



175 W ANTELOPE MIXED USE PROJECT

Development Agreement

Background

- *175 West Antelope Drive*
- *General Plan Amendment & Rezone*
 - *Mixed-Use Concept*
 - *Commercial with townhomes to the rear*
 - *Rear portion rezoned from C-2 to R-3*
 - *Approved in February 2025, subject to a DA*
- *Development Agreement Request*
 - *Outline details and requirements*



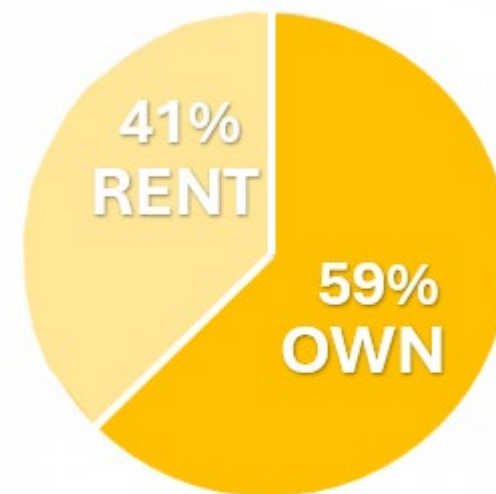


Agreement

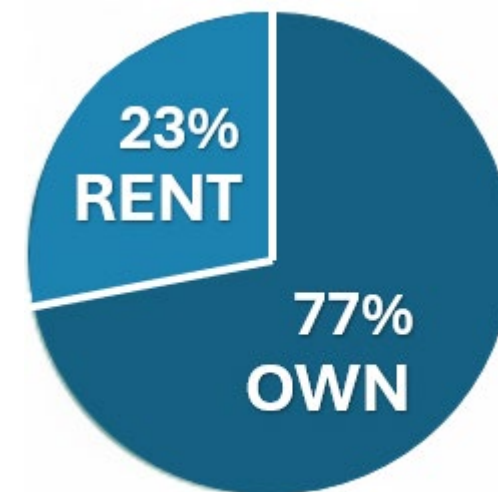
- *Commercial*
 - *To include at least 9,000 square feet of building floor area*
 - *Performance bond and development timeline to require final completion no later than 30 months after execution of the agreement*
- *Residential Townhomes*
 - *Up to 55 townhomes (13/acre)*
 - *Limited to two-story*
 - *Sold for purpose of home ownership*
 - *Owner-occupancy for 5 years*

Owner Occupancy

- *Background*
 - *Clearfield compared to Davis County (2023 ACS Census)*
 - *General Plan*
 - *Supports a mix of housing types for both ownership and rental options*
 - *Supports boosting additional ownership opportunities*
 - *Supports attainable ownership opportunities*



CLEARFIELD



DAVIS CO.

Recent Townhome Developments

- *For Sale*
 - *Canterbury Court Townhomes*
 - *Sandridge Townhomes*
 - *Union Townhomes*
- *For Rent*
 - *Indigo 880*
 - *Indigo 1660*
 - *University Park Townhomes*

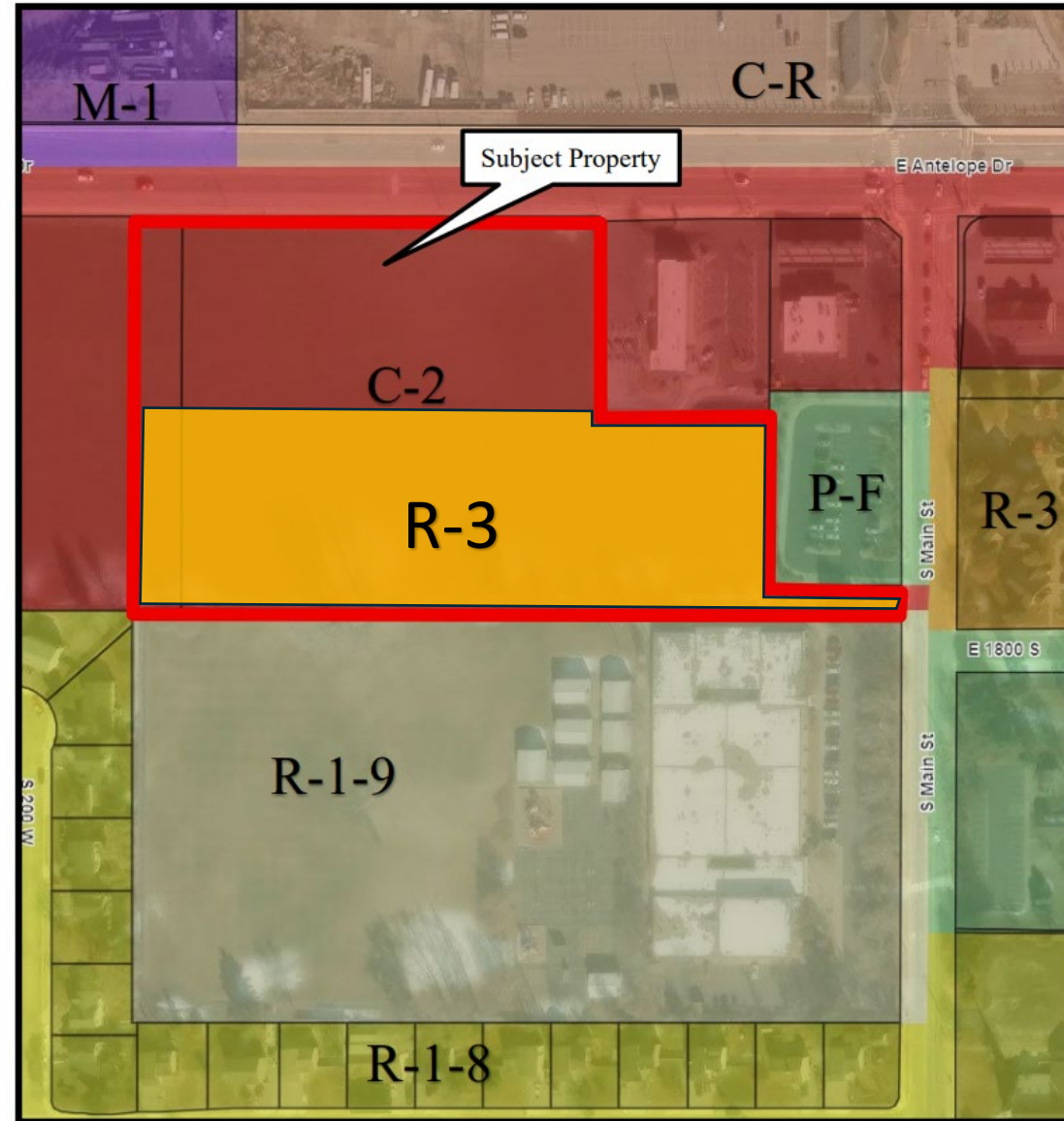




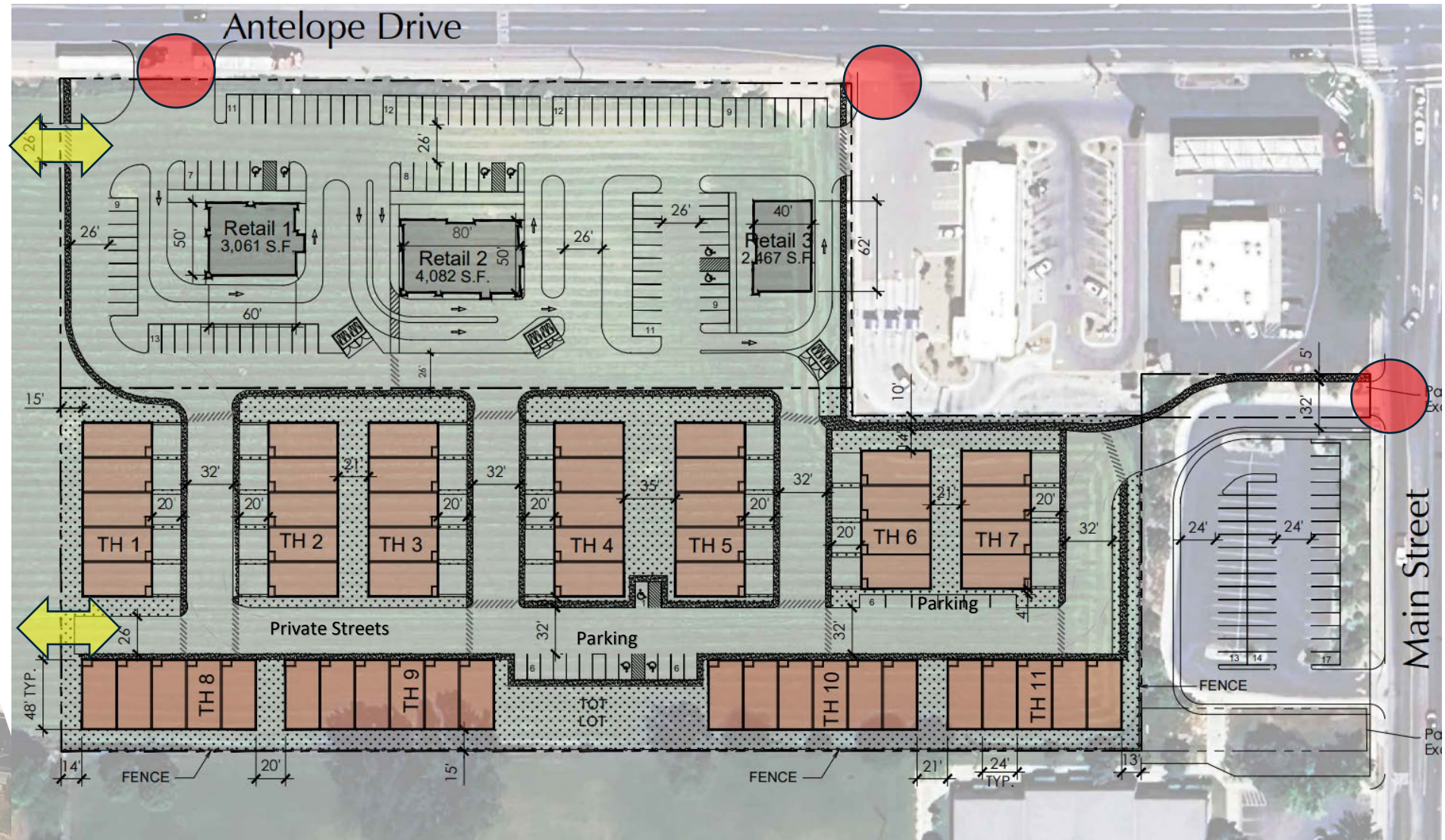
Townhome Builder Request

- *Addressed the Planning Commission*
 - *Requested that the requirement for owner-occupancy remain for the initial sale of the townhomes*
 - *Requested that the deed restriction requiring continued owner-occupancy for 5 years be removed*
- *Planning Commission Recommendation*
 - *Motion to recommend approval without the 5-year restriction*
 - *5 voted in favor and 2 opposed*
 - *Those opposed favored 5-year requirement*

Aerial Image & Zoning Map



Concept Site Plan



Traffic Study

- *Key Comments & Recommendations*
 - *For the West Access from Antelope, no widening needed, striping could be updated for right turn lanes*
 - *For the East Access from Antelope (shared with carwash), it would be ideal to place further from intersection but still projected to function*



Farm House Townhome Elevations



Farmhouse Townhome Elevations



CraftsmanTownhome Elevations



Craftsman Townhome Elevations





City Council Discussion & Direction

- *Work Meeting: December 9th*
- *Public Hearing & Policy Meeting: January 13th*
- *Council Direction*
 - *5-year owner occupancy-restriction?*
 - *Other updates?*