

CITY OF MOAB PLANNING RESOLUTION NO. 05-2026

A PLANNING RESOLUTION APPROVING THE PARKING SPECIAL EXCEPTION REQUEST FOR THE BONJOUR EATING ESTABLISHMENT EXPANSION ON PROPERTY LOCATED AT 59 SOUTH MAIN STREET, MOAB, UT 84532.

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

- a. The Applicant, Ben Byrd, representative for the Owner of record, 57-59 S Main, LLC, for property located at 59 South Main Street, Moab, Utah 84532, has requested approval for Parking Special Exception for parking requirements as outlined in the Moab Municipal Code (MMC) 17.09.220 through Planning Resolution No. 00-2026, for the submitted Bonjour Eating Establishment Change of Use; and
- b. The Applicant has furnished a site plan and description of the property located at 59 South Main Street, Moab Utah, 84532; Parcel 01-0B14-0005; and
- c. The City adopted Supplementary Requirements and Procedures Applicable within Zones, in addition to the Site Plan Review regulations, 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 Building Permit would require accommodations through the available conditions for Special Exception to Parking Requirements and Replacement of Existing Buildings, 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 proposes the request for the parking special exception, such that, of (1) one parking space shall be approved for exception by Planning Resolution No. 05-2026; and
- f. The Moab Planning Commission reviewed the request and submittal materials for Special Exceptions to the Parking Requirements, through Planning Resolution No. 05-2026 for the Bonjour on Main Eating Establishment Change of Use Application in a regularly scheduled meeting held on February 12, 2026; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution No. 05-2026, 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 Bonjour Eating 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 February 12, 2026.

SIGNED: _____
Kya Marienfeld, Chair