



WILCOX FARMS DEVELOPMENT AGREEMENT THIRD AMENDMENT

Development Agreement Amendment

DA 2026-0406

Background

- *DA Amendment*
 - *Establish garage dimension standards specific to the subdivision (small-lots with lot depth constraints)*
 - *Provide home plan and architectural elevation distribution requirements*
- *Amendment required*
 - *Garage dimensions differ from City standard*
- *City Initiated*
 - *Amendment initiated and drafted by City Staff*
 - *With developer coordination*

Proposed Amendment Summary

- *Defined Terms*
 - *Definitions added to the agreement for “Gross Interior Garage Dimensions” and “Unobstructed Parking Area”*
- *Garage Dimension Requirements*
 - *20' x 20' (Gross Interior Garage Dimensions)*
 - *Minor obstructions permitted on one side of the garage*
 - *Specified depth maintained on the obstructed side (varies by home plan and lot, but no less than 17'4”)*
 - *Functional 2-car garage parking maintained*
 - *As-builts required for homes under construction demonstrating functional parking as outlined in the agreement*

Proposed Amendment Summary

- *Plan Distribution*
 - *New section added to Pattern Book to ensure balance in home plan and architectural variety*
 - *Each home plan will be represented on at least 20% of the remaining lots*
 - *Elevation style script provided*

Home Plans

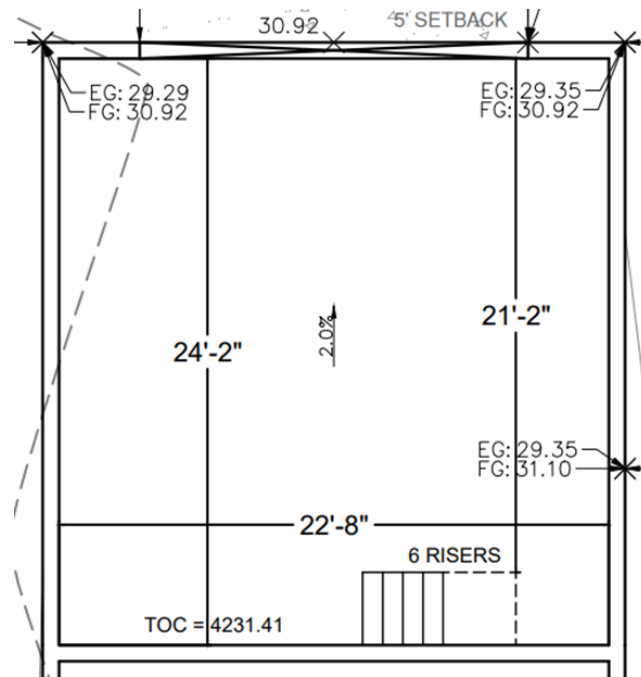


- *Granite, Echo, Everglade*
- *Farmhouse, Traditional, Scandinavian*



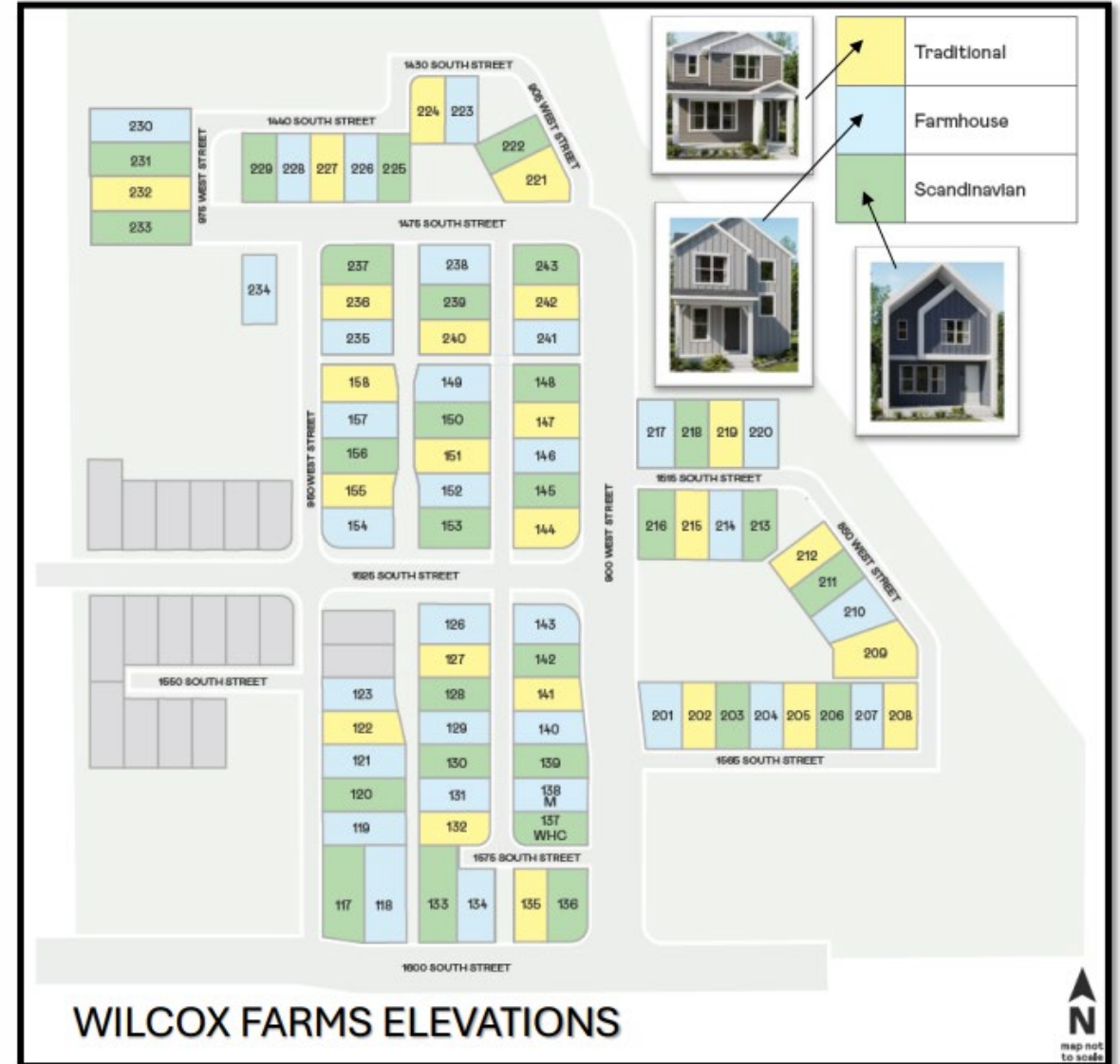
Home Plans

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



Plan Distribution

- *Balance of home plans and architectural variety*
 - *Home plans (20%)*
 - *Elevations according to script*



PC Recommendation & City Council Alternatives

On May 20, 2026, the Clearfield City Planning Commission forwarded a recommendation to the City Council for approval of the Development Agreement Amendment request. The City Council has the following decision options available for the request.

- 1) **Approve** the Development Agreement Amendment request.*
- 2) **Deny** the Development Agreement Amendment request.*
- 3) **Table** the Development Agreement Amendment request to a specific meeting date to request additional information and time to consider the request.*