



*ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE*

**MOAB PLANNING COMMISSION  
MARCH 13, 2025  
REGULAR MEETING - 6PM**

City Council Chambers  
217 East Center Street  
Moab, Utah 84532

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F\\_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

**February 27, 2025, Regular Meeting**

Documents:

[MIN-PC-2025-02-27 DRAFT 031325.PDF](#)

4. Action Item

- 4.1. Consideration And Possible Approval Of Planning Resolution No. 05-2025: A Planning Resolution Approving The Parking Special Exception Request, For (11) Eleven Parking Spaces, For The Press Eating And Retail Establishment Change Of Use On Property Located At 35 E Center Street, Moab, UT 84532.

**Briefing and possible action**

Documents:

[THE PRESS EATING AND RETAIL ESTABLISHMENT CHANGE OF USE PARKING SPECIAL EXCEPTION REQUEST PC AGENDA SUMMARY 031325.PDF](#)

[EXHIBIT 1\\_CITY OF MOAB PLANNING RESOLUTION NO. 05-2025\\_THE PRESS 031325.PDF](#)

[EXHIBIT 2\\_VICINITY MAP\\_THE PRESS SPECIAL ECEPTION REQUEST\\_031325.PDF](#)

[EXHIBIT 3\\_PLAT\\_THE PRESS EATING AND RETAIL ESTABLISHMENT CHANGE OF USE 031325.PDF](#)

[EXHIBIT 4\\_DECISION MAKING MATRIX\\_THE PRESS 031325.PDF](#)

[EXHIBIT 5\\_PARKING NARRATIVE\\_THE PRESS PARKING SPECIAL EXCEPTION REQUEST 031325.PDF](#)

5. Future Agenda Items

6. Adjournment

**Special Accommodations:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.  
Check our website for updates at: [www.moabcity.org](http://www.moabcity.org)

**MOAB CITY PLANNING COMMISSION MINUTES—DRAFT  
REGULAR MEETING  
February 27, 2025**

**Call to Order and Attendance:** Moab City Planning Commission held its regular meeting on the above date in City Council chambers. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is at [www.youtube.com/watch?v=TBIFDGUmCWS](http://www.youtube.com/watch?v=TBIFDGUmCWS). Commission Member Jill Tatton called the meeting to order at 6:05 p.m. Commission Chair Kya Marienfeld had a planned absence. Commission Members Miles Loftin and Carolyn Conant, Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco and two members of the public also attended.

**Citizens to be Heard:** None.

**Approval of Minutes:** Commission Member Loftin moved to approve the draft minutes of the February 13, 2025, Regular Planning Commission meeting. Commission Member Conant seconded the motion. The motion passed unanimously.

**Dalton Landscaping Special Exception Request—Approved**

**Presentation and Discussion:** Community Development Director Shurtleff presented for consideration and approval **Planning Resolution 04-2025**: a planning resolution approving the Dalton Landscaping Special Exception Request, for property located at 72 N 300 E, Moab, Utah 84532. He explained the request had been discussed in depth at the prior meeting. He said the exception requested pertained to the ratio of hard surface to other elements of the landscape. He explained that the required fire lane, an existing structure, and the existing setbacks were all part of the consideration. Applicant Sue Dalton said she needed the exception because of an existing structure and the desire to build a garage on the lot. She said groundcover landscaping does not flourish due to tree canopy. Commission Member Tatton said she was in favor of the request for a landscaping exception. Commission Member Loftin concurred. He said the garage was a reasonable plan with a slight difference in required hardscape ratios. Commission Member Conant agreed. She said the request meets applicable guidelines.

**Motion and Vote:** Commission Member Loftin moved to approve City of Moab Planning **Resolution 04-2025**, a planning resolution approving the Dalton Landscaping Special Exception Request, for property located at 72 N 300 E, Moab, Utah 84532. Commission Member Conant seconded the motion. The motion passed unanimously.

**Future Agenda Items:** Community Development Director Shurtleff reported there would likely be action on the Lions Back final phase final plat at the next meeting. He said change of use requests would be forthcoming. Conant asked about the ongoing code update and Shurtleff explained the progress.

**Adjournment:** Commission Member Tatton adjourned the meeting at 6:26 p.m.

**Moab Planning Commission Agenda Item**  
**The Press Eating and Retail Establishment Change of Use: Parking Special Exception Request**  
Meeting Date: March 13, 2025

**Title:** Consideration and Possible Approval of Planning Resolution No. 05-2025, A Planning Resolution Approving the Parking Special Exception Request, for (11) eleven parking spaces, for The Press Eating and Retail Establishment Change of Use on Property Located at 35 E Center Street, Moab, UT 84532.

**Disposition:** Discussion and Possible Action

**Staff Presenters:** Cory P. Shurtleff, Community Development Director and Johanna Blanco, Associate Planner

**Attachment(s):**

Exhibit 1: Draft Planning Resolution No. 05-2025

Exhibit 2: Vicinity Map

Exhibit 3: Recorded Plat

Exhibit 4: Decision Making Matrix

Exhibit 5: Parking Narrative

**Options:**

1. Approve with or without modifications; or
2. Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision; or
3. Deny the Parking Special Exception Request, giving specific findings for decision.

**Staff Recommendation:**

City Staff recommends, based on the available provisions outlined in the MMC conditions for parking accommodations in the C-3 Central Commercial zone and to limited developable area on site, the Planning Commission consider of the (6) six parking spaces required 30%, (2) two spaces, shall be provided payment-in-lieu. The outstanding parking to be accommodated by a special exception request.

**Motion for Approval:** I move that the City of Moab Planning Commission Approve Planning Resolution No. 05-2025, A Planning Resolution Approving the Parking Special Exception Request, for (11) eleven parking space, for The Press Eating and Retail Establishment Change of Use on Property Located at 35 E Center Street, Moab, UT 84532.

**Background:**

The applicant, Rebecca McAllister, on behalf of the owner of record, T-I Properties LLC, for 35 E Center Street, Moab UT 84532, submitted the Pre-Application materials on October 17<sup>th</sup>, 2024. Following the Pre-Application review, it was determined that the proposed plans would require parking exceptions from the Planning Commission to sufficiently meet development standards for the Change of Use in the C-3 Central Commercial Zone.

The previous uses require 18 parking spaces (5246sf/300sf per 1 space = 17.48 spaces = 18 spaces). Existing parking conditions, with five (5) on-site parking spaces, and 13 credited parking spaces, will apply to requirements for redevelopment. MMC 17.09.220. Based on the floor areas provided, the proposed change of use to include the Eating Establishment space of 3619sf of the 5245sf (3619sf/ 200sf per 1 space = 18.095 spaces) + (1626sf/ 300sf per 1 space = 5.42 spaces) = (18.095 + 5.42 = 23.515 = 24 spaces required). 24 spaces required for the change of use, with 5 currently proposed on-site and 13

credited to existing use = 6 new spaces required with the outstanding 5 spaces currently unable to be legally accessed for a total of 11 spaces needing exception.

The applicant and owner submitted sufficient materials requesting consideration of the Parking Special Exception Request on March 10, 2025. At this time the request for Parking Special Exception has been submitted for review by the Moab City Planning Commission, on February 13, 2025.

**Project Description:**

Location: 35 E Center Street, Moab UT 84532

Property Owner: 35 E Center St, T-I LLC

Applicant: Rebecca McAlister, Moab Made

Parcel: 01-0B17-0005 (5,293 sf)

Zoning: C-3 Central Commercial Zone

Proposed Use: Eating and Retail Establishment

Parking: 24 total parking spaces required. 13 existing/credited parking spaces. 5 currently proposed onsite. 6 requested for Special Exception.

**Narrative Summary:**

Applicant Narrative –

Dear Moab Planning Commission,

This letter is a formal request for a special exception to the required number of off-street parking spaces for our business, located at 35 E Center Street as permitted under Moab Municipal Code Section 17.09.220, specifically Subsection Q, which allows the Planning Commission to approve exceptions to parking requirements for properties located in the C-3 (Central Commercial) Zone, such as ours.

We are seeking an exemption for a total of 11 parking spaces, which includes 5 spots currently underutilized.

**Background:**

The Press is designed to be a dynamic community space, combining a cafe, kitchen, retail zone, studio lease for Desert Thread and a flex room for workshops and art shows. Located in downtown Moab in the remodeled Times Independent Building, our vision is to provide healthy food, beverages, shopping, and entertainment for both locals and visitors, with a strong emphasis on community involvement and artistic expression.

The Press will seamlessly integrate with the surrounding downtown uses, offering a community-focused space that provides shopping, healthy food, drinks, and a venue for local events and workshops. Located in the heart of the C-3 zone, it aligns with Moab's vision for a vibrant, pedestrian-friendly downtown. Our establishment will offer a dynamic space for local artists, chefs, and bakers to create, a venue for caterers, hosts, and educators to organize events, and a welcoming environment for the community to attend workshops, collaborate, work, and connect throughout the day. The business is compatible with other nearby shopping, food, and recreation establishments and is situated in an ideal location with easy access from multiple directions. It will not emit noise, glare, dust, or pollutants, as operations will focus on food preparation and community engagement in a sustainable, low-impact manner.

**Existing Parking:**

**1. Property owned behind the building (5 Spots):**

The five parking spots behind the Press are part of the property although access is only available via a city utility access alleyway passing through Wells Fargo property. After discussions with the building department, it is reasonable to assume that these spaces will primarily serve our business, particularly with our target market of locals and tourists

who are more likely to walk, bike, or use alternative transportation methods to reach our location (See *Figure 1*). We are requesting an exemption for these five spots as they will not significantly contribute to parking congestion.

## **2. Additional 6 Parking Spaces:**

Given the ongoing improvements to the city's parking infrastructure, including the recent parking upgrades on Center Street and N 100 East, we anticipate that these efforts will sufficiently meet the parking needs for our business without taking spots from others'.

Our business model is designed to encourage customers to use alternative transportation options, and the demand for vehicle parking will be minimal. We believe the remaining 6 spots requested for exemption will not create a parking strain, as we will be offering alternative solutions.

### **On-Street Parking Availability:**

Moab has already made incredible infrastructure improvements for the parking availability downtown with the City's new Dispersed Parking Project adding 193 new stalls. The new on-street parking is available within a short walking distance of the Press, particularly on streets adjacent to Main Street and Center Street (See *Figure 2*). As you know, the Urban Land Institute and many other planning institutions have been recommending parking maximums in recent years and suggest a reduction in the amount of required parking for new developments, in order to reduce traffic and emissions, and increase livability of neighborhoods.

Our location offers multiple entry points, not only via the front on Center Street, but also a back entrance for locals to access through Main Street Alleyway (See *Figure 1*). This provides convenient access for those shopping and working in nearby areas, such as Moonflower Market and other businesses on North Main. With easy pedestrian access from these locations, many customers will walk to our business, reducing the need for additional parking. This will reduce any potential parking congestion on Center Street.

Not only will we need less parking, but our business will *contribute* to reducing the need for parking overall. Moab City has been trying to spread out patrons toward businesses off of Main Street to reduce congestion. The Press will contribute to this vision and draw visitors off of Main Street for the Press's shopping, food, good coffee, arts, and entertainment options, making more people aware of all of the new parking options in the Dispersed Parking Project.

### **Commitment to Sustainability and Alternative Transportation:**

As part of our commitment to sustainability, we plan to install four bike racks that will hold up to 28 bikes in total. These will be located at both the front and rear entrances of the business and will be well-lit and monitored for safety. Additionally, we will provide incentives for employees to walk or bike to work, further reducing the demand for parking. We also recognize the growing popularity of e-bikes and expect to see an increasing number of visitors using e-bikes to access downtown businesses, further reducing the need for vehicle parking.

The success of Moab Area Transit (MAT) has already proven a great success and is consistently used by locals and visitors. As the pilot program is increasing in popularity, the demand for additional parking will naturally decrease, especially for businesses like ours that are centrally located in downtown Moab.

With our community focus, local art décor, healthy food options, farm fresh produce, and dedication to sustainable practices, our audience will be locals and visitors interested in sustainability. Because of this customer base, we fully expect many people who love fresh air to walk, bike, carpool, and use public transit to come to the Press, decreasing the overall demand for parking in the area.

### **Local- Centric Business:**

Our business is designed with the local community in mind, staying open late until 7pm and later during peak seasons and offering a space that encourages community connection and

engagement, while providing high-quality, healthy food and artisanal coffee. Our partner, Mas Café, which opened in the spring of 2024, has already established a strong local following, and expanding upon this success ensures a strong foundation for growth. Our value-add to the community is something we hope to be factored into the parking exemption decision, to support a small business desired and needed by locals.

Furthermore, much of our staff will be baking and food prepping before 8 a.m., which will help reduce any parking strain during peak tourism hours. We expect to have several baristas and food handlers, one kitchen manager, and one retail worker working between the hours of 8am and 7pm. Our kitchen is not a full “to-order” kitchen, so our staffing demands are much lower than that of an average restaurant. This allows our business to be situated to utilize available parking options outside of high-traffic periods, and have less of an impact than other buildings of our size. Since we stay open late, the number of customers required to remain open can be distributed throughout our extended hours, helping to reduce potential congestion.

### **Conclusion:**

In conclusion, we believe that the requested exemption for 11 parking spots is reasonable given the context of Moab’s ongoing parking improvements, the unique location of our business, and the Press’s added value to downtown and the community at large. We believe our business will reduce parking demand by contributing to the ‘spreading out’ of downtown and making the town more vibrant and walkable.

We respectfully request the City Council’s approval for this parking exemption. Thank you for your time and consideration.

Sincerely,  
Rebecca McAllister

### **Process: Off-street Parking and Loading – Number of Spaces. Special Exceptions to the Parking Requirements; and Replacement of Existing Buildings.**

Section 17.09.220 of the Moab Municipal Code (MMC) regulates the Off-Street Parking and Locating – Number of Spaces. Subsection 17.09.220.Q. Special Exceptions to the Parking Requirements, permits the Planning Commission to approve exceptions to the minimum parking requirements determined for defined permitted land uses. Subsection 17.09.220.S. Replacement of Existing Buildings, provides conditions for existing buildings in the C-3 Central Commercial zone to be replaced or expanded with the parking requirement for the proposed redevelopment to apply only to the new additional area of the building.

*Q. Special Exceptions to the Parking Requirements. Exceptions to the above listed minimum parking requirements require Planning Commission approval. The applicant requesting an exception to the minimum requirements shall conduct studies, prepare a report and prove to the Planning Commission that a lower than minimum requirement is adequate for the off-street parking needs of a development. The report shall include, but not be limited to:*

- 1. National parking standards such as Institute of Transportation Engineers or Urban Land Institute studies supporting fewer spaces;*
- 2. Local studies of businesses comparable by size and type demonstrating significant parking availability with the current standard; and*
- 3. Present business potential related to number of employees, number of customers, and turnover of customers that may support fewer parking spaces.*

*4. For businesses located on Main Street in the C-3 zone the applicant shall demonstrate that on-street parking is reasonably available for short-term parking. The Public Works Director and Zoning Administrator shall address visibility and safety concerns.*

*The Planning Commission shall consider how future use changes may affect the future parking needs of the development.*

**CITY OF MOAB PLANNING RESOLUTION NO. 05-2025**  
**A RESOLUTION APPROVING THE PARKING EXCEPTION REQUEST, FOR (11) ELEVEN**  
**PARKING SPACES, FOR THE PRESS CHANGE OF USE FOR PROPERTY LOCATED AT 35 E CENTER**  
**STREET, MOAB, UT 84532.**

WHEREAS, the following describes the intent and purpose of this resolution:

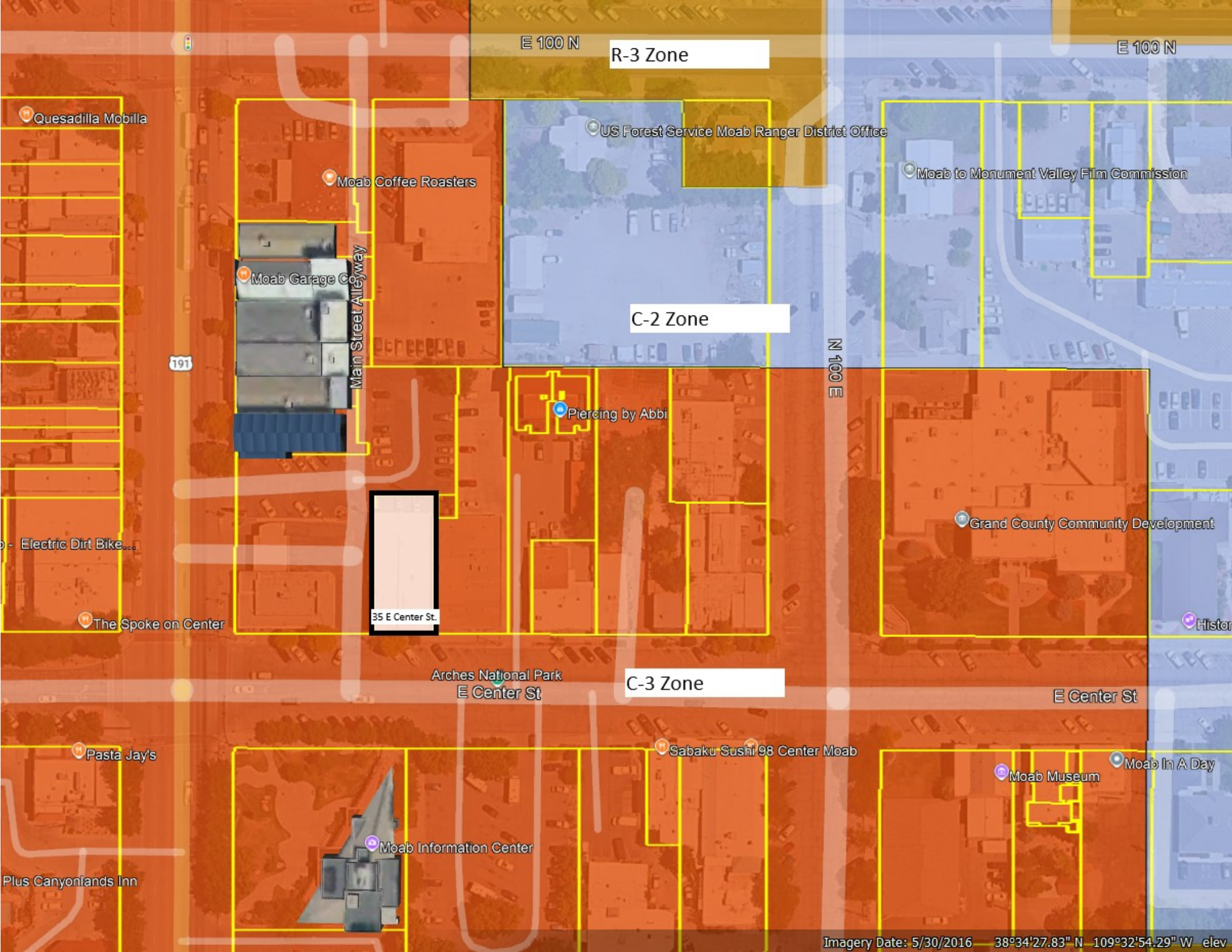
- a. The Applicant on behalf of owner of record, Rebecca McAllister, for property located at 35 E Center Street, Moab, Utah 84532, has requested approval for Special Exception for parking requirements as outlined in the Moab Municipal Code (MMC) 17.09.220 Q. through Planning Resolution No. 05-2025, for the submitted The Press Eating and Retail Establishment Change of Use; and
- b. The Applicant has furnished a site plan and description of the property located at 35 E Center Street, Moab Utah, 84532; Parcels 01-0B17-0005 (5,293 sf); and
- c. The City adopted Supplementary Requirements and Procedures Applicable within Zones in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for development in zones including the C-3 Central Commercial Zone, of which regulate Off-Street Parking and Loading – Number of Spaces & Location and Control of Facilities; and
- d. Upon review, the proposed Change of Use would require accommodations through the available conditions for Special Exception to Parking Requirements procedures as outlined in the MMC Chapter 17.09, in order to attain sufficient compliance of standards; and
- e. Based on the available provisions outlined in the MMC conditions for parking accommodations in the C-3 Central Commercial zone, the applicant is recommending of the (24) twenty four total required spaces, (13) thirteen spaces credited due to the existing commercial floor area, (11) eleven spaces be granted by special exception by the Planning Commission.
- f. The Moab Planning Commission reviewed the request and submittal materials for Special Exceptions to the Parking Requirements, through Planning Resolution No. 05-2025 for The Press Eating and Retail Establishment Change of Use in a regularly scheduled meeting; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution No. 05-2025, hereby finds, that all applicable provisions of the Moab Municipal Code have or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION, the application for the Special Exception to the Parking Requirements, for The Press Eating and Retail Establishment Change of Use is hereby APPROVED.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on March 13th, 2025.

SIGNED: \_\_\_\_\_

Kya Marienfeld, Chair



E 100 N

R-3 Zone

E 100 N

Quesadilla Mobilla

Moab Coffee Roasters

US Forest Service Moab Ranger District Office

Moab to Monument Valley Film Commission

Moab Garage Co

Main Street Alleyway

C-2 Zone

N 100 E

191

Piercing by Abbi

Grand County Community Development

Electric Dirt Bike...

The Spoke on Center

35 E Center St.

Historic

Arches National Park  
E Center St

C-3 Zone

E Center St

Pasta Jay's

Sabaku Sushi 98 Center Moab

Moab Museum

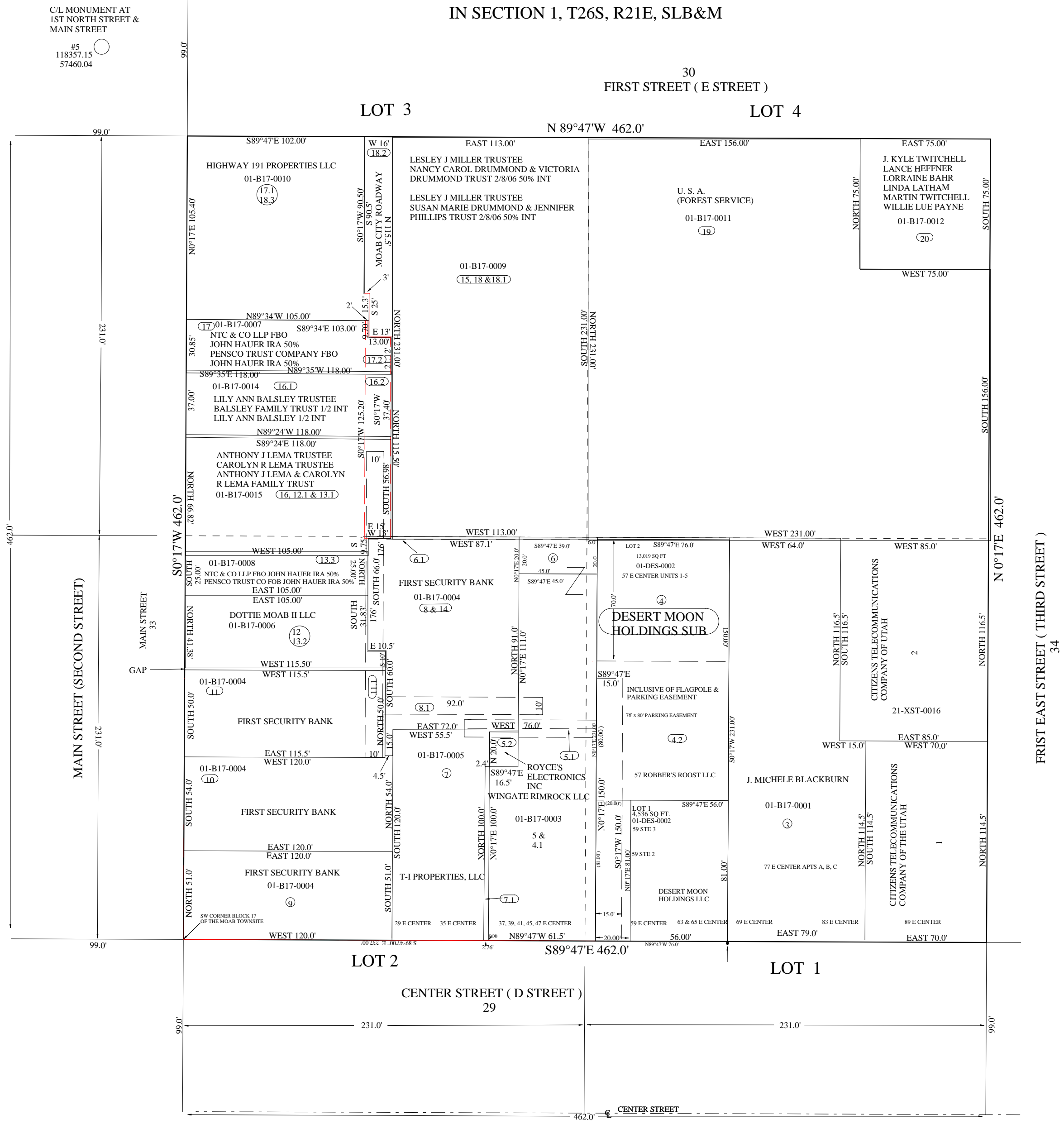
Moab In A Day

Moab Information Center

Plus Canyonlands Inn

# MOAB TOWNSITE BLOCK 17

IN SECTION 1, T26S, R21E, SLB&M

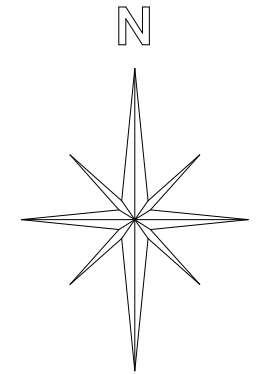


C/L MONUMENT AT  
1ST NORTH STREET &  
MAIN STREET

#5  
118357.15  
57460.04

C/L MONUMENT AT  
1ST NORTH STREET &  
1ST EAST STREET

#6  
118354.54  
58021.05



FRIST EAST STREET ( THIRD STREET )  
34

C/L MONUMENT AT  
CENTER STREET &  
1ST EAST STREET

#7  
117793.52  
58017.55

THE CITY OF  
**MOAB**



EST. 1902

# Parking Special Exception Matrix

Municipal Code Submittal

Requirements 17.09.220 L, N & Q

**PROJECT NAME: The Press Eating and Retail Establishment  
Change of Use: Parking Special Exception Request**

**DATE: 03/13/2025**

**Submittal # 25-0004**

City Review	Code Provision
<p>L. 3619sf/ 200sf per 1 space = 18.095 spaces</p> <p>N. 1626sf/ 300sf per 1 space = 5.42 spaces</p>	<p><b>17.09.220 Off-street parking and loading – Number of spaces.</b></p> <p>L. Restaurants, taverns and lounges shall have one parking space per two hundred square feet of floor area.</p> <p>N. Retail stores, professional offices, personal service shops and other business buildings not specifically mentioned elsewhere in this section shall have one parking space per three hundred square feet of floor area, except that in any zone designated as central commercial zone, parking space may be reduced to three spaces per one thousand square feet of floor area. Retail and wholesale stores that exceed ten thousand square feet of floor area require one parking space per one hundred square feet of floor area for the amount of floor area that exceeds ten thousand square feet.</p>
<p>(18.095 + 5.42 = 23.515 = 24 spaces)</p>	<p><b>17.09.260 Off-street parking and loading – Mixed uses.</b></p> <p>In the event that two or more uses occupy the same zoning lot, or parcel of land, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately. (Prior code § 27-3-21(E))</p>
<p>Previous use required 18 spaces. 5 onsite spaces granted and 13 credited. 13 spaces are thus granted to The Press.</p> <p>24-13=11 spaces still required</p>	<p><b>17.09.220 Off-street parking and loading – Number of spaces.</b></p> <p><i>S. Replacement of Existing Buildings.</i></p> <p>In the C-3 central commercial zone, additional parking is not required when existing buildings are replaced with new buildings that are the same size or smaller than the existing buildings, provided that the proposed use does not change from the historic use of the building. When existing buildings are replaced with larger buildings of the same use, additional parking is required for the additional size of the buildings. (Ord. 19-13 §§ 4, 21 (part), 2019; Ord. 12-06, 2012; Ord. 10-06 (part), 2010; Ord. 98-01, 1998; Ord. 93-24 (part), 1993: Ord. 93-04 (part), 1993: prior code § 27-3-21(A))</p>

City Review	Code Provision
<p>1. Noted in Narrative</p> <p>2. Precedent of Wabi Sabi's narrative of supporting local costumers as a reason for lowered expected parking</p> <p>3. Noted in Narrative that employees will have incentive to not take cars to work</p> <p>Map included in submission noting the 6 parking space increase from new Center Street Parking incitive by the City.</p>	<p><b>17.09.220 Off-street parking and loading – Number of spaces.</b></p> <p>Q. <i>Special Exceptions to the Parking Requirements.</i> Exceptions to the above listed minimum parking requirements require Planning Commission approval. The applicant requesting an exception to the minimum requirements shall conduct studies, prepare a report and prove to the Planning Commission that a lower than minimum requirement is adequate for the off-street parking needs of a development. The report shall include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. National parking standards such as Institute of Transportation Engineers or Urban Land Institute studies supporting fewer spaces;</li> <li>2. Local studies of businesses comparable by size and type demonstrating significant parking availability with the current standard; and</li> <li>3. Present business potential related to number of employees, number of customers, and turnover of customers that may support fewer parking spaces.</li> <li>4. For businesses located on Main Street in the C-3 zone the applicant shall demonstrate that on-street parking is reasonably available for short-term parking. The Public Works Director and Zoning Administrator shall address visibility and safety concerns.</li> </ol> <p>The Planning Commission shall consider how future use changes may affect the future parking needs of the development.</p>
<p>Recommended by City Staff that the remaining 6 spaces be provided by a combination of 17.09.230 A and B.</p>	<p><b>17.09.230 Off-street parking and loading – Location and control of facilities.</b></p> <p>The off-street parking facilities required by this title shall be located on the same lot or parcel of land as the use they are intended to serve except for approved shared parking, payment-in-lieu of parking or off-site parking.</p> <p>A. Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, when peak uses or seasonal uses vary, and that shared parking lots be located within three hundred feet of all businesses being served by such lots. Requests for shared parking or off-site parking are subject to conditional use approval of the Moab Planning Commission. The minimum conditions and submittals for shared parking and off-site parking requests shall include the following:</p> <ol style="list-style-type: none"> <li>1. Proposal must show sufficient evidence that there will be no substantial conflict in the periods of peak demand of uses for which shared-parking is proposed;</li> <li>2. A site plan showing the number and location of proposed parking spaces, location and size of buildings, parcel boundaries, streets, sidewalks, driveways and curb cuts must be submitted;</li> <li>3. Off-site parking may be used only for hotels and motels that provide valet service. Proof of valet service must be submitted;</li> <li>4. A written agreement executed by all parties concerned shall be filed with the Moab City Recorder.</li> </ol>

City Review	Code Provision
<p>Recommended by City Staff that the remaining 6 spaces be provided by a combination of 17.09.230 A and B.</p>	<p>17.09.230 Off-street parking and loading – Location and control of facilities.</p> <p>B. In the event that the Zoning Administrator determines that off-street parking cannot be reasonably provided in accordance with the provisions of this title, a commercial property owner, in the C-3 zone and designated portion of the C-4 zone, may be allowed to make a payment-in-lieu of providing parking spaces, according to the following conditions: (Continued on Next Page)</p> <ol style="list-style-type: none"> <li>1. A commercial property owner must fill out a payment-in-lieu of parking application and pay a review fee as established by resolution.</li> <li>2. The City Planning Commission must review any payment-in-lieu of parking requests and after holding a public hearing, may approve or disapprove such requests.</li> <li>3. The established payment-in-lieu rate shall be established by resolution. Such fees shall be deposited into a parking facilities development fund and all expenditures from this fund shall be directly spent or encumbered only for the propose of operation, maintenance and administration of parking or transit facilities. The fee shall be paid to the City of Moab according to the following schedule: fifty percent of the fee shall be paid prior to an issuance of a building permit and the remaining fifty percent shall be paid prior to the issuance of a certificate of occupancy permit.</li> <li>4. To encourage higher building density in the downtown businesses district, owners of land or businesses in the C-3 central commercial zone have the option to use payment-in-lieu of parking rather than to reasonably provide parking spaces at the time of erection of any main building or at the time such buildings are structurally enlarged or converted to increase the use or capacity of the buildings.</li> <li>5. To encourage more harmonious development patterns in the general commercial district, owners of existing businesses in the C-4 general commercial zone located between Mill Creek and Pack Creek as designated on the official Moab City zoning map, have the option to use payment-in-lieu of parking rather than to provide additional on-site parking spaces at the time buildings on the parcel are structurally enlarged or converted to increase the use or capacity of the buildings.</li> <li>6. Payment-in-lieu of parking shall be permitted to provide no more than thirty percent of the parking spaces required by this chapter of any particular use or development. (Ord. 98-02, 1998; Ord. 97-06, 1997; Ord. 96-07, 1996; Ord. 93-24 (part), 1993; Ord. 93-04 (part), 1993: prior code § 27-3-21(B))</li> </ol>
<p>N/A</p>	<p><b>17.09.340 Off-street parking and loading – Loading space required.</b></p> <p>For every building having a gross floor area of five thousand square feet or more to which goods, material, merchandise or supplies are received or distributed by vehicle, there shall be provided at least one off-street loading space. One additional loading space shall also be provided for each additional twenty thousand square feet of gross floor area of such building or for each vehicle which must be loaded or unloaded at the same time, whichever requirement is greater. Each required off-street loading space shall be not less than ten feet in width, twenty-five feet in length, and fourteen feet in</p>









