



CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
September 09, 2025 - WORK SESSION

Meetings of the City Council 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 by the City Council for electronic meetings.

55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion of a Request for an Additional Business Access on 500 West Near Antelope Drive

Department Updates

(Any item not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)

****ADJOURN THE CITY COUNCIL WORK SESSION****

Posted September 4, 2025.

/s/Chersty Titensor, Deputy City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 801-525-2714, giving her 48-hour notice.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmnl/, 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 Nancy R. Dean at Clearfield City, nancy.dean@clearfieldcity.org & 801-525-2714

TO: Mayor Shepherd and City Council Members

FROM: Braden Felix, Assistant Public Works Director

MEETING DATE: September 9, 2025

SUBJECT: An Additional Business Access on 500 West and Antelope Dr.

RECOMMENDED ACTION

Discuss the options for an additional curb cut/drive approach for TIPS Leasing / Utah Laser Pro.

DESCRIPTION / BACKGROUND

The request for the additional curb cut comes from the tenant of the property, Scott Sneddon (owner of Utah Laser Pro). The location of the current approach is approximately 185' from the intersection corner curb radius. This location was designated by design engineers from Wall Consultant Group when design for the 500 West project was completed in 2020. For reference, the image below is taken from the Google Maps link for Utah Laser Pro, and illustrates well the current path of ingress to the business.





Since the city gave up the remnant parcel just south of the approach in 2021, the owner has had the option to move the approach about 30' further to the south, but this would not change their layout much and would not provide benefit for the cost. Mr. Sneddon is asking to add an approach closer to the intersection as a more direct route to the parking lot, but this causes some potential conflict points in traffic paths. For this reason, the design engineers and staff have advised against it.

About two years ago, Mr. Sneddon (tenant) and Mr. Bruce Johnson (Owner) approached the city about allowing the curb cut. At that time, Mr. Johnson had placed concrete barricades along the property line on the north end of the 500 West, blocking potential traffic from using the newly constructed road. An idea was floated to see if they would remove the barricade in exchange for the approach. In the end, that negotiation did not result in a solution.

The main difference between then and now is that we have constructed the 1st Street extension to the Davis School District facilities, and the barricade has been moved for traffic to access C Street as well. Staff still does not recommend allowing the curb cut as requested, as it is closer to the intersection than current engineering standards would recommend and poses the potential conflict in traffic paths.

While this is an administrative matter, Mr. Sneddon has insisted on taking the issue to the legislative body. Consequently, at the Mayor's request, this item is placed on the Council's work session agenda for consideration, and staff will proceed as directed by the Council.

CORRESPONDING POLICY PRIORITIES

- Improving Clearfield's Image, Livability, and Economy
- Providing Quality Municipal Services

Staff will always try to do what is safest for the residents and patrons of our city. Though not convenient to the Utah Laser Pro business, keeping the approach in its current location will reduce the risk of accidents.

HEDGEHOG SCORE

12

FISCAL IMPACT

None.



ALTERNATIVES

Allow the curb cut.

SCHEDULE / TIME CONSTRAINTS

None

LIST OF ATTACHMENTS

- TIPS Leasing Davis County Parcel Map

