

# City of Orem

# Transportation Master Plan

City Council Work Session

June 9, 2015



# Transportation Master Plan Process

- Public Comment – Phase I and Phase II
- Transportation Planning
  - Level of Service (Roads & Intersections)
  - MAG's Travel Demand Model: High Level Regional Analysis
- Micro-simulation Model (VISSIM/Synchro):  
Corridors and Intersections
  - Turn lanes
  - Signal timings

# Transportation Master Plan Process

- Capital Improvement Plan
  - High, Medium, Low Build Projects
- Geneva Road and Lakeview Parkway Cross-Sections
- Traffic Calming Guidelines
- Traffic Study Guidelines
- Access Management Program
- Speed Limits Review

# Phase 1 Public Comment

- Comments Received
  - Telephone Hotline
  - Website: <http://www.oremtmp.com>
- Comment Categorization
  - Roadway and Traffic Signals
  - Parking and Transit
  - Pedestrian and Bike
- All Comments Organized by Location

## 1600 North & 1100 West

- Recommend widening.
- Recommend turning lane by charter school.
- Recommend directing school traffic to 1200 West.

## 1600 North & 950 West

- Is unable to handle existing traffic.
- Recommend Widening 950 West

## 1600 North & 645 West

- Better speed limit signage
- People drive under the speed limit.

## 1600 North & State Street

- Recommend better signal timing for East and West Traffic.

## 1600 North & 400 East

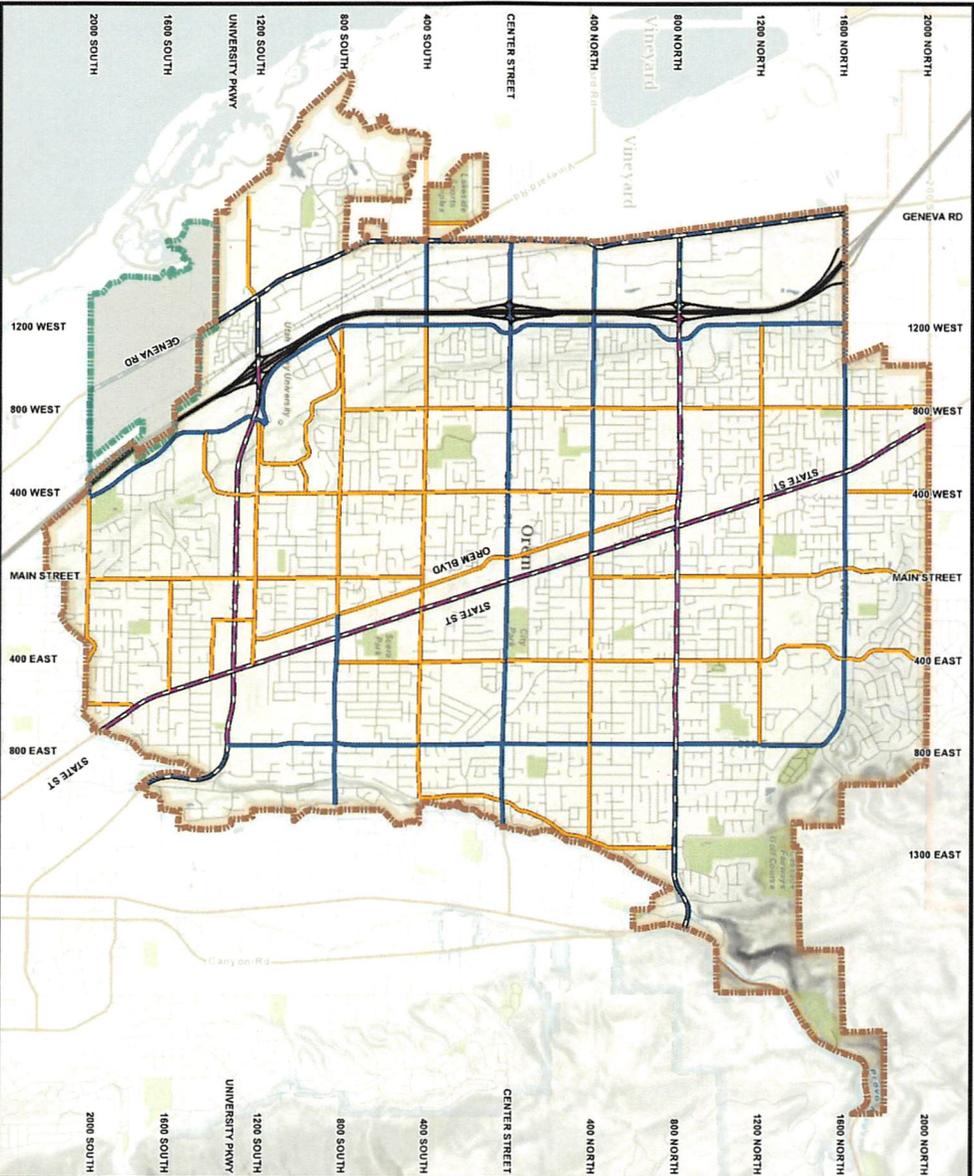
- Recommend left turn signal for 400 East traffic.
- High Pedestrian area.

## 1600 North & Technology Way

- Recommend a pedestrian Hawk or flashing lights just southwest of intersection.

Example from Phase 1 Comment List

# Existing Functional Classification



Transportation Master Plan



Legend	
<b>Existing Functional Class</b>	
	I-15
	Principal Arterial- UDOT
	Minor Arterial- UDOT
	Minor Arterial- Orem
	Urban Collector- Orem
	Annexation Area
	Orem City Boundary



**HORROCKS**  
ENGINEERS



# Road Segment Level of Service

## LOS C or Better

400 North

400 East

## LOS D

North State Street

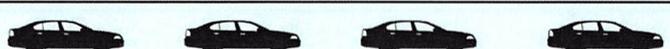
Center Street

## LOS E or Worse

University Parkway

South State Street

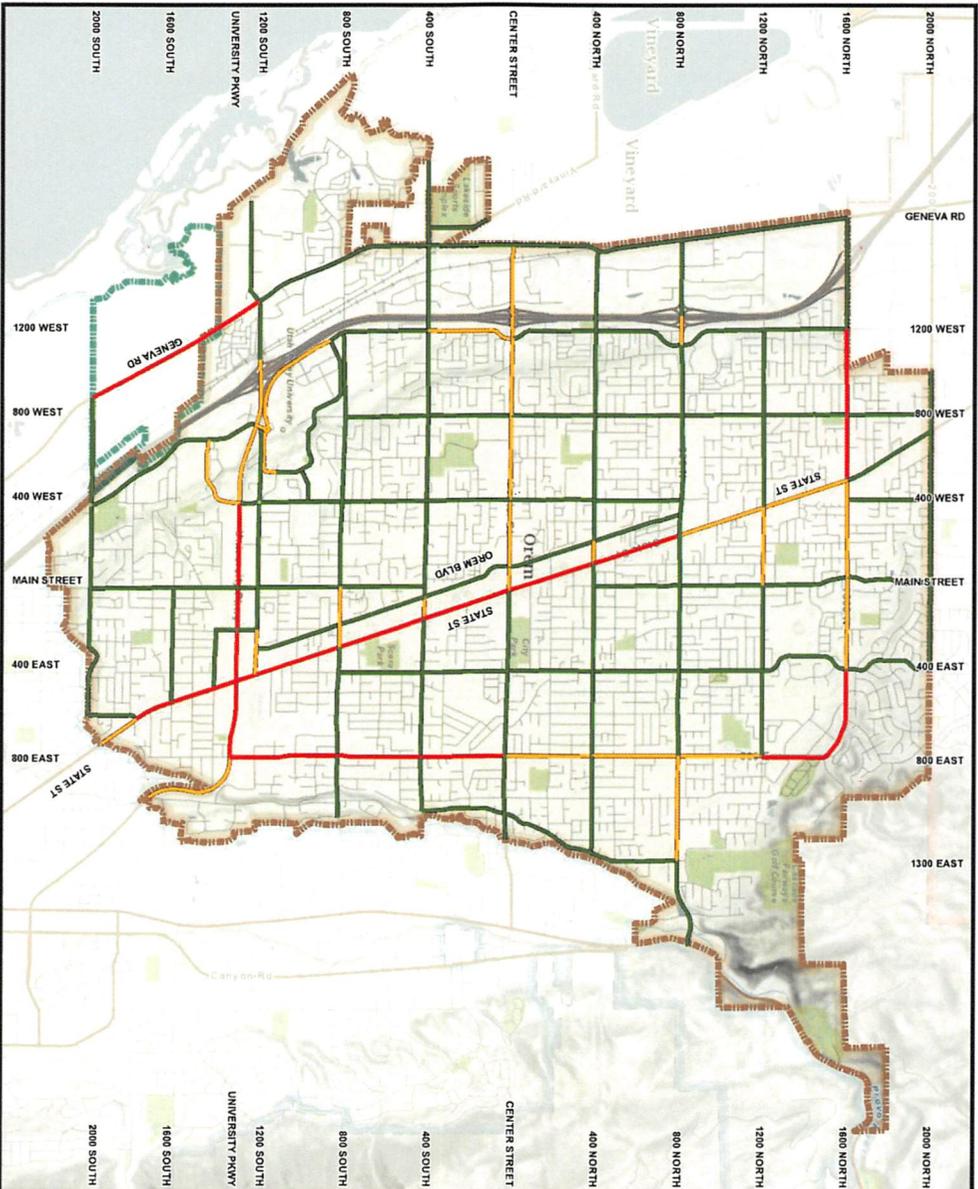
1600 North

LEVEL OF SERVICE REPRESENTATION		
<b>A</b>		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
		<p><b>Excellent</b></p> <p><b>Good</b></p> <p><b>Average</b></p> <p><b>Acceptable</b></p> <p><b>Congested</b></p> <p><b>Severely Congested</b></p>

# Level of Service



# Existing Level of Service

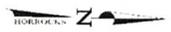


Transportation Master Plan



**Legend**

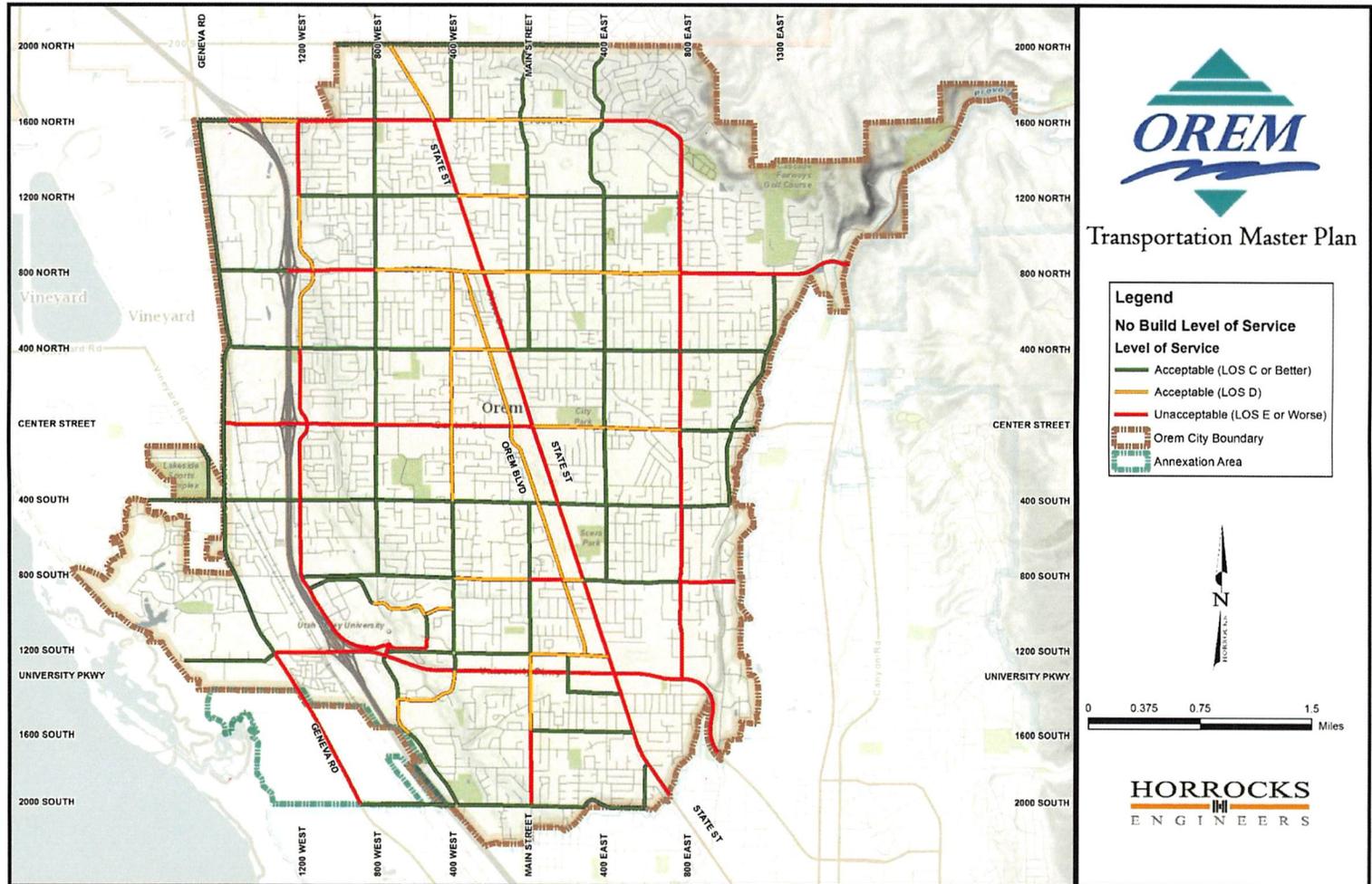
- Existing Level of Service
- Acceptable (LOS C or Better)
- Acceptable (LOS D)
- Unacceptable (LOS E or Worse)
- Orem City Boundary
- Annexation Area



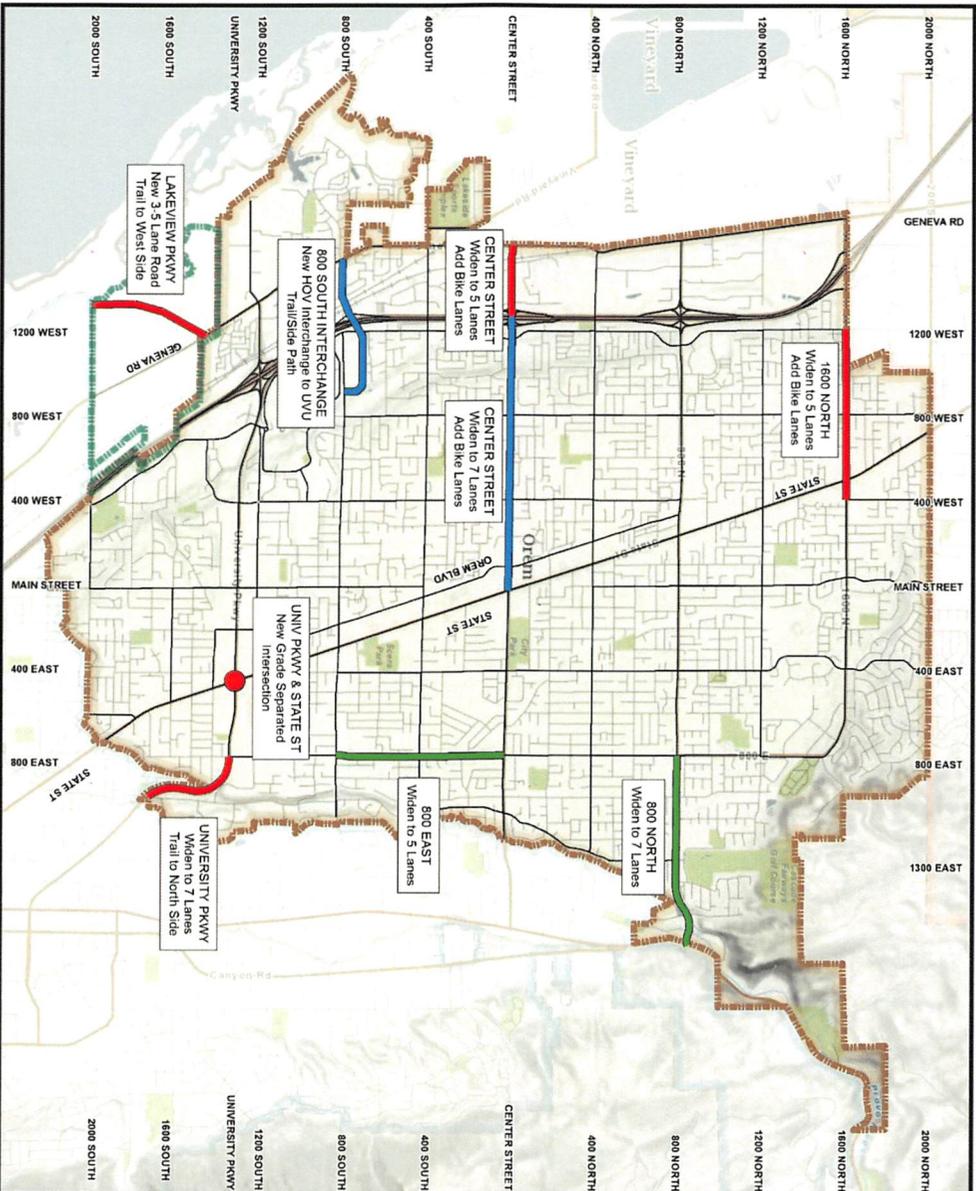
**HORROCKS ENGINEERS**



# 2040 No-Build Level of Service (Existing Roadway Network with 2040 Traffic Volumes)



# MAG Regional Transportation Plan and UDOT Projects



## Transportation Master Plan



**Legend**

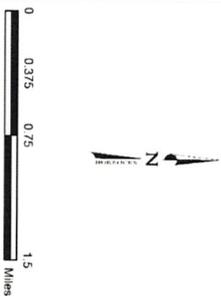
**MAG Highway Projects**

- MAG - Phase 1 (2015-2024)
- MAG - Phase 2 (2025-2034)
- MAG - Phase 3 (2035-2040)

**MAG Intersection Improvements**

- MAG - Phase 1 (2014-2025)

Orem City Boundary  
 Annexation Area



**HORROCKS**  
ENGINEERS



# 2040 MAG/UDOT Projects Level of Service (1600 North)

No Build  
3 Lane

2040 Build  
5 Lane



# 2040 MAG/UDOT Projects Level of Service (Center Street)

No Build  
3 Lane  
(West of I-15)  
5 Lane  
(East of I-15)



2040 Build  
5 Lane  
(West of I-15)  
7 Lane  
(East of I-15)

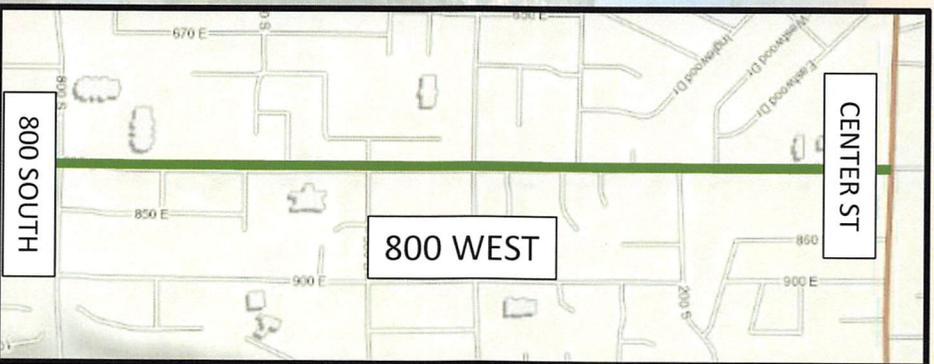


# 2040 MAG/UDOT Projects Level of Service (800 West)

No Build  
3 Lane



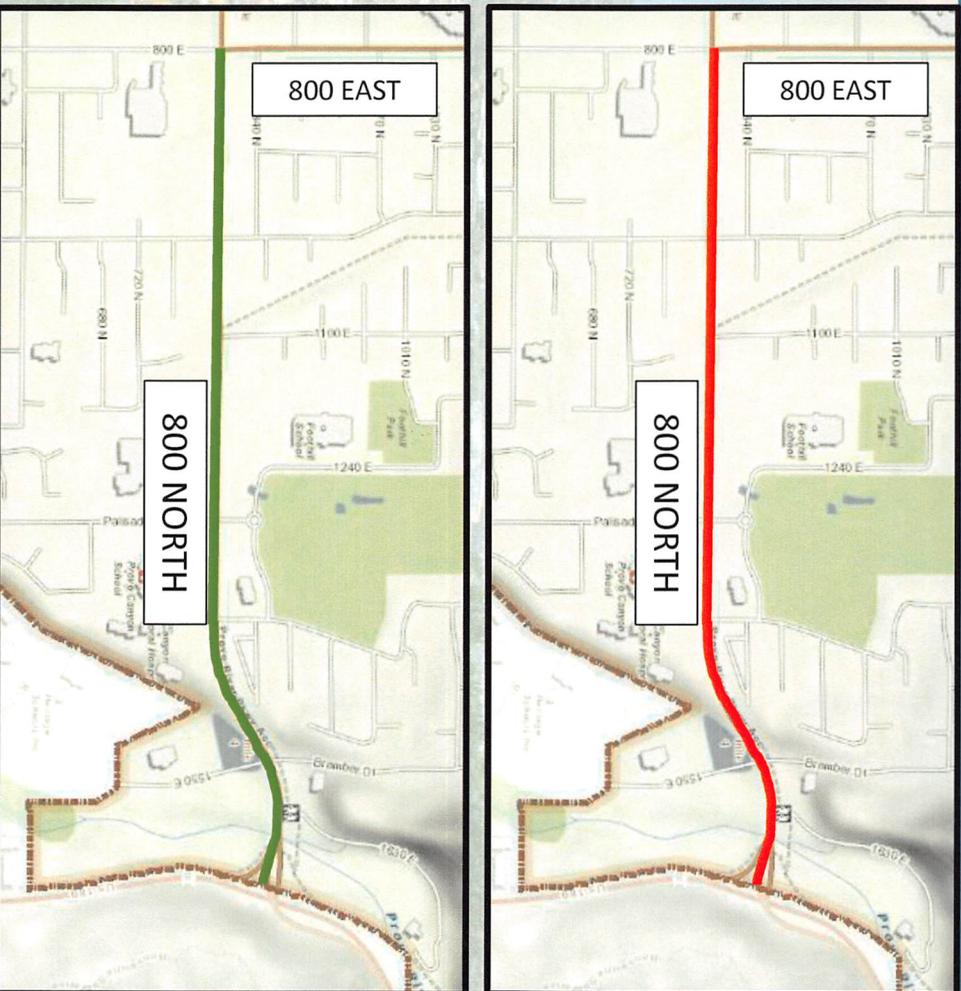
2040 Build  
5 Lane



# 2040 MAG/UDOT Projects Level of Service (800 North)

No Build  
5 Lane

2040 Build  
7 Lane



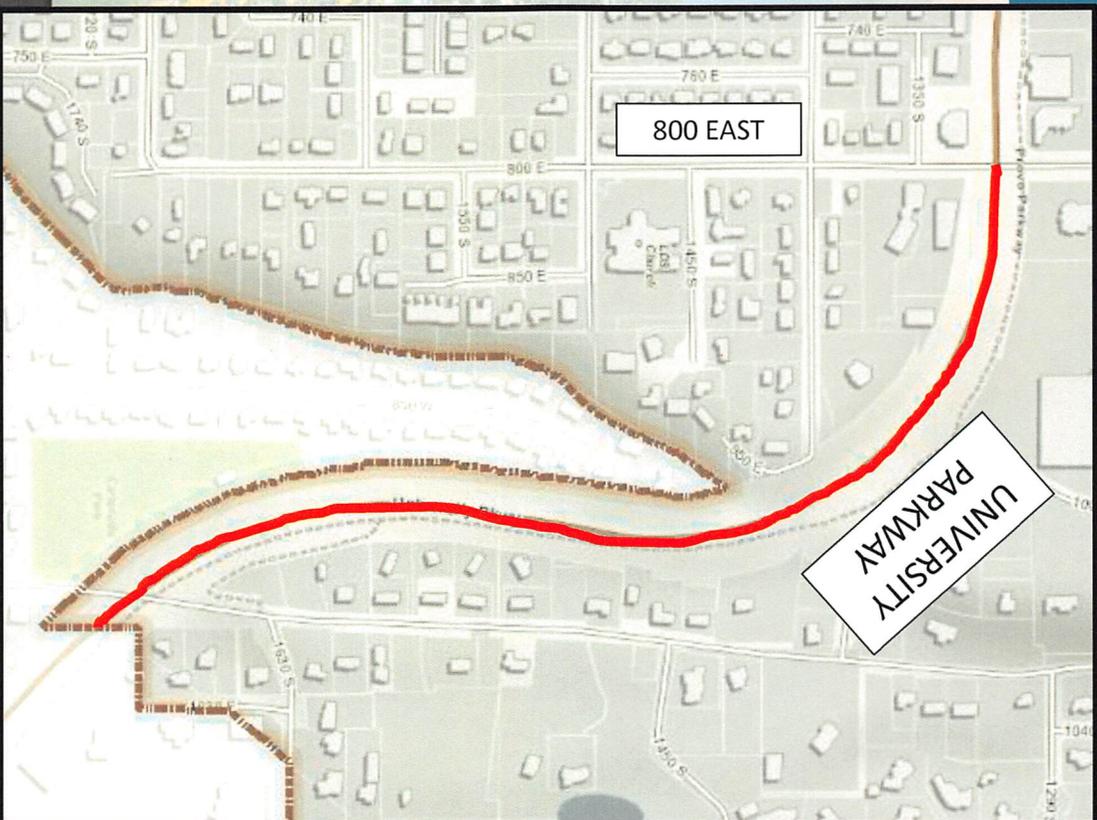
2040

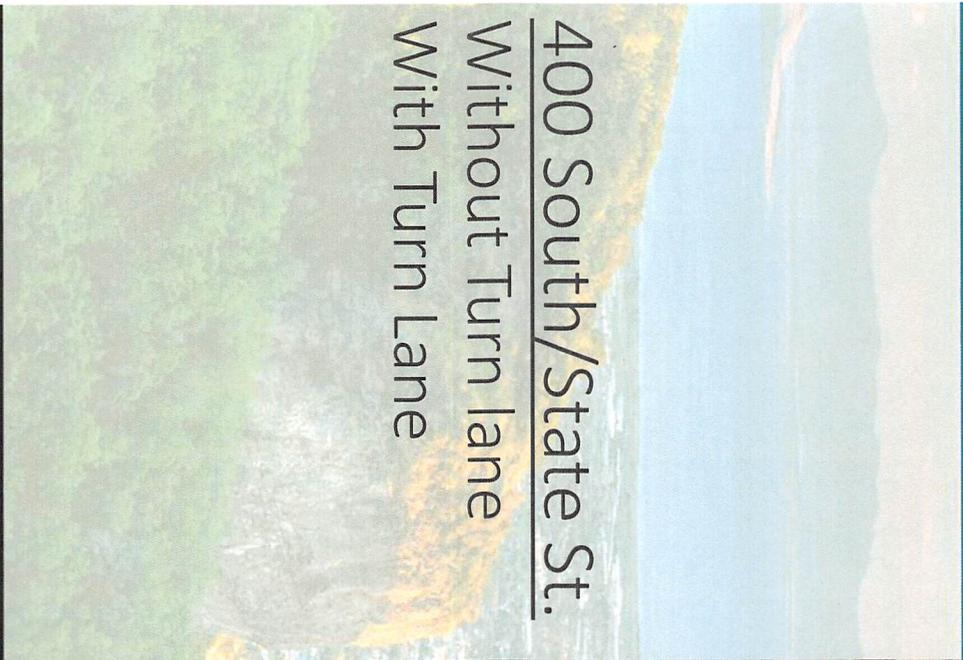
MAG/UDOT

Projects Level  
of Service  
(University Pkwy)

No Build  
5 Lane

2040 Build  
7 Lane





400 South/State St.  
Without Turn lane  
With Turn Lane

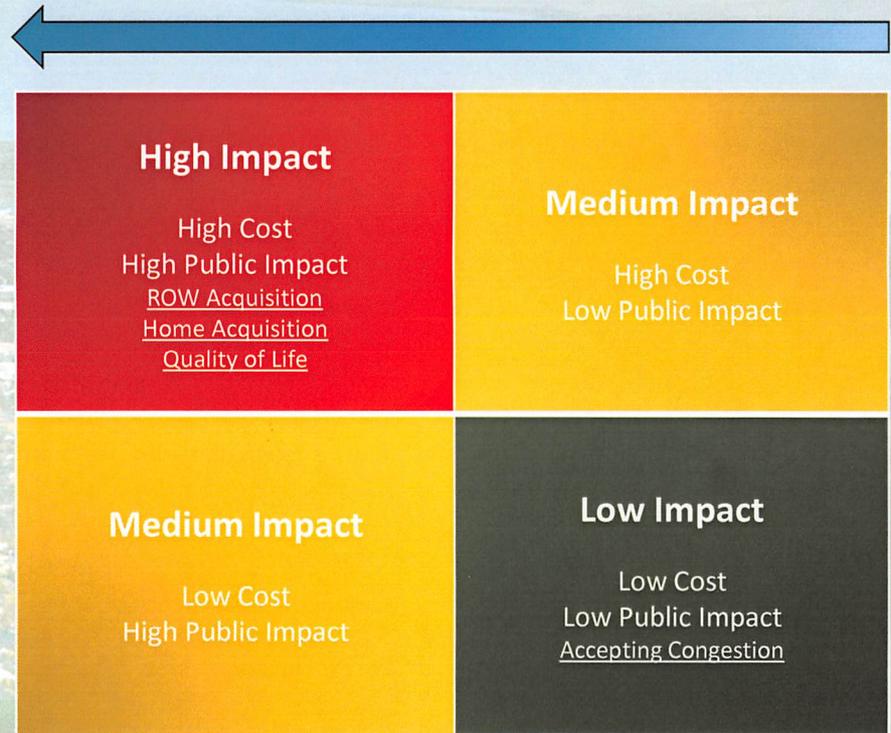


# Capital Improvement Plan/ Transportation Improvement Fund

- Comments assist in decision making on future projects
- Future Projects Organized into High, Medium, and Low Impact based on Cost and Public Impact
- Funding Mechanism
  - Cost per Household

Cost (\$)

Public Impact



# QUESTIONS?



## **Items to be considered on June 23, 2015**

**1. PD-8 ZONE (800 North Palisade Drive)** – The applicant requests the city amend Section 22-11-20(K)(7) pertaining to setback requirements in the PD-8 zone at 800 North Palisade Drive. The applicant's request would modify the required setbacks between interior property lines within the PD-8 zone from 25 feet to no setback requirement. The exterior setbacks would remain the same at 40 feet from a dedicated street and 25 feet or the height of the structure from any other property line.

**2. General Plan/Rezone – Orem Assisted Living (1900 North State Street)** – The applicant requests the city amend the General Plan by changing the land use designation from Low Density Residential (LDR) to Community Commercial (CC) and amend Article 22-5-3(A) of the Orem City Code and the zoning map of Orem City by changing the zone from R8-ASH to C2 on approximately 0.93 acres located generally at 1890 North 800 West.

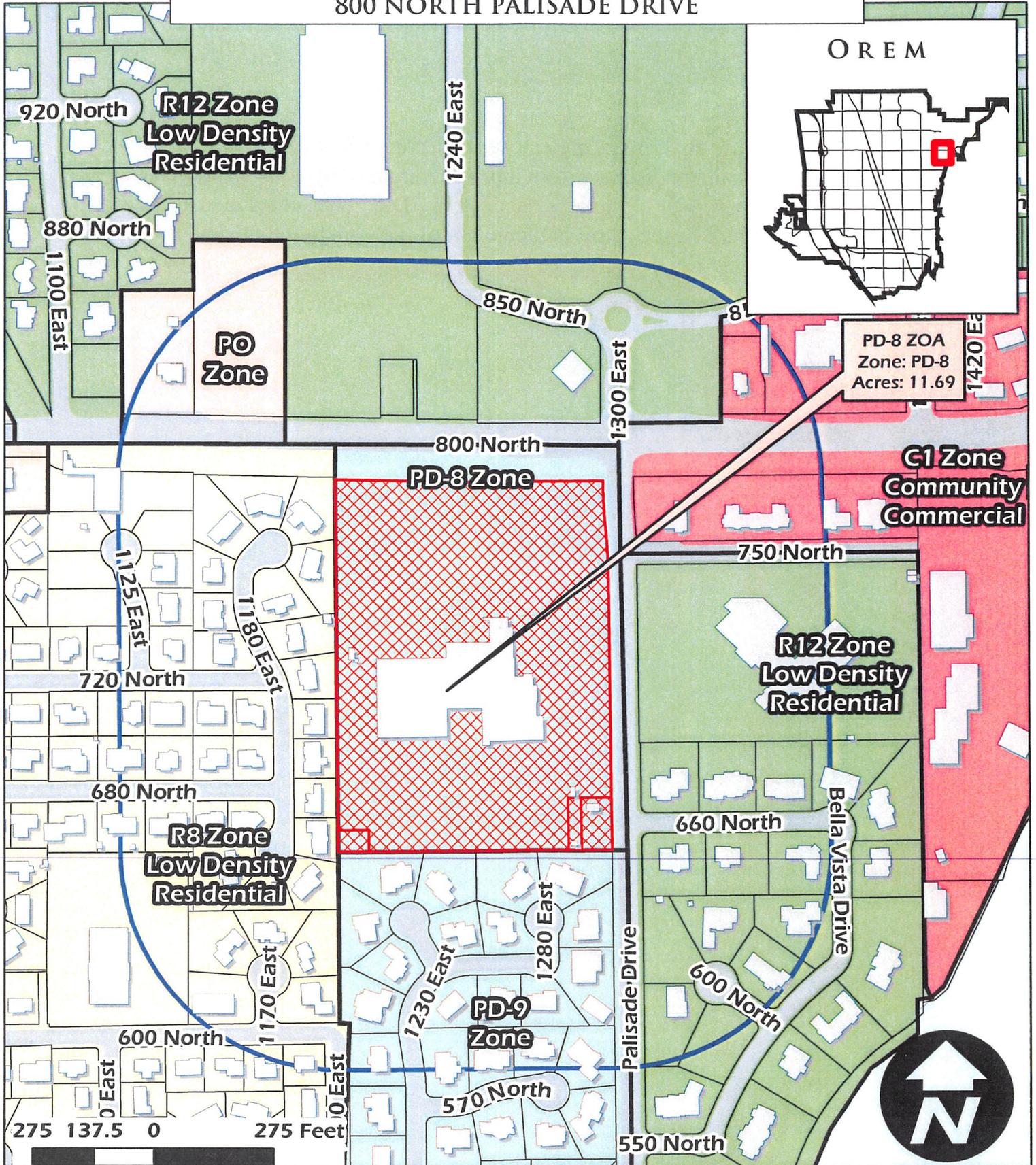
**3. PD-44/Rezone – 1450 East 1060 North)** – The applicant requests the city enact a new PD zone for property located generally at 1450 East 1060 North and rezone the property from the R12 zone to the PD-44 zone. The purpose for the new PD zone is to allow properties with the PD-44 zone (3.79 acres) with lots larger than one acre to have an accessory structure up to 25 percent of the overall lot coverage. Lots with less than one acre within the PD-44 zone are allowed an accessory structure to not exceed ten percent.

**4. Stone Five Studios - Fence Modification** – The applicant requests the city grant a fence modification at approximately 1510 East 840 North pertaining to the site plan for Stone Five Studios.

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# PD-8 ZONING AMENDMENT

800 NORTH PALISADE DRIVE



◆ PD-8 Zoning Amendment:  
11.69 Acres.

**NIA CONTACT:**  
Orchard Neighborhood  
Brook and Danette Gardner

**Legend**

- Buildings
- PD-8
- Notification Boundary
- Parcels

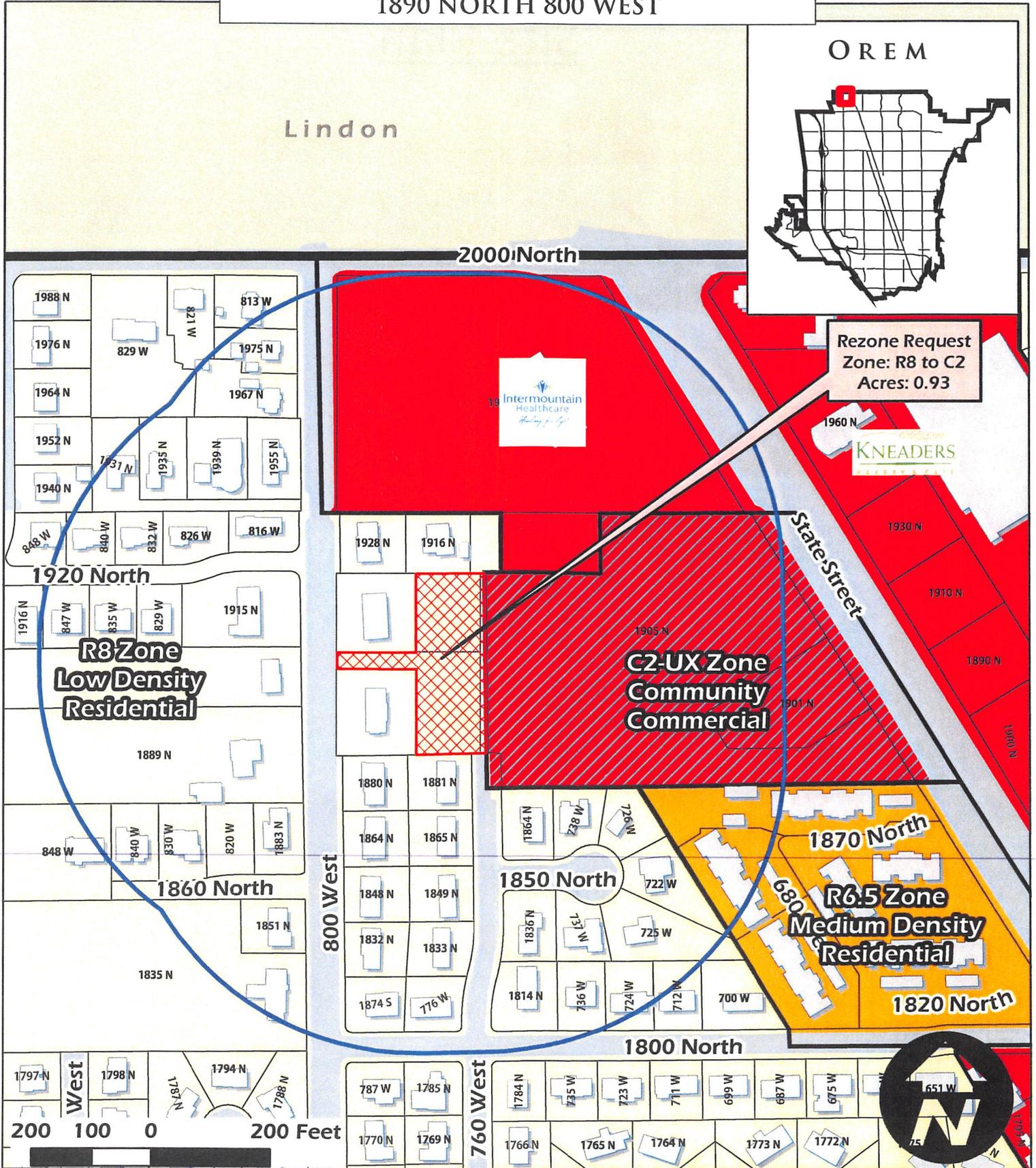
## PD-8 Zone

### Section 22-11-(K)(7)

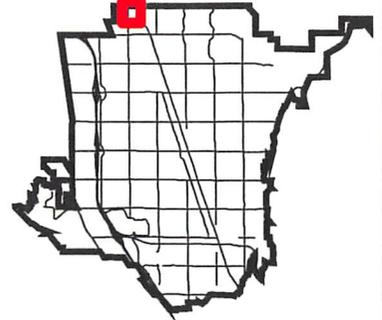
7. Setbacks. No structure shall be located closer than forty feet (40') to any dedicated street. The setback distance from any structure and an exterior property line (a property line shared with property outside the PD-8 zone) other than a line of a dedicated street shall be the same as the height of the structure, but shall not be less than twenty-five feet (25'). No setback is required from any interior property line in the PD-8 zone.

# OREM ASSISTED LIVING

1890 NORTH 800 WEST



OREM



Rezoning Request  
Zone: R8 to C2  
Acres: 0.93

KNEADERS



**R8 Zone**  
Low Density  
Residential

**C2-UX Zone**  
Community  
Commercial

**R6.5 Zone**  
Medium Density  
Residential

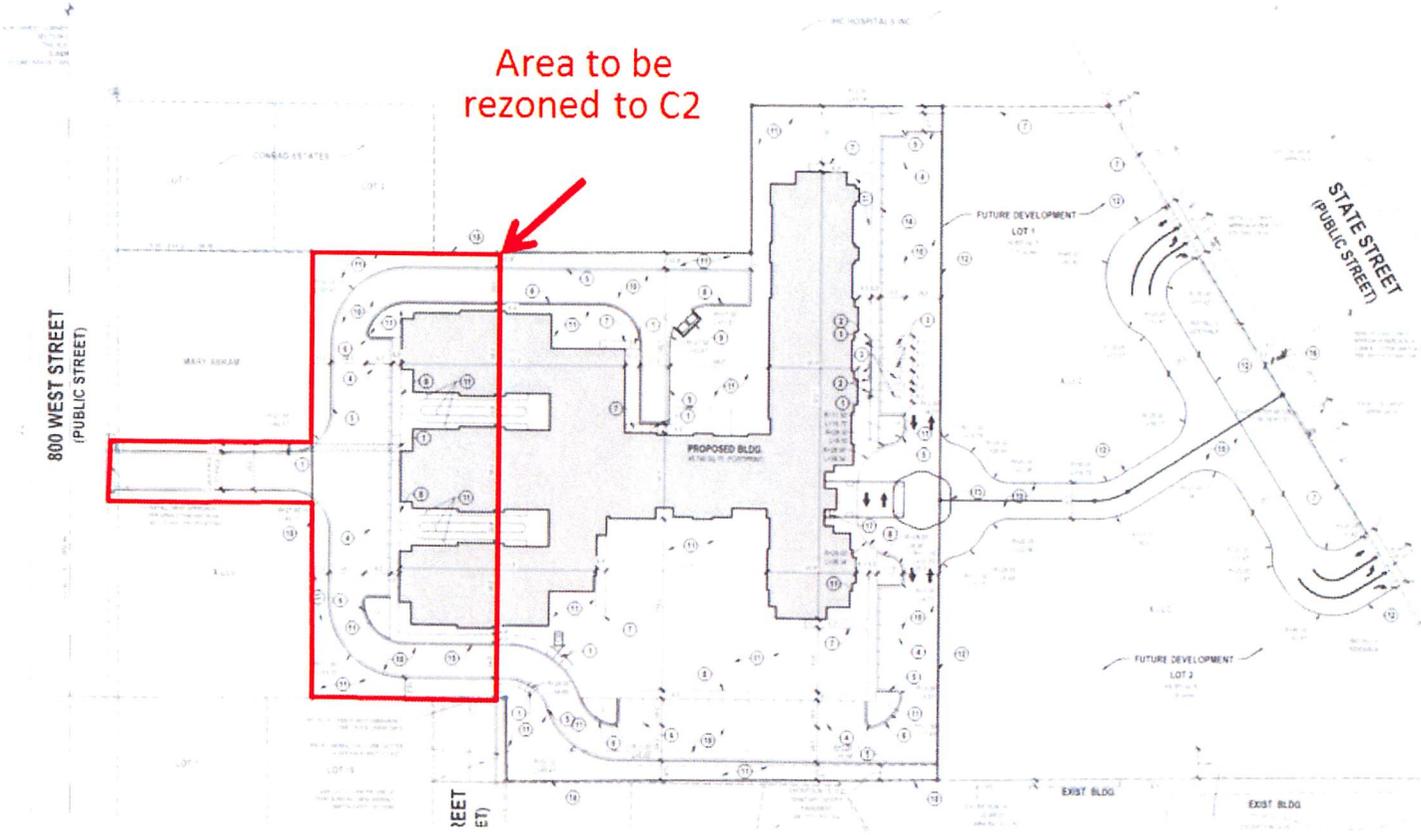
◆ Orem Assisted Living Rezoning Request:  
R8 to C2; 0.93 Acres

**NIA CONTACT:**  
Aspen Neighborhood  
Gary and Oleah Peay

Legend  
Buildings  
Parcels

# Site Plan

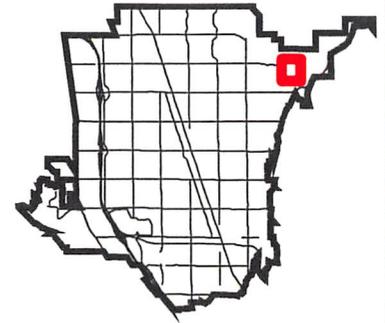
Area to be rezoned to C2



# PD44 ZONE

1403 EAST LANCASTER WAY

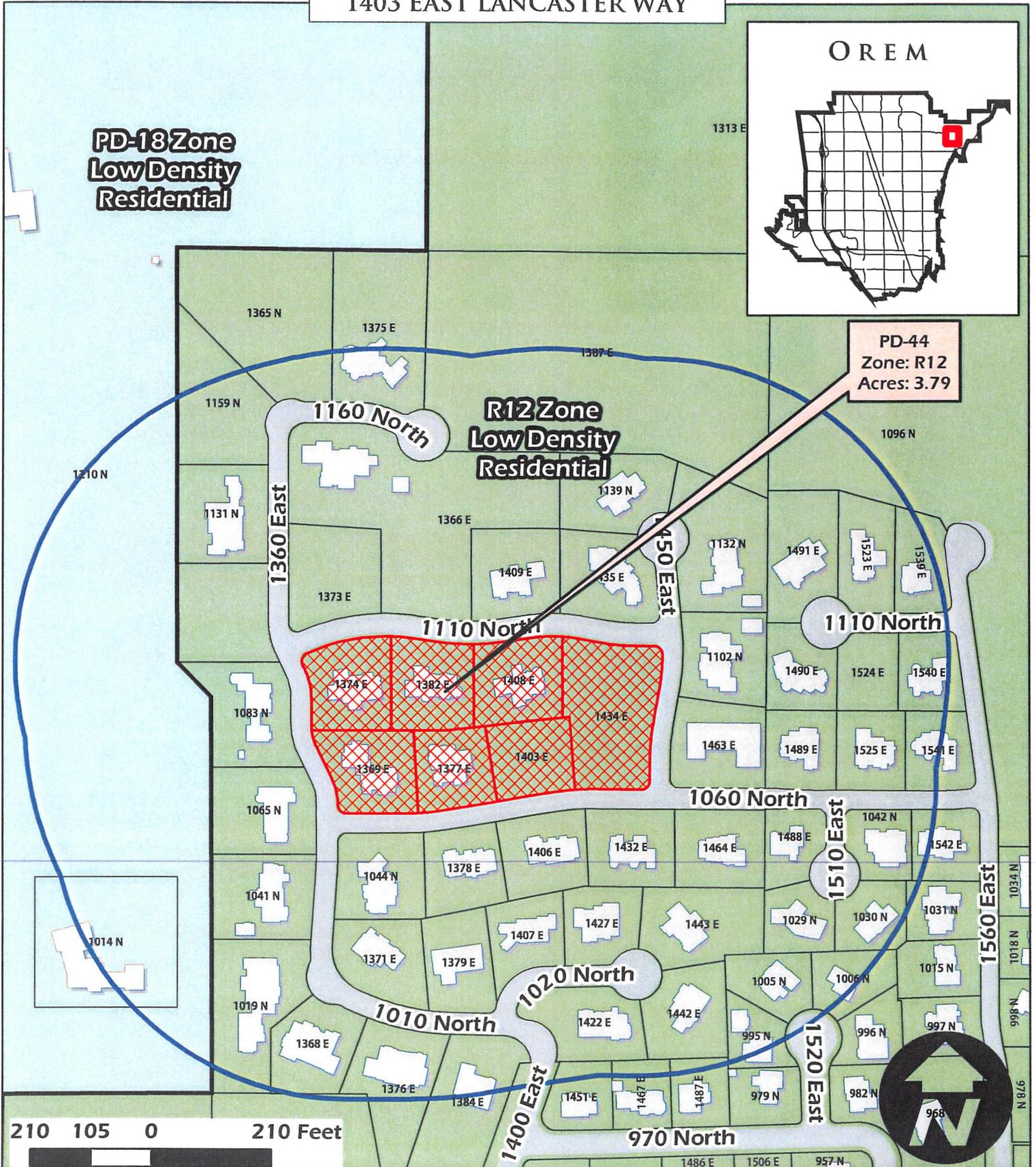
OREM



**PD-18 Zone**  
Low Density  
Residential

**PD-44**  
Zone: R12  
Acres: 3.79

**R12 Zone**  
Low Density  
Residential



◆ PD-44 Zone:  
R12 Zone; 3.79 Acres

**NIA CONTACT:**  
Canyon View  
Neighborhood

- Legend**
- Notification Boundary
  - PD-44 Zone
  - Buildings
  - Parcels

**22-11-57 PD-44 Residential Estate Zone.**

**A. Purpose.** The purpose of the PD-44 Zone is to provide an area within the City where residential estate uses on lots of at least forty two hundredths (0.42) of an acre may be developed and that may develop with an enclosed recreational facility as regulated in this section.

**B. Additional Regulations.** Refer to the following Articles for additional regulations:

1. Article IV, Conditional Use Permits.
2. Article XIV, Supplementary Regulations.
3. Article XV, Off-street Parking.

**C. Zone Boundary.** The boundaries of the PD-44 Zone are designed on the Zoning Map of the City of Orem, Utah.

**D. Permitted Uses.** Residential dwellings and associated accessory uses and structures shall be permitted uses in the PD-44 Zone.

**E. Conditional Uses.** A property owner shall obtain a conditional use permit for any accessory structure with a footprint that is twelve thousand (12,000) square feet or larger. A property owner requesting a bubble type covering or enclosure for recreational facilities shall obtain a conditional use permit from the City Council prior to its erection.

**F. Prohibited Uses.** Any use not listed in subsections (D) and (E) above are prohibited.

**G. Residential Square Footage.** The minimum square footage for residential dwellings in the PD-44 Zone shall be two thousand two hundred (2,200) square feet of finished floor area above grade for a single story dwelling, and three thousand (3,000) square feet above grade for multiple story dwellings. The required square footage is exclusive of open porches and garages.

**H. Building Heights.**

1. Residential dwellings shall not exceed forty-three feet (43') in height above the average grade of earth at the foundation wall.
2. Accessory buildings/structures shall not exceed thirty-five (35) in height.

**I. Residential Setbacks.** The minimum setbacks for residential dwellings shall be as follows:

1. Front: 32 feet from the back of the curb.
2. Rear: 25 feet.
3. Side: 20 feet.
4. Corner lots: Same as R12 zone requirements

**J. Accessory Building Setbacks.** The minimum setbacks for accessory buildings shall be as follows:

1. Front facing a dedicated street: 42 feet from the back of curb.
2. Side facing a dedicated street: 25 feet from the back of curb.
3. Rear and side not adjacent to a street: 10 feet. For accessory building or structures requiring a conditional use permit the City Council may require greater setback distances for rear and side yards.

**K. Fences.**

1. A fence with a maximum height of seven feet (7') may be placed within the front yard setback, but shall not be located closer than twenty-nine feet (29') to the back of curb in the dedicated street.
2. A fence with a maximum height of seven feet (7') may be placed within the side yard setback facing a dedicated street, but shall not be located closer than fourteen feet (14') to the back of curb on the dedicated street.
3. Fences at street intersections shall not violate Section 22-14-10, Clear Vision Area, of this Chapter.

**L. Additional Requirements.**

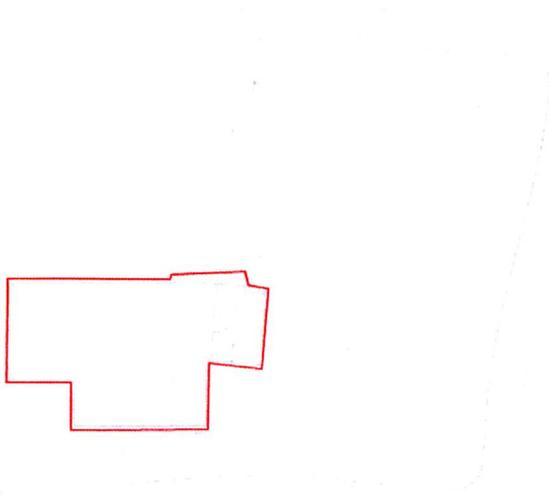
1. The total footprint area of all accessory buildings/structures shall not exceed ten percent (10%) of the area of the parcel on which they are located.

2. However, on lots within the PD44 zone that exceed one acre in size, the total footprint area of all accessory building/structures shall not exceed (twenty five) 25% of the area of the parcel on which they are located.

3. In areas where the PD-44 zone does not have specific requirements, the requirements of the R12 zone shall apply.

Proposed Structure

Site Plan



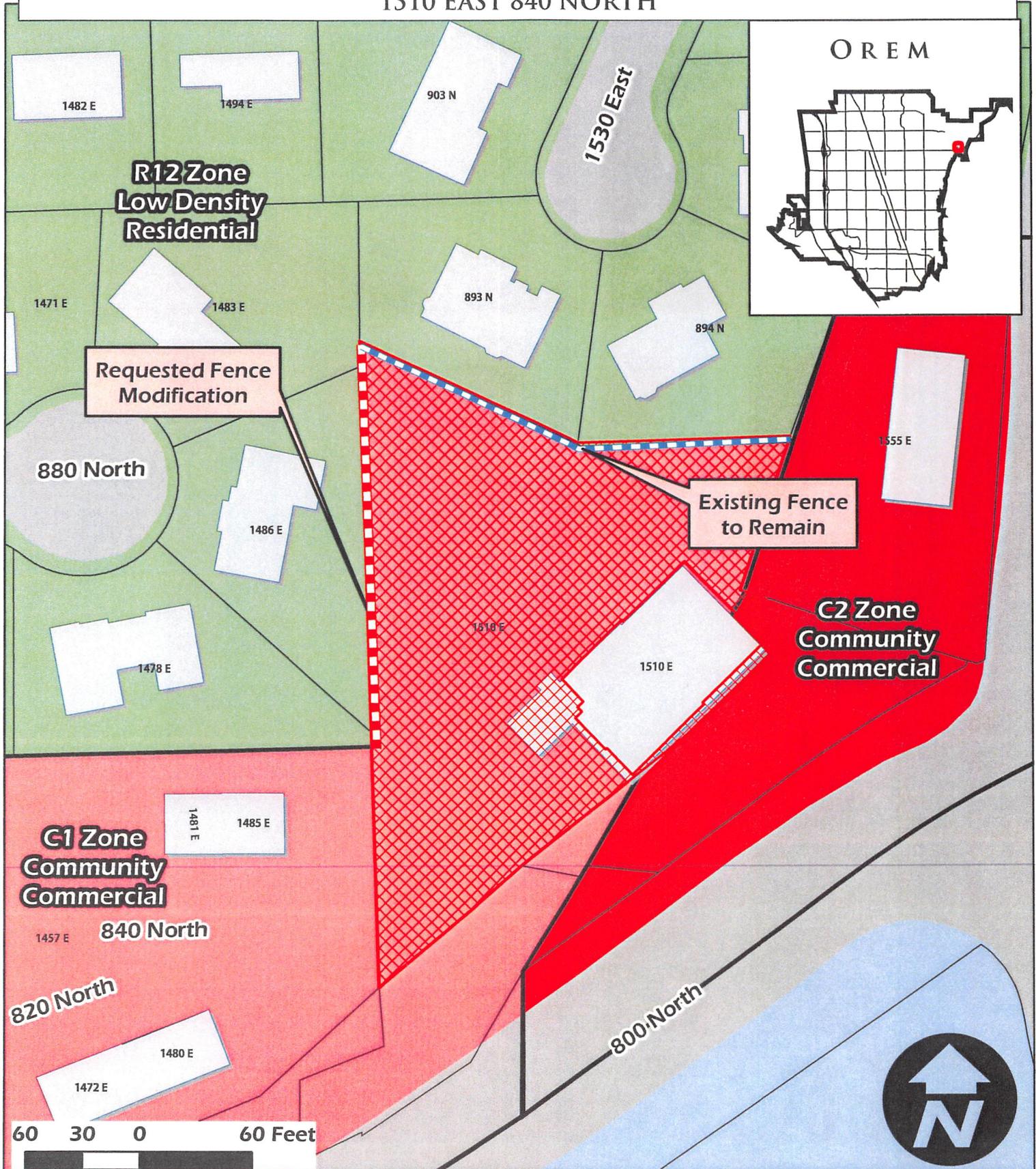
West Elevation

South Elevation (View from street)



# STONE FIVE STUDIO - FENCE MODIFICATION

1510 EAST 840 NORTH



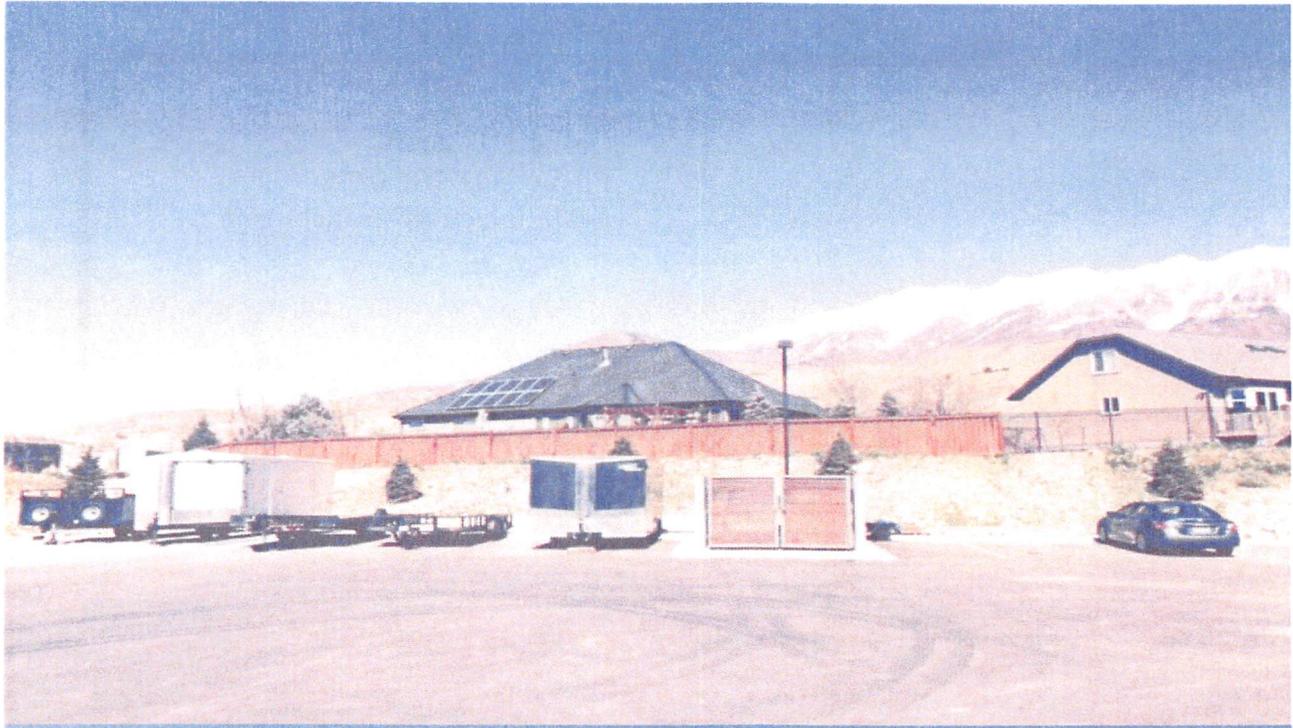
◆ Stone Five Studios - Fence Modification:  
C1 Zone; 0.93 Acres

**NIA CONTACT:**  
Canyon View  
Neighborhood

- Legend
- Parcels selection
  - Buildings
  - Parcels

EXISTING FENCE PICTURES





1510 East 840 North  
Orem, UT, 84097  
Phone: 801-787-0532  
E-Mail: joe@silveradobc.com

5/22/15

Orem City  
56 N. State St  
Orem, UT 84057

Dear Orem City Council:

Silverado Building Company has met with the neighbors listed below regarding the proposal to fence the Stone Five Studio building lot. Silverado Building Company and Stone Five Studios have proposed constructing a cedar slat fence along Lot 6, Plat F of the Canyon Hills Subdivisions that would match the current fence along Lot 2, Plat L of the Canyon Hills Subdivision (Fairbanks Residence at 893 North 1530 East). The fence will be a 6-foot standard fence with cedar slats of approximately 5-inches with approximately 6-inch post, which matches the existing fence along Lot 2, Plat F. Silverado Building Company is also proposing to leave the current rod iron fence along Lot 3, Plat L of the Canyon Hills Subdivision. Silverado Building Company is covering the expenses to construct and install the fence and remove the existing fence along Lot 6, Plat F. We agree with Silverado Building Company's plan to install this fence and would ask the City Council to approve the plan.

Owners Information:

Name: Joan Beckstead  
Address: 8900 N 1530 E Orem, UT  
Signature: [Handwritten Signature]

Name: Barbara Patten  
Address: 1483 E 823 N, OREM  
Signature: [Handwritten Signature]

Additional Owner Information to follow on next page:

Owners Information:

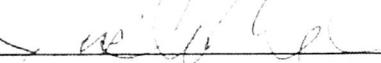
Name: Daniel Fairbanks

Address: 893 N 1530 E

Signature: 

Name: Curtis Markon

Address: 1486 E 880 N

Signature: 

Owners Information:

Name: Troy J. Olson

Address: 1478 E 880 N

Signature: 

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**Pictures of Existing Fence on Following Pages**