



GARDEN STORAGE R-3 to C-2

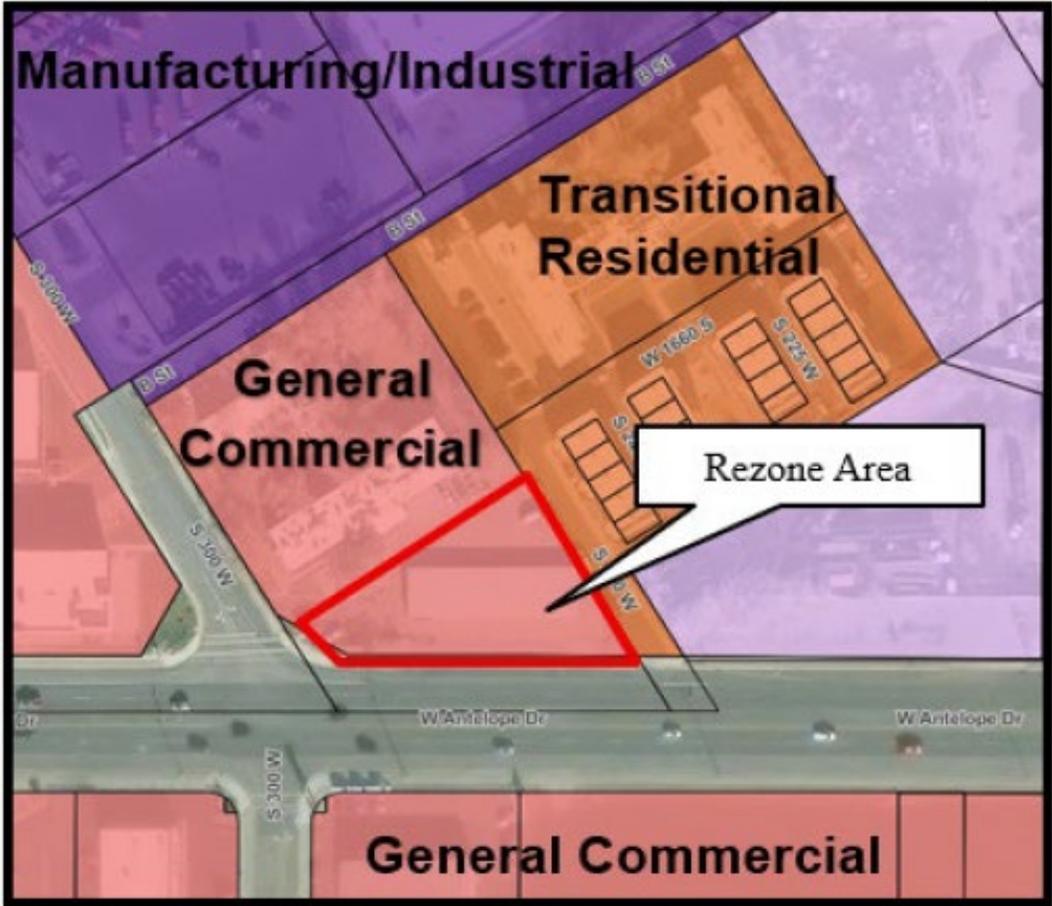
Rezone

Background

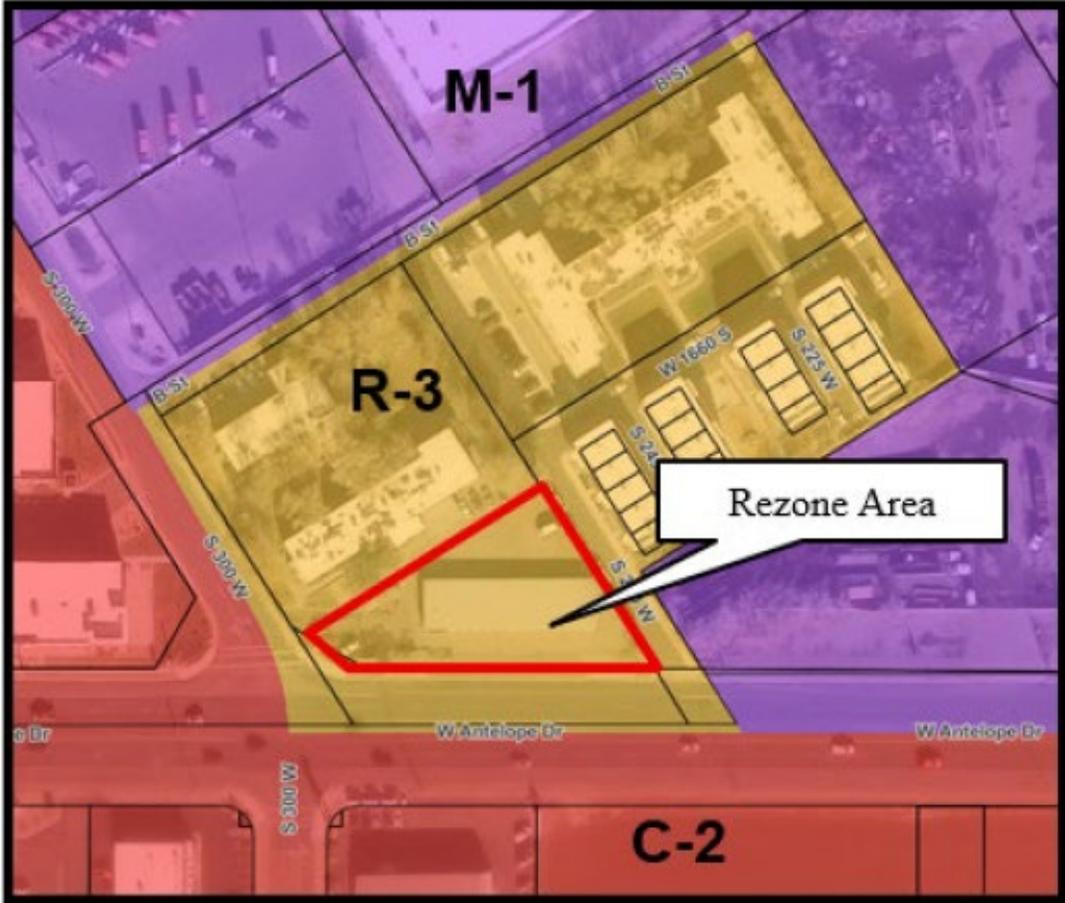
- *Existing Zone: R-3 (Residential)*
 - *Two multifamily structures (1945)*
 - *Commercial Storage Facility along Antelope Drive (Approx. 1985)*
- *Proposed Rezone:*
 - *Rezone front portion of the property (Approx 0.5 acres) to C-2 (Commercial)*
 - *The rear 1.4 acres to remain R-3 (Residential)*
- *Rezone Purpose:*
 - *To aid in future subdivision and redevelopment of the front portion of the site with a new commercial use*

Aerial Images

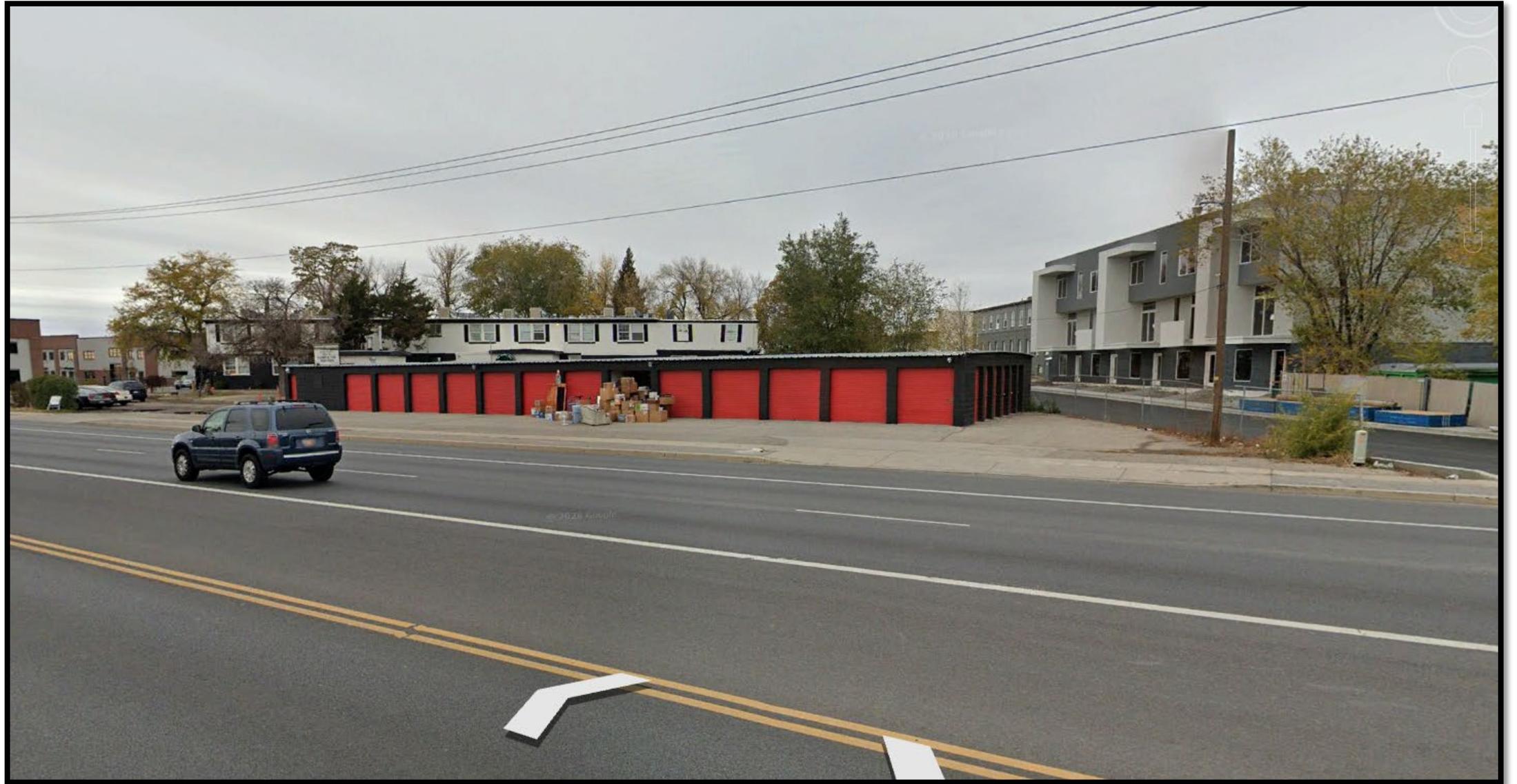
260 WEST 1700 SOUTH – GENERAL PLAN MAP



260 WEST 1700 SOUTH – ZONING MAP



Site Photo



General Plan Analysis

- *General Commercial Land Use Designation*
 - *Primarily for commercial, including office, entertainment, retail, restaurants, etc.*
 - *Mixed-use with residential may be considered, but not developed without a commercial component.*

Review Consideration	Staff Analysis
<i>The proposed amendment is in accordance with the General Plan and Map; or</i>	The requested amendment is consistent with the goals of the General Plan and Map, as the C-2 Zone is one of the appropriate zones for current and future commercial activities.
<i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i>	The C-2 Zone is conducive to redevelopment of the site with a new commercial use, and the request provides an opportunity to better align the zoning of the subject property with the General Plan future land use designation of “General Commercial”.

Planning Commission Recommendation

- *Planning Commission Recommended Approval of the Rezone*

City Council Options

- *In the upcoming Policy Session and Public Hearing scheduled for March 24, 2026, the Council will have the following decision options.*
 - *Approve the rezone request*
 - *Deny the rezone request*
 - *Table the rezone request to a specific meeting date to request additional information to consider the request*



Chelemes Row Rezone C-2, R-3, R-1-6

Rezone

RZN 2026-0202

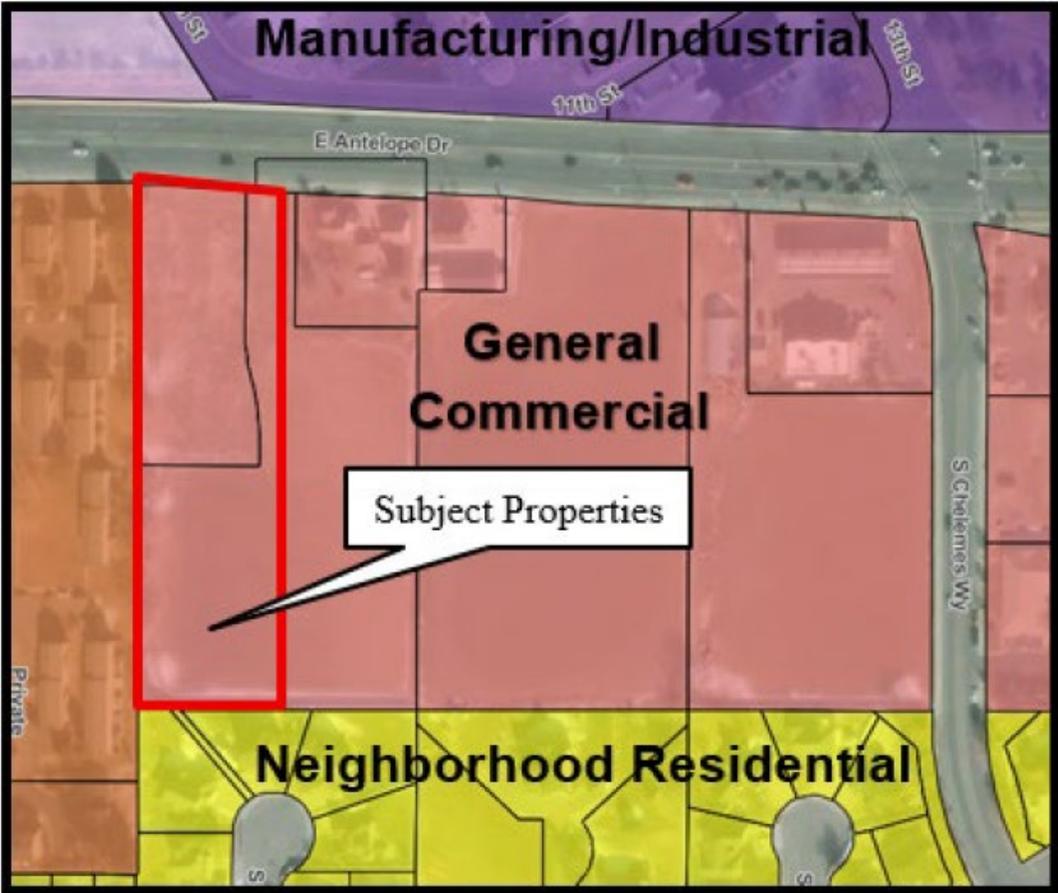


Background

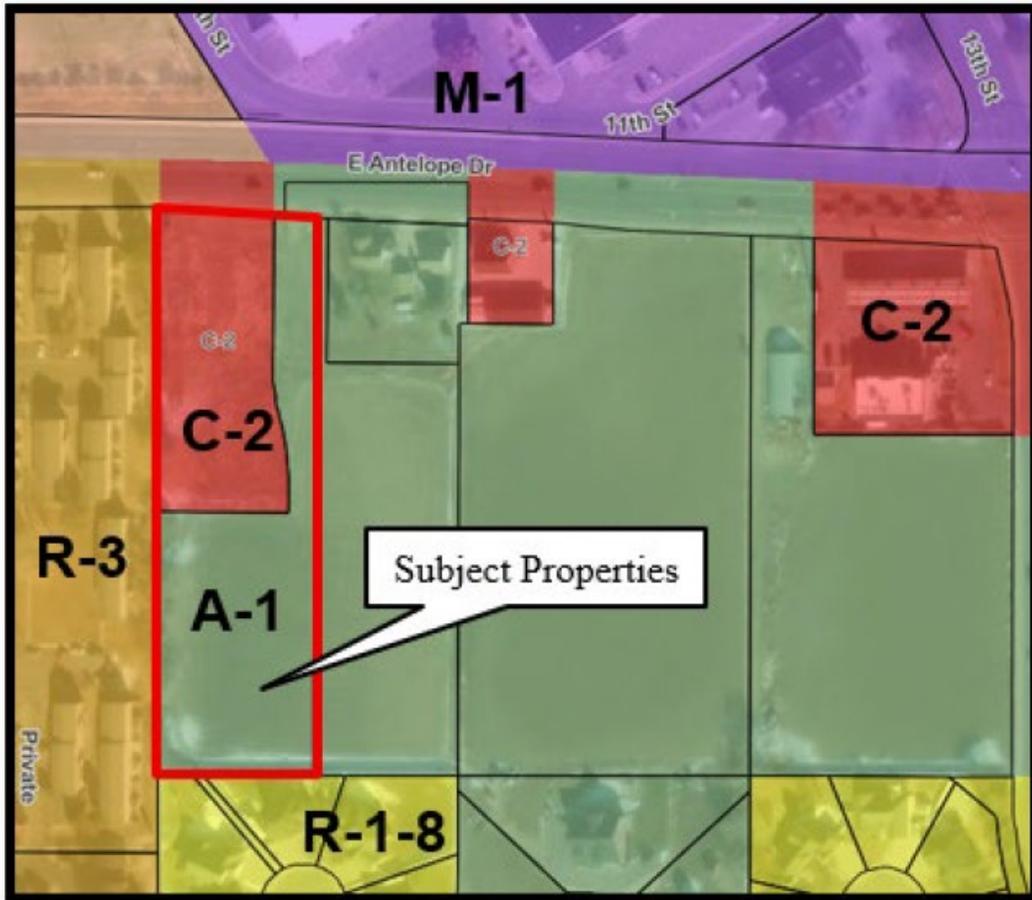
- *Two parcels*
 - *Approx. 1 acre zoned C-2*
 - *Approx. 1.6 acres zoned A-1 (Agricultural)*
- *Proposed Rezone:*
 - *C-2 (Commercial)*
 - *R-3 (Residential)*
 - *R-1-6 (Single-Family)*
- *Rezone Purpose:*
 - *Proposing the rezone the subject properties in a manner that would allow for a mixed-use development including commercial, townhomes, and single-family uses.*

Aerial Images

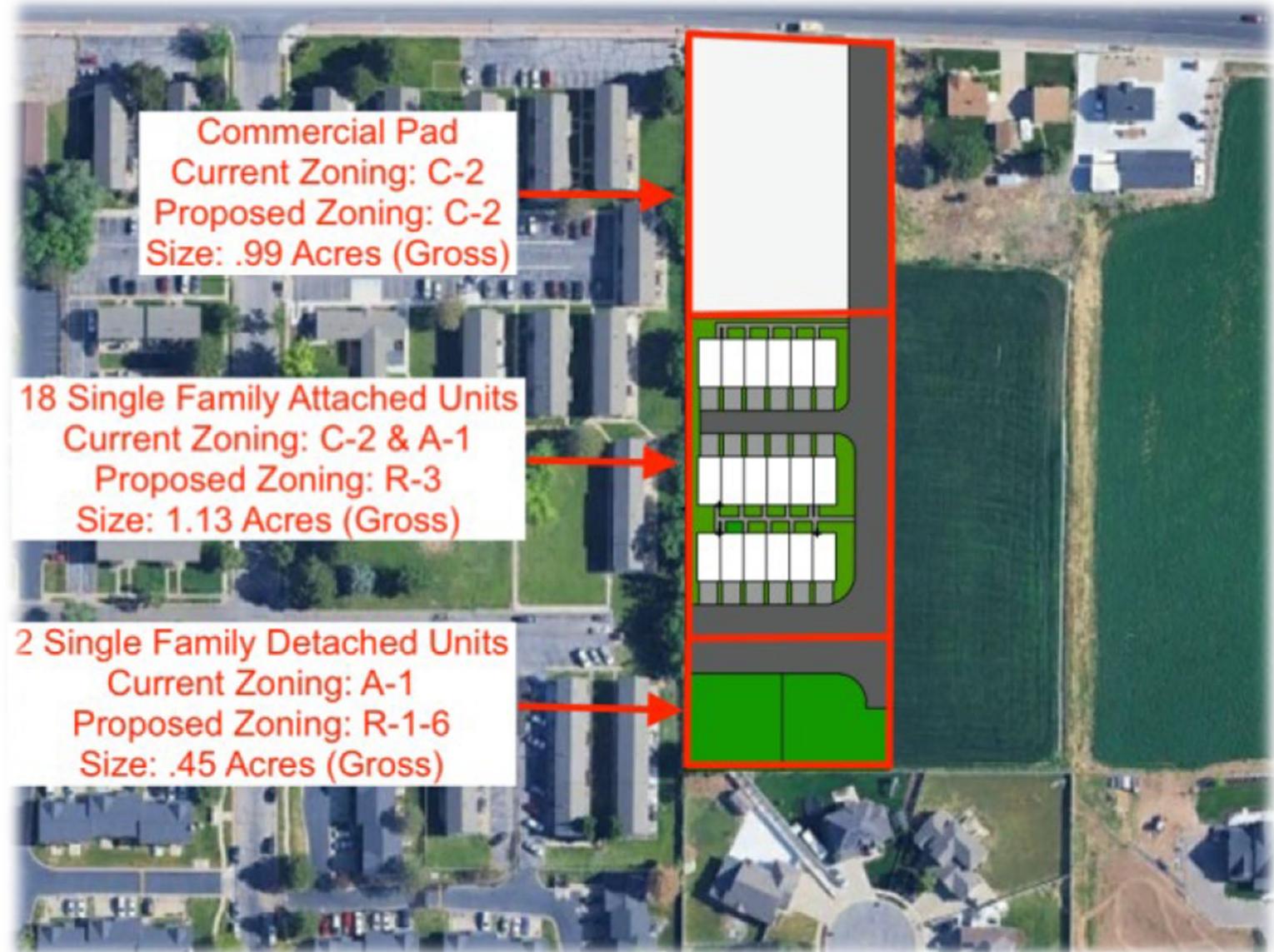
240 EAST 1700 SOUTH – GENERAL PLAN MAP



240 EAST 1700 SOUTH – ZONING MAP



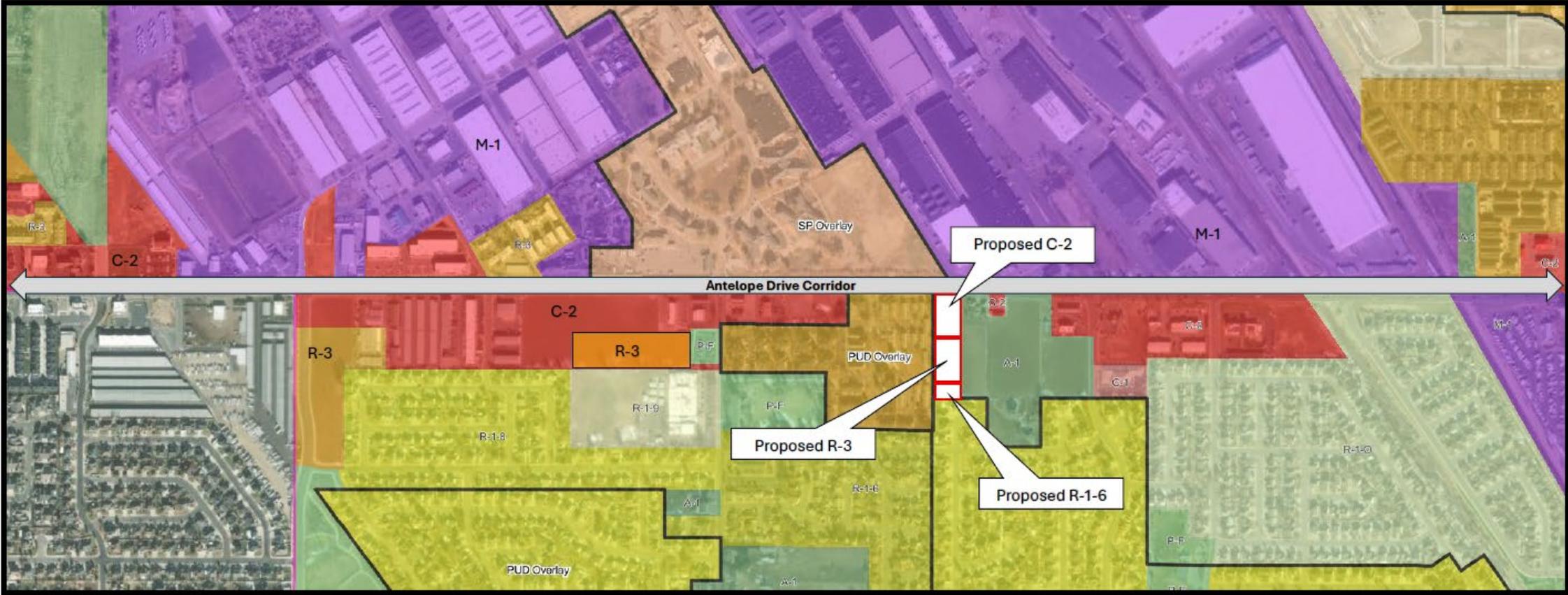
Proposed Zoning Exhibit



General Plan Analysis

- *Future Land Use: General Commercial*
 - *Primarily for commercial activities such as office, retail, entertainment, and restaurant uses*
 - *Mixed-use with residential may be allowed, but residential cannot be developed without a commercial component.*
- *Future Land Use Analysis*
 - *Proposed rezone can be supported by the General Plan*
 - *Commercial is the primary consideration*
 - *Does the proposed rezone align with the commercial vision of the Antelope Drive Corridor?*
 - *Is the proposed C-2 Zone of sufficient depth to advance the city's vision for the Antelope Drive corridor?*

Antelope Drive Corridor Zoning Exhibit



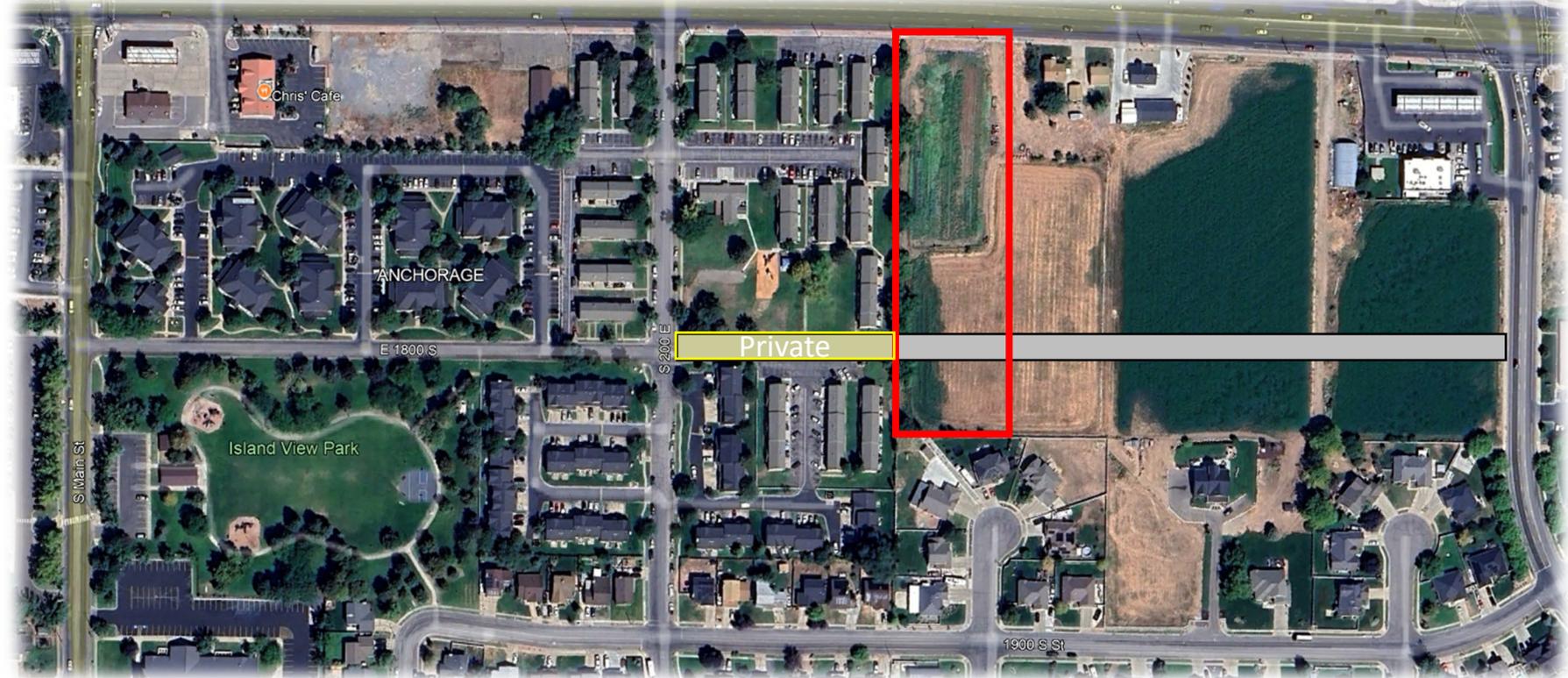
General Plan Analysis

- *Moderate Income Housing Plan*
 - *Strategy A- Rezone for densities necessary to facilitate the production of moderate income housing*
 - *Strategy F- Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.*

- *Moderate Income Housing Plan Analysis*
 - *Housing supply and affordability continue to be major concerns for communities in the Wasatch Front Region*
 - *State Code requires cities to report on the implementation of the Moderate Income Housing Plan*
 - *The proposed rezone would aid in the city's reporting efforts and help the city qualify to receive Priority Consideration for Transportation Commission Funds.*

Transportation Master Plan Analysis

- *Connectivity Improvement Opportunities*
 - *Auto (Street) Connection for 1800 South*
 - *1800 South extension from 200 E to Chelemes Way*



Planning Commission Recommendation

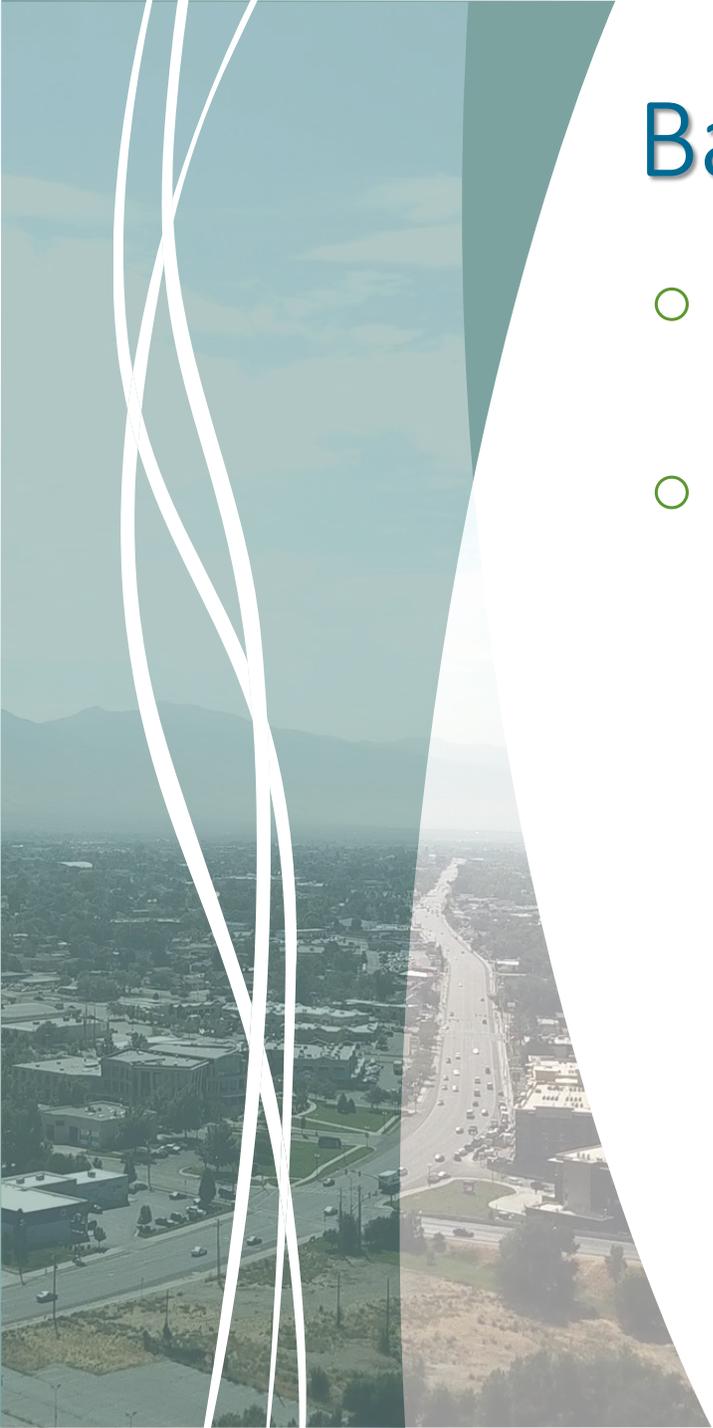
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Wilcox Farms - Garages



Background

- *Amended October 2025*
 - *Typical Architecture & Building Placement Guidelines*
- *Building Permits Issued*
 - *10 homes under construction (framed)*
 - *3 at or near final inspection*



Built Conditions

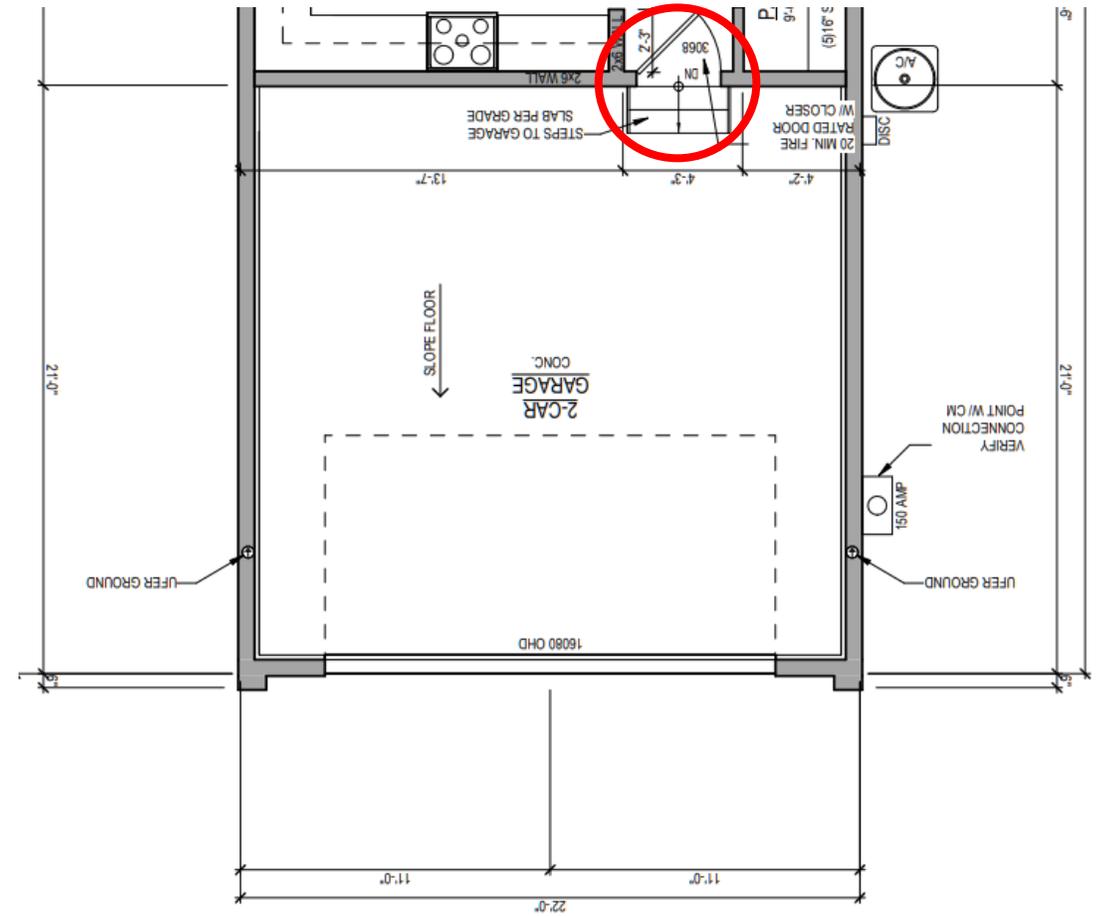
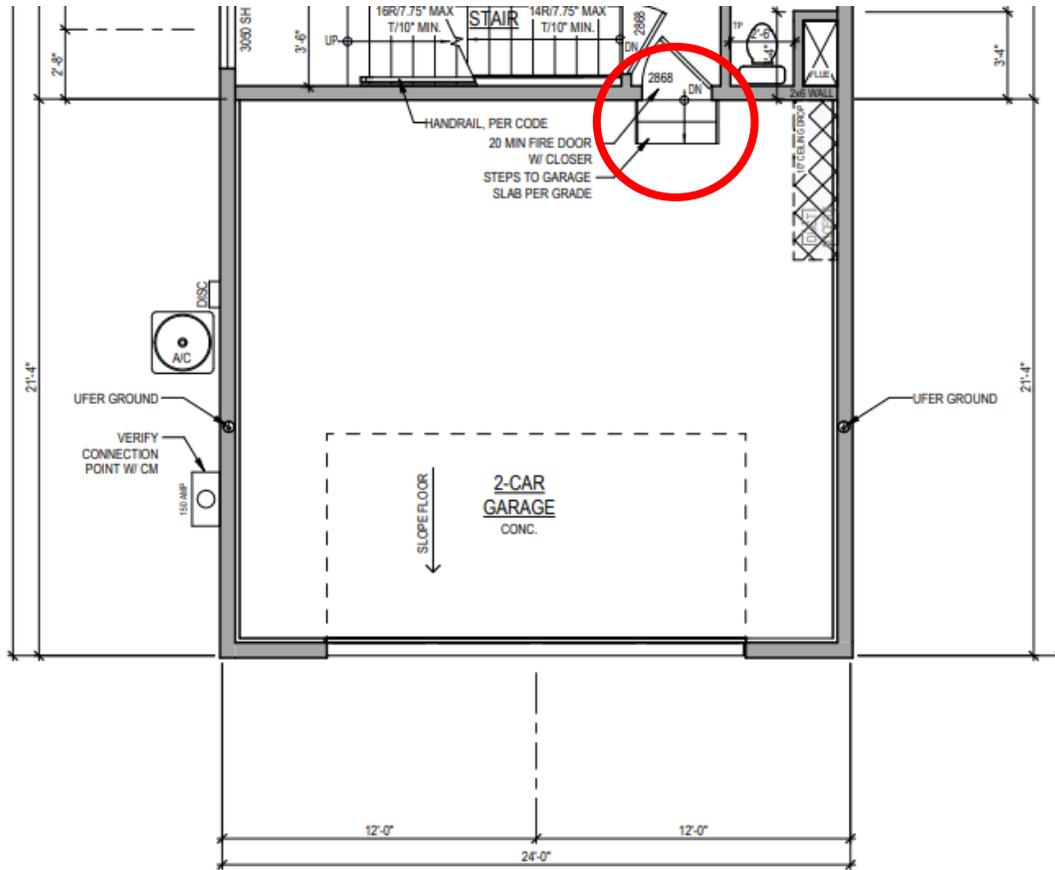
- *Stair/Landing Structure*
 - *Larger than shown on the building permit plans*
- *Elevation Difference*
 - *Difference between garage floor and first level floor greater than shown on plans*
 - *Elevation difference determines size of the stair/landing structure*



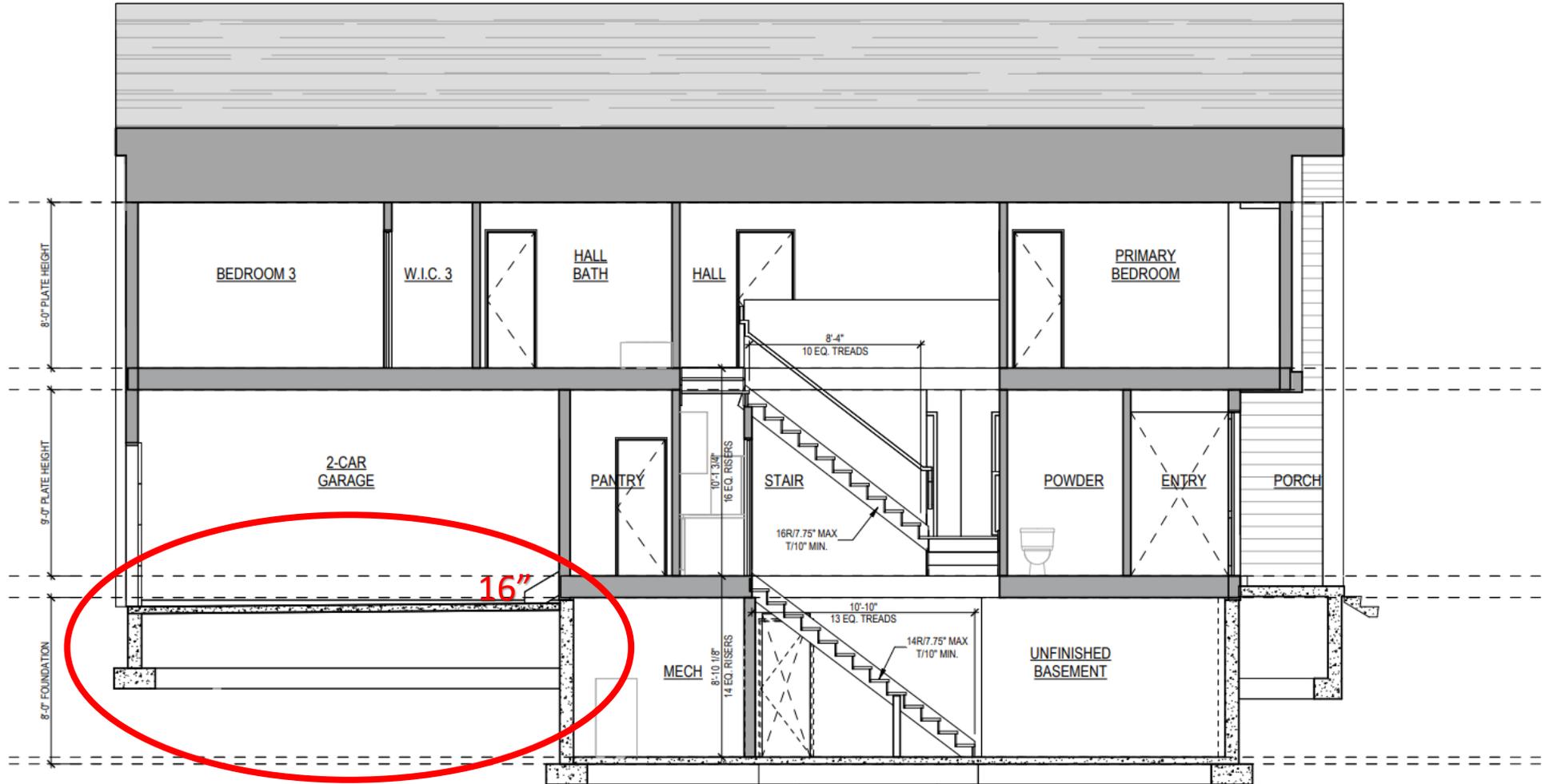
City Code vs State Code

- *Clearfield City Code – Single Family Garage Standards*
 - *22x22 dimension requirement*
 - *Not enforceable (State preemption)*
 - *No language about obstructions*
- *State Code (2025 - SB181)*
 - *Cities cannot:*
 - *Restrict a two-car garage from satisfying two parking spaces as part of a minimum parking space requirement*
 - *Require dimensions of the unobstructed area within a two-car garage to be more than 20x20*

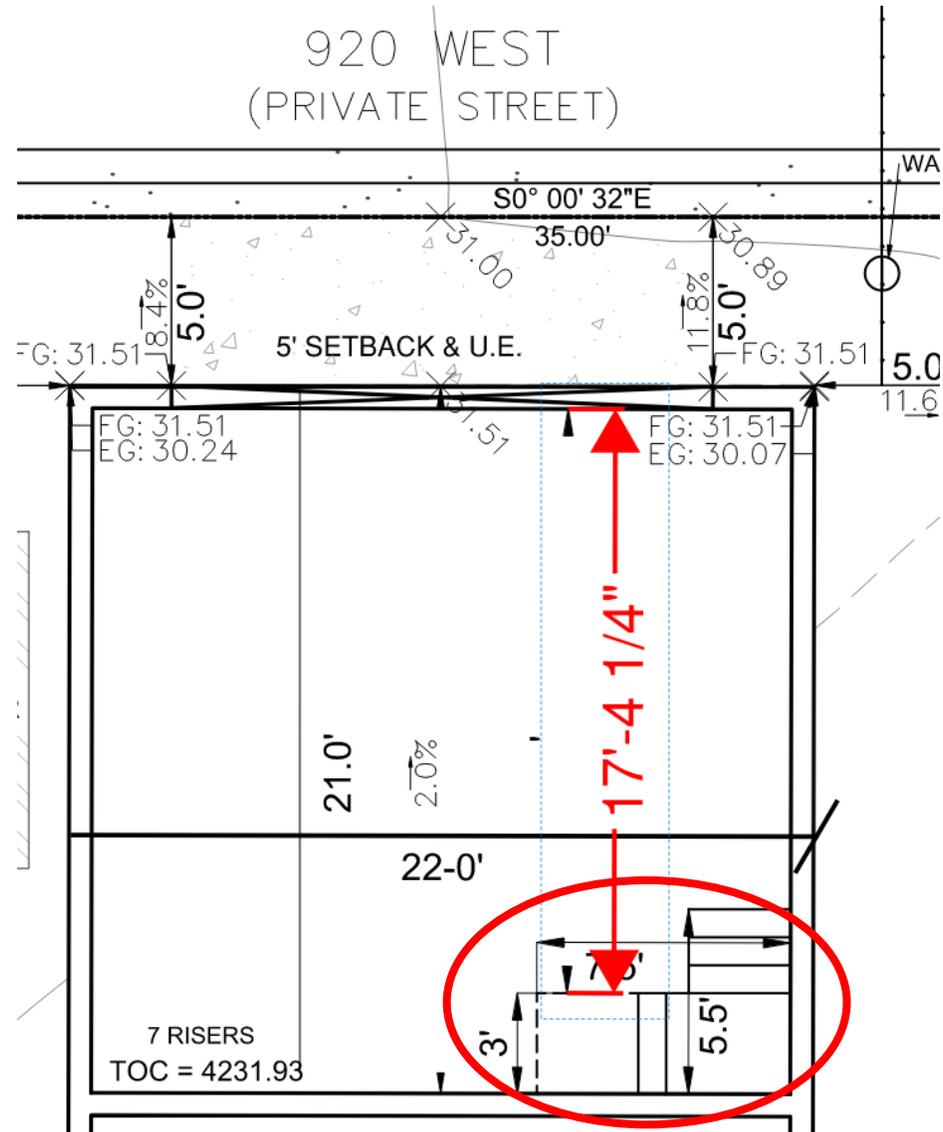
Garage Floor Plans



Section



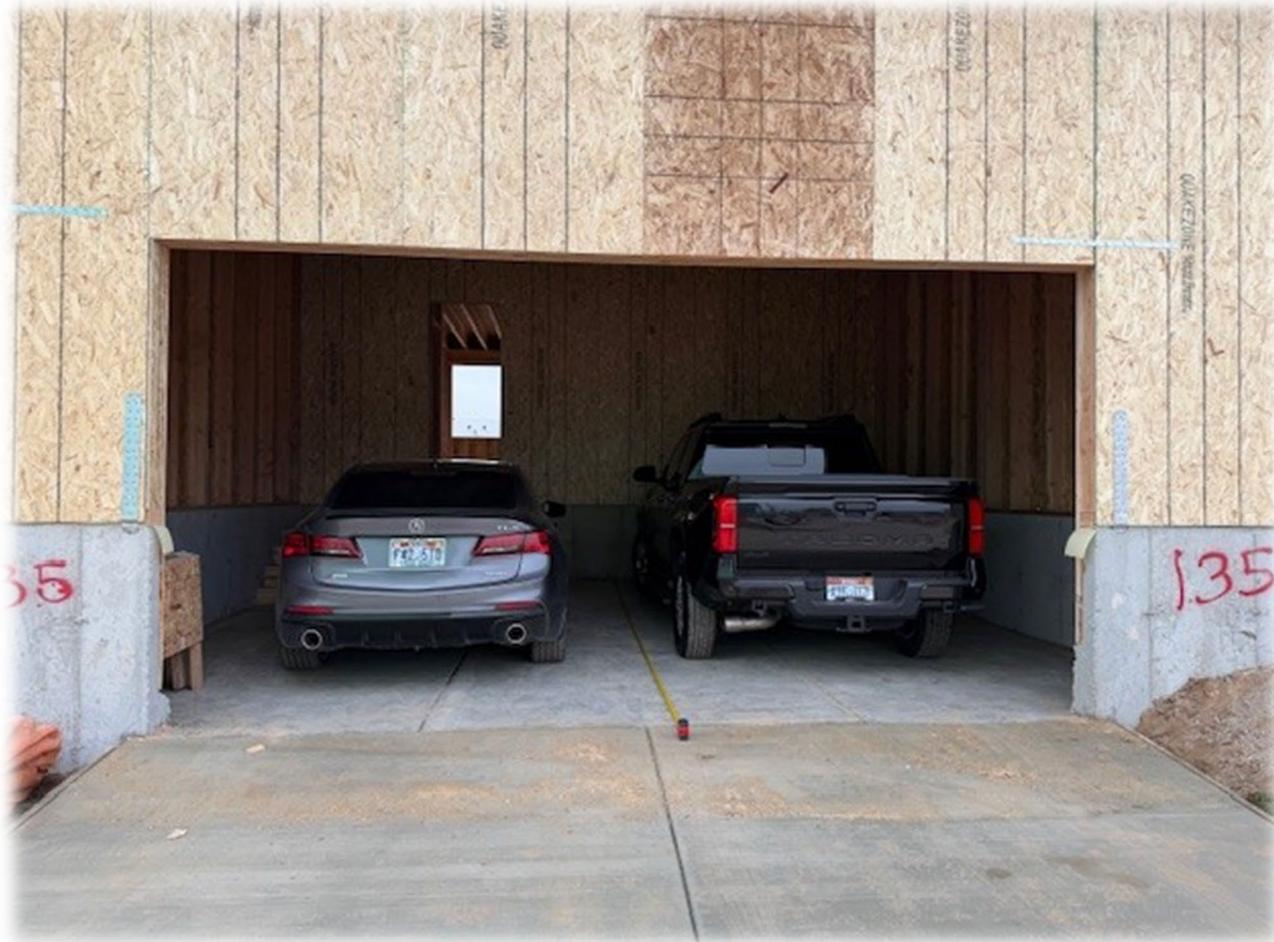
Garage Floor Plans (Built Condition)



Site Photos



Site Photos



Vehicle Length

- *Vehicles 17 feet and less in length (Google AI search)*
 - *Estimated 75% to 80% of passenger vehicles on the road*
 - *Under 17 feet: This includes almost all subcompacts, compacts, and midsize sedans (typically 14–16.5 feet), as well as compact and most midsize SUVs (typically 14.5–16.8 feet).*
 - *Over 17 Feet: Vehicles that exceed this limit are primarily full-size pickup trucks, extended-wheelbase full-size SUVs (like the Chevrolet Suburban or Ford Expedition Max), and some luxury "land yacht" sedans.*

Communication with Developer

- *Identified issue in building permit comments*
 - *Plan review and permits on hold*
 - *No stop work orders issued*
- *Communication & Onsite Visit*
 - *Cantilevered landing proposed by developer*
 - *Buyer disclosure for garage dimensions proposed by developer*
- *City Guidance*
 - *Provide 20x20 unobstructed or pursue development agreement amendment to address the issue*
- *Developer Request*
 - *Resolve the 10 under construction administratively*
 - *Adjust one of the 3 home plans to meet the 20x20 requirement and use the 3 architectural styles of that home to finish out the development.*

Home Plans

- *Granite (59' depth)*
- *Echo (59' depth)*
- *Everglade (51.5' depth)*
 - *Traditional*
 - *Farmhouse*
 - *Scandinavian*



Additional Parking





Path Forward/Council Guidance

- *Homes Under Construction*
 - *DA Amendment?*
 - *Cantilevered Construction?*
 - *Demolish and Rebuild?*
 - *Alternative Council Direction?*
- *Homes Yet to be Permitted*
 - *DA Amendment?*
 - *Cantilevered Construction?*
 - *Require 20x20 unobstructed, regardless of the home plan?*
 - *Alternative Council Direction?*