

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
January 17, 2012 – WORK SESSION

Clearfield City Council  
Multi-purpose Room  
55 South State Street  
Second Floor  
Clearfield, Utah

**Mission Statement:** To provide leadership in advancing core community values; sustain safety, security and health; and provide progressive, caring and effective services. We take pride in building a community where individuals, families and businesses can develop and thrive.

**6:00 P.M. WORK SESSION**

Discussion on a Rocky Mountain Power Easement  
Discussion on the Fourth of July Festivities  
Discussion on Amendments to Title 11, Chapters 3 and 13,  
Definitions and Supplementary Regulations  
Discussion on Planning Commission Reappointments  
Discussion on Participation in a Backhoe Trade-in Program  
Budget 101

**\*\*COUNCIL ADJOURN\*\***

Dated this 13<sup>th</sup> day of January, 2012.

/s/Nancy R. Dean, 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 525-2714, giving her 48-hour notice.

When recorded return to:  
Rocky Mountain Power  
Lisa Louder / SM  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

Project Name: WestPoint-Gentile 138 kV Transmission  
Project Tract Number: 2  
WO#: 10034904  
RW#: 20070346

### **RIGHT OF WAY EASEMENT**

For \$13,500.00, **Clearfield City** ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over, or under the surface of the real property of Grantor in Davis County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit A attached hereto and by this reference made a part hereof:

#### Legal Description:

A parcel of land situate in the Southwest Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah. The boundaries of said parcel are described as follows, to wit:

Beginning at a point on the east line of Rocky Mountain Power's Clearfield Substation property which is 488.36 feet N.00°06'30"E along the section line and 273.00 feet S.89°53'30"E from the Southwest Corner of said Section 2 and running thence N.00°06'30"E 107.79 feet along said east line to the northeast corner of said property; thence N.89°54'30"W 273.00 feet along the north line of said property extended to section line; thence N.00°06'30"E 18.08 feet along said section line to the northwest corner of the Grantor's land; thence N.72°14'30"E 88.33 feet along said Grantor's property line to a point which is 25.00 feet perpendicularly distant north of the centerline of the proposed transmission power line; thence N.89°41'43"E 176.92 feet parallel to said proposed power line to the northeasterly line of the Grantor's land; thence S.79°35'30"E 58.14 feet along said northeasterly line; thence S.00°41'17"E 144.34 feet; thence N.89°13'26"W 47.19 feet to the point of beginning. The above-described parcel contains 18,139 square feet or 0.416 acre.

Assessor Parcel No. 12-021-0024

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

By: \_\_\_\_\_

Donald W. Wood

Clearfield City Mayor

**REPRESENTATIVE ACKNOWLEDGEMENT**

State of Utah

County of Davis

} SS.

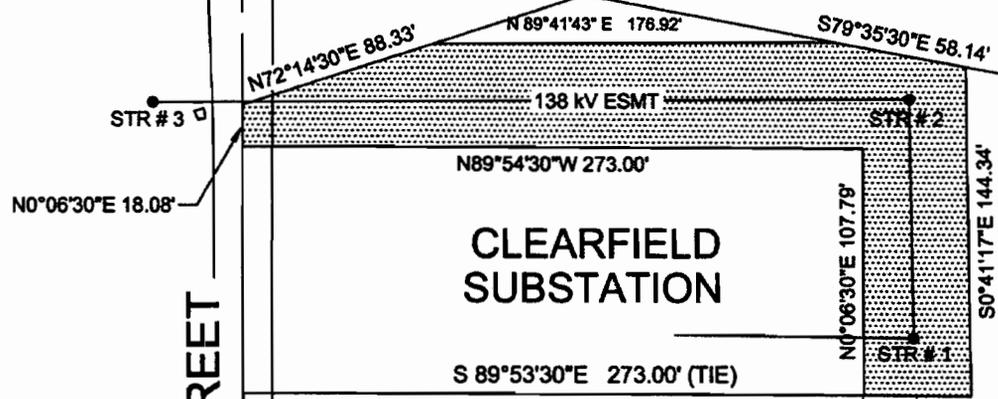
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2011 by

Donald W. Wood, as Mayor of Clearfield City.

\_\_\_\_\_  
Notary Public

My commission expires:

OWNER INFO:  
 FREEPORT CENTER  
 PARCEL # 12-021-0026



OWNER INFO:  
 ROCKY MOUNTAIN POWER  
 PARCEL # 12-021-0025

P.O.B. OF  
 EASEMENT

OWNER INFO:  
 CLEARFIELD CITY  
 PARCEL # 12-021-0024

1000 WEST STREET



GRAPHIC SCALE



( IN FEET )  
 1 inch = 80 ft.

SECTION LINE  
 N 00°06'30"E 488.36' (TIE)

SW COR SEC 2  
 T4N, R2W, S.L.B.&M.

**EASEMENT DESCRIPTION**

A parcel of land situate in the Southwest Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah. The boundaries of said parcel are described as follows, to wit:

Beginning at a point on the east line of Rocky Mountain Power's Clearfield Substation property which is 488.36 feet N.00°06'30"E along the section line and 273.00 feet S.89°53'30"E from the Southwest Corner of said Section 2 and running thence N.00°06'30"E 107.79 feet along said east line to the northeast corner of said property; thence N.89°54'30"W 273.00 feet along the north line of said property extended to section line; thence N.00°06'30"E 18.08 feet along said section line to the northwest corner of the Grantor's land; thence N.72°14'30"E 88.33 feet along said Grantor's property line to a point which is 25.00 feet perpendicularly distant north of the centerline of the proposed transmission power line; thence N.89°41'43"E 176.92 feet parallel to said proposed power line to the northeasterly line of the Grantor's land; thence S.79°35'30"E 58.14 feet along said northeasterly line; thence S.00°41'17"E 144.34 feet; thence N.89°13'26"W 47.19 feet to the point of beginning. The above-described parcel contains 18,139 square feet or 0.416 acre.



THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED

REV 0	DATE: 7/22/11	DESC: RMP-116 CLEARFIELD EASEMENTS	BY: SRB	CHK: JJC	APP: KT
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**ECI ELECTRICAL CONSULTANTS, INC.**  
 SALT LAKE CITY, UTAH  
 680 West 700 South Woods Cross, UT 84087 (801) 292-9854

**EXHIBIT A**  
 RIGHT OF WAY EASEMENT  
 CLEARFIELD CITY  
 TO ROCKY MOUNTAIN POWER  
 THROUGH CLEARFIELD CITY PROPERTY  
 SW QUARTER SECTION 2, T.4.N., R.2.W.  
 SALT LAKE BASE & MERIDIAN

**ROCKY MOUNTAIN POWER**  
 A DIVISION OF PACIFICORP

SHEET 1 OF 1      SCALE 1" = 80'



## Community Development

Planning & Zoning, Building Inspections, Business Licensing,  
Code Enforcement and GIS

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**Date:** January 9, 2012

**To:** Honorable Mayor and City Council

**From:** Valerie Claussen, MPA, AICP *Development Services Manager*  
[vclaussen@clearfieldcity.org](mailto:vclaussen@clearfieldcity.org) or (801) 525-2785

**RE:** **ZTA 1109-0003 Payday Lending Text Amendment**

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### **Background**

The Planning Commission took formal action on this request at their December 7, 2011 meeting and recommends approval of this zoning text amendment based on the findings and discussion in the December 7, 2011 and November 2, 2011 Staff Reports, in addition to the discussions and findings made by the Commission in these two meetings.

Page 5 of 5 of the December 7, 2011 Planning Commission Staff Report specifically outlines the findings the Commission made to recommend approval of the text amendment. The Public Hearing is scheduled for the January 24, 2012 City Council Meeting, as is the adoption of the Ordinance for final action.

The following documents are provided for reference:

- **December 7, 2011 Planning Commission Staff Report and Attachments**
- **December 7, 2011 Planning Commission Minutes**
- **November 2, 2011 Planning Commission Staff Report and Attachments**
- **DRAFT November 2, 2011 Planning Commission Minutes**



## **PLANNING COMMISSION STAFF REPORT**

AGENDA  
ITEM  
**#7**

**TO:** Planning Commission

**FROM:** Valerie Claussen, MPA, AICP  
Acting Community Development Director  
[vclaussen@clearfieldcity.org](mailto:vclaussen@clearfieldcity.org) (801) 525-2785

**MEETING DATE:** December 7, 2011

**SUBJECT:** Public Hearing, Discussion, and Possible Action on **ZTA 1109-0010**, an amendment to the Clearfield City Land Use Ordinance Title 11 Chapter 3 and Chapter 13 for the inclusion of supplementary standards for Payday Lending Establishment, Pawn and Secondhand Businesses and Tattoo and Body-Piercing Establishments (***Continued from the November 2, 2011 Meeting.***)

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### **RECOMMENDATION**

Move to recommend **approval** of ZTA 1109-0010, an amendment to the Land Use Ordinance, for the inclusion of supplementary standards for Payday Lending Establishments, and modifications to the definitions of Pawn and Secondhand Businesses, based on the findings and discussion in the Staff Report, in addition to the discussion and findings of this meeting, including the following: [***LIST ADDITIONAL FINDINGS TO BE REITERATED***]

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### **BACKGROUND**

*This item was discussed during the November 2, 2011 meeting. The Commission continued the item to the December 7, 2011. For further background and complete attachments refer to the November 2, 2011 Staff Report.*

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### **PROPOSED TEXT AMENDMENT**

#### **Proposed Changes**

The full text amendment proposal is attached (*See Attachment 1: Payday Text Amendment*). A summary of the modifications proposed are below:

- Revise Chapter 3 definitions for Payday Lending Establishment and Pawn and Secondhand Business and Tattoo and Body-Piercing Establishment
- Include Chapter 13 Supplementary Standards for Payday Lending Establishments that include the following under two different proposals:

- Half mile separation from other Payday Lending Establishment uses
- A per capita restriction of 1 establishment per 5,000 residents
- Additional tracking of non-conformity through business licensing renewal process
- Provision for relocation of existing business, subject to meeting current zoning standards

### **Modification to Definitions**

The Tattoo and Body-Piercing Establishments definition was modified to remove reference to Chapter 13 Supplementary Standards that do not exist.

Payday lending establishments definition now references the applicable Utah State Code citation of the Check Cashing Registration<sup>1</sup>. The proposed changes to the Pawn and Secondhand Businesses has been included to clarify that businesses which acquire goods or merchandise exclusively by donation, or businesses that deal solely with consignment or selling of vehicles are not included in this definition. Utah State Code clearly establishes specifically what businesses are included and what are excluded<sup>2</sup>.

### **Separation Requirements**

#### *Inventory of Businesses*

Approximately seven payday lending establishments and are located within the city limits (See *Attachment 2: Existing Licensed Businesses*). The text amendment proposes language for separation requirements from other payday lending establishments. It is proposed that a payday lending establishment must be located at least a half mile (or 2,640 feet) as measured from property line to property line from another payday lending establishment. Separation requirements are to discourage clustering of these uses which is not a land use development pattern that is supported by the City's General Plan. The concept and reasoning for separation is discussed in further detail in the "Additional Research" Section.

#### *Per Capita*

With the separation requirements in place, a per capita limitation may be found to not be necessary. Separation requirements are typically directly tied to land use decisions and development patterns, whereas limitation on a per capita basis is not as closely related, but may be instituted for other substantially stated reasons. Should the Commission choose to include a per capita standard in the text amendment, the proposal includes language that proposes a one establishment per 5,000 residents.

#### *Non-Conforming Uses and Business Licensing Renewal Requirements*

A provision has been included which states for existing payday lending establishment that have an active business license as of a given date (to be determined based on the date the Ordinance would be adopted by City Council) that upon failure to renew the business license the use is deemed terminated. Also if the premise is vacated, the use is considered vacated. It also includes a provision that would permit an existing business to relocate to a new site that met the zoning and separation requirements, and the old site at that point is deemed terminated.

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<sup>1</sup> *Payday Lending Utah State Code Excerpt*, attachment included in the November 2, 2011 Staff Report.

<sup>2</sup> *Pawnshop and Secondhand Merchandise Utah State Code Excerpt*, attachment included in the November 2, 2011 Staff Report.

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## ANALYSIS

### Master Plan and Strategic Plan “Vision 2020”

Under Utah State Code, municipalities are granted land use authority. One element of this authority is the adoption of a General Plan and then the adoption of laws or ordinances to implement the goals of the General Plan. Clearfield Title 11 Municipal Code, or referred to as the City’s Land Use Ordinance, is the compilation of these laws whose purposes include the furthering of the goals of the General Plan. When discovering specific changes are needed in the Ordinance for better implementation of the General Plan, text amendments are consistent with the policy under the Land Use Element which states, “*Continue to update the City’s Land Use Ordinance as necessary to maintain consistency with this General Plan.*”

The proposed text amendment conform to the City’s Master Plan, specifically the first Land Use Guideline which states “*The identity of Clearfield should be strengthened by land uses which improve the image of the community and fostering a positive, healthy living environment conducive to long-term residency.*”

Requiring separation of payday lending uses limits the clustering of these uses along the limited commercial corridors of the City. This standard is a tool to further implement the City’s goal of strengthening land uses that improve the image of the community, and in addition encourages a diversity of the types of commercial development for not only a physical environmental health, but an economic environmental health to the community. The economic component of this Text Amendment is also consistent with the City’s Vision 2020 Plan, which is referenced in the City’s General Plan as well. Such areas of emphasis in the Vision 2020 Plan are “*Improve Clearfield City’s demographic profile that attracts and retains quality retail establishments.*” Tactics to implement the Vision is to “*Brand the city and...foster community pride among residents and improved perception of non-residents.*”

### Additional Research and Information

The City’s 2010 CDBG Analysis of Impediments reports Clearfield City has one of the lowest median income in the County. In addition, there is a substantially lower percentage of homeownership rate than the County and it has been demonstrated a need for more median and above median income housing supply<sup>3</sup>. Research indicates that “payday lenders cluster in low to moderate-income neighborhoods in urban areas, in rural communities and around concentrations of lower wage workers, and military bases.”<sup>4</sup> Such establishments tend to focus on lower income clients and can become predatory in nature upon financially challenged individuals and areas. Because Clearfield has one of the lowest median incomes in Davis County, the City is more likely to see a clustering effect for this type of business which can negatively impact the City in several ways.

First, payday lenders have generally been found to be detrimental to those that are economically disadvantaged due to the high interest rates that are incurred in order to overcome short-term or temporary needs for cash; therefore, having an overabundance of these types of businesses will likely result in unreasonable adverse effects on the community and residents.

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<sup>3</sup> Excerpts from CDBG 2010 Analysis of Impediments, attachment included in the November 2, 2011 Staff Report.

<sup>4</sup> Controlling the Growth of Payday Lending Through Local Ordinances and Resolutions, attachment included in the November 2, 2011 Staff Report.

Some communities have also seen exploitative effects on members of the military who, due to deployment, or low income, may be more vulnerable to predatory lending practices.

Additionally, certain other type of commercial or retail businesses have expressed desires not to locate in close proximity to payday lenders. These businesses have concluded that payday lending establishments create a perception that detracts from the aesthetic appeal of surrounding businesses. Moreover, the City has concentrated its economic development efforts, as articulated in "Vision 2020", to attract more retail establishments, restaurants, etc. that will allow residents to meet all of their shopping and entertainment needs here within Clearfield's boundaries instead of travelling to neighboring cities.

Referencing a Salt Lake City Planning Commission Staff Report<sup>5</sup> prepared in September 2008, the pertinent background and information was provided, "The [text amendment] proposed consideration of regulations that affect the number and concentration of a single business type. In considering these restrictive regulation standards, staff has noted action taken by the federal government on determining the detrimental effects that a concentration of payday loan lenders have on a community. The Federal government has determined that the practice of these businesses has a detrimental effect on the community based on research conducted by the U.S. Defense Department and has been recently adopted by the U.S. Congress through a Military Lending Act. The study showed the average military borrower pays \$827 on a \$339 loan and called the lending "predatory". Military officers supported action for the law, saying the loans saddled low-paid enlisted men and women with debts that ruined their finances, jeopardized security clearances and left them unable to deploy to Iraq or other assignments. The practice of these companies allows for a "Rollover" of the loan, where for a fee the client may continue the debt. It is through the action of the "Rollover" where the interest rates or fees dramatically increase the debt trapping the borrowers in a cycle of debt. A concentration of lenders enables the borrower to take money from one location to another to "Pay-Off" the debt, but this in fact exacerbates the problem. For this purpose it has been determined that controls on the concentration of these businesses serves the public welfare, and lessens the negative economic effect."

Such studies may serve to further support the adoption of land use development standards that would alleviate the concentration of these uses, specifically in our community. It is anticipated that as the City strives to adopt development standards that encourages positively perceived development patterns, encourage long-term residency, and contribute to a healthier economy for the Community, that the goals of both the Master Plan and "Vision 2020" are better accomplished.

**Public Comment**

No public comment has been received to date.

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<sup>5</sup> Excerpt from September 2008 Salt Lake City Planning Commission Staff Report, attachment included in the November 2, 2011 Staff Report.

**FINDINGS**

**Zoning Ordinance Text Amendment**

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff's evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	Land Use Guidelines include improving aesthetics and community image. This proposed text amendment to enact separation requirements for these specified uses further accomplishes these purposes. The Policy of the Land Use Element states "Continue to update the City's Land Use Ordinance as necessary to maintain consistency with this General Plan".
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	No conditions are being recommended for this ordinance change.

In addition to the above, the following findings can also be made for the proposed text amendment, as it is in Clearfield City's best interest to regulate both distance and number of payday lending establishments for the following reasons:

1. It further implements the goals of the General Plan and Vision 2020, specifically for improving of aesthetics and community image, as well as the improvement to the city's economic health.
2. It should act to limit detrimental effects that high concentration of payday lending establishments have on a community whose demographics are such as Clearfield.
3. The City is one of the lowest median incomes in the County, and the regulation of such uses is intended to mitigate the clustering effect that can often occur in such communities.
4. It will increase the likelihood of attracting high-quality retail.

**ATTACHMENTS**

1. Proposed Language Text Amendment for Payday Lending, Pawn and Secondhand Businesses and Tattoo or Body-Piercing Establishments
2. Existing Licensed Businesses in Clearfield

# “Exhibit A”

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## Text Amendment for Payday Lending Establishments, Pawn and Secondhand Businesses, and Tattoo and Body-Piercing Establishments (Revisions shown with CAPS and deletions shown with ~~strike through~~.)

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### TITLE 11 – LAND USE

#### CHAPTER 3: DEFINITIONS

##### 11-3-3: DEFINITIONS:

PAYDAY LENDING ESTABLISHMENT: Any business involved in check cashing, DEFERRED DEPOSIT LENDING, or any other similar types of businesses licensed by the State pursuant to the Check Cashing Registration Act AS SET FORTH IN UTAH CODE ANN. TITLE 7 CHAPTER 23. This definition shall not include fully automated stand-alone services located inside of an existing building, so long as the automated service incorporates no signage in the windows or outside of the building. Payday lending establishments shall be subject to additional regulations set forth in Chapter 13 of this Title.

PAWN AND SECONDHAND BUSINESS: Pawn and secondhand business shall have the meaning set forth in Utah Code Ann. Title 13, Chapter 32a. ~~Pawn and secondhand businesses shall be subject to additional regulations set forth in Chapter 13 of this Title.~~ THIS DEFINITION DOES NOT INCLUDE BUSINESSES WHICH ACQUIRE SECONDHAND GOODS OR MERCHANDISE EXCLUSIVELY BY DONATION, OR DEAL SOLELY WITH CONSIGNMENT OR SOLELY IN THE PURCHASING, BARTERING, EXCHANGING OR SELLING OF USED MOTOR VEHICLES OR TRAILERS.

TATTOO OR BODY-PIERCING ESTABLISHMENT: Any business that is engaged primarily in the practice of physical body adornment, which includes, but is not limited to the following techniques: body piercing, tattooing, permanent cosmetics, branding, and scarification. This definition does not include practices that are considered medical procedures by the state medical board, such as implants under the skin, which shall not be performed by a tattoo or body piercing establishment. ~~Tattoo or body piercing establishments shall be subject to additional regulations set forth in Chapter 13 of this Title.~~

## “Exhibit A”

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### TITLE 11 – CHAPTER 13 SUPPLEMENTARY REGULATIONS

#### **11-13-29: PAYDAY LENDING ESTABLISHMENTS:**

##### A. PAYDAY LENDING ESTABLISHMENTS:

1. NO PAYDAY LENDING ESTABLISHMENT SHALL BE LOCATED WITHIN ONE-HALF MILE (2,640 FEET) OF ANY OTHER PAYDAY LENDING ESTABLISHMENT. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE CLOSEST PROPERTY LINES OF THE LOTS ON WHICH THEY ARE LOCATED.
2. THE NUMBER OF PAYDAY LENDING ESTABLISHMENTS MAY NOT EXCEED ONE PER 5,000 OF THE CLEARFIELD CITY POPULATION. THE TOTAL POPULATION FIGURES SHALL BE BASED ON THE U.S. CENSUS BUREAU’S ANNUAL ESTIMATES.

##### B. THE FOLLOWING SHALL ONLY APPLY TO PAYDAY LENDING ESTABLISHMENTS THAT HAD AN ACTIVE BUSINESS LICENSE BEFORE [DATE HERE] IN CLEARFIELD CITY:

1. TERMINATION OF BUSINESS LICENSE. IF ANY OF THE ABOVE LISTED BUSINESSES FAILS TO RENEW ITS CLEARFIELD CITY BUSINESS LICENSE OR VACATES THE PREMISES, THEN THE BUSINESS AND USE IS DEEMED TERMINATED. BUSINESSES THAT DO NOT MEET ZONING AND SEPARATION REQUIREMENTS SHALL BE CONSIDERED NON-CONFORMING AND WILL BE SUBJECT TO THE PROVISIONS OF CHAPTER 17 OF THE CLEARFIELD LAND USE ORDINANCE.
2. RELOCATION OF EXISTING BUSINESS. ANY OF THE ABOVE LISTED BUSINESSES EXISTING BEFORE [DATE HERE], SHALL BE ALLOWED TO RELOCATE TO A NEW SITE THAT MEETS THE ZONING AND SEPARATION REQUIREMENTS OUTLINED IN THIS ORDINANCE. THE NON-CONFORMING STATUS OF THE PRIOR SITE IS DEEMED TO HAVE BEEN TERMINATED.

## EXISTING LICENSED BUSINESSES IN CLEARFIELD

Business Name	Address
<i>Pawn and Secondhand</i>	
INSTANT CASH LOAN & PAWN	437 NORTH MAIN STREET
MAXI PAWN SHOP	1475 SOUTH STATE STREET
STAR PAWN INC.	699 S STATE ST
USA CASH SERVICES OF UTAH INC.	340 S STATE ST
<i>Payday Lending</i>	
QC FINANCE	290 NORTH MAIN STREET
USA CASH SERVICES OF UTAH INC.	340 S STATE ST
MONEY TRAIN TITLE LOANS, LLC	618 S STATE ST
UTAH TITLE LOANS, INC	710 SOUTH STATE STREET
MR. MONEY	1580 S STATE ST #4
CERTEGY CHECK SERVICES INC*	976 W 1700 S
JALISCO MARKET OF CLEARFIELD*	269 E 200 S

\*Registered with the State but not with the City as a Payday Lending Establishment

31-Oct-11

Commissioner Brown asked what type of material would be stored. Mr. Dawson said it would be neatly stacked bundles of lumber. Mr. Brower said the Commission needed to be very specific in its motion if its desires were for lumber to be stacked. Ms. Claussen said designating what was permitted helped with enforcement. Mr. Brower said there were certain materials that were not attractive when stacked 15 feet high. Commissioner Stanger said if it were his property he should be able to stack whatever type of material he wanted to stack. Chair Peterson said the City was in desperate need of development and the last thing it wanted to do was make it difficult for a business to conduct business. She continued that the City did not have tight areas of manufacturing and the issues went beyond fence lines. She suggested there could be a very balanced compromise. Commissioner Stanger said in the manufacturing zone these items needed to be addressed differently than businesses in a commercial zone. Commissioner Brown, Commissioner Stanger, Commissioner Baron, Commissioner Brooks all agreed to allow outdoor storage up to 15 feet.

Commissioner Stanger asked if there would be any more on-street parking once the site was completed. Mr. Dawson said he could guarantee there would not be any equipment parked on the street; however, there was no guarantee that an employee wouldn't park on the street. Ms. Claussen said there were other mechanisms, outside the land use ordinance, to address the parking issues.

Chair Peterson asked if anyone had concerns about addressing the Site Plan and Conditional Use Permit together. The commissioners had no concerns with addressing them at the same time.

**Commissioner Stanger moved to approve as conditioned, CUP 1110-0002, a Conditional Use Permit for outdoor storage and Site Plan for the Dawson Homes expansion located at 171 West 200 South, based on the findings and discussion in the Staff Report as well as approving the proposed height of the building at approximately 20 feet when the manufacturing zone allows up to 45 feet. In addition, the outdoor storage height can be up to 15 feet as long as the materials are on an impervious surface. Seconded by Commissioner Brooks. The motion carried upon the following vote: Voting AYE – Commissioners Baron, Brooks, Brown and Stanger. Voting NO – None.**

**PUBLIC HEARING, ZTA 1109-0010, AN AMENDMENT TO THE CLEARFIELD CITY LAND USE ORDINANCE TITLE 11 CHAPTER 3 AND CHAPTER 13 FOR THE INCLUSION OF SUPPLEMENTARY STANDARDS FOR PAYDAY LENDING ESTABLISHMENT, PAWN AND SECONDHAND BUSINSSES AND TATTOO AND BODY-PIERCING ESTABLISHMENTS**

Chair Peterson said this is a continuation of a Public Hearing that was opened on November 2, 2011.

**PUBLIC COMMENT:**

None

**Commissioner Brooks moved to close the public hearing at 8:36 p.m., seconded by Commissioner Brown. The motion carried upon the following vote: Voting AYE – Commissioners Baron, Brooks, Brown and Stanger. Voting NO – None.**

Valerie Claussen said the text amendment had been through the Planning Commission process; however, there was one more item that would need to be addressed. Ms. Claussen explained the additional information regarding separation requirements, per capita, and business license renewal. No public comment had been received to date. Chair Peterson asked about the changes. Ms. Claussen said the revisions included the clarification of the definitions listed in Chapter 3, included Chapter 13 Supplementary Standards which included a half mile separation from other payday lending establishments, per capita of 1 per 5,000 residents, and additional tracking through business license requirements. Staff recommended approval. Commissioner Brooks stated she preferred 1 establishment per 10,000 residents but would accept 1 per 5,000 residents.

**Commissioner Stanger moved to recommend approval of ZTA 1109-0010, an amendment to the Land Use Ordinance, for the inclusion of supplementary standards for Payday Lending Establishments, and modifications to the definitions of Pawn and Secondhand Businesses, based on the findings and discussion in the Staff Report, in addition to the discussion and findings of this meeting, including the following: 1) it further implements the goals listed in the General Plan and Vision 2020 which further improves the aesthetics, 2) alleviates clustering in commercial zones, which will allow for high quality retail, 3) the city has a high number of families that are low income and with these debt services there is less money that is put back into the economy, 4) also increase in crime and detriment to the home values in these areas. Seconded by Commissioner Brooks. The motion carried upon the following vote: Voting AYE – Commissioners Baron, Brooks, Brown and Stanger. Voting NO – None.**

**STAFF REPORT**

Valerie Claussen said she appreciated the commissioners attendance at the joint meeting, to discuss the UTA site, between the City Council and Planning Commission. She explained briefly the outcome of that meeting. She said there was a North Davis Area Corridor meeting to review the SR-193 Study and Syracuse City received a grant to assist with that project. Clearfield City was also participating on that project and there was a meeting on December 15, 2011 with the property owners that were affected with the new road. Ms. Claussen said the

Planning Commission Guidelines and 2012 Meeting schedule were handed out prior to the meeting. Lastly, she explained the changes in the organization regarding the newly created Assistant City Manager position which JJ Allen had accepted and he would begin on December 12, 2011.

Commissioner Brooks- nothing

Commissioner Brown – nothing

Commissioner Stanger – thankful for the new commissioners.

Commissioner Baron- nothing

Chair Peterson – nothing

Newly Elected Councilmember Kent Bush, 737 Barlow Circle wanted to thank everyone for volunteering to be on the Board and wished everyone a Merry Christmas and a Happy New Year.

There being no further business to come before the Planning Commission, **Commissioner Brown moved to adjourn at 8:57 P.M.**



**PLANNING COMMISSION  
STAFF REPORT**

AGENDA  
ITEM  
**#5**

**TO:** Planning Commission

**FROM:** Valerie Claussen, MPA, AICP  
Acting Community Development Director  
[vclaussen@clearfieldcity.org](mailto:vclaussen@clearfieldcity.org) (801) 525-2785

**MEETING DATE:** November 2, 2011

**SUBJECT:** Public Hearing, Discussion, and Possible Action on **ZTA 1109-0010**, an amendment to the Clearfield City Land Use Ordinance Title 11 Chapter 3 and Chapter 13 for the inclusion of supplementary standards for Payday Lending Establishment, Pawn and Secondhand Businesses, and Tattoo or Body-Piercing Establishments.

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**RECOMMENDATION**

Move to recommend **approval** of [**TEXT AMENDMENT "A"**] or [**TEXT AMENDMENT "B"**], ZTA 1109-0010, an amendment to the Land Use Ordinance, for the inclusion of supplementary standards for Payday Lending Establishments, and modifications to the definitions of Pawn and Secondhand Businesses, and Tattoo or Body-Piercing Establishments, based on the findings and discussion in the Staff Report, in addition to the discussion and findings of this meeting, including the following: [**LIST ADDITIONAL FINDINGS TO BE REITERATED**]

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**BACKGROUND**

After discussion at the September 21, 2011 Planning Commission meeting the item was voted to be continued, date uncertain, for the purposes of further research and refinement upon the advisement of the City Attorney. This item has since been properly re-advertised and noticed for the November 2, 2011 meeting.

Previously, at the August 8, 2011 meeting, the Commission held a discussion on the inclusion of supplementary standards for payday lending establishments and pawn and secondhand businesses. The existing definitions of these uses referred to supplementary standards that do not currently exist in the Land Use Ordinance. Direction was provided on how to proceed with a text amendment that would include limitations of these uses based on both a location and per capita basis.

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## PROPOSED TEXT AMENDMENT

### Proposed Changes

Two versions of the text amendment and are being presented and discussed and will be referred to as “Text Amendment A” and “Text Amendment B”. Both proposals are attached to this report (See *Attachment 1: “Text Amendment A” TA Language and Attachment 2: “Text Amendment B” TA Language*.) It is anticipated that one of the two proposals will be recommended to be brought before the City Council.

A summary of the modifications proposed are below:

TEXT AMENDMENT “A” and TEXT AMENDMENT “B”:

- Revise Chapter 3 definitions for Payday Lending Establishment and Pawn and Secondhand Business and Tattoo and Body-Piercing Establishment
- Include Chapter 13 Supplementary Standards for Payday Lending Establishments that include the following under two different proposals:

PROPOSED TEXT AMENDMENT “A”:

- Half mile separation from other Payday Lending Establishment uses

PROPOSED TEXT AMENDMENT “B”:

- Half mile separation from other Payday Lending Establishment uses
- A per capita restriction of 1 establishment per 5,000 residents
- Additional tracking of non-conformity through business licensing renewal process
- Provision for relocation of existing business, subject to meeting current zoning standards

### Modification to Definitions

The Tattoo and Body-Piercing Establishments definition was modified to remove reference to Chapter 13 Supplementary Standards that do not exist.

Payday lending establishments definition now references the applicable Utah State Code citation of the Check Cashing Registration. Excerpts of this law are attached for reference (See *Attachment 4: Payday Lending Utah State Code Excerpt*).

The proposed changes to the Pawn and Secondhand Businesses has been included to clarify that businesses which acquire goods or merchandise exclusively by donation, or businesses that deal solely with consignment or selling of vehicles are not included in this definition. Utah State Code clearly establishes specifically what businesses are included and what are excluded. Excerpts of this State Code are also included for reference (See *Attachment 5: Pawnshop and Secondhand Merchandise Utah State Code Excerpt*).

### Separation Requirements

#### *Inventory of Businesses*

Approximately seven payday lending establishments and are located within the city limits (See *Attachment 3: Existing Licensed Businesses*). Both text amendments (“A” and “B”) propose language for separation requirements from other payday lending establishments. It is proposed that a payday lending establishment must be located at least a half mile (or 2,640 feet) as

measured from property line to property line from another payday lending establishment. Separation requirements are to discourage clustering of these uses which is not a land use development pattern that is supported by the City's General Plan. The concept and reasoning for separation is discussed in further detail in the "Additional Research" Section.

#### *Per Capita*

With the separation requirements in place, a per capita limitation may be found to not be necessary. Separation requirements are typically directly tied to land use decisions and development patterns, whereas limitation on a per capita basis is not as closely related, but may be instituted for other substantially stated reasons. Should the Commission choose to include a per capita standard in the text amendment, Proposal "B" includes language that proposes a one establishment per 5,000 residents.

#### *Non-Conforming Uses and Business Licensing Renewal Requirements*

In the second version ("B"), a provision has been included which states for existing payday lending establishment that have an active business license as of a given date (to be determined based on the date the Ordinance would be adopted by City Council) that upon failure to renew the business license the use is deemed terminated. Also if the premise is vacated, the use is considered vacated. It also includes a provision that would permit an existing business to relocate to a new site that met the zoning and separation requirements, and the old site at that point is deemed terminated.

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## **ANALYSIS**

### **Master Plan and Strategic Plan "Vision 2020"**

Under Utah State Code, municipalities are granted land use authority. One element of this authority is the adoption of a General Plan and then the adoption of laws or ordinances to implement the goals of the General Plan. Clearfield Title 11 Municipal Code, or referred to as the City's Land Use Ordinance, is the compilation of these laws whose purposes include the furthering of the goals of the General Plan. When discovering specific changes are needed in the Ordinance for better implementation of the General Plan, text amendments are consistent with the policy under the Land Use Element which states, "*Continue to update the City's Land Use Ordinance as necessary to maintain consistency with this General Plan.*"

The proposed text amendment conform to the City's Master Plan, specifically the first Land Use Guideline which states "*The identity of Clearfield should be strengthened by land uses which improve the image of the community and fostering a positive, healthy living environment conducive to long-term residency.*"

Requiring separation of payday lending uses limits the clustering of these uses along the limited commercial corridors of the City. This standard is a tool to further implement the City's goal of strengthening land uses that improve the image of the community, and in addition encourages a diversity of the types of commercial development for not only a physical environmental health, but an economic environmental health to the community. The economic component of this Text Amendment is also consistent with the City's Vision 2020 Plan, which is referenced in the City's General Plan as well. Such areas of emphasis in the Vision 2020 Plan are "*Improve Clearfield City's demographic profile that attracts and retains quality retail establishments.*" Tactics to implement the Vision is to "*Brand the city and...foster community pride among residents and improved perception of non-residents.*"

### **Additional Research and Information**

The City's 2010 CDBG Analysis of Impediments reports Clearfield City has one of the lowest median income in the County. In addition, there is a substantially lower percentage of homeownership rate than the County and it has been demonstrated a need for more median and above median income housing supply (See *Attachment 6: Excerpts from CDBG 2010 Analysis of Impediments*) Research indicates that "payday lenders cluster in low to moderate-income neighborhoods in urban areas, in rural communities and around concentrations of lower wage workers, and military bases" (See *Attachment 7: Controlling the Growth of Payday Lending Through Local Ordinances and Resolutions*). Such establishments tend to focus on lower income clients and can become predatory in nature upon financially challenged individuals and areas. Because Clearfield has one of the lowest median incomes in Davis County, the City is more likely to see a clustering effect for this type of business which can negatively impact the City in several ways.

First, payday lenders have generally been found to be detrimental to those that are economically disadvantaged due to the high interest rates that are incurred in order to overcome short-term or temporary needs for cash; therefore, having an overabundance of these types of businesses will likely result in unreasonable adverse effects on the community and residents. Some communities have also seen exploitative effects on members of the military who, due to deployment, or low income, may be more vulnerable to predatory lending practices.

Additionally, certain other type of commercial or retail businesses have expressed desires not to locate in close proximity to payday lenders. These businesses have concluded that payday lending establishments create a perception that detracts from the aesthetic appeal of surrounding businesses. Moreover, the City has concentrated its economic development efforts, as articulated in "Vision 2020", to attract more retail establishments, restaurants, etc. that will allow residents to meet all of their shopping and entertainment needs here within Clearfield's boundaries instead of travelling to neighboring cities.

Referencing a Salt Lake City Planning Commission Staff Report prepared in September 2008, the pertinent background and information was provided, "The [text amendment] proposed consideration of regulations that affect the number and concentration of a single business type. In considering these restrictive regulation standards, staff has noted action taken by the federal government on determining the detrimental effects that a concentration of payday loan lenders have on a community. The Federal government has determined that the practice of these businesses has a detrimental effect on the community based on research conducted by the U.S. Defense Department and has been recently adopted by the U.S. Congress through a Military Lending Act. The study showed the average military borrower pays \$827 on a \$339 loan and called the lending "predatory". Military officers supported action for the law, saying the loans saddled low-paid enlisted men and women with debts that ruined their finances, jeopardized security clearances and left them unable to deploy to Iraq or other assignments. The practice of these companies allows for a "Rollover" of the loan, where for a fee the client may continue the debt. It is through the action of the "Rollover" where the interest rates or fees dramatically increase the debt trapping the borrowers in a cycle of debt. A concentration of lenders enables the borrower to take money from one location to another to "Pay-Off" the debt, but this in fact exacerbates the problem. For this purpose it has been determined that controls on the concentration of these businesses serves the public welfare, and lessens the negative economic effect" (See *Attachment 8: Excerpt from September 2008 SLC Planning Commission Staff Report*).

Such studies may serve to further support the adoption of land use development standards that would alleviate the concentration of these uses, specifically in our community. It is anticipated that as the City strives to adopt development standards that encourages positively perceived development patterns, encourage long-term residency, and contribute to a healthier economy for the Community, that the goals of both the Master Plan and “Vision 2020” are better accomplished.

**Public Comment**

No public comment has been received to date.

**FINDINGS**

**Zoning Ordinance Text Amendment**

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff’s evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	Land Use Guidelines include improving aesthetics and community image. This proposed text amendment to enact separation requirements for these specified uses further accomplishes these purposes. The Policy of the Land Use Element states “Continue to update the City’s Land Use Ordinance as necessary to maintain consistency with this General Plan”.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	No conditions are being recommended for this ordinance change.

In addition to the above, the following findings can also be made for the proposed text amendment, as it is in Clearfield City’s best interest to regulate both distance and number of payday lending establishments for the following reasons:

1. It further implements the goals of the General Plan and Vision 2020, specifically for improving of aesthetics and community image, as well as the improvement to the city’s economic health.
2. It should act to limit detrimental effects that high concentration of payday lending establishments have on a community whose demographics are such as Clearfield.
3. The City is one of the lowest median incomes in the County, and the regulation of such uses is intended to mitigate the clustering effect that can often occur in such communities.
4. It will increase the likelihood of attracting high-quality retail.

## **ATTACHMENTS**

1. "Exhibit A" Text Amendment for Payday Lending, Pawn and Secondhand Businesses and Tattoo or Body-Piercing Establishments
2. "Exhibit B" Text Amendment for Payday Lending, Pawn and Secondhand Businesses and Tattoo or Body-Piercing Establishments
3. Existing Licensed Businesses in Clearfield
4. Payday Lending Utah State Code Excerpt
5. Pawnshop and Secondhand Merchandise Utah State Code Excerpt
6. Excerpts from CDBG 2010 Analysis of Impediments
7. Controlling the Growth of Payday Lending Through Local Ordinances and Resolutions
8. Excerpt from September 2008 SLC Planning Commission Staff Report

# “Exhibit A”

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## Text Amendment for Payday Lending Establishments, Pawn and Secondhand Businesses, and Tattoo and Body-Piercing Establishments (Revisions shown with CAPS and deletions shown with ~~striketrough~~.)

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### TITLE 11 – LAND USE

#### CHAPTER 3: DEFINITIONS

##### 11-3-3: DEFINITIONS:

PAYDAY LENDING ESTABLISHMENT: Any business involved in check cashing, DEFERRED DEPOSIT LENDING, or any other similar types of businesses licensed by the State pursuant to the Check Cashing Registration Act AS SET FORTH IN UTAH CODE ANN. TITLE 7 CHAPTER 23. This definition shall not include fully automated stand-alone services located inside of an existing building, so long as the automated service incorporates no signage in the windows or outside of the building. Payday lending establishments shall be subject to additional regulations set forth in Chapter 13 of this Title.

PAWN AND SECONDHAND BUSINESS: Pawn and secondhand business shall have the meaning set forth in Utah Code Ann. Title 13, Chapter 32a. ~~Pawn and secondhand businesses shall be subject to additional regulations set forth in Chapter 13 of this Title.~~ THIS DEFINITION DOES NOT INCLUDE BUSINESSES WHICH ACQUIRE SECONDHAND GOODS OR MERCHANDISE EXCLUSIVELY BY DONATION, OR DEAL SOLELY WITH CONSIGNMENT OR SOLELY IN THE PURCHASING, BARTERING, EXCHANGING OR SELLING OF USED MOTOR VEHICLES OR TRAILERS.

TATTOO OR BODY-PIERCING ESTABLISHMENT: Any business that is engaged primarily in the practice of physical body adornment, which includes, but is not limited to the following techniques: body piercing, tattooing, permanent cosmetics, branding, and scarification. This definition does not include practices that are considered medical procedures by the state medical board, such as implants under the skin, which shall not be performed by a tattoo or body piercing establishment. ~~Tattoo or body piercing establishments shall be subject to additional regulations set forth in Chapter 13 of this Title.~~

**TITLE 11 – CHAPTER 13  
SUPPLEMENTARY REGULATIONS**

**11-13-29: PAYDAY LENDING ESTABLISHMENTS:**

A. PAYDAY LENDING ESTABLISHMENTS:

1. NO PAYDAY LENDING ESTABLISHMENT SHALL BE LOCATED WITHIN ONE-HALF MILE (2,640 FEET) OF ANY OTHER PAYDAY LENDING ESTABLISHMENT. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE CLOSEST PROPERTY LINES OF THE LOTS ON WHICH THEY ARE LOCATED.

# “Exhibit B”

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## Text Amendment for Payday Lending Establishments, Pawn and Secondhand Businesses, and Tattoo and Body-Piercing Establishments (Revisions shown with CAPS and deletions shown with ~~strike through~~.)

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### TITLE 11 – LAND USE

#### CHAPTER 3: DEFINITIONS

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## “Exhibit B”

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### TITLE 11 – CHAPTER 13 SUPPLEMENTARY REGULATIONS

#### **11-13-29: PAYDAY LENDING ESTABLISHMENTS:**

- A. PAYDAY LENDING ESTABLISHMENTS:
1. NO PAYDAY LENDING ESTABLISHMENT SHALL BE LOCATED WITHIN ONE-HALF MILE (2,640 FEET) OF ANY OTHER PAYDAY LENDING ESTABLISHMENT. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE CLOSEST PROPERTY LINES OF THE LOTS ON WHICH THEY ARE LOCATED.
  2. THE NUMBER OF PAYDAY LENDING ESTABLISHMENTS MAY NOT EXCEED ONE PER 5,000 OF THE CLEARFIELD CITY POPULATION. THE TOTAL POPULATION FIGURES SHALL BE BASED ON THE U.S. CENSUS BUREAU’S ANNUAL ESTIMATES.
- B. THE FOLLOWING SHALL ONLY APPLY TO PAYDAY LENDING ESTABLISHMENTS THAT HAD AN ACTIVE BUSINESS LICENSE BEFORE [DATE HERE] IN CLEARFIELD CITY:
1. TERMINATION OF BUSINESS LICENSE. IF ANY OF THE ABOVE LISTED BUSINESSES FAILS TO RENEW ITS CLEARFIELD CITY BUSINESS LICENSE OR VACATES THE PREMISES, THEN THE BUSINESS AND USE IS DEEMED TERMINATED. BUSINESSES THAT DO NOT MEET ZONING AND SEPARATION REQUIREMENTS SHALL BE CONSIDERED NON-CONFORMING AND WILL BE SUBJECT TO THE PROVISIONS OF CHAPTER 17 OF THE CLEARFIELD LAND USE ORDINANCE.
  2. RELOCATION OF EXISTING BUSINESS. ANY OF THE ABOVE LISTED BUSINESSES EXISTING BEFORE [DATE HERE], SHALL BE ALLOWED TO RELOCATE TO A NEW SITE THAT MEETS THE ZONING AND SEPARATION REQUIREMENTS OUTLINED IN THIS ORDINANCE. THE NON-CONFORMING STATUS OF THE PRIOR SITE IS DEEMED TO HAVE BEEN TERMINATED.

## EXISTING LICENSED BUSINESSES IN CLEARFIELD

Business Name	Address
<i>Pawn and Secondhand</i>	
INSTANT CASH LOAN & PAWN	437 NORTH MAIN STREET
MAXI PAWN SHOP	1475 SOUTH STATE STREET
STAR PAWN INC.	699 S STATE ST
USA CASH SERVICES OF UTAH INC.	340 S STATE ST
<i>Payday Lending</i>	
QC FINANCE	290 NORTH MAIN STREET
USA CASH SERVICES OF UTAH INC.	340 S STATE ST
MONEY TRAIN TITLE LOANS, LLC	618 S STATE ST
UTAH TITLE LOANS, INC	710 SOUTH STATE STREET
MR. MONEY	1580 S STATE ST #4
CERTEGY CHECK SERVICES INC*	976 W 1700 S
JALISCO MARKET OF CLEARFIELD*	269 E 200 S

\*Registered with the State but not with the City as a Payday Lending Establishment

31-Oct-11

## *Utah State Code Excerpt: Pawnshop and Secondhand Merchandise*

### **13-32a-101. Title.**

This chapter is known as the "Pawnshop and Secondhand Merchandise Transaction Information Act."

### **13-32a-102. Definitions.**

As used in this chapter:

- (1) "Account" means the Pawnbroker and Secondhand Merchandise Operations Restricted Account created in Section 13-32a-113.
- (2) "Antique item" means an item:
  - (a) that is generally older than 25 years;
  - (b) whose value is based on age, rarity, condition, craftsmanship, or collectability;
  - (c) that is furniture or other decorative objects produced in a previous time period, as distinguished from new items of a similar nature; and
  - (d) obtained from auctions, estate sales, other antique shops, and individuals.
- (3) "Antique shop" means a business operating at an established location and that offers for sale antique items.
- (4) "Board" means the Pawnshop and Secondhand Merchandise Advisory Board created by this chapter.
- (5) "Central database" or "database" means the electronic database created and operated under Section 13-32a-105.
- (6) "Coin" means a piece of currency, usually metallic and usually in the shape of a disc that is:
  - (a) stamped metal, and issued by a government as monetary currency; or
  - (b) (i) worth more than its current value as currency; and
  - (ii) worth more than its metal content value.
- (7) "Coin dealer" means a person or business whose sole business activity is the selling and purchasing of coins and precious metals.
- (8) "Commercial grade precious metals" or "precious metals" means ingots, monetized bullion, art bars, medallions, medals, tokens, and currency that are marked by the refiner or fabricator indicating their fineness and include:
  - (a) .99 fine or finer ingots of gold, silver, platinum, palladium, or other precious metals;or
  - (b) .925 fine sterling silver ingots, art bars, and medallions.
- (9) "Division" means the Division of Consumer Protection in Title 13, Chapter 1, Department of Commerce.
- (10) "Identification" means a form of positive identification issued by a governmental entity and that:
  - (a) contains a numerical identifier and a photograph of the person identified; and
  - (b) may include a state identification card, a state drivers license, a United States military identification card, or a United States passport.

(11) "Local law enforcement agency" means the law enforcement agency that has direct responsibility for ensuring compliance with central database reporting requirements for the jurisdiction where the pawnshop or secondhand business is located.

(12) "Misappropriated" means stolen, embezzled, converted, obtained by theft, or otherwise appropriated without authority of the lawful owner.

(13) "Original victim" means a victim who is not a party to the pawn or sale transaction.

(14) "Pawnbroker" means a person whose business engages in the following activities:

(a) loans money on one or more deposits of personal property;

(b) deals in the purchase, exchange, or possession of personal property on condition of selling the same property back again to the pledgor or depositor;

(c) loans or advances money on personal property by taking chattel mortgage security on the property and takes or receives the personal property into his possession, and who sells the unredeemed pledges;

(d) deals in the purchase, exchange, or sale of used or secondhand merchandise or personal property; or

(e) engages in a licensed business enterprise as a pawnshop.

(15) "Pawn and secondhand business" means any business operated by a pawnbroker or secondhand merchandise dealer, or the owner or operator of the business.

(16) "Pawn ticket" means a document upon which information regarding a pawn transaction is entered when the pawn transaction is made.

(17) "Pawn transaction" means an extension of credit in which an individual delivers property to a pawnbroker for an advance of money and retains the right to redeem the property for the redemption price within a fixed period of time.

(18) "Pawnshop" means the physical location or premises where a pawnbroker conducts business.

(19) "Pledgor" means a person who conducts a pawn transaction with a pawnshop.

(20) "Property" means any tangible personal property.

(21) "Register" means the record of information required under this chapter to be maintained by pawn and secondhand businesses. The register is an electronic record that is in a format that is compatible with the central database.

(22) "Scrap jewelry" means any item purchased solely:

(a) for its gold, silver, or platinum content; and

(b) for the purpose of reuse of the metal content.

(23) (a) "Secondhand merchandise dealer" means an owner or operator of a business that:

(i) deals in the purchase, exchange, or sale of used or secondhand merchandise or personal property; and

(ii) does not function as a pawnbroker.

(b) "Secondhand merchandise dealer" does not include:

(i) the owner or operator of an antique shop;

(ii) any class of businesses exempt by administrative rule under Section 13-32a-112.5;

(iii) any person or entity who operates auction houses, flea markets, or vehicle, vessel, and outboard motor dealers as defined in Section 41-1a-102;

(iv) the sale of secondhand goods at events commonly known as "garage sales," "yard sales," or "estate sales";

(v) the sale or receipt of secondhand books, magazines, or post cards;

(vi) the sale or receipt of used merchandise donated to recognized nonprofit, religious, or

charitable organizations or any school-sponsored association, and for which no compensation is paid;

(vii) the sale or receipt of secondhand clothing and shoes;

(viii) any person offering his own personal property for sale, purchase, consignment, or trade via the Internet;

(ix) any person or entity offering the personal property of others for sale, purchase, consignment, or trade via the Internet, when that person or entity does not have, and is not required to have, a local business or occupational license or other authorization for this activity;

(x) any owner or operator of a retail business that receives used merchandise as a trade-in for similar new merchandise;

(xi) an owner or operator of a business that contracts with other persons or entities to offer those persons' secondhand goods for sale, purchase, consignment, or trade via the Internet;

(xii) any dealer as defined in Section 76-10-901, which concerns scrap metal and secondary metals; or

(xiii) the purchase of items in bulk that are:

(A) sold at wholesale in bulk packaging;

(B) sold by a person licensed to conduct business in Utah; and

(C) regularly sold in bulk quantities as a recognized form of sale.

**13-32a-104. Register required to be maintained -- Contents -- Identification of items.**

(1) Every pawnbroker or secondhand merchandise dealer shall keep a register of each article of property a person pawns or sells to the pawnbroker or secondhand merchandise dealer, except as provided in Subsection 13-32a-102(23)(b). Every pawn and secondhand business owner or operator, or his employee, shall enter the following information regarding every article pawned or sold to the owner or employee:

(a) the date and time of the transaction;

(b) the pawn transaction ticket number, if the article is pawned;

(c) the date by which the article must be redeemed;

(d) the following information regarding the person who pawns or sells the article:

(i) the person's name, residence address, and date of birth;

(ii) the number of the driver license or other form of positive identification presented by the person, and notations of discrepancies if the person's physical description, including gender, height, weight, race, age, hair color, and eye color, does not correspond with identification provided by the person;

(iii) the person's signature; and

(iv) a legible fingerprint of the person's right thumb, or if the right thumb cannot be fingerprinted, a legible fingerprint of the person with a written notation identifying the fingerprint and the reason why the thumb print was unavailable;

(e) the amount loaned on or paid for the article, or the article for which it was traded;

(f) the identification of the pawn or secondhand business owner or the employee, whoever is making the register entry; and

(g) an accurate description of the article of property, including available identifying marks such as:

(i) names, brand names, numbers, serial numbers, model numbers, color, manufacturers'

names, and size;

- (ii) metallic composition, and any jewels, stones, or glass;
- (iii) any other marks of identification or indicia of ownership on the article;
- (iv) the weight of the article, if the payment is based on weight;
- (v) any other unique identifying feature;
- (vi) gold content, if indicated; and
- (vii) if multiple articles of a similar nature are delivered together in one transaction and

the articles do not bear serial or model numbers and do not include precious metals or gemstones, such as musical or video recordings, books, or hand tools, the description of the articles is adequate if it includes the quantity of the articles and a description of the type of articles delivered.

(2) A pawn or secondhand business may not accept any personal property if, upon inspection, it is apparent that serial numbers, model names, or identifying characteristics have been intentionally defaced on that article of property.

### **13-32a-105. Central database.**

(1) There is created under this section a central database as a statewide repository for all information pawn and secondhand businesses and coin dealers are required to submit in accordance with this chapter and for the use of all participating law enforcement agencies whose jurisdictions include one or more pawn or secondhand businesses.

(2) The Division of Purchasing and General Services created in Title 63A, Chapter 2, shall:

- (a) meet with the board to determine the required elements of the database; and
- (b) conduct a statewide request for proposal for the creation of and maintenance of the central database.

(3) Funding for the creation and operation of the central database shall be from the account.

(4) (a) Any entity submitting a bid to create, maintain, and operate the database pursuant to the request for proposal conducted by the Division of Purchasing and General Services may not hold any financial or operating interest in any pawnshop in any state.

(b) The Division of Purchasing and General Services, in conjunction with the Pawnshop and Secondhand Merchandise Advisory Board, shall verify before a bid is awarded that the selected entity meets the requirements of Subsection (4)(a).

(c) If any entity is awarded a bid under this Subsection (4) and is later found to hold any interest in violation of Subsection (4)(a), the award is subject to being opened again for request for proposal.

(5) Information entered in the database shall be retained for five years and shall then be deleted.

### **13-32a-106. Transaction information provided to the central database -- Protected information.**

(1) The information required to be recorded under Sections 13-32a-103 and 13-32a-104 that is capable of being transmitted electronically shall be transmitted electronically to the central database on the next business day following the transaction.

(2) The pawnbroker shall maintain all pawn tickets generated by the pawnshop and shall

maintain the tickets in a manner so that the tickets are available to local law enforcement agencies as required by this chapter and as requested by any law enforcement agency as part of an investigation or reasonable random inspection conducted pursuant to this chapter.

(3) (a) If a pawn or secondhand business experiences a computer or electronic malfunction that affects its ability to report transactions as required in Subsection (1), the pawn or secondhand business shall immediately notify the local law enforcement agency of the malfunction.

(b) The pawn or secondhand business shall solve the malfunction within three business days or notify law enforcement under Subsection (4).

(4) If the computer or electronic malfunction under Subsection (3) cannot be solved within three business days, the pawn or secondhand business shall notify the local law enforcement agency of the reasons for the delay and provide documentation from a reputable computer maintenance company of the reasons why the computer or electronic malfunction cannot be solved within three business days.

(5) A computer or electronic malfunction does not suspend the pawn or secondhand business' obligation to comply with all other provisions of this chapter.

(6) During the malfunction under Subsections (3) and (4), the pawn or secondhand business shall:

(a) arrange with the local law enforcement agency a mutually acceptable alternative method by which the pawn or secondhand business provides the required information to the local law enforcement official; and

(b) a pawnshop shall maintain the pawn tickets and other related information required under this chapter in a written form.

(7) A pawn or secondhand business that violates the electronic transaction reporting requirement of this section is subject to an administrative fine of \$50 per day if:

(a) the pawn or secondhand business is unable to submit the information electronically due to a computer or electronic malfunction;

(b) the three business day period under Subsection (3) has expired; and

(c) the pawn or secondhand business has not provided documentation regarding its inability to solve the malfunction as required under Subsection (4).

(8) A pawn or secondhand business is not responsible for a delay in transmission of information that results from a malfunction in the central database.

### **13-32a-109. Holding period for articles.**

(1) (a) The pawnbroker may sell any article pawned to the pawnbroker:

(i) after the expiration of the contract period between the pawnbroker and the pledgor; and

(ii) if the pawnbroker has complied with the requirements of Section 13-32a-106 regarding reporting to the central database and Section 13-32a-103.

(b) If an article, including scrap jewelry, is purchased by a pawn or secondhand business or a coin dealer, the pawn or secondhand business or coin dealer may sell the article after the pawn or secondhand business or coin dealer has held the article for 15 days and complied with the requirements of Section 13-32a-106 regarding reporting to the central database and Section 13-32a-103, except that pawn, secondhand, and coin dealer businesses are not required to hold

precious metals or coins under this Subsection (1)(b).

(c) This Subsection (1) does not preclude a law enforcement agency from requiring a pawn or secondhand business to hold an article if necessary in the course of an investigation.

(i) If the article was pawned, the law enforcement agency may require the article be held beyond the terms of the contract between the pledgor and the pawn broker.

(ii) If the article was sold to the pawn or secondhand business, the law enforcement agency may require the article be held if the pawn or secondhand business has not sold the article.

(d) If the law enforcement agency requesting a hold on property under this Subsection (1) is not the local law enforcement agency, the requesting law enforcement agency shall notify the local law enforcement agency of the request and also the pawn or secondhand business.

(2) If a law enforcement agency requires the pawn or secondhand business to hold an article as part of an investigation, the agency shall provide to the pawn or secondhand business a hold ticket issued by the agency, which:

(a) states the active case number;

(b) confirms the date of the hold request and the article to be held; and

(c) facilitates the ability of the pawn or secondhand business to track the article when the prosecution takes over the case.

(3) If an article is not seized by a law enforcement agency that has placed a hold on the property, the property shall remain in the custody of the pawn or secondhand business until further disposition by the law enforcement agency, and as consistent with this chapter.

(4) The initial hold by a law enforcement agency is for a period of 90 days. If the article is not seized by the law enforcement agency, the article shall remain in the custody of the pawn or secondhand business and is subject to the hold unless exigent circumstances require the purchased or pawned article to be seized by the law enforcement agency.

(5) (a) A law enforcement agency may extend any hold for up to an additional 90 days when exigent circumstances require the extension.

(b) When there is an extension of a hold under Subsection (5)(a), the requesting law enforcement agency shall notify the pawn or secondhand business that is subject to the hold prior to the expiration of the initial 90 days.

(c) A law enforcement agency may not hold an item for more than the 180 days allowed under Subsections (5)(a) and (b) without obtaining a court order authorizing the hold.

(6) A hold on an article under Subsection (2) takes precedence over any request to claim or purchase the article subject to the hold.

(7) When the purpose for the hold on or seizure of an article is terminated, the law enforcement agency requiring the hold or seizure shall within 15 days after the termination:

(a) notify the pawn or secondhand business in writing that the hold or seizure has been terminated;

(b) return the article subject to the seizure to the pawn or secondhand business; or

(c) if the article is not returned to the pawn or secondhand business, advise the pawn or secondhand business either in writing or electronically of the specific alternative disposition of the article.

(8) If the law enforcement agency does not notify the pawn or secondhand business that a hold on an item has expired, the pawn or secondhand business shall send a letter by registered or certified United States mail to the law enforcement agency that ordered the hold and inform the agency that the holding period has expired. The law enforcement agency shall respond within 30 days by:

(a) confirming that the holding period has expired and that the pawn or secondhand business may manage the item as if acquired in the ordinary course of business; or

(b) providing written notice to the pawn or secondhand business that a court order has continued the period of time for which the item shall be held.

(9) The written notice under Subsection (8)(b) is considered provided when:

(a) personally delivered to the pawn or secondhand business with a signed receipt of delivery;

(b) delivered to the pawn or secondhand business by registered or certified United States mail; or

(c) delivered by any other means with the mutual assent of the law enforcement agency and the pawn or secondhand business.

(10) If the law enforcement agency does not respond within 30 days under Subsection (8), the pawn or secondhand business may manage the item as if acquired in the ordinary course of business.

## *Utah State Code Excerpt: Payday Lending*

### **7-23-201. Registration -- Rulemaking.**

(1) (a) It is unlawful for a person to engage in the business of cashing checks or the business of deferred deposit lending in Utah or with a Utah resident unless the person:

- (i) registers with the department in accordance with this chapter; and
- (ii) maintains a valid registration.

(b) It is unlawful for a person to operate a mobile facility in this state to engage in the business of:

- (i) cashing checks; or
- (ii) deferred deposit lending.

(2) (a) A registration and a renewal of a registration expires on April 30 of each year unless on or before that date the person renews the registration.

(b) To register under this section, a person shall:

- (i) pay an original registration fee established under Subsection 7-1-401(8); and
- (ii) submit a registration statement containing the information described in Subsection

(2)(d).

(c) To renew a registration under this section, a person shall:

- (i) pay the annual fee established under Subsection 7-1-401(5);
- (ii) submit a renewal statement containing the information described in Subsection (2)(d);

and

(iii) if the person engages in the business of deferred deposit lending, submit an operations statement containing the information described in Subsection (2)(e).

(d) A registration or renewal statement shall state:

- (i) the name of the person;
- (ii) the name in which the business will be transacted if different from that required in

Subsection (2)(d)(i);

(iii) the address of the person's principal business office, which may be outside this state;

(iv) the addresses of all offices in this state at which the person conducts the business of:

- (A) cashing checks; or
- (B) deferred deposit lending;

(v) if the person conducts the business of cashing checks or the business of deferred deposit lending in this state but does not maintain an office in this state, a brief description of the manner in which the business is conducted;

(vi) the name and address in this state of a designated agent upon whom service of process may be made;

(vii) disclosure of any injunction, judgment, administrative order, or conviction of any crime involving moral turpitude with respect to that person or any officer, director, manager, operator, or principal of that person; and

(viii) any other information required by the rules of the department.

(e) An operations statement required for a deferred deposit lender to renew a registration shall state for the immediately preceding calendar year:

- (i) the average deferred deposit loan amount that the deferred deposit lender extended;
- (ii) the average number of days a deferred deposit loan is extended by the deferred deposit

lender before the deferred deposit loan is paid in full;

(iii) of the deferred deposit loans that are paid in full 10 weeks or sooner after the day on which the deferred deposit loan is executed, the average number of days a deferred deposit loan is extended by the deferred deposit lender before the deferred deposit loan is paid in full;

(iv) the minimum and maximum amount of interest or fees charged by the deferred deposit lender for a deferred deposit loan:

(A) of \$100; and

(B) extended for one week;

(v) the total number of deferred deposit loans rescinded by the deferred deposit lender at the request of the customer pursuant to Subsection 7-23-401(3)(b);

(vi) the percentage of deferred deposit loans extended by the deferred deposit lender that are not paid in full by 10 weeks after the day on which the deferred deposit loan is executed; and

(vii) of the persons to whom the deferred deposit lender extended a deferred deposit loan, the percentage that entered into an extended payment plan under Section 7-23-403.

(3) Information provided by a deferred deposit lender under Subsection (2)(e) is:

(a) confidential in accordance with Section 7-1-802; and

(b) not subject to Title 63G, Chapter 2, Government Records Access and Management

Act.

(4) (a) The commissioner may impose an administrative fine determined under Subsection (4)(b) on a person if:

(i) the person is required to be registered under this chapter;

(ii) the person fails to register or renew a registration in accordance with this chapter;

(iii) the department notifies the person that the person is in violation of this chapter for failure to be registered; and

(iv) the person fails to register within 30 days after the day on which the person receives the notice described in Subsection (4)(a)(iii).

(b) Subject to Subsection (4)(c), the administrative fine imposed under this section is:

(i) \$500 if the person:

(A) has no office in this state at which the person conducts the business of:

(I) cashing checks; or

(II) deferred deposit lending; or

(B) has one office in this state at which the person conducts the business of:

(I) cashing checks; or

(II) deferred deposit lending; or

(ii) if the person has two or more offices in this state at which the person conducts the business of cashing checks or the business of deferred deposit lending, \$500 for each office at which the person conducts the business of:

(A) cashing checks; or

(B) deferred deposit lending.

(c) The commissioner may reduce or waive a fine imposed under this Subsection (4) if the person shows good cause.

(5) If the information in a registration, renewal, or operations statement required under Subsection (2) becomes inaccurate after filing, a person is not required to notify the department until:

(a) that person is required to renew the registration; or

(b) the department specifically requests earlier notification.

(6) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the department may make rules consistent with this section providing for:

(a) the form, content, and filing of a registration and renewal statement described in Subsection (2)(d); and

(b) the form and filing of an operations statement described in Subsection (2)(e).

# CLEARFIELD CITY CDBG ANALYSIS OF IMPEDIMENTS 2010

## *Who Conducted:*

This study was conducted by consultant, Megan James, under the direction of Clearfield City Community Development CDBG Administrator, Stacy Millgate, and Long Range Planner, Gregg Benson. Design work by Rachel Broadbent. This study has been funded by Clearfield City with CDBG funds.

*Participants:* Organizations consulted include: Davis Community Housing Authority, Clearfield City Planning and Development, Utah Department of Labor and Anti-Discrimination, Safe Harbor Crisis Center, and the Family Connection Center, Davis School District, and Davis Behavioral Health. There was a public comment period from September 7, 2010 to September 21, 2010 and no public comments were received.

Much of the data used in the analysis comes from Census 2000, American Community Survey (2006-2008), Department of Housing and Urban Development, Utah Department of Workforce Services, and the University of Utah Bureau of Economic and Business Research. For a complete list of sources used please see Appendix A.

## *Methodology:*

"Affordable Housing" is the term used to describe the ratio between a household's income and the cost of the housing. Guidelines from the Federal Department of Housing and Urban Development (HUD) specify that no more than 30 percent of a person's income should be spent on housing. Typical mortgage lending rules limit housing payments to no more than 28 percent of a household's gross income. In this study when the term "affordable home" is used it means that the monthly mortgage payment of the home is no more than 30 percent of the median income for that area. The median income used is specified either for Clearfield City or for the Ogden-Clearfield Metropolitan Statistical Area.

## *Conclusions: What are Clearfield City's most urgent Housing Needs?*

The recession that began in 2008 has dramatically impacted Davis County's housing market. Virtually every economic factor has been adversely affected. New migration for example has dropped significantly. The lack of newcomers reflects the local labor market. While the unemployment rate remains below the national average, the lack of job growth is a disincentive to relocate. Without the support of migration, the demand for housing is weak.

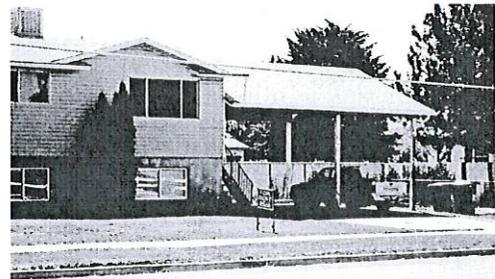
Foreclosures have reached record highs. Utah ranks sixth in the nation. The disarray in the mortgage market led to an avalanche of foreclosures. With empty houses sitting in every city, home values have plunged. The median price of a single family home is much lower than the high prices seen in 2007. Low prices, foreclosures, excess supply, lower building costs and mortgage rates hovering around 5% have created a buyer's market. Despite these favorable considerations, sales remain flat as buyers remain cautious. High unemployment has reduced the potential market. Every city in Davis county has vacant homes and condominiums affordable to households earning 80% of the county's Area Median Income (AMI).

The recent slowing of growth has affected housing, but eventually the markets will recover and the state will continue to grow. Based on the population forecasts prepared by the State of Utah (Governor's Office of Planning and Budget) the household mix of Davis County will change significantly over the next 20 years.

*Impediment #1: Lower than average rates of home ownership within Clearfield City*

\* Priority #1: Increase Home Ownership Opportunities for all income levels, especially moderate income families. Clearfield City recognizes a need for more homeownership opportunities for all incomes and will work towards this goal through a variety of means.

*Impediment #2: Not enough homes for median and above median income families*



**Priority #2:** Achieve a more balanced housing supply (encourage development of homes for median and above median income families). There is a need for higher end single family homes to balance the community and keep families in the city once they're ready to move on from their first "starter home." The city council and planning commission recognize this need and are working to achieve a more balanced housing supply through proper zoning and planning.

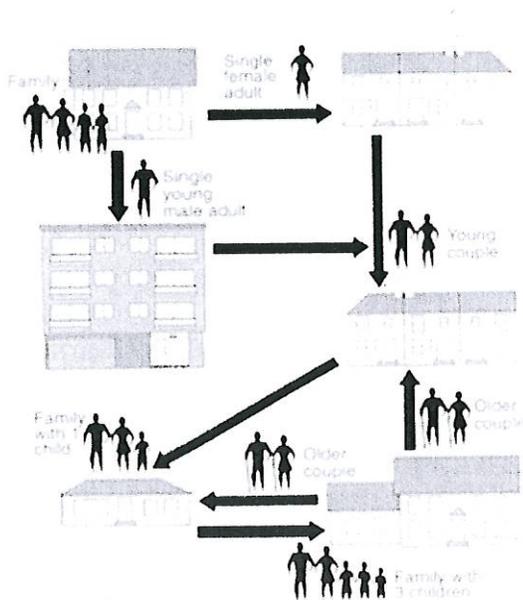
*Impediment #3: Group Homes and Nursing Homes restricted to certain zones*

**Priority #3:** Plan and prepare for Growing Senior Population. Clearfield should revisit the ordinance that restricts group homes within the city. Zoning ordinances should make allowance for all types of senior housing, as well as the density necessary to make it feasible.

*Impediment #4: Not enough visitable and accessible single family homes*

**Priority #4:** Promote visitable and accessible housing in all new developments. Developers and home-buyers need to be encouraged to use principles of universal design when building new homes. Home-buyers need to be educated on the long term advantages of building a home accessible to all. Accessibility requirements for new apartment buildings need to be enforced.

**Need:** Other priorities include helping housing authorities and other non-profits obtain more consistent funding.



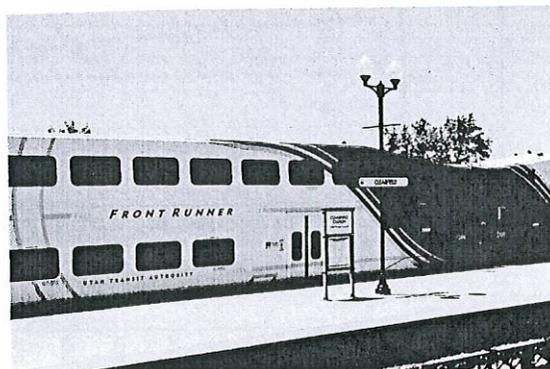
white population does not score nearly as well as the white population on high school exit exams or in other academic measures. This gap in academic achievement is seen as a failure of the schools to improve performance among non-Anglo students.

Improving the education gap between non-whites and whites is clearly an important factor to improving income levels and thereby improving their ability to afford decent housing.

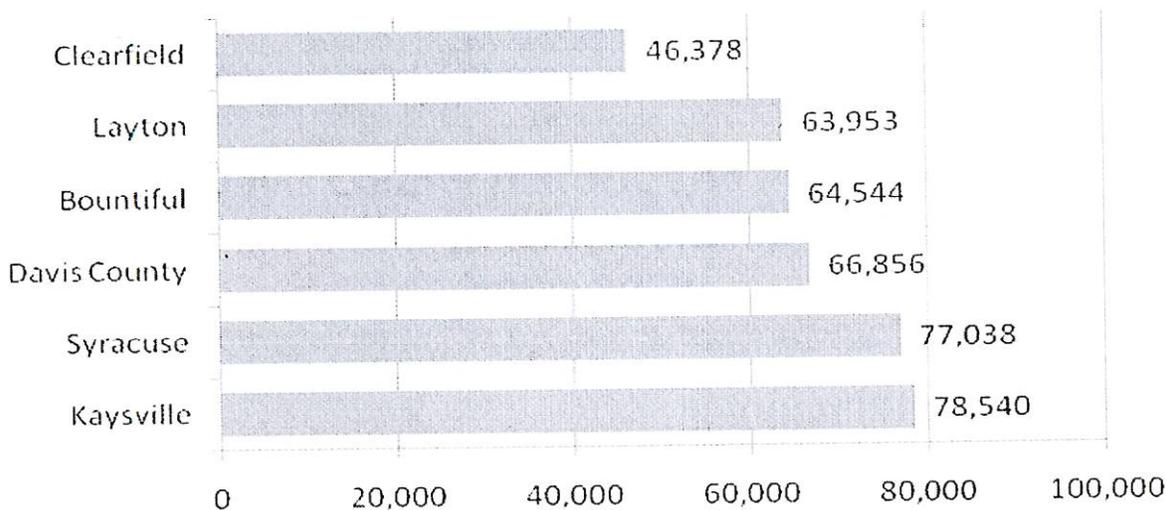
*Income and Employment Data:*

Economic activity in Davis County has slowed dramatically since 2008 and Davis County is feeling the recession along with other counties in the state. Job growth was zero in 2008 and unemployment rates are up.

According to the U.S. Bureau of Economic Analysis and the Utah State Tax Commission<sup>6</sup> the median family income for Davis County in 2007 was \$69,377. The average household income in 2007 for the state of Utah was \$65,726. Davis County's median household income is much higher than most other areas in Utah excluding Summit County. According to both the 2000 Census and the 2008 American Community Survey, Clearfield's median income was the lowest in the county. There is a large disparity in income levels within Davis County.



**\* Median Household Income 2008**



Source: American Community Survey 2008

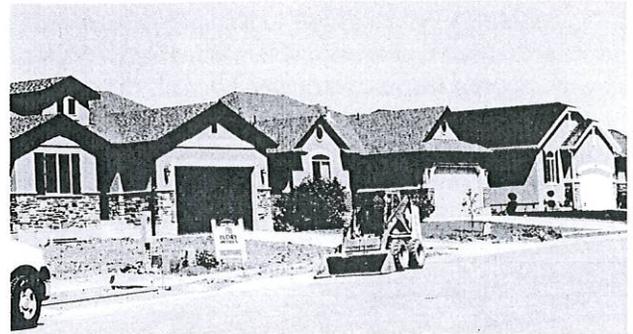
For many years, Davis County's economy was driven by Hill Air Force Base (HAFB) and agricultural production. Now the county has diversified its economy with more jobs in manufacturing, trade, services and government. A large and growing population demands more housing and commercial activity. Recent growth in the professional and business services and government (including HAFB) will expand the economy and continue to build payrolls. <sup>7</sup>

<sup>6</sup> U.S. Bureau of Economic Analysis [www.bea.gov/bea/regional/reis](http://www.bea.gov/bea/regional/reis)  
 Utah State Tax Commission <http://tax.utah.gov/esu/income/index.html>

<sup>7</sup> "Davis County" fact sheet, Utah Department of Workforce Services, July 2009  
 Clearfield City, Analysis of Impediments to Fair Housing Choice

*Housing Profile:*

The housing market over the past decade in Utah has seen dramatic upswings and moderate downturns. The recent slow and decline in property values has made home ownership a possibility for some moderate income families who perhaps would not have been able to afford a home before. However, with many job losses and financial troubles the goal is still out of reach for many. According to the Wasatch Front Regional Multiple Listing Service, home prices in Clearfield have risen 35% since 2002 but they have fallen 11% since 2007.

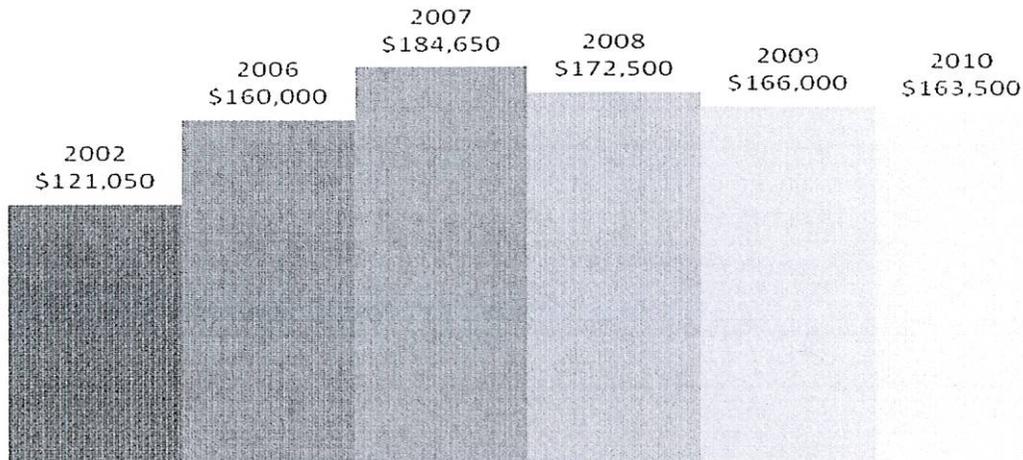


The housing market saw a peak in 2007 with the median price in Clearfield reaching \$184,650. The median price for a home in Clearfield currently is \$163,500.

Davis County Median Home Price						
	2002	2006	2007	2008	2009	2010
Bountiful	\$173,500	\$242,500	\$285,900	\$238,250	\$221,050	\$230,000
Centerville	\$185,000	\$257,000	\$272,000	\$286,750	\$254,000	\$245,500
Clearfield	\$121,050	\$160,000	\$184,650	\$172,500	\$166,000	\$163,500
Farmington	\$181,000	\$286,500	\$263,000	\$287,000	\$241,625	\$274,643
Kaysville	\$171,500	\$258,000	\$269,000	\$268,000	\$253,500	\$265,950
Layton (zip 84040)	\$171,500	\$218,750	\$246,250	\$209,000	\$236,750	\$237,750
Layton (zip 84041)	\$132,500	\$172,520	\$200,500	\$195,000	\$176,000	\$184,189
North Salt Lake	\$222,650	\$255,000	\$253,282	\$239,000	\$238,205	\$273,227
Syracuse	\$155,000	\$231,950	\$250,000	\$235,000	\$232,500	\$217,000
Woods Cross	\$152,000	\$206,000	\$231,250	\$219,000	\$219,900	\$212,000

Source: Salt Lake Tribune "Home Prices Along the Wasatch Front"

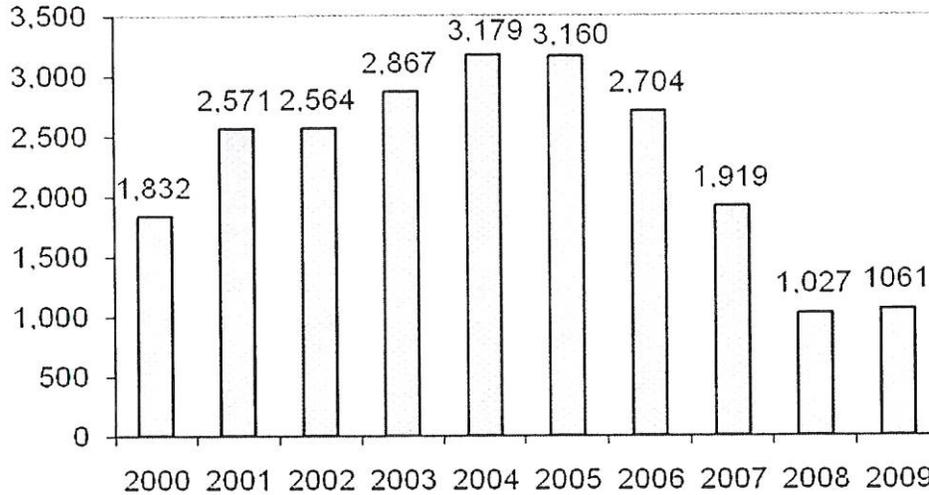
**Clearfield Median Home Price**



Source: Salt Lake Tribune "Home Prices Along the Wasatch Front"

Exceptionally low interest rates have spurred on the lagging construction business. Residential construction activity in Davis County reached an all time peak in 2004 with 3,179 residential building permits issued. The construction activity remained strong through 2005 and then started to drop off seeing the largest drop in 2008. In 2006 there were 2,611 permits issued for new homes in Davis County and only 1,027 in 2008.<sup>9</sup>

### Davis County Residential Building Permits 2000-2009



Source: Bureau of Business and Economic Research, University of Utah



Utah still has one of the highest rates of homeownership in the nation at 71.5%, despite having high foreclosure and bankruptcy rates. Homeownership rates in Clearfield City are much lower than county, state or national rates according to the US Census 2000 data.

Census 2000	Clearfield	Davis Co.	Utah	U.S.
Homeownership Rate	56.60%	77.50%	71.50%	67.10%

According to The State of the Nation's Housing: 1999 report by the Joint Center for Housing Studies at Harvard University, minorities have lower homeownership rates compared with their white counterparts. Minority households are making advances in homeownership. However, they still fall far behind the rate of homeownership among whites and this is true in Clearfield as well.

<sup>9</sup> "Utah Construction Reports" Bureau of Business and Economic Research, University of Utah <http://www.business.utah.edu/display.php?&pageId=169>

# Identification of Impediments to Fair Housing Choice

The following section provides information on housing affordability and zoning ordinances in Clearfield. Recent growth and development issues along with housing policy and regulations have also been addressed. The purpose of this section is to provide more detailed information on the housing needs of Clearfield City.

The following data is based on information provided by Clearfield's Community Development Department as well as CHAS Tables provided by the U.S. Department of Housing and Urban Development.

## A. Housing Profile of Clearfield City

Clearfield is the third largest city within Davis County. Clearfield is located west of Hill Air Force Base and borders Clinton and Sunset City to the North and West Point and Syracuse on the West and Layton to the South.

Profile	Number
Square Miles	7.57
Land Use Inventory	31% Residential 6% Commercial 22% Manufacturing 9% Hill Air Force Base 12% Vacant, Agriculture 17% Road and Rail
Population (2010 estimate)	29,002
Housing Units (Census 2000 count plus permits through 2008 )	9,197
Percent Owner Occupied (2000)	56%
Percent Renter Occupied (2000)	44%
Low to moderate income households with gross rent 30% or more of household income (2000)	27.7%
Low to moderate income households with monthly owner costs 30% or more of household income (2000)	283
Percent of low to moderate income households (at or below 80% of median income) with housing cost burdens in excess of 30% of income (2000)	25.1%
Percent of total households with housing cost burdens in excess of 30% of income (2000)	26.3%

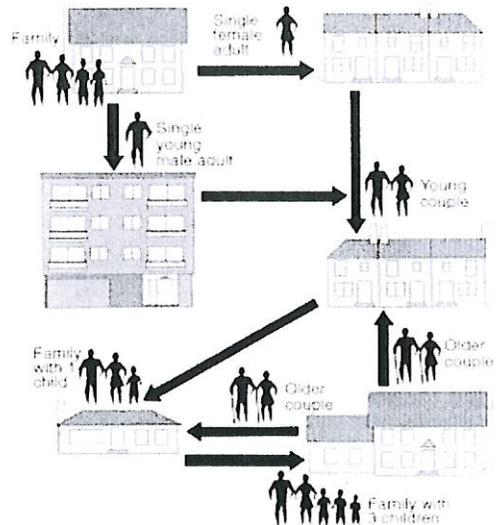
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# Conclusions and Action Plan

As Clearfield City approaches build out, how to best use remaining available land becomes even more important. Proper planning is needed to ensure that Clearfield continues to have enough affordable and workforce housing. Clearfield's careful planning will help the community thrive and make sure that it continues to be a desirable place to both work and live.

Clearfield has a very high percentage of renters and would like to add more home-owners to the city. Creating more opportunities for home ownership would help to create a more balanced community and bring home ownership rates up closer to state and county averages.

It is important that Clearfield continue their efforts in keeping a mix of housing types available throughout the city. Providing people with a range of housing choices has many positive aspects – both for the community in general and for individual families. For the community, a variety of housing consumes relatively less land and provides housing types that can serve as the backbone for communities that are walk-able and support transit use. As individuals and families move from one stage of life to the next, a variety of housing types enables them to live in a place that suits their needs while allowing them to reside in the same community, keeping those ties and staying close to family members if they desire.



The current market conditions have created affordable home ownership opportunities that did not exist a few years ago. However, along with lower home prices came increased difficulty in qualifying for a loan and many families are struggling with unemployment right now as well.

*Impediment #1: Lower than average rates of home ownership within Clearfield City.*

**Priority #1: Increase Home Ownership Opportunities for all income levels, especially for moderate income families.**



**\* PROGRAM RE-ESTABLISHED 1D 2011/2012**

Clearfield City recognizes a need for more homeownership opportunities for all incomes. They have funded a first-time homebuyer's down payment assistance program off and on but there is currently not enough funding to continue the program. Beginning in 2006 and ending in 2009, Clearfield was able to help 79 families become homeowners through this program. Clearfield City would like to see funding for this program extended in the upcoming year. Clearfield would also like to increase the percentage of homeowners in their city and will work towards this goal through a variety of means.

*Impediment #2: Not enough homes for median and above median income families*

**Priority #2: Achieve a more balanced housing supply (encourage development of homes for median and above median income families)**  
Clearfield City recognizes a need for more homeownership opportunities for all incomes, especially moderate income families. In Clearfield, there is a large inventory of homes to choose from for someone looking to buy a home under \$200,000. There is also a large rental market with rentals available and affordable to those almost anywhere on the income scale. But for those at or above median income looking to buy a home in Clearfield, there is not much inventory. There is a need for higher end single family homes to balance the



community and keep families in the city once they're ready to move on from their first "starter home." The city council and planning commission recognize this need and are working towards this through proper zoning and planning.

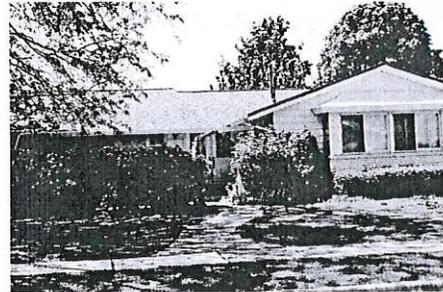
*Impediment #3: Group Homes and Nursing Homes restricted to certain zones*

**Priority #3: Plan and prepare for Growing Senior Population**

Seniors will be one of the most rapidly growing segments of the population over the next several years. It is projected that the number of people at retirement age will double by 2050 and make up 17.8% of the population. The median age of Davis County will go from 27 to 34 by 2050 as this senior segment of the population expands.

The housing needs of seniors are met largely through homeownership. Only 150 elderly (62 or older) households rent in Clearfield and 779 elderly households are homeowners.<sup>21</sup>

Although the Davis Community Housing Authority currently has no city demand for more senior units, the demand for rental units that are suitable for lower income senior renters will increase as the senior population grows.



The city zoning ordinances should allow senior housing wherever possible, especially near facilities that seniors are likely to need access to – such as medical centers, grocery stores, and public transportation. Clearfield should revisit the ordinance that restricts group homes within the city. Zoning ordinances should make allowance for all types of senior housing, as well as the density necessary to make it feasible.

Accessory dwelling units should be allowed county-wide. Accessory dwelling units provide another option for seniors who desire the benefits of living in a single family neighborhood without the burden of home maintenance.

*Impediment #4: Not enough visitable and accessible single family homes*

**Priority #4: Promote visitable and accessible housing in all new developments.**

One strategy that would help with the growing senior population is to make sure that all new developments are accessible or at least visitable for someone in a wheelchair or with a walker. Developers and homebuyers need to be encouraged to use principles of universal design when building new homes. Homebuyers need to be educated on the long term advantages of building a home accessible to all. Accessibility requirements for new apartment buildings need to be enforced.

Developers are not building accessible homes because of the false perception that it costs significantly more and that the home will not be as attractive and will not sell. In fact, the changes in design required to build an accessible home or apartment do not cost significantly more. The increased expense is in making those changes after the home is already constructed. Adapting a home to be accessible after it is built can be a very costly endeavor.

Clearfield City will encourage developers to significantly increase the number of accessible apartment units and homes over the next five years. Clearfield will continue to educate developers and the public by enforcing accessibility standards on all projects funded with CDBG money.

<sup>21</sup> Department of Housing and Urban Development. CHAS tables--<http://socds.huduser.org/chas/index.html>

# PLANNING COMMISSION STAFF REPORT

## “Check Cashing/Payday Loans” Zoning Text Amendment Petition 400-08-18 – City-wide September 24, 2008



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:** Salt Lake City  
Council

**Staff:** Everett Joyce 535-7930  
[everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)  
Nole Walkingshaw 535-7128  
[nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com)

**Master Plan Designation:**  
City-wide

**Council District:** City-wide

**Applicable Land Use  
Regulations:**

*Review Standards:* 21A.50.050  
Standards for General  
Amendments

*Affected Text:*  
21A.62.040 Definitions  
21A.26.080 Table of Permitted  
and Conditional Uses,  
Commercial Districts.  
21A.28.040 Table of Permitted  
and Conditional Uses,  
Manufacturing Districts.  
21A.30.050 Table of Permitted  
and Conditional Uses,  
Downtown Districts.  
21A.32.140 Table of Permitted  
and Conditional Uses, Special  
Purpose Districts.

**Attachments:**

- A. Proposed Text  
Amendments
- B. Public Comments
- C. Department Comments
- D. Legislative Intent

**REQUEST**

The Salt Lake City Council is requesting the Planning Commission analyze the appropriateness of amending the Zoning Ordinance to more precisely regulate businesses in Salt Lake City that provide “check cashing / payday loan service”.

The City Council specifically requested the administration consider regulating check cashing / payday loan businesses in the following manner:

1. Through a distance requirement that would prevent those businesses from concentrating in locations throughout the City.
2. Through design guidelines.
3. Through a requirement that would establish a ratio between the number of businesses and the City's total population.
4. Through determining where are the most appropriate areas for payday loan check-cashing businesses to be and whether they should be permitted or conditional uses in those locations.

**PUBLIC NOTICE**

On September 9, 2008, a notice for the Planning Commission public hearing was mailed to community council chairs meeting the minimum 14-day notification requirement. In addition, notice was sent to all individuals on the Planning Division's list serve and the agenda was posted on the city's website. Notice was also sent to Check Cashing / Payday Loan businesses identified by the State of Utah as licensed in Salt Lake City.

**STAFF RECOMMENDATION:**

Based on the comments, analysis and findings of fact listed in the staff report, Planning Staff recommends the Planning Commission transmit a favorable recommendation to the City Council to adopt the proposed text amendment for Check Cashing/Payday Loan businesses as shown in Exhibit A - Proposed Text Amendments.

**Background/ Project Description**

**Project Description / History.** On March 6, 2007, the City Council adopted a legislative action initiated by Councilmember Nancy Saxton directing the City Attorney’s Office, with the recommendation of the Planning Commission, to draft an ordinance regulating the location of payday lending check-cashing businesses. The requested action was to create an ordinance that would restrict the distance between check cashing / payday loan businesses and consideration of a ratio of businesses to the number of people served and where those businesses should be allowed. The legislative action report identified that eight different cities within Salt Lake County have addressed regulations defining how many check cashing / payday lending businesses can locate (population/ratio) in those cities and where they can locate (spacing criteria.

The legislative action proposes consideration of regulations that affect the number and concentration of a single business type. In considering these restrictive regulation standards, staff has noted action taken by the federal government on determining the detrimental effects that a concentration of payday loan lenders have on a community. The Federal government has determined that the practice of these businesses has a detrimental effect on the community based on research conducted by the U.S. Defense Department and has been recently adopted by the U.S. Congress through a Military Lending Act. The study showed the average military borrower pays \$827 on a \$339 loan and called the lending “predatory”. Military officers supported action for the law, saying the loans saddled low-paid enlisted men and women with debts that ruined their finances, jeopardized security clearances and left them unable to deploy to Iraq or other assignments. The practice of these companies allows for a “Rollover” of the loan, where for a fee the client may continue the debt. It is through the action of the “Rollover” where the interest rates or fees dramatically increase the debt trapping the borrowers in a cycle of debt. A concentration of lenders enables the borrower to take money from one location to another to “Pay-Off” the debt, but this in fact exacerbates the problem. For this purpose it has been determined that controls on the concentration of these businesses serves the public welfare, and lessens the negative economic effect.

**Check cashing / payday loan regulations adopted by other local jurisdictions in Salt Lake County**

<b>Adopted Location Requirements for Check Cashing / Payday Loan Business</b>		
American Fork, UT	Density	One per 10,000 residents
Draper, UT	Zoning	Permitted as a conditional use within one commercial zone
Midvale, UT	Density	One per 10,000 residents
Murray, UT	Density	One per 10,000 residents, minimum of 1,000 feet apart
Orem, UT	Density	One per 10,000 residents, minimum ½ mile between outlets
Salt Lake County	Density	One per 10,000 residents and 600 feet between outlets
Sandy, UT	Density	One per 10,000 residents, minimum 1000 feet between outlets
South Salt Lake City, UT	Density	One per 5,000 residents, Restricts businesses to 600 ft. from the nearest residential zone (some exceptions)
South Jordan, UT	Density	Outlets must be a minimum of one mile apart
Taylorsville, UT	Density	One per 10,000 residents
West Jordan, UT	Density	One per 10,000 residents, minimum 1000 feet between outlets
West Valley City, UT	Density	One per 10,000 residents, 600 ft. between payday lending outlets

# **Controlling the Growth of Payday Lending Through Local Ordinances and Resolutions**

**A Guide for Advocacy Groups and Government Officials**

**November 2007  
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## Preface

Neighborhoods across America are witnessing the resurgence of predatory small loan operations. In the last fifteen years, payday lenders have exploited deregulated interest rates, won special treatment from state legislatures, or designed products that slip through regulatory loopholes. As a result, payday lending legally operates in about thirty-eight states, costing consumers as much as \$6 billion a year in interest for up to \$40 billion in loans. Payday loans cost cash-strapped borrowers triple digit interest rates, trap borrowers in repeat loans, foster coercive debt collection practices, and endanger bank account ownership for families that live on the financial edge.

Payday lending has become increasingly controversial as the consequences of this defective financial product have become painfully apparent. Payday lenders now outnumber Starbucks and Burger King outlets across the country. Billions of dollars in usurious interest flows out of communities to the national chain lenders. Mapping of payday loan locations by neighborhood characteristics and studies of payday loan use issued by regulators and academics document that these high cost loans disproportionately harm minority families and low to moderate-income borrowers. (For more information, please visit Consumer Federation of America's [www.paydayloaninfo.org](http://www.paydayloaninfo.org))

Local leaders see the impact of payday lending on economic development, requests for financial assistance, and financial distress in communities with high levels of low to moderate income and minority families. While industry lobbying and campaign contributions have thwarted reform in many state legislatures, local officials are taking action to stop payday lenders from exploiting their neighborhoods by enacting restrictive zoning requirements and local ordinances.

Local policymakers interested in preventing predatory payday lending can also lend their support to state-level reform efforts to cap annual interest rates at an all-inclusive 36 percent or repeal payday loan authorization outright. As documented in North Carolina, reinstating small loan caps allows responsible credit to flow, while saving consumers the billions of dollars now lost to predatory payday lenders. Resolutions urging state legislative reform have been adopted by local governments in Virginia and Ohio in 2007. Local officials who are closest to their communities have a powerful role to play in the nationwide campaign to stop predatory payday lending and improve the financial lives of millions of families.

This guide has been developed to assist community consumer advocates and government officials take action to combat payday lenders in local communities and at state legislatures. The guide is divided into the following sections:

- \* Introduction - How payday loans work and their harmful effects on consumers and communities.
- \* How to pass an ordinance for advocates
- \* Assistance for Government Officials - Understanding payday loans, the type of ordinance that might be best for their community, and legal challenges that have been faced in the past. Along with this section are the following appendices:
  - o Appendix 1 - List of Payday Lending Ordinances
  - o Appendix 2 - Legal Challenges to Local Payday Lending Ordinances
  - o Appendix 3 - Ordinance and Resolution Examples

## Introduction

Local governments have a right and a responsibility to protect the economic health, welfare and safety of their communities using whatever tools they have available to them. High cost payday lenders are proliferating in low to moderate income areas of cities and towns in states where this form of lending is authorized. As a result, land use code amendments, commonly known as ordinances, have been enacted to reduce the negative impacts of payday lenders in areas within their jurisdictions that are particularly vulnerable.

In most cases payday lenders present a classic example of an industry that creates local community financial drain. The more money that is exported out of the local economy by excessive fees, the less money there is to spend within the local economy. This creates not only individual financial spirals but community economic spirals as well. The capital that could be circulated within a local economy is lost to outside interests.

Payday loans are small cash advances ranging from \$100 to \$500. The average loan amount is \$325 and the full amount of the loan plus interest is typically due and payable in full on the borrower's next payday. Because the borrowers cannot afford to live until the next payday after repaying their high-cost payday loan, they find they must take out another loan to make ends meet. On average, in America borrowers renew their loan 8 times before they are able to pay the loan in full and ended up paying \$800 on the original \$325 loan. Finance charges are generally calculated as a fee per hundred dollars borrowed. This fee is usually \$15 to \$30 per \$100 borrowed. The average interest rate for a payday loan is between 391% and 782% APR for a two-week loan.

The loan is secured by the borrower's personal check or some form of electronic access to the borrower's bank account. These balloon payment loans can equal 50 to 95% of bi-weekly paychecks of the typical borrower. Loans secured by personal checks or electronic access to the borrower's bank account endanger the banking status of borrowers, facilitate coercive collection tactics, and constitute unfair wage assignments.<sup>1</sup>

Simply put, payday loans are bad for business because the lender is going to get paid first even if the borrower entered into an obligation with other businesses before getting into a payday loan. The payday lender is going to get paid even before basic living expenses such as rent, utilities and child support payments. This is because the payday lender is holding the borrower's checking account hostage, thus having the effect of a "super priority lien."

Local economies rely heavily on viable small businesses. Ordinances to restrain the supply of payday loan outlets are not likely to have an adverse impact on the price of loans to consumers. Competition does not drive down the price of payday loans. An FDIC report found "payday advance stores tend to charge an effective APR near the applicable statutory limit"<sup>2</sup>. SEC annual filings by publicly traded payday lenders show consistently high rates even in seemingly saturated markets. Payday lenders irrespective of the number of storefronts consistently charge the maximum interest rates allowed by state law.

Tucson, Arizona illustrates the growing interest in restraining high-density payday loan storefronts. The results of a study released by the Southwest Center for Economic Integrity *conservatively* estimated that \$20 million dollars in fees were being extracted annually from residents in Pima County, which

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<sup>1</sup> Jean Ann Fox, Director of Consumer Protection Testimony before the Subcommittee on Domestic Policy of the House Committee on Oversight and Domestic Reform, March 21, 2007

<sup>2</sup> Flannery & Samolyk, Payday Lending: Do the Costs Justify the Price?, FDIC, June 2005, endnote 34 at 9

includes the City of Tucson. These fees were being extracted from the very neighborhoods where the city and the county were investing approximately \$8 million dollars in federal revitalization grant monies. The number of payday loan storefronts in Tucson and Pima County has increased exponentially. In 2002 there were 78 storefronts in the city and in 2005 there were 130. Further mapping studies initiated by the Southwest Center for Economic Integrity report that 83% of the payday loan storefronts were located within ¼ mile of low-moderate income neighborhoods.<sup>3</sup>

A study by the Center for Responsible Lending found that African-American neighborhoods have three times as many payday lending stores per capita as white neighborhoods. “The findings show that race matters, even when we control for other factors. Variables the payday industry claims are key demographics of its customer base - income, homeownership, poverty, unemployment rate, age, education, share of households with children and gender - do not account for the disparity.”<sup>4</sup>

Ace Cash Express, a leading nation-wide lender, reported in an SEC filing that its growth strategy is to open new stores, franchise stores in new and existing markets, opportunistically acquire stores, and introduce new services into its store network. This illustrates intent to saturate specific markets and to maintain existing customers caught in the payday loan trap. These storefronts crowd out local businesses such as non-franchised restaurants and cafes.

Given that we are able to geographically demonstrate the payday lending industry continues to expand its storefronts into minority, low-middle income, economically distressed neighborhoods within cities and counties brings us back to the local land use issue. Local governments restrict all types of businesses and enterprises from liquor stores to adult entertainment facilities. Restricting payday lenders through ordinances can be an effective strategy in curbing economic blight while efforts at the state and federal levels to reign in these abusive lending practices proceed.

### **Clustering by Payday Lenders -**

Payday lenders cluster in low to moderate-income neighborhoods in urban areas, in rural communities and around concentrations of lower wage workers, and military bases. Steve Graves, a geographer at California State University, Northridge, has provided maps for three communities to graphically illustrate the patterns of store distribution as follows:

#### **San Fernando Valley, CA.**

The first map, found on the next page, is of the San Fernando Valley, California which would be Americas’ fifth largest city if it were separate from Los Angeles. What you will see from this map is the concentration of payday lenders in the Latino neighborhoods of the East Valley.

Alex Padilla’s 20th State Senate district in the San Fernando Valley has 96 payday lenders and 76 banks, an inverted ratio that is quite rare in California. Padilla’s district, gerrymandered to insure a heavily Latino constituency, also has a very high per capita density of payday lenders, earning it the distinction of ‘worst’ in California. Meanwhile, the adjacent, but largely white and middle class 23rd class district has 31 payday lenders and 270 banks, making it 38th out of 40 statewide for payday lending. Other nearby, largely white middle class districts have similar figures<sup>5</sup>.

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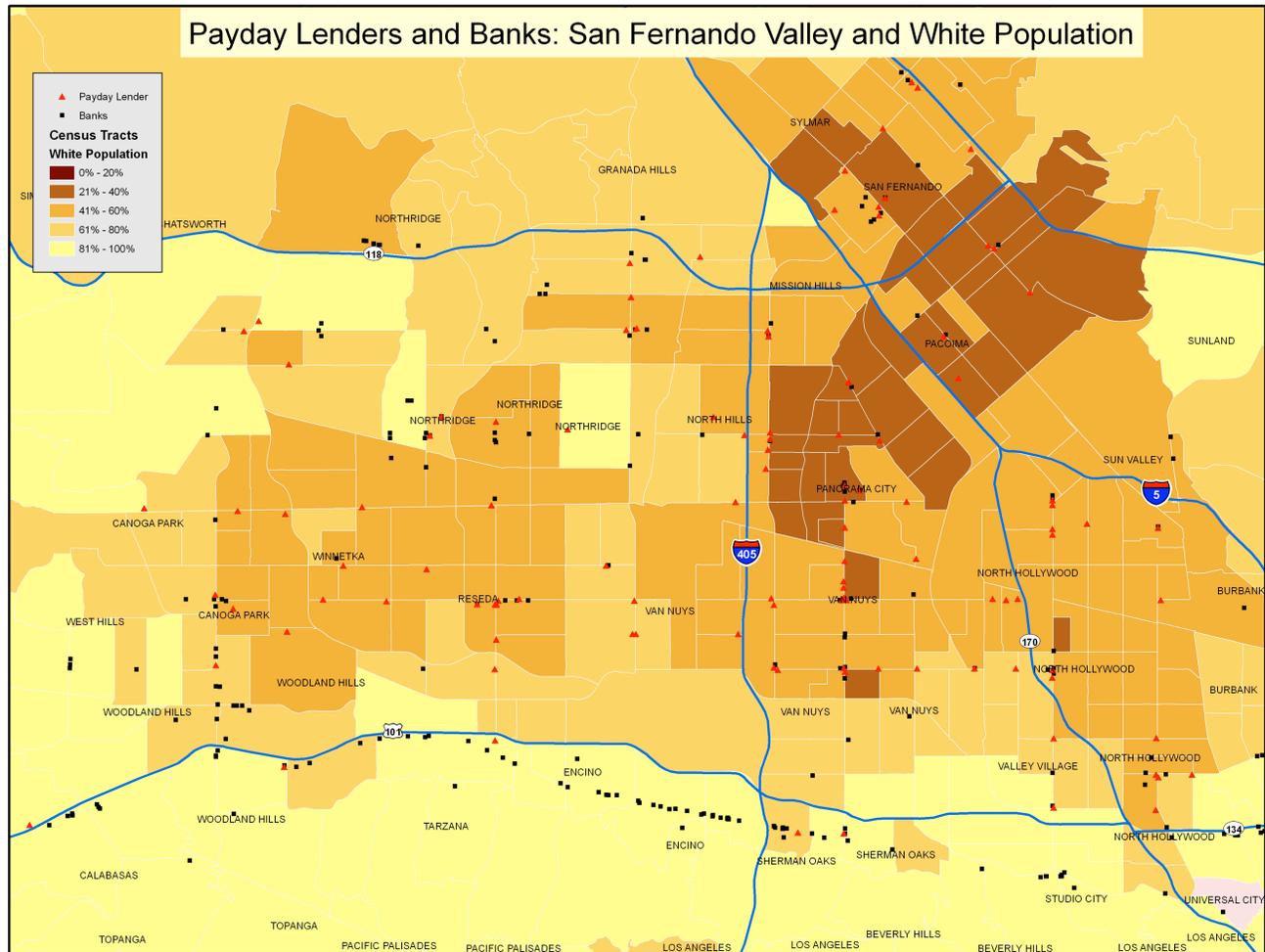
<sup>3</sup> Payday Lending in Pima County, AZ, Southwest Center for Economic Integrity, December 2003

<sup>4</sup> "Race Matters: The Concentration of Payday Lenders in African-American Neighborhoods in North Carolina" Delvin Davis, Keith Ernst, Uriah King, Wei Li, Center for Responsible Lending 2005

<sup>5</sup> Usury Law and the Christian Right: Faith Based Political Power and the Geography of American Payday Loan Regulations, Steven M. Graves and Christopher L. Peterson, not yet released.

Van Nuys zip code, 91406, also heavily Latino, has eight payday lenders and only one bank. Zip codes in Pacoima, North Hills, North Hollywood, Reseda and Panorama City also have zip codes with badly inverted ratios. Meanwhile, neighboring white neighborhoods have very few payday lenders and many banks. Woodland Hills, in the West Valley, has 27 banks and only one payday lender. Encino has 24 banks and no payday lenders.

It is absolutely clear that Latinos are a favorite target of payday lenders. This business robs capital poor areas of the city of precious resources and is correlated with higher crime.



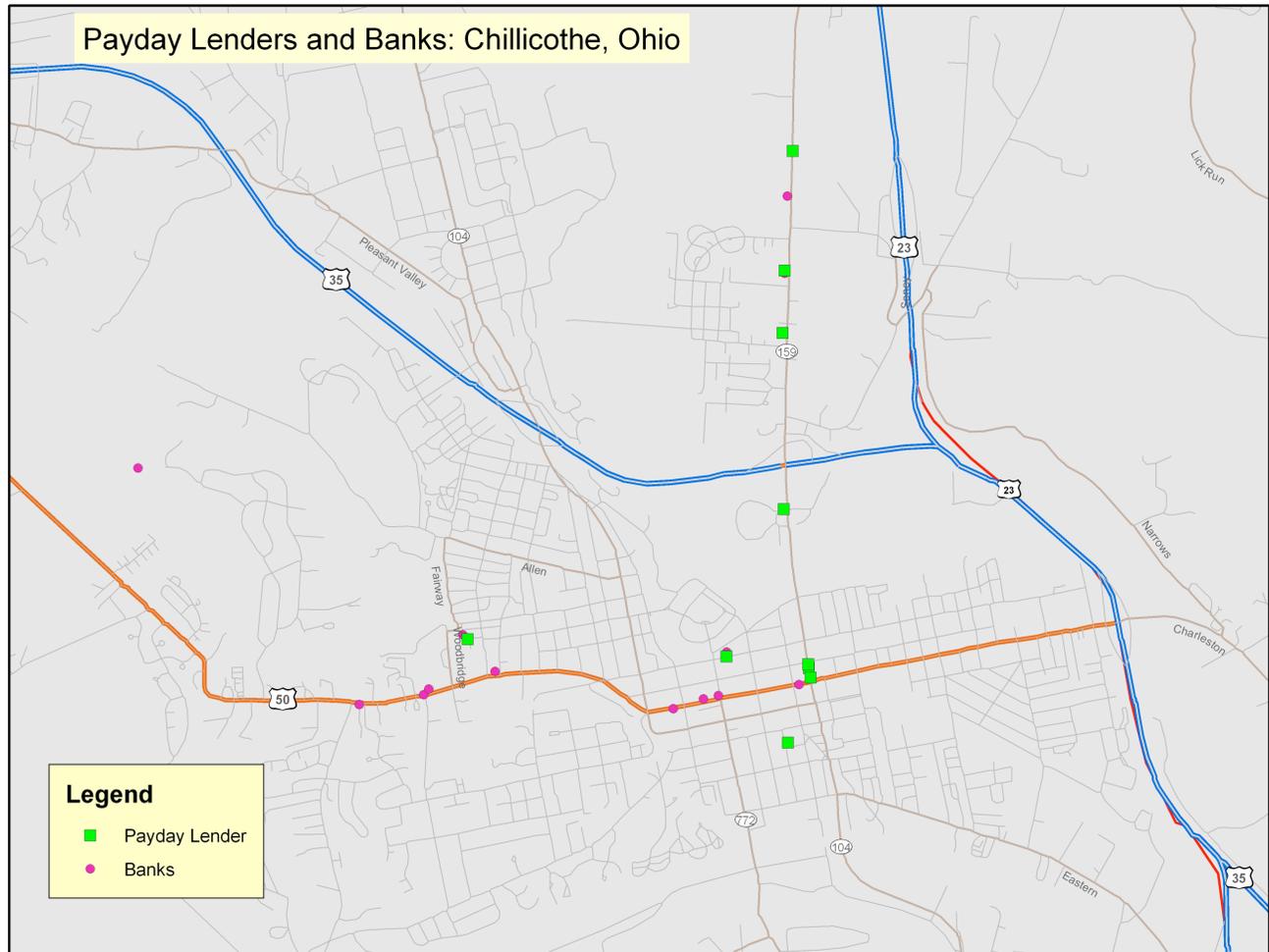
C

hillicothe, OH.

Small town America is also facing a payday lending crisis. While much of the spotlight has focused on the manner in which payday lenders blanket minority neighborhoods, military towns and big cities, small towns and cities across the heartland have also proven to be fertile ground. The map below shows Chillicothe, Ohio, a small city of roughly 30,000 people in Central Ohio that relies on manufacturing, service sector jobs and a dwindling farm economy.

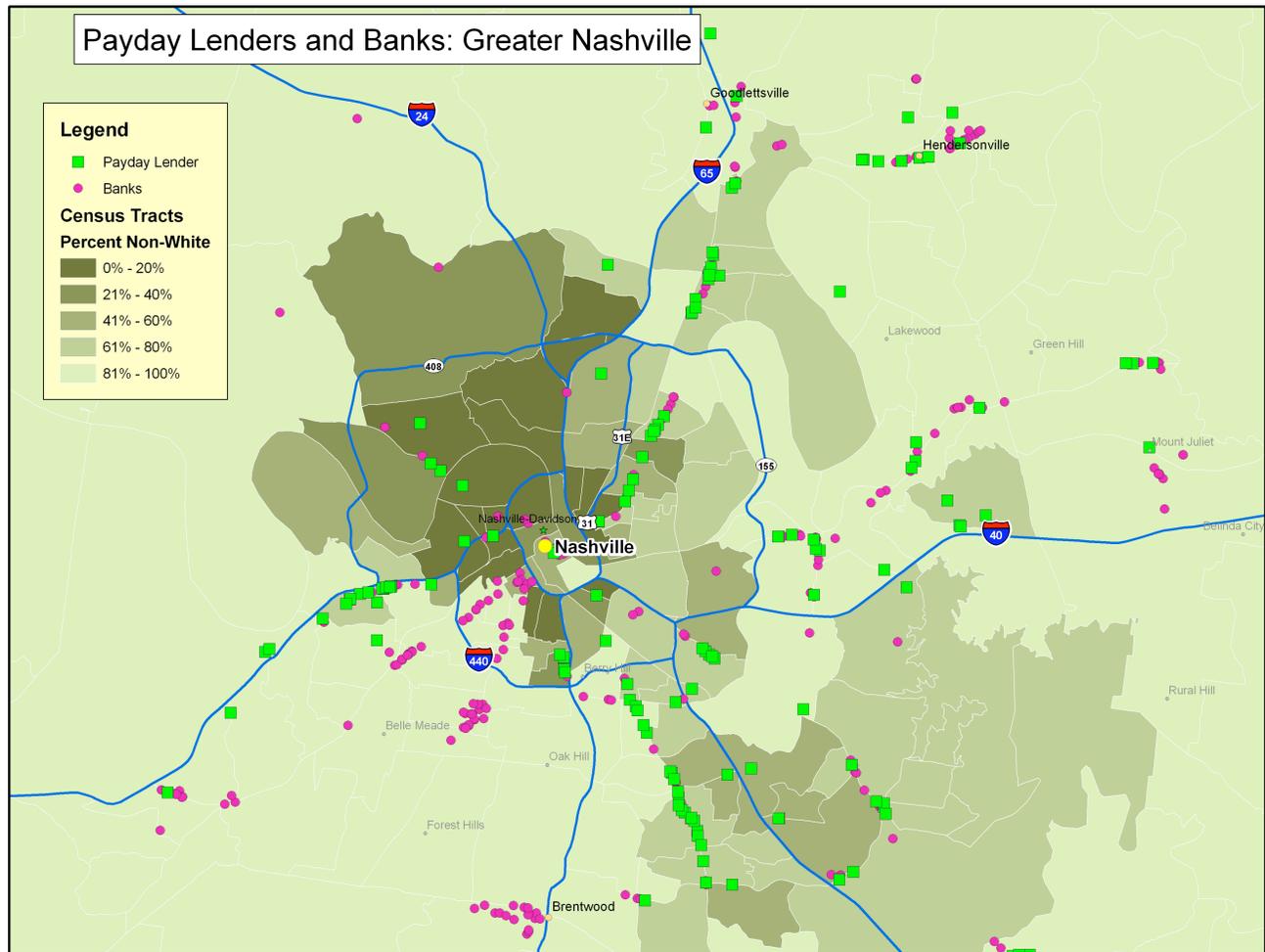
Surrounding communities, both in the farming districts to the northwest and the Appalachian areas to the southeast use Chillicothe, as a retail service center. Twelve payday lenders now operate in Chillicothe, only two shy of the number of banks there. At the present rate, Chillicothe will have an inverted ratio of payday lenders to banks, of the type typically found now only in the Deep South and ghetto areas of big cities.

Neighboring Washington Court House already has more payday lenders than banks. Many small towns in Ohio, such as Steubenville, Marietta, Mansfield, Alliance, Heath, Bellefontaine, Middletown and Portsmouth also have a nearly even ratio of banks to payday lenders.



### Nashville, TN.

Nashville, Tennessee may be typical of large cities in the South. Payday lenders in Nashville tend to be most heavily concentrated in and around black neighborhoods and poor neighborhoods, especially where strip malls exist on heavily traveled commercial thoroughfares. However, payday lenders are almost completely absent from middle class, white neighborhoods in the Southwestern suburbs. In the map below notice the disparity between the number and density of bank branches in the 95%, White, middle class suburb of Brentwood and the more diverse and working class parts of Nashville.



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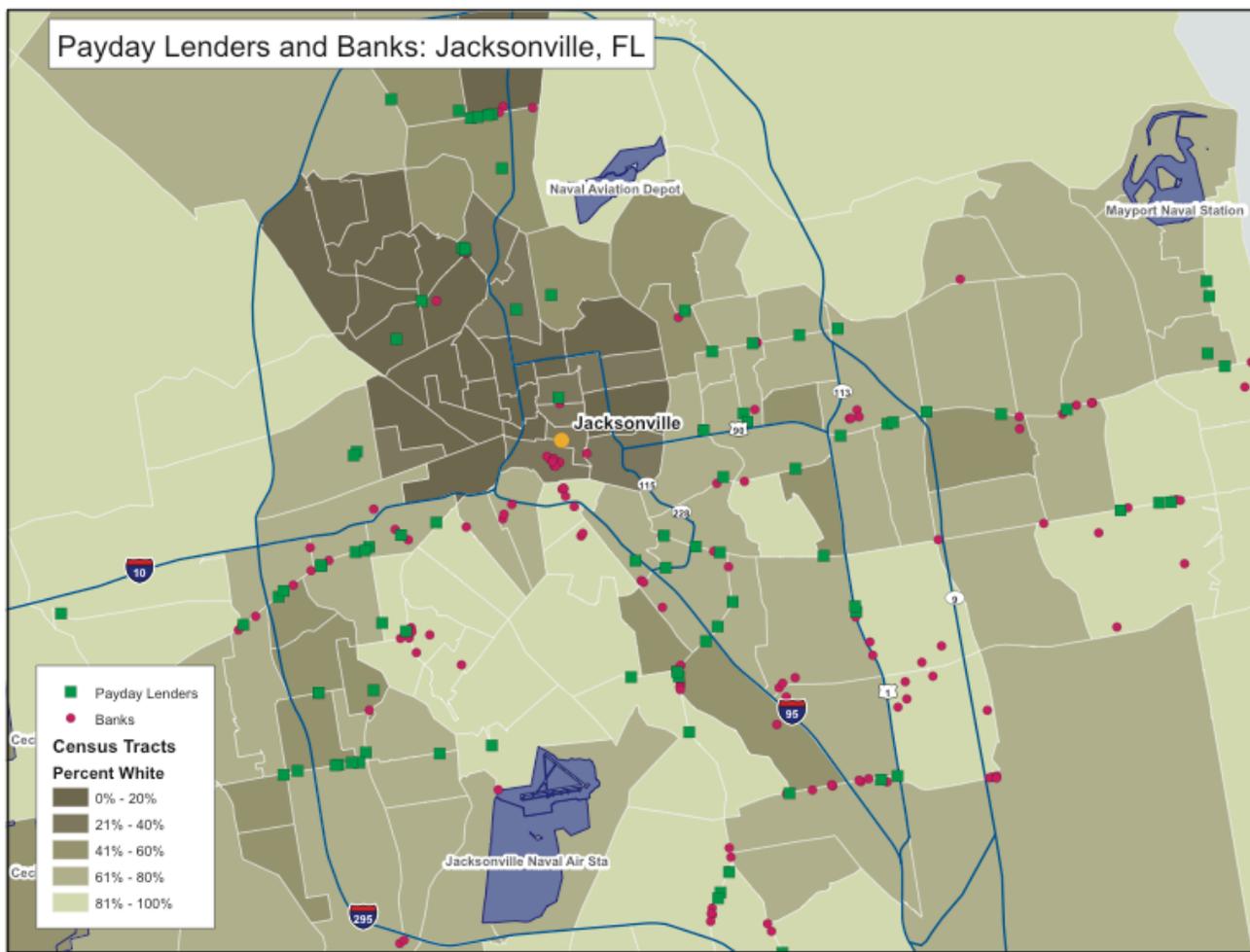
Jacksonville, FL

In Florida and other parts of the country, payday lenders are disproportionately located in counties with military installations. This phenomenon is shown by mapping and demographic studies contained in *Predatory Lending and the Military: The Law and Geography of "Payday" Loan in Military Towns*, 66 *Ohio State Law Journal* 653 (2005), Stephen Graves, Ph.D., Associate Professor of Geography, California State University Northridge and Christopher L. Peterson, J.D., Assistant Professor of Law, University of Florida College of Law.

Jacksonville, Duval County, Florida is home to Jacksonville Naval Air Station and Mayport Naval Base and was the home of two recently closed facilities at Whitehouse Field and Cecil Field Naval Air Station. Duval County ranks first in the state for payday lending. Hillsborough County, Florida which is home to MacDill Air Force Base has the second highest payday lender density statewide.

Professors Graves and Peterson found that ZIP code data confirmed payday lenders disproportionately target sailors and Marines stationed in Jacksonville. "For example, out of 916 ZIP codes statewide, ZIP code 32210, which is adjacent to the Naval Air Station in Jacksonville, ranks first in the state for total number of payday lenders (11) and ranks 15th worst in a composite measurement of payday lender density relative to bank density and population. Moreover, ZIP code 32205, which is a commercial district near the base, has the second worst composite density of payday lenders in the state. Together, these two ZIP codes have approximately 87,000 people; 24 banks and 22 payday lenders; 15.2 more than are statistically justified by the local population."

Similarly they found that airmen stationed at MacDill Air Force Base in Tampa were targeted by payday lenders." About 5 miles up US 92 from MacDill Air Force Base is a group of Tampa ZIP codes containing over 50 payday lenders, 33 more than we would predict given the population in the part of Tampa." See Summary of Florida Results, page 1.



## **How to Pass an Ordinance**

This section has been written to educate advocates on how to get an ordinance presented to local government officials and get it passed. A six step process is proposed. Following this section is information that can be given independently to a government official.

### **Step 1 - Learn all you can about payday lenders in your area.**

Before you can approach an elected official for help in curbing payday lending in your city or town, you will have to do a little legwork and answer a few questions. How many outlets are there within your community limits? Your state licensing agency should be able to answer this question for you. Once you obtain a list from your state licensing agency of all the licensed check cashers/payday lenders in your area (ask for it in city order if possible) you can compare that list to your local government licensing. You will often find that they do not match and local check cashers/payday lenders do not have the required local license. Or you might find that local check cashers/payday lenders have the required local license, but are not licensed with your state licensing agency. This issue will need to be resolved. You may be able to get some outlets closed immediately due to improper licensure.

Obtain a map of your local community by district, neighborhood, or other division of your community. This is usually available on-line on your community's web site. Try to also obtain the population of and income level for each district. This information may be old, dating back to the last census, but may be the best available information in the local community. This will help you understand and show your local government officials the clustering of payday lenders within your community.

In what areas of town are most payday lenders located? The easiest way to get addresses for payday lenders is through your local or state licensing agency. As a double check look in your yellow pages. These businesses often advertise under more than one heading. Try check cashing, loans, payday loans, and financing.

Are outlets in close proximity to one another? Look for strings on major streets in lower income neighborhoods. Pay attention to their proximity to low-income housing, community colleges, or any other place you think lenders may be targeting vulnerable clients.

Find out if adjacent suburbs or nearby towns have passed ordinances relating to payday lending. This may add motivation for you to pass an ordinance, as lenders who cannot open outlets in an adjacent incorporated area will move into your community and open more outlets there.

Is their appearance gaudy or rundown? What types of businesses surround payday lenders? This will help determine if payday lenders are contributing to neighborhood blight.

### **Step 2 - Choose the type of ordinance that fits your community and will help you accomplish your goals.**

A number of local constraints on payday lenders have been used throughout the country. More often, cities have used a combination of constraints in an ordinance to achieve their goals. Types of ordinances includes:

- a. Moratorium During Study Period – Suggest passing a moratorium before the word gets out you are considering a payday lending ordinance. Otherwise lenders will rush to open outlets before your doors are “closed”, or before the process becomes more difficult.

b. Permanent Moratorium – Existing outlets can be grandfathered in forever, or phased out over time.

c. Limits on Density and/or Distance – Limits allow only a certain number of outlets per number of residents; grandfather existing outlets and make a waiting list for others. Consider setting the density level three times higher than currently exists in your community. For example, if the current density is 1 store per 3,000 residents, the ordinance should limit density to 1 store per 10,000 residents. Prescribing how far outlets must be from each other can also regulate density; ranges that have been used are 600 ft. to one mile. Consider an ordinance combining both density and distance.

d. Special Zoning – Limit payday lending outlets to special zoning districts or a limited number of existing zoning districts.

e. Special/Conditional Use Permit – Requires special non-conforming use permits for payday lending outlets. Some cities also require public hearings in conjunction with issuance of special permits.

f. Prohibition – Place an immediate moratorium on new outlets and set a deadline for closure of existing outlets.

Other ordinances include restrictions on use of neon signs, hours of operation, size/type of building the outlet must occupy, distance of outlets from schools, military bases, certain types of housing etc. All existing outlets will have to be grandfathered in. The one feature of payday loans that generally cannot be regulated by local ordinance are, interest rate limitations. Examples of ordinance types can be found in Appendix 1.

### **Step 3 - Learn what system your city or town has in place for passing ordinances.**

Call your local planning and zoning offices, listed in the local community's governmental pages of your phone book. In most communities you will start the process by finding a sponsor such as the mayor or an elected city or county official. Sometimes you must start work with a planning commissioner. Usually citizens cannot present ordinances without an official government sponsor.

Ask your sponsor if an ordinance has been proposed before and defeated. If so, research the ordinance and why it was defeated. That will help determine a successful strategy for getting a future ordinance passed.

Find out if your payday loan ordinance must first be presented to a planning or zoning board in your local jurisdiction. Does this group hold public hearings where people can testify or is the ordinance presented to the committee for their discussion only? How many readings of a proposed ordinance are required and can multiple readings occur at the same meeting?

If the ordinance will go directly before the city council/board of supervisors, ask if a public hearing will be part of the agenda. If so, it is imperative that you gather a variety of advocates, citizens and victims to testify. The payday loan industry will show up in force.

### **Step 4 - Talk to your local mayor, neighborhood, city or county elected official.**

See if the representative you have chosen is supportive of the issue. If not, talk to the person who represents a low income neighborhood where a large number of payday loan stores are located.

Talk to your local mayor and determine the best approach to getting an ordinance passed. The mayor knows the political climate of the community and can give you ideas of how to best proceed. In some cases it may be better to work with county government instead of a local governmental body. Call your local city government office to obtain a list of council/board members, their aides and their contact information. Call or email your local representative and ask for a meeting to present your idea for a new city ordinance and draft if available.

Ask if they are aware of the number of payday lenders in town. Present the information you have gathered. Find out if they are sympathetic to your cause. Ask if they would be willing to sponsor an ordinance for the community and present the facts you have gathered.

Ask your sponsor who else in the governing body would be supportive of the ordinance. Talk to those members well in advance of any hearing and give them talking points that will support your position.

### **Step 5 - Get a temporary moratorium in place immediately!**

Once you get a sponsor, ask him/her to pass a measure imposing a six-month to two-year moratorium on new payday lenders at the next possible council meeting. Often, when payday lenders learn that you are working on a more restrictive ordinance there is a rush to open outlets before they lose the chance or the application process becomes more difficult.

### **Step 6 - Find some advocates and payday loan victims to testify at your planning, zoning or council hearing.**

Presenting a variety of views at a public hearing will give more credence to the issue than testimony from your group alone. Seek out other groups in your community who support your position. Sympathetic groups may include those who work with minority, low income, elderly, military, or refugee populations. Places where you might find payday lending victims include: outside payday lending stores, local legal services office or at an unemployment office, social services office, local credit counseling agency, bankruptcy attorneys, Habitat for Humanity affiliates, the unemployment office, food banks and soup kitchens, churches that provide emergency assistance, and any large membership organizations with low and moderate income members (local chapters of NAACP, AARP, Latino organizations, etc.).

Ask around to see if you can find a builder, developer or investor to speak about how payday loan stores contribute to blight. Also, contact your local law enforcement authorities to see if they have established or could establish a relationship between higher instances of crime near payday loan stores.

### **Step 7 - Be prepared to counter payday loan industry and council member arguments.**

These will probably include:

- **A certain type of business cannot be singled out for special zoning restrictions. That's illegal/unfair/restricting free commerce.** Certain types of business are probably already restricted in the community. Among them may be liquor stores, bars, strip clubs, and adult bookstores.
- **Payday Lenders contribute to the local economy by providing jobs and 410(k) benefits to their employees.** The amount these storefronts add to local economies is miniscule compared to the amount of money they take out of communities (see Financial Quicksand

CRL Report for exact dollar amounts being extracted from your state (<http://www.responsiblelending.org/issues/payday/>). The vast majority of these storefronts are owned by major corporations whose corporate offices are located out of state.

**Step 8 – Ask your local officials to support state legislative reforms.**

City Councils, City Commissions or County Boards of Supervisors can adopt resolutions calling on the state legislature to repeal payday loan laws or enact rate caps to protect borrowers from triple-digit interest rates and to enact other consumer protection. Local governments can also include payday loan reform in their legislative agendas that form the basis for lobbying by the unit of local government. This shines a local spotlight on the case for reform, and brings influential local governments to work with reformers at the state legislature.

In Virginia, a number of cities, including Saunton, have adopted local resolutions calling for a 35% annual rate cap for payday loans. Other cities and counties in Virginia are considering similar actions. (See appendix for Saunton resolution.) The Ohio Coalition for Responsible Lending is promoting a similar local government resolution in support of state legislation to cap rates at 36% APR and “other measures to break the cycle of chronic borrowing payday lending creates.” The York County Board of Supervisors in Virginia put a payday loan state bill on the County’s legislative agenda, calling for a state bill to “cap rates at 36% annual interest.”

## Assistance for Government Officials

This section will assist government officials to better understand the type of ordinance that might be best for their community and past legal challenges to those ordinances. The following appendices supplement it:

- Appendix 1 - List of Payday Lender Ordinances
- Appendix 2 - Legal Challenges to Local Payday Lender Ordinances
- Appendix 3 – Ordinance and Resolution Examples

### **Step 1 - Learn what you can about payday lenders in your town.**

Identify consumer advocates and nonprofit groups doing economic justice work in your community. Utilize these resources to gain a broader depth of knowledge about the negative social and economic impacts of payday lending.

### **Step 2 - Choose the type of ordinance that fits your community and what you want to accomplish.**

You may want to have staff review similar ordinances that have passed in other communities around the country. Planning staff will have a good idea of what types of ordinances your charter allows and what might work best in your community. Review options for having the ordinance drafted.

### **Step 3 - Have your city or county attorney review the ordinance.**

You may want to have legal staff contact Lynn Drysdale at [Lynn.Drysdale@jaxlegalaid.org](mailto:Lynn.Drysdale@jaxlegalaid.org) for a consultation. There is always the potential for legal challenges with any type of ordinance. A number of relevant cases are reviewed in Appendix 2.

### **Step 4 – Prepare the document and prepare for the vote**

Revise the ordinance if necessary. Contact local advocates to arrange for their presence at any public hearing held before the final vote. Ask them to bring victims, advocates, media, and government officials from other communities near yours who have successfully passed similar ordinances.

### **Step 5 - What else can cities do?**

City or county governing bodies can adopt resolutions calling on the state legislature to close the payday lending loopholes by having all small lenders meet the same small loan usury cap, usually about 36%, repeal laws that allow payday lending, or to enact rate caps to protect borrowers from triple-digit interest rate caps or other consumer protection. Local governments can also include payday lending reform in their legislative agendas which form the basis for lobbying by the unit of local government. This shines a local spotlight on the case for reform, brings influential local government bodies into the fight, and authorizes lobbyists for local governments to work with reformers at the state legislature.

Several cities in Virginia are passing formal resolutions asking that the state General Assembly cap payday interest rates at 36% APR. The first city was Staunton, Virginia followed by Harrisonburg, Shenandoah, Blacksburg, Lexington, and Winchester Virginia. Rate cap resolutions are a great way to put pressure on your state legislature. They focus on the rate cap solution, the only proven way to rein in this industry. The vice-mayor of Harrisonburg was quoted as saying, “Four times prime rate sounds like a good cap to me. I think that covers a lot of risk.”

## **Summary -**

Double digit growth of usurious payday lending outlets continues to be a problem across America. Passing local ordinances to restrict growth and activities of payday lenders in your community is a step forward in addressing this problem.

Ideally state legislatures should pass effective laws to protect consumers from triple digit loans that quickly become debt traps, but that is not the case in many states. Local governments are left to address the problem of payday lenders on their own. West Valley City, Utah, a large suburb of Salt Lake City, was one of the pioneers in using local ordinances to control growth and density. Payday lenders who wish to do business in the city are now placed on a waiting list for years. Since 1996, the year their ordinance was passed, no new payday loan stores have been allowed to open. Growth has bumped lenders to adjacent cities that are now passing similar ordinances.

Local attention to the issue of payday lending has many benefits. Media coverage of council hearings regarding zoning ordinances helps publicize the problem to city residents. Coverage also educates citizens and local community leaders on the pitfalls of payday loans and the problems associated with having numerous, often gaudy, outlets through out their town. Above all, coverage starts to build critical mass for a united front against payday lending in your state. This in turn pressures state lawmakers to pass more restrictive laws that provide uniformity across your state. Oregon is a shining example of this success.

Payday lending is now prohibited in 13 states and the District of Columbia. Until all other state legislatures join this movement it is important to keep the issue of usury and usurious loans in the news. Passing a local community ordinance to restrict, prohibit, or otherwise regulate payday lenders in your community keeps the dangers of payday lending in the forefront and helps build momentum for other steps.

# PAYDAY LENDING ZONING LAWS/LEGISLATION

## APPENDIX 1 – List of Payday Lender Ordinances

<b>JURISDICTION</b>	<b>BASIS FOR LIMITS</b>	<b>DETAILS</b>	<b>CITATION</b>
Homewood, AL	Permit	Restrictions on new payday lender businesses	Citation not available
Mobile, AL	Moratorium	6 month moratorium on payday loan outlets as of April 2010	City Code Chapter 64
Casa Grande, AZ	Distance	Cannot operate within 1,320 feet of same - regardless of whether same is located within city limits or another jurisdiction	Title 17, Chapter 17.12, Section 17.12.415
Gilbert, AZ	Distance/Permit	Cannot operate within 1,000 feet of each other. Must apply for conditional use permit after going through public hearing for approval.	Citation not available
Mesa, AZ	Permit	Payday businesses must get a special permit	Title 11 “Zoning”, Section 11-1-6
Phoenix, AZ	Distance	Cannot operate within 1,320ft of each other and within 500ft of residential areas	Ordinance G-4817
Pima County, AZ	Permit/Density	New payday lenders not allowed to locate within 1,320ft (one quarter mile) of existing operations or 500ft. of homes or residentially zoned property. Also requires a special permit.	Chapter 18.45.040
South Tucson, AZ	Zoning/Density	Limited to three business zones. Cannot open within 1,000ft. of existing operations or within 500ft. of residence districts, schools, playgrounds,	City Ordinance Section 24-526

		or parks. Application required.	
Tempe, AZ	Density	Cannot operate within 1,320ft. of each other and 500ft. of residential areas	Chapter 4, Section 3-423
Tucson, AZ	Density	No payday lender within 1,320 feet of same; at least 500 feet from R-3 or more restrictive zoning	Article 3, 3.5.4.5. – Financial Service
Youngtown, AZ	Moratorium	Banned in Town Limits	Section 17.16.040
La Mirada, CA	Distance	Cannot operate within 1,000 feet of each other. Must be 500 feet from residential areas. Hours are limited to 7am-7pm. Restrictions on building.	Municipal Ordinance 21.45.010
Long Beach, CA	Permit	Check Cashing institutions must be located in commercial districts.	Municipal Ordinance 21.15.480
Los Angeles, CA	Increase credit unions	Ordinance provides incentives for credit unions to expand into areas where payday lenders are prevalent	No citation.
National City, CA	Moratorium	Check cashing and payday advance business moratorium.	Ordinance 2232
Norwalk, CA	Distance/ Prohibition	Outlets must be 1320ft. apart from each other. No more than 8 outlets in the city.	Municipal Ordinance 17.04.095
Oceanside, CA	Permit	Requires special operating permit, payday lenders classified as adult businesses, not permitted within 1000ft. of similar businesses or within 500ft. of home, church, park, or school.	* <sup>6</sup>
Oakland, CA	Permit	Special Permit, must	Oakland

<sup>6</sup> Citation not available

		not be closer than 1000ft. from another check casher/payday lender; must be at least 500ft. away from: 1) community education civic activities (schools) 2) state or federally chartered banks, savings associations, credit unions, or industrial loan companies 3) community assembly civic activities (churches) 4) liquor stores (excluding full service restaurants or liquor stores with 25 or more full time employees).	Planning Code 17.102.430
Pico Rivera, CA	Distance/Zoning	Outlets must be 2,640ft. from each other. <sup>7</sup> Zoned to certain areas.	City Ordinance 1057
Rialto, CA	Permit	Must go before planning commission to receive approval and conditional use permit.	City Ordinance 18.66.030
Sacramento, CA	Distance	Bans Payday Lender from being within 1000ft of another lender, check casher, church, school or bank. Prohibits new stores from opening within 500ft of homes and limits hours from 7 a.m. to 7 p.m.	City Ordinance 17.24.050
San Diego, CA	Zoning	Restricted to commercial zones.	Municipal Code Section 158.0302
San Francisco, CA	Special District	Referred to as “Fringe Financial Services”. Outlets must be in specified districts. <sup>8</sup>	Municipal Code section 249.35

<sup>7</sup> Changed from a year long moratorium on payday advance establishments.

<sup>8</sup> Changed from no law concerning payday advance establishments

Washington, DC	Interest Rate	Pay day lenders can charge no more than 24% interest on a loan not secured by real property and under \$2500.	DC Stat. 28-3301
Ft. Lauderdale, FL	Permit	City Zoning Code does not prohibit or permit check cashing serves-decision on a case-by-case basis. Special Permit required.	* <sup>9</sup>
Pembroke Pines, FL	Permit	City Zoning Code does not prohibit or permit check cashing serves-decision on a case-by-case basis. Special Permit required.	* <sup>10</sup>
Columbus, GA	Business restrictions/zoning	Payday lenders must have borrower database, loan caps, and a ban on multiple loans in a seven day period. Zoned to certain areas.	Municipal Code Section 3.1.5
Belleville, IL	Permit/Outlet Cap	Outlets require permit. City limits number of outlets in city to three,	Municipal Ordinance 7-24
Bellwood, IL	Permit	Outlets required to go through special licensing process	City Ordinance section 117.187
Chicago, IL	Zoning	Outlets may only be in specified districts	City Code Chapter 17-3
Fairview Heights, IL	Permit/Outlet Cap	Outlets requires permit which are limited to 2 stores within the city limits.	Article XI
Glendale Heights, IL	Permit	Special use permit required.	City Code Title 4, chapter 1
Springfield, IL	Distance	Requires that outlets are at least 1500ft. apart	City Ordinance Section 8155.048.1

<sup>9</sup> Citation not available

<sup>10</sup> Citation not available

Des Moines, IA	Moratorium	Temporary 3 month ban beginning May 2010	Citation not available
DeSoto, KS	Distance/Permit	Requires a Permit at a cost of \$250 annually. Requires that outlets are at least 5280ft. apart and 500ft. from residential districts. Periodic inspections may be made however, the inspection must be reasonable and cannot unreasonably interfere with business. <sup>11</sup>	Article 5 of the Municipal Ordinances
Kansas City, KS	Zoning	Prohibits payday lending or check cashing on parkways or boulevards.	Citation not available
Shawnee, KS	Distance/Permit	Requires a Permit at a cost of \$300 annually. Requires that outlets are at least 5280ft. apart and 200ft. from residential districts. Periodic inspections may be made however, the inspection must be reasonable and cannot unreasonably interfere with business. <sup>12</sup>	Municipal Ordinances Section 5.53.000
Smithville, KS			
Prince George, MD	Permit	Restrictions on new check cashing businesses.	Municipal Code Section 27-341.01
Arnold, MO	Permit	Conditional Use Permit for "small loan business to certain commercial areas.	Appendix B Zoning
Bellefontaine, MO	Moratorium	Ban on check cashing businesses and predatory lenders.	Municipal Code Section 29-9

<sup>11</sup> Changed from complete prohibition of Cash Advance businesses within the city limits.

<sup>12</sup> Changed from prohibition of Cash Advance businesses on the eastern side of the city

Berkeley, MO	Permit	Requires that outlets (including cash advance, pawnshops and similar businesses) are at least 1400ft. and not within 300ft. from place of worship, schools, or residential zone property. <sup>13</sup>	Municipal Code section 400.130(d)(19)
Blue Springs, MO	Permit	Outlets must have permits and be in proper districts. <sup>14</sup>	Municipal Code Chapter 405
Fairview Heights, MO	Density/Permit	Must be not more than 2 payday lenders within city limits.	Article XI of City Code
Gladstone, MO	Density	One mile between outlets, 200ft. from residential area, outlet must be in a multi-tenant commercial building housing at least four separate entities.	Municipal Code section 7.135.020
Kansas City, MO	Permit	Outlets are required to have a permit. Ordinance allows city to inspect the outlets. <sup>15</sup>	City Ordinances Section 43-1
City of North Kansas City, MO	Permit/Distance	Requires Permit. At time of establishment must be: 1) one mile apart from each other 2) must be one mile from any hotel or motel 3) must be 1000ft. from liquor store, school, religious institution, senior citizen housing development, museum, or landmark/historic property or district 4) No accessory services may be offered 5) May not be across the street from specified residential districts 4) Applicant for new establishment	City Ordinances section 7.135.020

<sup>13</sup> Creates a classification for payday loan establishment different from “financial institutions.”

<sup>14</sup> Previously cited as having distance requirements however, no citation was provided and no matching ordinance was found.

<sup>15</sup> Changed from total ban on payday loan establishment in certain districts.

		must demonstrate no negative impact on property within 500ft. of proposed location 5) permit limited to 2 years.	
Oak Grove, MO	Permit	Outlets limited to 1 outlet per 5000 residents and requires a special permit.	Citation not available
St. Ann, MO	Outlet Cap	No more than 3 payday lenders allowed within city limits.	Municipal Code Section 400.390
St. John, MO	Outlet Cap	No more than 2 payday lenders allowed within city limits. <sup>16</sup>	Municipal Code section 636.010
St. Joseph, MO	Density	Per capital limit of 1/15,000 residents.	No citation
St. Louis, MO	Density	Applies to “small loan business” and check cashing establishments. Conditional land use permits required. Must be 1 mile from each other and 500 feet from residence, school, or church	Municipal Code section 26.08.101; 26.08.384
St. Louis County, MO	Distance	Outlets must be 5280ft. apart from each other and 300ft. residential districts. <sup>17</sup>	Municipal Code section 1003.133
Valley Park, MO	Permit	Must obtain permit. Hours limited to 7a.m. – 9p.m. Outlets must be 1,000 feet from each other.	Municipal Code section 605.340 et.seq
Byram, MS	Moratorium	Moratorium beginning November, 2009.	Citation not available
Canton, MS	Moratorium	Moratorium on new check cashing businesses	Citation not available
Clinton, MS	Moratorium	90 day moratorium beginning March 2, 2010.	Citation not available

<sup>16</sup> Changed from creating a special licensing procedure.

<sup>17</sup> Changed from requiring a conditional use permit with a public hearing.

Flowood, MS	Zoning	Payday lending businesses are restricted to industrial zoned areas.	Municipal Code section 207.07
Starkville, MS	Moratorium	12 month moratorium beginning in 1/10. <sup>18</sup>	*
Clark County, NV	Permit/Density	Special use permit required. May not be within 200ft. of residences. Must be 1000ft. from other financial institutions, auto title loan businesses, and pawn shops. Restricted hours.	Municipal Ordinance Title 19.06
Henderson, NV	Distance	Outlets must be 1000ft. apart and 200ft. from residential district. <sup>19</sup>	Municipal Ordinance section 19.4.3
Las Vegas, NV	Permit/Density	Special use permit required. May not be within 200ft. of residences. Must be 1000ft. from other financial institutions, auto title loan businesses, and pawn shops. Restricted hours.	Municipal Ordinance Title 19.06
North Las Vegas, NV	Distance	Outlets must be 2500ft. apart from each other (or like business) and must be 500ft. from residential districts. <sup>20</sup>	Municipal Ordinances Chapter 17.24(25)
Hackettstown, NJ	Permit	Payday lenders must get permission from city council to open downtown.	Citation not available
Clayton City, OH	Permit/Distance	Permit is required and operation hours are confined to 8 a.m. till 6 p.m.. The loans given:	Municipal Ordinance 1124.93

<sup>18</sup> <http://www.mpbonline.org/news/story/cities-crack-down-new-payday-lenders>

<sup>19</sup>

<sup>20</sup> Changed from a 6 month moratorium on new payday lenders which started on July 2005

		must not exceed \$500, must be less than 6 months, the interest rate must not exceed 36%, and all terms and conditions must be written. Outlets must be 1000ft. apart and 1000ft. from residential districts.	
Cleveland, OH	Density	Ordinance limits outlets to one per 20000 residents, must be at least 1000ft. apart.	Citation not available
Cuyahoga Falls, OH	Density	Ordinance limits outlets to one per 10,000 residents, must be at least 1000ft. apart.	Citation not available
Lakewood, OH	Density/permit	Ordinance defines number of terms and limits location of payday loan business. They cannot be within 750ft. of any other payday loan or similar business.	Municipal Ordinance 1365-2006
Parma, OH	Density/Prohibitions	Stores cannot exceed one per 10,000 residents or locate within 1,000 feet of same. Limited to certain zoning districts.	Chapter 1170
Xenia, OH	Distance/Zoning/Permit	Outlets must be 5,000 ft. apart, restricted to certain zones, and a permit is required	Municipal Ordinance 1294.21
Oklahoma City, OK	Zoning	Restricted to certain zones.	Municipal Ordinance 8300.57
Beaverton, OR	Loan Restriction	Borrower may cancel loan within close of next business day with restrictions. Lenders may not renew loans more than twice. Lender may not renew	Title 7, Chapter 7.12, Sections 7.12.005 - 7.12.060

		unless borrower has paid at least 25% of principle plus interest on balance. After max number of rollovers, lender shall allow borrower to convert to payment plan prior to default with no additional fees assessed. Passage of 2007 Oregon state law capping rates at 36% had no effect on local ordinances.	
Bend, OR	Loan Restriction	Same as Beaverton, OR	Chapter 7, Sections 7.850 - 7.895
Eugene, OR	Loan Restriction	Same as Beaverton, OR	Chapter 3, Sections 3.550 - 3.560
Gresham, OR	Loan Restriction	Same as Beaverton, OR	Chapter 9, Sections 9.90.010 – 9.90.110
Oregon City, OR	Loan Restriction	Same as Beaverton, OR	Title 5, Chapter 5.32, Sections 5.32.010 – 5.32.100
Portland, OR	Loan Restriction	Same as Beaverton, OR	Title 7, Chapter 7.26, Sections 7.26.010 – 7.26.110
Troutdale, OR	Loan Restriction	Same as Beaverton, OR	Title 5, Chapter 5.06, Sections 5.06.010 – 5.06.110
Pittsburgh, PA	Density	Operating hours restricted. Cannot locate within 1,000 feet from same/pawn shop/gaming enterprise or within 500 feet from residential zone.	Chapter 911, Section 911.04.A.93
Providence, RI	Prohibition	Restrictions on any city dealings with predatory lenders	Municipal code section 2-18.2

Easley, SC	Cap	Restrictions on new payday lender businesses.	Citation not available
Greenville, SC	Density	Cannot locate less than 3,000 feet from same. Location must be in a shopping center/grocery store which has a minimum of 30,000 square feet. Lender cannot have separate exterior access.	Chapter 19, Article 19-4, Section 19-4.3.3(D)(6)
East Ridge, TN		Studying check cashing outlet restrictions	Citation not available
Memphis City and Shelby County, TN	Distance	Outlet must be 1000ft apart and 1,320 from residential or landmark district.	Appendix A (24)
Nashville, TN	Zoning	Zoning restrictions.	Ordinance BL2008-169 <sup>21</sup>
Brownsville, TX	Moratorium	6 month moratorium running through 5/10	
Irving, TX	Distance	Outlets must be 1000ft. apart from each other and more than 200ft. away from residential district. <sup>22</sup>	Municipal code Section 52-35
Little Elm, TX	Distance/ Prohibited District	Outlets must be 1000ft. apart from each other and must be 500ft from residential districts. Outlets are prohibited in town center and must be a free standing structure	Municipal Code Section 106-7

<sup>21</sup> In East Nashville lawsuit filed by title lender Tennessee Quick Cash in June 2010

<sup>22</sup> Changed from no statutes concerning payday lenders

Mesquite, TX	Distance/ Prohibited District	Outlets must be 1000ft. apart, in freestanding buildings, at least 200ft. from residential areas and 500ft. from freeways. Cannot be in special “overlay” district.	Municipal Code Section 3-505
Richardson, TX	Distance	Outlets must be 1000ft. apart. <sup>23</sup>	Municipal Ordinance Supplemental regulations for certain uses section 9
Sachse, TX	Permit/Distance/ Prohibition	Permit required. Payday Cash advance business (and like businesses) must be 1000ft. apart. Outlets are prohibited 500ft. from city line and George Bush Highway. Additionally, a cap of 36% annually is put on loans. <sup>24</sup>	Municipal Ordinance Article 3 section 11
San Antonio, TX	Permit	Requires outlets to get special authorization from city council. Operating hours are controlled by city council and no outdoor service is permitted.	Municipal Codes chapter 35
American Fork, UT	Density	Limited to 1/10,000 residents	Municipal Code chapter 5.30
Brigham City, UT	Density	Cannot locate within 5,280 feet of same inside or outside city limits. Stores cannot exceed one per 10,000 residents.	Title 29, Chapter 29.13, Section 29.13.020
Logan, UT	Density	Defined as “nondepository lender” and restricted to 1/10,000 residents	Municipal Code <b>5.19.020</b>
Murray, UT	Moratorium	Payday lenders not permitted in mixed use zone.	Title 17, Chapter 17.146, Section 17.146.020

<sup>23</sup> Changed from limit on number of outlets

<sup>24</sup> Changed from requiring only a permit

Ogden, UT	Density	Limited to 15 outlets. Must be 1,000 ft from each other and 660 ft from pawnbroker or sexually oriented business. Must have sign that says that short terms loans should not be used as a long term solution	Not yet codified – passed 6/10
Orem, UT	Density	Cannot locate within ½ mile of same. Stores cannot exceed one per 10,000 residents.	Chapter 22, Article 22-14, Section 22-14-21
Roy, UT	Moratorium	No new payday cash advance business.	Article from Standard-Examiner
Salt Lake County (unincorporated)	Density	Stores cannot exceed one per 10,000 residents.	Title 5, Chapter 5.73, Sections 5.73.010 – 5.73.030
Sandy, UT	Density/Zoning/Distance	Outlets must be 5,280 ft from each other. Limited to 1/10,000 residents. Conditional use permit. Zoned to certain areas.	Chapter 15A-11-20
South Salt Lake City, UT	Density	Cannot locate closer than 600 feet of same or residential zone. Stores cannot exceed one per 5,000 residents.	Title 17, Chapter 17.26, Section 17.26.030
South Jordan, UT	Density	Cannot locate within 1 mile of same.	Title 17, Chapter 17.52, Section 17.52.030
Taylorsville, UT	Density	Cannot locate within 600 feet of same. Stores cannot exceed one per 10,000 residents.	Title 13, Chapter 13.04, Section 13.04.103
West Jordan, UT	Density	Cannot locate within 1,000 feet from same. Maximum of 12 stores allowed in city.	Title 13, Chapter 13.5, E-5
West Valley City, UT	Density	Cannot locate within 600 feet of same. Stores cannot exceed one per 10,000 residents.	Title 7, Chapter 7.1, Section 7.1.103

Chesterfield County, VA	Zoning	Stores cannot have separate exterior entrance. Limited to certain commercial zones.	Chapter 19, Sections 19.145 & 19.175
Norfolk, VA	Permit	Must receive permission form the city council in the form of “special exception use” permit	Chapter 6-4
Green Bay, WI	Density	Cannot locate within 5,000 feet of same or 150 feet of residential zone. Cannot operate between the hours of 9 p.m. – 6 a.m.	Chapter 13, Section 13.1606
Madison, WI	Density	Cannot locate within 5,000 feet of same.	Chapter 28, Section 28.09
Milwaukee, WI	Density	Cannot locate within 1,500 feet of same or within 150 feet of residential zone.	Subchapter 6, Section 6.295.603
Racine, WI	Density	Cannot locate within 2,500 feet of same or within 250 feet of residential zone.	Chapter 114, Article V, Division 3, Section 114.468
Superior, WI	Zoning/Density	Limited to commercial highway zones only. Cannot locate within 2,500 feet of same or within 300 feet of residential zone. Stores cannot exceed one per 5,000 residents. Hours of operation limited to 8 a.m. – 10 p.m.	Chapter 122, Article V, Section 122.614
Wauwatosa, WI	Density	Cannot locate within 2,500 feet of same or within 250 feet of residential zone. Cannot operate between the hours of 9 p.m. – 9 a.m.	Title 24, Chapter 24.46, Section 24.46.100
West Allis, WI	Distance	Outlets must be 3,000 ft apart and restricted to regular business hours	City Ordinance 9.32 and 12.43

## **APPENDIX 2 – Legal Challenges to Local Payday Lender Ordinances**

Often advocates find that local governments are much more approachable and willing to enact consumer protection payday loan legislation than state and federal legislators. Potential reasons for this phenomenon are that often local residents are unable to participate in statewide or national legislative actions in distant locations logistically in accessible to most citizens. Local legislation is also more widely covered by local press, putting civic leader under much more of a microscope than state legislators.

The main challenges to local legislation tend to be based upon preemption arguments (express, implied and/or conflict). Samples of specific preemption arguments involve arbitration clauses or price controls. Challenges can also be based upon procedural irregularities. Advocates can look to home rule provisions for support of local legislation and can fashion legislation that addresses gaps in state and federal legislation. Local governments generally have more leeway in enacting local land use and zoning legislation. A discussion of arguments used to defeat and support local ordinances and a discussion of home rule, land use and zoning principles follow. Lastly, a sample of court decisions addressing challenges to local ordinances regarding credit products is included below.

### **Preemption Arguments**

Lenders argue that local ordinances are “preempted” from enacting ordinances by pre-existing state or federal law. There are three types of preemption: 1) express or complete preemption, 2) field or implied preemption and, 3) conflict preemption. Express preemption is when the federal or state law explicitly recites intent to preempt state or local law. Field preemption applies when federal or state laws are so pervasive, that there is no room left for states or local governments to supplement them. Conflict preemption occurs when it is impossible to comply with both federal or state law and the local law, for example when a local law prohibits what a federal or state law allows.

### **Express or Complete Preemption**

Express preemption is often found in language contained in the “policy and legislative intent” section of the state or federal law. This language clearly prohibits enactment of ordinances or other laws to the contrary or gives exclusive jurisdiction in all matters addressed by the law to the state or federal government. The legislature usually claims the need for uniformity in the subject matter throughout the state or country.

An example of a price control express preemption is found in Florida Statutes. §125.0103:

Except as hereinafter provided, no county, municipality, or other entity of local government shall adopt or maintain in effect an ordinance or a rule, which has the effect of imposing price controls upon a lawful business activity which is not franchised by, owned by, or under contract with, the governmental agency unless specifically provided by general law.

### **Implied or Field Preemption**

If there is no express preemption, there may be field or implied preemption. Implied preemption occurs when preemption is not specifically stated but the state or federal legislative scheme is so pervasive that it is deemed to “occupy the entire field of potential regulation” creating a danger of conflict between local and state laws.

Implied preemption is actually a decision by the courts to find preemption when there is no explicit legislative directive. The courts are understandably reluctant to “find” a state or federal government intent to prevent a local elected governing body from exercising its local or “home rule” powers. (*See Home Rule below*). If a state or federal legislative body can easily create express preemption by including clear language in a statute, there is little justification for the courts to interject such an intent into a statute. In the absence of express preemption, normally a court will only find implied preemption if there is a direct conflict between the state or federal law and a local law or they can reasonably find the legislative scheme is so pervasive that there is little or no room left for enacting additional laws covering the area. The court usually finds strong public policy reasons for finding such an area to be preempted by federal or state law. With implied preemption courts tend to limit the preemption to the specific area where the federal or state legislature has expressed a will to be the sole regulator.

### **Conflict Preemption**

Even if there is no express or implied preemption, portions of a local ordinance that expressly conflict with state or federal law are unenforceable. It is well established that no local ordinance may specifically conflict with a federal or state law. A conflict exists when a local ordinance directly prohibits what the state has expressly licensed, authorized or required, or authorizes what the state has expressly prohibited. It is not necessarily a conflict when an ordinance imposes requirements not provided by state or federal laws. Instead, an ordinance conflicts with a federal or state law when the ordinance and the state or federal law cannot coexist. Put another way, legislative provisions conflict when in order to comply with one law you must violate another.

An ordinance is not superseded or preempted by a federal or state law where their subjects are at most only incidentally related. The fact that an ordinance covers a topic that relates to, but is not specifically covered by a subsequently enacted federal or state law dealing with the same topic, does not make the ordinance in conflict with, or repealed by, the law. Where the statute is silent, the ordinance may speak. So long as the ordinance is within the scope of municipal power and does not exceed or is not inconsistent with the new state or federal law, there is no conflict which would render the ordinance void. Courts are reluctant to find conflict unless there is a direct conflict between local legislation and state or federal law and generally indulge every reasonable presumption in favor of an ordinance's constitutionality.

Generally speaking, a properly enacted ordinance will be presumed to be valid until the contrary is shown, and a party who seeks to overthrow such an ordinance has the burden of establishing its invalidity.

### **General Strategies for Avoiding Successful Preemption Challenges**

Draft your ordinance to complement preexisting state or federal law. A local ordinance has a greater chance of avoiding a successful conflict preemption challenge if the ordinance references the potentially conflicting state or federal law as its guideline. Local authorities should determine what the state or federal law covers and how it operates so they can determine how to draft an ordinance in terms meant to “complement” the state or federal law in the area they regulate.

Draft your ordinance to fit within the exception provided to state or federal law. State and federal laws may contain gaps in coverage in the subject matter the local government seeks to regulate. For example, a state or federal law may reserve certain subjects for local regulation; draft the ordinance to fit within those subjects. Even if the state or federal law does not specifically reserve subjects for local regulation, attempt to draft the ordinance so it falls outside of the category of state or federal laws that are expressly preempted. If the ordinance deals with an area traditionally left to local governments, such as zoning, the courts may be less inclined to find preemption.

Use a statement of legislative purpose. If a state or federal law expressly preempts local ordinances enacted for a specific purpose, include a statement of legislative purpose in an ordinance to show the ordinance is enacted for a different purpose.

## **Home Rule**

Home Rule is the principle of local self-government arising from a state constitutional grant of a charter or right to draft a charter that creates a structure and powers for city or county governments. The specific character of home rule varies by state. Some home rule states allow a “structural home rule” permitting communities to incorporate and create local governments. Another form of home rule is often called “functional home rule” where city or county governments can exercise power in such areas as public works, social services, and local economic development.

Advocates of the expansion of home rule claim that local control makes government more responsive, allows for flexible and innovative approaches to local problems, and relieves state legislatures of addressing local issues. Detractors claim few issues are strictly local in nature, especially as the populations of central cities decline and metropolitan areas become more important. They argue greater local autonomy may thwart cooperation among neighboring local governments and create disputes over policies involving overlapping federal, state and local jurisdictions.

An example of home rule is found in the Jacksonville, Duval County, Florida Municipal Charter. The consolidated county and city government:

(a) Shall have and may exercise any and all powers which counties and municipalities are or may hereafter be authorized or required to exercise under the Constitution and the general laws of the State of Florida, including, but not limited to, all powers of local self-government and home rule not inconsistent with general law conferred upon counties operating under county charters by s. 1(g) of Article VIII of the State Constitution; conferred upon municipalities by s. 2(b) of Article VIII of the State Constitution; conferred upon consolidated governments of counties and municipalities by section 3 of Article VIII of the State Constitution; conferred upon counties by ss. 125.85 and 125.86, Florida Statutes; and conferred upon municipalities by ss. 166.021, 166.031, and 166.042, Florida Statutes; all as fully and completely as though the powers were specifically enumerated herein.

(b) With respect to Duval County, except as expressly prohibited by the Constitution or general laws of the State of Florida may enact or adopt any legislation concerning any subject matter upon which the Legislature of Florida might act; may enact or adopt any legislation

that the council deems necessary and proper for the good government of the county or necessary for the health, safety, and welfare of the people; may exercise all governmental, corporate, and proprietary powers to enable the City of Jacksonville to conduct county and municipal functions, render county and municipal services and exercise all other powers of local self-government; all as authorized by the constitutional provisions mentioned in subsection (a) and by ss. 125.86(2), (7), and (8) and 166.021(1) and (3), Florida Statutes

### **Regulating by Land Use and Location Restrictions**

Local governments have historically had jurisdiction to regulate local land use and planning ordinances couched in zoning terms. Many states have adopted comprehensive land use plans that act as a guide for cities. Often there are state and federal limitations regarding land use in special geographic locations such as coastal areas. Many cities have successfully enacted land use ordinances that limit the saturation of title and payday lenders and excluded them from certain areas of town unless allowed after a request for an exception or “variance” to local zoning laws or unless allowed by request for a “special use permit.”

A variance is a device that permits a property owner to do something on the land which is prohibited by zoning laws. Variances are awarded to avoid practical difficulties or unnecessary hardships in individual cases. Generally speaking the difficulties or hardships must be a function of the nature of the land and not personal issues.

A special use permit allows the property owner to put property to a use expressly permitted by the law after obtaining a special permit. Special uses are specifically permitted under certain circumstances specified by the local government in the zoning law. This amounts to a finding that the use permitted is harmonious with neighborhood character and ought to be allowed. Special use permits are referred to by a variety of terms in local practice and court decisions. These terms include special exception use, special permit, special exception permit, conditional use permits, and special exceptions.

An example of a special use is the use of a home office or home occupation in an area zoned for single-family use. An ordinance may permit single-family homes without seeking a special use permit in a residential district and allow a home occupation upon the successful request for a special use permit. This means the local government body has concluded this special use is harmonious with the residential district, but that conditions may need to be imposed on the use to ensure that the size, layout, parking, and lighting do not adversely affect the residential neighborhood.

Generally local government staff will review the application for a variance, permit for special use or use by exception and make a recommendation to a local board which ultimately makes the decision or makes a recommendation to the city’s governing body. Decisions granting or denying an application are "quasi-judicial" in nature. This means the local governmental authorities are required to explain the basis for their actions. The explanation must show the decision was not arbitrary and was based upon factors set out in the ordinances as the bases for granting or denying an application. The decision must also be based upon facts presented to the authority at a public hearing and on the record. If these decisions are reviewed by the court, the court must determine if the decision is supported by “substantial evidence.”

### **Specific Judicial Challenges and Legislative Actions against Local Legislation**

#### **Milwaukee, Wisconsin Title and Payday Loan Ordinance**

The court in *Title Lenders, Inc. d/b/a USA Payday Loans v. Board of Zoning Appeals*, Milwaukee County, Circuit Court, Case No. 04-000115, July 29, 2004, reviewed the City of Milwaukee Board of Zoning's decision to deny Loan Max's application to open a title loan business in an area where other title and payday loan businesses were already located. The Alderman for that area opposed the request based not upon inconsistencies with the local land use plan but because he objected to the interest rates charged. The City zoning board considered: 1) protection of public health, safety and welfare, 2) protection of property, 3) traffic and pedestrian safety and, 4) consistency with the comprehensive plan.

When Loan Max sought judicial review of the Board's decision, the court was bound by these standards: 1) whether the Board kept within its jurisdiction, 2) whether it proceeded on a correct theory of law, 3) whether its action was arbitrary, oppressive or unreasonable and represented its will and not its judgment and, 4) whether the Board might reasonably make the order or determination in question, based on the evidence.

The Board denied the special use permit because the payday loan entity: 1) attracts clientele that are in financial trouble or unable to manage money; 2) may attract robbers and other criminals to the area and, 3) did not comport with the efforts of the Department of City Development to develop the area. The Board was also concerned that there was another payday loan agency in the immediate area. The Court upheld the denial of the special use permit.

#### Madison, Wisconsin Payday Loan Ordinance

The Payday Loan Store filed an equal protection and due process violation claim against Madison, Wisconsin as a result of its ordinance prohibiting payday lenders from operating between the hours of 9:00 p.m. and 6:00 a.m. The District Court in *The Payday Loan Store of Wisconsin, Inc. d/b/a Madison's Cash Express v. City of Madison*, 333 F.Supp.2d 800 (W.D.Wis. 2004) upheld the ordinance finding the city was attempting to regulate location and hours of operation and not the financial terms or conditions of the loans and, therefore, was acting within its authority as a local government to regulate the "good order of the city and for the health, safety and welfare of the public."

#### Philadelphia, Pennsylvania Predatory Lending Ordinance

In June, 2001, Pennsylvania Governor Tom Ridge signed a state law explicitly overriding the Philadelphia Predatory Lending Ordinance. The state law specifically prohibits local governments from regulating sub-prime lending practices in Pennsylvania. The rationale was to guarantee lenders would face a uniform set of regulations throughout the state.

The ordinance regulated mortgage lending practices on loans of less than \$100,000 that otherwise are covered under the federal Home Ownership and Equity Protection Act. The new state law claimed a well-developed sub-prime market was important and provided benefits and placed some restrictions on these loans. The state law provided protections already contained in HOEPA and did not require mandatory pre-loan counseling required by the ordinance when consumers obtained sub-prime loans.

#### Oakland, California Predatory Lending Ordinance

The California Constitution has a home rule provision: Article XI, Section 7 "[a] county or city may make and enforce within its limits all local, police, sanitary, and other ordinance regulation not in conflict with general law." Charter cities such as Oakland, California may adopt and enforce ordinances that conflict with general state laws, provided the subject of the regulation is a "municipal affair" rather than one of "statewide concern." Cal.Const., Art. XI, §5, Oak.City Charter, §106. Pursuant to California

law “A conflict exists if the ordinance duplicates or is coextensive with a state law, is contradictory or inimical to the state law, or enters an area either expressly or impliedly fully occupied by general law.

Oakland’s predatory lending ordinance was struck down because even though the state Legislature did not expressly preempt the field of mortgage lending, the Court found field preemption by implication because the state law “fully occupied the field” of regulation of predatory practices in home mortgage lending. The Court found local regulation is invalid if it attempts to impose additional requirements in a field which is fully occupied by statute.

Factors California Courts consider as indicia of legislative intent to “fully occupy a field of regulation” are: 1) the subject matter has been so fully and completely covered by general law as to clearly indicate that it has become exclusively a matter of state concern, 2) the subject matter has been partially covered by general law couched in such terms as to indicate clearly that a paramount state concern will not tolerate further or additional local action or, 3) the subject matter has been partially covered by general law, and the subject is of such a nature that the adverse effect of a local ordinance on the transient citizens of the state outweighs the possible benefit to the locality. *American Financial Services Association v. City of Oakland, et al.*, 34 Cal.4th 1239 (2005)

### Norwalk, California Zoning Ordinance

After the Court found Oakland’s predatory lending ordinance invalid, Norwalk, California took an alternative approach to regulating pay day lending. The City Council passed a zoning ordinance limiting the number of pay day lending business allowed in the city to eight (8) and providing spacing/location limits. The ordinance grandfathered certain then-existing pay day lending businesses. [City officials met with representatives of several payday lending institutions. These representatives also attended the Planning Commission and City Council meetings and did not oppose the ordinance. The ordinance was passed on February 23, 2010 and has not been challenged.](#) It can be distinguished from many of the other ordinances because it regulates the industry from a zoning perspective, a function traditionally associated with municipalities.

### Jacksonville, Florida Payday Loan Ordinance

The City of Jacksonville enacted a payday loan ordinance that reduced the interest rate to 36% per annum and added consumer protections not provided by the Florida Deferred Presentment Act. The ordinance also included distance requirements between other payday lenders and the area military bases. All sections, except those relating to zoning, were overturned by the Court in a summary final judgment. The Court found the interest rate sections of the ordinance created unlawful price controls which conflicted with a state law that expressly preempted local price control legislation. The Court also found express preemption by applying the Florida mortgage predatory lending law to payday loan transactions. The Court found the mortgage law prohibited enactment or enforcement of local laws regulating all financial entities licensed by the Florida Office of Financial Regulation. The Court also found that the Florida Deferred Presentment Act implicitly preempted the field of payday loan legislation and, if not, there was a direct conflict between the local ordinance and state payday lending law because the local ordinance reduced the rates lenders were allowed to charge by state law.

The Court also found the arbitration provisions were preempted by the Federal Arbitration Act (FAA), rendering arbitration agreements valid and enforceable, finding the FAA's breadth is consistent with Congress's liberal federal policy favoring agreements to arbitrate. Under the FAA, which applies in both state and federal courts, states may not "require a judicial forum for the resolution of claims which the contracting parties agreed to resolve by arbitration."

The Court disregarded the City's argument that payday lending involves relatively small loans and does not encompass loans that involve interstate commerce, finding that Courts, not legislatures, determine when a transaction involves interstate commerce. The Court found a legislative body may not simply declare that certain categories of transactions do not involve interstate commerce. *Advance America, Cash Advance Centers of Florida, Inc. v. The Consolidated City of Jacksonville, Florida*, In the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida, Case No. 16-2005-CA-7025-MA, summary judgment order entered June 1, 2005 After the summary judgment order was entered the City repealed the entire ordinance including the zoning provisions which were upheld by the Court.

#### St. Ann, Missouri Ordinance Prohibiting Payday Lenders Within the City Limits

Sunshine Enterprises was licensed by the state to operate a business providing unsecured, under-\$500 loans, but was denied a merchant's license by the City of St. Ann pursuant to a city ordinance prohibiting the operation of short-term loan establishments within the city. The ordinance defined a short-term loan establishment as a business engaged in providing short-term loans to the public as a primary or substantial element of its operations and prohibited their operations in all zoning districts of the City of St. Ann. Sunshine challenged the city's ordinance as being a complete prohibition, rather than a regulation, and therefore in conflict with state law. The Court held cities may not enact ordinances that conflict state statutes or regulations. While ordinances that are regulatory are allowed, those that prohibit activities permitted by state law are in conflict and invalid. Because the state law allowed the operation of lending businesses and the Court determined that Sunshine's primary business was lending, Sunshine was in compliance with state law and its operations could not be prohibited by the city ordinance. The Court held that it was the city's burden to show that the ordinance did not conflict with state law, and the City of St. Ann was unable to do so. *State of Missouri, ex rel. v. Sunshine Enterprises of Missouri, Inc. d/b/a Sunshine Title and Check Advance*, Case Number: SC83502, Appeal from the Circuit Court of St. Louis County, January 8, 2002.

#### St. Louis, Missouri Title Loan Ordinance

Missouri Title Loans appealed the denial of a permit to operate a title lending business within an area of St. Louis zoned for limited commercial purposes. The ordinance set requirements for businesses to satisfy for operation in this particular commercial zone. The St. Louis Board found that Missouri Title Loans did not satisfy those requirements. The ordinance provided the commercial district's purpose was to establish and preserve the commercial and professional facilities found useful in close proximity to residential areas, so long as the uses were compatible with the residential uses. The types of businesses allowed in the commercial district included general office uses, financial institutions, and other similar uses.

Title Loans challenged the denial of its permit by stating that it was a financial institution as defined in the St. Louis code. The Court looked to the definition of "financial institution" and determined by state law that Title Loans was not a bank, savings and loan association, or similar to one, and therefore did not qualify as a financial institution for the purposes of the ordinance. Title Loans further alleged that it intended to use the property for general office purposes allowing it to qualify for the permit. The Court held "general offices," as used in the code, referred to general business offices where employees do not engage in regular contact with the public, and the operations of Title Loans did not fit this category.

Title Loans further argued that it qualified for a conditional use permit as allowed under a separate section of the code, claiming that it would satisfy the required standards. The code would allow a business to operate under a conditional basis if the business would contribute to the general welfare and convenience of the location, would not reduce or impair property values, and would not impact the

adjacent uses or community facilities in a negative way. The Court accepted testimony from numerous sources that Title Loans would not satisfy the standards and would have an adverse impact on property values and the ability to attract other businesses to the area. Because the evidence supporting the denial of the permit was competent and substantial, the Court upheld the Board of Adjustment's decision and denied the permit. *Missouri Title Loans, Inc. v. City of St. Louis Board of Adjustment*, Case Number: ED77866, Appeal from the Circuit Court of the City of St. Louis, decided May 1, 2001.

### Cleveland and Dayton, Ohio Predatory Lending Ordinances

The Ohio Supreme Court struck down the Cleveland and Dayton, Ohio predatory lending ordinances in *American Financial Services Association, et. al. v. City of Cleveland*, 858 N.E.2d 776 (Ohio 2006). The Court was reviewing predatory mortgage ordinances enacted by Cleveland and Dayton, Ohio. The American Financial Services Association (AFSA) claimed these ordinances were preempted by or in conflict with the Ohio predatory lending law that mirrored the federal Home Ownership and Equity Protection Act in providing protections in high cost or high interest loans. The ordinances lowered the thresholds for loans included in the ordinance widening the restrictions and protections to more loans.

The Court was asked to determine: 1) if the state predatory lending law which did not expressly preempt local ordinances constitute such a wide ranging law so as to preempt the entire field of consumer lending regulation and bar local governments from adopting local ordinances regulating lending practices enforceable as “general laws” and, 2) does the “home rule” provision of the Ohio Constitution permit a municipality to impose on local consumer lending institutions regulatory requirements that are different from or more restrictive than the state predatory lending law as long as the local requirements are not *in conflict with* the state requirements?

Ohio’s home rule law provides “Municipalities shall have authority to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other similar regulations, as are not in conflict with general laws.” In their respective briefs, the key issue argued by the industry group and Cleveland is what standard the Court should apply in determining whether a local ordinance is or is not “in conflict” with the provisions of the state statute. The AFSA argued an “implied permission” standard applied claiming when the state enacts a law that sets specific numerical limits or spells out specific procedural requirements for a certain type of conduct or activity, the state law is *presumed to permit* conduct or activity that falls within the prescribed numerical limits and/or does not violate the prescribed procedure. In this case, AFSA claimed imposing the restrictions on more loans improperly included them for restrictive regulations not imposed by state law. They claimed the ordinance was unconstitutional and invalid because the city ordinance clearly “prohibits that which the state law permits.”

The City of Cleveland responded that a more demanding “affirmative permission” standard should be applied. Under this standard, a local ordinance may only be voided for direct conflict with a state law if the local ordinance affirmatively permits something that the state law plainly prohibits, or the local ordinance prohibits something that the state law explicitly permits.

Cleveland argued both the state law and the Cleveland predatory lending ordinance were written in prohibitive (rather than permissive) form – meaning the text of both laws lists predatory terms and conditions that may not be imposed on borrowers. In terms of “home rule” analysis, Cleveland claimed the language of the state law could not be read to “permit” specific actions prohibited by the city ordinance because the state law did not permit anything, it only listed prohibitions.

AFSA argued that the state express preemption of all regulatory authority over commercial lending activity should be read broadly to cover all lending activity because the state law sets forth a detailed

statewide regulatory scheme for oversight of mortgage and home improvement lending, including civil fines, rescission of loan contracts and other remedies that borrowers may pursue in state courts and that statewide laws provide a more necessarily uniform statewide regulation of the mortgage loan industry.

Cleveland argued because the constitution granted municipal governments power to adopt and enforce police regulations within their own borders, no state law could take away that power. In the absence of a clear and explicit contradiction between the terms of a state law and a local ordinance the Court must uphold the ordinance.

The Ohio Supreme Court answered both questions above in the affirmative and found the state law was a general law as it affects the ordinances at issue, found the ordinances conflicted with the state law and deemed the ordinances unenforceable.

## **APPENDIX 3 – Resolution and Ordinance Examples**

### **Density – West Valley City, UT**

West Valley City Code  
Section 7-1-103  
Subsection 30

30) “Check Cashing” means cashing a check for consideration or extending a Deferred Deposit Loan and shall include any other similar types of businesses licensed by the State pursuant to the Check Cashing Registration Act. No check cashing or deferred deposit loan business shall be located within 600 feet of any other check cashing business. Distance requirements defined in this section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the entry door of each business. One check cashing or deferred deposit loan business shall be allowed for every 10,000 citizens living in West Valley City. The term Check Cashing shall not include fully automated stand alone services located inside of an existing building, so long as the automated service incorporates no signage in the windows or outside of the building.

### **Land Use - Jacksonville, FL**

#### ORDINANCE 2005-1012-E

AN ORDINANCE CONCERNING CONSUMER PAYDAY LOANS AND LENDING PRACTICES; MAKING FINDINGS; ESTABLISHING A NEW PART 3 (PAYDAY LOAN PRACTICES) OF CHAPTER 200 (SMALL LOAN AND CONSUMER FINANCING AND PAWNBROKERS), ORDINANCE CODE, TO ESTABLISH OBLIGATIONS, RESPONSIBILITIES, LIABILITIES AND CIVIL AND CRIMINAL REMEDIES IN THE PAYDAY CONSUMER LOAN BUSINESS; AMENDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE, SECTION 656.401, (PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA), CREATING A NEW SUBSECTION 656.401(ii) TO PROVIDE DISTANCE REGULATIONS AND TO DEEM LEGALLY NONCONFORMING USES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, there exist business lending practices, commonly referred to as “payday” lending practices, whereby lending businesses advance money on paychecks of low and financially challenged persons, subject to very high interest rates; and

WHEREAS, payday lending practices in general have proven to be detrimental to numerous individuals including military service members who use these loans as a way of overcoming immediate needs for cash; and

WHEREAS, payday lending practices often have an unreasonable adverse effect upon the elderly, the economically disadvantaged, and other citizens of Jacksonville; and payday lending involves relatively small loans and certain payday lenders have attempted to use forum selection clauses contained in payday loan documents in order to avoid the courts of the State of Florida, and such practices are unconscionable and should be prohibited; and

WHEREAS, the regulation and monitoring of the practices of payday lenders would serve an important public interest; and requiring payday lenders to provide both the Division of Consumer Affairs and the Council with demographic information on the individuals taking out payday loans to ensure better tracking and public education in the future would be in the public interest; now, therefore,

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Legislative Findings

The City Council finds as follows:

- (a) There exist business lending practices involving deferred presentment of checks, commonly referred to as “payday” lending practices, whereby lending businesses advance money on paychecks of low and financially challenged persons, subject to very high interest rates; and
- (b) Payday lending practices in general are recognized and have proven to be detrimental to the elderly, the economically disadvantaged, and to military service members and other citizens who have chosen these loans as a way of overcoming immediate needs for cash; and
- (c) Payday lending practices often have an unreasonable adverse effect upon the elderly, the economically disadvantaged, military service members, and other citizens of Jacksonville; and
- (d) Payday lending involves relatively small loans and does not encompass loans that involve interstate commerce; and certain payday lenders have attempted to use forum selection clauses contained in payday loan documents to avoid the courts of the State of Florida, and such practices are unconscionable and should be prohibited; and
- (e) That the monitoring of the practices of payday lenders would serve an important public interest; and requiring payday lenders to provide both the Department of Consumer Affairs and the Council with demographic information on the individuals taking out payday loans to ensure better tracking and public education in the future would be in the public interest; and
- (f) That companies both subject and not subject to state and federal regulatory policies are engaging in the practice of payday lending without following the Florida Deferred Presentment Act, Chapter 560, Part Four, Fla. Stat. (“FDPA”); that various payday lenders have created certain schemes and methods in order to attempt to disguise these transactions or to cause these transactions to appear to be products other than loans and/or loans made by a national or state bank, chartered in another state in which this type of lending is unregulated, even though the majority of the revenues in this lending method are paid to the payday lender; and
- (g) The Council intends to take action where permissible and require lenders to follow the Florida Deferred Presentment Act and to take action to prevent abusive payday lending practices that harm military and civilian families; and
- (h) Payday lenders shall not use forum selection clauses and/or mandatory, unilateral arbitration clauses in order to avoid the courts of the State of Florida. Such clauses are unconscionable and shall be deemed unenforceable.
- (i) Payday lenders shall not require electronic access to a borrower’s account in a financial institution as a condition of entering into a deferred presentment transaction.

Section 2. Chapter 200 amended to create a new Part 3, Payday loans. Chapter 200 (Small Loan and Consumer Financing and Pawnbrokers), Ordinance Code, is amended to create a new Part 3 (Payday Loan Practices) to read as follows:

CHAPTER 200. SMALL LOAN AND CONSUMER FINANCING AND PAWNBROKERS.

\* \* \*

PART 3. PAYDAY LOAN PRACTICES.

Sec. 200.301. Application.

This Part shall apply throughout Duval County with respect to:

- (a) all transactions in which any person who, for a fee, service charge, administrative charge, or other consideration, accepts a check dated on the date it was written and agrees to hold it for a period of days prior to deposit or presentment, or accepts a check dated subsequent to the date it was written, and agrees to hold the check for deposit until the date written on the check.
- (b) any person who facilitates, enables, or acts as a conduit for another person, who is or may be exempt from licensing, who makes deferred deposit loans.

This Part is supplemental to all other laws or ordinances, and in no way impairs or restricts the authority granted to the Florida Department of Financial Services, or any other regulatory authority with

concurrent jurisdiction over the matters stated in this chapter. This Part shall apply to the above transactions, notwithstanding the fact that any transaction contains one or more other elements, but shall not apply to the transactions of federally-chartered depository banks.

Sec. 200.302 Definitions. In addition to the definitions otherwise provided in this Part and unless otherwise clearly indicated by the context, for purposes of this Part:

- (a) Affiliate means a person who directly or indirectly through one or more intermediaries controls or is controlled by, or is under common control with, a deferred presentment provider.
- (b) Business day means the hours during a particular day during which a deferred presentment provider customarily conducts business, not to exceed 15 consecutive hours during that day.
- (c) Days means calendar days.
- (d) Deferment period means the number of days a deferred presentment provider agrees to defer depositing or presenting a payment instrument.
- (e) Deferred presentment provider means a person who engages in a deferred presentment transaction.
- (f) Deferred presentment transaction means providing currency or a payment instrument in exchange for a person's check or agreement to provide access to a drawer's account in a financial institution and agreeing to hold that person's check or maintain rights to access a drawer's account for a period of time prior to presentment, deposit, or redemption.
- (g) Drawer means any person who writes a personal check and upon whose account the check is drawn or any person who enters into a deferred presentment transaction.
- (h) Rollover means the termination or extension of an existing deferred presentment agreement by the payment of any additional fee and the continued holding of the check, or the substitution of a new check drawn by the drawer pursuant to a new deferred presentment agreement.
- (i) Fee means the fee authorized for the deferral of the presentation of a check pursuant to this part.
- (j) Termination of an existing deferred presentment agreement means that the check that is the basis for an agreement is redeemed by the drawer by payment in full in cash, or is deposited and the deferred presentment provider has evidence that such check has cleared. A verification of sufficient funds in the drawer's account by the deferred presentment provider shall not be sufficient evidence to deem the existing deferred deposit transaction to be terminated.
- (k) Extension of an existing deferred presentment agreement means that a deferred presentment transaction is continued by the drawer paying any additional fees and the deferred presentment provider continues to hold the check for another period of time prior to deposit, presentment, or redemption.
- (l) Payday lender is a person or company who makes or facilitates a deferred presentment transaction, such that the person or company provides currency or a payment instrument in exchange for a person's check or agreement to provide access to a drawer's account in a financial institution and agrees to hold that person's check for a period of time prior to presentment, deposit, or redemption or facilitates this process.

Sec. 200.303 Prohibitions - Generally.

(a) Contractual provisions – venue. A payday lender shall not include in any loan contract made with a resident of this county, any provision by which the laws of a state other than Florida shall govern the terms and enforcement of the contract, nor shall the loan contract designate a court for the resolution of disputes concerning the contract other than a court of competent jurisdiction in and for the county in which the borrower resides or the loan office is located.

(b) Contractual provisions – dispute resolution. An arbitration clause in a payday loan contract shall not be enforceable if the contract is unconscionable. In determining whether the contract is unconscionable, the court shall consider the circumstances of the transaction as a whole, including but not limited to:

- (i) The relative bargaining power of the parties;
- (ii) Whether arbitration would be prohibitively expensive to the borrower in view of the

amounts in controversy;

(iii) Whether the contract restricts or excludes damages or remedies that would be available to the borrower in court, including the right to participate in a class action;

(iv) Whether the arbitration would take place outside the county in which the loan office is located or any other place that would be unduly inconvenient or expensive in view of the amounts in controversy; and

(v) Any other circumstances that might render the contract oppressive.

(c) **Loan Disguises.** A payday lender shall not use loan disguises or agency or partnership agreements between in-state entities and out-of-state banks, whereby the in-state agent holds a predominant economic interest in the revenues generated by payday loans made to Duval County residents to avoid compliance with this Chapter. Any such disguise, agency or partnership agreement by a payday lender shall be deemed a scheme or contrivance by which the agent seeks to circumvent state law and the usury statutes of this state and, therefore, are illegal.

(d) **Threats.** A payday lender shall not threaten to use or use the criminal process in this or any other state to collect on a deferred payment loan or use any civil process to collect the payment of a deferred payment loan not generally available to creditors to collect on loans in default.

(e) A payday lender shall not require electronic access to a drawer's account in a financial institution as a condition of entering into a deferred presentment transaction.

**Sec. 200.304 Prohibitions.** In addition to the other obligations and duties required under this chapter, the following prohibitions apply to any payday lender:

(a) **Lending rate.** A payday lender shall not charge interest and administrative or service charges or costs (cumulatively, "the rate") that, when added together, are in excess of 36% per annum (defined as a 365 day year) on the amount of cash delivered to the consumer. The rate charged on the outstanding balance after maturity shall not be greater than the rate charged during the loan term. Charges on loans shall be computed and paid only as a percentage of the unpaid principal balance. Principal balance means the balance due and owing exclusive of any interest, service or other loan-related charges.

(b) **Garnishment.** A payday lender is prohibited from garnishment of any military wages or salaries.

(c) **Collections – Combat duty.** A payday lender is prohibited from conducting any collection activity against a military customer or his or her spouse when the military member has been deployed to a combat or combat support posting for the duration of the deployment.

(d) **Contact with Commanding Officer.** A payday lender is prohibited from contacting the commanding officer of a military customer in an effort to collect on a loan to a military member or his or her spouse or dependent;

**Sec. 200.305 Limitations.**

(a) **Insufficient Fund fees.** If there are insufficient funds to pay a check on the date of presentment, a payday lender may charge a fee, not to exceed the lesser of \$15 or the fee imposed upon the licensee by the financial institution. Only one such fee may be collected with respect to a particular check even if it has been re-deposited and returned more than once. A fee charged pursuant to this subsection is a licensee's exclusive charge for late payment.

(b) **Unearned Interest.** When a loan is repaid before its due date, unearned interest charges must be rebated to the consumer based on a method at least as favorable to the consumer as the actuarial method.

(c) **Special Repayment Agreements.** Payday lenders shall comply with and be bound by the terms of any repayment agreement that it negotiates through military counselors or third-party credit counselors.

(d) **Military Statements and Proclamations.** Payday lenders shall honor any statement or proclamation by a military base commander that a specific payday lender branch location has been declared off limits to military personnel and their spouses.

**Sec. 200.306 Disclosures.** The following disclosures shall be made in writing by a payday lender:

- (a) A notice that the lender is prohibited from garnishment of any military wages or salaries;
- (b) A notice that the lender is prohibited from conducting any collection activity against a military customer or his or her spouse when the military member has been deployed to a combat or combat support posting for the duration of the deployment;
- (c) A notice that the lender is prohibited from contacting the commanding officer of a military customer in an effort to collect on a loan to the military member or his or her spouse;
- (d) A notice that the lender agrees to be bound by the terms of any repayment agreement that it negotiates through military counselors or third-party credit counselors;
- (e) A notice that the lender agrees to honor any statement or proclamation by a military base commander that a specific payday lending branch location has been declared off limits to military personnel and their spouses.

Sec. 200.308 Advertising Disclosure Requirements for Lenders Promoting Payday Loan Services.

(a) Definition. For purposes of this section “unit of advertising space” shall mean any real property, space, facility or instrumentality, or any portion thereof, owned or operated by the City of Jacksonville, or which is located or operates on real property owned or operated by the City of Jacksonville, and which is the subject of the same contract, lease, rental agreement, franchise, revocable consent, concession or other similar written agreement with the City of Jacksonville which allows the placement or display of advertisements, but not including any real property, space or facility leased from the City of Jacksonville for a term of thirty years or more during the entire term of the lease or any real property, space or facility leased from or to the industrial development agency.

(b) Requirements. Any lender, bank or other financial institution that provides payday loan or grant services and which promotes its payday loan or grant services, however described or designated, via a unit or units of advertising space, and which, because of the application of other state or federal law, is exempt from the fee limitations of Jacksonville, and charge interest, fees and other charges greater than those authorized in Jacksonville, shall comply with the following disclosure requirements with respect to a unit or units of advertising space:

- (1) Advertisements shall disclose, in clear and prominent letter type, in a print color that contrasts with the background against which it appears, of at least a 20-point type size:
  - i. The maximum annual percentage rates (APR) of the institution’s payday loans, computed in accordance with regulations adopted pursuant to the federal Truth-in-Lending Act; and
  - ii. Any membership fees, finance charges, annual fees, transaction fees, lender’s fees or any other possible charges that may be incurred by a consumer in relation to the institution’s payday loans, including any interest, fees and other charges due at the time of any loan renewal;
  - iii. The state in which the lender/financial institution is chartered;
  - iv. The fact that the consumer will be required to supply personal information to receive the institution’s payday loan, including information regarding his or her personal financial history;
  - v. The fact that a fee schedule for all charges related to the institution’s payday loans will be provided to all consumers before execution of a binding agreement;
  - vi. Contact numbers, including the Florida Department of Financial Services Consumer Hotline, and the City of Jacksonville’s Consumer Affairs Division, identifying the local, state and federal agencies, where a consumer/applicant can direct complaints against the lender/financial institution;
  - vii. The name of the lender/financial institution offering the payday loan.

Sec. 200.310. Distance requirements. Consistent with Section 656.401(ii), Ordinance Code, no payday, check cashing or deferred deposit loan business or their agents or facilitators shall be located within 600 feet of any other check cashing business or within five (5) miles of any active military installation. Distance requirements defined in this section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the entry door of each business. Payday, check cashing or deferred deposit loan businesses lawfully operating within their current zoning district on

August 23, 2005 shall be deemed legally nonconforming uses until the business is transferred or sold to another owner, or otherwise loses legally nonconforming status in accordance with Chapter 656.

Sec. 200.311 Enforcement

(a) Provisions Supplemental. The remedies provided herein are cumulative and supplementary and apply to licensees and unlicensed persons to whom this Act applies and who failed to obtain a license.

(b) Rights to relief forfeited. The violation of any provision of this Act, or regulation there under, except as the result of accidental or bona fide error of computation, shall render the applicable loan void, and the lender shall have no right to collect, receive or retain any principal, interest, or other charges whatsoever with respect to the loan.

(c) Civil remedies. Any person or entity found to have violated this ordinance shall be liable to the consumer for actual, consequential, and punitive damages, plus statutory damages of \$500 for each violation, plus costs, and attorneys fees. Each day of violation shall be a separate violation.

A consumer may sue for injunctive and other appropriate equitable relief to stop any person or entity from violating any provisions of this Act.

The consumer may bring a class action suit to enforce this Act.

The remedies provided in this section are not intended to be the exclusive remedies available to a consumer nor must the consumer exhaust any administrative remedies provided under this Act or any other applicable law.

(d) Criminal violations. Any person, including members, officers, and directors of the person or entity who knowingly violates this act is guilty of a Class D offense.

Sec. 200.312. Severability. If any portion of this ordinance is determined to be invalid for any reason by a final non-appealable order of any court of this state or of a federal court of competent jurisdiction, then it shall be severed from this Act. All other provisions of this Act shall remain in full force and effect.

Sec. 200.313. Reporting. Not later than the first day of July, 2006, and on a quarterly basis thereafter, (no later than October 1<sup>st</sup>, January 1<sup>st</sup>, April 1<sup>st</sup>, and July 1<sup>st</sup> of each year), any person offering, providing, or facilitating a payday loan in Duval County shall submit to the City's Division of Consumer Affairs and the Chief of Legislative Affairs, the residential zip code of each consumer who lives within the city boundaries and has entered into a payday loan during the immediately preceding quarter. The Consumer Affairs Division shall track and evaluate all information and provide education to consumers as needed.

Section 3. Chapter 656 (Zoning Code), Ordinance Code, Section 656.401, (Performance standards and development criteria), is amended to add a new subsection (ii) to read as follows:

CHAPTER 656. ZONING CODE.

\* \* \*

PART 4. SUPPLEMENTARY REGULATIONS.

Sec. 656.401. Performance standards and development criteria. It is the intent of the City of Jacksonville that these supplementary regulation standards and criteria be read in addition to, rather than in lieu of, any other requirement in this Chapter. The following uses, whether permitted or permissible by exception, must meet the criteria listed under each use as a prerequisite for further consideration under this Zoning Code.

\* \* \*

(ii) Payday, check cashing or deferred deposit loan businesses

(1) General requirements.

(a) No payday, check cashing or deferred deposit loan business, as defined in Chapter 200, Ordinance Code, no payday, check cashing or deferred deposit loan business or their agents or facilitators shall be located within 600 feet of any other check cashing business or within five (5) miles of any active military installation. Distance requirements defined in this section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the entry door of each business. Payday, check cashing or deferred deposit loan businesses lawfully

operating within their current zoning district on August 23, 2005 shall be deemed legally nonconforming uses until the business is transferred or sold to another owner, or otherwise loses legally nonconforming status in accordance with Chapter 656.

Section 4. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

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Office of General Counsel  
Prepared by: Steven E. Rohan

**Resolution – Staunton, VA**

RESOLUTION  
OF  
THE COUNCIL OF THE CITY OF STAUNTON, VIRGINIA  
TO REQUEST THAT THE  
GENERAL ASSEMBLY  
AND  
GOVERNOR OF VIRGINIA  
TAKE ACTION TO PREVENT EXPLOITATIVE PAYDAY LENDING PRACTICES  
IN THE COMMONWEALTH

WHEREAS, the Council of the City of Staunton, Virginia, represents the citizens of the City of Staunton, Virginia;

WHEREAS, the Council of the City of Staunton, Virginia, senses from the citizens of the City of Staunton significant concern over what are perceived to be some exploitative payday lending practices in the City of Staunton and elsewhere in the Commonwealth, including practices which may exploit dedicated, brave women and men who are called for deployment as part of the armed forces of our Nation both in the United States and various parts of the world in the cause of freedom and security of our Nation;

WHEREAS, the Council of the City of Staunton, Virginia, shares these same significant concerns and wishes to express the collective sentiments of the People of the City of Staunton, Virginia, that the General Assembly and Governor of Virginia, ought to take action to prevent further exploitative payday lending practices; and

WHEREAS, it is vital that the General Assembly and the Governor of Virginia give their earnest attention to these matters at the next regular session of the General Assembly and enact laws that will prevent further exploitative payday lending practices.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Staunton, Virginia, that the General Assembly and the Governor of the Commonwealth of Virginia are requested to take action in connection with the next regular session of the General Assembly of Virginia to enact laws that will prevent further exploitative payday lending practices, including but not limited to:

1. Enactment of an annual interest rate cap of 36% for any consumer loans made in the Commonwealth of Virginia;

2. Prohibition of the use of a personal check or other method by a creditor to gain access to a consumer's bank account or method to gain title to a consumer's motor vehicle as collateral for a payday loan; and
3. Enactment of supplementary and complementary provisions which mirror the provisions of what is commonly referred to as the Talent-Nelson Amendment (Senate Amendment 4331), entitled "Terms of Consumer Credit Extended To Service Member's Dependent" and referenced on page S6352 of the June 22, 2006 Congressional Record–Senate, a copy of which is annexed to and incorporated by reference in this Resolution.

Adopted this 13th day of September 2007

Lacy B. King, Jr., Mayor

Attest: Deborah A. Lane, Clerk of Council

**PUBLIC HEARING, ZTA 1109-0010, FOR AMENDMENT TO THE CLEARFIELD CITY LAND USE ORDINANCE TITLE 11, CHAPTER 3 AND CHAPTER 13**

Chair Peterson declared the Public Hearing open at 7:09 P.M.

**PUBLIC COMMENT**

Kathryn Murray said it was a good move for Clearfield City to restrict the number of payday lending institutions due to the low to moderate income population.

**Commissioner Butcher moved to continue this public hearing Wednesday, December 7, 2011 at 7:00 p.m. Seconded by Commissioner Gaerte. All Voting AYE.**

Valerie Claussen, Acting Community Development Director, stated there were two texts amendments proposed. The proposed change in Text A was distance requirement between payday lenders. The Text B version was distance plus a per capita limit. Text B also required the business to renew their license or lose non-conforming status. The provision to relocate was also included. Changes were also made to the definitions. Ms. Claussen said there was a list of the existing businesses and their addresses. She said the discussion states how the master plan goals are met, how the master plan was tied to "Vision 2020", and how the economic component was tied to the decisions. There was also additional research and information referencing the City's 2010 Community Development Block Grant (CDBG) Analysis of Impediments that indicated the City's demographics. Ms. Claussen said there was general information on how other cities were regulating *this*. She said staff included additional findings due to the nature of the request. Ms. Claussen encouraged the Commissioners to include any other findings and thoughts.

Chair Peterson said at a previous meeting discussion on regulation was indecisive between distance and per capita. Commissioner Stanger commented to Brian Brower that he noticed in the examples shown across the United States, Utah was one of a few states that regulated by density. Mr. Brower said the City would be safer if the regulation was only with distance rather than per capita. He said there have been studies that concluded that payday lenders are predatory to low income individuals. Legally it is more difficult for a city to defend a per capita regulation. Mr. Brower said with both regulations there was greater weight, but you are defending two different types of regulations. Mr. Brower said there were positives and negatives for both. He said he and Ms. Claussen had discussion with a land use attorney and *he* agreed with *their* logic.

Commissioner Stanger asked if the spacing between residential or schools and the hours of operation would be regulated. Mr. Brower expressed concern if we were going to single out a particular type of business to regulate differently from others we need to show reasons for doing so. He said the Planning Commission needed to show why the city wanted to avoid clustering and an overabundance of the payday lending establishments in the community overall. Mr. Brower said he had a difficult time stating why these establishments should be kept away from churches or schools.

Chair Peterson said the Planning Commission needed to decide with the per capita and distance regulations, what is detrimental to residents and attracting new businesses. Commissioner

Butcher asked if a cap could be placed on the interest rate. He said with the military base in the area many non commissioned officers had problems with finances, which showed this was a reason for a cap. Ms. Claussen said land use authority had no *involvement* in the interest rate and that would be a decision for the City Council. Brian Brower said the Planning Commission should detail why the regulation was the best interest of Clearfield City and its residents, whether the reason is the military or the clustering effect should be part of the discussion on the record in addition to the findings that were detailed.

Commissioner Butcher said he chose option B, which included per capita. Commissioner Stanger said he chose B and would like to add 500 feet from a residence. Brian Brower said the Commission should look at why a payday lender would not be allowed within 500 feet but another commercial use would be allowed. Chair Peterson asked what was the direct negative effect to the residents. Commissioner Butcher said the predatory effect. Chair Peterson said if the payday lending establishment was in close proximity the resident could walk. She said it would negatively impact the tax revenue paid by local businesses because the residents were paying interest that could be spent on goods. Commissioner Stanger said the value and desirability of a home increased or decreased because of proximity to commercial or residential property and people were concerned that with certain types of businesses the crime rate increased. Chair Peterson said that a goal of Vision 2020 was attracting new retail development. Commissioner Butcher said he has heard several comments from residents that Clearfield City can only get tattoo parlors, car lots and payday lending institutions. Chair Peterson said comments that were returned with the Vision 2020 survey stated the citizens wanted to see higher end retail and restaurants.

Commissioner Butcher asked why the proposed ordinance stated “1 establishment for every 5,000 residents” when some surrounding cities were one for every 10,000 residents. Ms. Claussen said the lower number is strategic and more conservative. She said there were currently seven payday lending establishments with an active business license. Chair Peterson stated if the ordinance stated every 5,000, there were already more than the ordinance would allow. Mr. Brower said the legal businesses now would have legal non-conforming use status. Ms. Claussen listed the cities that allowed one per 10,000 and noted that South Salt Lake had one per 5,000. Mr. Brower stated South Salt Lake was comparable to Clearfield. Commissioner Brooks asked if it was possible to go with one per 10,000 even though the city exceeded that number because the precedence has been set with one in 10,000 with the surrounding cities. Mr. Brower said less restriction on a per capita basis made the city’s position was more defensible.

Commissioner Gaerte asked if the two payday lending establishments not registered with city would be considered legal nonconforming. Ms Claussen said one business was closed and research has not been done on the other business. Mr. Brower said a business not renewing their license does not negate their legal non conforming status. If the use is discontinued it would be considered abandoned after a specified period of time. Commissioner Gaerte said he has worked in the court system and knows payday lending establishments have an effect in the court system. Some courts had to expand personnel and timing to accommodate the number of court cases from payday lenders.

Chair Peterson asked them to review in the next month and in December the decision can be

made. Commissioners Butcher and Stanger wanted to have the distance from schools and residential areas added. Commissioner Butcher would like to have the ordinance at one per 10,000 not the one per 5,000. When Chair Peterson asked the commissioners which they would prefer the one in 5,000 or 10,000 it was a split decision. There will be further discussion of this ordinance at the December 7, 2011 meeting.

DRAFT