



Community Development

PLANNING, BUILDING INSPECTIONS,
CUSTOMER SERVICE, AND CODE COMPLIANCE

CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, May 20th, 2026**, on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

PRE-MEETING- 6:00 PM- Executive Conference Room

Review of agenda items to address questions.

REGULAR MEETING – 6:30 PM- Council Chambers

- CALL TO ORDER & PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
 - July 2, 2025

DECISION ITEMS

Public Hearing:

1. Public Hearing, Discussion, and Possible Action on **DA 2026-0406**, an amendment to the Wilcox Farms Subdivision Development Agreement to include garage dimension parking standards and home plan distribution requirements. **Location:** Approximately 1550 South 1000 West. **Project Details:** 101-Lot Single Family Subdivision. **Zone:** R-3 (Residential). **(Legislative Matter)**

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications

****PLANNING COMMISSION MEETING ADJOURNED****

Dated this 15th day of May 2026.

/s/Tyson Stoddard, Associate Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Pre-Meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcityut.gov & 801-525-2718.

1 **CLEARFIELD PLANNING COMMISSION MEETING**

2 July 2, 2025

3 6:00 P.M. – Pre-Meeting

4
5 PRESIDING: Brogan Fullmer Chair
6
7 PRESENT: Robert Browning Vice Chair
8 Kathryn Murray Commissioner
9 Chad Mortensen Commissioner
10 Brian Swan Commissioner
11 Nicholas Dragon Commissioner
12 Jane Budd Youth Commission Ambassador
13
14 ABSENT: Riley Wheeler Commissioner
15 Danielle King Commissioner
16
17 STAFF PRESENT: Tyson Stoddard Associate Planner
18 Stacy Millgate Community Development Director
19 Amy Jones Deputy City Attorney
20

21 VISITORS:

22
23 Chair Fullmer called the meeting to order and welcomed Jane Budd as the new Youth
24 Commission Ambassador.

25
26 Chair Fullmer discussed reordering the agenda to move Item 3 to follow the first item on the
27 agenda.
28

29 DISCUSSION ON SP 2025-0601, A SITE PLAN REQUEST BY DESIGN WEST
30 ARCHITECTS FOR A MOTOR VEHICLE SALES ESTABLISHMENT AT THE SUBJECT
31 LOCATION. LOCATION: 460 WEST 1700 SOUTH (TIN: 12-065-0203). PARCEL AREA: 1.87
32 ACRES ZONE: C-2 (COMMERCIAL).
33

34 The Commission discussed the prior rezone of the property to C-2 (Commercial), the proposed
35 accessory building to be used for auto detailing, and the inventory lot to the rear of the building.
36

37 DISCUSSION ON AN AMENDED SUBDIVISION PLAT REQUEST BY MAVERIK, INC.
38 TO AMEND THE EXISTING WOODWARD SUBDIVISION AND CONSOLIDATE THE
39 TWO LOTS INTO ONE LOT TO BE NAMED THE CLEARFIELD MAVERIK
40 COMMERCIAL SUBDIVISION. LOCATION: 1350 EAST 700 SOUTH (TIN: 09-435-0001 &
41 09-435-0002) PROJECT AREA: 1.27 ACRES. ZONE: C-2 (COMMERCIAL).
42

43 The Commission discussed the Conditional Use Permit approval for the Maverik that required the
44 consolidation of the two existing lots into one lot. Staff stated that the proposed connection to the
45 Canal Trail would ultimately need coordination and approval from the Davis Weber Canal
46 Company.
47

1 DISCUSSION ON THE CLEARFIELD CITY TRANSPORTATION MASTER PLAN, A PLAN
2 TO PROVIDE GUIDANCE ON THE OPERATION OF THE CITY'S TRANSPORTATION
3 NETWORK AND FUTURE INFRASTRUCTURE INVESTMENTS.
4

5 The Commission discussed the plans funding through a grant from the Wasatch Front Regional
6 Council. Staff distributed sheets with updates to the draft that were not included with the packet,
7 including an revised future connectivity figure that illustrated pedestrian connectivity
8 opportunities in addition to roadway opportunities.
9

10 **Commissioner Murray moved to adjourn the pre-meeting.**
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CLEARFIELD PLANNING COMMISSION MEETING

July 2, 2025

6:30 P.M. – Regular Meeting

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5 PRESIDING: Brogan Fullmer Chair
6
7 PRESENT: Robert Browning Vice Chair
8 Kathryn Murray Commissioner
9 Chad Mortensen Commissioner
10 Brian Swan Commissioner
11 Nicholas Dragon Commissioner
12 Jane Budd Youth Commission Ambassador
13
14 ABSENT: Riley Wheeler Commissioner
15 Danielle King Commissioner
16
17 STAFF PRESENT: Tyson Stoddard Associate Planner
18 Stacy Millgate Community Development Director
19 Amy Jones Deputy City Attorney
20
21 VISITORS: Scott Olcott
22 Greg Day
23 Jeremy Searle
24

25 Chair Fullmer led in the Pledge of Allegiance and read the Planning Commission Chair
26 Statement.
27

28 APPROVAL OF SP 2025-0601, A SITE PLAN REQUEST BY DESIGN WEST ARCHITECTS
29 FOR A MOTOR VEHICLE SALES ESTABLISHMENT AT THE SUBJECT LOCATION.
30 LOCATION: 460 WEST 1700 SOUTH (TIN: 12-065-0203). PARCEL AREA: 1.87 ACRES
31 ZONE: C-2 (COMMERCIAL).
32

33 Tyson Stoddard, Associate Planner, presented the following:
34 Site Plan Request – SP 2025-0601

- 35 • Background:
 - 36 ○ Zoning is C-2 (Commercial)
 - 37 ▪ Rezoned from M-1 (Manufacturing) in February 2025
 - 38 ▪ Motor Vehicle Sales permitted use with development standards
 - 39 such as lot size and architectural standards
 - 40 ○ Monument Motors Site
 - 41 ▪ Two-story main building, 4,700 square feet
 - 42 ▪ Customer & public access parking lot
 - 43 ▪ Inventory parking lot to the rear
 - 44 ▪ Accessory building to the rear for detailing
 - 45 ○ Variance Approved
 - 46 ▪ Landscaped island requirements for inventory lot

1 Commissioner Mortensen inquired about the use of the detached building, specifically whether it
2 would be utilized for light detailing or car washing, and how water runoff would be managed.

3 Scott Olcott addressed the Planning Commission and confirmed that trench drainage will be
4 installed along the front of the building, along with a sand/oil separator. He explained that
5 measures are being taken to ensure that water runoff from the vehicles is properly collected.

6 Commissioner Mortensen asked whether maintenance work would be conducted in the bay. Mr.
7 Olcott responded that very little maintenance is anticipated, and the space will primarily be used
8 for detailing only.

9 **Commissioner Murray moved that the Planning Commission approve SP 2025-0601, a site**
10 **plan request by Design West Architects for a motor vehicle sales establishment at the subject**
11 **location. The motion was made based on the discussion of the staff report and with following**
12 **conditions.**

- 13 1. **The plans will need to be updated to provide pedestrian access from the public**
14 **sidewalk to the main entrance of the building. This can be accomplished with a**
15 **direct connection from the proposed sidewalk to the concrete landing in front of the**
16 **main entrance, or a connection at the point of vehicular access to the customer**
17 **parking lot.**
- 18 2. **The utility and irrigation plans shall be updated to show the separate connection and**
19 **water meter for irrigation.**
- 20 3. **The site plan shall be revised to designate a now stacking area that complies with**
21 **ordinance standards as outlined in Chapter 14 of the Land Use Ordinance.**
- 22 4. **The plans will need to be updated to include an increased use of windows on the**
23 **south façade, along with the vehicle pick up bay portion of the building.**
- 24 5. **The proposed sidewalk along 500 West will need to be dedicated to the city right of**
25 **way for public use, or an easement will need to be granted for the public use of the**
26 **sidewalk.**
- 27 6. **The plans will need to be updated to address the comments of the Engineering**
28 **Review Letter dated June 12, 2025.**
- 29 7. **The project shall comply with all requirements of the North Davis Fire District.**

30 **Seconded by Commissioner Swan. The motion carried on the following vote, Voting AYE:**
31 **Commissioners Fullmer, Browning, Murray, Mortensen, Swan, and Dragon. Voting NO:**
32 **None.**

33
34 APPROVAL OF ASP 2025-0603, AN AMENDED SUBDIVISION PLAT REQUEST BY
35 MAVERIK, INC. TO AMEND THE EXISTING WOODWARD SUBDIVISION AND
36 CONSOLIDATE THE TWO LOTS INTO ONE LOT TO BE NAMED THE CLEARFIELD
37 MAVERIK COMMERCIAL SUBDIVISION. LOCATION: 1350 EAST 700 SOUTH (TIN: 09-
38 435-0001 & 09-435-0002) PROJECT AREA: 1.27 ACRES. ZONE: C-2 (COMMERCIAL).

39
40 Tyson Stoddard, Associate Planner, presented the following:

41
42 Amended Subdivision Plat Request – ASP 2025-0603

- 43 • Background

- 1 ○ Zoning is C-2 (Commercial)
- 2 ○ Subject property was approved by the Planning Commission for a Maverik
- 3 Gas Station
- 4 ○ Amended Plat
- 5 ▪ Consolidation of two existing lots into one single lot

6 Commissioner Browning inquired about a narrow parcel located between the two subject
7 properties. Staff explained that this area has been somewhat of a mystery and was identified as a
8 gap in ownership between the parcels, measuring approximately eight feet in width. Staff noted
9 that there is no apparent need for an easement over this strip. As part of the subdivision process,
10 Maverik had investigated the issue and was proposing to incorporate the eight-foot gap into the
11 subject property.

12 Commissioner Mortensen asked whether the trail connection was included in the plat. Staff
13 clarified that the trail is not depicted on the plat, as it lies outside the plat boundaries. Staff further
14 noted that establishing the trail connection would require coordination with the canal company.

15 **Commissioner Murray moved that the Planning Commission approve ASP 2025-0603, an**
16 **amended subdivision plat request by Maverik, Inc. to amend the existing Woodward**
17 **Subdivision and consolidate the two lots into one lot to be named the Clearfield Maverik**
18 **Commercial Subdivision. The motion was made based on the discussion of the staff report**
19 **and with the following conditions of approval.**

- 20 1. **The plat shall be updated to address Clearfield City Engineering review comments.**
- 21 2. **The easement and right-of-way vacations indicated on the plat shall follow the**
22 **proper process and comply with local and state requirements.**

23 **Seconded by Commissioner Mortensen. The motion carried on the following vote, Voting**
24 **AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Swan, and Dragon. Voting**
25 **NO: None**

26
27 RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE CLEARFIELD
28 CITY TRANSPORTATION MASTER PLAN, A PLAN TO PROVIDE GUIDANCE ON THE
29 OPERATION OF THE CITY'S TRANSPORTATION NETWORK AND FUTURE
30 INFRASTRUCTURE INVESTMENTS.

31
32 Tyson Stoddard, Associate Planner, presented the following:
33 2025 Clearfield Transportation Master Plan

- 34
35 • Background
 - 36 ○ 2024 WFRM Transportation and Land Use Connection (TLC) Grant
 - 37 ○ Wall Consultant Group (WFC) led a project team.
 - 38 ▪ City staff
 - 39 ▪ Fehr & Peers
 - 40 ▪ Zions Bank
- 41 • Transportation Master Plan
 - 42 ○ Studies the transportation network's existing operations
 - 43 ○ Forecasts into the future to identify potential deficiencies resulting from land

- 1 development and population growth
- 2 ○ Guides transportation infrastructure investments for the future by addressing goals
- 3 identified by the City
- 4

5 The Commissioner Mortensen raised concerns regarding the presence of three to four bus stops in
6 the area and the associated use of Lime scooters. It was noted that scooters are often located near
7 bus stops, either in use or staged, which may impact sidewalk accessibility. The Commission
8 emphasized the importance of maintaining clear pedestrian pathways and encouraged the
9 consideration of designated parking areas or potential charging stations to better manage scooter
10 placement.

11
12 Commissioner Fullmer asked about active transportation facilities and projects that are part of the
13 plan. Jeremy Searle stated that Active Transportation (AT) projects are prioritized, identified, and
14 outlined in the plan. He noted that these efforts are consistent with the goals of the General Plan,
15 particularly in prioritizing active transportation.

16 **Commissioner Mortensen moved that the Planning Commission recommend approval of**
17 **the Clearfield City Transportation Plan to the City Council, a plan to provide guidance on**
18 **the operation of the City’s transportation network and future infrastructure investments.**
19 **Seconded by Commissioner Browning. The motion carried on the following vote, Voting**
20 **AYE: Commissioners Fullmer, Browning, Murray, Mortensen, Swan, and Dragon. Voting**
21 **NO: None.**

22 STAFF COMMUNICATIONS

- 23
- 24 • New Youth Commission Ambassador, Jane Budd

25 There being no further business to come before the Planning Commission, **Chair Fullmer**
26 **entertained a motion to close the meeting. Commissioner Murray motioned to adjourn.**



Planning Commission

STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Associate Planner
tyson.stoddard@clearfieldcityut.gov
801-525-2718

MEETING DATE: Wednesday, May 20th, 2026

SUBJECT: Public Hearing, Discussion and Possible Action on **DA 2026-0406**, an amendment to the Wilcox Farms Subdivision Development Agreement to include garage dimension parking standards and home plan distribution requirements. **Location:** Approximately 1550 South 1000 West. **Project Details:** 101-Lot Single Family Subdivision. **Zone:** R-3 (Residential). **(Legislative Matter)**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for **DA 2026-0406**, an amendment to the Wilcox Farms Subdivision Development Agreement to include garage dimension parking standards and home plan distribution requirements.

This recommendation is based upon the findings and discussion of the staff report. As the advisory body to the Clearfield City Council, the Planning Commission may make a different recommendation based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission may move to:

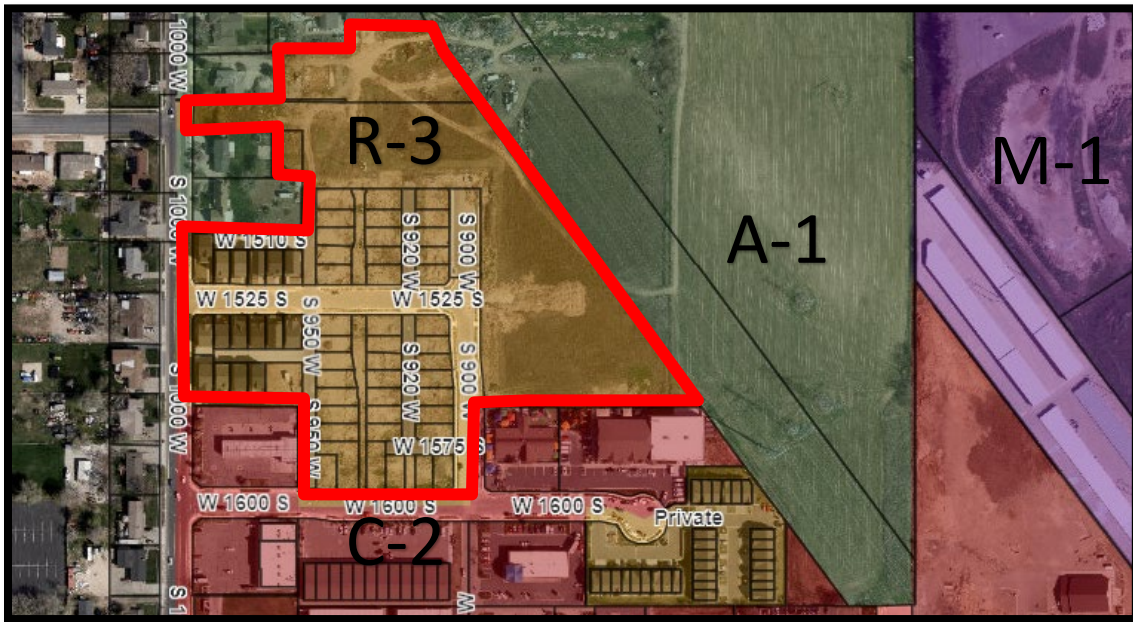
1. **Recommend approval of DA 2026-0406**, to the Clearfield City Council.
2. **Recommend denial of DA 2026-0406**, to the Clearfield City Council.
3. **Table DA 2026-0406** to a specific meeting date, to allow additional time to consider the request.

PROJECT SUMMARY

Project Information	
Project Name	Wilcox Farms Residential Subdivision
Site Location	Approximately 1550 South 1000 West
Tax ID Numbers	Multiple
Applicant	Clearfield City
Owner	LHM DEV WLX LLC & Lennar Homes of Utah LLC
Proposed Actions	Third Amendment to Development Agreement
Current Zoning	R-3 (Residential)
Project Details	101-Lot Subdivision

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential	A-1 (Agricultural)	Transitional Residential
East	Agriculture	A-1 (Agricultural)	Transitional Residential with Conservation Overlay
South	Commercial	C-2 (Commercial)	General Commercial
West	Residential	N/A (Syracuse City)	N/A (Syracuse City)

Aerial Image & Zoning



BACKGROUND

Due to unique lot depth constraints specific to the subdivision, the City is initiating a development agreement (DA) amendment request to provide garage dimension requirements specific to the Wilcox Farms development.

Following the Second Amendment to the Wilcox Farms DA, Lennar Homes began building in the community, with ten (10) homes currently under construction or recently completed. During the construction process, it was determined that the development agreement needed to be amended to include garage dimension standards due to a deviation from Clearfield City Code private garage dimension requirements. The key issue results from stair structures that are provided from the garage floor to the main floor of the homes. Because of the elevation difference, the stairs include multiple risers with the structure encroaching into the parking area on one side of the garage.

Amendment Request

The proposed amendments are included in the attachments of the staff report and a summary outline is provided below.

1. **Defined Terms.** Two additional definitions are added to the agreement for “Gross Interior Garage Dimensions” and “Unobstructed Garage Parking Area”.
2. **Garage Dimension Requirements.** Garage dimension requirements are provided, depending on the size of the building footprint and specific subdivision lots.
 - Gross Interior Garage Dimension minimum requirement of 20’ wide by 20’ deep.
 - Minor obstructions permitted on some lots, provided that the obstructed side maintains a parking depth of 17’4” or in some cases, 17’10”.
 - As-built plans required for the ten homes currently under construction or recently completed, demonstrating functional parking as outlined in the amendment.
3. **Plan Distribution.** A plan distribution section is added to the Pattern Book to ensure there is not an over-concentration of any single home plan in the development of the remaining lots.

PUBLIC NOTICE AND PUBLIC HEARING REQUIREMENTS

Similar to a zoning text amendment, a development agreement changes the standards for a specific development and therefore should be subject to the same level of public participation and public process as an ordinance amendment. A public hearing must be held with the Planning Commission and with the City Council as part of the review and approval process of the amendment.

Notice has been provided on site and in accordance with public noticing requirements. Staff has not received any comment to date.

STAFF RECOMMENDATION/CONCLUSION

Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for **DA 2026-0406**, an amendment to the Wilcox Farms Subdivision Development Agreement to amend typical architecture and lot standards. This recommendation is based upon the following findings:

1. As a small lot single-family development, there are unique lot depth constraints specific to the subdivision.
2. The proposed amendments establish specific garage dimension standards based upon lot size constraints, while ensuring that functional parking is provided within the interior of the garages to meet parking requirements.

ATTACHMENTS

1. Third Amendment to Wilcox Farms Development Agreement DRAFT
2. Amended Exhibit C-2

**WHEN RECORDED,
RETURN TO:**

c/o Clearfield City Corporation
55 South State Street
Clearfield, Utah 84015
Attention: Tyson Stoddard

Tax ID Nos.: 12-960-0101 to 0168, 12-391-0024, 12-065-0186, 12-065-0207, 12-065-0086 and
12-065-0206

**THIRD AMENDMENT TO
DEVELOPMENT AGREEMENT
for
WILCOX FARMS SUBDIVISION
between
CLEARFIELD CITY CORPORATION
and
LHM DEV WLX, LLC**

THIS THIRD AMENDMENT TO DEVELOPMENT AGREEMENT (this “Third Amendment”) is entered as of this _____ day of _____, 2026 (the “Effective Date”), by and between CLEARFIELD CITY CORPORATION, a Utah municipal corporation (the “City”), and LHM DEV WLX, LLC, a Utah limited liability company, as successor-in-interest to Discovery Development, LLC (“Developer”). City and Developer are hereinafter sometimes referred to individually as a “Party”, and collectively, as the “Parties.”

RECITALS

WHEREAS, Discovery Development, LLC, a Utah limited liability company (“Discovery Development”) and the City entered into that certain Development Agreement for Wilcox Farms Subdivision dated as of May 16, 2022, recorded on May 18, 2022, as Entry No. 3477617, Book 8012, Pages 344-387 in the Official Records of Davis County, Utah (the “Development Agreement”); and

WHEREAS, LHM DEV WLX, LLC, a Utah limited liability company (“Developer”), succeeded to all of Discovery Development’s rights, title and interest as Developer under the Development Agreement; and

WHEREAS, pursuant to the Development Agreement, Developer is developing certain properties situated in Clearfield City, Davis County, Utah, located at approximately 1550 South 1000 West, Clearfield, Utah, as more particularly described in the Development Agreement (the “Properties”); and

WHEREAS, Developer and the City entered into that certain Amendment to the Development Agreement dated June 11, 2025, recorded as Entry No. 3624142, Book 8783, Pages 284-303 in the Official Records of Davis County, Utah (the “Amendment,” which constitutes the “First Amendment” to the Development Agreement); and

WHEREAS, Developer and the City entered into that certain Second Amendment to the Development Agreement dated October 31, 2025, recorded as Entry No. 3644892, Book 8884, Pages 1701-1712 in the Official Records of Davis County, Utah (the “Second Amendment”); and

WHEREAS, the City, acting pursuant to its authority under Title 10, Chapter 20 of the Utah Code Annotated, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the development of the Properties, and in the exercise of its legislative discretion has identified the legal requirement to amend the Development Agreement; and

WHEREAS, the Parties now desire to enter into this Third Amendment to the Development Agreement, on the terms and conditions more particularly set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the Properties and the terms and conditions herein stated and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, it is agreed as follows:

1. **Recitals; Capitalized Terms.** Except as expressly amended hereby, the foregoing Recitals are hereby incorporated into this Agreement by reference. All capitalized terms used herein but not defined herein shall have the meaning ascribed in the Development Agreement.

2. **Amendment to Section 1, “Definitions.”** Section 1 of the Development Agreement, “Definitions,” is hereby amended to include the following additional definitions:

“*Gross Interior Garage Dimensions*” means the interior dimensions of the garage, measured wall to wall.

“Unobstructed Garage Parking Area” means the parking area within the interior of the garage that is free from obstructions including but not limited to stairs, mechanical equipment, or structural appendages.

3. **Amendment to Section 2, “Development of the Properties.”** Section 2 of the Development Agreement, “Development of the Properties,” is hereby amended by adding subsection “K” as follows:

K. Due to unique lot depth constraints specific to the development, the garage dimension requirements of the Residential Units shall be as follows:

- (i) Residential Units shall have Gross Interior Garage Dimensions of no less than twenty feet (20’) wide by twenty feet (20’) deep. The Unobstructed Garage Parking Area shall comply with subsections (ii), (iii), and (iv) below.
- (ii) Residential Units with a building footprint length greater than fifty-one feet, six inches (51’6”), as shown on approved building plans and measured from the exterior face of the front foundation wall to the exterior face of the rear foundation (excluding the front porch), may include minimal obstructions within the garage, provided that:
 - the obstruction encroaches into only one of the required parking spaces; and
 - a minimum unobstructed parking depth of no less than seventeen feet, four inches (17’4”) is maintained on the single parking space identified to have an obstruction.
- (iii) Residential Units with a building footprint length of fifty-one feet, six inches (51’6”) or less, as shown on approved building plans and measured from the exterior face of the front foundation wall to the exterior face of the rear foundation (excluding the front porch), may include obstructions within the garage, provided that the obstruction does not encroach into a required Unobstructed Garage Parking Area of twenty feet (20’) wide by twenty feet (20’) deep.

Notwithstanding the foregoing, the following lots are exempt from the required Unobstructed Garage Parking Area of twenty feet (20’) wide by twenty feet (20’) deep and shall instead maintain a minimum unobstructed parking depth of seventeen feet, ten inches (17’10”) on an obstructed side and twenty feet (20’) on the non-obstructed side.

- Lots 141, 142, 143, 144, 145, 146, 147, and 148 of Wilcox Farms Residential Subdivision, Phase 1
- Lots 241, 242, and 243 of Wilcox Farms Residential Subdivision, Phase 2

(iv) Notwithstanding subsections (i) through (iii), the garage configurations for the following Residential Units, which are at various stages of construction as of the date of this amendment, shall be deemed compliant with this Agreement, provided that as-built plans are submitted to and approved by the City demonstrating that the constructed garage conditions provide functional parking, as described in sections (i), (ii), or (iii) above, as determined by the City.

- Lots 131, 132, 133, 134, 135, 136, 137, 138, 139, and 140 of Wilcox Farms Residential Subdivision, Phase 1

Submission and City approval of the as-built plans shall be required prior to issuance of a certificate of occupancy for each Residential Unit.

4. **Amendment to Exhibit “C-2.”** Exhibit “C-2” of “Pattern Book” as attached to the Second Amendment to the Development Agreement is hereby amended with the addition of a section entitled “Plan Distribution” attached hereto and incorporated herein.

5. **Full Force and Effect.** Except to the limited extent expressly amended by this Third Amendment, the Development Agreement, First Amendment, and Second Amendment shall remain and continue in full force and effect in accordance with its terms.

[Signatures on Following Pages]

CLEARFIELD CITY CORPORATION,
a Utah municipal corporation

By: _____

Name: _____

Its: _____

ATTEST:

By: _____

Name: _____

Its: _____

APPROVED AS TO LEGAL FORM:

By: _____

Name: _____

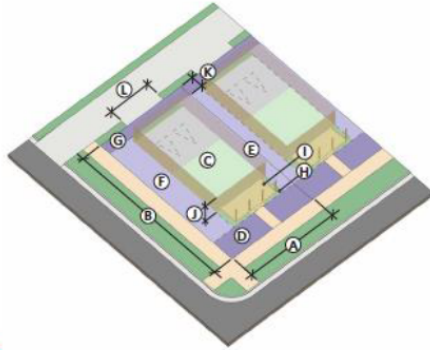
Its: _____

EXHIBIT C-2:

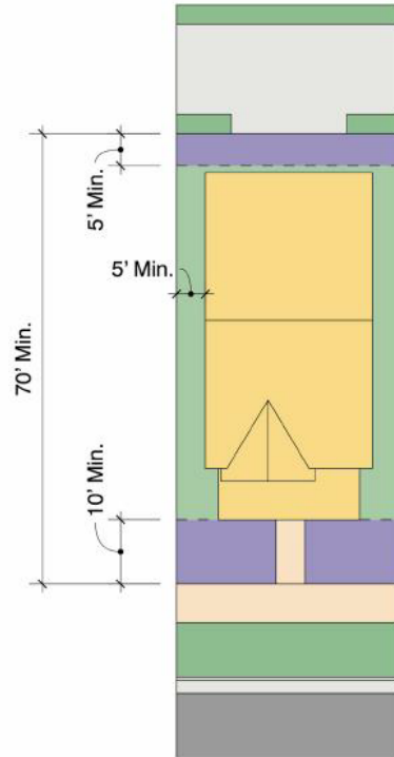
OVERVIEW

The goal of this section is to establish the framework on which the Wilcox Farms community will be built. To this end, this section details the necessary standards to create neighborhoods of distinction. The pages immediately following this overview describe the visions for the Wilcox Farms neighborhood and how these will be accomplished through the use of architectural styles. This section also provides definitions and standards for how buildings are to be placed on their lots in order to both address the street in a neighborly way and prioritize the people-oriented parts of the façade.

BUILDING PLACEMENT REQUIREMENTS

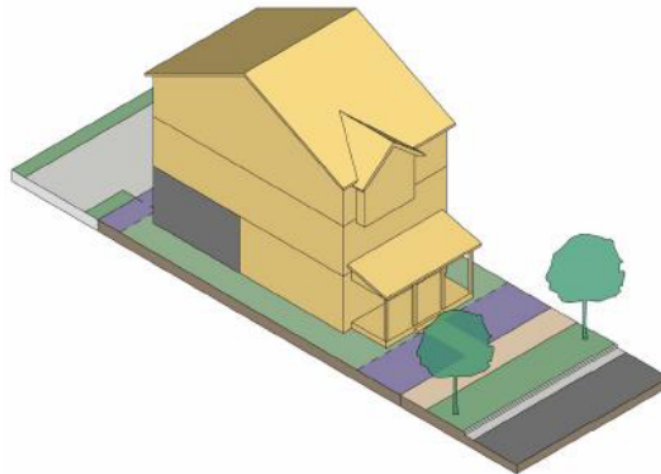


Typical Lot Size		
A	Width	35 — 45 ft.
B	Depth	70 ft. min.
C	Area	2,450 sf min.
Setbacks		
D	Front	10 ft. min.
E	Side	5 ft. min.
F	Corner Side	10 ft. min.
G	Rear	5 ft. min.
Facade Zone		
H		10 ft.
Porch Encroachments		
I		4 ft.
Height		
J		2 - 3 stories
Garage Setback		
K		5 ft. min.
Maximum Driveway 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.



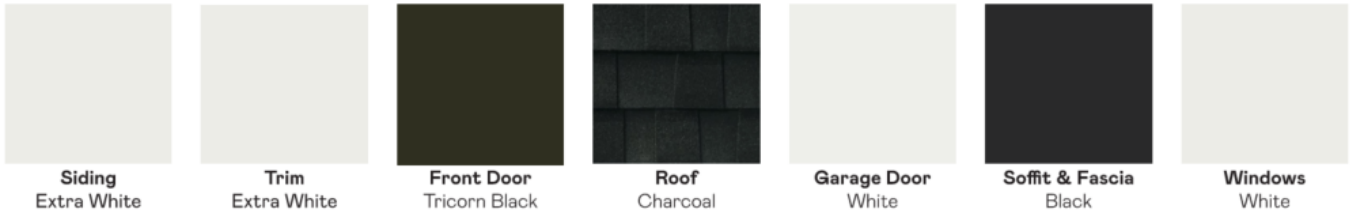
STREETSCAPE EXAMPLE



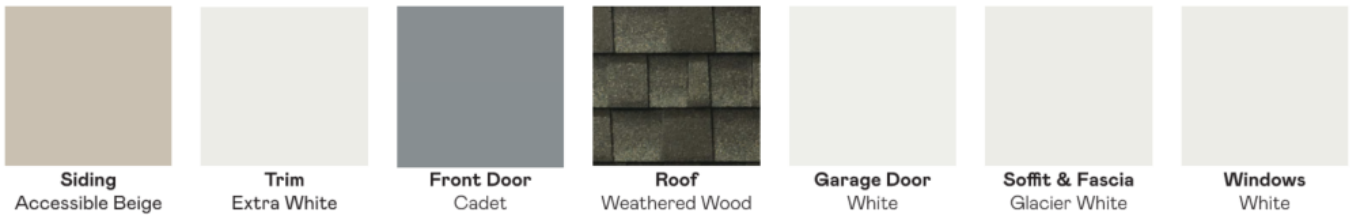
TYPICAL ARCHITECTURE



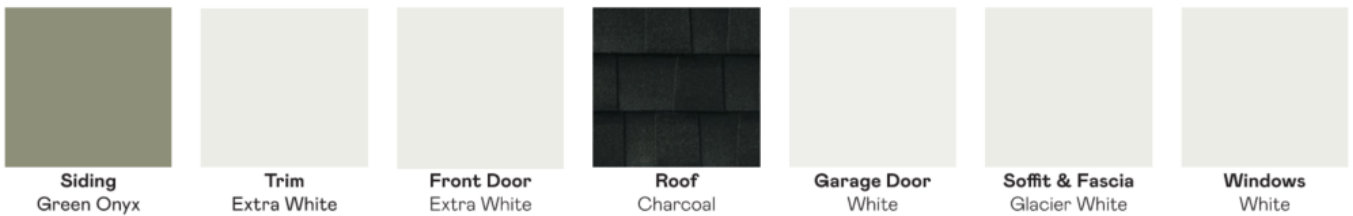
Scheme 1



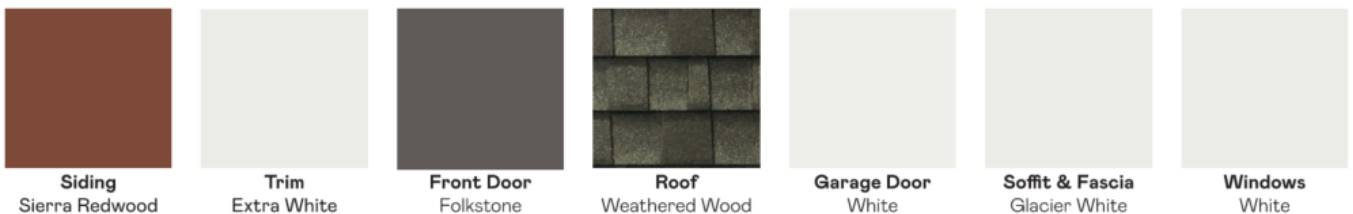
Scheme 2










Scheme 3




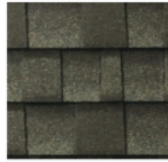

Scheme 4




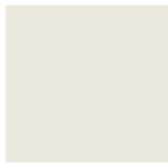
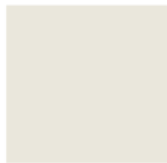


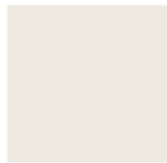

Scheme 5

						
Siding Argos	Trim Extra White	Front Door Grizzle Gray	Roof Charcoal	Garage Door White	Soffit & Fascia Glacier White	Windows White






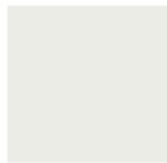

Scheme 6

						
Siding Creamy	Trim Creamy	Front Door Keystone Gray	Roof Weathered Wood	Garage Door Taupe	Soffit & Fascia Teakwood	Windows Taupe


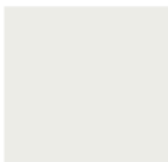
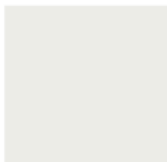

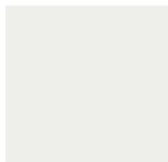

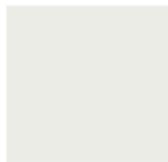
Scheme 7

						
Siding Messenger Bag	Trim Alabaster	Front Door Alabaster	Roof Weathered Wood	Garage Door White	Soffit & Fascia Natural Linen	Windows White


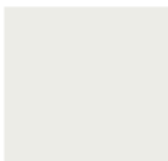



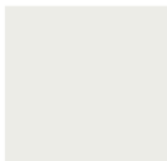
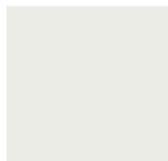
Scheme 8

						
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

PLAN DISTRIBUTION

The remaining seventy-three (73) residential units as of the date of the Third Amendment to the Development Agreement shall be developed in a manner that avoids undue concentration of any single home plan. Each approved home plan shall be represented on at least twenty percent (20%) of the remaining vacant lots, unless otherwise approved by the City. An architectural elevation script is provided within this section illustrating the distribution of architectural elevation styles for the remaining lots. Architectural elevations shall comply with the elevation script to the maximum extent feasible; provided, however, Developer shall have the right, in Developer sole discretion, to substitute the elevations shown on the elevation script for up to eight (8) homes. This provision is intended to ensure a balanced distribution of home plans and elevation styles and to avoid repetition of identical elevation styles on adjacent lots, while allowing administrative flexibility in response to market conditions and construction sequencing.

