

Inside... The area's most complete real estate listings | The Murphy Flats development | Heron School now open



Slick, Modern Comfort

MLS#1840943 | \$1,395,000

Berkshire Hathaway HomeServices (See page 20)



Gorgeous Home Near Moab Golf Course MLS#1842268 | \$995,000 Moab Premier Properties (See page 26)



Cozy Cabin Nightly Rental MLS#1844137 | \$489,000 Presidio Anasazi Realty Moab (See page 38)



Specializing In

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Branch Manager
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Britt BartonDivision Manager
NMLS #297406

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Top: Singer-songwriter May Erlewine returns to the Moab Folks Festival in November. [Photo by Bill Godschalx]

Middle: A rendering of the new Murphy Flats housing development. The project allows for greater density of units and will provide housing for people employed year-round in Grand County. [Image courtesy Berkshire Hathaway HomeServices] Bottom: The new Heron School in downtown Moab. [Photo by Murice D. Miller] Magazine front cover: Left to right, Kyle Tuttle, Lindsay Lou and Jake Simpson performing at the 2021 Moab Folk Festival. [Photo by Bill Godschalx]









Nothing compares.

ENERGY EFFICIENT HOME IN CASTLE VALLEY

> 108 Pace Lane Castle Valley, Utah

> > 2 BD 1 BA 1,371 SF 4.62 AC \$799,000





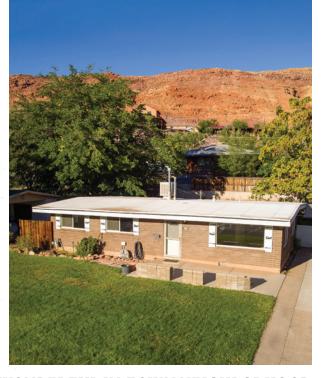
HOME BASE FOR MOAB ADVENTURES

3340 E Arena Roja, Moab, Utah

4BD | 2BA | 1,885 SF | 0.30 AC | \$778,000



Susan Shrewsbury
SALES ASSOCIATE
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susan.shrewsbury@sothebysrealty.com
summitsothebysrealty.com



WONDERFUL IN-TOWN NEIGHBORHOOD

217 Tusher Street, Moab, Utah

3 BD | 1 BA | 1,148 SF | \$529,000

Don't just look for a place. Discover a home.





FABULOUS VIEWS OF CASTLE ROCK 145 Buchanan Lane, Castle Valley, Utah 3.92 AC | \$345,000



RARE, UNIQUE, RIPARIAN OASIS IN THE DESERT 1000 Mill Creek Canyon, Moab, Utah 120.34 AC | \$1,970,000

PICTURE PERFECT VIEWS

363 Castle Valley Drive

5.06 AC | \$290,000

Susan Shrewsbury

SALES ASSOCIATE

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summitsothebysrealty.com











PERFECTLY SITUATED TO TAKE IN THE VIEWS

4381 Blu Vista Drive, Moab, Utah

4 BD | 2 BA | 2,165 SF | 0.5 AC | \$1,150,000



Heidi Blake
SALES ASSOCIATE

435.260.8185
heidi.blake@sothebysrealty.com
summitsothebysrealty.com

Beautifully built home with a brand new detached garage. This home was designed with clean, crisp and comfortable style. The kitchen features custom cabinets, stainless steel appliances and a gas range. Enjoy the hot tub secluded with a privacy fence, amazing after a long day exploring Moab. This home is perfectly situated to view the beautiful red rocks and La Sal mountains.

Imagine an agent relationship that appreciates in value.







TUCKED AWAY, QUIET HOME

1196 Murphy Lane, Moab, Utah

3 BD | 2 BA | 1,493 SF | \$720,000

This quiet home is a great place to relax after a long day. Enjoy spacious living areas, a bar/lounge space and backyard oasis. This home is a great option with tons of extras!





AMAZING VIEWS OF THE RED ROCKS

1260 S Madison Way, Moab, Utah

4 BD | 3 BA | 1,620 SF | \$590,000

This home is located on a corner lot with amazing views of the red rocks and Moab valley. Situated two minutes from Moab's center and not far from trails.

Heidi Blake
SALES ASSOCIATE
435.260.8185
heidi.blake@sothebysrealty.com
summitsothebysrealty.com





Overnight rental properties.

SUPERB ATTENTION TO DETAIL

3372 S Village Loop, Moab, Utah 4 BD | 4 BA | 2,100 SF | 0.14 AC | \$1,387,000



VACATION RENTAL AT ENTRADA

652 West 470 North, Moab, Utah

4 BD | 3 BA | 2,265 SF | 0.03 AC | \$1,300,000







VACATION RENTAL AT ENTRADA

VACATION HOME WITH LARGE SHOP AND RV HOOKUPS

42 *W Troutt Trail, Moab, Utah* 3 BD | 4 BA | 3.250 SF | 1 AC | \$1,200,000

II A

Becky Wells
ASSOCIATE BROKER
435.260.2842
becky.wells@sothebysrealty.com
summitsothebysrealty.com



"It was a total joy working with Becky Wells. She is very knowledgeable and professional. She did an excellent job managing the whole transaction and went out of her way to make sure everything went smoothly and on time. I highly recommend her."

Service that's as elevated as your standards.





With stellar views in Rim Village, this fully-furnished townhome is perfect for those who want a vacation rental, income property, second home or primary residence.

STELLAR VIEWS IN RIM VILLAGE

3686 S Spanish Valley Drive, #Z4, Moab, Utah

3 BD | 2 BA | 1,551 SF | 0.05 AC | \$835,000



LUXURY TOWNHOME IN DOWNTOWN MOAB

246 East 200 South, #2, Moab, Utah 3 BD | 3 BA | 1,948 SF | \$750,000





Take advantage of this rare opportunity just two blocks from Moab's Main Street. Shop, dine, and enjoy your evenings soaking in the hot tub.

Lenore Beeson
SALES ASSOCIATE
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lenore.beeson@sothebysrealty.com
summitsothebysrealty.com



Moab Folk Festival celebrates

20 years

November event known for its musical performances, artist workshops and a relaxed vibe

Written by Sharon Sullivan

S A CHILD, FORMER MOAB RESIDENT MELISSA SCHMAEDICK USED TO ATTEND MUSIC FESTIVALS WITH HER PARENTS, AND SHE REMEMBERS THE GAIETY AND HOW "SPONTANEOUS COMMUNITIES" WOULD FORM AROUND THE GATHERINGS. AS A NEWCOMER TO MOAB IN 2002, THE ADULT SCHMAEDICK SOUGHT TO RECREATE THAT SENSE OF "CONNECTION" BY STARTING HER OWN FESTIVAL AND EVENTUALLY FOUNDING FRIENDS OF THE MOAB FOLK FESTIVAL (FMFF). THE NONPROFIT ORGANIZATION BRINGS MUSIC EDUCATION TO LOCAL SCHOOLCHILDREN THROUGHOUT THE YEAR, ARTS WORKSHOPS FOR ADULTS, A FREE COMMUNITY CONCERT SERIES, AND THE MOAB FOLK FESTIVAL (MFF) HELD ANNUALLY THE FIRST WEEKEND OF NOVEMBER.





[Photo by Bill Godschalx]

"Twenty years is a big milestone for this homegrown festival," says Friends of the Moab Folk Festival Director Cassie Paup. "It has always been a labor of love ... (and) while the event has definitely grown and changed over the years, it is still known for its smaller size and relaxed vibes."

Folk music "is a broad umbrella of what encompasses the roots of community," festival founder Schmaedick says. "It's how the story is told. It's the music of the people."

The Moab Folk Festival is celebrating its 20th anniversary this year with an exciting lineup that includes headliners Peter Rowan, the Infamous Stringdusters, plus Molly Tuttle and Golden Highway.

Live music happens both Saturday and Sunday at the Moab Ballfields, with a pre-festival indoor performance Friday evening at Star Hall with the Sweet Water Warblers, a harmonious trio consisting of Lindsay Lou, May Erlewine,

and Rachael Davis. Special guest Maya de Vitry will join the Warblers. Additionally, Canadian folksinger James Keelaghan will perform that evening. There will be wine and birthday cake at this ticketed Star Hall event to celebrate MFF's 20th birthday.

While last year's event at the ballfield drew its largest crowd ever - approximately 1,200 people - the Moab festival is a comfortable-sized gathering with up-close views of the







Left to right: R.O. Shapiro [Photo by Bill Godschalx], The Infamous Stringdusters [Courtesy of The Infamous Stringdusters], John Craigie [Photo by Bill Godschalx]



[Photo by Bill Godschalx]



Kyshona [Courtesy of Kyshona]

stage from most anywhere you choose to sit. Paup upped potential sales this year to 1,500 and expects the festival could sell out again.

The music kicks off Saturday morning with multi-instrumentalist Joe Craven, followed by music therapist turned performer Kyshona. Last year's MFF People's Choice Lindsay Lou will then take the stage, followed by bluegrass hall-of-famer Peter Rowan and Los Texmaniacs, who will conclude Saturday's festivities with their rousing Tex-Mex flavor of music.

Sunday's lineup begins with the Gospel Hour led by the Sweet Water Warblers and their friend de Vitry, followed by the Henhouse Prowlers, a group that travels the world teaching workshops and learning and performing different nations' songs to bring back to America. Rising star Molly Tuttle (who Rowan says is "lighting it on fire") and her band Golden Highway perform in the afternoon, with the Grammy Award-winning Infamous Stringdusters closing out the weekend.

While you can bring food into the ballpark, why bother when there are various food trucks parked onsite offering an array of delicious menu options. This year's food choices include El Local, a Moab-based taco truck serving tra-

ditional Mexican food; Moab Kitchen, offering vegan meals; a Colorado food truck serving Mediterranean fare; and Rainbowls, with their raw food and smoothie offerings.

Beer, from Utah-based Bohemian Brewery, and wine will also be for sale, with a percentage of the proceeds going to support FMFF programming. Thus, outside beverages are not allowed. However, free water will be available for filling up your own bottle.

Festivalgoers may want to take home a memento from the festival – 25 vendors will be set up at the ballfield selling handcrafted clothing, jewelry, pottery and fine arts. And, as always, Aardvark Guitars, a Utah-based dealer, will be there with its fine display of reconditioned musical instruments. Each year Aardvark donates a guitar for the festival's annual raffle.

Workshops, free community concerts

Before the pandemic hit the nation, Paup and Schmaedick attended a folk alliance conference in New Orleans where they had an opportunity to listen to Maya de Vitry drumming and singing along with the Sweet Water Warblers ("It was mind-blowing good, a deep earthy tone," Paup recalls.) Which led to an invitation for



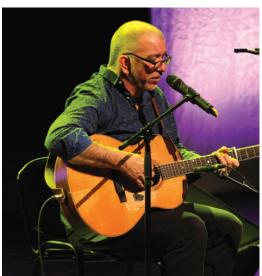
[Photo by Bill Godschalx]

de Vitry to play at this year's festival, where in addition to Friday and Sunday shows, she'll perform a free concert with other musicians Saturday, November 5, from 5-8 p.m. at Moab Backyard Theater, 56 W. 100 South.

The festival's inclusion of the free Backyard Theater concert is part of its expanded workshop offerings, says Paup. "We're striving to create events for the community, some of whom might not be able to afford festival tickets," she says. "And we wanted to create something fun in the evening." The Backyard Theater was founded by local musician Sand Sheff as a venue for Moab artists. Following di Vitry's performance, Lindsay Lou and friends will play a set.

Paup is adding something new this year side stages at the ballfield where local musicians, including students, are invited to perform in-between the main stage acts.

The folk festival is the only income-generating event of the three types of FMFF programming. Paup and assistant director Makeda Barkley seek grant funding and local sponsorships to pay for





Left to right: James Keelaghan [Courtesy of James Keelaghan], Peter Rowan and Los Texmaniacs [Photo courtesy of Peter Rowan and Los Texmaniacs]



[Photo by Bill Godschalx]



Cosy Sheridan [Courtesy of Cosy Sheridan]

music education and free school performances. The Friends' third program is the Moab Free Concert Series – four concerts that take place June, July and August in Swanny City Park. "It's a really beloved community event," Paup says.

She works with Rob Miller, of the western Colorado-based Pickin' Productions, to find national touring acts, with local Moab musicians opening the concerts.

Additionally, Friends of the Moab Folk Festival helps support arts education for adults. The Moab Folk Camp, held the week before the festival (this year from October 30 – November 4), is a week of music and song workshops. Musician and singer-songwriter and former long-time Moab resident Cosy Sheridan founded the folk camp with the late T.R. Ritchie in 2008. Classes are taught by Sheridan and 10 other musicians, including artists in town performing at the festival, such as this year's Joe Craven.

Past folk festival performing artist Beth Wood will teach a poetry workshop at the camp, and John Fuller will teach photography. An outdoor art class may also be offered. Then, on Tuesday evening at the Moab Arts and Recreation Center (MARC), various of the folk camp teachers will perform a free concert

for the public. A student concert will also take place at the MARC on Thursday.

Fifty-five "campers" — as Sheridan refers to them (although attendees generally stay in area hotels) — are signed up this year. Thus, the camp is full, although there is a waiting list. Registration began in March. Locals receive a discount on the cost to attend the folk camp.

Sheridan has attended every Moab Folk Festival except the first one – when she was already booked to perform at a snowy Michigan music festival that year. She loves that the Moab festival is held mostly outdoors - "the ballfield is a fun place to be," she says. And November in Moab is typically perfect weather for hanging out outdoors. She says she's particularly looking forward to Keelaghan's performance on Friday. "He is fabulous," she says. "He's a songwriting hero of mine."

Additionally, Sheridan, will, as she does every year, help run and moderate the "Songwriter in the Round" workshop held at the historic Star Hall on Saturday morning. Sheridan leads a conversation and a performance-in-the-round between herself and two other musicians performing that weekend. It's a unique and intimate experience to enjoy music and insight from outstanding musicians.









Left to right: Cassie Paup, Director, Friends of the Moab Folk Festival; Makeda Barkley, Assistant Director, Moab Folk Festival; Melissa Schmaedick, Founder, Moab Folk Festival; Eric Jones, Emcee, Moab Folk Festival [Photos courtesy Moab Folk Festival]

Music for schoolchildren

Friends of the Moab Folk Festival fund three artist-in-residencies for local schools – one each trimester. Additionally, during the week of the folk festival, musicians work with music students to teach new techniques, as well as perform free concerts at school assemblies. This year the Henhouse Prowlers will be sharing their global songs with students.

Tamara Freida teaches music at the Moab Charter School, Grand County Middle School, and for the BEACON Afterschool strings program. Over the past several years she says her students have had opportunities to work directly with nationally renowned musicians in town to perform at the festival. And last spring Paup organized songwriting workshops with Joe Seamons,

of the Rhapsody Project, who in May, performed the students' songs at a schoolwide assembly.

Watching other young musicians has inspired her students, Feida says. A group of her advanced BEACON string program camp students performed two songs at Star Hall, on August 19, between acts of the headliner band Big Richard.

"Twenty years
is a big milestone for
this homegrown
festival."

"Living in a rural community, these (music school assemblies) are the only opportunities for most students to interact and participate in music," says HMK Elementary Principal Jill Tatton. "Students love learning about various types of music, artists, and instruments brought year after year."

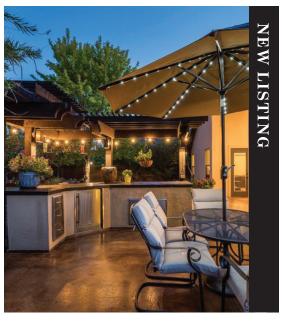
Paup is particularly grateful to the state of Utah who supports the festival with a general operating grant. "The Utah Division of Arts and Museums is the coolest organization," she says. "They supported cultural industries during the pandemic."

For more information regarding this year's artists, the schedule, or to purchase tickets, visit: www.moabfolkfestival.com.







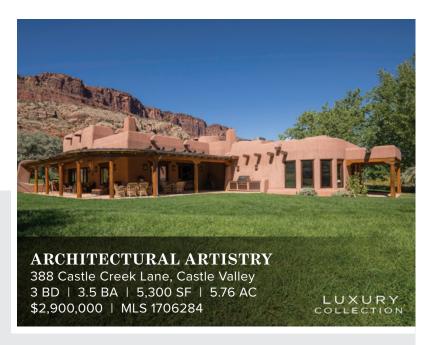


CONTEMPORARY HOME

529 Doc Allen Drive, Moab 3 BD | 2 BA | 1,768 SF | 0.20 AC \$839,000 | MLS 1842332 Airy and light contemporary home with high vaulted ceilings, arched doorways and thoughtfully placed oversized windows bringing in views of the LaSal mountains and Moab rim. Modern kitchen overlooks the bar seating area and adjoining great room with gas fireplace. French doors in the master suite and living room open into the backyard; featuring an outdoor kitchen, covered portico; raised bed garden space, fruit and shade trees.

Lynda Diem (435) 260-9244





Exquisite home in Castle Valley. Peaceful and private, this property is an inspiring and comfortable haven. The exterior of this home is meant to blend in with the gorgeous surroundings while the inside delights with endless artistic touches. Spectacular views from every room.

Angela Houghton (435) 260-0700



Enjoy quiet, country living in this energy-efficient designed home. Plenty of space for a barndominium for your guests or a toy barn to house all-terrain vehicles and equipment or subdivide the land. So many possibilities!

Lynda Diem (435) 260-9244 / Kim Kirks (801) 369-9184



This beautiful home checks all the boxes. New carpet, paint, and all included appliances The lot includes nearly ½ acre of open space, RV parking and plenty of room to park toys. Jake Zufelt (435) 260-8352



Unforgettable views! Modern kitchen with granite countertops, tile backsplash and bar seating overlooking the dining and living room; creating a central gathering place.

Lynda Diem (435) 260-9244



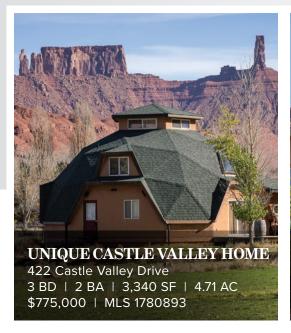
Located on one acre in a cul-de-sac, this well-loved home would make a wonderful primary or secondary residence,

Angela Houghton (435) 260-0700 Nikole Andersen (801) 750-5280









Enjoy magnificent views of Castleton Tower, the La Sal Mountains, and the mesa. Irrigation water flows to support large trees that shelter the property. Don't miss this opportunity! Angela Houghton (435) 260-0700



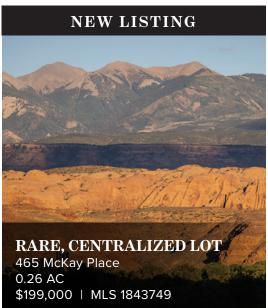
Need a Moab Base? Need some revenue off that base? This fully furnished Redcliff Condominium may be the perfect spot for you. Ground level, provides quick access. Lynda Diem (435) 260-9244



A welcoming kitchen and dining area with walkout to the patio and beautifully landscaped yard. Currently in the rental pool. Nikole Andersen (801) 750-5280 Janet Thomas (435) 760-0316



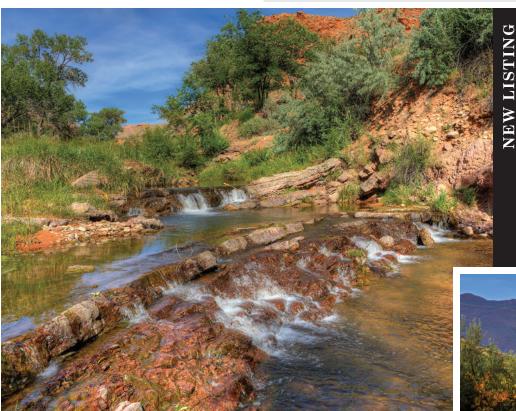
Mature trees provide great shade, with endless landscaping potential. Recently painted and new siding installed Nikole Andersen (801) 750-5280 Janet Thomas (435) 760-0316



Spectacular views of the Moab Valley, Moab Rim, Slickrock and La Sal Mountains. Situated above the valley in a quiet neighborhood, with access to the classic Moab living and lifestyle. Kim Kirks (801) 369-9184



Expansive La Sal Mountain and Rim views. Beautiful lot...just right for full time or second home use. Neighboring lots are built out; so you can orient your home for privacy and views. Lynda Diem (435) 260-9244



MILL CREEK OASIS

1435 Powerhouse Lane VACANT LAND | 20.69 AC \$3,270,000 | MLS 1841726

This extraordinary property rises from the peaceful sounds of the cascading stream to a crowning series of peaks and rock formations that offer incredible views of surrounding Moab. This 20+-acre desert oasis is uniquely situated at the mouth of Moab's crown jewel, the national park-worthy Mill Creek Canyon.

Rachel Moody (435) 260-8245 Nikole Andersen (801) 750-5280





From top to bottom this home offers you the functional space we all crave and the elegance we all desire. The chef's kitchen is sure to impress with dual wall oven, granite counter tops, overly generous workspace, and high-top bar seating. Exceptional 3 car garage and 3 bay shop.

Rachel Moody (435) 260-8245



If you are looking to experience relaxation and extravagance look no further. R3 Casita at The Portal in Moab Utah will have you at hello with every high end luxury upgrade you can possibly imagine. R3 is booked regularly. This home comes completely furnished.

Ebbi Hafen (435) 899-0368 / Rachel Moody (435) 260-8245





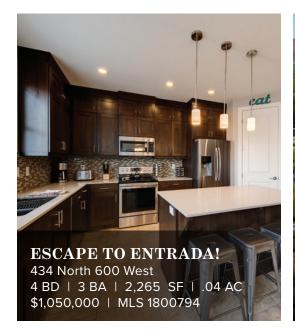




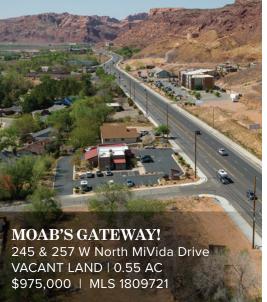
SLICK, MODERN COMFORT

2209 Salida Del Sol, Moab 3 BD | 3 BA | 2,380 SF | 0.33 AC \$1,395,000 | MLS 1840943 Set under the iconic Matterhorn, this contemporary beauty was meticulously designed to appease the sophisticated eye. Simple, yet elegant with seamless integration into the red rock viewscape with exceptional outdoor space. Twelve-foot ceilings throughout help enhance the architectural position of the home for maximum benefit of views.

Rachel Moody (435) 260-8245



Located within blocks of Moab's downtown and a quick drive to some of Moab's most famous trails, yet feels private and tucked away. Suzanna Feuz (435) 260-7634 Rachel Moody Team (435) 260-8240



High profile location on the northern gateway of Moab's Main Street - offering 130 feet of Main Street frontage and 175 feet of additional frontage on North MiVida Drive.

Rachel Moody Team (435) 260-8240



With enormous Cottonwood trees and ample privacy, this welcoming brick rambler is ready for you to move in and relax. A one level floor plan offers a spacious living area.

Rachel Moody Team (435) 260-8240



Rachel Moody Team (435) 260-8240



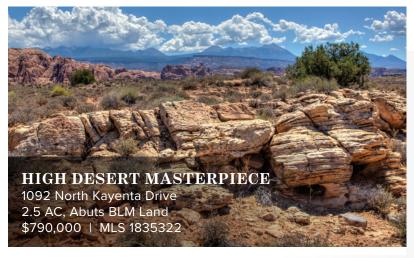
Nikole Andersen (801) 750-5280 / Rachel Moody Team (435) 260-8240



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Rachel Moody Team (435) 260-8240



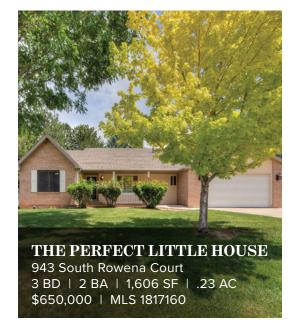
Unique, once in a lifetime property! This spectacularly updated home is move-in ready and enjoys a 1,200 sq ft shop. Located in the I-1 industrial zone inside Moab City limits--aside from the great home this property offers, there are also options for a multitude of different business uses. **Keith Brooks (435) 260-0032 / Rachel Moody Team (435) 260-8240**

HISTORIC MOAB

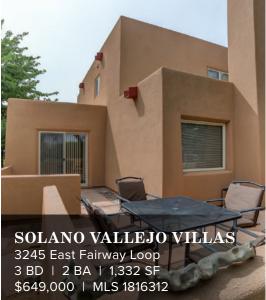
189 East 200 North
4 BD | 2 BA | 2,742 SF | 15 AC
\$745,000 | MLS 1820599

Absolutely charming 1906 classic with a fabulous location in the heart of downtown! This 4 bed, 2 bath home features excellent living space and a wonderfully done renovation! Beautiful landscaping for an in-town setting that also offers a feeling of the natural world.

Jessiqua Zufelt (435) 210-1171

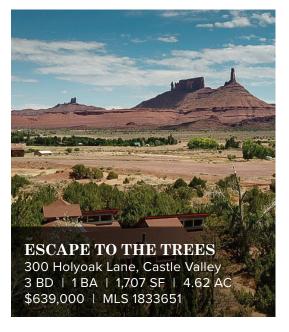


Perfect little house, with the perfect little yard in the perfect little neighborhood. This adorable brick and stucco rambler is located in a quiet cul-de-sac inside Moab City limits. Rachel Moody Team (435) 260-8240



The Solano Vallejo Villas are nestled in the stunning red rock landscape close to the golf course, Arches National Park, Canyonlands, Dead Horse Point, and Slick Rock Trail.

Shannon Meredith (435) 260-7484

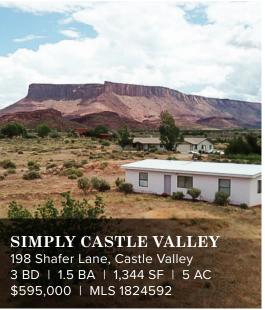


Nestled in the spectacular spires and cliffs of Castle Valley outside Moab, this artful adobe is a wonder of natural light and space. Nikole Andersen (801) 750-5280 Rachel Moody Team (435) 260-8240

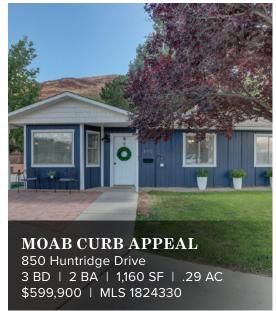


With an inviting open floor plan and classy finishes, this home features: custom cabinetry, solid surface countertops, walk-in pantry, stone fireplace, wood floors and more. Must see!

Shannon Meredith (435) 260-7484



Situated on the Valley floor for spectacular 360° views, this simple home is the perfect place to land. 5 full acres of usable land. Nikole Andersen (801) 750-5280 Rachel Moody Team (435) 260-8240



You'll love this move in ready home situated at the end of the Huntridge cul-de-sac within walking distance to down town Moab as well as the Pipe Dream hiking and bike trail.

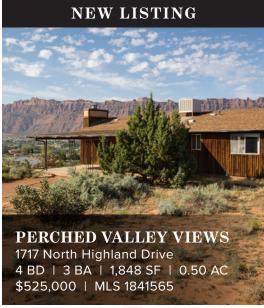
Reina Every (435) 260-1542

NEW LISTING



This home features four bedrooms, two full bathrooms, a spacious great room, a formal living room with a beautiful wood burning fireplace. Quiet street and spectacular views!

Nikole Andersen (801) 750-5280



How about this amazing location! Spectacular corner lot in the Highlands region of the Moab valley. Big picture windows to soak up views.

Nikole Andersen (801) 750-5280

Rachel Moody Team (435) 260-8240

EXPANSIVE COMMON AREAS
229 East Hill Ave #5
2 BD | 2 BA | 1,100 SF
\$289,999 | MLS 1840736

Centrally located in the heart of the Salt Lake Valley, Spacious closets and bathrooms, a flex space with a closet can be used as a 3rd bedroom, den, or storage.

Nikole Andersen (801) 750-5280









CASTLE VALLEY VIEWS
439 Castle Valley Drive | 4.88 AC
\$349,000 | MLS 1824479
Nikole Andersen (801) 750-5280



PACK CREEK ESTATE SITE 525 E Pack Creek Road | 11.18 AC \$349,000 | MLS 1657922 Rachel Moody Team (435) 260-8240



PORTAL RV RESORT LOT M17 \$295,000 | MLS 1808245 | .08 AC Ebbi Hafen (435) 899-0368 Rachel Moody Team (435) 260-8240



PORTAL RV RESORT LOT M19
1261 North Main Rubicon Trail | .08 AC
\$275,000 | MLS 1809404
Rachel Moody Team (435) 260-8240



WHITE HORSE 33
4122 Lipizzan Jump | .50 AC
\$249,000 | MLS 1838551
Rachel Moody Team (435) 260-8240



BRUMLEY RIDGE RANCH \$235,000 per lot | 3.59 AC - 5.43 AC Rachel Moody Team (435) 260-8240 Nikole Andersen (801) 750-5280



VIEWS NESTLED IN SANDSTONE

117 Flat Iron Mesa Road | 7.26 AC

\$199,999 | MLS 1827505

Nikole Andersen (801) 750-5280



CUSTOM CABIN LOT-PEAK VIEWS

10 N Hoolihan Road | 7 AC

\$168,000 | MLS 1702713

Rachel Moody Team (435) 260-8240



BIG ABAJO VIEWS – 10 LOTS
Elk Meadows Lots | 6 - 8 AC | \$64 K - \$79 K
Nikole Andersen (801) 750-5280
Rachel Moody Team (435) 260-8240

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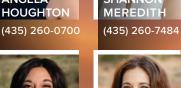
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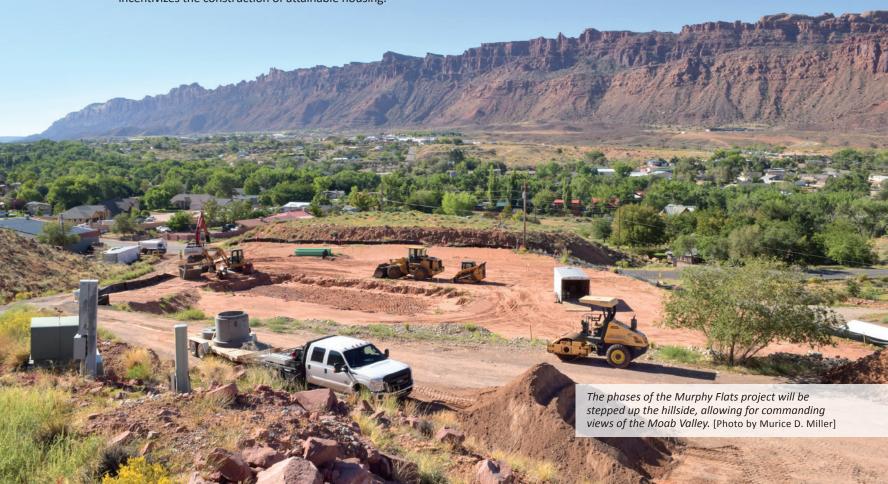
ATTAINABLE HOUSING PROGRAM BECOMING REALITY

With density and creative design, new subdivisions like Murphy Flats aim to increase housing for local workers

Written by Rachel Fixsen

FF A STEEP DRIVE TUCKED INTO IN A RESIDENTIAL AREA ON THE EAST SIDE OF THE MOAB VALLEY, THE BEEPING OF BACKUP SIGNALS AND CLOUDS OF DUST EMANATE FROM EQUIPMENT BUSY MOVING DIRT AND LEVELING GROUND. THEY'RE PREPARING FOR CONSTRUCTION OF A NEW SUBDIVISION CALLED MURPHY FLATS, A NEIGHBORHOOD OF "MICRO-HOMES" TO BE DESIGNATED FOR WORKERS LIVING IN GRAND COUNTY.

Local couple Courtney Kizer and Steve Evers are behind the project, excited for their first role as developers to create much-needed housing for the community's workforce. They're taking advantage of a county policy called the High Density Housing Overlay (HDHO), adopted in 2019, which incentivizes the construction of attainable housing. The HDHO has met some bumps along the way, but three years after the policy was enacted, the actual homes have begun to appear. A few HDHO homes are already occupied; Murphy Flats will add another 37 homes, built in phases, to the housing supply.





Housing crunch

The overlay identifies areas in the county that could sustain higher density than the current zoning allows. Owners of property within the HDHO could apply to develop at a higher density, in exchange for deed-restricting 80% of the new units to people employed in Grand County. The policy doesn't include a price cap or income threshold. Instead, policymakers hoped that limiting the pool of buyers to people with Grand County incomes would adjust the prices to sums attainable to Grand County workers. The program was capped at 300 units, and applicants quickly lined up for the opportunity.

County officials, along with nonprofits and community organizations, have been wrestling with a lack of affordable housing in the Moab area for years. Recently, even middle-income housing has been in short supply. The housing crunch has been particularly acute in resort towns like Moab, that attract second homeowners and where overnight lodging can drive the price of housing beyond the means of local workers. Remote workers have also shifted the housing market in many places: people able to work from anywhere can leverage higher incomes of nonlocal employment.

A Sept. 25 article in the New York Times asks, "Whatever happened to the starter home?" Author Emily Badger acknowledges a nationwide housing shortage, but highlights the lack of newly-built small, basic homes



This page and next page: Artist's renderings of the Murphy Flats project. [Courtesy Berkshire Hathaway HomeServices]

that were once a staple of communities. She describes starter homes as a way to build equity and stability and protect owners against the uncertainties of landlords and inflation. Small homes can be expanded or improved over time by, for example, adding a garage, bathroom or "mother-in-law" unit.

"...there isn't enough of this housing: small, no-frills homes that would give a family new to the country or a young couple with student debt a foothold to build equity," Badger writes. Typical American households have shrunk while typical American homes have swollen in size, she says, citing data from CoreLogic Public records and the U.S. Census Bureau. Even small homes built in previous decades have soared in price. In Moab, employers (including the city, county, and school district) have reported in recent years that they can't maintain adequate staffing because workers aren't able to find stable, affordable housing.

One element of the shrinking supply of entry-level homes is the rising cost of land. When undeveloped lots can cost hundreds of thousands of dollars, it's not profitable for a developer to build an inexpensive home on that lot. In Moab, lots less than half an acre in size are listed for \$200,000 and more. The prices of construction materials and labor are also rising.



When zoning restrictions prohibit subdividing a large lot to build multiple homes, building an expensive home becomes the only viable option. That's part of the mechanics of the HDHO: underlying zoning can be adapted to accommodate denser development, as long as it helps fill the gap in the market of housing attainable to local workers.

"The HDHO ordinance is spectacular in the preservation of residential units and its support for local housing, through deed restrictions I have been a long term proponent of," says Berkshire Hathaway's Rachel Moody, the local real estate agent for Murphy Flats. "The only way to preserve or ensure primary resident and community housing is through deed restriction; this ordinance does have a few flaws, but we hope we can work through them as time passes."

Murphy Flats Developers

Kizer is an architect and runs the firm Architectural Squared. She started her business in Telluride, Colorado, and built a client base there, but she started to get restless—Telluride felt small, constrained, and homogenous, she says. She started establishing contacts in Park City, hoping she might find more variety and sense of community there. While commuting between the towns, she would often stop in Moab to enjoy the trails and scenery. Kizer met Evers at a local mountain biking trailhead when she stopped over in Moab between Telluride and Park City.

"My dog picked him," Kizer says, recounting how the pup ran across the parking lot and "glued herself" to Evers. That's one reason she moved to Moab in 2017, but it's not the only reason. The more time Kizer spent in Moab, the more it appealed to her, not only because of its fantastic outdoor access, but also its varied community. She says she loves the range of professionals, creatives and scientists she's met here, and the range of interests and areas of expertise of Moab residents. After Telluride and Park City, Moab, she says, was the "Goldilocks" perfect fit. She got involved with housing issues right away, bringing her perspective from other resort towns.

"When I first moved here, I pretty much immediately got on the HASU board," she says. HASU is the Housing Authority of Southeastern Utah, a nonprofit that works closely with the county to bring affordable housing to the region. Kizer recognizes similar trends in the towns where she's worked.

"The problem is the same across the board," she says, explaining that resort towns are struggling to balance the market for second homes and wealthy residents with the need for workforce housing. She also pointed to zoning as a hurdle.

"Zoning is the root cause of major housing issues in our county," Kizer says. "It was set up in a time when people thought one-acre, single-family homes was the thing to do."

Today's population density and our present needs call for different models, she says.

"Our zoning is not set up for more housing," Kizer says, "which is why the HDHO was such an exciting, wonderful concept when it came out."

Kizer is hopeful that with foresight and dedication, community leaders can come up with more creative solutions and lay the groundwork that will allow Moab to maintain its vibrant, diverse character. Or as some phrase it, to "keep Moab funky."

"We can come up with solutions and make this right," Kizer says.

Speedbumps

The HDHO hasn't gone off completely without a hitch. A sticking point in the evolution of the program was a question about ownership and occupancy. From the outset, it was clearly intended that occupancy of HDHO units be restricted to Grand County employees. However, there were multiple interpretations of the requirements for owning an HDHO unit. Several developers applied for the HDHO with the understanding that anyone-including outside investors who would help finance the projects-could own the units, as long as they were occupied by Grand County workers. However, county staff clarified in 2021 that the program requires both occupancy and ownership to be restricted to Grand County workers.

That was a major obstacle for some developers who had been counting on non-qualifying investors to help finance their developments. Kizer and Evers partnered with local investors to move forward with Murphy Flats. Another avenue the county allows is for a local business or nonprofit to own the units, an option that's also helping Murphy Flats progress.

Still, Kizer hopes the county might reconsider aspects of the HDHO. Restricting resales of the units to Grand County workers might worry some prospective buyers, she notes. She also points out that tying eligibility for home ownership to employment status could be destabilizing for other prospective buyers.

Murphy Flats subdivision

Units in the new subdivision will range from 430 to 615 square feet in size. They're deliberately small and efficient so that they can be priced in a range where locals can afford them.

Kizer refers to a common real estate metric, cost per square foot of a home, and says that figure shouldn't be used to determine whether a home is a good deal. A small home—even a micro-home—may cost more per square foot than a large home, but it costs less overall while offering all the same amenities as a larger home. The Murphy Flats units each have a full kitchen and bath, can have space for guests or an at-home office, and all include outdoor storage space.

The long term costs of running and maintaining a smaller home are also less, Kizer points out: heating and cooling, cleaning the home, and replacing elements as necessary can all be much cheaper and take less time than the same tasks would demand for a larger home.

The units are designed as fourplexes, and buyers have a suite of options for exterior and interior finishes. Planned outdoor areas are incorporated into the overall neighborhood design.

"We live in a climate where your outdoor space is just as important as your indoor space," Kizer says. Each unit has its own balcony; there's also a shared community garden space, a dog park, and a walking path, as well as access to area hiking trails.

"We love the idea of community," Kizer says.

"Murphy Flats is a well designed condominium complex that highlights tiny home living in a great community setting," Moody says. The subdivision is arranged in tiers on a slope, which, Moody says, "gives elevation, views, and a differentiation to the units" for a visually appealing effect.



Murphy Flats developer Steve Evers visits the construction site in October. [Photo by Rachel Fixsen]

Response

Laura Harris is the development specialist for the Housing Authority of Southeastern Utah; she qualifies candidates for HDHO housing, checking that businesses purchasing the units have a Grand County business license and that individuals can prove employment in Grand County. The Housing Authority will review HDHO homeowner and resident eligibility each year.

Harris says that while the process of applying and qualifying for HDHO units may be a little tedious, people are feeling positive about the opportunity.

"Everyone who I've worked with understands the process and is excited that the program is contributing to the larger workforce housing stock," she says.

There are around a dozen occupied HDHO units so far in the Moab area, Harris says, out of close to 300 slated to be built across multiple projects, including Murphy Flats. Some of them are part of a planned subdivision in Spanish Valley called Peak View, which will eventually have over 120 homes, to be built in phases. Other currently occupied HDHO homes are part of smaller developments.

Local organizations are taking advantage of HDHO opportunities: Canyonlands Natural History Association, a nonprofit partner of local offices of public land management agencies, has reserved three Murphy Flats units to rent to employees.

"As with any entity operating in and around Moab, we feel the housing crunch," says CNHA Director Roxanne Bierman, meaning it's difficult to recruit and retain employees when they can't find an affordable place to live in the valley. The HDHO units, she hopes, will "make a dent in this personnel shortage."

"It's a good start, and it will help as we work to care for our local public lands, our visitors, and our community," Bierman says. She added that the Murphy Flats units, in addition to being reserved for local workers, are in a central location, efficiently sized, and attractively designed.

Moody also says the response from prospective buyers has been positive, though she adds that Murphy Flats has done limited advertising of the units, as the developers want to sell minimally in the initial offering. More units will be available in the spring.

"I believe these units will affect the market positively in the fact they are restricted to only Grand County actively employed buyers, which will help the local home purchaser," Moody says.

"All employees deserve to have a decent place to live, and to feel valued," Bierman says. "Taking care of employees is the first, and most basic, key to running a successful business." ■



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#1807870 / \$1,600,000 / Eklectica
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0.50 acre with parking, a rental property building, zoned C3.
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Close to name brand Hotels & other retail businesses in the area.
Includes everything for the business. Room for expansion.



#1833926 / \$1,634,560
Water, water, & more water shares. Yes, this green 70.24 ac. canyon in
Thompson has lots of natural water & lots of private water shares. Enjoy starry
nights & desert silence in your private canyon surrounded by BLM land at the
base of the Book Cliffs. Oh yes; there's a 3-bd. 2-ba. a fully off-the-grid home
that includes 12 different types of fruit trees, a root cellar, & storage sheds.



#1844151 / \$45,000
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Build your dream vacation home or nightly rental on this 0.42 acre lot # 41.
Enjoy exploring the area by boat, paddle boarding, kayaking, UTV-ing,
hiking, biking, or just enjoy the views while BBQ-ing and relaxing
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#1750683 / \$875,000
2.34 Acre Hwy. Commercial Available. Allows 18 units per acre.
All utilities available. Bring your plans and build your dream property.
Does include the building.



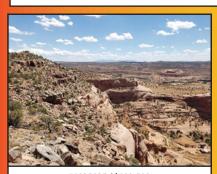
#1834722 / \$130,000

Beautiful lot in the southeastern Utah desert to build your dream home on! With breathtaking views of the red rocks, it is quiet, peaceful and secluded. Conveniently located off Hwy 191, just 30 minutes to Moab or Monticello.



#1771818 / \$380,000

20 Acres of beautiful land located up Thompson Canyon.
Hike, bike, jeep, & ATV from this property.



#1835835 / \$199,500 Remote 5 Acre Lot on the hill behind & above the Hole N' the rock.Beautiful views.



#1824477 / \$34,000

20 Acre Parcel near the railroad tracks & close to the Kokopelli Trail North of Cisco. Unique property.



#1824476 / \$36,000

20 Acre Parcel Near Cisco, surrounded by public land.
Excellent base camp for your adventure.



#1770577 / \$70,000 Affordable land in **Thompson Springs**. Lots 1,2,3 on Old Hwy 6&50. Old out-bldg. needs TLC.



#1844296 / \$625,000

Quiet living within walking distance to downtown.
Over 1800 sqft tri-level home. Excellent condition. Lovely spacious kitchen
& dining area leading to large covered deck. Cozy living room with fireplace.
Upstairs has 3 bedrooms & 2 baths. Downstairs has a large bonus
room with a large laundry room.



#1841203 / \$467,500

Amazing views of the LaSals. Over 1400 sqft of country living. Completely remodeled inside & out.
Attached garage/shop with drive thru bay doors.
Large Quonset Hut shop with loft for storage.
All of this and more on 3.17 acres. Property is to be sold "AS-Is".



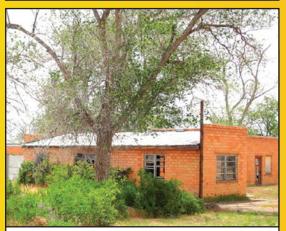
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In-town Location! Single level, 3 bed 1½ bath home on a large corner lot. Suitable to add another unit. Perfect for duplex. Two storage sheds, a covered patio, and a carport. 4% financing for qualified buyer.



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This 1926 Italian Brick Building is being sold "As-Is" and has a 2-car garage,
1-car garage, & a basement. Building needs TLC.



#1798149 / \$399,000

2 bed 1 bath home on 0.30 AC. Down the street from the Slickrock bike trail and fins n things 4wheel drive trail & access to the La Sal Mountains.

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PLAYING TO STUDENTS' STRENGTHS

Moab's newly opened Heron School offers an alternative educational environment for "twice exceptional" students

Written by Rachel Fixsen | Photos by Murice D. Miller

URING THE THIRD WEEK OF THE FIRST QUARTER AT MOAB'S NEWEST PRIVATE HIGH SCHOOL, STUDENTS EXTRACTED DNA FROM BANANAS FOR A SCIENCE CLASS PROJECT. TEACHER EMILIA CUBELOS DESCRIBES THE PROCESS:

"YOU MUSH UP A BANANA, POUR IN HOT SALT WATER AND A LITTLE SOAP, SWISH IT AROUND AND PUT IT THROUGH A SIEVE—WE USED A COFFEE FILTER—AND THEN YOU POUR ON SOME COLD ALCOHOL," SHE EXPLAINS. THE ISOPROPYL ALCOHOL SITS ON TOP OF THE BANANA MIXTURE AND AFTER A FEW MINUTES, VISIBLE STRINGY CLUMPS OF DNA PRECIPITATE INTO THE ALCOHOL WHERE STUDENTS CAN SEE THEM.

This kind of activity exemplifies the projectbased learning emphasized at Heron School, a new alternative high school that focuses on serving "twice exceptional" or "2e" students, who are academically gifted and also have a learning disability.

According to the National Association for Gifted Children, 2e students "have the characteristics of gifted students with the potential for high achievement and give evidence of one or more disabilities as defined by federal or state eligibility criteria." 2e kids can be hard to identify: their exceptional abilities might mask their learning disabilities, or vice versa. Conventional school environments can be challenging for these students for various reasons. Courses paced to accommodate a large group might be too boring or too overwhelming; large student populations and class sizes might be intimidating or overstimulating; the format of the school day, the lighting, bells, transition times and time spent sitting in a conventional classroom all might make it difficult for 2e students to concentrate and thrive.

Heron School founder Emily Niehaus decided to create an educational environment that caters to 2e students, with a cozy and welcoming campus, a variety of hands-on activities and resources, and courses tailored to individual students and continuously modified based on student feedback. As a parent of a 2e child, Niehaus knows how hard it can be to find resources to support these particular students.



"There are not a lot of schools that attempt to address the needs of neurodiverse learners," Niehaus says, adding that tuition can be prohibitively expensive. Many schools that do cater to 2e students are located in large urban centers. Niehaus says she knows some families who've decided to relocate away from Moab to find the right fit for their kids; she hopes Heron School will allow families with 2e kids to stay in town, or even move to the area from elsewhere.

"Moab is a really small community," Niehaus says. "We have to create opportunities for ourselves as we see the need."

She's well practiced in creating solutions to community problems. Niehaus recently served as Moab's mayor, and helped the town weather the major shutdowns caused by the coronavirus pandemic. Before serving as mayor, she founded Community Rebuilds, a nonprofit dedicated to sustainable, affordable housing and building education for volunteers.

The location

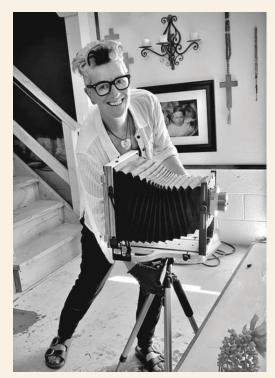
The Heron School campus is on the property of the Sunflower Hill Inn, a boutique bed and breakfast established by couple Richard and Marjorie Stucki in 1989. The Stucki family continued to manage the inn until 2020, when Niehaus bought it with the intention of opening the school.

Niehaus says she was looking for a property when the inn came on the market. It didn't occur to her that it would be a viable location for a school, but she was "nudged," she says, to at least check it out. At the property, she realized there are two distinct buildings, and that she could convert one into the school while maintaining the other as an inn. Profits from the lodging part of the property could help support the school. Niehaus calls it a "profit for purpose" model.

Sunflower Hill Inn and Heron School are on a guiet block in town. Trees and flowers surround the two houses, and birds, bugs and butterflies flutter here and there. Healthy compost piles are processing near a set of



Top: The new Heron School, a small private school for "2e" students is located on a quiet street in downtown Moab. Bottom: Teacher Emilia Cubelos and Founder and Head of School Emily Niehaus in the school's entry way.





Left: Adjunct instructor Sallie Hodges [Courtesy Heron School] Right: Students work on projects in the Heron School's "maker's space." [Courtesy Heron School]

raised beds out back: students are helping to build the soil to feed flower and vegetable beds and while exploring science.

The building intended for Heron School needed a lot of renovation in order to open as a licensed school, including the construction of an ADA-accessible bathroom. Other rooms have also been transformed: the front entry room is where the school is building up its library. A former walk-in closet is being outfitted as a sensory room, with pillows and mellow lighting, where students can take a minute to relax or reset themselves—the students are helping to design the room. There's a classroom with stand-up desks, and also a seminar room with wobble chairs arranged around a central table, so students can experience different learning formats. A maintenance building has been converted into a maker's space for students, with tools including a 3D printer and storage space for projects such as model rockets.

The school day

The school week at Heron School runs from Monday through Thursday, and each day is broken up into three segments: academics in the morning and afternoon, and a social-emotional learning time, along with lunch, in the middle of the day.

"Neurodiverse students need more than academic stimulation," Niehaus says. "They need social-emotional learning opportunities as well."

The two-hour mid-day period allows for those experiences. There's a 15 minute "quiet

time," and then students can practice life skills by making their own lunches or walking to a nearby market to buy food. They learn to interact with each other while sharing a small kitchen to prepare meals and clean up. In addition to the small kitchen where students can make their lunches, there's a commercial kitchen where kids can take more advanced cooking classes; one student is learning baking skills and producing pastries offered to guests at the inn.

Each student is also responsible for one shared activity per week during those two hours.

"It helps them develop buy-in with their classmates and their interests," Cubelos says.

Cubelos spent part of her childhood in Moab and she graduated from Grand County High School as valedictorian of her class. She worked as a teacher's assistant in a public middle school while attending college in Oregon, and after earning her degree in International Studies, she was an assistant coach for a debate team at Willamette University. She then taught remotely for a school in China, helping bilingual students practice their English through subjects such as debate.

When Cubelos moved back to Moab about a year and a half ago, she was looking for a job where she could be of service to the community. She saw Niehaus's advertisement for a teaching position at the Heron School, and it seemed like a perfect fit. She teaches a geography class and a speech and debate class.

In Cubelos's World Geography class, she starts with a lesson related to the geography

of a specific region: for example, she recently covered the European Union. Each student then chose a country to research further, and produced a profile on a particular area of interest, such as economics, culture or politics. The profile could be presented however the student chose.

Cubelos shared one of the student projects: a posterboard presenting in-depth research on the culture of Germany. A flag, a sports team, and famous Germans were pictured and described, along with the country's role in World War II. A scannable code allowed viewers to listen to the German national anthem on Spotify.

There are four courses in each 10-week quarter. In addition to geography and speech, students are also taking a film class with Adjunct Instructor Sallie Hodges, watching films and learning terms and approaches for analayzing them. Later in the quarter they'll have the chance to make their own film. Online resources help direct coursework in math and science.

There's no quantitative grading system at Heron School. Instead, after each quarter, Cubelos will write a report for each student outlining where they've made progress and where they could improve. Students' high school curiccula will be based on their aspirations: classes and experiences will be tailored toward the specific colleges and/or careers a student wants to pursue. Because of the low student to teacher ratio—no more than four students per teacher—this individualized attention is possible.

"We're going to be a school that's constantly evolving to meet the needs and interests and strengths of our student population... we're going to have a very healthy feedback loop," Niehaus says.

Niehaus and Cubelos agreed that the feedback loop is already functioning well. Cubelos says that, based on student input, she's already scrapped her entire plan for the first quarter's speech and debate class.

"What ended up happening was that each student was really interested in something specific" within the broader field of speech and debate, Cubelos explains. Two of the current students are working on competitive speech and debate, and another is using the subject as a way to propel extracurricular activities and dive deeper into other interests.

Niehaus hopes to eventually have all fulltime instructors, and to allow those instructors time to also conduct and publish research. Right now she's looking to hire a Dean of Admissions who would also teach at least one class.

Niehaus also looks forward to building connections between the school and the community. Heron School will be hosting "neurodiverse nights" over the winter, where people of all ages will be welcome to play and learn through enrichment courses and activities. The first event will explore Japanese history and swordsmanship.

While she hopes to expand staff and enrollment. Niehaus noted that Heron School is meant to be a "micro school," remaining small and addressing a certain student profile.

Enrollment

It's difficult to determine how many neurodiverse students there are in Grand County.

"Quite often students go un-diagnosed or under-diagnosed, especially if they're above average academically," Niehaus says, adding that girls are especially under-diagnosed.

"Part of the issue is that symptoms present differently in girls than boys," Cubelos says. Another reason girls are under-diagnosed, she adds, is that "girls are socialized from such a young age to be socially compliant. They learn to 'fly under the radar' and appear 'normal.'" Often, she says, neurodiverse girls are misdiagnosed with a mental health issue, such as anxiety, rather than a neurological learning difference.

"We're hoping to serve the under-served, including females," she says.

Niehaus says she recognizes that diagnosing learning differences is notoriously difficult.

"We're going to be a school that's constantly evolving to meet the needs and interests and strengths of our student population."

Emily Niehaus, Head of School

"We're not requiring a formal diagnosis (for admission); but asking why a student's current school environment isn't working," Niehaus says. As time goes on, the school will refine the admissions criteria, as they get a better idea of what needs exist.

"Right now we're very fluid with our admissions policy," Niehaus says. "Students that already have an IEP and identify as either gifted or talented certainly fit the criteria of students we'd like to enroll."

An IEP is an Individualized Education Plan, a federally required document for students with special learning needs that outlines accommodations or modifications a student may need to succeed. However, as it can be expensive and time-consuming to get a diagnosis, even if a learning difference is recognized.

For now, Niehaus says she's focused on first serving the needs of local students, but there may be an option to board at Heron School in the future.

"The vision is fluid," she says. Depending on enrollment and student and family needs that surface, the other building may eventually also be converted from an inn to a school.

Heron School is dedicated to the principles of "JEDI": justice, equity, diversity and inclusion. Niehaus emphasized that the school is open to all students regardless of race, gender or socioeconomic status. Students with an IEP may be eligible for public scholarships they can put towards tuition at Heron School: the

school also plans to offer financial aid for students in need.

"It's an overt part of the development of this school to be inclusive and accessible to anyone who wants to celebrate their neurodiversity in their educational environment," Niehaus says.

Niehaus describes education as one of the pillars of a strong community with a high quality of life; the Heron School will help contribute to Moab's community by diversifying the options for education in the Moab Valley.

The really exceptional thing about Heron School, Niehaus says, is that every student can have an individualized education plan based on that student's strengths, interests and goals. That kind of resource is often not available in many towns of Moab's size.

"If we want a special product, we (might) have to drive two hours to buy it, or buy it online," Niehaus said of Moab residents. "You can't do that with education."



Teacher Emilia Cubelos engages with her students during a lesson. The school's classroom is intentionally designed to be free of distractions.



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ENTRADA AT MOAB – Corner Unit! Beautiful turn-key nightly rental. Rents very well & has back to back bookings. Features spacious open layout, big windows, high ceilings & a roomy interior. 4B/3B, 2261 sq.ft. \$1,150,000. (#1808001) **CALL SUE**



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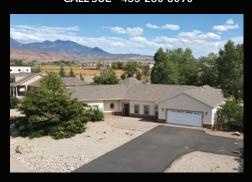
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4 Bed / 3 Bath / 2240 sq.ft. / Moab MLS#1819447 / \$750,000 CALL RANDY - 435-260-1388



TRAILER HOME PARK / Green River 1.22 acers / MLS#1817908 / \$275,000 CALL KRISTIE - 435-260-1020



4 Bed / 3 Bath / 2880 sq.ft. / Moab MLS#1816478 / \$995,000 CALL TYSON - 801-787-8616



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SINGLE FAMILY HOMES



Cute AFFORDABLE home in La Sal on 1 acre of horse property. 2B/1B, 890 sq.ft. manufactured home. Breath-taking views of the La Sal Mtn's. Plenty of parking for toys, RVs, horse trailers, etc. 2 corrals & a well-built horse shelter. \$199,000. (#1844450)



EXCELLENT HOME in great location. Beautifully landscaped. 5B/3B, 2392 sq.ft. & move in ready! Offers full finished basement with family room, gas stove, bedrooms, bathroom, & 3 storage areas. MUST SEE! \$715,000. (#1834930)



AFFORDABLE home with room for ADU or large shop. Home is move in ready & offers 3B/2B, 1410 sq.ft. with open floorplan. Plenty of parking for RV or trailers & 2 car garage. Xeriscape landscaping for easy yard maintenance. \$565,000. (#1834945)



BEST DEAL IN TOWN with excellent location to downtown. 2B/2B, 1185 townhome with great open layout. Features vaulted ceilings, display shelves & large sliding glass door to beautiful back patio & green space. \$ 469,000. (#1841498)

MULTI FAMILY



BEAUTIFUL CUSTOM HOME with SEPARATE MOTHER-IN-QUARTERS. Main level has 3B/2B, office, game room, vaulted ceiling & custom fireplace. Lower 2B/1B with kitchen. Total of 4000 sq.ft. on 1 acre. \$1,198,000. (#1811527)



NEW DUPLEX in Old Town Moab. Upper unit is 4B/2B, 1754 sq.ft. with lower unit offering 2B/1B, 1154 sq.ft. Use this DUPLEX as income generating property or live in the one unit & rent out the other. Offers amazing views. \$851,000. (#1844730)

COMMERCIAL PROPERTIES



APPROXIMATELY 3 ACRES with many possibilities & an excellent location across from new College Campus. Natural gas, water & sewer to the parcel. \$1,500,000. (#1791381)



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1.98 ACRES HWY Commercial just 3 miles from downtown Moab. Excellent location for business venture, multifamily housing, apartments, storage units, etc. \$1,600,000. (#1778216)



COMMERCIAL & RESIDENTIAL ZONING on .69 acres with 3B/2B 1152 sq.ft. manufactured home. Large established trees & partially fenced. \$398,000. (#1833305)





COZY CABIN located only 45 minutes from Moab on 1.16 acres. This 4 level cabin offers 4B/4B, & is 1,516 sq.ft. with tons of parking & a large, detached garage. Beautifully decorated with all the comforts of home. \$489,000. (#1844137)



NIGHTLY RENTAL, POOL SIDE on ground floor. 3B/2B, 1384 sq.ft. custom painted & full furnished. TURNKEY: all furnishings & electronics, bedding, dishes come with the unit to start your stay off right. \$575,000. (#1800117)



THIS HOME IS AN OPEN PALET! This 2B/2B, 1524 sq.ft. home needs some TLC, but has tons of potential. Includes screened porch with a 2 car carport & multiple outbuildings. \$379,000. (#1844818)



TRAILER PARK & HOME in Green River on 1.22 acres of land with 3 rented mobile home spaces plus a primary residence to occupy by an owner or rent out as well. \$275,000. (#1817908)



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MOUNTAIN GET-AWAY on Wray Mesa. 10 acres. (#1809935). \$95,000



PREMIER MAIN STREET PROPERTY IN GREEN RIVER. The commercial building has a kitchen, bathroom, shower and other rooms. Central location on .45 acres. \$350,000. (#1748563)



CUTE STARTER HOME in an established neighborhood. 3 bed / 2 bath with extra room added in the back. Beautiful back yard waterfall/pond area among lush plantings with room for gardens. \$447,000. (#1844785)



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MOAB CITY NUMBERS

All Emergencies: 9-1-1 Police: 259-8938 Fire Dept.: 259-5557 City Hall: 259-5121 Post Office: 259-7427 Library: 259-1111

Chamber of Commerce: 259-7814 City Planning Dept.: 259-5129 City Recreation Dept.: 259-2255

GRAND COUNTY NUMBERS

Sheriff: 259-8115

Grand County School District: 259-5317 County Clerk (Voter Reg.): 259-1321 County Assessor: 259-1327

County Administrator's Office: 259-1346

County Recorder: 259-1332 County Treasurer: 259-1338

Building/Development Permits: 259-1343

Building Inspector: 259-1344 Economic Development: 259-1248 Travel Council: 259-1370 Recycling Center: 259-8640

UTILITY CONTACTS

City of Moab: 259-5121

Dominion Gas: 719-2491 or 719-2490 Rocky Mountain Power: 888-221-7070 Grand Water & Sewer: 259-8121 Moab City Public Works: 259-7485

Monument Waste Services: 259-6314 / 7585

Frontier (Phone): 800-921-8101 Emery Telcom: 259-8521 Green Solutions: 259-1088 Amerigas Propane: 259-6756

MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500 Moab Dental Health Center: 259-5378 Merrill Hugentobler, DDS: 259-7418 Arches Dental: 259-4333 Red Rock Dental: 259-4059

Moab Regional Health Center: 719-5500

TRANSPORTATION

Canyonlands Field Airport: 435-259-4849 United Airlines: www.united.com **Grand Junction Regional Airport:** www.gjairport.com

Amtrak/Green River: 800-872-7245 Greyhound Bus/Green River: 435-564-3421

QUICK FACTS:

Elevation: 4,026 ft Settled: 1878

Mayor: Joette Langianese

Population: Moab 5,268 (2019), Grand County 9,640 (2019)

Highest point in La Sal Mountains:

Mount Peale, 12,721 ft

Climate: Midsummer average high/low: 99F/65F,

Midwinter average high/low: 43F/20F

Average annual precipitation in Moab: 9 inches Speed limit in town: 25MPH (15MPH for OHVs) Driving distance in miles to Salt Lake City: 233,

Denver: 354, Las Vegas: 458

Canyonlands Shuttle: 435-210-4757 Red Rock Express: 800-259-2869 Moab Taxi: 435-210-4297

Enterprise Car Rental: 435-259-8505 Arches Car Rental: 435-259-4959

UTAH STATE NUMBERS

Motor Vehicle Div: 259-3743 Drivers License Div: 259-3743 Hwv Patrol: 259-5441 Health Dept: 259-5602

Moab Employment Center: 719-2600

District Court: 259-1349

NAT'L & STATE PARKS & PUBLIC LANDS

Arches Nat'l Park: 719-2299 Canyonlands Nat'l Park: 719-2100 Dead Horse Point State Park: 259-2614 Bureau of Land Management: 259-2100 U.S Forest Service: 259-7155 To Report a Wildfire: 259-1850 Poaching Hotline: 800-662-3337

CITY INFO:

Moab City: 259-5121 www.moabcity.org Monticello: 587-2271 www.monticelloutah.org Blanding: 678-2791 www.blandingutah.org

GRAND COUNTY

Building Inspector: 259-1344 Economic Development: 259-1248 Water and Sewer: 259-8121 Sanitarian: 259-5602 Assessor: 259-1327 www.grandcountyutah.net

SAN JUAN COUNTY

Building Inspector: 587-3225

Economic Development: 587-3235 x5006

Water and Sewer: 587-3221 Sanitarian: 587-2021 Assessor: 587-3221

INSURANCE COMPANIES

Farmers Insurance: 259-6192 Central Utah Insurance: 259-5981 Markle Insurance: 259-5241 State Farm Insurance: 259-5161

LENDERS

Fidelity Mortgage: 719-4100 www.fidelitymortgage.com

Primary Residential Mortgage: 259-0259 www.primaryresidentialmortgage.com Eastern Utah Comm. Credit Union: 259-8200

www.euccu.com

Mountain America Credit Union: 259-1500

www.macu.com Zion's Bank: 259-5961 www.zionsbank.com Wells Fargo Bank: 435-2708 www.wellsfargo.com

CONTRACTORS

Ben Byrd: 259-0224 Chuck Garlett: 259-5014 Henderson Builders: 259-4111 Craig Haren: 259-1537 Jared Ehlers: 259-9499 Jim Keogh: 260-8127 Joe Sorensen: 260-5948 Triple J: 259-9988

Moab Construction: 259-8529

Lawson: 259-4079 Eco Logic: 259-6264

Jude Tuft, General Contractor: 719-5082

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