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Volume 4, Issue 2

MOAB AREA

# real estate

MAGAZINE

MARCH-APRIL 2020



## Serving and protecting Moab

Chief Bret Edge leads a respected and community-oriented police department into the next decade

### *Inside:* THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS



Luxury Bed and Breakfast

MLS#1593287 • \$3,250,000

Byrd & Co. Real Estate (See page 29)



13.07 Acres of Stunning Landscape

MLS#1463584 • \$795,000

Real Estate Company of Moab (See page 6)



Castle Valley Oasis

MLS#1587392 • \$675,000

Anasazi Realty, Inc. (See page 17)

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### MOAB AREA real estate MAGAZINE

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**Cover:** From left to right, Sergeant Jason Boots, Officer Monty Risenhoover, Chief Bret Edge and Assistant Chief Mike Thurston. [Photo by Murice D. Miller]





# REAL ESTATE COMPANY OF MOAB

## *Committed to Your Future*



Photo by Perpetual Images

***Moab, beautiful Moab, the small town we have chosen to call home...***

### DRAMATIC CLIFFSIDE ESTATE

Just six miles from Moab City Center, nestled into the rocks, one with the slickrock fins, engulfed in the extreme landscape, a rarity to be discovered. Majestically perched cliff-side, this astounding home is perfectly integrated into the sandstone rocks that surround it. Luxury, drama, sleek design, impeccable quality, artistry, and a sense of welcome are the hallmarks of this gracious home. Presented by Rachel Moody, Real Estate Company of Moab & Brandi Hammon, Mountain Luxury.



- Masterfully Remodeled in 2017
- 5 Bed, 3.5 Bath, 7,365 SF
- 6.5 Cliff-side Acres
- Oversized 3 Car Garage
- Offered at \$3,450,000 #1645362

**ONE OF MOAB'S BEST KEPT SECRETS!**



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### THE DEWEY HOUSE

Extraordinarily private acreage property nestled in the hollows by Pack Creek, just 10 minutes to town! Stunning 2 bed, 3 bath, 2,578 SF home constructed of timbers from the 1908 Dewey Bridge. Gorgeous light throughout; two Master Suites and an exceptional open kitchen. Inground, heated salt water pool, multiple patios & outdoor kitchen, lush landscaping including fruit trees. Room for a shop, horses, guest house, more!

- 2 Wells, Deeded Irrigation Water
- 7.51 Acres, Subdivide-able
- Offered at \$1,385,000 #1627831

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*Moab's Real Estate Source:*

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**PERCHED ABOVE BEHIND THE ROCKS WILDERNESS AREA**



**360 DEGREE VIEWS**

This exquisitely detailed 3 bed, 2 bath, 2,792 SF home is perfectly designed to celebrate high desert beauty and awe-inspiring views. Natural materials are featured throughout the home. Fabulous floorplan, with private Master wing. Extraordinary outdoor living spaces, cliff-side studio/teahouse, two car garage, large shed/shop, gorgeous setting on two lots with gated access.



- On Two Lots!
- 21.5 Acres, Gated Access
- Offered at \$998,000 #1377302

**DWELL IN THE SOUTHWEST**

Elegant, meticulously crafted luxury home with beautiful touches of the ancient dwellings of the region throughout. Superb views of the La Sal Mountains and Behind the Rocks Wilderness Study Area! Gracious, open floorplan, stellar kitchen with walk-in pantry, remote Master Suite with patio, dressing room, laundry. Indoor parking for 6 vehicles. Horses allowed!



- 3 Bed, 2 Bath, 3,170 SF
- 3 Garages; 12.83 Acres
- Offered at \$995,000 #1580425



**EXQUISITE SOUTHWEST DETAIL**

**CREEK-SIDE RETREAT**



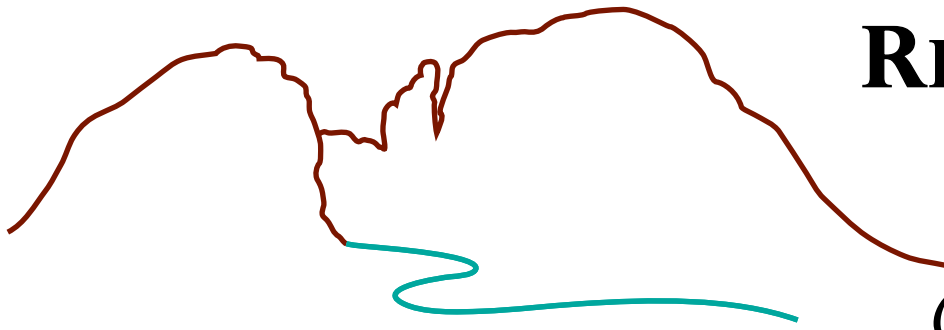
**ECOLOGICAL SANCTUARY**

Harmonious balance of green living and extraordinary design in an amazing creek-side setting. This soothing retreat is perfectly situated between desert and mountains, on 9.01 acres in gorgeous Pack Creek. The welcoming home features elegant craftsmanship, natural materials, and artisanal detail throughout. Stunning sunroom with 75' indoor lap pool. 2 car garage.



- 2 Bed, 2 Bath, 3,372 SF
- Grid-Tied Solar System
- Offered at \$796,000 #1325867





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## STUNNING LOCATION

An extraordinary Flat Iron Mesa home, built for energy efficiency in harmony with the landscape. Thoughtfully designed, beautifully crafted living spaces that are intimate, yet luxurious & welcoming. Two Master Suites, sunroom, indoor lap pool. Dual artists's studio. Over-sized 2 car garage. Lovely outdoor living areas, stunning views, and amazing red rock hoodoos!

- 3 Bed, 3.5 Bath, 3,282 SF
- Gorgeous 13.07 Acres
- Offered at \$795,000 #1463584



**MOAB ARTISTRY** Absolutely beautiful 4 bed, 3 bath, 4,046 SF Southwest home cradled in the heart of downtown Moab! Crafted with meticulous care; elegant & light-filled floorplan, fabulous outdoor living on lush, private, fenced .42 acre with shed & 2 car heated garage. **\$769,000 #1631200**



**DOWNTOWN DUPLEX** Fabulous investment opportunity, or the perfect answer to your Moab second home/income property dreams! Impeccably updated 2 bed, 2.5 bath home with new 1 bed, 1 bath Accessory Dwelling on .32 acre w/ beautiful yard, fruit trees! **\$749,000 #1637152/1637153**



**PERFECTION IS IN THE DETAILS** Gorgeous 2 bed, 2 bath, 1,872 SF home, tucked into a glorious landscape on 2.63 acres w/ endless recreation just moments away. Impeccable quality throughout, 3 car garage with full gym, outdoor shower and huge patio with kitchen. **\$747,000 #1553945**



**SOUTHWEST SOLITUDE** An astounding, 210.9 acre private retreat just south of Church Rock. Lovingly crafted, energy-efficient 1 bed, 2 bath, 1,736 SF off-grid cabin w/ elegant style & finish. Near Needles turnoff, close to Indian Creek climbing! **\$545,000 #1527998**



Moab's Real Estate Source:

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**FRESH AND MODERN** Simply beautiful 3 bed, 2 bath, 1,658 SF newer home, ideally situated near golf, hiking, biking, and 4x4 trails w/ stunning red rock views! Welcoming, light-filled open floorplan, gorgeous outdoor living spaces with fenced .37 acre yard and 2 car garage. **\$525,000 #1657883**



**GRACIOUS SOUTHWEST** Beautiful, newer 2 bed, 2 bath, 1,888 SF home enjoys a wonderful location near the Golf Club with gorgeous views! Gracious, open floorplan with luxurious touches you will love. Stellar outdoor spaces, oversized 2 car garage on .28 acre. **\$495,000 #1622568**



**ADVENTURE AWAITS!** Spacious 3 bed, 2 bath, 1,882 SF home tucked below the Moab Rim on 1.02 acres w/ abundant parking for your toys, RV, & toy hauler! Gorgeous outdoor living w/ huge deck and patio, lush fenced yard. Open floorplan, alarm & smart thermostats. **New Price! \$434,000 #1631611**



**BEAUTIFUL BEGINNINGS!** Spacious 3 bed, 2.5 bath townhome, close to parks and recreation areas. Open floorplan w/ beautiful kitchen, patio access off dining area, half bath on the main floor, spacious Master Suite. 2 car garage, fenced yard, .06 ac. Begin your adventure! **\$359,000 #1651682**

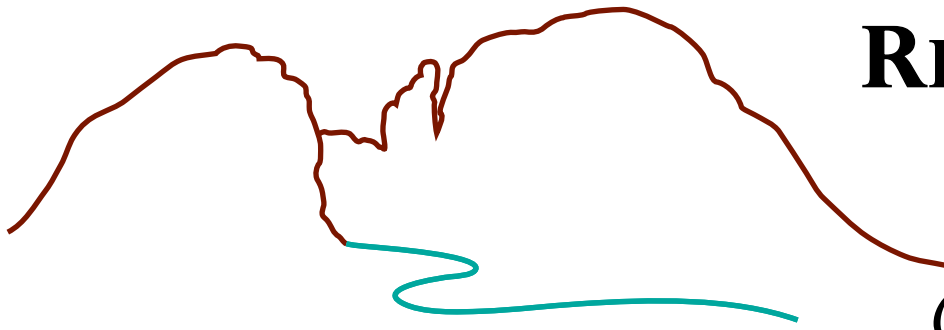


**FURNISHED MONTHLY RENTAL HOME** Delightfully updated 3 bed, 2 bath, 1,488 SF home on a quiet side street close to town. Gorgeous new kitchen & baths, open floorplan, nice Master Suite. Plenty of toy & trailer parking; .43 acre parcel. Ready to enjoy! **\$225,000 #1555088**



**WHAT COULD BE** Less than 10 minutes from downtown, with amazing red rock views and backdrop! Older 3 bed, 2 bath, 1,200 SF manufactured home brings utilities in to this great .42 acre lot. NO restrictive covenants; ideal for new manufactured home, tiny home, more! **\$189,000 #1628926**





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**RIM VILLAGE W3** Great views from the private patio of this 3 bed, 2 bath, 1,551 SF single-level townhome! Open floorplan, vaulted ceilings, gas fireplaces in living room & Master Suite. Beautifully furnished & decorated, ready to rent and enjoy! **New Price! \$445,000 #1632721**



**RIM VILLAGE V2** Imagine relaxing on the oversized private patio of this 3 bed, 2 bath, 1,551 SF townhome after a day of adventure! Patio access from the Master Suite. Meticulously maintained as a second home. Furnishings included; zoned for vacation rentals! **\$465,000 #1634493**



**RIM VILLAGE VISTAS 3A4** Beautiful turn-key 3 bed, 2.5 bath, 1,478 SF vacation townhome! Gorgeous views, ready to rent and enjoy with quality furnishings & tasteful decor. Master Suite w/ private balcony, 2 car garage, great amenities including pool, spa, tennis! **\$424,000 #1626747**



**RIM VILLAGE VISTAS 3A1** This 3 bed, 2.5 bath, 1,520 SF vacation rental townhome features a great Western aesthetic & tasteful style. Main floor Master Suite, bonus loft in upper level. Gas fireplace in living room, large bar-top kitchen island. Attached 2 car garage. **\$449,000 #1634449**



## **TWO GONZO SUITES**

Embrace the eclectic vibe and unique downtown luxury of Moab's coveted Gonzo Inn! This condo-hotel offers a guest and owner experience unlike any other. Each suite features two King bedrooms, two gorgeous baths, two kitchenettes, living areas, fireplaces, & private balconies; each designed to be rented separately or as deluxe suites. A fun and fabulous Moab investment & home-base!

- Suite 202 & 203, #1645988
- Suite 214 & 215, #1645993
- Each Offered at \$415,000



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**BOUTIQUE VACATION RENTAL INVESTMENTS**



**MOAB FLATS**

Situated less than a block off Main Street, this hip, retro vacation rental is a favorite with repeat guests. The sleek style & Insta-worthy aesthetic are beautifully complemented by all of the modern comforts your guests will love. Eight 1-bed units feature great design, individual heat/ac, dishwashers, laundry. Outdoor gathering space w/ hot tub, fire pit, bike wrenching and storage areas.

- Eight One-Bedroom Units
- Increasing Revenue
- Offered at \$2,750,000 #1580823

**PURPLE SAGE FLATS**

This gorgeous vacation rental property is located just 3 blocks off Main Street, on a shady, green .28 acre lot. Beautifully updated with a great vintage feel guests love, this 8-plex features excellent common spaces including a guest laundry, hot tub, fire pit, bike storage, and more. Completely turn-key, beautifully maintained, well-reviewed, this is an amazing opportunity to invest in Moab!



- Eight Apartment-Style Units
- Lush, Shady Setting
- Offered at \$2,375,000 #1580859

**Your own Moab vacation destination...**

**CREEKSIDE NIGHTLY RENTAL COMPLEX**

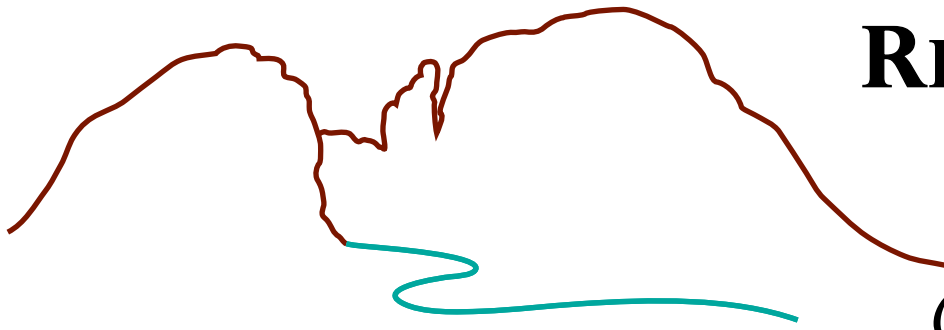


**CREEKSIDE AT MOAB**

One of a kind vacation rental complex in the walking district! This private oasis sits on a .69 acre creek-side parcel with a canopy of mature trees. Four rental homes, each with lovely outdoor space. Strong bookings and excellent reviews. Turn-key, well-maintained, tastefully furnished and finished, truly a phenomenal opportunity in Moab's dynamic nightly lodging market!

- Four Nightly Rental Homes
- Amazing Downtown Location
- Offered at \$1,700,000 #1511526





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**HIGHWAY ACRE** Excellent high visibility location in town, with fabulous development potential! Two abutting lots, for 1.02 acres zoned Highway Commercial. Large 1,827 SF shop with restroom, office, overhead doors. Suited to an array of uses, flexible zoning! **\$1,500,000 #1519745**



**GATEWAY TO MOAB** Extraordinary offering in the heart of red rock country, this magnificent 613.23 acre parcel is situated along Interstate 70, stretching both north and south of the highway just west of Crescent Junction. Phenomenal views, superb potential! **\$625,000 #1645650**



## ACT CAMPGROUND

Ecologically constructed camp park featuring 21 RV sites with full hook-ups, 19 tent sites, 9 cabin rooms, a large yurt, two "glamping" tents, a phenomenal community space with kitchen, dining, laundry, and more; two bath houses, electric car charger, outdoor kitchen and lounge, and private 2 bed, 1 bath residence!



- **3.1 Acres Highway Commercial**
- **Easy Access & Great Visibility!**
- **Offered at \$3,250,000 #1626588**



**MOAB WAREHOUSE** Incredible location along the main traffic corridor, this 14,400 SF industrial building is fully leased with strong anchor tenants. Almost limitless potential; retail, shop, office, restrooms, and more. Highway Commercial zoning on .55 acre. **\$1,375,000 #1570439**



## DEVELOPMENT PARCEL

Gorgeous views surround this prime 4.17 acre development parcel! Utilities in the access street for easy development. County zoning allows 5 units/acre. The setting is ideal, close to town but away from it all; hiking, biking, 4x4 trails and golf within minutes! **\$550,000 #1653163**



## MOAB BUSINESS PARK A7

Fabulous 1,800 SF flex use industrial space just off Hwy 191 with visibility from the road! Unit A7 features a 3/4 bath, office, central heat and cool, a public frontage and overhead door at the read of the unit. Perfect for shop, business, RV/toy storage; build out to suit your needs! **\$297,000 #1592375**

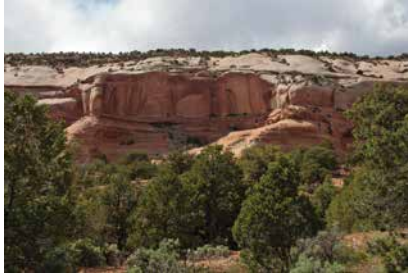


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**RARE HIDDEN GEM** Unique and beautiful 1.89 acre parcel, tucked into the rocks above the golf course. **\$249,000 #1653182**



**RARE DOUBLE-SIZED LOT** Spacious 2.61 acre double lot, water and power, perc tests done. **New Price! \$85,000 #1316168**



**NAVAJO RIDGE 1A** Stunning views from this incredible 2.15 acre corner lot in beautiful Navajo Ridge! **\$249,000 #1616189**



**WILSON ARCH LOT** Incredible views, incredible value, w/ power, phone/DSL, water! 1.33 Ac Home Site **\$55,000 #1588573**



**GORGEOUS KAYENTA HEIGHTS** Excellent 2.5 acre parcel with breathtaking views! Well in place, power stubbed. **\$284,000 #1646752**



**PERFECT ESCAPE** Gorgeous 11.92 acre Bridger Jack parcel, easy access, great views from your private mesa! **\$179,000 #1585776**



**VALLEY VIEWS** Beautiful .12 acre building lot w/ views, moments from Moab City center in Valley View Subdivision! **\$145,000 #1644845**



**BUILD YOUR BEAUTY** Lovely .50 acre lot in Blu Vista Casitas! Red rock and mountain views you will love. **\$125,000 #1608421**



**DEER HAVEN, OLD LA SAL** Two superb parcels, side by side! 10 Acres **\$119,500 #1524238** 9.5 Acres **\$98,500 #1524230**



**YOUR DESERT HOME** Lovely 1.23 acre building parcel w/power, phone/DSL, water, & perc tests done. **\$64,900 #1629736**



**PUESTA DEL SOL** Four beautiful building lots; .30-.35 acre, utilities available, incredible views! **Priced at \$125,000 Per Lot**



**PACK CREEK ACREAGE** Stunning 11.18 acre estate site; Pack Creek flows across the property, abuts open space! **\$399,000 #1657922**

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# SERVING AND PROTECTING MOAB

Chief Bret Edge leads a respected and community-focused police department into the next decade

Written by Rachel Fixsen | Photos by Murice D. Miller

“The truth can be stranger than fiction in this job,” Moab Police Officer Larry Velasquez told me as I rode along with him on one of his Friday evening patrol shifts, quoting the officer who trained him. The truth in this instance was that Moab was fairly quiet. Velasquez gave a stern reminder to one motorist that Utah law requires drivers to move over for law enforcement pulled over on a roadway. He stopped to assist someone trying to start a stalled pick-up truck. He responded to a call about a vehicle parked in a public lot; the caller had noticed that the car’s door had been open for over an hour, with no owner in sight.

Velasquez was born and raised in Moab. He left town to attend school and considered a couple of career paths before returning to Moab and entering law enforcement. He worked for

one year for Grand County as a jail guard, but found that the routine of the position wasn’t for him. He joined the Moab Police Department four years ago. As a patrol officer, he says, no two days are the same.

The MPD’s Police Chief, Bret Edge, agrees.

“It varies wildly,” Edge says when asked about a ‘typical’ patrol shift. “It depends on whether it’s winter or in season; it depends on if it’s a weekday day or a weekend night.”

## CHIEF BRET EDGE

Edge has been on the Moab police force for thirteen years, first as a patrol officer, then as a patrol sergeant, then as assistant police chief, and, as of last year, as the department chief. Before moving to Moab, Edge worked as a stockbroker in Phoenix and later in Denver. When

he lived in Phoenix, his roommate worked on the local SWAT team, and when Edge picked up his briefcase to go to work in the mornings and watched his friend leave for work with his police gear, he thought “Hey, your job’s a lot cooler than mine.”

When Edge was laid off from his job in finance thirteen years ago, he and his wife Melissa decided it was an opportunity to try a different pace of life. Both had always lived in big cities; they wanted to be in a place “where we could walk out our back door and go for a trail run, go mountain biking or go hiking,” he says.

Edge applied to the police department, nudged not only by the memory of his friend in Phoenix but also by the influence of his father, who was deputy sheriff in Los Angeles for twenty years. He hasn’t looked back.



## “Chief Edge is really community oriented— and he’s got a fantastic staff.”

– Rhiana Medina, Executive Director, Moab Valley Multicultural Center

He and his wife are enjoying raising their son, Jackson, in Moab. They love the outdoor recreation opportunities and the spectacular scenery, which was a frequent subject of Edge’s professional photographs, a second career he maintained in Moab before he became chief of the department. It’s not just Moab he appreciates, but also law enforcement.

“I love it,” Edge says. “Best job I’ve ever had... It sounds really cliché to say it, but you get to go home at the end of the day and you know that you’ve made an impact.”

### A MODERN DEPARTMENT

The department has undergone somewhat of an evolution in recent years. After highly publicized allegations of misconduct against two MPD officers several years ago, the City brought in Jim Winder, a seasoned leader in law enforcement, from Salt Lake City, to act as chief. Winder was with the department for two years before returning to Salt Lake; Edge succeeded him as chief.

“The department lacked the structure necessary to properly deal with those types of incidents,” Edge says. “One of the things that [Chief] Winder did when he got here was recognize that we needed a more robust internal affairs program... So one of his initial priorities was to get those types of programs up and run-

ning—which he did.” Edge says that, in some respects, the culture at the MPD has made a “complete one-eighty.”

Now, Edge says, “When people make a mistake, we hold them accountable—you have to.” He says helping correct an employee’s behavior when mistakes are small can prevent more significant incidents. “If there are small issues, we deal with them right away so that they don’t become bigger issues,” he says.

Another change at the department has been the establishing of a Victims Assistance Unit. The unit is funded by the U.S. Department of Justice through the Victims of Crime Act. Karen DeKruger is the Moab Police Department victims’ advocate. She says she is often the first point of contact for victims of crime with the county and city prosecution systems.

“I notify victims of court proceedings regarding their cases and accompany them to court,” DeKruger explains. “Victims have the right to speak at sentencing, so I will help them prepare for that as well. I stay with them throughout the court process and for any additional time they need.” She can also help victims obtain protective orders or stalking injunctions against an alleged perpetrator.

The Victims Assistance Unit can also provide victims of crime with funding for emergency lodging, fuel, transportation, food, and



clothing, and can refer them to organizations to help them with long-term housing solutions or with counseling and mental health services.

“She’s extremely busy,” Edge says of DeKruger. “Last year there were well over 150 victims served. It’s a good service to have—I’m glad that we have it—but it’s unfortunate that it’s necessary.” The department hopes to be able to hire another staff member part-time to assist DeKruger, and is exploring opportunities to use volunteers.

The department has also had to adapt as the City of Moab has grown and changed. They’ve upgraded their radio and body camera technology, and are striving to keep up with the quickening pace of life in Moab.

“Our call volume has gone up,” says Edge. “It’s just really gotten busier for us.” He says they would like to grow their force to employ twenty-five officers; right now they have seventeen, and budget constraints won’t allow for new positions. However, Edge says the department is able to retain officers longer thanks to newer incentive programs.

“For the first time in as long as I can remember, we don’t have any openings for police officers,” Edge says.

### PARTNERSHIPS

The MPD works with many other organizations with complementary or overlapping missions. They partner with neighboring law enforcement agencies like the Grand County Sheriff’s Office and Utah Highway Patrol. They also sometimes operate alongside Emergency Medical Services. They work closely with Seekhaven Family Crisis and Resource Center, a local nonprofit that serves victims of domestic



**Opposite page:** Moab Police Department’s newest vehicles, 2020 Chevrolet Tahoe Special Service Vehicles, include special law enforcement enhancements like upgraded suspension, high-capacity batteries to power auxiliary equipment, high-output alternators, and built-in inverters to power laptops and other devices. [Photo by Miguel Angel / Courtesy Moab Police Department] **Top right:** Moab Police Department Chief Bret Edge. **Bottom left:** From Left to right, Officer Monty Risenhoover and School Resource Officer Ryan Burraston at the Community BBQ & Swim Day.



violence and sexual assault. This past year, employees from both Seekhaven and the MPD participated in a “Lethality Assessment” training, studying ways to assess the risks of a domestic situation when they are called to a scene.

“They have an awesome program and some really fantastic employees. We’re thrilled to be able to partner with them,” Edge says of Seekhaven.

The Moab Valley Multicultural Center (MVMC) is another community nonprofit that works with the police department.

“The Multicultural Center and the Moab Police Department have a fantastic collaborative working relationship,” says Rhiana Medina, executive director of the center. “It’s an honor to be supportive of Chief Edge as he has stepped into this new leadership role.”

Advocates from the MVMC assist people as they navigate the court system in civil cases, helping them understand their rights. Medina says MVMC advocates work on a variety of issues, including homelessness, mental health issues, and addiction; these same issues may bring individuals into the realm of the police department.

“We’re really interested in the same outcome as law enforcement—and that is ... a happy, safe,



**Top right:** School Resource Officer Ryan Burraston, left, and Assistant Chief Mike Thurston attend the “Trunk or Treat” community event. [Courtesy photo] **Middle:** Chief Edge and Moab Police Department Office Manager Kelli Day. **Bottom:** Edge mountain biking with wife, Melissa, and son, Jackson. [Photo courtesy of Bret Edge]

and healthy community,” says Medina. “We have a lot in common and a lot of reasons to work together.”

Medina says she appreciates Edge’s willingness to work with her organization. “Chief Edge is really community oriented,” she says. She also commends non-law enforcement personnel at the department.

“He’s got a really fantastic administrative staff,” Medina says of Edge. “They’re really helpful to our office as well.”

The department also works with the local school district. School Resource Officer, Ryan Burraston, handles crimes that occur on school district grounds, and also works with Grand County public schools on anti-bullying programs.

Grand County High School principal Steve Hren has high praise for the MPD’s role on campus. “Our School Resource Officer does an amazing job helping us with investigations of theft, vandalism, and monitoring student driving while on campus,” he says, adding that Burraston also helps to address issues like students vaping on campus.

For the past two years, Burraston has also offered a Criminal Justice course to Grand County High School students. The course is open to all grade levels, but Hren says that mostly juniors and seniors sign up for the class.

Hren notes that the course helps encourage students with an interest in law enforcement. “In fact, several of our local city officers are alumni of GCHS,” he says.

Edge agrees the MPD values those connections with students forged through the school resource officer program. “For us it’s also just a really good way just to be more involved in the community, and especially the younger community, and build some of those relationships,” he says.





From left to right, Sergeant Jason Boots, Officer Monty Risenhoover, Chief Bret Edge and Assistant Chief Mike Thurston.

Edge says that his officers find that they can get as much back from the schools as they provide in services.

"I always tell the guys, if you're ever having a bad day, go to the elementary school," Edge says. "You'll get hundreds of hugs and high fives and questions, it will turn your day around every single time."

### LIFE AS A COP

MPD officers are constantly training, learning new policies and skills, and refreshing the skills they've learned before. The department is mandated to provide at least forty hours of training per year per officer; Edge says his officers usually complete more than double the minimum required hours of training. All officers attend an annual legal update, in which state representatives present an overview of changes in laws and how they'll affect enforcement officers. They also have a firearms training three times a year, emergency vehicle operations training every other year, and various other trainings like defensive tactics, investigative skills, and how to clearly and thoroughly document and report specific kinds of crimes.

"We have a healthy training budget, thankfully, and we do send officers out to training out of town," Edge added. The department makes an effort to send each of their officers to Special Weapons and Tactics (SWAT) school in Colorado Springs.

A patrol officer might spend a shift responding to calls, monitoring traffic, following up on investigations or reports, or on bike or foot patrol.

"Getting out on bike patrol is awesome," says Edge, who loves mountain biking in his off time as well. "For the most part, when you're out on bike patrol or foot patrol, your contacts are positive," he adds. Families will stop to chat; cops will hand out stickers to kids and pose for photos with tourists while providing a presence on foot or bike patrols.

During a vehicle patrol, calls can run the gamut from benign to dangerous. On a brief ride-along with Moab Police Officer Thomas Talbert, Talbert gave a warning to a driver with expired registration, administered a breathalyzer test to an individual

**"I always tell the guys,  
if you're ever having a bad day,  
go to the elementary school.  
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day around every single time."**

- Moab Police Chief Bret Edge

on parole, de-escalated a conflict between a father and his teenage son, and identified and returned a lost backpack to a young Moab resident.

Talbert is from Delta, Utah, and moved to Moab four years ago to join the police department. He enjoys the work, though it isn't always as tame as the shift described above. In 2017, he was part of a response team that responded to a gunman at the Rio Bar and Grill.

"Deputy Brewer and Officer Talbert made initial contact with the subject and were responsible for physically removing the gunman from the bar, taking him to the ground outside the busy establishment where the subject was able to fire one shot from a semi-automatic handgun," read a Moab Police Department Facebook post about the incident at the time.

"I found out I don't like being shot at," Talbert says of the experience. Winder formally recognized the officers' courage soon after the incident occurred.

"These men are heroes and our community is fortunate to have them, and others like them, protecting and serving day and night," the Facebook post read.

There are tragedies too. The MPD responded to a car accident, caused by criminally reckless driving, this winter, in which a Moab father and his ten-year-old son were killed.

"There are some really hard parts," Edge acknowledges. "That takes a toll on you." Edge says the department has a strong wellness program for its employees, including mandatory counseling after a critical incident. However, even through the necessary difficult aspects of the job, Edge says it's a

deeply rewarding career.

"I've had people I've arrested come up and thank me for arresting them, and tell me that it helped them turn their lives around," he says. "When you get a kid who's missing or a student who didn't get on the bus and you put together a crew and go find them, it makes you feel good to know that you actually did something to help the community. That's the driving force." ■





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7 LOTS in New Moab Subdivision  
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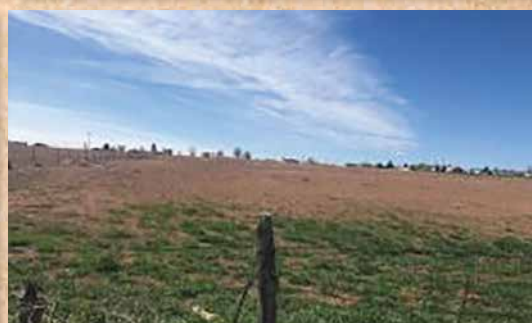
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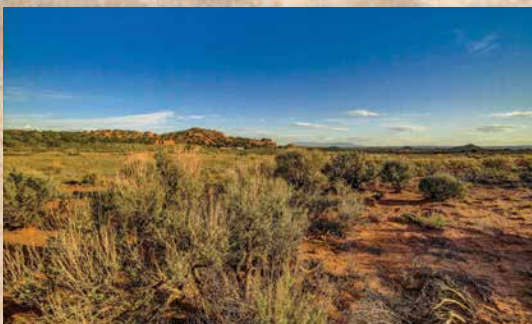


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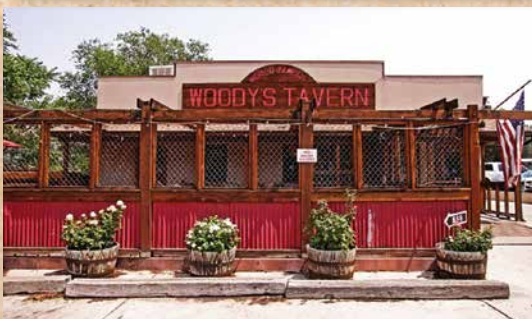
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TURN KEY Restaurant in Monticello, Great location  
MLS#1321973 / \$225,000  
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Search the MLS @ [www.MoabRealEstate.com](http://www.MoabRealEstate.com)...

Moab, Castle Valley, La Sal, Monticello, Blanding, Bluff,  
Thompson Springs, Green River & Ticaboo.



**#1655649 / \$249,000**

0.59 AC Commercial Lot on Mill Creek Dr. in front of the Bowling Alley. Great location with over 200 ft. of frontage. All utilities are available.



**1658060 / \$175,000**

4.62 AC with outldg. in Castle Valley. Beautiful views in every direction. Well, power & septic in place & connected on the property. Small community with lots of amenities.



**#1640038 / \$205,000**

Wake Up & Retire with this amazing view that this 5 acres has to offer. Nice building sites. Views of Round Mt., Castle Rock, La Sal Mts. Very private lot with so much potential!



**#1651383 / \$1,400,000**

**5.06 Acres in new Overlay Zone.** Can build 10 units per acre, 35 ft. high. Close to Equestrian Center. Fenced yard with 2 water wells. Views of the La Sal Mts & Redrocks.



**#1603183 / \$47,500**

**Beautiful** Large Lot in Wilson Arch. Utilities to the lot line. Fees are paid for. Amazing views & unlimited outdoor activities. Nice quaint community.



**#1638063 / \$89,000**

Flat, buildable lot in newer Sunrise Hills Subd. Awesome views with underground power, natural gas, city water and sewer to lot line and paid.



**#1637219 / \$120,000**

Amazing desert solitude 160 acres good access. Recreational camp or off-grid home sight. Only 3 miles from the Green River.



**#1648686 / \$40,000**

**4.80 AC**, 4-mtn range views—LaSals, San Juan's, Abajo's & Ute Mts. 9.4 miles east of Monticello, SE corner lot on Hwy 491 & CR 364. Partly fenced, paved road.



**#1513269 / \$625,000**

Own a piece of the rock or the whole darn thing! 160 acres, mostly flat & great for camping. Enjoy the desert silence & the starry skies at night.



**#1505675 / \$72,000**

Affordable 1.48 acres Thompson Springs land. Beautiful views in every direction. Water meter & power on the property, 3 miles from Thompson & Sego Canyon.



**#1527057 / \$110,000**

Enjoy starry nights & desert silence on this 13.84 AC property. Natural vegetation with beautiful view in every direction. Lot 34 Flat Iron Mesa.



**#1603068 / \$65,000**

**Soak in the scenic** views & peaceful vibes of this historic town Bluff. CC&Rs to protect your investment on this large 1.20 acre lot.



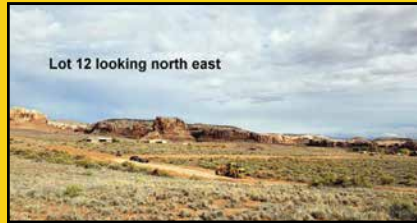
**#1647394 / \$55,000**

Plenty of options on this large lot near USU campus in Blanding. R-2 zone can accommodate up to 8 units, or your dream home on **1.06 acre**.



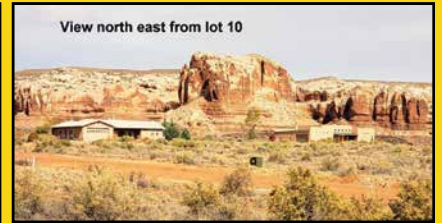
**#1603069 / \$67,500**

**Scenic** serenity & thrilling adventure from your own red desert home Bluff lot with CC&Rs, 1.20 acre lot. Electricity, city water meter, & telecom service at the lot.



**#1575316 / \$60,000**

Elevated lot for best scenic views. Walk right up to the nearby ancient rock art panels, & cliff dwellings from this lot—0.76 acre, in Bluff.



**#1575304 / \$55,000**

0.76 acre lot in Bluff with breathtaking sunsets, glorious views in every direction. Bluff's artesian water, plus phone & electricity are subbed to the lot.



**Avikan Hills Subd.**

**From \$32,500-\$64,000**

**Spectacular Views** of Bears Ears, Sleeping Ute, Abajo mountains. Room for horses. From 3.20 AC to 6.28 AC.



**#1483912 / \$33,500**

**4.16 Acres in Blanding.** Serene views from this beautiful parcel. See Bears Ears buttes from the top of the lot. Just a few blocks to the Third Reservoir for great fishing.



**Lots 75 & 76, TICABOO**

Just 12 miles from Bull Frog. Enjoy Lake Powell more often. Build your dream vacation home. **\$18,000** each lot.



**#1591815 / \$15,000**

**Affordable** 0.36 acre, large corner lot in Ticaboo with amazing views of the Henry Mtns. All outdoor activities you can imagine. Fun family get away.





**#1656111 / \$397,000**

Your Moab getaway! Golf course condo with a strong rental history. Turn-key, 3 bed 2 bath townhome. Updated furniture, new carpet and fresh paint. Master suite on the main floor with patio access. Community pool.



**#1624338 / \$689,000**

**Privacy and Splendid Views.**

Conduct workshops & retreats or raise a family & animals. 5 bed 3 bath home on 1.67 acres.



**#1652932 / \$399,500**

GONZO INN two units for one price. 2 bed 2 bath. Units 206 & 207 lockable adjoining doors. Enjoy early shade from your balcony or relax in the pool & hot tub after your enjoyable day in adventure loving Moab.



**#1641935 / \$375,000**

Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. Ground Floor, upgraded amenities, highly desirable unit. Reservations already in place for 2020.



**#1593784 / \$1,750,000**

**Elegance at its finest!** Over 8,000 sqft, 5 BR, 4 FB, 2HB home with all the upgrades. A great use of 2.43 AC with room to expand. Must see this home to appreciate it.



**turn key nightly rental**

**#1639611 / \$409,000**

Nightly Rental Unit with views of the Redrocks & La Sals. Totally furnished - 3 bed 2 bath Redcliff Condo. in excellent condition. Good income with pool & amenities.



**#1653099 / \$390,000**

**Nightly Rental**—2 bed 2 bath townhome overlooking the Moab's Golf Course. Open space concept, fireplace, walkout patio, pool, lockable owner's closet. 2020 bookings in place.



**#1653087 / \$399,000**

**Pack Creek Meadow House**—Charming nightly 2 bed 2 bath log home. Tastefully furnished, stunning mountain views, access to common areas, pool, sauna & spa.



**#1644509 / \$375,000**

Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. It is beautifully decorated fully furnished unit. Granite counter tops throughout, a walk-in master closet, & an en-suite master bath.



**#1621611 / \$315,000**

**Beautiful Millcreek Pueblo** adjacent to Millcreek Parkway. 2 bed 2 1/2 bath, fireplace, covered shady patio. Two covered parking spaces.



**#1581676 / \$1,650,000**

**Excellent Development Opportunity!**

Two homes on 4.13 acres across the road from the Golf Course. 2 bed 2 bath home plus 520 sqft studio apartment.



**#1590790 / \$1,787,000**

Arches Drive B&B is the only B&B in Moab designed & built to be a B&B with large rooms and bathrooms, privacy and the best views in town.



**#1524620 / \$190,000**

Once was a 10-bd room & manager apt. Motel. This 1926 Italian Brick building has 2-car garage, shed with basement, two 2,000 gal. septic tanks, propane heat, built needs TLC.



**#1580850 / \$289,000**

1.51 acre corner lot! 8 "living units" can be developed, or Perfect for a get-away family compound. Has a cozy cottage. Just minutes from town.



**#1618264 / \$800,000**

**Unique Offering, LaSal Mtn.** Cabin on 80 AC above San Juan Lumber. 1200 sqft, 2 bed & bath, great room. Sleeps up to 11 people. Perfect for Deer & Elk hunting.



**#1587545 / \$498,000**

**Historical Building** was a 10-room boarding house, 11-RV & 5-Tent Spaces on 10.99 acres. A 1,500 sqft Dance Hall/Bar/Café & Rock Shop. Lots of development potential.

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### Rare Opportunity

Three unique homes near downtown Moab on 7.72 acres at 500 West and Kane Creek Blvd. Custom 2,000 sq. ft. home, a 5,000 sq. ft. shop w/ apartment. Second home contains 2,464 sq. ft. \$5,000,000. MLS#1571921

Call Janie 435-260-1572 or Tom 435-260-1018



### Five Acres on E. Easy St.

Three separate units totaling 7 bedrooms, storage, work space and 15 irrigation shares of Kens Lake water plus 12.03 Acre feet of well water. Property has tons of short and long term possibilities and amazing Mtn views. \$899,000. MLS#1635560

Call Billy 812-360-3302



### Stunning Custom Home

Wall to Wall windows in this incredible home. Two bd., 2 ba. mother-in-law apt. 2500 sq. ft. in a gated community on 43.84 acres in Flat Iron Mesa.

\$1,995,000. MLS#1629947

Call Tom 435-260-1018



### Hwy Commercial and Rural Residential

50/50, 1.04 acres. Unique potential for mix use project.

\$699,000. MLS#1620299

Call Bryon 435-260-1699



### Fabulous Nightly Rental Condo

Exquisitely furnished. Is "new" unit, features 3 bd 2 ba. vaulted ceilings, laminate flooring throughout.

\$379,500. MLS 1651484

Call Tom 435 260-1018



### Nice Log Home,

in and out, at 210W Shafer Ln., 3 bd 1 3/4 ba on 5 Acres in Castle Valley.

Partial basement, Water Rights, \$365,000. MLS #1647006

Call Janie 435-260-1572



### Beautiful cabin on 5 acres in Old LaSal

Fantastic views, built in 2016, is 988 sq ft with a wood burning stove plus and outdoor fire pit and a wrap around porch. \$347,000. MLS #1655366

Call Bryon 435-260-1699

## VACANT LAND

**Get Away From the Crowds** - Quiet, 83.43 acres at Sunrise Country in San Juan County. Off the grid, with County Maintained Roads, and school bus service. Oh the views. \$115,000. MLS#1548410. Call Janie 435-260-1572

**Deer Neck Mesa** - 20.83 acres with great views from vantage point with views of many mtn. ranges, off grid with solar potential. S.J. Co. Roads Owner/Agent. \$30,000. MLS#1544106. Call Janie 435-260-1572

**Fabulous View Property of 13.73 Acres;** just North of Highlands Subdivision. It has been platted for a 10 lot subdivision, or it could be an exclusive one house site overlooking the Moab Valley. \$1,400,000. MLS#1644375. Call Tom 435-260-1018 or Janie 435-260-1572

**Prime Doc Allen Lot** - .30 acres on West side. All utilities are stubbed to the lot, curb and gutter are in. \$132,300. MLS #1630078. Call Kevin 435-260-9890

**The Bliss of Being Away from the Crowds** out at Flat Iron Mesa Ranch Lot 19 (12.96 acres); where the night sky is brilliant and the air is so clean. Great easy build lot should percolate well for septic system. Power & Phone at frontage. Reduced by \$50,000. \$149,000. MLS#1579822. Call Janie 435-260-1572

**Downtown Moab C-3 Central Commercial Building Lot** 141 E. 100 S. with frontage of 91 ft. and depth of 115.5 ft.. Will accommodate building of 9 possible rentals for which I have schematics available upon request. \$600,000. MLS#1499132. Call Janie 435-260-1572

**Flat Iron Mesa Ranch 17 S. Pinon Rd.** 22.36 acre Lot 1 just 20 miles South of Moab. Away from the crowds. Water well. \$289,000. MLS#1625337. Call Janie 435-260-1572

**Beautiful 2.13 acres in foothills of LaSal mtns.** Amazing views of Southwest Colorado. Power and shared well ready for home or cabin. \$73,000. MLS#1640367. Call Billy 812-360-3302

**Nice one acre lot in LaSal** at 186 S. Copper Mill Road (Wilcox Est. Lot 11) with frontage on high side of the road and views in all directions. Close to recreation and hunting. Adjacent lot to North; also available. \$18,000. MLS#1658389. Call Janie 435-260-1572

**One acre lot in LaSal** at 178 S. Copper Mill Road where it's cooler in the Summer and Winter. Good access and logistics of building and septic system should be a cinch. Views in all four directions. Owner/Agent. \$18,000. MLS #1658298. Call Janie 435-260-1572

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# AGGRESSIVE about PASSIVE energy

**Aaron Thompson earns “Passive House” certification  
for his super-efficient Spanish Valley home**

Written by Sharon Sullivan | Photos by Murice D. Miller





Aaron and Bethany Thompson couldn't find an affordable house for their family of nine when they moved to Moab from Lincoln, Nebraska in June 2018. One landlord told them he wouldn't rent to a family with seven kids. Nor could they afford to buy a house. So, Thompson decided to build his family a home.

It helped that Thompson, who teaches building and construction management at Utah State University's Moab campus, had 15 years of experience as a general contractor. He took those skills, combined with a passion for energy efficiency and affordable housing and spent a year building Moab's first certified Passive Home — a program that ensures energy efficiency models have been met. The Thompson's home uses 70-90% less energy than a typical house, Thompson says.

Thompson, 42, achieved high energy-efficiency by adding double insulation in the walls, plus insulation beneath the concrete slab, as well as in the attic. He installed triple-pane windows on the north and south sides of the home. A three-foot overhang on the front of the south-facing house blocks the sun's heat from entering in the summertime, while in the winter when the sun is lower in the sky, the sun beams in warmth. South is the best direction to orient a house if you want to save energy costs, Thompson says. "The overhang is key. (Ancient civilizations) did it for thousands of years — cliff dwellings have big overhangs," he says. "Because energy is so inexpensive we don't think about that."

The Thompson home backs up to Navajo Sandstone cliffs on an acre-and-a-half of land in Spanish Valley — the only lot the family could find that would allow them to live in a 30-foot camper on



the property while Thompson built their house. Most subdivisions have covenants that don't allow you to live on the lot in a camper while you build, says Thompson, who worked on the house during evenings after work. The family accessed city water from a hose attached to a spigot for cooking and bathing, while a washer and dryer were hooked up outside the camper. After a year of roughing it, the family moved into their new house in May 2018.

An Energy Recovery Ventilator (ERV) brings fresh air into the home constantly — whereas fresh air doesn't circulate in a typical house, says Thompson. There is no duct work inside

the home. A mini-split system is mounted to the wall, blowing out cold or warm air depending on the season. Thompson maintains the mini-split is almost three times as efficient as an air conditioner or heater. Although geo-thermal is just as efficient, the mini-split system costs significantly less and is a third of the size of typical mini-split systems because the house is insulated so well.

"I feel my kids are healthier in this home," Thompson says. Generally, when one got sick the others would catch it. I haven't notice that this year. I think it's the fresh air," making the difference.

**Opposite page:** Aaron Thompson holding the Passive House certification plaque for his Spanish Valley home. **Top right:** The Thompson family, clockwise from left, Ethan, Emma, Bethany, Michael, Aaron, Rachel, Andrea and Megan. **Middle:** The home enjoys stunning views of the Moab area's dramatic red rock landscape. [Courtesy photo] **Bottom left:** Aaron shows his son, Michael, the inside of the home's energy recovery ventilation (ERV) system. This system is 84% efficient at exchanging heat and provides constant fresh air into the house.





## \$100,000 in materials

It's not a huge house by modern-day standards — the main floor is 1,560 square feet, plus there's an unfinished 900-square foot basement. Three bedrooms and two baths feel like a lot of space after residing in a camper for a year, however. "I didn't need a big house; I needed a house I could afford," says Thompson, whose oldest daughter now attends college. Six children, ages 3-17, remain at home.

Bethany Thompson said it's been nice to have room to spread out since moving in last spring. "The kids are excited to have their beds back out from storage. I'm excited to have an oven and full stove again. We did a lot of crockpot meals. It's nice to bake cookies again. Living in the trailer makes you appreciate the simple things."

Thompson saved on labor costs by building most of the house himself — with his dad, wife, 15-year-old son, and friends occasionally lending a hand. The family spent \$100,000 on materials. Thompson estimates that the home would appraise for at least \$430,000.

Utility bills average around \$60-\$80 a month. The house received a

Home Energy Rating System (HERS) score of 38, whereas a typical house scores 100. A score of zero means the house produces all the energy it needs. "Mine comes in at 38 without solar," says Thompson. "My goal this year is to make it a net-zero home by adding solar panels."

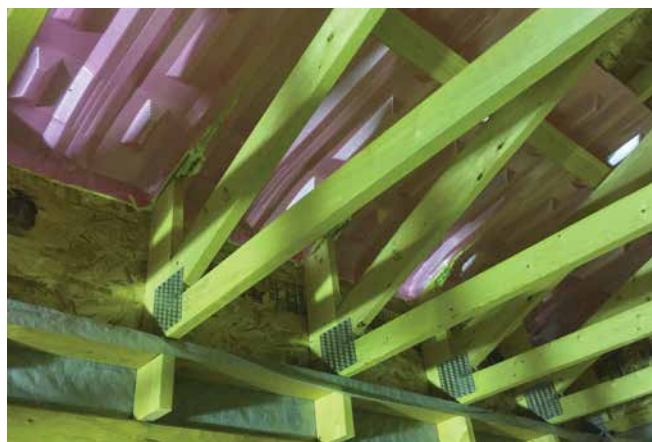
## Passive House certification

Thompson collaborated with certified Passive House consultant Maggie Kirk, who teaches architecture at California Polytechnic State University in San Luis Obispo. "She did all the energy modeling to predict the energy usage" — a requirement

of Passive House certification, Thompson notes. "I designed the house. We worked together to get it certified." It was the first Passive House certification for both Thompson and Kirk. The two met at an associated school of construction conference in Minnesota where they discovered their mutual passion for building energy-efficient homes.

Passive House certification means the home has been tested to ensure it is as energy efficient as it claims to be. The house must be certified by a third-party rater, who performs blower door tests, and checks materials to make sure the home meets indoor air quality standards. Certification proves the building is achieving what has been modeled. Kirk helped Thompson through the process of creating an energy model and a set of drawings, including details demonstrating how the house would be built.

In December, Kirk and Thompson presented a paper about Passive House construction in Washington, D.C. during the National Passive House Conference, attended by architects and builders interested in energy efficiency and design for both residential and commercial projects. The published paper discussed the complexities of certifying a Passive House and how to do it afford-



**Top:** The home is three bedrooms and two baths, with a 1,560 square-foot main floor and a 900 square-foot unfinished basement. [Courtesy photo]

**Bottom:** The energy heel trusses that allow for two feet of attic insulation to be blown in over the exterior wall to achieve a R-80 insulation value. [Courtesy photo]



ably. “Typically, (Passive House-certified) homes costs 5-10% more than conventional houses,” Kirk says. “Finding that sweet spot where performance meets affordability is part of the model.”

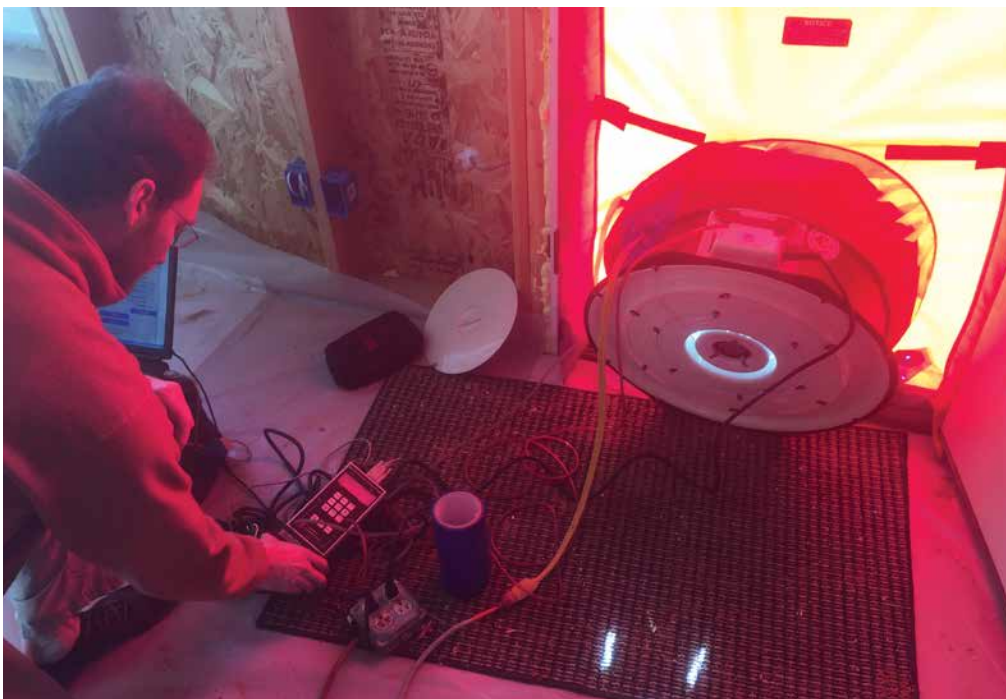
Thompson is working toward becoming a certified Passive House consultant, as part of his business, Energy Testing Services, which offers blower door and duct testing. He’s also available as a Passive House consultant or builder. He includes energy efficiency concepts during his construction courses at USU-Moab.

There are various building standards one can follow when seeking energy efficiency. What Kirk and Thompson say they both like about Passive House certification is that it’s “provable,” Kirk says. “It’s a performative model as opposed to a prescriptive one — which doesn’t always live up to performance. For me, if a change is to be made in energy efficiency construction it should be provable.” The other factor that attracted the California architect to Passive House certification is that it factors in climate. A house built in Minnesota will naturally have different requirements than a house built in southern Florida, for example.

## Other community projects

Thompson’s interest in building stems from watching his dad build their family home while growing up in western Colorado. At 3, he was too young to be much help, but he remembers imitating his father when he hammered.

While the Thompson’s home is the first certified Passive House in Moab, there are other community construction projects that are using sustainable practices to make buildings more energy efficient. Community Rebuilds, for example, is a



nonprofit that builds affordable, energy-efficient straw bale homes.

Lenore Beeson, an associate broker at Byrd and Co. Real Estate in Moab, says she is noticing more clients expressing interest in finding homes that are built to be energy efficient. In the long run, it saves everything, she says.

“It saves money, the environment, and it makes you feel better,” Beeson says.

Utah State University’s Moab campus is looking to be more sustainable when it begins construction in June on a new administration-classroom building on property south of town. “Our plan by 2050 is to be completely carbon neutral,” says Lianna Etchberger, USU Moab associate vice-president.

“The (new campus) itself will be an educational piece,” Etchberger says. “We’ll give tours. There will be a water-wise garden,” plus signage explaining how insulation, solar technology, and geo-thermal system works to power the building. “It’s important to us, USU as an institution, to be good stewards of the environment. Our goal is to be carbon neutral. It’s exciting that Aaron is helping to train local workers how they can make things more efficient.”

Bethany Thompson says she sees this house as their permanent home. “I want to stay here for a very long time. I don’t want to move. It’s been a good learning experience. It’s fun to see the building process and do it together.” ■

**Top right:** EnergyWise Consultants perform a “blower door” test to certify the house meets a stringent air tightness standard for air changes. [Courtesy photo] **Middle:** Exterior sheathing joints were sealed with special tape to achieve the required air tightness for Passive House certification. [Courtesy photo] **Bottom left:** Aaron showing his daughter, Rachel, how the Alpen triple pane, European-style, windows open inward and tilt at the top.

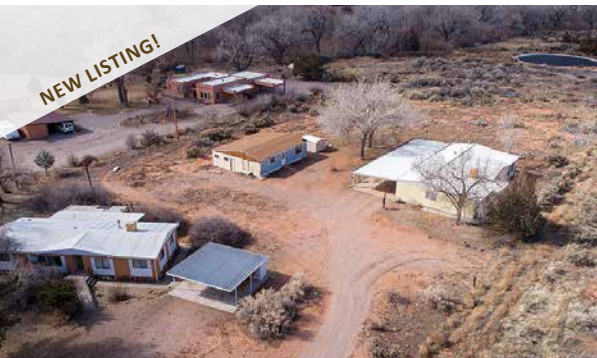




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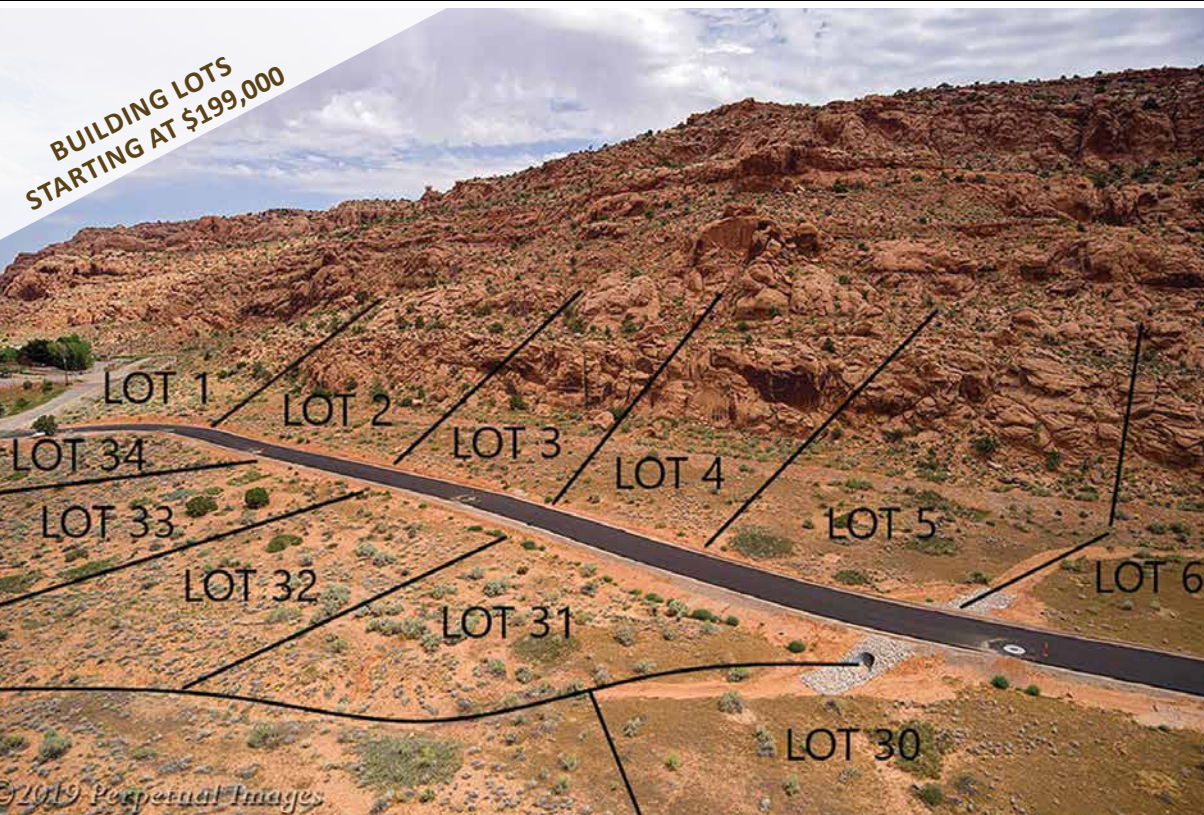
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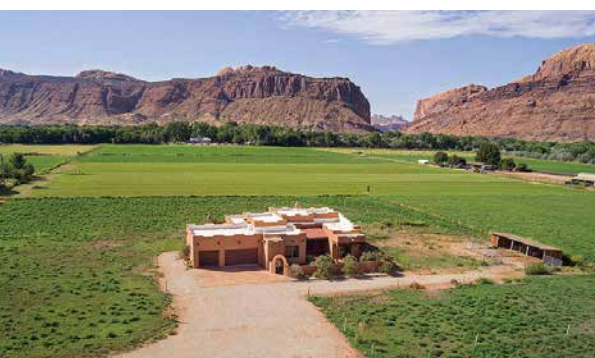


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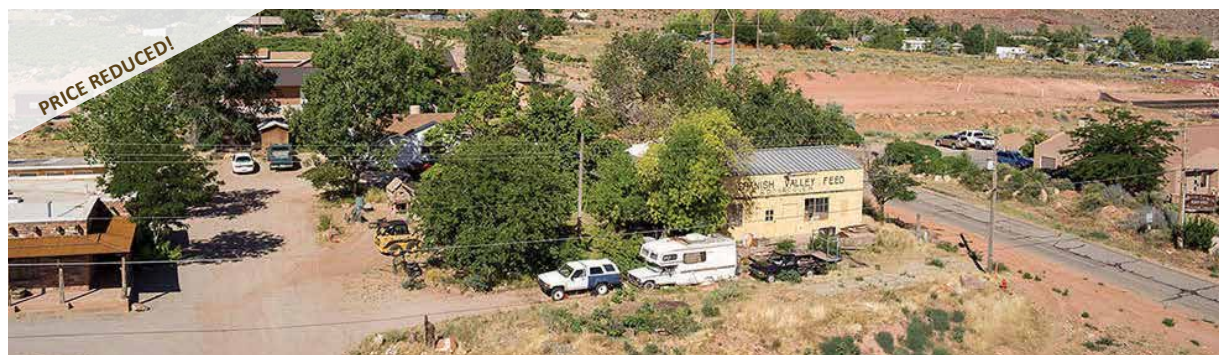


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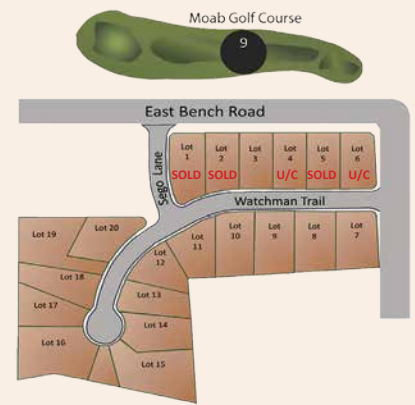


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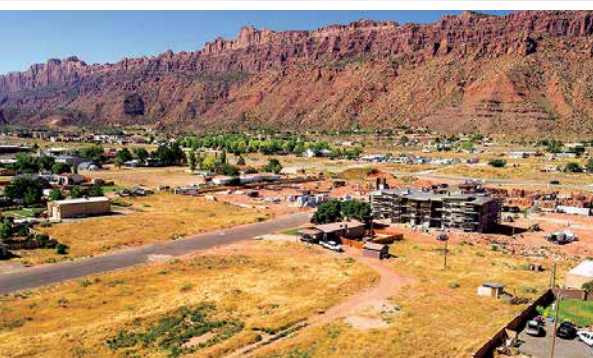
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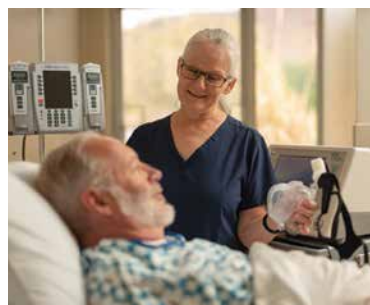
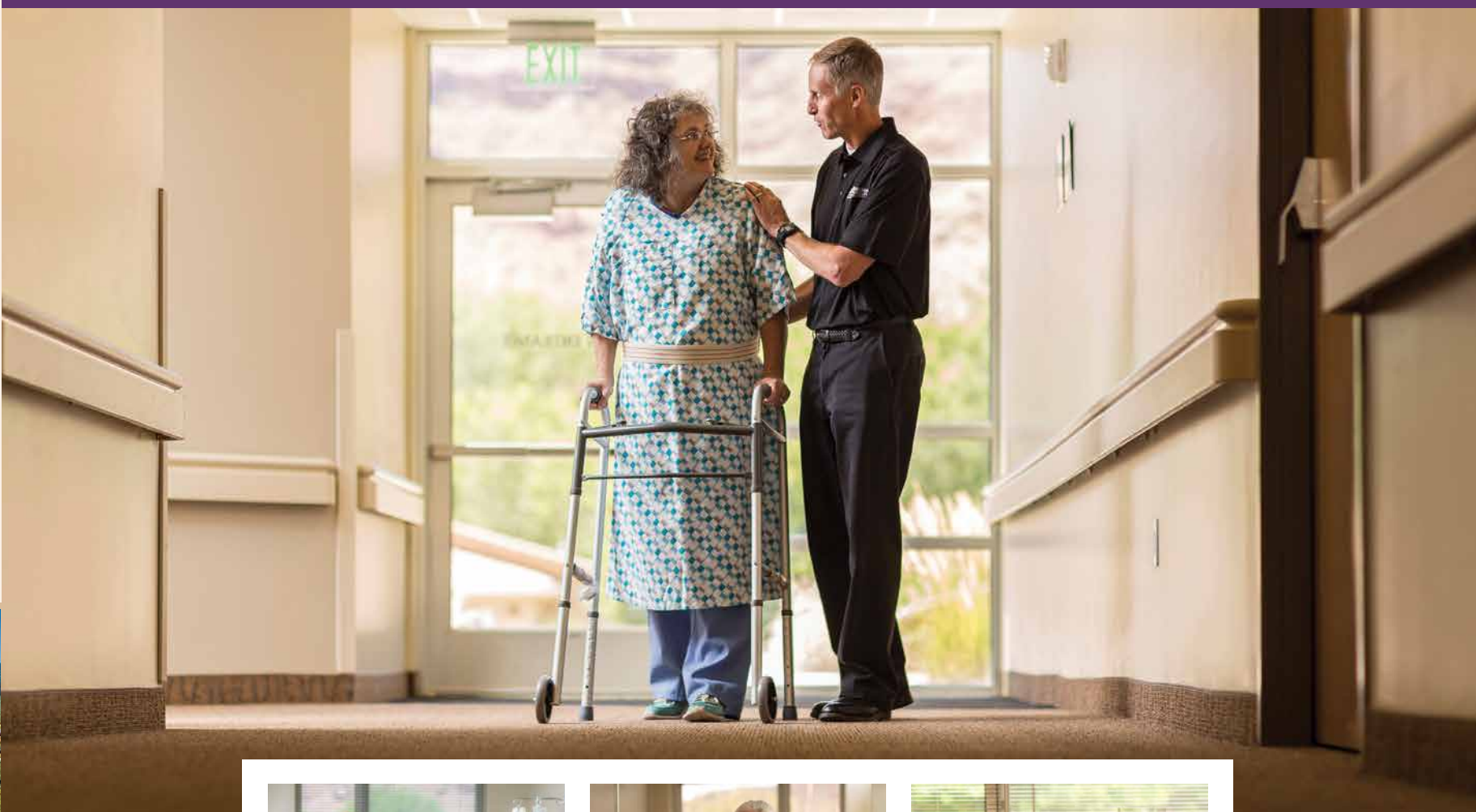


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**TO BE BUILT TOWNHOMES AT RIM VISTA:** New design with patios in front and back, 2 Master Bedrooms with en suite bathrooms upstairs and a 1/2 bath on main level, 1274 sq. ft. Amenities include Pool, Hot Tub, Playground and Pavilion. Zoned for overnight rentals. \$309,000 | Available: #1649454, 1649457, 1649458, 1649468, 1649469 | **Dave 435-260-1968**



**GREAT COMMERCIAL PROPERTY with additional land to expand your business!** Building is 5,800 sq. ft. and previously a cabinet making shop. All equipment and clients included. (Excluding the business name). MLS#1576970 | \$990,000 **Dave 435-260-1968**



**This in town setting leaves nothing to be desired!!** 2 bed, 2 1/2 bath town home in a private corner of Millcreek Pueblo. Exceptionally well maintained, bright and open with wonderful portal views from the upstairs deck, community pool and coveted owner storage shed. \$325,000 | MLS#1612005 **Danette 435-260-0130**



## RESIDENTIAL LAND LISTINGS

**This lot has all the views** of the red rock monuments that have made Castle Valley famous and in addition you have great views towards the Colorado River corridor. Choose from a number of different potential building sites and enjoy the peace and quiet of Castle Valley. Come check out this great property! \$135,000 **UNDER CONTRACT** | MLS#1606451 **Rick 435-260-2599**

**RARE BUILDING LOT IN TOWN.** Spectacular views of the mountains and red rock rim! Hiking/Biking trails right out your back door. .25 acre in cul-de-sac. Water, sewer and power all stubbed. \$119,000 | MLS#1590268 **Danette 435-260-0130**

**GREAT PROPERTY IN LA SAL .56-ACRE LOT IN LA SAL.** Power at lot and phone nearby. Can be purchased with deed restricted pond parcel. MLS#1215877 | \$38,400 **Owner/Agent | Dave 435-260-1968**

**ENJOY THE SPECTACULAR VIEWS** of The La Sal Mountains from this 6.48-acre lot in Old La Sal. Access is by an improved gravel road. A large storage shed and power at lot line are also included. Oak brush and sage brush vegetate this very buildable lot. MLS#1477628 | \$65,000 **Dave 435-260-1968**

**BRUMLEY RIDGE LOTS, LA SAL MOUNTAINS OVER MOAB WITH POWER AND WATER INCLUDED.** At an elevation of 7500 ft, 3 lots ranging from 3.5 to 6.2 acres in the La Sal Mountains above the city of Moab, offering sweeping views of mountain ranges, red rock, lush valleys, and canyons-including Canyonlands National Park. Directly accessible from La Sal Mtn Loop Rd, site is bordered by undeveloped BLM land and includes access to over 50 acres held in common with other property owners. Beautiful and Build Ready. MLS#1520062, 1519453, 1520062 \$225,000 each **Rick 435-260-2599**

**ADJACENT TO PRESTIGIOUS NAJAVO RIDGE,** Incredible views surround this 4.38-acre parcel on Carroll Drive. Great views of the red rock fins of Navajo Ridge, Moab Rim and the valley below. Close proximity to Mill Creek Canyon trailhead, biking, 4X4 trails, and just a golf cart ride away from Moab Golf Club. Sub-dividable. MLS#1601932 | \$339,000 **Rick 435-260-2599**



**Arguably one of the finest, custom built homes in Moab.** Local contracts and artisans built this spectacular home, located on 6.85 acres in the gated Navajo Ridge community. Includes 4700 sq. ft. living space, 3 bedrooms in the main house, 2 bedrooms in the guest house and a nanny quarters. Swimming pool and outdoor kitchen. Make this custom home a delight for entertainment. MLS# 1635488 | \$3,990,000 **Dave 435-260-1968 or Danette 435-260-0130**



**Affordable country living at it's finest!** This home is in immaculate shape with added craftsmanship throughout. Enjoy your views of the Abajo mountain range and the peace and quiet of country living. You will love watching the sunset over the mountain peaks from you covered patio every evening. 3 bedrooms and 2 full baths. 1456 sq. ft. 1-acre property. MLS#1622572 | \$265,000 **Stephanie 435-260-8023**



**LEASING OPPORTUNITY - COMMERCIAL PROPERTY** 4,000 Sq Ft of commercial space. Located on Hwy 191, directly across the proposed USU campus, this property has great visibility with ample customer parking. \$1.00/SQFT/Per Month. MLS#1621858 **Dave 435-260-1968**



**Great in-town location on quiet street!** 2 bedrooms, 2 bath 1,868 square-foot single-family rambler/ranch style home close to downtown in a desirable and quiet neighborhood. Two-car garage, workshop. MLS#1651852 | \$349,000 **Dave 435-260-1968**







# Rise of the donuts

Two local shops making donuts fresh daily

Written by Sharon Sullivan

**B**y 2 a.m. Ryan Bird is rolling dough, cutting, frying and glazing donuts before the first customers arrive later that morning at Doughbird — the fried chicken and donut shop Bird opened with his wife Erin in August. Erin arrives by 6 a.m. to add any last-minute touches to the pastries before the shop, located at 125 N. Main St., opens at 7 a.m.

“She is the one with the super palette, and can taste the donut and knows how to fine tune it,” Bird says. “She has the baker’s brain for it and makes sure I did it right.” Erin spends most of her time at Moab Garage Co., a casual eatery the couple also owns, while Ryan primarily runs Doughbird.

Coincidentally, a second fresh donut-maker, The Donut Shop at 65 E. Center St., also opened in August. There, co-owner John Schwager begins his day at midnight to begin making donuts from scratch. His business partner Karen Kidwell arrives at 4 a.m. to spend a couple of hours decorating donuts and getting the shop ready for customers, allowing time for Schwager to go home for an hour to walk his dog before opening the shop at 7:30 a.m.

“My favorite is the basic raised glazed donut,” Schwager says. “It’s the cornerstone of the donut shop. I like to eat one about 45 minutes after I make it.” In addition to the classic maple, sugar, or chocolate-glazed donuts, Schwager makes cinnamon rolls, twists and long-johns — bar shaped, yeast-risen glazed donut sometimes filled with custard or cream. He also makes bismarks — donuts without the hole, which are filled in the center with raspberry, Bavarian, or lemon cream. For those who prefer savory to sweet he also makes ham and cheese croissants.

At Doughbird, Ryan and Erin Bird decided to pay homage to the popular southern cuisine tradition of serving fried chicken and waffles — although they substitute donuts for waffles — to put their own spin on things. “I’m a bit of a donut fiend,” and a believer in you should sell what you love, says Ryan Bird. “We both really love donuts and Southern-style fried chicken.”



*Doughbird owner, Ryan Bird typically begins making the day’s donuts at 2 a.m. [Courtesy photo]*





The fried chicken is Nashville-style, which means it's spicy. Hotness levels range from no-heat, to very hot — a spice level that guaranteed to get you sweating and your eyes tearing. Bird begins cooking chicken at 11 a.m. It is served with a choice of coleslaw or — somewhat ironically perhaps — waffle fries. Donuts are sold all day or until they run out.

Like Schwager, Bird says the various classic glazed donuts are his favorite — though he also makes apple fritters and a half-dozen specialty donuts on any given day. What's different about these two independent Moab shops and what you'll find at a chain store is how they're made — which is reflected in the taste, says Bird. "There's no comparison between a mass-produced donut and a small-batch donut," he says.

Schwager and Kidwell were visiting Moab in 2017 for the Fourth of July holiday when they noted there weren't any local donut shops in town. "I was incredulous," he recalls. "So, I joked with Karen, that we need to come back and open a donut shop. I couldn't believe there were no donut shops here. It stuck with me — this would be a great business."

Before moving to Moab in December 2018 the two had owned a printing shop in Pasadena, California — services that were becoming obsolete in the digital era. So, at age 60, Schwager moved to Moab, along with Kidwell, to start a new profession. He hired a consultant, a longtime donut maker, to teach him how to make the sweet treats. "He shared recipes from his family, who'd been in the donut business for 50 years," Schwager says.

Ryan had co-owned a restaurant in Logan, before selling his interest in the business to spend a year traveling across the United States and Canada with Erin to find a new home and place to start a restaurant together. "The West is where our heart is," he says, and so they made their way back to Utah and stopped in Moab. The town "clicked" with them. "It felt right," he says. So, they moved to Moab and opened the Moab Garage Company four years ago.

**"There's no comparison between a mass-produced donut and a small-batch donut,"**

**— Ryan Bird**

Both Doughbird and The Donut Shop opened within days of each other, after both owners — independently of one another — noticed that Moab lacked fresh-made donuts. Both businesses are doing well.

"I've been thrilled by the response of the locals," Schwager says. "I've had a steady stream of business all winter. The support from the community is gratifying and humbling. I haven't had to spend money on advertising. It's all word-of-mouth."

One of those regular customers is Shawn Pilibosian, who says he buys donuts weekly at The Donut Shop. "The quality stands out," Pilibosian says. "John is a good human — he's here for the right reasons. He's not just here to make money — he's here to brighten days."

Schwager says he geared his business plan toward the locals. "I'm open all winter. Most all of my donuts cost \$1. A few are \$2. It's a high-quality, low-cost product." He also sells his donuts to hotels, campgrounds and coffeeshops that cater to the tourists.

Doughbird has been busy, too. "The response has been really great," Bird says. "We've had a lot of local support. It's been amazing." People from all over the world have stopped in. "We've had a lot of positive feedback with people saying 'these are the best I've ever had,'" Bird says.

Moab resident Kyle Mears stops in Doughbird at least three times a week. He says eating the fried chicken after riding his mountain bike on Porcupine Rim "really hits the spot." He also likes the donuts, which he describes as "works of art."

Most of the business at both shops is "to-go" — although Doughbird has limited seating indoors, as well as a patio area on the side of the building. Both Doughbird and The Donut Shop are open until 2 p.m. Doughbird is closed Tuesdays, while The Donut Shop is closed Mondays. ■



**Top:** The Donut Shop owners, John Schwager and Karen Kidwell, with a tray of fresh donuts at their shop on Center Street. [Photo by Murice D. Miller] **Bottom:** Doughbird owners Erin and Ryan Bird. [Courtesy photo] **Opposite page, top right:** The Donut Shop's John Schwager serving customer Sherrie Zufelt. [Photo by Murice D. Miller]







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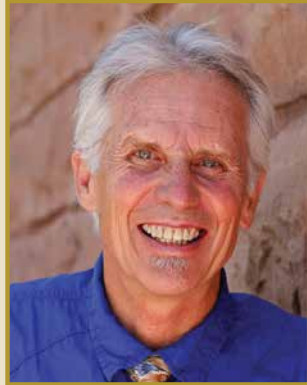
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# Ahh Moab!



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Realtor  
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nancyfitzmoab@gmail.com



**Kevin Fitzgerald**  
Realtor  
**435.260.9890**  
kevinfitzmoab@gmail.com



moabpremierproperties.com

# Calendar of Events



## March

**14-17 Skinny Tire Festival** | [skinnytireevents.com/skinnytirefestival](http://skinnytireevents.com/skinnytirefestival)

**15, 17, 19, 23, 29 Star Parties** | Dead Horse State Park  
[stateparks.utah.gov/parks/dead-horse/events/](http://stateparks.utah.gov/parks/dead-horse/events/) | 435-259-2614

**21 Behind the Rocks Ultra** | [madmooseevents.com/behind-the-rocks-home](http://madmooseevents.com/behind-the-rocks-home)

**26 - 29 Rocky Mountain Natural Building Conference**  
MARC | [natural-building-alliance.org](http://natural-building-alliance.org)

**27 - 29 Green River Rock & Mineral Festival**  
[greenriverrocks.com](http://greenriverrocks.com) | 435-820-0592

**28-30 Moab Rocks** | [transrockies.com/moab-rocks](http://transrockies.com/moab-rocks)

## April

**8 Full Moon Hike Dead Horse State Park**  
[stateparks.utah.gov/parks/dead-horse/events/](http://stateparks.utah.gov/parks/dead-horse/events/) | 435-259-2614

**4-12 Jeep Safari** | [rr4w.com](http://rr4w.com)

**11, 14, 16, 19, 21, 23 26 Star Parties** | Dead Horse State Park  
[stateparks.utah.gov/parks/dead-horse/events/](http://stateparks.utah.gov/parks/dead-horse/events/) | 435-259-2614

**18 National Parks Fee Free Day** | [nps.gov/orgs/1207/2020-fee-free-days](http://nps.gov/orgs/1207/2020-fee-free-days)

**18 Utah Fallen Peace Officer Trail Ride** | [upoa.org/fallen-trail-ride](http://upoa.org/fallen-trail-ride)

**18 Amasa Trail Race** | [madmooseevents.com/amasa-trail-race](http://madmooseevents.com/amasa-trail-race)

**18-19 Trek Series Mountain Bike Camp** | GCHS | [dirtseries.com](http://dirtseries.com)

**24 - 26 Moab April Action Car Show** | [moabcarshow.org](http://moabcarshow.org)

## May

**2 Gran Fondo Moab** | [granfondomoab.com](http://granfondomoab.com)

**7 Full Moon Hike Dead Horse State Park**  
[stateparks.utah.gov/parks/dead-horse/events/](http://stateparks.utah.gov/parks/dead-horse/events/) | 435-259-2614

**9-10 Back of Beyond Paddle Race** | [backofbeyondsup.com](http://backofbeyondsup.com)

**12 - 16 Rally on the Rocks** | [rallyontherocks.com](http://rallyontherocks.com)

**17-22 GoneMOAB** | Nissan off road | [gonemoab.com](http://gonemoab.com)

**23-24 Moab Arts Festival** | Swanny City Park  
[moabartsfestival.org](http://moabartsfestival.org) | 435-259- 2742

All listings subject to change. Moab Area Real Estate Magazine does not guarantee these listings. To submit your event to future calendars email [andrewmirrington@gmail.com](mailto:andrewmirrington@gmail.com).

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# Welcome to Moab!

DIRECTORY OF OFTEN-REQUESTED INFORMATION (Area code 435 unless noted otherwise)

## MOAB

County: Grand  
Zip Code: 84532  
Elevation: 4,025 feet  
Year-round population: 5,000

## 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 Mtn. 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  
Emergency 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](http://www.united.com)  
Grand Junction Regional Airport:  
[www.gjaairport.com](http://www.gjaairport.com)  
Amtrak/Green River: 800-872-7245  
Greyhound Bus/Green River: 435-564-3421  
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  
Hwy 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

## LOCAL SHUTTLES

Coyote: 259-8656  
Porcupine Shuttle: 260-0896

## CITY INFO:

Moab City: 259-5121  
[www.moabcity.org](http://www.moabcity.org)  
Monticello: 587-2271  
[www.monticelloutah.org](http://www.monticelloutah.org)  
Blanding: 678-2791  
[www.blandingutah.org](http://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](http://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

## PEST INSPECTORS

Spanish Valley Pest Control 259-8255  
Orkin Pest Control: 877-250-1652

## INSURANCE COMPANIES

Farmers Insurance: 259-6192  
Central Utah Insurance: 259-5981  
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Beeman: 259-7281  
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## SURVEYORS

Souder, Miller & Associates: 243-6067  
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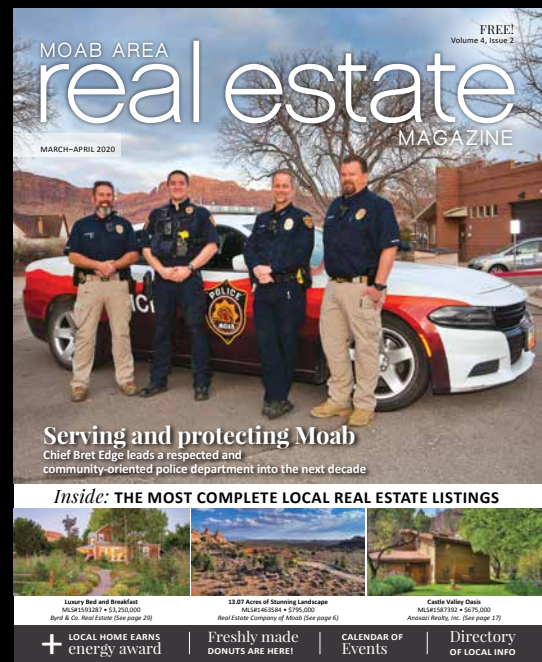


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