



Bountiful City
Administrative Committee Agenda
Monday, October 26, 2026
3:00 p.m.

Notice is hereby given that the Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from August 3, 2026
 - Review
 - Action
3. Conditional Use Permit for Secured and Unsecured Consumer Installment Loans at 140 West 500 South
Assistant Planner Leech
 - Review
 - Public Hearing
 - Action
4. Adjourn

**DRAFT Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
Monday, August 3, 2026 – 3:00 p.m.**

Official notice of the Administrative Committee Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

Planning Conference Room
795 South Main Street, Bountiful, Utah 84010

Present:	Administrative Committee	Chair Francisco Astorga
		Brad Clawson
		Jill Frasier
	Assistant Planner	Chaz Leech
	Recording Secretary	Rachel Coleman

1. Welcome

Chair Astorga called the meeting to order at 3:02 p.m. and welcomed everyone.

2. Meeting Minutes from July 6, 2026

Chair Astorga called for consideration of the Meeting Minutes from July 6, 2026. Committee Member Frasier motioned to approve the minutes as presented. Committee Member Clawson seconded the motion. The motion was approved unanimously with Chair Astorga and Committee Members Clawson and Frasier voting "aye."

3. Conditional Use Permit for Vehicle Service at 1545 South Main Street

Assistant Planner Leech presented the item as found in the packet

Mr. Leech noted a typographical error in Recommendation No. 1. It should state, "The hours of operation will be limited to 8:00 a.m. to 6:00 p.m.," rather than, "The hours of operation will be limited to 9:00 a.m. to 6:00 p.m."

Chair Astorga asked if Committee Members had any questions for Staff. Committee Members had no questions for Staff.

Mr. Astorga asked Kasey Jensen with Easy Emissions whether there was a south egress from the property along Main Street. Mr. Jensen was unsure. Mr. Astorga then asked George West, the property owner of subject property, who explained that a south egress had existed until Thirst, the previous tenant, occupied the building. Mr. Astorga asked Mr. West to confirm that all access points and traffic circulation shown on the proposed site plan would remain the same as those approved for the previous tenant. Mr. Jensen confirmed that was correct.

42 Mr. Astorga opened the public hearing at 3:11 p.m.

43 Mr. Astorga closed the public hearing at 3:11 p.m.

44 Mr. Astorga asked Mr. West if he would like to make any comments. Mr. West said he has owned
45 the property for thirty (30) years and has been happy with those he has worked with.

46 Committee Member Clawson motioned to approve the Conditional Use Permit for the property
47 at 1545 South Main Street with the recommendation and conditions given by Staff and noting the
48 typo in Recommendation No. 1, needing to be changed from "9:00 a.m. to 6:00 p.m." to "8:00
49 a.m. to 6:00 p.m." Committee Member Frasier seconded the motion.

50 The motion was approved unanimously with Chair Astorga and Committee Members Clawson
51 and Frasier voting "aye."

52 **4. Adjourn**

53 Chair Astorga adjourned the meeting at 3:13 p.m.

54

Administrative Committee Staff Report



Subject: Conditional Use Permit for Secured and Unsecured
Consumer Installment Loans at 140 West 500 South
Authors: Chaz Leech, Assistant Planner
Date: October 26, 2026

Background

The applicant Lami Kim, on behalf of RFG Utah LLC/1st Choice Money Center, has submitted a Conditional Use Permit (CUP) application for consumer installment loans at 140 West 500 South, located in the C-G (General Commercial) zone.

Analysis

Bountiful City Land Use Code 14-6-103 Permitted, Conditional, and Prohibited Uses in commercial zones states title loans require Conditional Use Permit approval. Bountiful City Administrative Committee has been designated to review all CUPs for commercial businesses without a site plan. Staff reviewed the submitted application and finds that a commercial business for title loans shall be approved if reasonable conditions are proposed to mitigate anticipated detrimental effects of the proposed use with consideration of the following standards: all below shown in *italics*. Staff findings for each standard are shown as underlined text.

1. *The location of the proposed use in relationship to other existing uses in the general vicinity.*

The existing structure at 140 W 500 S was built in 1990 as a small retail shopping center. Since that time, it has been used for a variety of businesses, most recently as an optometrist and retail eyeglass store. The proposed use as a consumer installment lender is similar to adjacent uses that currently exist along the 500 South corridor.

2. *The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity.*

The proposed use will not have a greater intensity than the current or previous businesses at this location, which include Standard Optical and Cutlers. Currently 1st Choice Money Center has an existing and operating business at 517 West 500 South in Bountiful. They propose to move from the current location due to planned construction on 500 South. Moving from 517 West to 140 West will likely not

increase traffic and there will not be any other negative impacts to surrounding properties or business.

3. *The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping with are in harmony with the area.*

The business hours at the current location is 10:00 am to 6:00 pm, Monday through Thursday, 10:00 am to 7:00 pm Fridays, 10:00 am to 4:00 pm Saturday and closed on Sunday. There would be no extended hours or nighttime traffic or disruptive customer activity. Currently there are 20 shared parking spaces for the retail shops at the proposed location.

Pursuant to Section 14-18-107 of Chapter 18 of the Bountiful City Land Use Code, the parking requirement is one space for every two hundred (200) square feet of floor area. The existing building at 140 West with a total floor area of one thousand thirty-nine (1,139)square feet, requires a minimum of six (6) parking spaces. The proposed location provides 20 shared parking spaces, which exceeds the minimum parking requirement and is sufficient to accommodate the business under the applicable code standard.

The only structural changes to existing building would be internally to provide three (3) desks/workstations, an office and waiting areas for potential customers. All other changes to the site would be aesthetic.

See Recommendations below.

Significant Impacts

There are no anticipated significant impacts to the neighboring properties.

Recommendation

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing, and approve the requested Conditional Use Permit for a consumer installment loan business at 140 W 500 S subject to the following conditions of approval:

1. The hours of operation will be limited to those at the current location.
2. The Conditional Use Permit is solely for this site and is non-transferable.

Attachments

1. Statement of Intent and Use and Impact Explanations
2. Architectural Plans
3. Floorplan
4. Photographs



Approved with
conditions by Planning
Department

Chaz Leech Assistant Planner
10/19/2026 5:10:56 PM

Statement of Intent

RE: RFG Utah LLC dba 1st Choice Money Center

Conditional Use Permit requested for New Location:

142 West 500 South, Bountiful UT 84010

Previous Business Location:

517 West 500 South, Bountiful, UT 84010

Our intent is to operate the business at the new location in the same manner as we currently operate under our existing business license. We are not requesting any changes to the nature or use of our business.

Specifically, we offer:

- Unsecured installment loans that do not require collateral.
- Secured installment loans in which a vehicle title is used as collateral.

Aside from the change in business location, our operations, services, and business model will remain the same as those currently authorized under our existing business license.

RFG Utah LLC

Dba 1st Choice Money Center

Corporate: 9415 Culver Blvd. #310, Culver City, CA 90232

Tel. (310) 335-9200 Fax. (801) 505-9951

Contact: Lami Kim, Accounts Manager Email: Lami@RFGroupLLC.com

President & CEO: Kevin Neustadt (310) 335-9200

COO: Ryan Redford (801) 623-1711

New Business License – PUC Application Questions Answered

Location: 140 West 500 South, Bountiful UT 84010

RE: RFG Utah LLC dba 1st Choice Money Center

How does the proposed project fit with the surrounding properties and uses?:

The proposed 1st Choice Money Center location is consistent with the surrounding properties and existing commercial uses in the area. The project will occupy an existing commercial space and will operate as a professional financial services office offering secured and unsecured installment loans, which is compatible with the established business and retail environment.

The relocation will not alter the character or use of the property. The business will utilize the existing building and infrastructure, with improvements solely focused on preparing the space for a clean, professional, and customer-friendly office environment. The proposed use is intended to complement the surrounding businesses and will not create significant impacts related to noise, traffic, or other external factors.

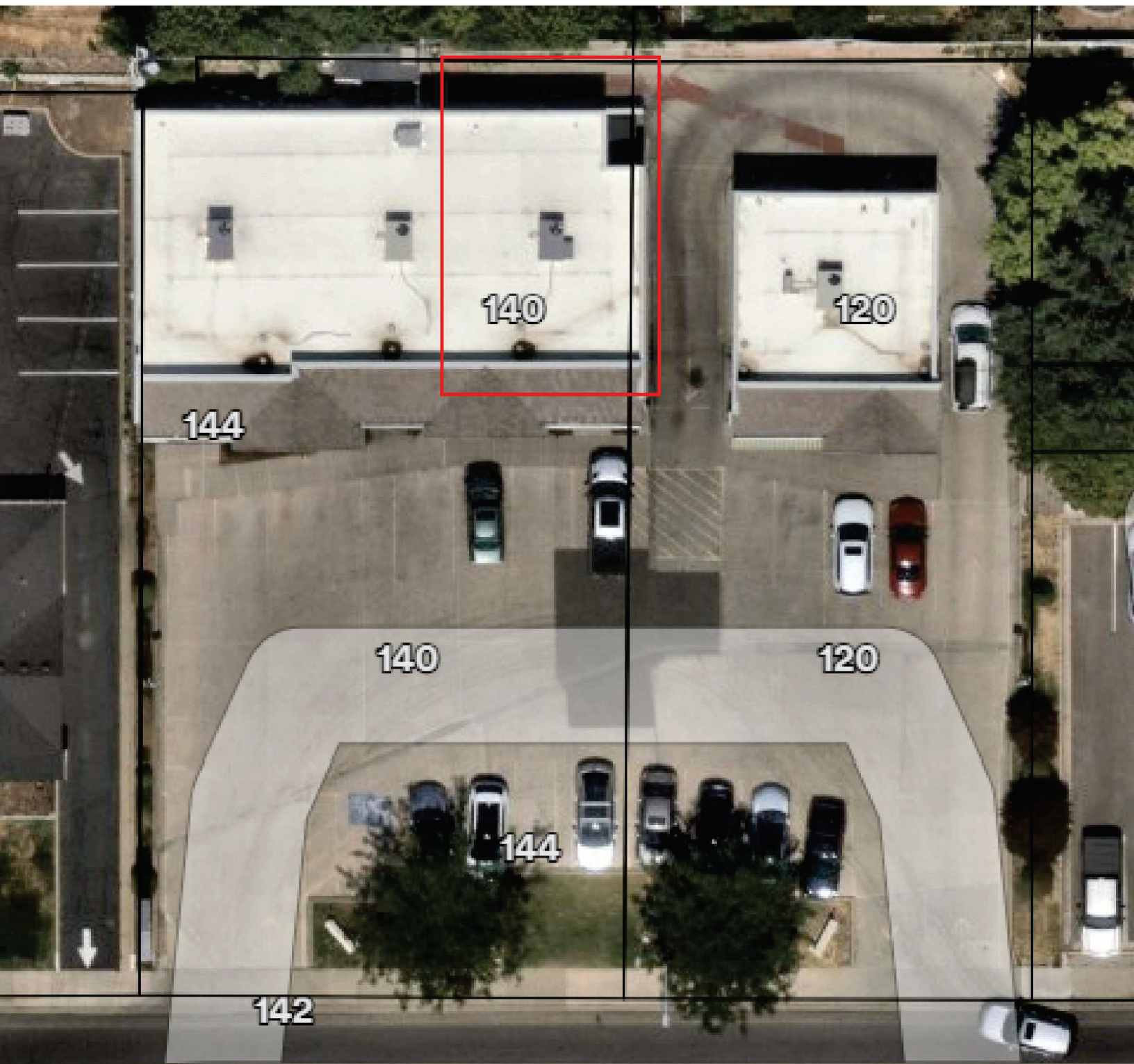
Overall, the project represents an appropriate commercial use of the property and fits naturally within the existing development and character of the surrounding area.

In what ways does the project not fit with the surrounding properties and uses?:

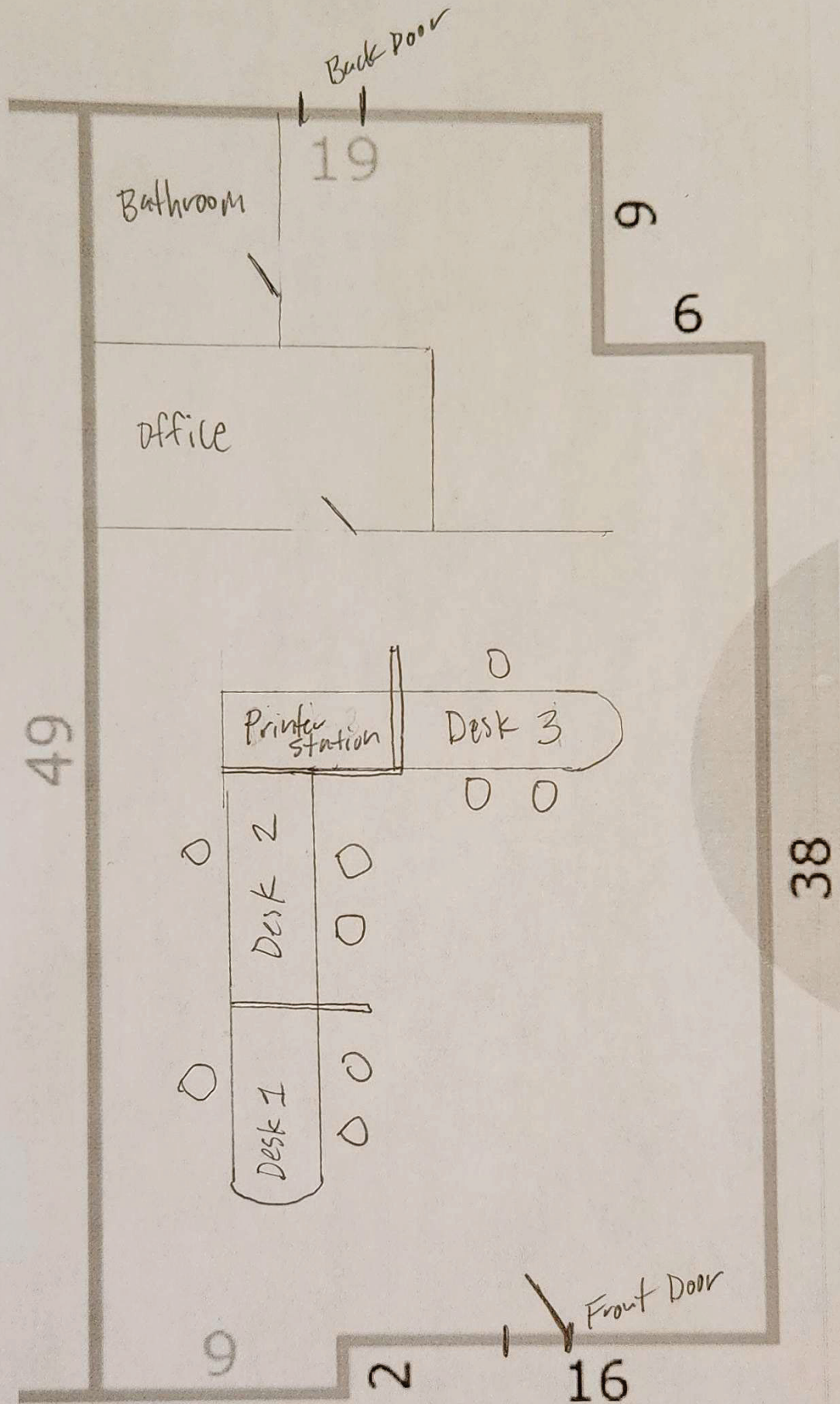
None. The proposed project is compatible with the surrounding properties and existing uses. No conflicts or incompatibilities have been identified.

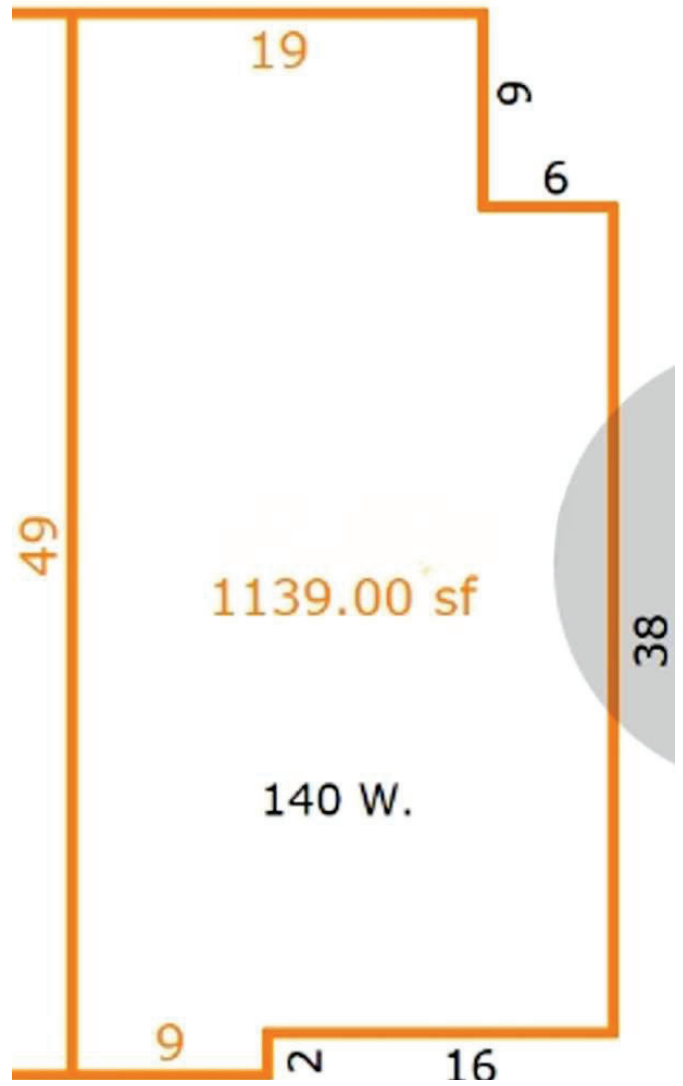
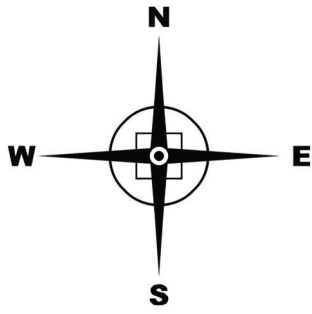
What will you do to mitigate the potential conflicts with surrounding properties and uses?:

N/A



500 South







**Approved with
conditions by Planning
Department**

Chaz Leech Assistant Planner
10/07/2026 5:36:54 PM





**Approved with
conditions by Planning
Department**

Chaz Leech Assistant Planner
10/07/2026 5:37:17 PM