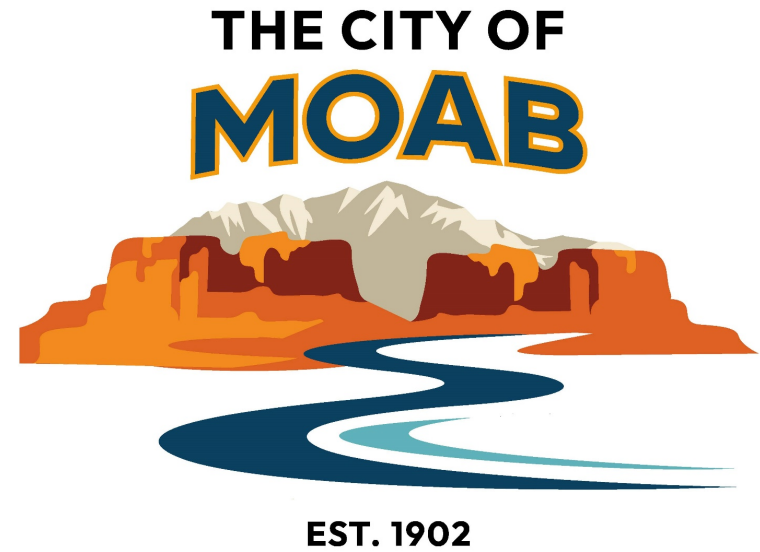


Planning Commission



SEPTEMBER 25, 2025



Parking Special Exception Request

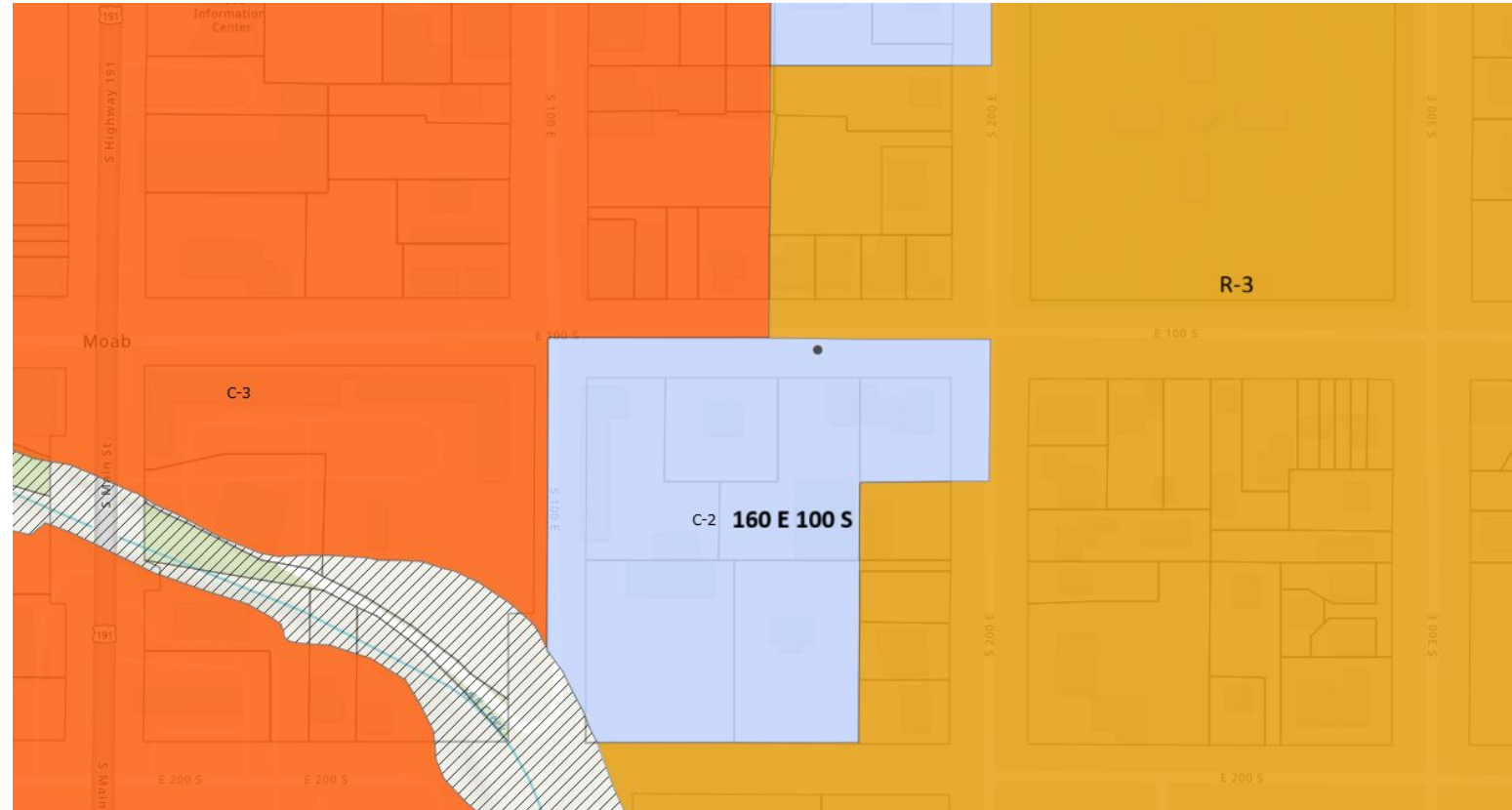
Location: 160 (170)E 100 S

Property Owner: Becky Byrd

Parcel #: 01-0B08-0007

Current Zone: C-2

Applicant: Becky Byrd

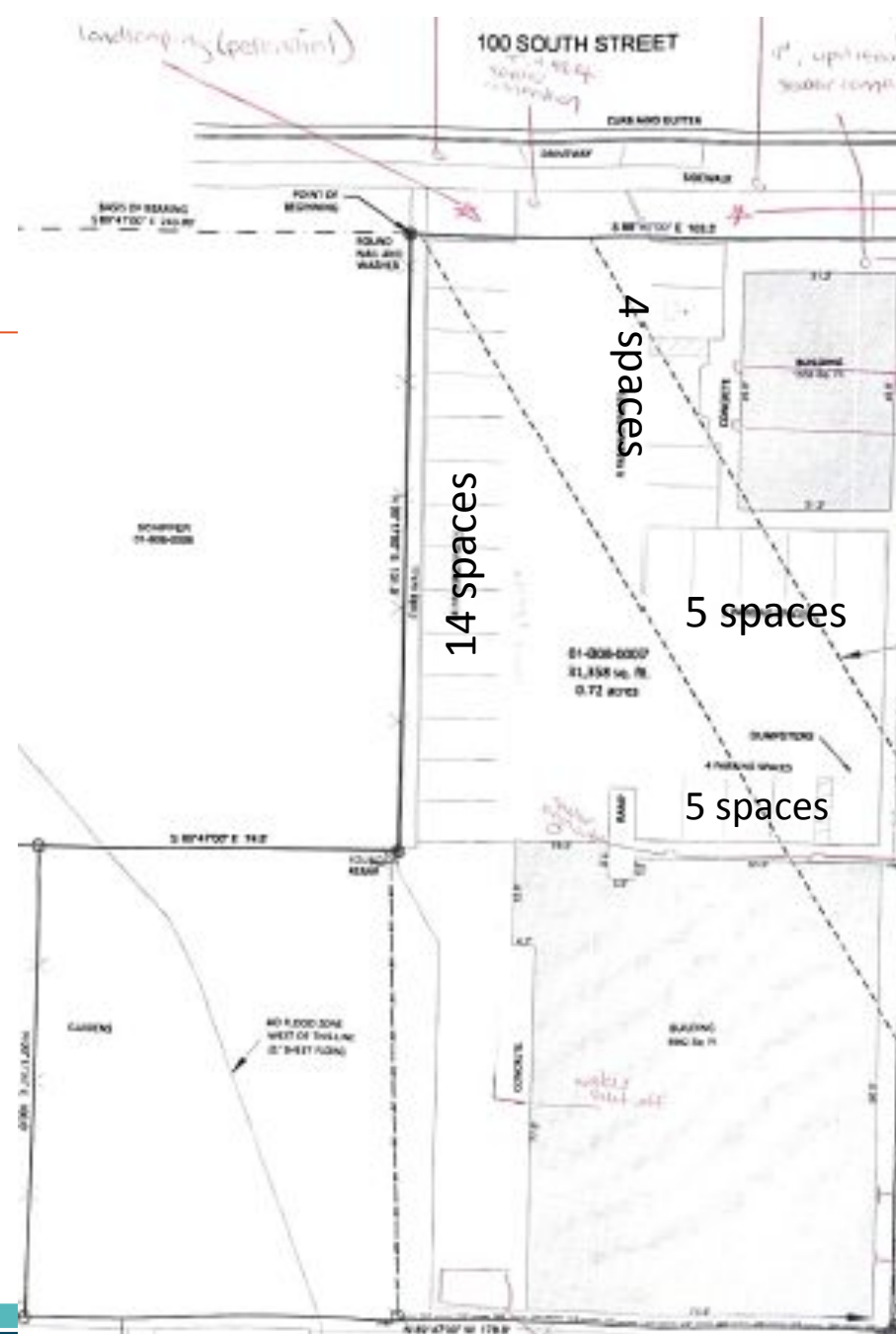


Background

- Applicant Becky Byrd has had two renters apply for business licenses and changes of uses, which has now triggered a site plan review.
- In an effort to prepare the space for the rest of the renters, Becky is changing the use of the remaining space preemptively.
- 28 spaces exist on the property from the previous Retail use. With an eating establishment moved into the front building, an additional 1 space is needed.
- On September 18rd, 2025, the applicant submitted a complete application for a parking exception for the remaining 1 space. 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 Plan

- Currently 28 Spaces



Floor Plan

MMC 17.09.220 Off-street parking and loading – Number of space

G. Commercial recreation uses shall have one parking space per two hundred square feet of floor area; outdoor commercial recreation shall have one parking space per three patrons based on the design capacity of the facility.

$$300 \text{ SF}/200 = 1.5 \text{ spaces}$$

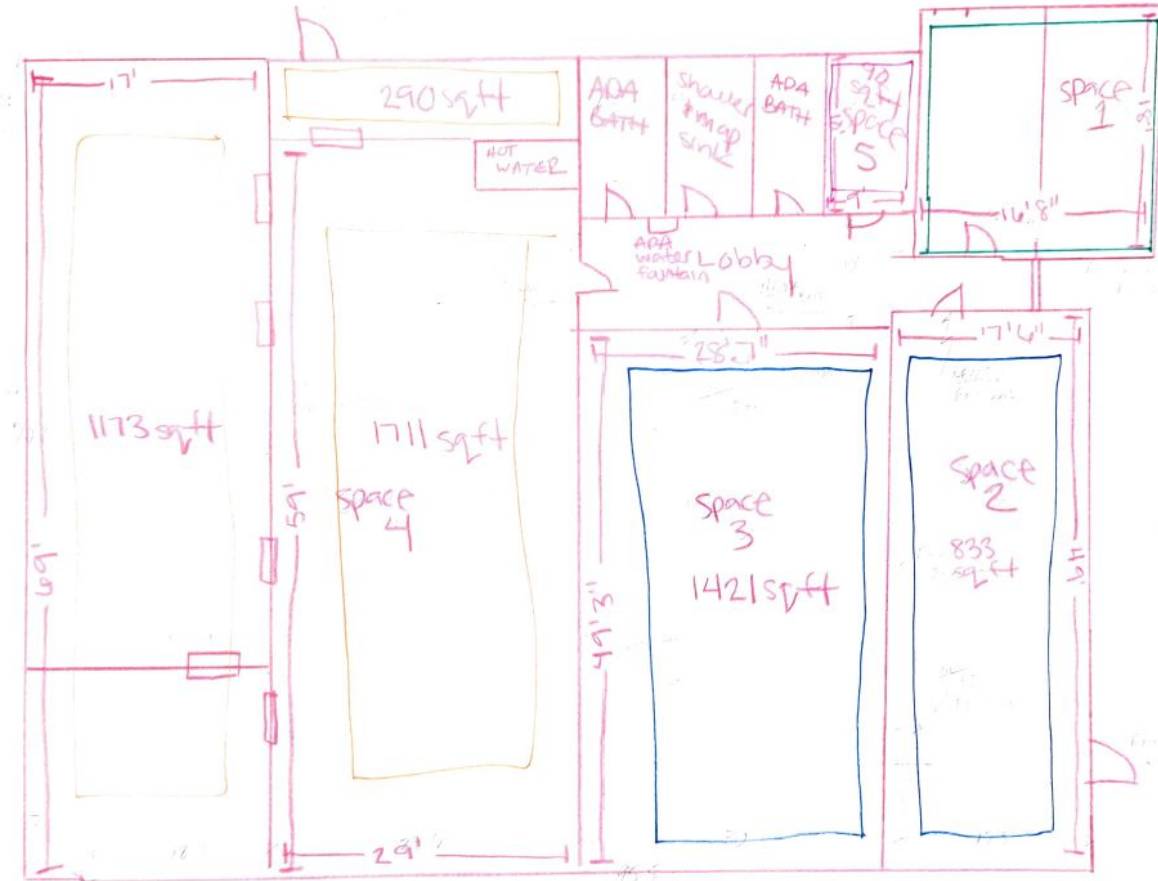
L. Restaurants, taverns and lounges shall have one parking space per hundred square feet of floor area

$$1,329 \text{ SF}/200 = 6.65 \text{ spaces}$$

N. Retail stores, personal service shops and other business buildings specifically mentioned elsewhere shall have one parking space per hundred square feet of floor area

$$6243 \text{ SF}/300 = 20.81$$

$$=28.96, \text{ rounded to } 29$$



- outfitter
- hair salon
- fitness studio
- retail

Narrative – submitted by applicant

Dear Planning Commission,

I would like to request a variance on the number of parking spaces at commercial complex in downtown Moab. I currently have 28 parking spaces and need 29 in order to lease each space within the existing buildings. The parking calculations have been based on uses including office space, professional services, retail, outfitters, and a restaurant. A couple of my tenants going into the space encourage their customers to walk or ride bikes to their location and there will be 3 different bike racks located on the property. The property is also walkable to many neighborhoods and downtown overnight accommodations.

Analysis

- 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

Positive Motion:

I move that the City of Moab Planning Commission Approve Planning Resolution No. 15-2025, A Planning Resolution Approving the Parking Special Exception Request, for (1) One Parking Space, for the Property Located at 160 E 100 S, Moab, Utah 84532

Negative Motion:

I move that the City of Moab Planning Commission Deny Approval of Planning Resolution No. 15-2025, A Planning Resolution Approving the Parking Special Exception Request, for (1) One Parking Space, for the Property Located at 160 E 100 S, Moab, Utah 84532