



185 SOUTH STATE STREET
SUITE 800
SALT LAKE CITY, UT 84111
801-936-5557 | MAVERIK.COM

Project Narrative

Moab, UT

We are proposing an expanded freezer to allow our food service team to better serve our customers at Maverik #341 located at 985 US-191, Moab, UT 84532. Please see our responses to the questions below.

What type of service will it provide to Moab City?

The proposed expanded freezer storage will allow Maverik to better provide food for customers.

Is the proposed use consistent with the current zoning district?

The proposed expanded freezer storage will not change the use.

Is the proposed use suitable for the proposed site?

Yes, the proposed expanded freezer does not change the use.

Will the proposed use emit noise, glare dust, pollutants, and odor?

No, the proposed expanded freezer will not emit any noise or particulate matter.

What will be the hour of operation and how many people will be employed?

The current 24-hour store schedule will remain unchanged.

UPDATE: Why additional trees cannot be feasibly added to the lot:

The project at 985 S Highway 191 is located along a highly trafficked arterial corridor with significant daily vehicle movements, frequent turning activity, and limited internal stacking space. The parcel is also irregular in shape, which constrains circulation, sight lines, and available planting areas.

Due to these site conditions, the addition of the required number of trees would obstruct visibility for both motorists and customers entering and exiting the site. Reduced sight distance along Highway 191 and at driveway access points would create a safety concern by limiting drivers' ability to clearly see oncoming traffic, pedestrians, and bicyclists.

Additionally, tree placement within the limited landscaped areas would interfere with operational circulation and compromise clear views of the site, which are critical for customer wayfinding.



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and overall site safety. Maintaining unobstructed visibility is particularly important given the high traffic volumes and the nature of the surrounding roadway environment. For these reasons, we respectfully request an exception to the tree planting requirement. The proposed site design prioritizes safety, clear visibility, and efficient circulation while still meeting the intent of the code through alternative landscaping and site improvements that are better suited to the unique constraints of this property.