



CLEARFIELD

UTAH'S MILITARY CITY



The background features a faded, blue-tinted aerial view of a town with buildings and streets, set against a backdrop of mountains. A prominent, curved green path or road winds through the scene from the bottom left towards the center. The top right corner of the image is a solid light blue color, which transitions into a white area on the right side where the text is located.

WILCOX FARMS
DEVELOPMENT AGREEMENT
THIRD AMENDMENT

Development Agreement Amendment

Background

- *2nd DA Amendment*
 - *Typical Architecture*
- *Lennar*
 - *10 homes under construction or recently completed*
- *Stair Obstruction*
 - *Elevation difference between garage floor and 1st floor*
 - *Obstruction affects one side of the garage*
- *Amendment required*
 - *Garage dimensions differ from City standard*
 - *Establishes garage dimension requirements specific to the subdivision (small-lots with lot depth constraints)*

Proposed Amendment

- *City Initiated*
 - *Initiated and drafted by City Staff*
 - *With developer coordination*
- *Defined Terms*
 - *Definitions added to the agreement for “Gross Interior Garage Dimensions” and “Unobstructed Parking Area”*
- *Garage Dimension Requirements*
 - *Based on size of building footprint and specific subdivision lots*
 - *Minor obstructions permitted*
 - *Functional 2-car garage parking provided*
 - *Specified depth maintained on the obstructed side*
 - *As-builts required for homes under construction demonstrating functional parking as outlined in the agreement*

Proposed Amendment

- *Plan Distribution*
 - *New section added to Pattern Book to ensure variety and balance in home plan and architectural variety*
 - *Each home plan represented on no less than 20% of the remaining lots*

Home Plans

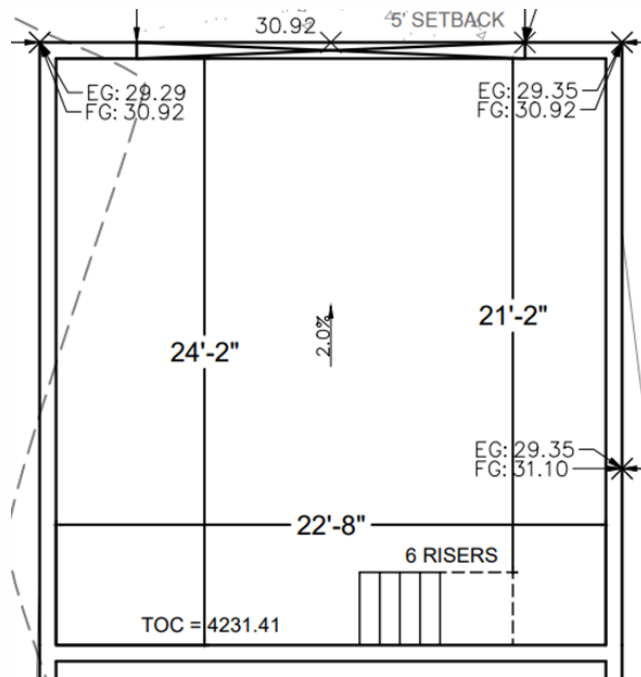


- *Granite, Echo, Everglade*
- *Farmhouse, Traditional, Scandinavian*



Home Plans

- *Everglade*
 - *Redesigned to meet 20' x 20' unobstructed parking area*
 - *11 lots with depth constraints*



Staff Recommendation & Meeting Schedule

- *Staff recommends approval of the Third Amendment to the Wilcox Farms Development Agreement*
- *Meeting Schedule*
 - *May 12, 2026- City Council Work Session*
 - *May 20, 2026- Planning Commission Public Hearing & Recommendation*
 - *May 26, 2026- City Council Public Hearing & Policy Session*

Questions / Discussion

