

Chapter 1: Introduction

Big Ticket Items:

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To Consider:

- Add an overview of each chapter's intent (replicate intent paragraph from each chapter)

Chapter 2: Districts

Big Ticket Items:

- Added details regarding allowed building types on allowed streets

To Consider:

- Confirm the allowed building types on the street types

Chapter 3: Uses

Big Ticket Items:

- Use Category consistency with existing code
- Use by District and Use by Building Type included
- Remember that uses and building types differ (e.g. Office Uses are allowed in TR; the Office Building Type is not, so Office Uses would occur in a Mixed-Use building type).

To Consider:

- Move chapter after Building Types [confirmed with City Council on 12/10/2019]

Chapter 4: Street & Block Network

Big Ticket Items:

- Added details regarding allowed building types on allowed streets

To Consider:

- Confirm the street hierarchy and/or if a street would be Neighborhood or Commercial in type depending on adjacent district

Chapter 5: Street Types & Streetscape

Big Ticket Items:

- Updated diagrams
- UDOT Corridor agreement – lane width, medians, space for bike facilities
 - o Urban Core – 11’ lanes
 - o Gateway – 12’ lanes
- Streetscape design for Urban Core (may be modified to support healthier spaces for urban trees)

To Consider:

- Vehicular Realm – expand bicycle sections to refer to bicycles and e-scooters

Chapter 6: Building Types

Big Ticket Items:

- Added additional frontage/entrance types
- Secondary uses in residential and civic building types (e.g. small café on ground floor)
- Removed adaptive re-use as a building type
- Added the Garden Court for expanding housing type options in the TR zone (e.g. missing middle housing options between SF and MF apartments)
- Materials
- Building/Site Amenities
- Updated structure/flow of Building Type Tables

To Consider/Add:

- Need to include a height transition diagram for the buffering between existing residential and FBC zones
- Separating single Building Type tables into two or three smaller tables

Chapter 7: Landscape

Big Ticket Items:

- Differentiation of chapter intent/applicability for landscaped areas – front/side/rear setback landscaping; parking lot buffer landscaping; interior parking lot landscaping. Streetscape and Street Trees moved to Streetscape chapter

To Consider:

- Remove section on installation if covered in a city-wide policy document
- Clarify the intent and use of setback areas - e.g. active urban landscape to be used by building residents/users/visitors; to provide privacy; to enhance with plants/vegetation; and/or to function as transitions between lots/districts
- Use this chapter to define/specify “Active Streetscape” or do it in Chapter 8 (as an open space type)
- More clarification and updated diagrams/table for buffers vs. screens.

- Provide more information/examples of xeriscaping (are more options than just rocks)

Chapter 8: Open Space Types

Big Ticket Items:

- Civic/Public Open Space types only – not on-site amenities for residential projects (these are covered in Building Types chapter now)
- Use fee-in-lieu to create open space types that are a true urban amenity
- Clarify the desirability of smaller open space types to help serve an increasing urban population and urban context. While city CIP is suggesting no more pocket parks, the open space types in this chapter are tailored to serve an urban population. Using the “special park type” designation

To Consider/Define:

- Need to decide on fee-in-lieu amount structure, impact fee schedule
- Do not decrease the LOS as recommended in the CF Plan, which would lower the amount of impact fees the city can request. Keep a higher LOS and ensure the proposed open spaces that will be part of downtown are part of the overall tally for proposed parks.

Chapter 9: parking

Big Ticket Items:

- Updated Shared Parking table
- Clarified visitor parking for residential

To Consider:

- Tandem parking

Chapter 10: Signs

Big Ticket Items:

- Iconic sign example

To Consider:

- Make Center Identification Sign – Pole Signs
- Create Wayfinding/Center Identification sign type

Chapter 11: Administration

Big Ticket Items:

- Updated development agreement section

To Consider/Define:

- FBC flow diagram for using code and administering the code