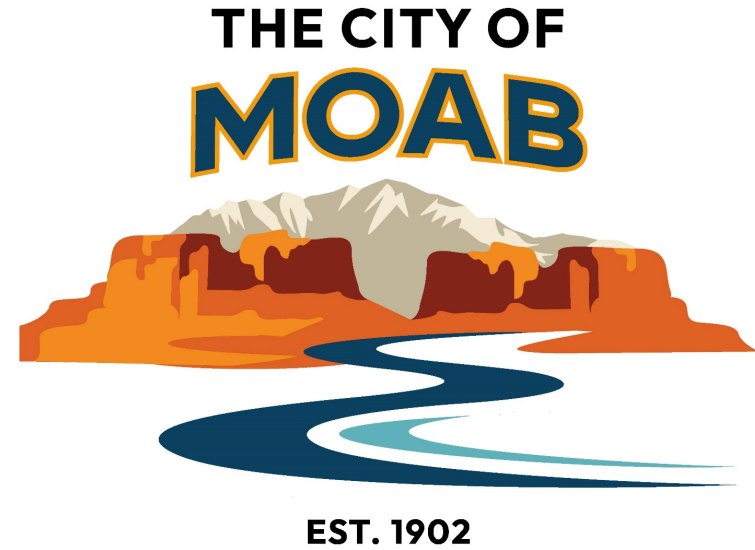


# Planning Commission



SEPTEMBER 25, 2025



# Desert & Tropics Health Bar Parking Special Exception Request

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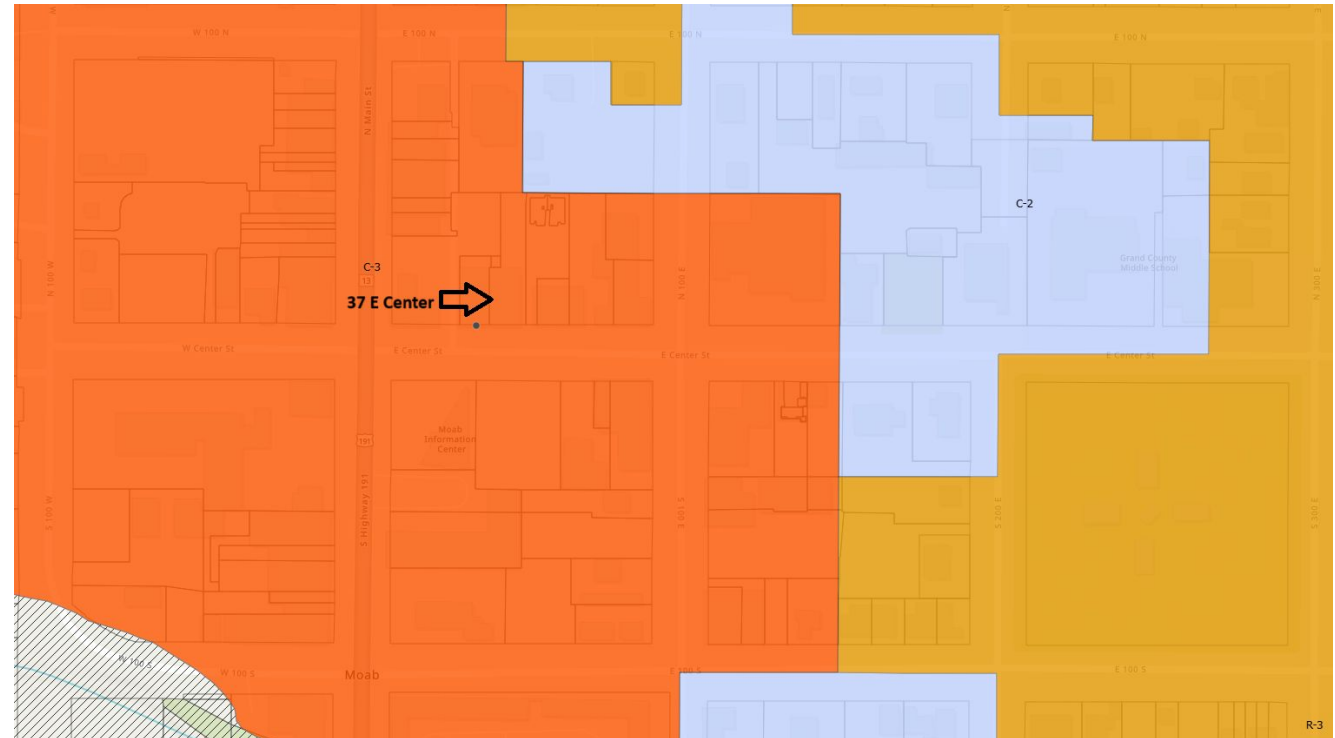
Location: 45 E Center Street (37 E Center)

Property Owner: Shalee Bryant

Parcel #: 01-0B17-0003

Current Zone: C-3

Applicant: Kassandra Washington



# Background

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- Applicant Kassandra Washington submitted a business license application that requires a change of use. The change of use increases the parking requirement from 4 spaces to 6 spaces.
- On September 3<sup>rd</sup>, 2025, the applicant submitted a complete application for a parking exception for the remaining 2 spaces. The attached letter to the Planning Commission details her rationale for the exception
- The request is for an exception to MMC 17.09.220 Off-street parking and loading – Number of Spaces

# Site Map

MMC 17.09.220 Off-street parking and loading – Number of spaces.

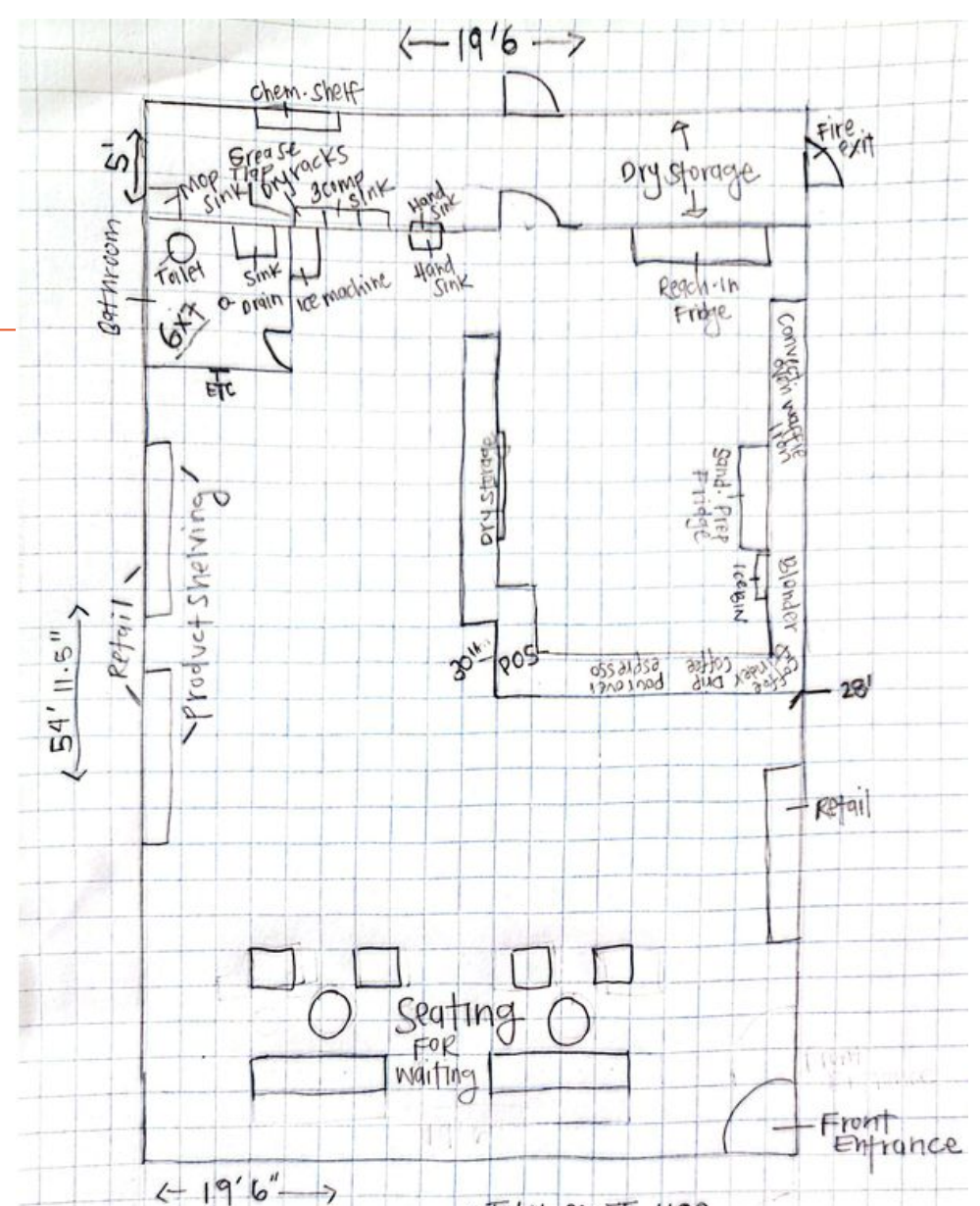
L. Restaurants, taverns and lounges shall have one parking space per two hundred square feet of floor area

$$980 \text{ SF} / 200 = 4.9$$

N. Retail stores... shall have one parking space per three hundred square feet of floor area

$$120 \text{ SF} / 300 = .4$$

5.3 rounded = 6



- Total SQ FT 1100
- Kitchen Area 9'x20' 180 SQ FT.
- Back Room 19'6" x 5'
- Bathroom 6' x 7'
- Retail Shelves 3- 20' x 2' Total SQ FT - 120

# Narrative – submitted by applicant

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- Desert & Tropics Health Bar is designed to be a walkable, health-focused destination that reflects Moab’s unique blend of desert beauty and active lifestyle. Our menu—featuring cold-pressed juices, smoothies, acai bowls, avocado toasts, and locally inspired signature drinks—caters to both residents and visitors seeking nourishing, quick options in a vibrant, welcoming space. We’ve intentionally crafted our offerings to be efficient and portable, encouraging short visits and minimizing parking turnover.
- Here’s why we believe four stalls will be sufficient:
  - Walkability and Bike Access: Our location is easily accessible by foot and bike, especially for locals and tourists staying nearby. We plan to promote eco-friendly transit options by installing bike racks.
  - Short Dwell Times: Our service model is fast-casual, with most guests ordering to-go or staying briefly. This ensures high turnover and efficient use of the available parking.
  - Community Integration: We’re actively partnering with nearby fitness studios, wellness centers, and local events to encourage shared traffic and coordinated scheduling, reducing peak congestion.
  - Seasonal and Lean Operations: Our business model is designed for lean staffing and seasonal menu planning, which limits the number of employees and guests on-site at any one time.

# Analysis

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- MMC 17.09.220.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.

# Recommended Motion

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## Positive Motion:

I move that the City of Moab Planning Commission Approve Planning Resolution No. 13-2025, A Planning Resolution Approving the Parking Special Exception Request, for (2) Two Parking Spaces, for the Desert & Tropics Health Bar Change of Use for Property located at 45 E Center Street, Moab, Utah 84532

## Negative Motion:

I move that the City of Moab Planning Commission Deny the Approval of Planning Resolution No. 13-2025, A Planning Resolution Approving the Parking Special Exception Request, for (2) Two Parking Spaces, for the Desert & Tropics Health Bar Change of Use for Property located at 45 E Center Street, Moab, Utah 84532