



TITLE: Consideration and Possible Approval of Planning Resolution No. 05-2026, A Planning Resolution Approving the Parking Special Exception Request, for (1) one parking space, for the Bonjour Eating Establishment Expansion on Property Located at 59 S Main Street, Moab, UT 84532.

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

Exhibit 1: Draft Planning Resolution No. 00-2025

Exhibit 2: Vicinity Map

Exhibit 3: Proposed Architectural Plan

Exhibit 4: Narrative

STAFF RECOMMENDATION: Approve with or without modifications; or

OTHER OPTIONS: 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 Deny the Parking Special Exception Request, giving specific findings for decision.

RECOMMENDED MOTION: 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 (1) one parking space, for the Bonjour on Main Eating Establishment Change of Use on Property Located at 59 S Main Street, Moab, UT 84532.

SUMMARY:

The applicant, Courtney Kizer, on behalf of the owner of record, 57-59 S Main LLC (Ben Byrd), for 59 S Street, Moab UT 84532, submitted Special Exception Request Application for the Bonjour Eating Establishment Expansion on February 4, 2026. Following the Building permit review, it was determined that the proposed plans would require a change of use of 423 SF and parking exceptions from the Planning Commission to sufficiently meet development standards for the Change of Use in the C-3 Central Commercial Zone. The applicant and owner submitted sufficient materials requesting consideration of the Parking Special Exception Request. At this time the request for Parking Special Exception has been submitted for review by the Moab City Planning Commission, on February 12, 2026.

Project Description:

Location: 59 S Main Street, Moab UT 84532

Property Owner: 57-59 S Main, LLC

Applicant: Courtney Kizer

Parcel: 01-0B14-0005

Zoning: C-3 Central Commercial Zone

Proposed Use: Eating Establishment



MOAB CITY COUNCIL AGENDA

February 12, 2026

Project Size: 423 sf change from Retail to Eating Establishment

Analysis:

Bonjour is expanding into the next-door Gallery Moab.

MMC 17.09.220.L. Eating Establishment parking calculation: 1 space for every 200 SF of floor area

MMC 17.09.220.N. Retail parking calculation: 1 space for every 300 SF of floor area

423 SF is changing from Retail to Eating Establishment.

((With Expansion) $423/200 = 2.12$) - ((Existing) $423/300 = 1.41$) = 0.7 spaces

This request is for 1 space.

MMC 17.09.220.Q The Planning Commission shall consider how future use changes may affect the future parking needs of the development.

Recommendation

City Staff recommends, based on the future development of this lot and customer type as outlined in the provided narrative, that the Planning Commission consider the request for the exception for 1 parking space.

RELEVANT LAWS, STUDIES & PLANS:

MMC 17.09.220 and 230

RESPONSIBLE DEPARTMENT:

Planning

FINANCIAL IMPACT:

N/A