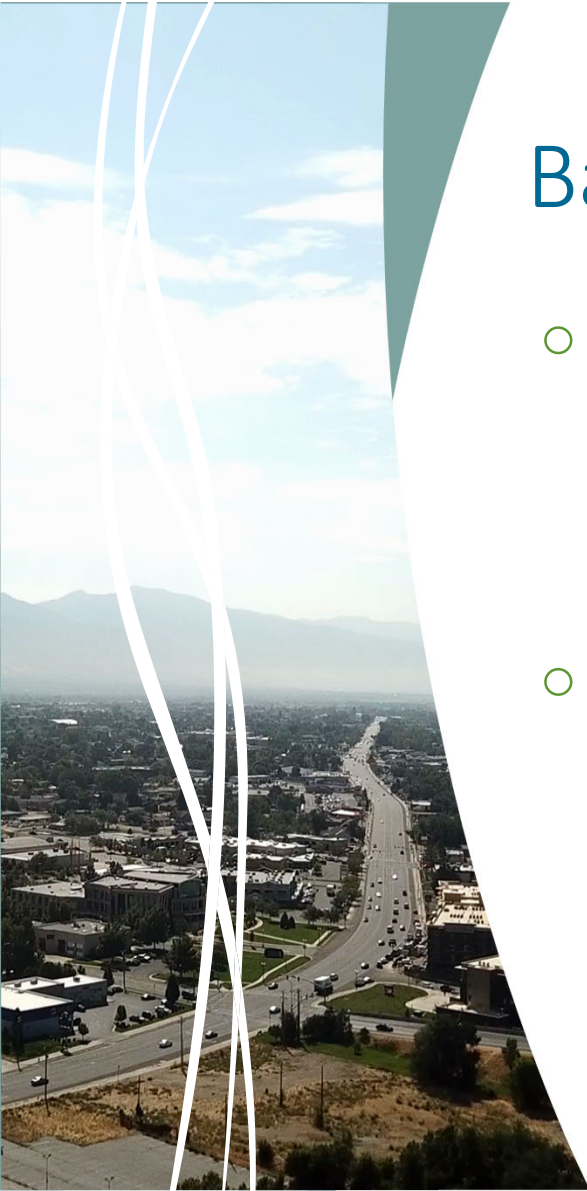




Wilcox Farms Development Agreement – Second Amendment

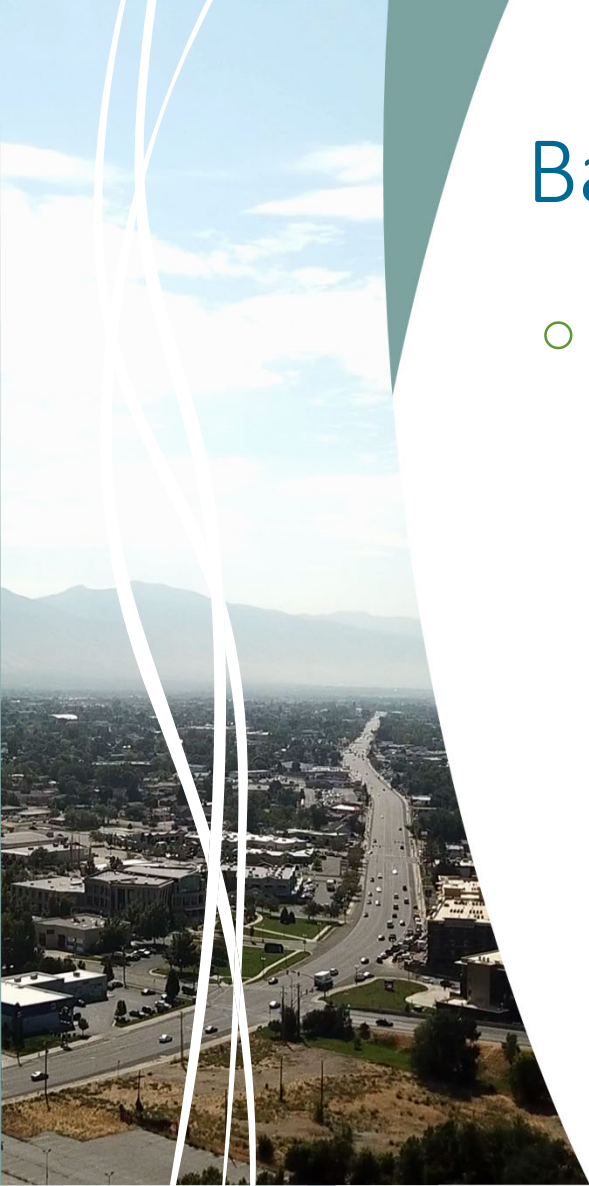
Development Agreement Amendment

DA 2025-0803



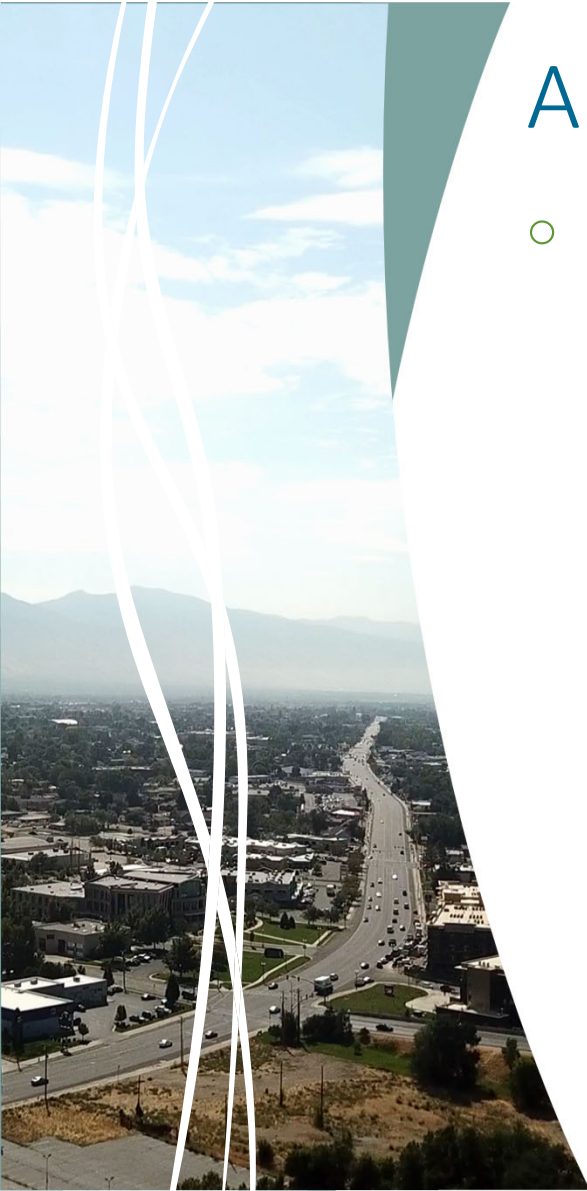
Background

- *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

- *City Council Work Session (October 7, 2025)*
 - *Typical Architecture Color Schemes*
 - *Developer Contribution intended for public art and community celebrations*



Amendment Request

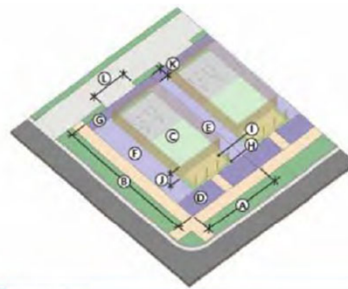
- *Staff recommended edits to ensure the proposed language is consistent with the proposed Exhibit C-2 and new Section 3 to add language for the contribution.*

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.

3. Developer Payment to the City. In consideration of the amendments outlined above, upon the execution of this Second Amendment, Developer shall provide one-hundred thousand dollars (\$100,000.00) to the City that may be allocated, obligated, or expended at the City’s discretion. The intended use for the Developer Payment is to (1) fund public art that will benefit the community by fostering civic pride, a unique sense of place, and social cohesion through shared cultural experiences, and/or (2) fund in whole or in part community events that will build social connections, strengthen local economy by attracting visitors, support local businesses, and enhance residences’ well-being and sense of belonging.

Amendment Request

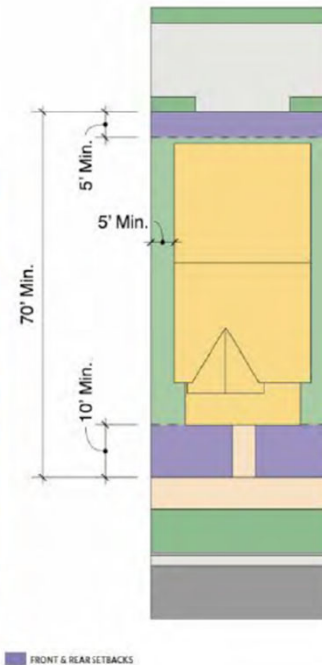
BUILDING PLACEMENT REQUIREMENTS



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.
H	Facade Zone
I	10 ft.
Porch Encroachments	
J	4 ft.
Height	
K	2 - 3 stories
Garage Setback	
L	5 ft. min.
Maximum Driveway Approach Cut Width	
M	20 ft.
Above Ground Livable Area	
N	1,100 sf min.

* 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.



FRONT & REAR SETBACKS

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



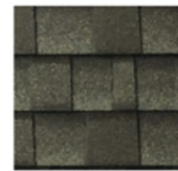
Siding
Accessible Beige



Trim
Extra White



Front Door
Cadet



Roof
Weathered Wood



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White

Scheme 3



Siding
Green Onyx



Trim
Extra White



Front Door
Extra White



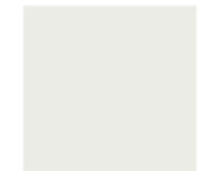
Roof
Charcoal



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White

Amendment Request

Scheme 4



Siding
Sierra Redwood



Trim
Extra White



Front Door
Folkstone



Roof
Weathered Wood



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White

Scheme 5



Siding
Argos



Trim
Extra White



Front Door
Grizzle Gray



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Glacier White

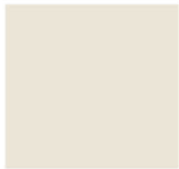


Windows
White

Scheme 6



Siding
Creamy



Trim
Creamy



Front Door
Keystone Gray



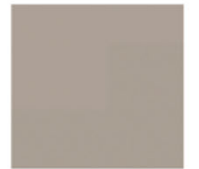
Roof
Weathered Wood



Garage Door
Taupe



Soffit & Fascia
Teakwood



Windows
Taupe

Amendment Request

Scheme 7



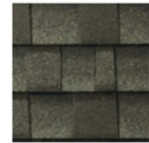
Siding
Messenger Bag



Trim
Alabaster



Front Door
Alabaster



Roof
Weathered Wood



Garage Door
White



Soffit & Fascia
Natural Linen



Windows
White

Scheme 8



Siding
Birdseye Maple



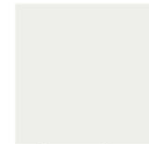
Trim
Extra White



Front Door
Aurora Brown



Roof
Weathered Wood



Garage Door
White



Soffit & Fascia
Glacier White



Windows
White

Scheme 9



Siding
Foxhall Green



Trim
Extra White



Front Door
Extra White



Roof
Charcoal



Garage Door
White



Soffit & Fascia
Black



Windows
White

Scheme 10



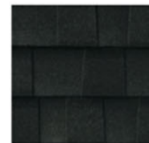
Siding
Felted Wool



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

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.