



Wilcox Farms Development Agreement – Second Amendment

Development Agreement Amendment

DA 2025-0803



Background

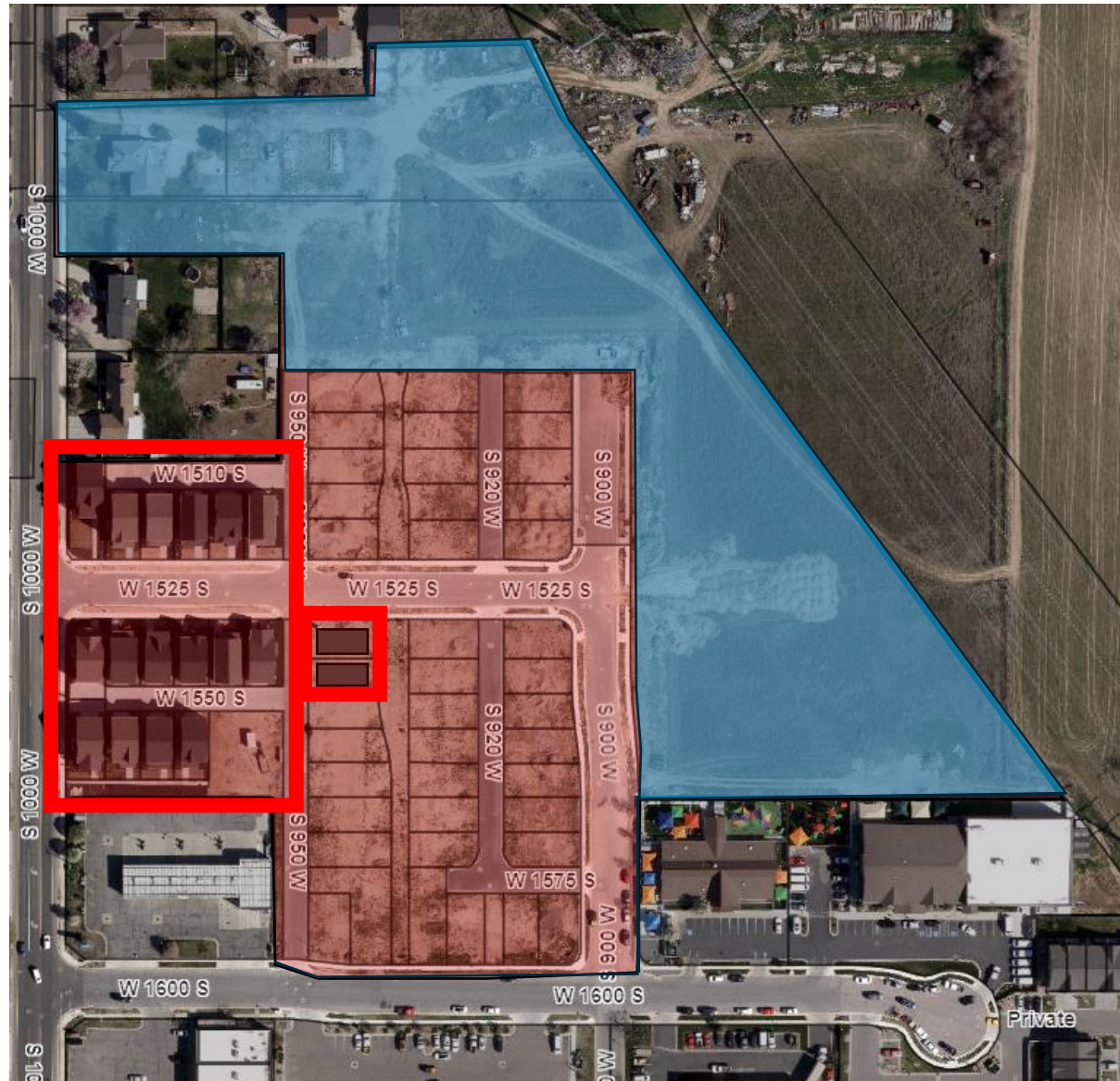
- *Wilcox Farms Development Agreement*
 - *101 lots*
 - *1st Amendment approved in May 2025*
 - *Open space, corner side setbacks, and porch encroachments*
 - *Potential architectural amendments discussed but not approved*
- *2nd Amendment Request*
 - *Amend typical architectural*
 - *Align typical architecture with intended home plans*
 - *Remove rendering “Single Family Homes Fronting 1000 W”*
 - *New rendering “Streetscape Example”*
 - *Amend building placement guidelines*
 - *Remove the maximum rear setback of 7’*



Background

- *Homes currently being built*
 - *Phase 1: 18 homes built, 40 remaining*
 - *Phase 2: 43 homes remaining*

Aerial Image



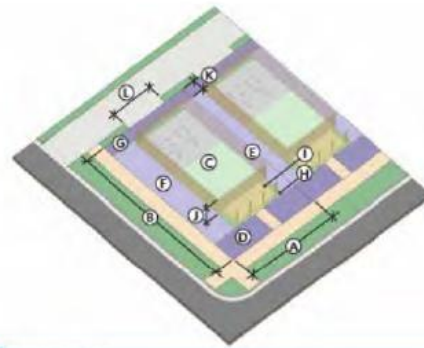
Amendment Request

- *Staff recommended edits, to make sure the proposed language is consistent with the proposed Exhibit C-2.*

2. **Partial Amendment to Exhibit “C & C-1”**. The sections entitled “Single Family Homes Fronting S 1000 W”, “Typical Architecture”, and ~~“Master Plan Scripting”~~ “Building Placement Guidelines” as found on Exhibits “C & C-1” of “Pattern Book” attached to the Development Agreement ~~are is~~ hereby deleted and ~~are is~~ hereby replaced with new Exhibit “C-2”, ~~“Single Family Homes Fronting S 1000 W”~~ “Building Placement Requirements”, “Streetscape Example”, and “Typical Architecture” and ~~“Master Plan Scripting”~~ attached hereto and incorporated herein.

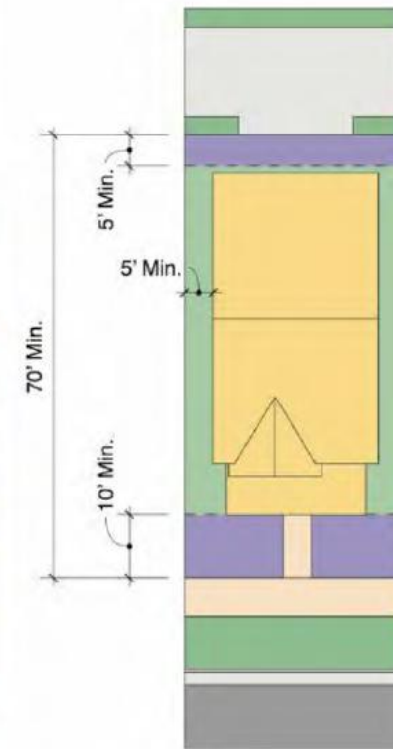
Amendment Request

BUILDING PLACEMENT REQUIREMENTS



Currently 5 ft min / 7 ft max

	Typical Lot Size
A	Width 35 – 45 ft.
B	Depth 70 ft. min.
C	Area 2,450 sf min.
Setbacks	
D	Front 10 ft. min.
E	Side 5 ft. min.
F	Corner Side 10 ft. min.
G	Rear 5 ft. min.
Facade Zone	
H	10 ft.
Porch Encroachments	
I	4 ft.
Height	
J	2 – 3 stories
Garage Setback	
K	5 ft. min.
Maximum Driveway Approach Cut Width	
L	20 ft.
Above Ground Livable Area	
	1,100 sf min.



FRONT & REAR SETBACKS

* 10 ft. corner side lot setback only applies to dedicated city streets. Lots on corners of private streets and alley's will have typical side setback of 5 ft.

Amendment Request

- *“Homes Fronting 1000 W” & proposed “Streetscape Example”*



Amendment Request

- “Streetscape Example” additional rendering



Amendment Request

- “Typical Architecture”, Current & Proposed



Amendment Request

- “Typical Architecture” color schemes

Scheme 1



Siding
Extra White



Trim
Extra White



Front Door
Tricorn Black



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Black



Windows
White

Scheme 2



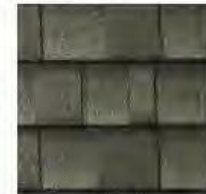
Siding
Accessible Beige



Trim
Extra White



Front Door
Cadet



Roof
Weathered Wood



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White

Scheme 3



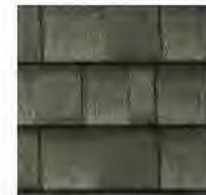
Siding
Messenger Bag



Trim
Alabaster



Front Door
Alabaster



Roof
Weathered Wood



Garage Door
White



Soffit & Fascia
Natural Linen



Windows
White

Amendment Request

- “Typical Architecture” color schemes

Scheme 4



Siding
Foxhall Green



Trim
Extra White



Front Door
Extra White



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Black



Windows
White

Scheme 5



Siding
Outerspace



Trim
Extra White



Front Door
Quicksilver



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White

Scheme 7



Siding
Argos



Trim
Extra White



Front Door
Grizzle Gray



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White

Amendment Request

- “Typical Architecture” color schemes

Scheme 8



Siding
Creamy



Trim
Creamy



Front Door
Keystone Gray



Roof
Weathered Wood



Garage Door
Taupe



Soffit & Fascia
Teakwood



Windows
Taupe

Scheme 9



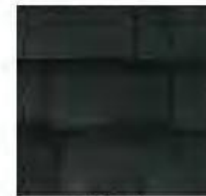
Siding
Green Onyx



Trim
Extra White



Front Door
Extra White



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White

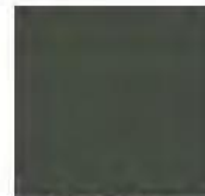
Scheme 10



Siding
Felted Wool



Trim
Extra White



Front Door
Foxhall Green



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White



Planning Commission Recommendation

The Planning Commission forward a recommendation of **APPROVAL with modifications as identified in the staff report** to the Clearfield City Council for **DA 2025-0803**, an amendment to the Wilcox Farms Subdivision Development Agreement to amend typical architecture and lot standards. The recommendation was based on the discussion and findings in the Staff Report and the following findings.

1. Development activity and the building of homes at the project has stalled, and solutions can be explored through the development agreement process to help the project move forward.
2. The proposed amendments will allow for the successful integration of new home designs with the homes already built in the community.

City Council Alternatives / Schedule

During the upcoming City Council meeting on October 14, 2025, the Council will have the following decision options.

- 1. Approve the Development Agreement Amendment request as recommended by the Planning Commission.*
- 2. Approve the Development Agreement Amendment request with additional amendments based on discussion and direction from the Council.*
- 3. Deny the Development Agreement request.*
- 4. Table the Development Agreement Amendment request to request additional time for consideration.*