

Bountiful City
Administrative Committee Minutes
January 3, 2012
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Member – Lloyd Cheney; Committee Member – Marc Knight; Assistant Planner – Dustin Wright; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:06 pm and all present introduced themselves.
2. Consider approval of minutes for December 5, 2011.

Mr. Knight made a motion to approve the minutes for December 5, 2011 as written. Mr. Cheney seconded the motion. Voting was 3-0 in favor.

3. Consider a Conditional Use Permit to allow for a Commercial Occupation Pawn Shop business at 260 N. 500 W., Zach Black, applicant.

Mr. Zach Black was present. Mr. Dustin Wright presented the staff report.

Section 14-6-103 of the Land Use Ordinance allows second-hand dealers of merchandise (pawnbrokers) in the C-H zone as a conditional use. On June 6, 2011, there was an item heard before this committee for a pawn shop. The property has changed ownership and the permit that was granted to the previous owners was not transferable.

This property is located in the heavy commercial zone and is adjacent to a residential multi-family zone. The hours of operation for this type of business should be considered for public safety concerns. This business is located on a deep lot with minimal street visibility toward the back.

Upon review of the application, staff recommends that a Conditional Use Permit be granted with the following conditions:

1. The applicant shall keep a current Bountiful City pawn broker business license. (§5-2-102)
2. The applicant shall be registered with the State of Utah Department of Commerce as a licensed pawnbroker.
3. The applicant shall conform to applicable State law (Utah Code §13-32a-101).
4. The applicant shall demonstrate record keeping as outlined in §5-2-103 of the City Code.
5. Reasonable hours of operation are set by the Committee. (Recommended hours: Monday – Saturday 9:00 a.m. – 6:00 p.m.)
6. This Conditional Use Permit is just for this applicant at this site and is not transferable.

Chairman Jensen opened the public hearing at 5:10 p.m. and closed the hearing without comment.

There was discussion about the ownership and background of the business. Staff stated that there should not be any products displayed outside the building. The current ordinance for signage allows a maximum of 20% of the building façade; this includes any signs painted in the windows. The business would be able to have a portable A-frame sign that would need to be taken inside at the end of the business day.

Mr. Black clarified the security measures that would be in place for the business, which includes video camera setup - 4 or more, a separate locked area for the pawn items, guns would have a cable locking system, and a safe for jewelry. Mr. Black is investigating a security system with bars on the windows and doors on the inside of the building. Staff mentioned that the pawn shop needed to abide by all city codes and stated concerns and expectations of the pawn shop from the residents of the neighboring apartments. Mr. Black stated that he has high expectations for the pawn shop and would like to see it as an upscale lending facility.

Mr. Black expressed concern for the hours of operation and staff recommended changing the hours of operation to Mon thru Sat, 8:00 a.m. – 9:00 p.m.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow a Commercial Occupation Pawn Shop business at 260 W. 500 W., Zach Black, applicant, as set forth by staff, and with the discussed modified hours of operation, Monday-Saturday, 8:00 am – 9:00pm. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, to allow for a Home Occupation Stone Masonry business at 2962 S. Oakwood Dr., Shane Wright, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, to allow for a Home Occupation Stone masonry business at 2962 S. Oakwood Dr., Shane Wright, applicant, as written. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

5. Chairman Jensen ascertained there were no other items to discuss. Chairman Jensen made a motion to adjourn. Mr. Knight seconded the motion. The meeting was adjourned at 5:06 pm.