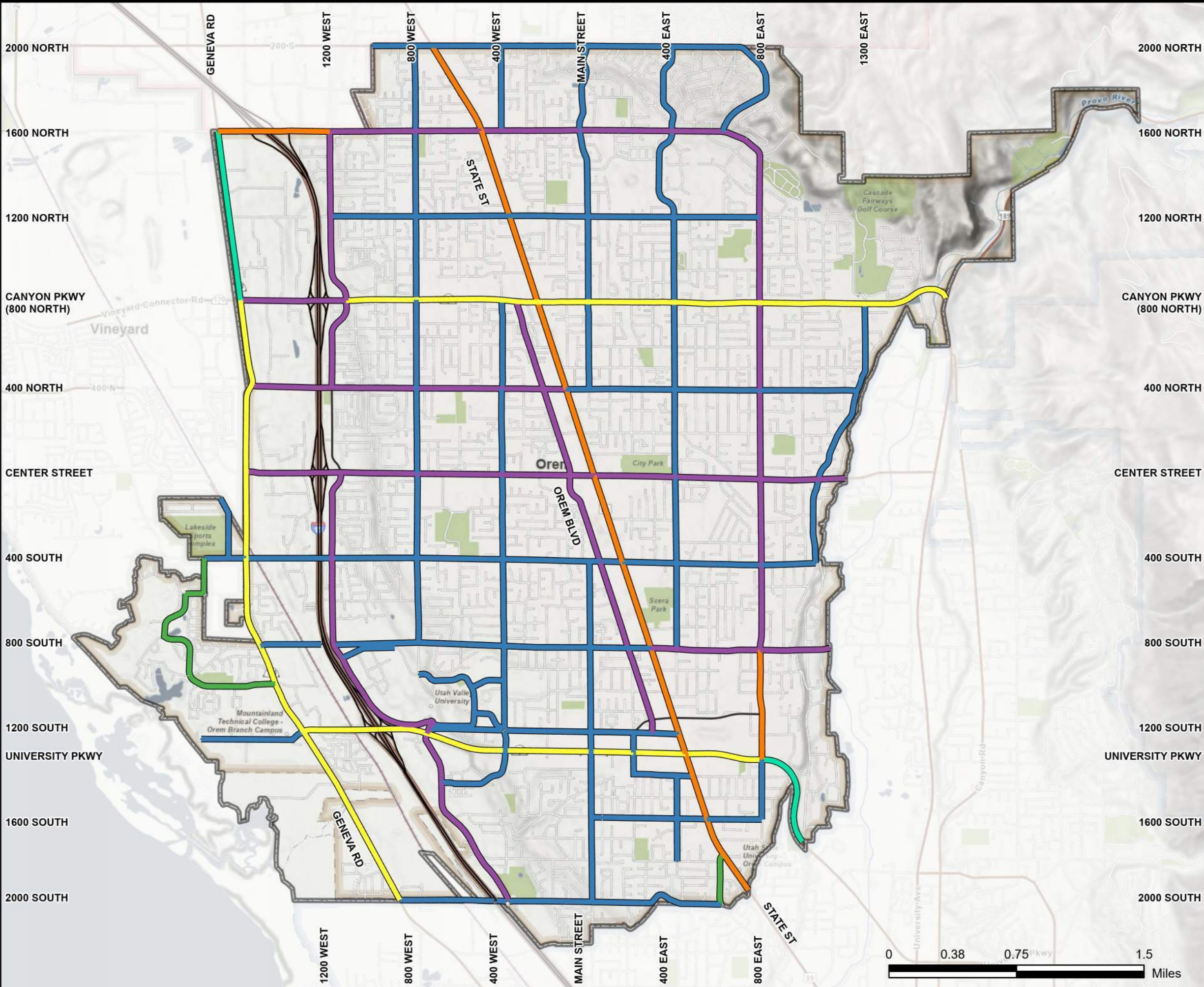
4.3 Curb Radius

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

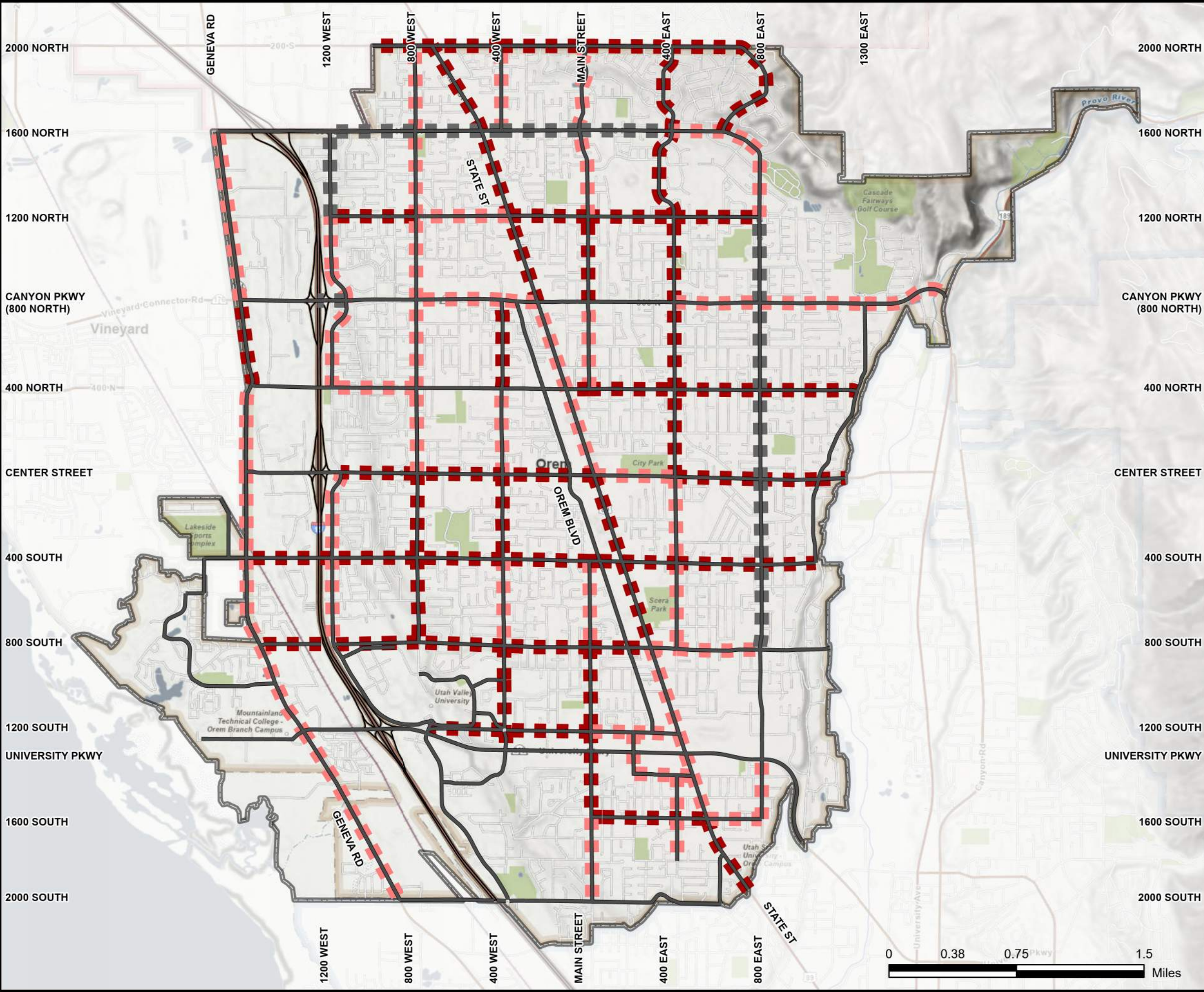
Figure 32: Speed Limits
in Orem

Legend

Existing Speed Limits

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





Transportation Master Plan

Figure 33: Speed Limit Analysis

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.

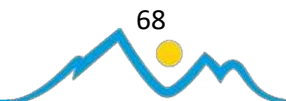
4.9 Connectivity

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:

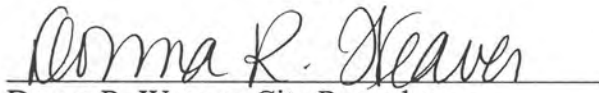
1. The City of Orem hereby adopts the June 2007 Street Classification Map as detailed in Exhibit "A" and Exhibit "B" as a part of the City Transportation Master Plan.
2. This resolution will take effect immediately upon passage.
3. All other resolutions, ordinances, and policies in conflict herewith,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

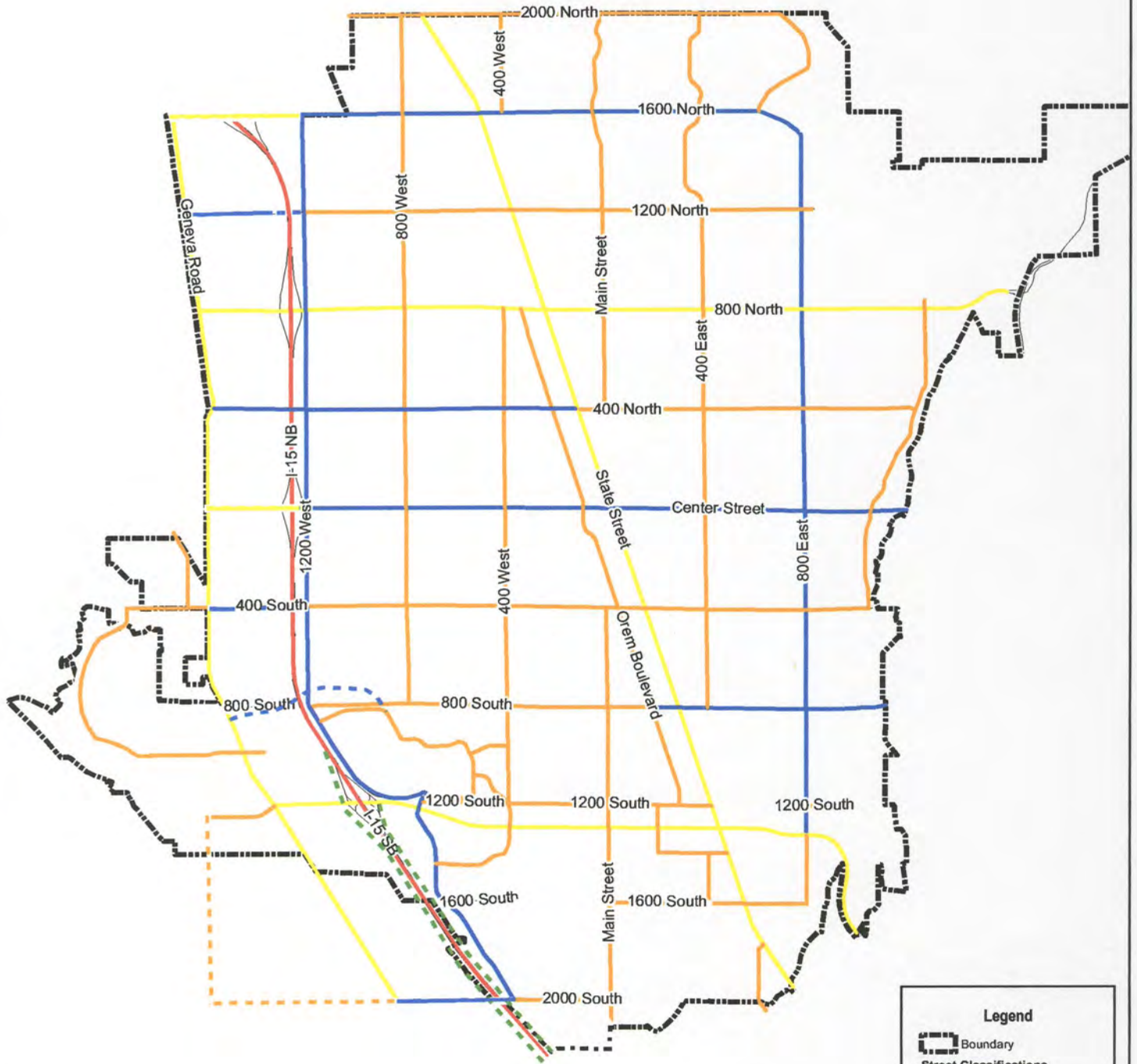
COUNCIL MEMBERS VOTING "AYE"

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

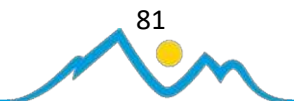
Orem Street Classification Guidelines				
Street Classification	Maximum Average Daily Traffic (ADT) (vehicles per day)	Speed Limit (mph)	Asphalt Width (feet)	Right-of-Way Width (feet)
Local (2 Lanes)	800 – 3,000	25	34	46
Urban Collector (2-3 Lanes)	3,000 – 15,000	25 – 35	34 – 50	46 – 62
Minor Arterial * (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

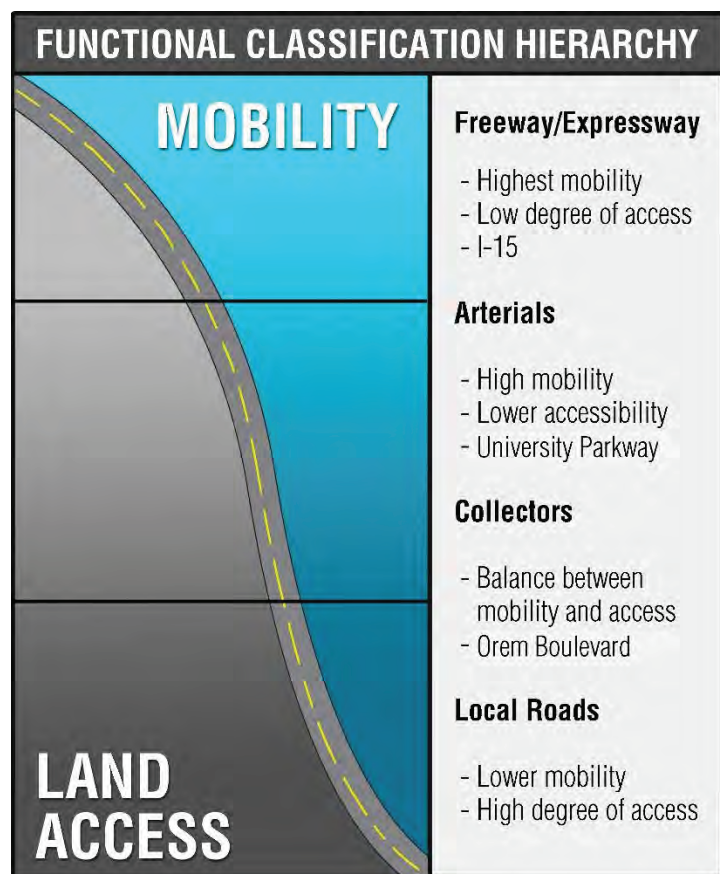
PRINCIPLES OF ACCESS MANAGEMENT

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

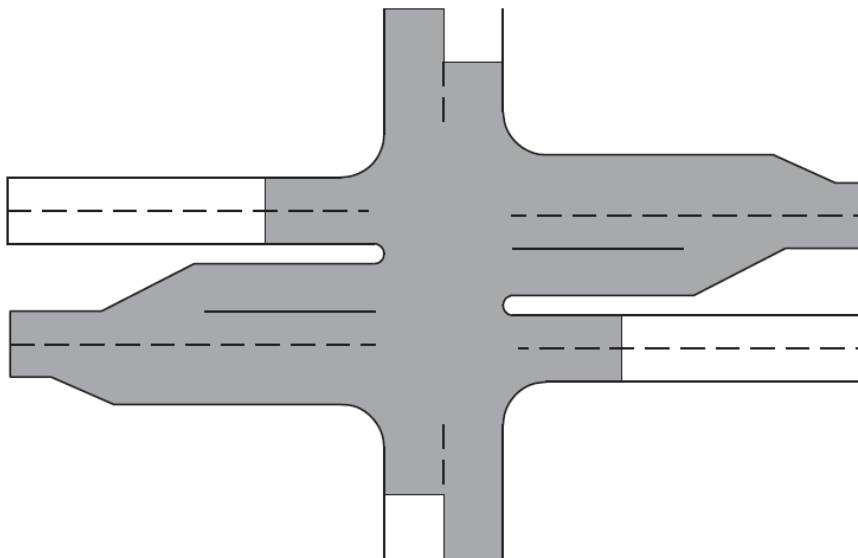
provided at unsignalized junctions of arterial and collector streets. They may be provided at driveways, where they will have minimum impact on roadway flow. The spacing of median openings for signalized driveways should reflect traffic signal coordination requirements and the storage-space needed for 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

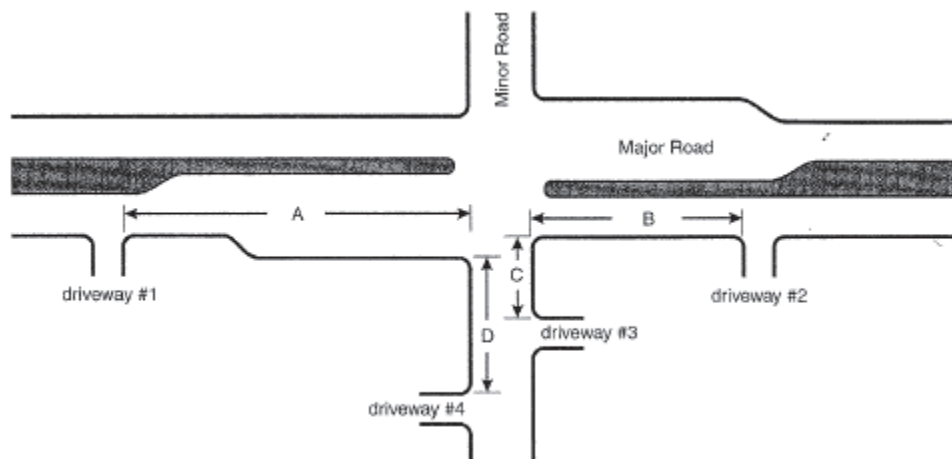


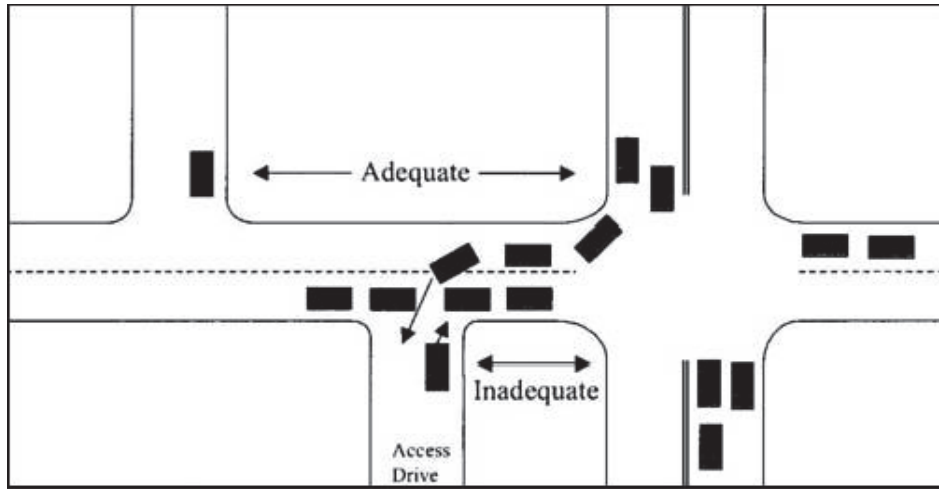
Table 3: Corner Clearance Criteria

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

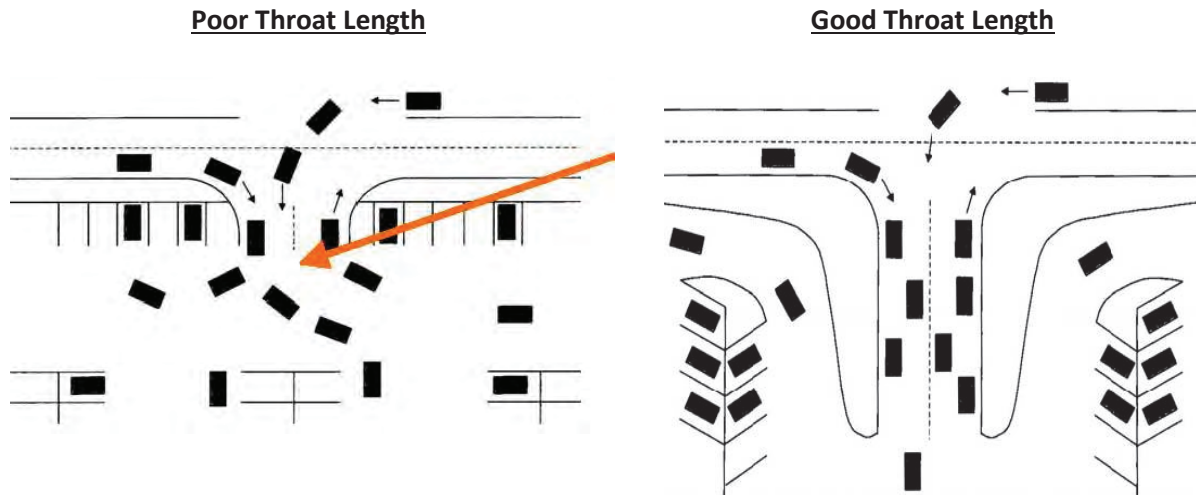
The turning radius of a driveway or access road affects both the flow and safety of through traffic as well as vehicles entering and exiting the roadway. In general, the larger the turning radius, the greater the speed at which a vehicle can turn into a site. An excessively small turning radius will 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.

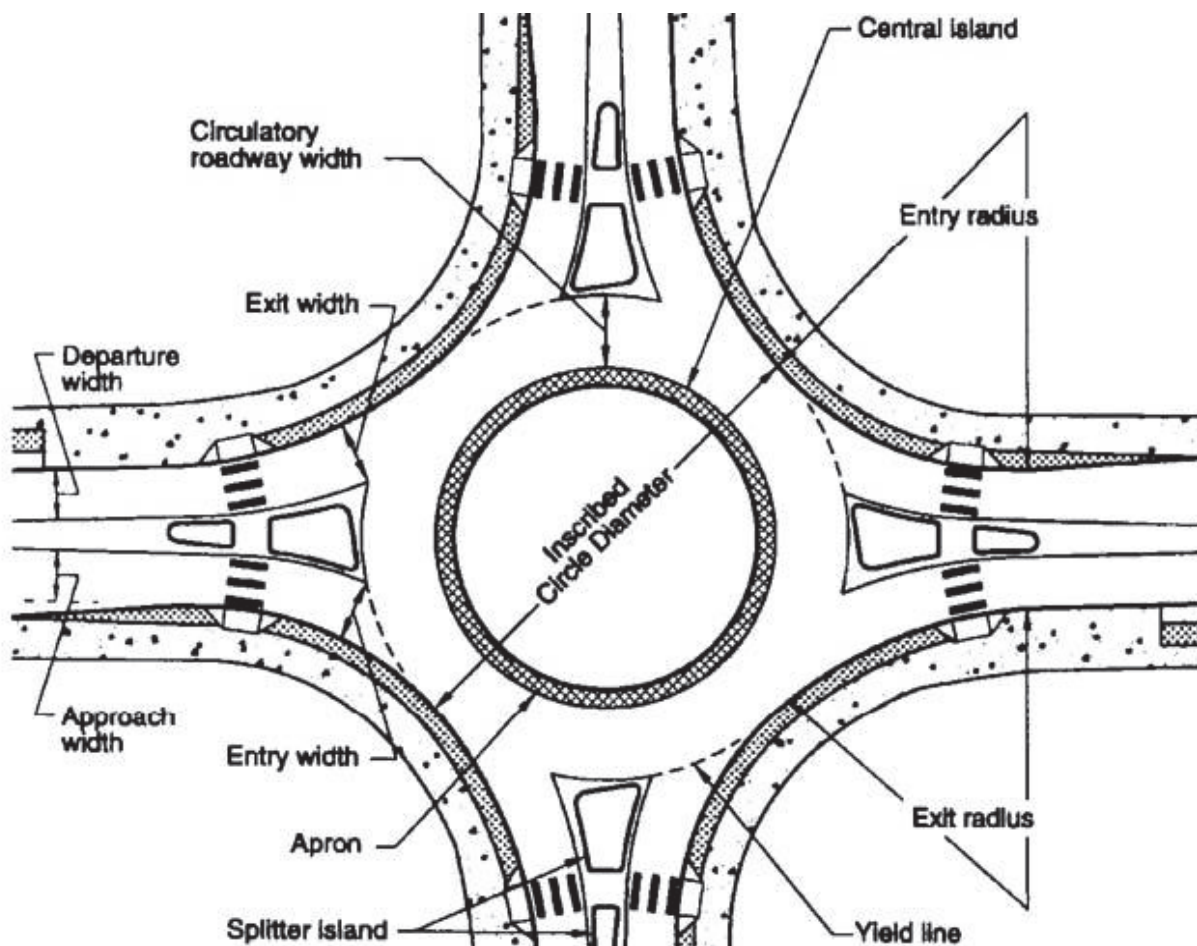
ROUNDBABOUTS

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.

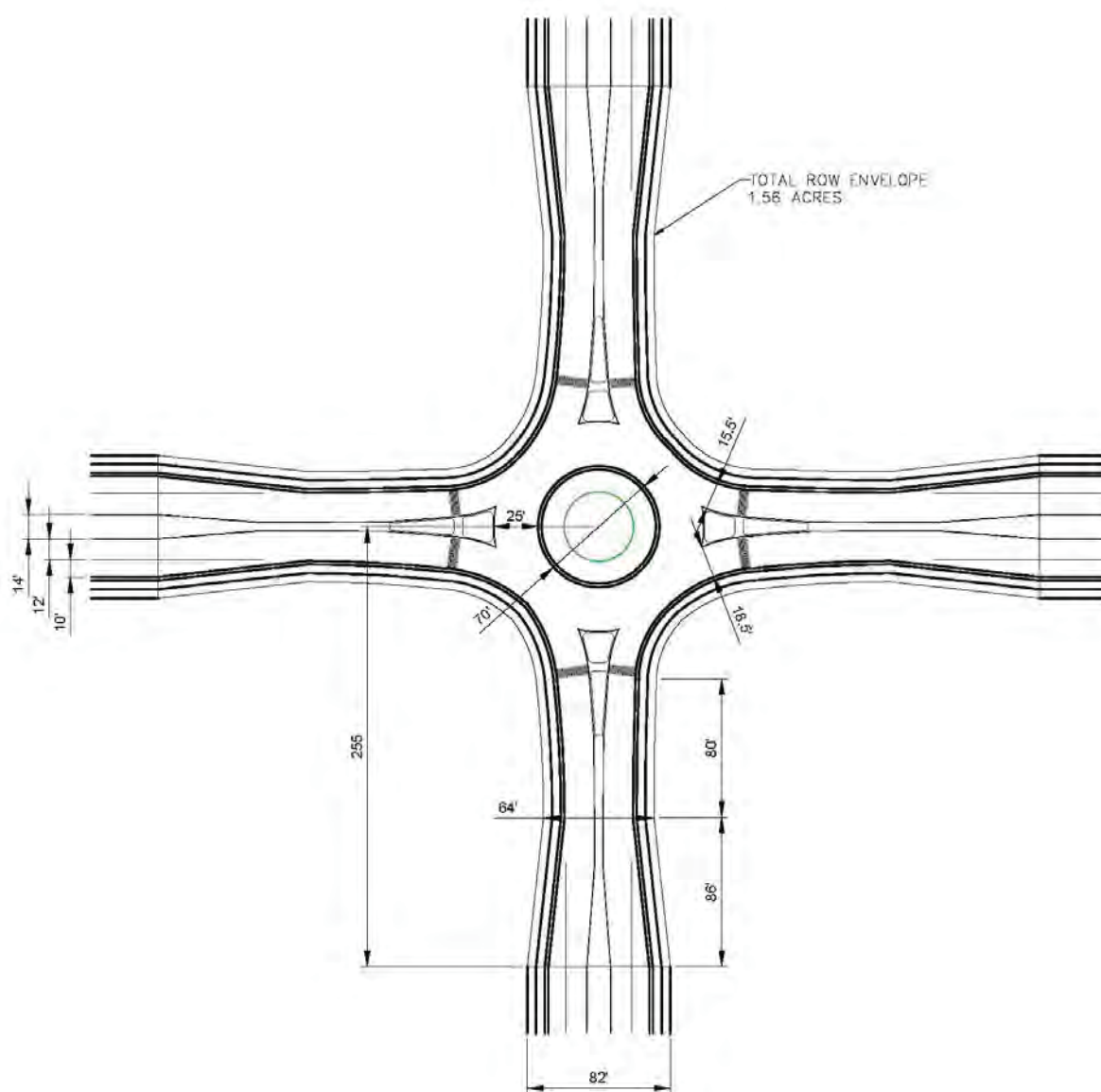
Figure 6 Typical Roundabout Design



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

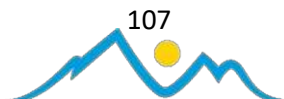
Roundabouts balance traffic flows and manage queue lengths between closely spaced intersections.

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.

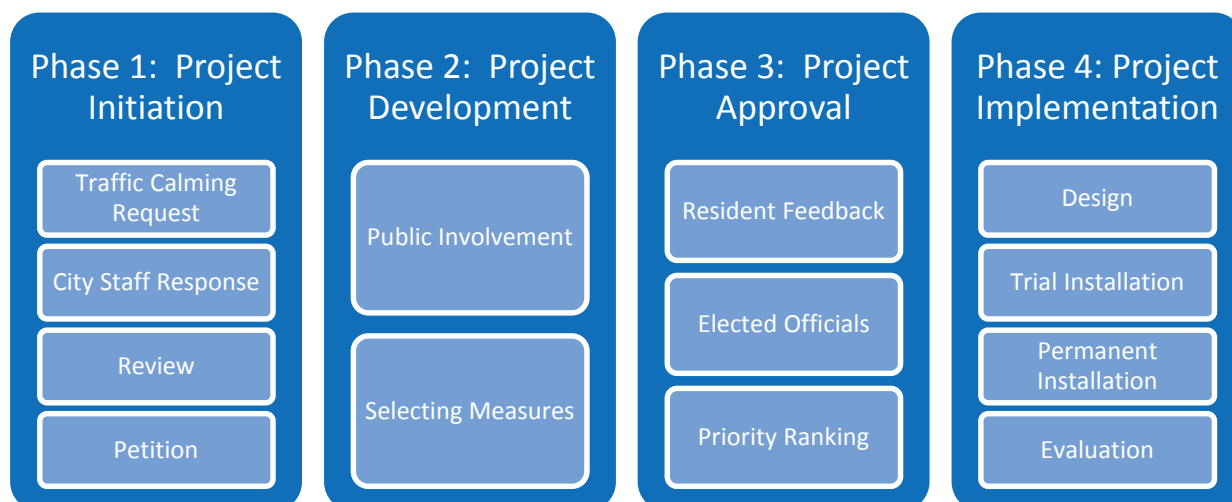
1.7 MONITOR CONDITIONS

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

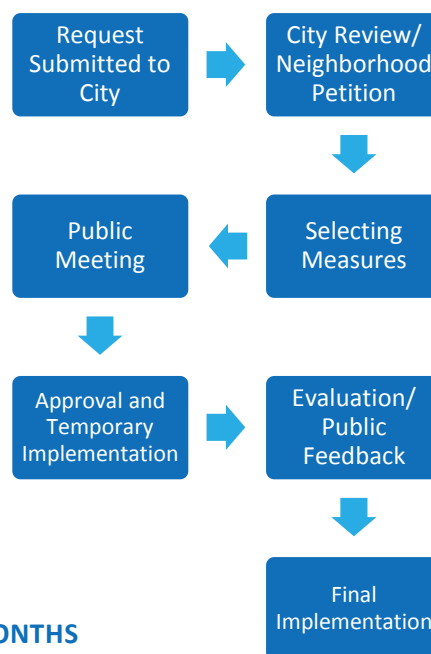
City reviews petition and confirm signatures: 2 months
 City accepts petition and performs traffic study: 4 months

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

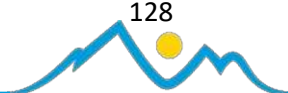
Total Points Maximum (100)

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-

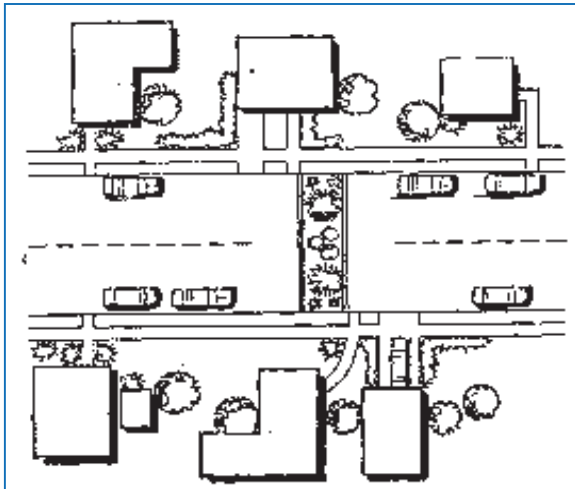


Figure 7: Full-Street Closure Diagram



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

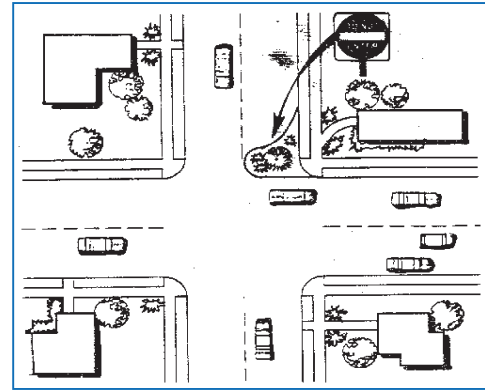


Figure 10: Half Closure Diagram

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.

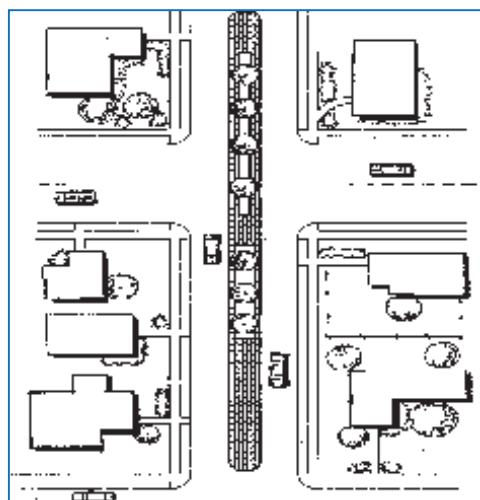


Figure 12: Median Barrier Diagram



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

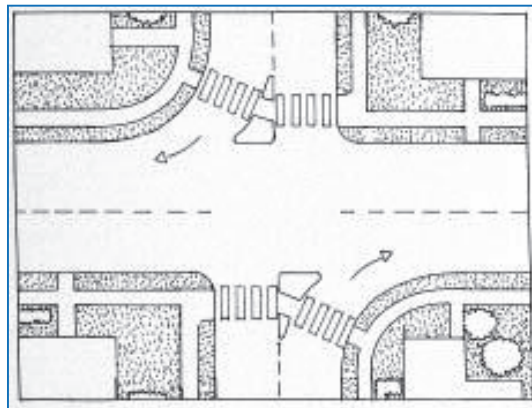


Figure 14: Forced Turn Island Diagram

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.

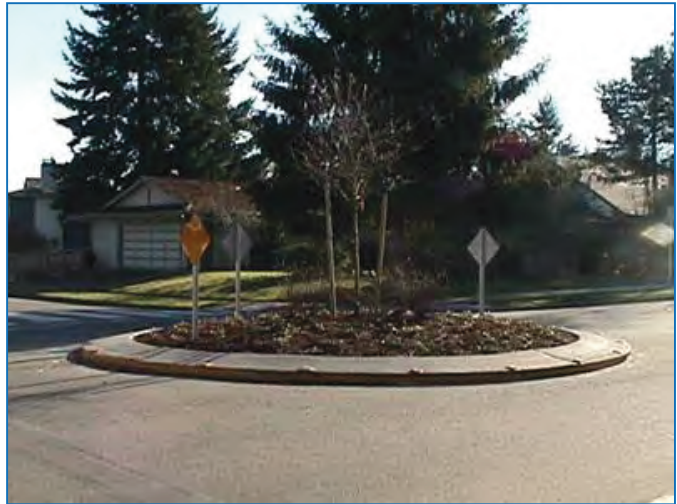


Figure 15: Traffic Circle

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

Discourages high speeds by forcing horizontal deflection

Negotiable by large vehicles (e.g. fire truck)

DISADVANTAGES

Landscaping must be maintained

Require major reconstruction and extensive right-of-way

Potential loss of on-street parking

3.4 LATERAL SHIFT

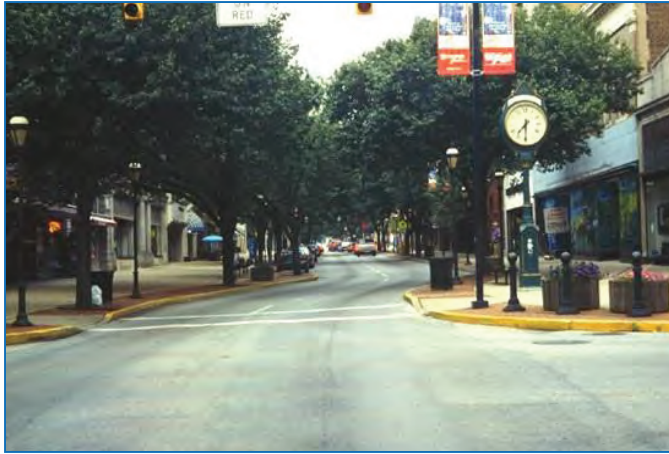


Figure 18: Lateral Shift

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.

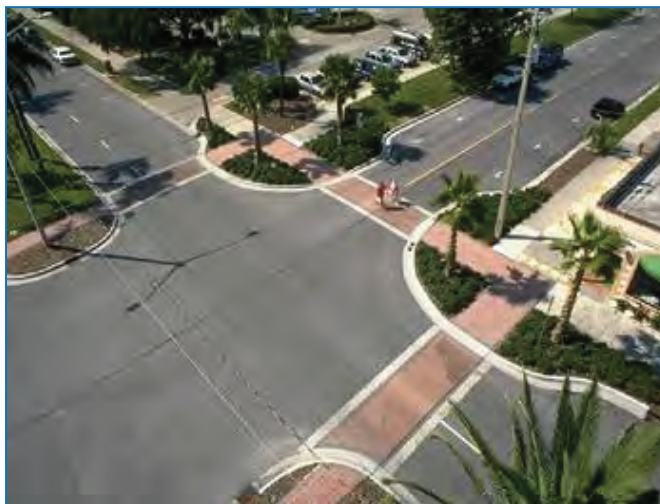


Figure 19: Neckdown

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.

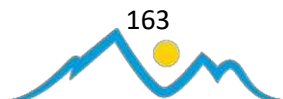
1. Signage and pavement markings shall be designed using the latest *Manual on Uniform Traffic Control Devices* (MUTCD) as guidance. The following items should be considered:
 - Warning signs need not be used where hazards are self-evident.
 - Signs must be legible, which requires high visibility, lettering 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

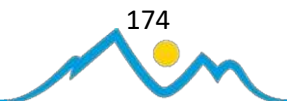
Determine and document safe and efficient operational design needs based on site and study area data.

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

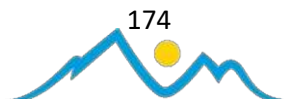


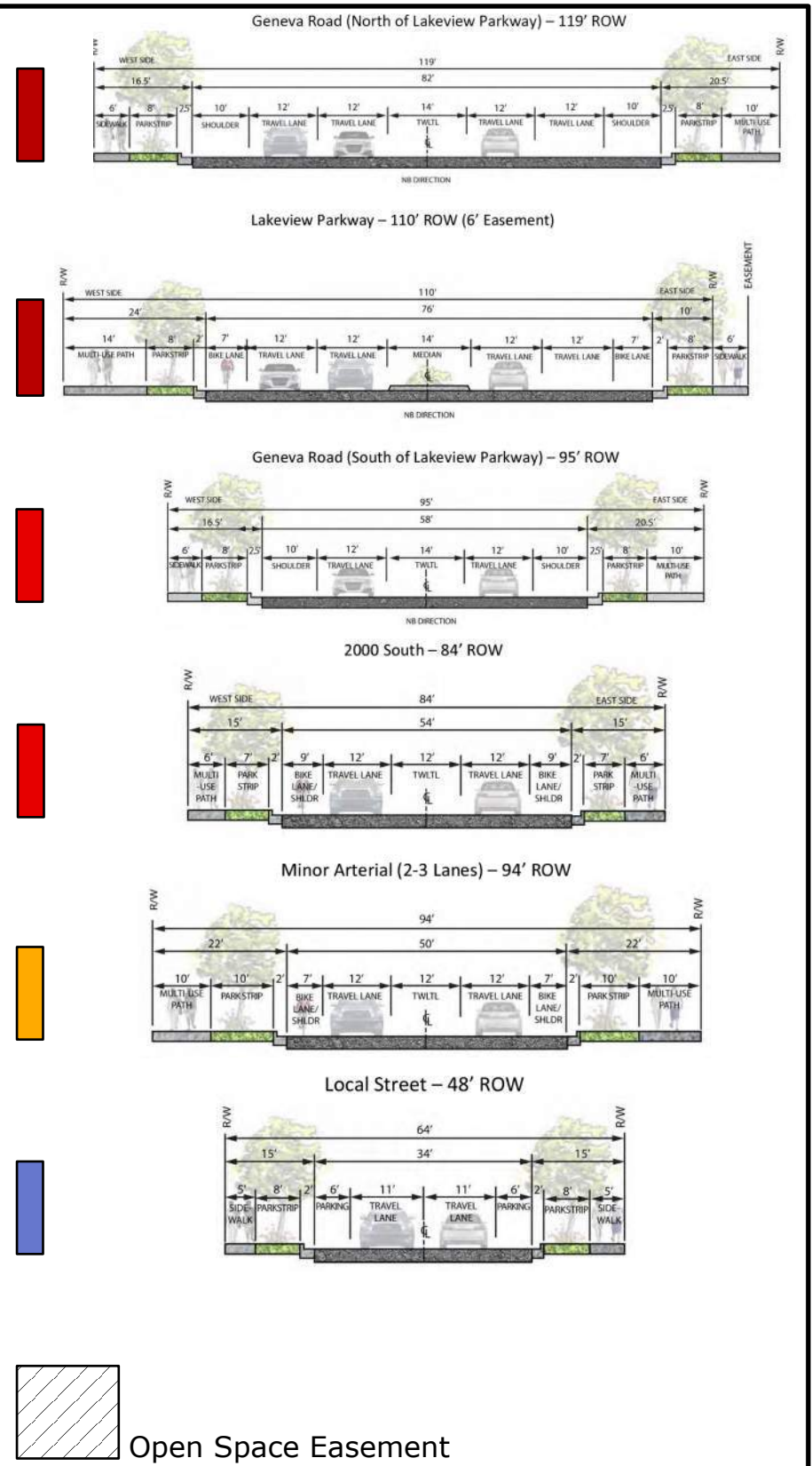
A	B	E	C	D	G	H	I	J	K	L	M	N
Proj #	Project Location	Actual Year	Planning Year (Range)	Total Cost (2023)	Total Cost (With Inflation)	Funding Assistance	Funding %	Total not Included in the Funding Assistance (2023)	Orem Total Cost (With Inflation) (Without Soft Match)	Soft Match %	Soft Match Total	Orem Total 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

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.

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

RESOLUTION NO. PC-2023-0033

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
ADOPTING THE UPDATED CITY OF OREM TRANSPORTATION
MASTER PLAN AND AMEND THE OREM CITY GENERAL PLAN
TO INCLUDE THE UPDATED CITY OF OREM
TRANSPORTATION MASTER PLAN IN APPENDIX F

WHEREAS on March 20, 2023, Sam Kelly, Orem City Engineer, filed an application with the City of Orem requesting the City adopt the updated City of Orem Transportation Master Plan and amend the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on May 17, 2023 and the item was continued to a future meeting; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on September 6, 2023; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was heard was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request is in the best interest of the City.
2. The Planning Commission hereby forwards a positive recommendation to the Orem City Council to adopt the updated City of Orem Transportation Master Plan and amend the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F, as shown in Exhibits "A" attached hereto and incorporated herein by reference, with a recommendation the City Council:
 - a. Remove the overpass/interchanges at 800 South and 1200 North;
 - b. Remove the widening projects related to the 800 East and 800 West corridors;
 - c. Remove the 1600 North project east of State Street;

- d. The 800 West connection to Campus drive should remain closed;
- e. Amend the language in the plan as outlined in Exhibit "B" attached hereto and incorporated herein by reference; and
- f. Consider other recommendations outlined in Exhibit "C" attached hereto and incorporated herein by reference.

- 3. This resolution shall take effect immediately upon passage.
- 4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
- 5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 6th day of September 2023.


CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:

Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING 'AYE'

COMMISSION MEMBERS VOTING 'NAY'

Mike Carpenter
Gerald Crismon
James Hawkes
Helena Kleinlein
Madeline Komen
Murray Low
Haysam Sakar

Exhibit “A”

See Attached document

(CITY OF OREM TRANSPORTATION MASTER PLAN)

Exhibit “B”

Paragraph 2 of the Executive Summary:

Due to growth within the City and the large growth throughout the county, a comprehensive transportation plan must be developed and regularly maintained in order to combat congestion, safety hazards, and traffic’s impact on neighborhoods caused by growth.

Section 4.9

4.9 Connectivity

Orem desires a connected street system for all new developments, minimizing the use of cul-de-sacs. Yet greater connectivity may compromise the integrity of Orem’s neighborhoods, and in certain circumstances, increase safety risks to pedestrians, cyclists and other motorists. Connectivity and traffic flow will be balanced with these needs (preserving Orem’s neighborhoods and safety) moving ahead. Developers should be made aware that proposed transportation changes that open residential neighborhoods to commercial and high-density areas (with flow-through traffic) are inconsistent with the direction of Orem’s future growth. Infill parcels will may be required to provide future street stubs to adjacent parcels with the potential for development. Retail and office development must may provide cross access easements to create circulation patterns to adjacent properties, to eliminate multiple access points to the major street system. Consequently, this will could 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. An Examples of projects to improve connectivity in Orem is are the connection of 800 West to Campus Drive and the 1600 West extension to Geneva Road.

Exhibit “C”

The Planning Commission recommends the following future discussions:

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. **Connectivity** - 4.9 Connectivity (Page 67) on project list - need further discussion on connectivity in Orem. [\(click here for recording\)](#)

Planning Commission Recommended Transportation Masterplan Edits	2023 Cost	Planned Year/MAG RTP Phase	Cost + Inflation	City Obligation	Details	If project remains in TMP		If project is removed from TMP	
						Advantages	Disadvantages	Advantages	Disadvantages
Remove 800 South / I-15 Overpass	\$80,000,000	2030 / Phase 1 (2021-2030)	\$116,000,000	TBD	This project is regionally significant and provides a grid network connection across I-15.	* Improves Police and Fire response times. * Provides a more direct route for east side residents to get to the Orem Frontrunner Station, Orem Temple, Orem Business Park, Lakeside Sports Park, and Sleepy Ridge areas instead of using University Parkway and 400 South. *Provides a more direct route for west side residents to University Place, State Street, UVU, and various retail locations along University Parkway. * An improved grid network disperses traffic throughout the City. For example, imagine the east side of Orem if 800 South stopped at 800 East. * Removes traffic from University Parkway and 400 South. * Provides an additional east/west connection should an unanticipated event shutdown other freeway crossings in Orem. * Provides another connection to the UVU main campus.	* 800 South may see an increase in traffic. * Additional Police enforcement may be needed to curtail speeding. * Additional pedestrian safety improvements may be needed for UVU students. * Overpasses are expensive.	* 800 South would not increase in traffic from those looking to cross I-15. *Significant tax dollars would go towards other projects.	*Continued congestion on I-15, University Parkway, the University Parkway Interchange, as well as 400 South. * Underutilization of Geneva Road as a north / south alternative to I-15. *Showing consistant interest in the project prevents it being deprioritized by UDOT. Currently UDOT has a prioritized list of projects that have been identified by needs for the next 30 yrs. Each 10 yr increment is considered a phase. With projects in the first 10 yrs or first phase being a higher priority. As projects are completed, projects then move up the list. Although the projects are needs based, the prioritization can be political. Projects with longer tenure and estimated at reasonable cost, tend to get completed. Projects that are on, then off, then on, tend to get moved down in priority. The risk Orem runs is that for a project of this magnitude, it could take even longer for UDOT to consider it if the projects priority continues to change.
Remove 1200 North / I-15 Overpass	N/A	TMP "Hot Spot" that has been identified by the model, pg 34	N/A	TBD	This project is regionally significant and provides a grid network connection across I-15.	* Improves Police and Fire response times. * Provides a more direct route for east side residents to get to Geneva Road, employment at Orem Tech Center, and the Vineyard Frontrunner Station instead of using 800 North and 1600 North. * An improved grid network disperses traffic throughout the City. * Removes traffic from 800 North and 1600 North. * Provides an additional east/west connection should an unanticipated event shutdown other freeway crossings in Orem. * Could create a need for a traffic signal at 1200 North and 1200 West which would benefit the area.	* 1200 North may see an increase in traffic. * Additional Police enforcement may be needed to curtail speeding. * Additional pedestrian safety improvements may be needed for Bonneville Elementary School students walking to school. * May need to upgrade the four-way stop at 1200 N / 800 W to a signal. * Overpasses are expensive.	* 1200 North would not increase in traffic from those looking to cross I-15. *Significant tax dollars would go towards other projects.	* Continued congestion on I-15, 1600 North, the 1600 North Interchange, 800 North, and the 800 North Interchange. * Underutilization of Geneva Road as a north / south alternative to I-15. *Showing consistant interest in the project prevents it being deprioritized by UDOT. Currently UDOT has a prioritized list of projects that have been identified by needs for the next 30 yrs. Each 10 yrs increment is considered a phase. With projects in the first 10 yrs or first phase being a higher priority. As projects are completed, projects then move up the list. Although the projects are needs based, the prioritization can be political. Projects with longer tenure and estimated at reasonable cost, tend to get completed. Projects that are on, then off, then on, tend to get moved down in priority. The risk Orem runs is that for a project of this magnitude, it could take even longer for UDOT to consider it if the projects priority continues to change.
800 West widening project (from Center Street to 400 North)	\$2,150,231.00	TMP "Hot Spot" that has been identified by the model, pg 34	\$2,150,231.00		This corridor has been identified as a widening project to meet the minimum standard cross section for a collector street. A collector has a standard width of 46' to 50' of asphalt, and the section of 800 West from 400 N and Center St has an existing aphalt width is 34'. The TMP has also identified the corridor to be widened to a five-lane facility to pull traffic from 1200 West and 400 West, but staff does not support this as an option.	* This project would eliminate a choke point in our grid network. * Widening the road to our approved standard would improve safety for cars, cyclists, and pedestrians. * There is an elementary school, Parkside Elementary, at 150 North 705 East. A wider road would provide better visibility for motorists to see pedestrians as they cross the street. * Safety on garbage day would be improved. Garbage cans and parked cars would not impede the travel lanes and disrupt visibility. * The corridor could achieve the same safety goals at a lower cost by eliminating on-street parking on one side of the road or on both sides.	* Property purchases required. * Reduced front setbacks on some existing homes. * On street parking could be eliminated depending upon the engineering design (strip property take vs full property take)	* No need to purchase property strips from the front of homes. * The front setback on existing homes would not be impacted. * On street parking could remain in the narrow stetch of roadway.	* Safety concerns remain.
800 West connection to UVU Campus	N/A	N/A	N/A	N/A	Connect 800 W to the east portion of Campus drive, near the UVU Institute building	* This principle is in harmony with the grid network and multiple access philosophies. * Another access point to UVU would reduce traffic and potential congestion from other access points to UVU. * Traffic on 400 West and 1200 West may decrease.	* 800 West would see an increase in traffic. * A traffic signal at 800 West and 800 South will be needed, but may already be warranted.	* 800 West would not receive additional traffic from UVU visitors.	* One less access to the UVU campus. * 400 West and 1200 West will continue to be the main north/south corridors for UVU campus access.
Comments regarding connectivity					Comments were made to section 4.9 of the TMP concerning connectivity. A philosphical comment was added, then words such as will and must were replaced with may and could. May provide future street stubs to adjacent parcels with potential for development, may provide cross access easements to create circulation, could reduce travel time and congestion by allowing drivers to make shorter more direct trips.	The advantage to changing the philosophy is that owners and developers would be able to maximize property and not have to provide connectivity. *Existing developments would not be impacted by traffic from new developments.	The disadvantage to changing the philosophy is that developments would be isolated, forcing customers and residents to overload City streets and intersections creating congestion. * Connectivity provides a corridor for City utilities which allows City staff to maintain and replace infrastructure in a timely manner with minimal disruption. * Not being able to provide connectivity, or establish cross access, may force adjoining properties to incur unnecessary costs to import fill material in order to provide sewer service or an adequate storm drain outfall. * Existing developments would not be able to take advantage of traffic and transportation improvements constructed by new developements.		
Further discussion items					Find better solutions for Bike lanes, UVU Connectivity	Bike lanes and other improvements in Active Transportation can increase quality of life and may have an impact on reducing congestion. * Maximizing connectivity distributes and balances access for all modes of transportation.	Bike lanes come with a cost, financial or access to onstreet parking. Reducing access to UVU creates congestion and the need to widen corridors.		

November 21, 2022

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Sincerely,

The Transportation Advisory Commission
Becky Buxton
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Sam Kelly, City Engineer
Jeff Lambson, City Council

RESOLUTION NO. PC-2023-0033

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
ADOPTING THE UPDATED CITY OF OREM TRANSPORTATION
MASTER PLAN AND AMEND THE OREM CITY GENERAL PLAN
TO INCLUDE THE UPDATED CITY OF OREM
TRANSPORTATION MASTER PLAN IN APPENDIX F

WHEREAS on March 20, 2023, Sam Kelly, Orem City Engineer, filed an application with the City of Orem requesting the City adopt the updated City of Orem Transportation Master Plan and amend the Orem City General Plan to include the updated City of Orem Transportation Master Plan in Appendix F; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on May 17, 2023 and the item was continued to a future meeting; and

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 - a. Remove the overpass/interchanges at 800 South and 1200 North;
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 - c. Remove the 1600 North project east of State Street;

- d. The 800 West connection to Campus drive should remain closed;
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- f. Consider other recommendations outlined in Exhibit "C" attached hereto and incorporated herein by reference.

- 3. This resolution shall take effect immediately upon passage.
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PASSED and APPROVED this 6th day of September 2023.



CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:

Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING 'AYE'

COMMISSION MEMBERS VOTING 'NAY'

Mike Carpenter
Gerald Crismon
James Hawkes
Helena Kleinlein
Madeline Komen
Murray Low
Haysam Sakar

Exhibit "A"

See Attached document

(CITY OF OREM TRANSPORTATION MASTER PLAN)

Exhibit "B"

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Exhibit "C"

The Planning Commission recommends the following future discussions:

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