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From: **Architectural Squared** <info@arch-squared.com>
Date: February 4, 2026
Subject: Bonjour @ McStiff's Plaza Parking Exception Application
To: City of Moab Planning Commission

To whom it may concern-

Included in the attached files are documents pertaining to the renovation of Units #1 & #2 at McStiff's Plaza. This is a commercial building that is currently occupied by the Moab Gallery and Bonjour Bakery. The same businesses will continue to occupy units #1 & #2 but the demising wall between them is being relocated to reduce the size of the gallery and increase the size of the bakery. The building is owned by 57 - 59 S MAIN MOAB LLC (Ben Byrd) and the bakery is run by the owners of the Bonjour Bakery Café LLC.

There are a handful of reasons we ask you to support this exception request:

1. **The amount of space undergoing a change of use from a retail gallery to restaurant is very small (390 SF). This means that the 423 SF used to require 1.4 parking spaces (Retail @ 1 space / 300 SF) and will now require 2.1 parking spaces (Restaurant @ 1 space / 200 SF). That makes this parking exception request for .7 parking spaces.**
2. The overall square footage of the building will remain unchanged.
3. The size of the kitchen for the restaurant will remain unchanged meaning the number of patrons is likely to remain consistent, but seating will be more available during busy times.
4. The site surrounding the renovation and the majority of the building shell will remain unchanged: utilities, stormwater, traffic flow, parking, etc.
5. Main street businesses are now supported by the lovely new Downtown Dispersed Parking plan that added 193 additional parking stalls to the area near this building. Similarly, an existing community parking lot to the east of the Moab Visitor Center is in close proximity to the project with easy pedestrian access.
6. Bicycle parking will be increased in alignment with the Unified Transportation Plan to encourage pedestrian and bike traffic over vehicular traffic.
7. The majority of patrons access the bakery on foot or bicycle.

Additionally, these questions were listed in the special exception form:

- How will the proposed use "fit-in" with surrounding uses?
There is no change to the quantity or type of businesses.
- What type of service will it provide to Moab City?
Increased seating at an existing, thriving locally owned and run restaurant.
- Is the proposed use consistent with the current zoning district?
Yes.
- Is the proposed use similar or compatible with other uses in the same area?
Yes.
- Is the proposed use suitable for the proposed site?
Yes.
- Will the proposed use emit noise, glare dust, pollutants, and odor?
No change from existing conditions.



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- What will be the hours of operation and how many people will be employed?
No change from existing conditions.

Please let me know if there is any further documentation you need in order to review our request.

Much appreciated,

Courtney Kizer, AIA, LEED BD&C, NCARB

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