

LEGISLATIVE SUMMARY SHEET

Tracking No. 0059-20

DATE: March 10, 2020

TITLE OF RESOLUTION: AN ACTION RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE; APPROVING AND CERTIFYING THE GREASEWOOD SPRINGS CHAPTER'S COMMUNITY-BASED LAND USE PLAN

PURPOSE: This resolution, if approved, will approve and certify the Greasewood Springs Chapter's Community-Base Land Use Plan.

This written summary does not address recommended amendments as may be provided by the standing committee. The Office of Legislative Counsel requests each committee member to review the proposed resolution in detail.

PROPOSED STANDING COMMITTEE RESOLUTION
24th NAVAJO NATION COUNCIL—Second Year, 2020

INTRODUCED BY



Primary Sponsor

TRACKING NO. 0059-20

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE; APPROVING
AND CERTIFYING THE GREASEWOOD SPRINGS CHAPTER'S COMMUNITY-
BASED LAND USE PLAN

BE IT ENACTED:

SECTION 1. FINDINGS

- A. The Resources and Development Committee is a standing committee of the Navajo Nation Council that has the authority to grant final approval for and certify chapter community land use plans. See 2 N.N.C. §501 (B) (2) (d) and 26 N.N.C. § 2004 (D) (2).
- B. The Greasewood Springs Chapter per Resolution GSC01-20-0990, entitled Resolution to Accept Public Hearing for the Community Land Use Plan, the Finalized Version, and the Presentation of the Survey Results, requests for the Resource Development Committee to approve the Greasewood Springs Chapter Community-Based Land Use Plan. **Exhibit A.**
- C. The Resources and Development Committee of the Navajo Nation Council finds it in the best interest of the Navajo Nation to approve and certify the Greasewood Springs Chapter's Community-Based Land Use Plan.

1
2 **SECTION 2. Certification**

- 3 A. The Resources and Development Committee of the Navajo Nation Council hereby
4 certifies the Greasewood Springs Chapter's Community-Based Land Use Plan,
5 attached hereto as **Exhibit A**.
6 B. Certification of this Community-Based Land Use Plan shall not delineate adjacent
7 chapter boundaries. Any chapter disputes rest solely with the Courts of the Navajo
8 Nation.
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Greasewood Springs Chapter

Diwozhii Bii' To doo' Bi'Naha'ta'

Calvin F. Lee, President
Emery Lester, Vice-President
Omercita Begay, Secretary/Treasurer

Bill Spencer, Grazing Official
Elmer P. Begay, Council Delegate

EXHIBIT

A

GSC01-20-0990

RESOLUTION OF THE GREASEWOOD SPRINGS CHAPTER

Resolution To Accept Public Hearing for the Community Land Use Plan, the Finalized Version, and the
Presentation of the Survey Results

WHEREAS:

1. The Navajo Nation (NN) Council, by Resolution No. CAP-34-98, hereby approved the Navajo Nation Local Governance Act, codified in Title 26 of the Navajo Nation Code (26 N.N.C); delegating to Greasewood Springs Chapter at 26 N.N.C.§§ 1.B.1 governmental authority with respect to local matters consistent with Navajo law, including custom and tradition.
2. 26 N.N.C.§§ 1.B.1.2 authorizes the Greasewood Springs Chapter: to make decisions over local matters; to improve community decision making; to allow the community to excel and flourish; to enable Navajo leaders to lead toward a prosperous future and improve the strength and sovereignty of the Navajo Nation; and to govern with responsibility and accountability to the local citizens.
3. The Greasewood Springs Chapter needing professional representation approved Resolution GSC11-19-0981 in November 2019 which the Navajo Nation (NN) Department of Justice (DOJ) deemed insufficient and developed a professionally Attorney type contract after the fact.
4. The Chapter Officials after reading the NN-DOJ approved contract interpreted dictation from the NN-DOJ, and referred the DOJ Attorney contract for legal review to Mr. Upshaw who modified the resolution to eliminate NN-DOJ's dictation supporting fully Greasewood Springs' Chapter autonomy.
5. The Greasewood Springs Chapter has held public hearings in 2001 and 2016 and never had the corresponding Community Land Use Plan approved by the Transportation and Development Committee, now known as the Resources and Development Committee of the Navajo Nation Council.
6. The Greasewood Springs Chapter has endeavored diligently for the past twenty (20) years to see an official Community Land Use approved by the Resources and Development Committee of the Navajo Nation Council.

NOW THEREFORE IT BE RESOLVED THAT:

1. The Greasewood Springs Chapter accepts the public hearings held on November 17 and December 15, 2019 and the associated documentation and meetings: the work session August 28 & 29, 2019; the publication for the Navajo Times; the KTNN radio advertisement, the comments, the survey, and the survey results and the finalized clean copy of the Community Land Use Plan.
2. The Greasewood Springs hereby respectfully requests the Resources and Development Committee of the Navajo Nation Council to accept and approve the Greasewood Springs Chapter Community Land Use Plan.

CERTIFICATION

We, hereby certify that the foregoing was duly considered at a regular chapter meeting in Greasewood Springs (Navajo Nation) Arizona, Chapter at which a quorum of community membership was present where the same passed with a vote of; 25 in favor, 0 opposed and 0 abstained on this 09th day of January in the year 2020.

Motioned By: Iris S. Begaye
Seconded By: Susie Attakai


Calvin F. Lee, President

Project Title:
**Greasewood Springs Chapter
Community-Based Comprehensive
Land Use Plan**

Adopted by Greasewood Springs Chapter Membership

Resolution: GSC01-20-0990



Chapter Officials:

Calvin Lee, Sr., President

Emery Lester, Vice President

Omercita Begay, Secretary/Treasurer

Bill Spencer, Grazing Officer

Ronald Gishey Sr., President, Community Land Use Planning Committee (CLUPC)

Grace Yazzie, Vice-President, CLUPC

Iris Shirley Begaye, Secretary, CLUPC

Clifton Kanuho, Member, CLUPC

Joseph Charley, Member, CLUPC

Chapter Administration:

Ron M. Jones, Manager/Planner

Bill J. Yazzie, Administrative Assistant

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Graph 4. Poverty Level in Greasewood vs. Navajo Nation, State of Arizona, and the U.S.

1. INTRODUCTION

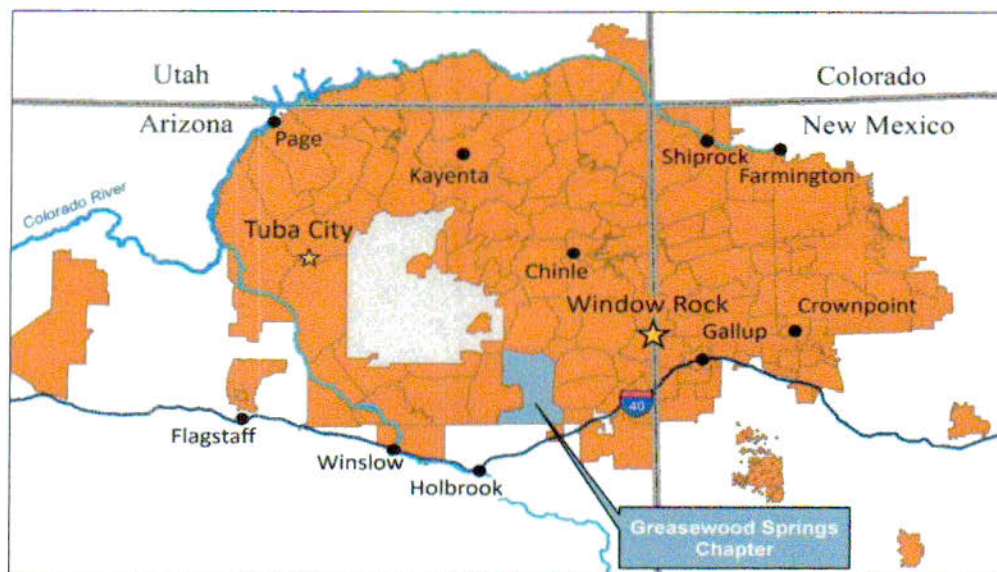
What is a Comprehensive Plan and Why Develop One?

1.1 History and Overview

Greasewood Springs Chapter's Comprehensive Land Use Plan (CLUP) is a community based long-range plan that aims to address a variety of issues that confront the community, identify strategies to address issues, and position the Chapter for future opportunities. The vision of Greasewood Springs Chapter is "to have a safe, healthy, and well-planned community with adequate housing, public facilities, parks, and a strong agricultural and sustainable economic industry." This vision is strengthened with an abundant water source and plans to make "green renewable energy" prosper.

The Plan focuses on eight (8) elements: **land use, housing, economic development, public and community facilities, transportation, agriculture, open space, and infrastructure.** Each element contains one or multiple goals with corresponding objectives or strategies. For the purposes of this Plan, a goal is defined as something that you are trying to do or achieve, and an objective is a strategy for achieving a goal.

The planning process was initiated August 2015 and concluded with a strategic planning workshop held on June 3, 2016. Participants included Chapter leaders, presenters from various Navajo Nation government departments, as well as two non-profit agencies. The Plan was presented to the Chapter membership at a regular Chapter meeting followed by a 60-day public review period. During this time, the plan was posted at the Chapter House along with **Plates 1-3** which were provided in consultation with the assistance of an environmental consulting firm, ETD, Inc. A public hearing was held on December 06, 2016 and the Chapter approved this community-based land use plan with resolution GSC12-16-0687 which was never certified by the Resources and Development Committee of the Navajo Nation Council, the community-based land use plan was amended to meet the five (5) year update requirement, 26 N.N.C. § 2004.D.



Since the Resources and Development Committee of the Navajo Nation Council never certified the 2016 community-based land use plan, a new initiative to update the land plan formally began on October 28 and 29, 2019, with a work session in Flagstaff, AZ at the Office of Navajo Hopi Indian Relocation Office. This work session was followed up with two public hearings held on November 17, and December 15, 2019. These hearings were advertised over radio and held at the Greasewood Springs Chapter House. The first hearing formally initiated the required sixty (60) day comment period and ended on January 16, 2020, in this duration of time, surveys were conducted. Greasewood Springs Chapter Resolution GSC01-20-0990, was approved on January 19, 2020. see Appendix 1.

1.2 Purposes of the Plan

The comprehensive nature of the plan supplies the following purposes:

- Establishes guidelines for community development for organized growth
- Maintains priorities from one Chapter Administration to another
- Supports housing, public facilities, economic development, agricultural projects, and renewable energy
- Preserves and protects rangeland and environmentally sensitive areas.

1.3 Authority to Regulate Land

Greasewood Springs Chapter is located in the south-central area of the Navajo Nation. The size of the Chapter's land base is nearly 336 square miles. The authority of Chapters to regulate the land is delegated to them under the Navajo Nation's Local Governance Act (LGA) (26 N.N.C.), as amended. Chapters are political subdivisions of the Navajo Nation and are subject to Navajo Nation laws, regulations, rules, and policies.

According to LGA, a "Community-Based Land Use Plan" is a document adopted by Chapter Resolution setting forth current and proposed uses of land within Chapter boundaries, illustrating such uses by map or plat. Since the basic components of a land regulatory system are a land use plan and zoning ordinances, LGA also establishes the process for adopting ordinances. Ordinances are local laws that set forth provisions establishing land uses in categories and zones. They are used to impose regulations for the promotion of health, safety, convenience, general welfare, and other reasons. Navajo Chapters can also adopt ordinances unrelated to land use, such as tax ordinances to generate local revenue to public and community projects.

1.4 Chapter Boundaries

The term "Chapter" comes from a name that has roots in the early 1930s when the BIA attempted to establish "Chapters of a Livestock Association" for each grazing unit across the Navajo Nation (Linford 2000). These Chapters later became political subdivisions. The grazing unit that was established for Lower Greasewood later became the boundaries for Greasewood Springs Chapter, encompassing 491 square miles, as illustrated by the brown/grey line identified as the Navajo Land Administration (NLA) boundary in the map below. Following a Navajo Nation Court decision, the Chapter boundary was reduced to an area encompassing about 336 square miles. This area is referred to as the "Planning Area" for the purpose of this land use plan. The orange dotted line boundary, used by the

U.S. Census Bureau, is fairly consistent with the Planning Area. It is the intent of the Greasewood Springs Chapter to maintain jurisdiction of the 491 square miles as defined by grazing districts. Political and planning defined acreage can be used for their designed purpose. However, the grazing permits assigned to the 491 acres remain under the Greasewood Springs Chapter.



1.5 Public Involvement

Several workshops were held at the chapter that were open to the public then followed by strategic planning workshops in Gallup, New Mexico and Flagstaff, Arizona. The discussions focused on pertinent community issues, presentations from various agencies, and recommendations from the Chapter leaders and staff.

A community values survey was initiated as well. The survey was developed to validate citizen's attitudes and concerns toward various issues. Community members began taking the community values survey in November 2019 and the survey was concluded 90 days thereafter. The random sample of 38 community members who completed the survey are presented in **Appendix B** and are discussed throughout this report. A summary of the survey results is as follows:

- 100% agree that the Chapter needs to begin planning for the future
- 77% agree there should be designated areas for housing, ceremonial events, and community events to preserve the outlying rangelands in the Chapter
- 91% agree there is a need for better grazing management. The community believes this can be achieved by electing an effective and efficient grazing officer
- 94% agree the Chapter should adopt ordinances that promote beauty, health, and safety. This would prohibit dumping household waste and abandoned cars

- 60% agree that residents who hold agricultural leases, but do not use them, should forfeit them to families that want to farm along the Pueblo Colorado Wash and the greater Greasewood Springs Chapter area.
- Majority agree that all the roads are in dire need to be upgraded and improved; especially Antelope Trail Road, Navajo Routes 15, and 157, and specifically bus routes.
- The type of economic development that most people support is a post office, a gas station, and a convenience store. Other suggestions for commercial developments include a grocery/general store (e.g. Bashas' and Walmart), office buildings for rent/lease, fast food restaurants, farming tools and supply store, and a RV park.
- The top three public facilities that most residents desire are a waste transfer station, youth recreation facilities, and a police station. Other suggestions for public facilities include an elderly/veteran's nursing home, a health care clinic with Emergency Medical Services (EMS), recreational areas (e.g. gym, swimming pool, parks), community garden, a community health and wellness center, ranger station, and a rural addressing system.

2. COMMUNITY ASSESSMENT

A Profile of Greasewood Springs Chapter

2.1 Regional Setting

Greasewood Springs Chapter is located in Northeastern Arizona near the southern boundary of the Navajo Nation. The Navajo Nation encompasses nearly 27,635 square miles on the Colorado Plateau. The Chapter comprises of about 491 square miles.

The Chapter lies in the Little Colorado River Watershed. The community lies along the Pueblo Colorado and Steamboat washes which flow southwestward toward the Little Colorado River. Elevations in this area range from 6,500 feet on the tops of mesa to 5,900 feet along the base of the Pueblo Colorado Wash.

Geologic rock formations exposed in the areas consist of tertiary sand, silt, gravel, and conglomerates that cover most of the land base. Underlying these units are the units of the Glen Canyon Group and the Chinle Formation, which are exposed along the banks of the Pueblo Colorado Wash. The geography of the area naturally sustains water which creates a rich ecosystem.

Although naming the founder of Greasewood Springs is elusive and contentious, two men were named Haashkey'yinoöl Kaal and Atsii' Adinii ("No Hair"). A resolution from the Navajo Nation Council does mention a trader who operated in "Diwozhiibiito" and Lukachukai Areas, and called the area near his trading post at both locations Greasewood. So, to distinguish between the two he called the "Diwozhiibiito" area, Lower Greasewood, and the Lukachukai area, Upper Greasewood (*Navajo Nation Council Resolution (CO-88-98)*). This community discussion on the name of the community and founder was overwhelming and resulted in a consensus to leave names out of the Land Use Plan. However, to due diligence a sound explanation is appropriate. As such, a local elder named Mr. Leroy Thomas did indicate a more traditional story that the Navajo name "Diwozhiibiito" came from the many horses that were indigenous to the area as seen in the Mustang being the school mascot.

2.2 Demographics

The census count of 2010 represents the best available data given the factors that make census counting a challenge for the Census Bureau. The challenges on the Navajo Nation begin with the fact that many residents work off the reservation, but claim the reservation as their primary residence. Therefore, many of them were unable to participate in the census count. Also, the reduction of the Chapter's land base may be the reason for what appears to be a population decline between 2000 and the 2010 Census Count.

U.S. Census Bureau also cites unique problems since it first began counting the American Indian population on reservations since the 1800s (2012). Many of these problems stem from political, cultural, and geographical considerations (2012). It revealed that there was an estimated 4.88% undercount of American Indians during the 2010 census.

According to the Census Bureau, the population of Greasewood Springs Chapter was 1,154 in 1980, followed by a slight increase to 1,166 in 1990. It grew to 1,408 by 2000 and then declined to 1,320 by 2010. If the 2010 population count were adjusted by 4.88%, the Greasewood Springs Chapter population would be closer to 1,384.

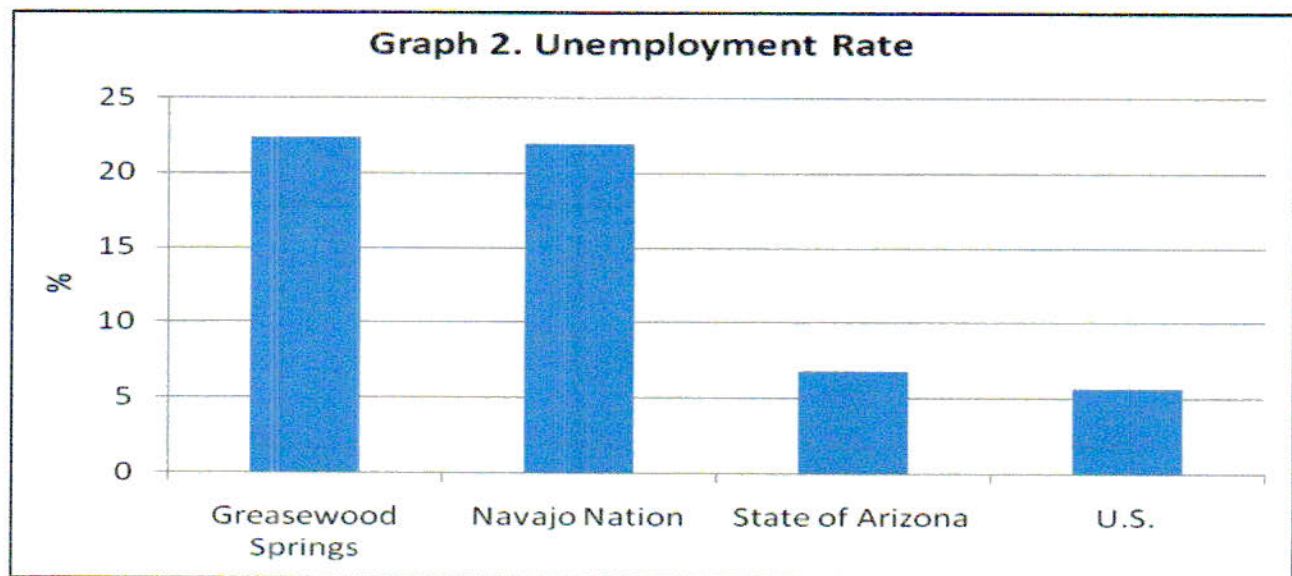
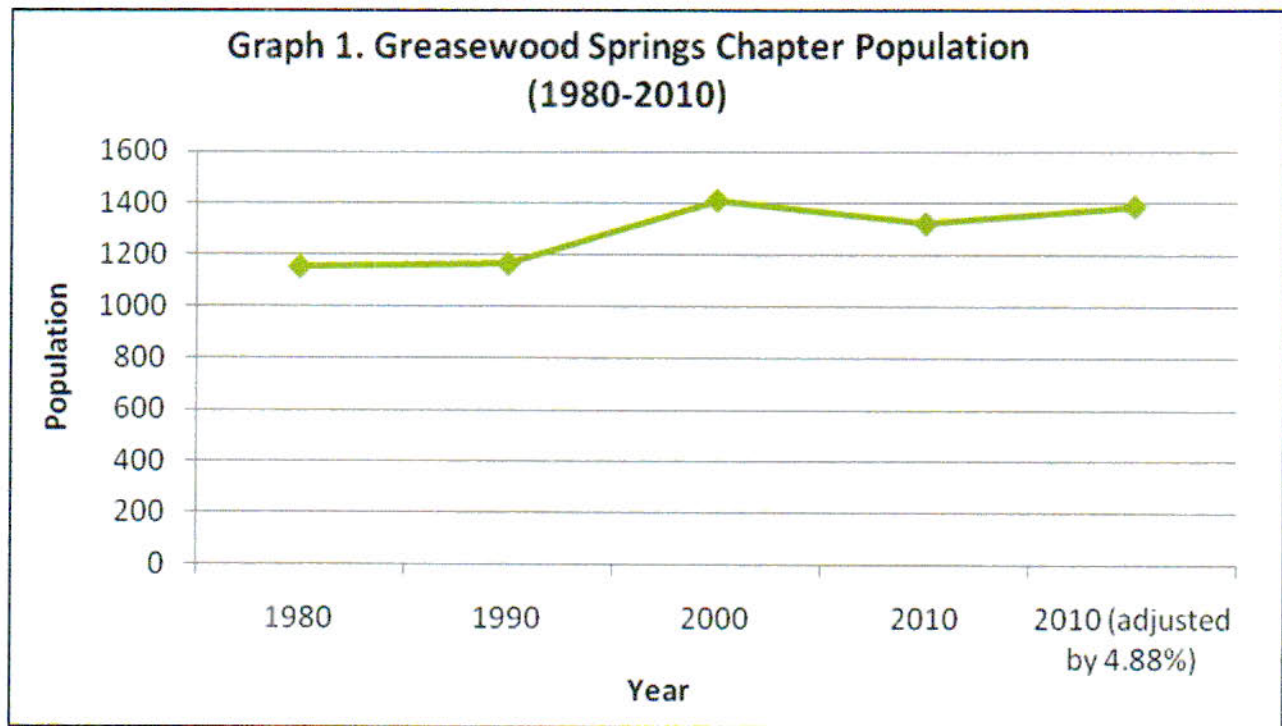
Water planning efforts by the Navajo Nation Water Management Branch estimates growth rates on the reservation at 1.48% per year in rural areas and 2.48 % in growth areas. **Graph 1** illustrates the growth pattern of Greasewood Springs Chapter for the past few decades and also provides an adjusted count for the variances by Census Bureau.

2.3 Economic Indicators

This section describes key indicators that portray the economic conditions in Greasewood Springs Chapter. These indicators include unemployment rate, median household income, poverty, and education levels based on the 2010 Census Data. However, these economic indicators do not account for a strong underground economy that exists on the Navajo Nation from unreported sales of livestock, arts and crafts, roadside stands, bingo, and flea markets. This is an industry that contributes about \$6 million annually to a \$1.3 billion economy; although the jobs are not counted in the tribe's employment statistics (Fonseca 2009).

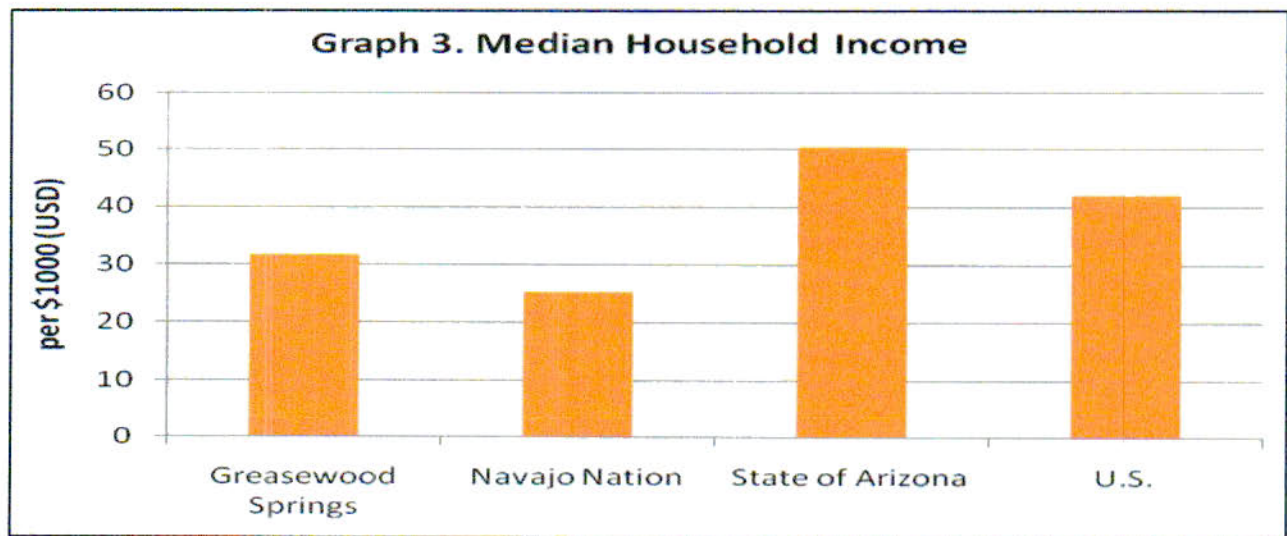
2.3.1 Unemployment

Unemployment is defined as the number of unemployed civilians who are looking for jobs divided by the total labor force. In 2010, the unemployment rate in Greasewood Springs Chapter was 22.0%. By comparison, the Navajo Nation was 21.9%; the State of Arizona was 6.8%; and, the U.S. was 5.7%. **Graph 2** illustrates a comparison of these unemployment rates.



2.3.2 Median Household Income

The median household income in Greasewood Springs Chapter was \$31,620. By comparison, the Navajo Nation was \$25,166; the State of Arizona was \$50,296; and the U.S. was \$41,994. It is worth noting that Greasewood Springs Chapter's median household income is higher than the U.S. level, which is uncommon for most areas on the reservation. **Graph 3** shows these income level comparisons.

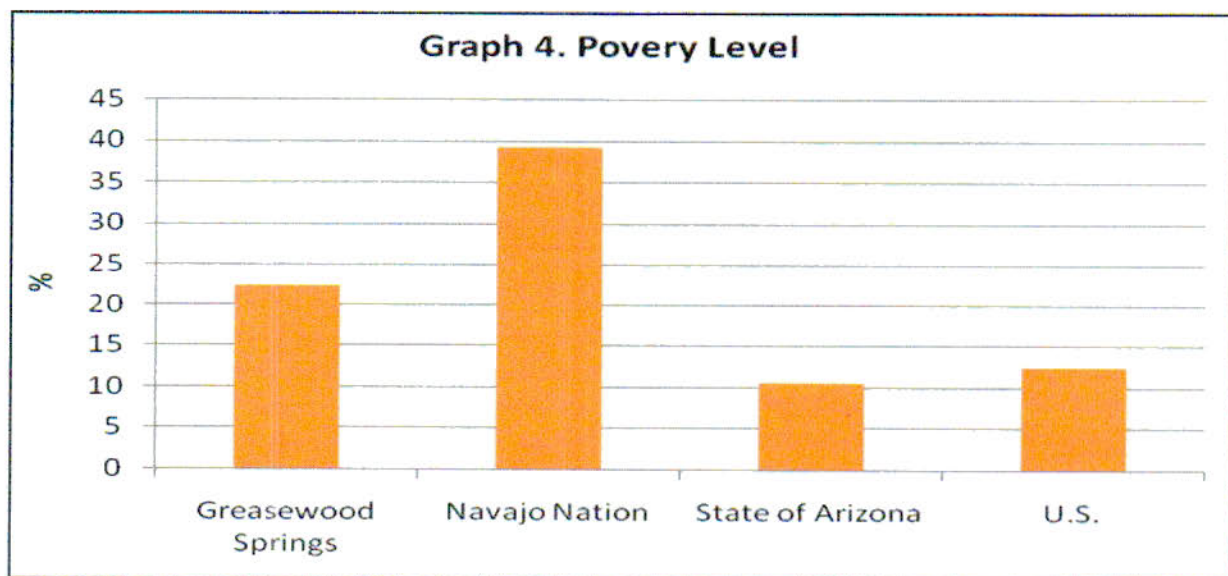


2.3.3 Poverty

The portion of Greasewood Springs's residents living below poverty level within the Chapter in 2010 was 22.2%. In comparison, the portion of the population in the Navajo Nation's living below the poverty level was 39.1; the State of Arizona was 10.5; and the U.S. was 12.4. **Graph 4** illustrates a comparison of portions of residents living below the poverty level.

2.3.4 Education

Education levels in 2010 for Greasewood Springs Chapter's population of persons 25-years-and-older are as follows: 22.4% have no high schooling; 7.8% have high schooling, but no diploma; 29% achieved a high school diploma (or equivalency); 24.7% have some college education, but no degree; 10.9% have an Associate's degree; 4.3% have a Bachelor's degree; and 0.9% have a graduate or professional degree (U.S. Census 2010).



3. LAND USE PLAN

Orientation, Goals, and Objectives are the Heart of this Plan

The Chapter's vision is a safe, healthy, and well-planned community with adequate housing, public facilities, parks, roads, and a strong agricultural and sustainable economic industry. This land use plan is considered comprehensive because it deals with a wide range of topics. In this section we present the heart of the plan, which contains, orientation, goals and objectives for eight elements. A goal is defined as "something that you are trying to do or achieve", and an objective is "a strategy for achieving a goal." The elements of this plan include:

- | | | |
|-------------------------------|------------------|------------------------|
| ✓ Land Use | ✓ Residential | ✓ Economic Development |
| ✓ Public/Community Facilities | ✓ Transportation | ✓ Grazing/Agriculture |
| ✓ Open Space/Preservation | ✓ Infrastructure | |

3.1 Land Use

For hundreds of years Navajos lived and followed their sheep in the Greasewood Springs area. The initial development aside from Navajo homesteads were the trading post established prior to 1915 (Linford 2000) followed by the Bureau of Indian Affairs (BIA) government school, which is now Greasewood Springs Community School. The rangeland is part of Land Management District 17, regulated by the Navajo Nation Department of Agriculture (NNDA). Most of the Chapter's land base is Tribal Trust status.

Greasewood Springs Chapter is primarily a residential community with much of the land dedicated for grazing purposes. Areas that have been developed include the following categories: housing (residential), commercial (economic), public facilities (churches and schools), grazing land (agriculture), roads (transportation), utilities, open space, and infrastructure. **Plate 1** shows the land use pattern in Greasewood Springs Chapter. These land use categories are described below.

Current land uses include several housing subdivisions, scattered homesites, roads, and utility infrastructure and vast rangelands and few small farms. The primary concerns expressed by community members regarding land uses are overgrazed lands, unused farmlands along the Pueblo Colorado, illegal dumps containing household trash, and unsightly auto junkyards. In addition, lack of available land for economic development and public and community facilities has been a problem.

This plan aims to address the issues above. It identifies local ordinances that are needed for public health and safety. It identifies spaces for housing, public facilities, and economic developments in order to develop a more well rounded community. **Plates 1 and 2** illustrate the existing and future land uses.

The categories of land uses include:

- A. **Residential:** The residential category represents conventional single-family detached homes of low to medium density in subdivisions and scattered development patterns, including mobile homes. Three sites are identified for residential development located mainly along N-15.

- B. Public / Community Facilities: This category represents public use facilities such as police and fire stations, parks and recreation, and other government facilities. Existing and future public safety facilities are designated for areas within the Chapter House tract. Future Parks and Recreation areas for picnic, playgrounds, and outdoor sports are identified near existing residential areas.
- C. Commercial / Economic: This category represents commercial developments such as retail and service stores. Three parcels of land are designated for commercial development including a category representing light industry such as a gravel pit.
- D. Transportation and Roads: This category represents thoroughfare through, in and out, of the Chapter and consists of dirt and paved roads, bus routes, BIA and Navajo Nation roads.
- E. Grazing / Agriculture: Grazing areas includes all land that has not been withdrawn for other purposes. Agriculture lands include past and current land that is associated with farming.
- F. Open Space: Open space is any open piece of land that is undeveloped (has no buildings or other built structures), accessible to the public, and zoned for open space in accordance with the comprehensive plan adopted by a local government. Areas surrounding the volcanic buttes have been identified as open space in order to protect the habitat of endangered and threatened species. These spaces have been zoned by the Navajo Nation Department of Fish and Wildlife ("Area 1") and illustrated on **Plate 1**.
- G. Infrastructure: This category represents all the utilities available to the Chapter such as: natural gas, electricity, water, sewer lagoons, fiber optics, and the Internet. Also in this category are green energy initiatives such as solar and wind energy and the development thereof.

GOAL 1. All homesites and business sites shall have valid leases, and livestock owners shall have valid permits.

OBJECTIVES:

- a. Create a database with all valid homesites, business site leases, public and community facilities, and other land withdrawals.
- b. Create a database for all permit holders, livestock tally counts, and grazing land conditions.
- c. Identify individuals without grazing permits and homes without a lease and report them to the Navajo Nation Land Department.

GOAL 2. Prohibit illegal dumping; require removal of all non-working vehicles located outside valid homesite lease areas.

OBJECTIVES:

- a. Create an ordinance to regulate illegal land uses.
- b. Identify areas that are in violation of land uses.
- c. Submit letters and notifications of violations to responsible party.
- d. Cite all violators.

GOAL 3. Require landscaping and signage.

OBJECTIVES:

- a. For all future development require signage and landscaping as part of the design.
- b. Promote and support community projects aimed at improving the way our community looks.
- c. Develop ordinances to support landscaping and signage requirements.

GOAL 4. Require all ceremonies and church activities to be conducted in areas already used for same use rather than clearing additional land, which consumes our rangeland.

OBJECTIVES:

- a. Identify or designate permanent areas for these activities through a public involvement process.
- b. Withdraw the land as a public and community use area.

3.2 Residential

The *Greasewood Springs Chapter Community Values Survey* revealed the following attitudes and concerns about housing conditions in Greasewood Springs:

1. There is an overall lack of housing, especially a lack of quality homes and rental units.
2. There is a lack of water, power, and adequate access.
3. Lack of neighborhood beauty and pride in homeownership.
4. Many elderly and young people are in need of housing.
5. Lack of animal control in housing areas.
6. Lack of assistance for housing repairs; the homesite leasing process was cited as too lengthy and complicated.

The U.S. Census Bureau reported there are 375 occupied homes in Greasewood Springs Chapter with an average household size of 3.52. There are three subdivisions with approximately 178 houses, and the remaining homes are in scattered pattern developments consisting of about 406 houses (U.S. Census 2014). While there is a need for housing, the number of homes needed has not fully been assessed. A housing needs assessment and/or housing application drive can determine the number of homes that are needed in order to continue the planning process.

Households with incomes less than \$55,000/year may qualify for mutual help housing under NHA. Families above \$55,000/year may obtain funding through the U.S. Department of Housing and Urban Development (HUD)-Section 184 Loan Guarantee Program. Under this program, individuals can obtain home mortgages from participating banks. Nonprofit entities such as NHA and Native Partnership for Housing (NPH) can assist Navajo families with these opportunities.

The Navajo Nation mandates that Chapters participate in the Rural Address Program to help the Navajo Nation establish a 911-response plan. The Nation plans to establish Public Safety Answering Point's (PSAP) located on the Navajo Nation in order to allow for quicker emergency response times.

The data and the information that was collected for all homes is managed by the Navajo Nation Addressing Authority. A data collection sheet was filled out for each home and geographic coordinates were taken during the site visits. However, this data is incomplete according to Rachelle

Silver-Tagaban, Rural Addressing GIS Technician at the Navajo Nation Addressing Authority (2016). Nevertheless, this data was then mapped on **Plates 1 and 2**.

In order to ensure there is opportunity for housing, three sites have been identified for housing: Site 1 is 100 acres, Site 2 is 40 acres, and Site 3 is 25 acres. They are shown on **Plates 1 and 2**.

GOAL 1: Educate Chapter members on housing opportunities within Greasewood Springs Chapter.

OBJECTIVES:

- a. Establish relationships with housing services providers such as NHA and work with them to educate the residents about housing opportunities.
- b. Hold several workshops, in English and Navajo, throughout a specified time period to target and educate at least half of Chapter members on the homesite leasing process.
 - i. Workshops must go over funding opportunities for various income levels (grants vs. loans) and different housing providers, such as NHA and Navajo Partnership for Housing (NPH) that can assist residents.
 - ii. Workshops may have guest speakers from agencies such as the Navajo Land Department.
 - iii. Chapter may provide a list of information, contacts, contractors, and consultants to interested parties that can assist them through this process.

GOAL 2: Conduct a housing needs assessment by hosting a housing drive to determine how many families need housing, and which ones qualify for NHA and Section 184 loans.

OBJECTIVES:

- a. Hold a housing application drive at the Chapter House for a one-month period, utilizing an application that will be developed by the Chapter.
- b. Following application drive, tabulate all information for planning purposes.
- c. Find alternatives for housing services, such as NHA, Navajo Partnership for Housing (NPH), etc.

GOAL 3: Continue planning for three residential development sites that were approved by Greasewood Springs Chapter members.

OBJECTIVES:

- a. Conduct legal surveys for each parcel of land and obtain Chapter resolution to withdraw land.
- b. Notify NHA, NPH, and individuals of land availability.
- c. Work with NHA for veteran's home and senior day care facility.

GOAL 4. Partner with an outside developer to build homes for families that are eligible for the Section 184 Loan Guarantee Program. The developer would plan and design a master-plan housing subdivision and build and sell homes.

OBJECTIVES:

- a. Reach out to housing services providers and non-profit organization that might assist the Chapter in developing the housing project.
- b. Position the Chapter for planning and design money by conducting some of the initial work such as land withdrawal, environmental assessment (EA), topographic and boundary survey, geotechnical study, and surrounding existing utility maps.
- c. Partner with a developer to build houses for people eligible home mortgage.

GOAL 5. Construct fencing around residential areas to ensure wild animals and stray livestock do not encroach on residential properties.

OBJECTIVES:

- a. Identify all "problem" areas in the Chapter to determine where fencing is most needed.
- b. Estimate amount of fencing needed to complete this project.
- c. Find sources of fencing and gather quotes to determine cost of project.
- d. Identify sources of funding and acquire funding for the project.
- e. Implement fencing, beginning to where it is most and ending where it is least needed.

GOAL 6. Improve housing infrastructure, include power and water systems for the community.

OBJECTIVE:

- a. Plan for a new sewer lagoon at the NHA Housing Subdivision along N15.
- b. Work with the government entities that provide these services including IHS, NHA, NTUA.

GOAL 7. Identify feasible areas for a community owned and operated Mobile Home Park.

OBJECTIVES:

- a. Identify a space for the mobile home park.
- b. Advertise lease space to potential lessee.

3.3 Commercial and Economic Development

Economic development is a vital component to every community because it creates local jobs and revenues in the form of lease payments and taxes for community projects. Currently, the nearest grocery store and gas station is currently in Dilcon, 30 miles away. For basic goods and essential services residents, rely heavily on off-reservation or border towns in Arizona such as Holbrook, Winslow, and Flagstaff, as well as Gallup and Farmington, New Mexico.

The only commercial development in Greasewood Springs Chapter was the Greasewood Trading Post formally a residential site which is now a Sinclair Gas Station rebuilt following a fire in 2014. The original Trading Post opened prior to 1915 (Linford 2000). Trading posts and government facilities (schools and clinics) were generally among the first establishments in Navajo Country, aside from Navajo homes and farms. They were usually located in areas where there was a water supply.

The community values survey revealed that residents primarily support the following types of economic developments in Greasewood Springs Chapter: gas station, convenience store, post office, and a laundromat. They also identified grocery store, office space, fast food restaurants, supply store for farming and tools, feed and hardware store, and an RV Park.

Beginning in 2015, the Chapter has been working on an economic development strategy. They identified a 32-acre tract of land along N-15 for commercial development located 1.5 miles west of the Chapter house. Another 100-acre will need withdrawing located 3 miles west of the Chapter house on Navajo Route 15. JW2 Architects, LLC, was hired to develop a master plan for the parcel of land. The components of the master plan include the following elements: Gas Station, Food Market, Fast Food, Laundromat, Post Office, Propane Vendor, Navajo Transit Bus Stop, Picnic Area, Local Vendor Selling Area, and a Parking Lot. The community values survey revealed that 85% support this proposed 100-acre commercial development tract. Accompanied by a feasibility study, the master plan will be a critical aspect for attracting businesses, financiers, and developers.

More recently the Chapter withdrew thirty-two acres for commercial development. Resolution GSC12-17-0793 brought in JW2 Architects, LLC to develop a master plan. The Greasewood Springs Chapter with Resolution GSC-08-18-0869 reaffirmed an Economic Development Zone of 32.8972 acres: archeologically cleared & approved by the Bureau of Indian Affairs on 01/24/18; surveyed by Northland Exploration Surveys on 02/10/2017; geotechnically evaluated & cleared on 04/16/2017 by GeoTech Environmental Inspections Material; biologically surveyed & cleared by NN Fish & Wildlife on 08/09/2018 (NNDFW Review No. 18GSC-01); and formally withdrawn & approved by the NN Land Department on 08/23/2018. **see Appendix C.**

In addition, the Chapter recognizes gravel as a resource needed for many road projects. A gravel pit could be leased and managed by the Chapter or other lessee in order to supply material for road improvements. The operator will obtain a gravel-mining permit from the Navajo Department of Minerals. This project can create several jobs and generate local revenues. The Greasewood Springs will collect all the generated revenues and taxes as a certified Chapter and give preference to the hire of Chapter citizens.

The goals and objectives presented below provide a strategy to initiate and facilitate economic development. The strategy is to withdraw these land tracts, develop zoning ordinances, and prepare master plans. **Plates 1 and 2** identify areas that have been designated for economic development.

GOAL 1. Conduct land withdrawals for areas designated for Commercial Development in accordance with Navajo Nation policies.

OBJECTIVES:

- a. Develop a scope of work for a legal land description/survey and environmental assessment including archaeological and biological studies.
- b. Identify funds then issue a Request for Proposal for the work and hire consultants to conduct the work.
- c. Coordinate with Grazing official to obtain land users consent.
- d. Obtain Chapter resolution to support land withdrawals.

GOAL 2: Develop zoning ordinance for areas identified for Commerical Development.

OBJECTIVES:

- a. Hire a land-use attorney to develop a commerical zoning ordinance.
- b. Conduct public meetings and formally adopt Chapter ordinances.

GOAL 3. Establish Internet access to support residential and commercial developments.

OBJECTIVE:

- a. Develop a Strategic Plan for broadband deployment, including creating a comprehensive business proposal to broadband providers.

GOAL 4. Establish a 40-acre sand and gravel pit located near the intersection of Navajo Routes 157 and 9004.

OBJECTIVES:

- a. Determine if the Chapter has the capability to open, operate, and close (when needed) a gravel pit pending review of regulations.
- b. If the Chapter would like an outside entity to lease, open, operate, and close the mining operation, then the Chapter shall advertise that the land is available to outside companies to lease.

3.4 Public and Community Facilities

The Greasewood Springs Chapter House operates as a public facility providing a meeting hall and houses administration offices. The Chapter House facilitates use for planning and allows use by the chapter, CLUPC, Veterans organization, grazing committee, religious purposes, family gatherings, and regional meetings. A Senior Citizen's Meal Center and a Head Start Pre-School facility existed in the past. However, services are now non-operational. Several churches and a grant school operate in the nearby vicinity as public and community facilities. Facilities are needed for required services like Community Health Representatives (CHR); long distance learning classes for college courses with community Wi-Fi and internet capabilities; CPR, First Aid trainings, as well as community emergency response teams. Nonetheless, a fitness room has been created in our small facility.

3.4.1 CHURCHES

There are five churches within the Chapter. Residents can choose from several denominations including the Church of Jesus Christ Latter Day Saints, Catholic, Faith Mission, Pentecostal, and Mennonite (Yurth 2013). Traditional and modern Navajo spiritual practices exist with ways of the corn pollen and there is also the Native American Church's -Azee Be Nahagha.

3.4.2 SCHOOLS

The educational needs of Greasewood Springs and nearby communities were met by a missionary school in the early 1950s and later the school became a Bureau of Indian Affairs (BIA) Boarding School for grades K-4th. School construction was initiated in 1962 for grades K-5th and in 1963 the Greasewood Boarding School opened, subsequently the school became K-8th school. On July 1, 1996, Greasewood Springs Community School, Inc. (GSCS) became a Public Law 100-297 Tribally Controlled Grant School. Since that time GSCS has continued to evolve to meet the unique educational needs of the Greasewood Springs, White Cone, Jeddito, Steamboat, Ganado, and Cornfields chapters. In addition to core educational classes, GSCS has Family and Child Education (FACE) Program for Pre-Kindergarten early childhood and parental education opportunities, Gifted and Talented, Diné Language and Culture, 21st Century Learning, after school tutoring, and extracurricular activities.

The Assistant Secretary-Indian Affairs selected GSCS for the No Child Left Behind School Replacement Priority List in April 2016. Walt Keays, Deputy Director, U.S. Department of the Interior, Office of Facilities, Property, and Safety Management, sent a letter dated May 23, 2016 to GSCS regarding availability of funds in FY 2016 for the Planning Phase. GSCS completed the New School

Replacement planning phase in FY 2018. GSCS is currently waiting for design and construction funds anticipated to become available in FY 2020 Federal budget.

The GSCS campus consisting of seven permanent school buildings selected to be replaced include elementary, secondary, gymnasium, cafeteria/dining hall, dormitory, facility shop, and fire station. These buildings exceeded their useful life resulting in many life, safety, health, and accessibility deficiencies. The current building conditions pose serious environmental and life safety risks to students, staff and community. GSCS will manage the new school replacement planned for 224, K-8th grade students using Public Law 100-297 grant funds for the design and construction consisting of 89,921 gross square feet for all the buildings being replaced.

The 66 GSCS quarters for employee housing are in very poor condition with serious health hazard problems, safety, accessibility, electrical and other building code violations that would be too costly to repair and maintain. GSCS requested for 36 new quarters for employee housing and all 66 quarters will be demolished after the new quarters are built. The employees will live at the school to provide necessary services or protection of property since adequate housing is not available in the local commuting area and nearest established community due to isolation.

According to the ***Greasewood Springs Chapter Community Values Survey***, the following public and community facilities are needed in the community: Youth Recreation, Fire Station, Police Station, and a Waste Transfer Station. Other needed facilities, though not as popular as the previously mentioned options, are parks and picnic areas, a library, and a cemetery.

While the Chapter presently lacks funding to build and operate these facilities, the identification of prospective land for these future facilities, and the completion of some preliminary planning activities, will position the Chapter to receive funding should it become available in the future.

GOAL 1. Identify what kinds of youth recreational opportunities are desired in the community (e.g. gym with basketball courts, soccer field, playgrounds, indoor pool) and suitable sites for youth recreational facilities.

OBJECTIVES:

- a. Speak with youth and parents about what kinds of youth recreational facilities Greasewood Springs Chapter lacks.
- b. Identify several feasible sites for parks and playground, fields, gyms, etc.
- c. Identify and acquire funding sources.

GOAL 2. Develop a Waste Transfer Station.

OBJECTIVES:

- a. Select three feasible sites for a waste transfer station.
- b. Let Chapter members vote on their preferred site.
- c. Conduct a legal survey for the preferred site.

GOAL 3. Establish a 40-acre clinic for the Sage Memorial Hospital.

OBJECTIVES

- a. Obtain land withdrawal, and conduct a legal survey for the proposed 40-acre clinic.
- b. Create a team from Winslow Service Unit, Sage Memorial, and TseHostso Medical Center, and other service providers to determine types of services needed.

- c. Assess existing community health and clinics to determine needs.

GOAL 4. Establish a new community cemetery in an area that is approved by Chapter Members.

OBJECTIVES:

- a. Talk to residents to determine an appropriate area where a cemetery could be located. Consider setting aside 40 acres.
- b. Withdraw the site and conduct necessary environmental studies.
- c. Obtain cost estimates to fence area, create parking lot, and upgrade access road, if necessary.
- d. Seek funding for cemetery project.

GOAL 5. Construct new Police/Fire Station, with ambulance and clinic.

OBJECTIVES

- a. Conduct land withdrawal and legal survey of proposed station site.
- b. Develop a Chapter Resolution requesting Navajo Division of Public Safety to consider establishing a substation within the Chapter.
- c. Develop an emergency response team and emergency crises plan.
- d. Partner with the school to use the fire truck and station for the community.

3.5 Transportation and Roads

Navajo Route 15 (N15), a BIA roadway, is the main thoroughfare that extends across the chapter, east to west. BIA is responsible for the proper maintenance and upkeep of their BIA routes. N15 is essentially the life line for the Chapter. It connects the community of Greasewood Springs to Indian Wells, Dilcon, Birdsprings, Leupp Chapters; and to the adjacent cities of Holbrook, Winslow, Flagstaff; to State Highways 77 & 87 to the west; and Ganado, Chinle, and Window Rock to State Highways 264 & 191 to the east. In addition, there are numerous minor unpaved roads that provide access in and out of the Chapter area. The road system within the Chapter is illustrated on **Plate 3**. These roads are managed by BIA and Tribal governments. Roads maintained by the County or State are not located within the Chapter's planning area. A list of these roads is provided below:

- BIA Routes: 15, 28, 153, 157, 459, 9001, 9002, 9003, 9004, 9005, 9068, 9606, 9811
- Tribal Roads: 158, 159, 161, 163, 9006, 9009, 9622, 9623, 9624, 9627, 9629

GSCS is currently working with the Navajo Division of Transportation to make improvements to a one (1) mile segment of Road N-157 from the intersection of Highway N15 as shown on Exhibit A. Road N-157 improvements to include passing lanes and other safety features at Highway N-15 turn off, resurface, and drainages, construction of sidewalk, streetlights, and new entrances to the school campus. Bus routes are N-157, N-153, and N-9001.

The **Greasewood Springs Chapter Community Values Survey** revealed that a majority of Greasewood Springs Chapter members are unsatisfied with the road conditions within the Chapter. They strongly believe most roads need improvement, especially the well-traveled bus routes, roads to home sites, and other roads within the outlying 5-10 mile radius of Greasewood Spring's community development area. Many others have concerns for the condition of the road across the wash that connects the

Chapter with Antelope Trail, Navajo Route 15, and to a lesser extent, Navajo Route 157. In contrast, a minimal concern was expressed for Navajo Routes 1538, 28, 9001, 9606, and 9036.

The Infrastructure Capital Improvement Plan for Greasewood Springs, starting in 2017 and ending in 2022, has several road improvement projects listed. Road improvements include Navajo Routes 9003- Greasewood Crossing; 153- to Bitahochee; 900- to White Cone; 9003/9606- roads across the wash to Antelope Trail; and 1538/16- Hill Top Road.

Other roads that will require improvements are N-15, 157, and 28 according to the community values survey.

GOAL 1. Coordinate Road Improvement Projects with NDOT and BIA that are pending.

OBJECTIVE:

- a. Meet regularly with NDOT and BIA to determine what Chapter can do to expedite the process to move the project up on the priority list.

GOAL 2. Establish a safety corridor on N-15 from Milepost 80 to milepost 85 for bus and general public safety.

OBJECTIVES:

- a. Acquire annual average traffic data
- b. Develop corrective action resolution from Chapter
- c. Secure a competent council delegate to sponsor compelling legislation for funding to the Navajo Nation Council.

GOAL 3. Improve and maintain all school bus routes and ensure right of way clearances.

OBJECTIVES:

- a. File applications.
- b. Work with NDOT.
- c. Have a council delegate sponsor legislation to the Navajo Nation Council to secure a funding source.

GOAL 4. Complete the Dibble Bridge (#9003).

OBJECTIVES:

- a. Meet with landowners to obtain consent forms.
- b. Meet with stakeholders, NDOT, BIA, and Navajo/ Apache Counties to obtain support letters.
- c. Use support letters to obtain funding to complete the project.

3.6 Agriculture and Grazing

The Chapter lies in District 17, Grazing Unit Three (3) of the Fort Defiance Agency. The types of domesticated livestock that graze in Greasewood Springs are horses, cows, sheep, and goats. Grazing permits are issued by the BIA's Natural Resources Department as set forth under 25 CFR Part

167 Navajo Grazing Regulations and Title 3 of the Navajo Nation Code, Chapter 5 (3 NNC § 5). According to the Navajo Nation Department of Agriculture, there are 110 people who hold livestock permits in Greasewood Springs Chapter area. The Grazing Official annually tallies the total number of livestock grazing; this information is currently available. **See Appendix D.**

Agricultural activities include livestock raising and farming. The **Greasewood Springs Chapter Community Values Survey** revealed the following attitudes about grazing and farming:

1. There is a need for better grazing management.
2. There should be policies to preserve the rangeland such as designating and revisiting sites for ceremonial events so new sites are not cleared every time there is an event, and requiring scattered homesites along the major roadways.
3. Individuals that do not utilize their agricultural lease permits should forfeit them to others who want to farm provided good faith, due diligence and due process are exercised. As an alternative, unused permits not forfeited can remain with owner to be used in community ranching and farming projects.
4. Feral horses are overgrazing the rangelands.

During the strategic planning meeting held on June 6, 2016, the Navajo Nation's Department of Agriculture revealed a number of issues that the Chapter is confronted with in regards to grazing and farming activities. First, there is an overgrazing problem. The grazing carrying capacity for Greasewood Springs Chapter is 7,597 sheep units. BIA issued 14,000 sheep units for the area, but the actual number of sheep units is currently unknown. However, it is clear that the number of permitted livestock greatly exceeds the carrying capacity of the land. The difference between the permits and the carrying capacity is 6,703 sheep units. Second, there is an estimated 450 feral horses roaming across Greasewood Springs Chapter. Lack of District Land fencing allows these horses to steadily encroach on Greasewood's grazing lands. Lastly, with careful planning, we hope to reduce negative effects of overgrazing.

The proposed Navajo Rangeland Improvement Act (NRIA), which was drafted in 2014, is not moving forward within the Navajo Nation. The Navajo Nation Council lacks the political will and stamina to pass this important legislation. The Act would mandate the implementation of sound grazing management and conservation techniques and practices on Navajo rangeland. It would support Navajos who raise livestock while maximizing the ecological health and productivity of rangelands to ensure that present and future generations can continue the Navajo tradition of raising livestock.

The goals identified are meant to provide alternatives requiring more local management since BIA and Navajo Agricultural Department are not upholding their responsibility in regulating the land. It requires coordinating and getting support from the USDA Natural Resource Conservation Service (NRCS) and the development of local range management units that are allowed under the Navajo Grazing Regulations.

GOAL 1. Balance livestock grazing with the land's carrying capacity.

OBJECTIVES:

- a. Establish an ordinance that will require the local grazing officer to fully implement duties and responsibilities of their position and submit regular reports, tally counts, grazing land conditions, and monitoring activities.

- b. Request the BIA and NRCS to do a range land assessment.
- c. Designate land to see the feasibility of growing feed and hay for sale to local ranchers and public.
- d. Use the ordinance to establish a Chapter data base on range units, farm and grazing permits, tally counts for control and monitoring by the Chapter Administration.
- e. Apply the ordinance for regulation and enforcement of grazing and farming lands and permits.

GOAL 2. Round up and remove feral horses from within the Chapter boundaries.

OBJECTIVES:

- a. Establish a five-year resolution for wild horse roundup that requires a contractor to roundup wild horses; paying him/her according to the number of horses that are captured.
- b. Ensure Contractor has a Peddler's Permit to avoid captured horses being sold back to the people living within the Navajo Nation.

GOAL 3. Fence off Grazing District 17 to prevent wild life from entering and ensuring livestock stays within designated grazing areas.

OBJECTIVES:

- a. Work with Navajo Nation Department of Agriculture and National Resource Conservation Service to determine opportunities to assist the Chapter in fencing the district boundary.
- b. Promote the establishment of Range Management Units on the Chapter boundary to solidify Chapter lands.

GOAL 4. Encourage dividing Greasewood Springs Chapter into several range management units.

OBJECTIVES:

- a. Conduct pilot test in one area of Greasewood Springs.
- b. Work with the National Resource Conservation Service for technical assistance.

GOAL 5. Capture water along the Pueblo Colorado Wash for agricultural use.

OBJECTIVES:

- a. Replant farms along the Pueblo Colorado Wash.
- b. Create and execute a plan for invasive species removal along the Pueblo Colorado Wash.
- c. Work with organizations, such as the National Resource Conservation Service, Food & Nutrition Services – EPA, Navajo Nation Agriculture, Intertribal Agriculture Council, NM & AZ Agriculture Extension, and BIA-Agriculture among others.

3.7 Open Space

Open space is any open piece of land that is undeveloped (has no buildings or other built structures), accessible to the public, and zoned for open space in accordance with the comprehensive plan adopted by a local government. Areas surrounding the volcanic buttes have been identified as open space in order to protect the habitat of endangered and threatened species as well as traditional

herbal and ceremonial herbs and medicines. These spaces have been zoned by the Navajo Nation Department of Fish and Wildlife ("Area 1") and illustrated on **Plate 1**.

GOAL 1. Protect Traditional Cultural Properties

OBJECTIVES:

- a. Identify sacred places, herbal gathering areas, and ceremonial areas.
- b. Use a GPS to designate these areas
- c. Create boundaries and fencing to protect these areas.
- d. Develop a chapter resolution and ordinance to regulate and enforce.

GOAL 2. Wildlife and Endangered Species

OBJECTIVES:

- a. Work with Navajo Nation Fish and Wildlife to identify types.
- b. Develop policy for protection and hunting as deemed necessary.
- c. Develop ordinance to regulate and enforce protection.

3.8 Infrastructure

Infrastructure on lands where utility systems exist with right of ways that allow for no structures. The power, water, and sewer utility systems in Greasewood Springs Chapter are maintained and operated by NTUA, although HIS built some of the water and wastewater systems for residential developments. Utilities needs are usually built on a case-by-case basis. **see Appendix E.**

3.8.1 GAS

Currently, natural gas services are available to homes within the NHA subdivisions and school complex. A concern is the sensitivity of development in and around existing gas lines. Another concern is the development of new lines and the exposure of burial sites of more recent traditional losses and ancestors like the Anasazi. Nonetheless, the development of new infrastructure and energy corridors are needed to facilitate community development.

3.8.2 POWER

Power lines extend throughout the Greasewood Springs area. In the general development area, power lines are located along N-15 near enough to make projects feasible in these locations. Remote areas generally do not have access to power lines. In these areas, an estimated 85.6% of households have no power (U.S. Census 2014). Future plans for commercial development tracts will require power line extensions.

3.8.3 WATER

The Pueblo Colorado Wash is the primary domestic water supply for Greasewood Springs and four (4) other surrounding Chapters. There are two major concerns with the Greasewood water system. The first concern is the insufficient water supply capacity, which is now being addressed in two proposed projects discussed below. The second concern is the poor water quality that poses health, sanitation, and security risk to the Chapters' residents. This poor quality issue will also be addressed with proposed water projects.

Plans and funding are available for a Greasewood Springs Water System Improvement Project. This project will increase the delivery capacity and provide additional water supply by drilling a new well in the Ganado South area. New pipes will interconnect the system to the Ganado System. Finally, a water treatment unit is planned that will remove excess iron and manganese from the water supply.

One project that is also in planning stages with full funding is the piping of water from the Leupp Well Field to Dilkon community. This new water source will relieve the demand on the current water supply, a shallow aquifer along the Pueblo Colorado River. In the future, Greasewood Springs Chapter will have more water for its development needs and even for agriculture.

3.8.4 TELECOMMUNICATIONS

Telecommunication poles and lines are available to the Chapter House and the Greasewood Springs Community School compound, and the NHA subdivisions. The use of wireless communications is also very popular. There are two telecommunications towers that support wireless communications in Greasewood Springs. One is located about 2,000 feet north of the Chapter house near a ridge and scattered homesites. The other is located about 570 feet east of the housing subdivision adjacent to the Greasewood Springs Community Schools, next to a water tank adjacent to a water tower.

GOAL 1. Establish a green renewable and sustainable energy policy.

OBJECTIVES:

- a. Prepare for solar and wind energy.
- b. Determine power usage for the community.
- c. Assess and incorporate an Energy Transition Act with green and renewable energy principles
- d. Incorporate into community practices the principles of reduce, reuse, restore, replenish, and recycle.

GOAL 2. Implement a five-acre sewer lagoon to replace the septic tank system currently in place at the NHA Housing site along N15.

OBJECTIVES:

- a. Conduct a preliminary site legal survey, gather quotes from contractors, and estimate project cost.
- b. Identify funding sources to implement project and acquire most feasible funding options.

GOAL 3. Establish a Chapter Water Use Plan

OBJECTIVES:

- a. By 2020, prepare for Sihasin funding passed by Navajo Nation, April 2018.
- b. Determine how much water is available and how much water is needed.
- c. Conduct a study to implement watersheds and water conservation practices.

GOAL 4. Provide general education to Chapter members on water resources.

OBJECTIVES:

- a. Determine which relevant topics Chapter members need most education on.

- b. Set up monthly workshops for a certain period of time about water use, conservation, etc. Possible invite guest speakers from the Navajo Nation Water Management Branch and others to educate members.

GOAL 5. Develop a utility corridor to facilitate growth for the community.

OBJECTIVES:

- a. Work with the community members to obtain consent.
- b. Coordinate with Navajo Nation Division of Community Development and Navajo Tribal Utility Authority to identify type of utilities needed.
- c. Conduct a formal land withdrawal.
- d. Have utility engineers determine capacity to construct appropriately.

4. IMPLEMENTATION

Zoning Ordinances are Enforcement Mechanisms

4.1 Zoning Ordinances

The basic components of a land use regulatory system **include zoning ordinances** and a **comprehensive plan** (Kelly and Becker 2000). "An ordinance means a local law, rule, or regulation enacted by an LGA-Certified Chapter pursuant to this Act," (26 N.N.C. Section 2).

Zoning Ordinances typically delineate acceptable areas within a town for residential construction, commercial construction, industrial construction and agricultural space. They may also require things like sidewalks, streetlights, crosswalks and bridges. Zoning ordinances may also regulate lot size, placement, bulk or density and the height of structures. They may also require things like sidewalks, streetlights, crosswalks and bridges.

Navajo Chapters may enact zoning ordinances provided that the membership adopts and implements a community land use plan. According to LGA Section 2001, all proposed ordinances of LGA-certified chapters to contain the following:

- An ordinance number
- A title that indicates the nature of the subject matter of the ordinance
- A preamble that states the intent, need or reason for the ordinance
- Rules and regulations governing the enforcement of the ordinance, budgetary information, and where applicable, a statement indicating the penalty for violation of the ordinance
- A statement indicating the date when the ordinance shall become effective
- The signature of the Chapter President; thus, officially recording the transaction or writing.

The proposed ordinance shall be read into the record at two consecutive Chapter meetings, of which one may be designated a special meeting, to provide information and an opportunity to discuss and comment on the proposed ordinance(s).

All ordinances shall be read in both English and Navajo. After the final reading, the proposed ordinance shall be posted at public places within the chapter boundaries a minimum of 14 calendar days prior to the vote. The Chapter's elected officials shall decide upon the date of the vote.

All ordinances shall be compiled and maintained at the Chapter for public information. Copies of ordinances shall be filed with the central Records Management Department of the Navajo Nation.

4.2 Administration and Enforcement of Ordinances

Once a zoning ordinance is adopted, it requires:

1. daily administration
2. monitoring
3. a quasi-judicial permit process
4. legislative amendments
5. allowances for variance
6. enforcement mechanisms (Kelly and Becker 2000).

A designated Planning and Zoning Enforcement Officer will be responsible for reviewing all proposed developments to ensure their compatibility with the comprehensive plan and the zoning ordinances. They will be responsible for ensuring that the owner has met the building standards for new construction.

Zoning ordinances can also be supported by other ordinances, such as a subdivision ordinance, which could further define the quality of new developments including the specifications regarding lots, blocks, streets, utilities and other improvements within the subdivision (Kelly and Becker 2000). Building codes can regulate factors like building height, materials, size, and other design criteria to ensure a building is visually appropriate in the existing physical fabric of the community. In addition, they can stipulate building permit requirements.

4.3 Conclusion

Upon adoption of a zoning ordinance by the Chapter membership, the Chapter government must be prepared to monitor and enforce the ordinance. The Chapter government will need to develop an administrative process and staff positions for monitoring and enforcing zoning, such as a planning and zoning office and board.

The *Greasewood Springs Chapter Community-Based Comprehensive Land Use Plan* requires the development and adoption of ordinances in order to ensure that future developments are consistent with this land use plan. At a minimum, Chapter officials must do the following: meet with grazing permit holders to obtain their approval for future zoned areas; compile and organize all records related to land withdrawals, leases, and right-of-ways; hire legal counsel to develop land use ordinances to give authority to the Chapter to regulate the land use plan; and continue to have the Planning and Zoning Committee review proposed developments and make recommendations to the Chapter.

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5. APPENDICES

- Appendix A. Chapter Resolution No. GSC01-20-0990**
- Appendix B. Community Values Survey Results**
- Appendix C. JW2 Architect Design**
- Appendix D. Summary of Vegetation and Grazing Permits for Chapter**
- Appendix E. Utility / Infrastructure**

APPENDIX - A.

GREASEWOOD SPRINGS CHAPTER RESOLUTION

GSC01-20-0990



Greasewood Springs Chapter

Diwozhii Bii' To doo' Bi'Naha'ta'

Calvin F. Lee, President
Emery Lester, Vice-President
Omercita Begay, Secretary/Treasurer

Bill Spencer, Grazing Official
Elmer P. Begay, Council Delegate

GSC01-20-0990

RESOLUTION OF THE GREASEWOOD SPRINGS CHAPTER

Resolution To Accept Public Hearing for the Community Land Use Plan, the Finalized Version, and the
Presentation of the Survey Results

WHEREAS:

1. The Navajo Nation (NN) Council, by Resolution No. CAP-34-98, hereby approved the Navajo Nation Local Governance Act, codified in Title 26 of the Navajo Nation Code (26 N.N.C); delegating to Greasewood Springs Chapter at 26 N.N.C.§§ 1.B.1 governmental authority with respect to local matters consistent with Navajo law, including custom and tradition.
2. 26 N.N.C.§§ 1.B.1.2 authorizes the Greasewood Springs Chapter: to make decisions over local matters; to improve community decision making; to allow the community to excel and flourish; to enable Navajo leaders to lead toward a prosperous future and improve the strength and sovereignty of the Navajo Nation; and to govern with responsibility and accountability to the local citizens.
3. The Greasewood Springs Chapter needing professional representation approved Resolution GSC11-19-0981 in November 2019 which the Navajo Nation (NN) Department of Justice (DOJ) deemed insufficient and developed a professionally Attorney type contract after the fact.
4. The Chapter Officials after reading the NN-DOJ approved contract interpreted dictation from the NN-DOJ, and referred the DOJ Attorney contract for legal review to Mr. Upshaw who modified the resolution to eliminate NN-DOJ's dictation supporting fully Greasewood Springs' Chapter autonomy.
5. The Greasewood Springs Chapter has held public hearings in 2001 and 2016 and never had the corresponding Community Land Use Plan approved by the Transportation and Development Committee, now known as the Resources and Development Committee of the Navajo Nation Council.
6. The Greasewood Springs Chapter has endeavored diligently for the past twenty (20) years to see an official Community Land Use approved by the Resources and Development Committee of the Navajo Nation Council.

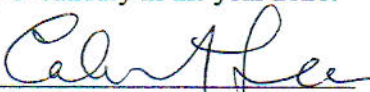
NOW THEREFORE IT BE RESOLVED THAT:

1. The Greasewood Springs Chapter accepts the public hearings held on November 17 and December 15, 2019 and the associated documentation and meetings: the work session August 28 & 29, 2019; the publication for the Navajo Times; the KTNN radio advertisement, the comments, the survey, and the survey results and the finalized clean copy of the Community Land Use Plan.
2. The Greasewood Springs hereby respectfully requests the Resources and Development Committee of the Navajo Nation Council to accept and approve the Greasewood Springs Chapter Community Land Use Plan.

CERTIFICATION

We, hereby certify that the foregoing was duly considered at a regular chapter meeting in Greasewood Springs (Navajo Nation) Arizona, Chapter at which a quorum of community membership was present where the same passed with a vote of; 25 in favor, 0 opposed and 0 abstained on this 09th day of January in the year 2020.

Motioned By: Iris S. Begaye
Seconded By: Susie Attakai

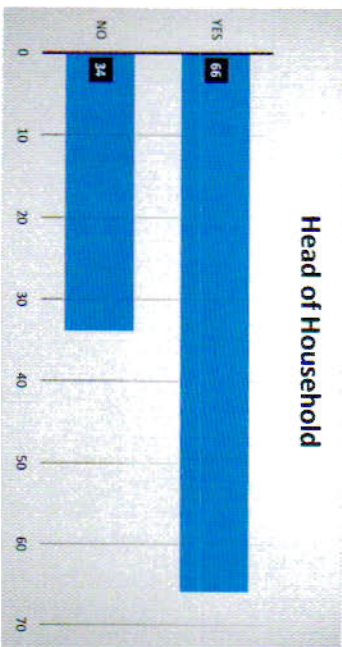

Calvin F. Lee, President

APPENDIX - B.

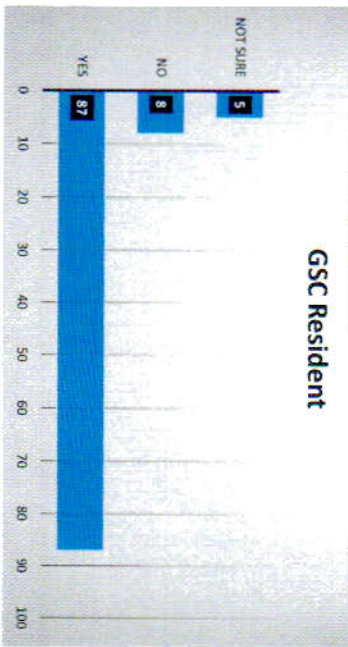
COMMUNITY VALUES SURVEY

2019/20 Greasewood Springs Community Values Survey

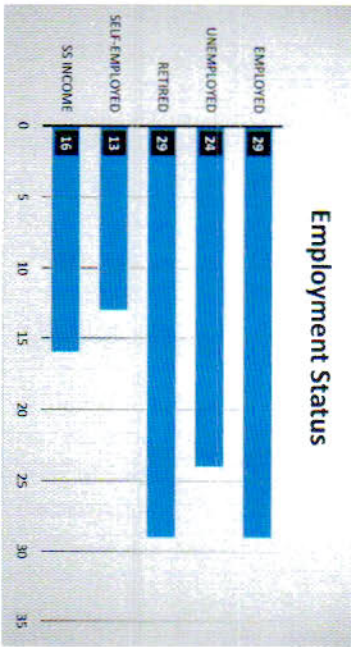
1. Are you the head of the household?



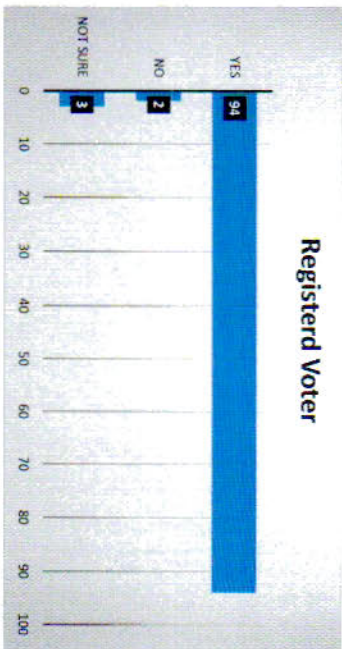
2. Do you live in Greasewood Springs Chapter (GSC)?



3. What is your employment status?



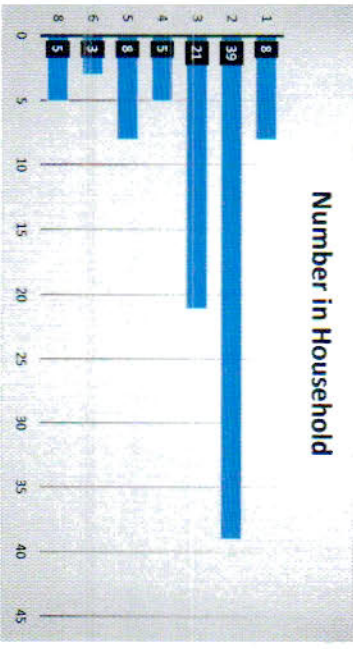
4. Are you a registered voter of GSC?



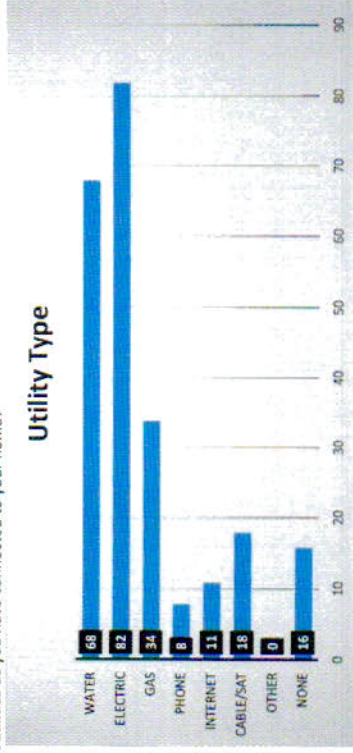
5. Do own or rent in the GSC?



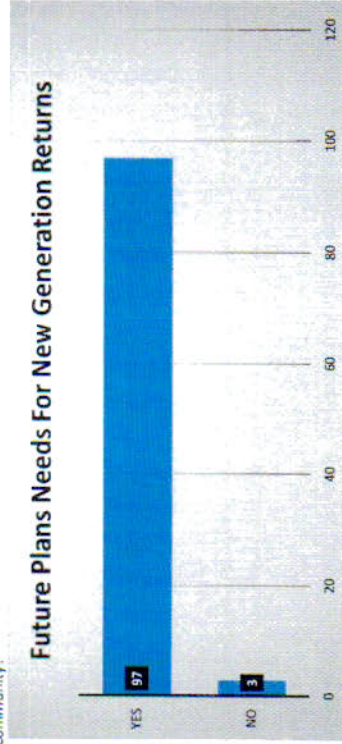
6. How many live in your home?



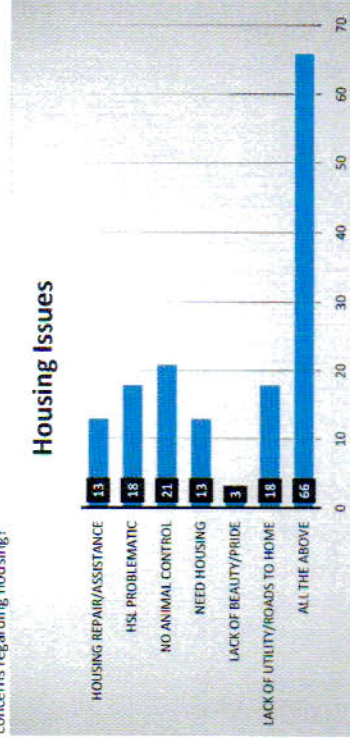
7. What utilities do you have connected to your home?



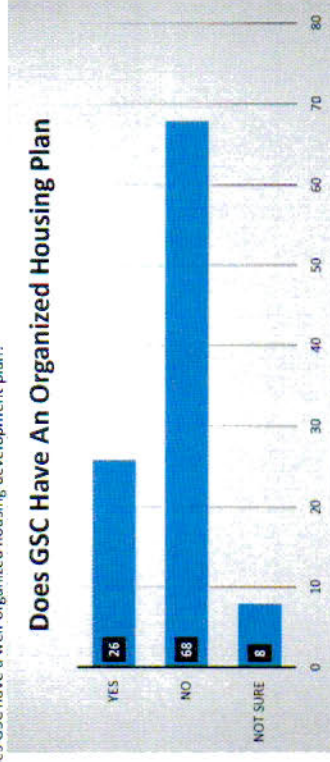
8. Do you think there is a need to plan for the future, especially considering the younger generation moving back into the community?



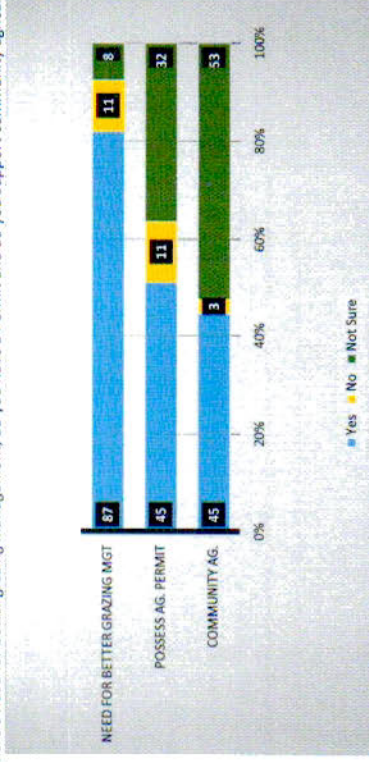
9. Main concerns regarding housing?



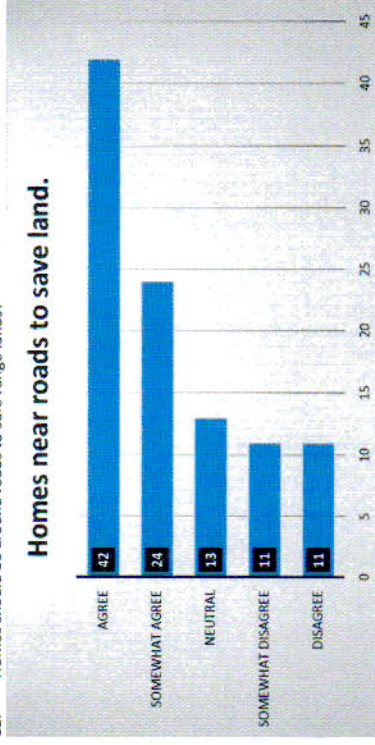
10. Does GSC have a well-organized housing development plan?



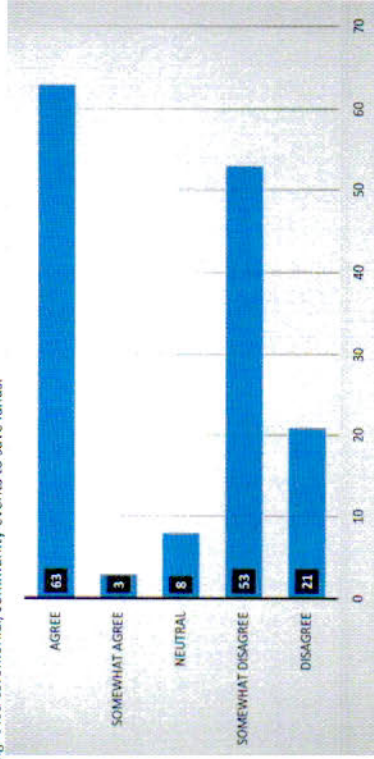
11. Is there a need for better grazing management, do you have a Permit and do you support community agriculture?



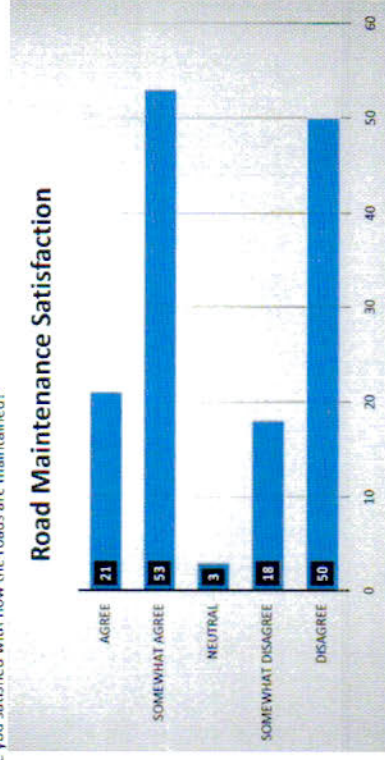
12. Homes should be around roads to save range lands?



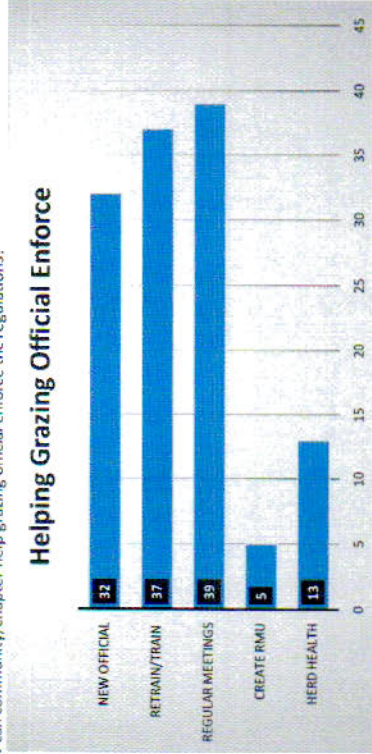
13. Designated ceremonial/community events to save lands.



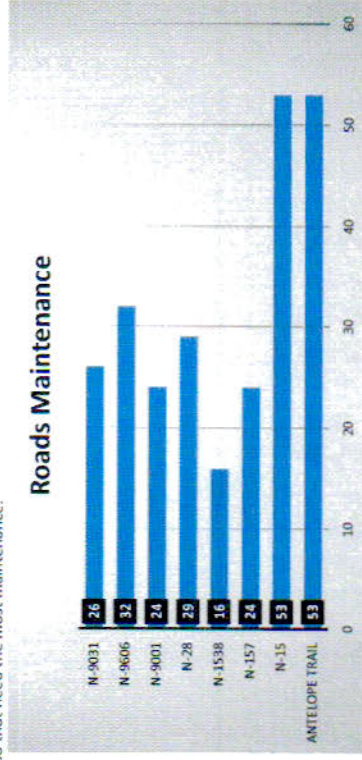
16. Are you satisfied with how the roads are maintained?



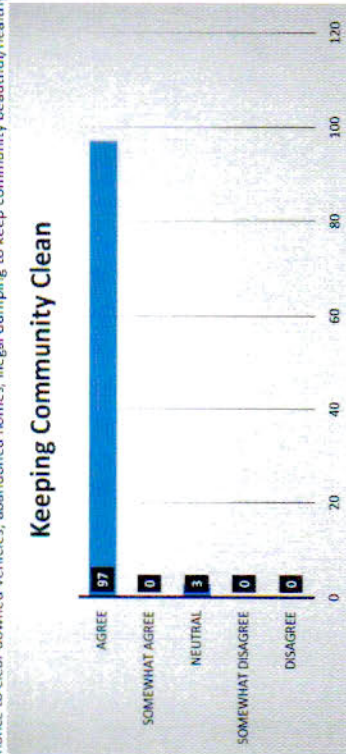
14. How can community/chapter help grazing official enforce the regulations?



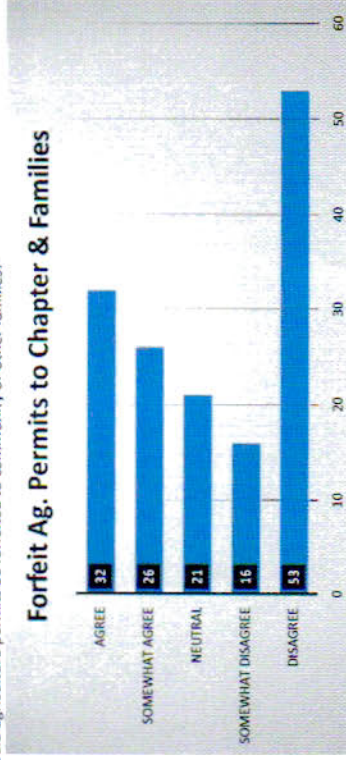
17. Road that need the most maintenance.



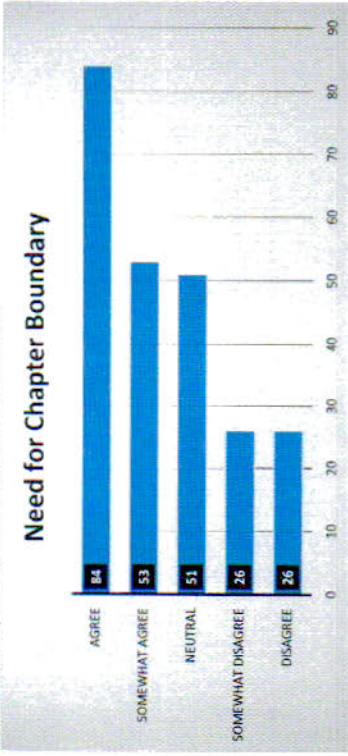
15. Ordinance to clear downed vehicles, abandoned homes, illegal dumping to keep community beautiful/healthy.



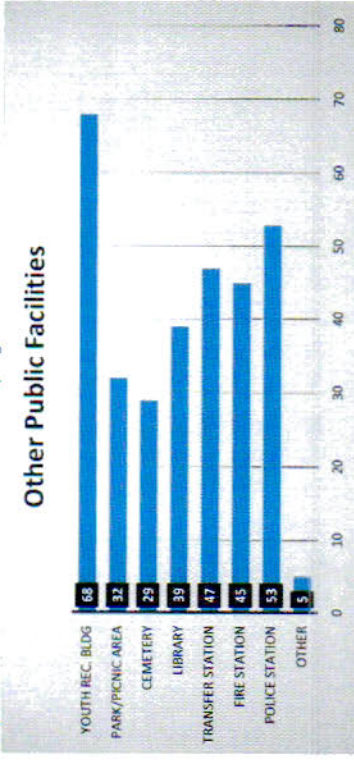
18. Should agriculture permits be forfeited to community or other families?



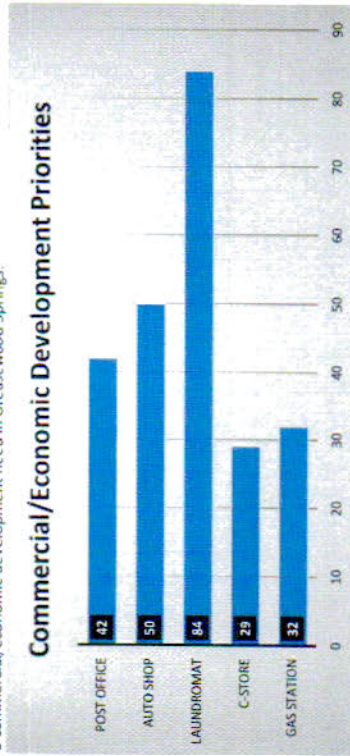
19. Is it important for Chapter to define its boundaries for fair services.



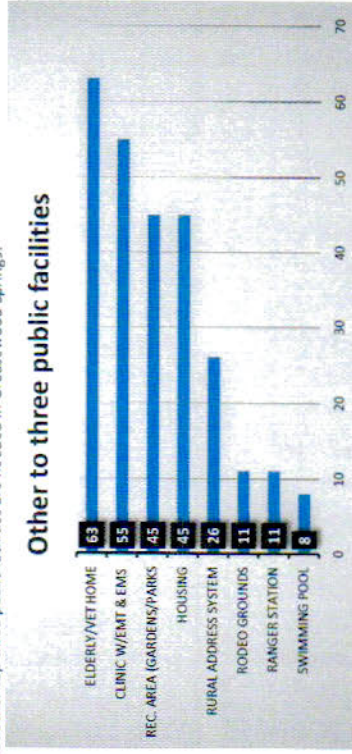
22. What 3 public facilities are most need in Greasewood Springs?



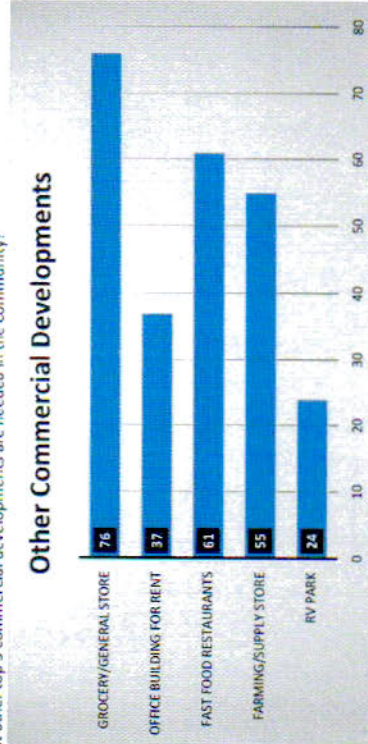
20. Top 3 commercial/economic development need in Greasewood Springs.



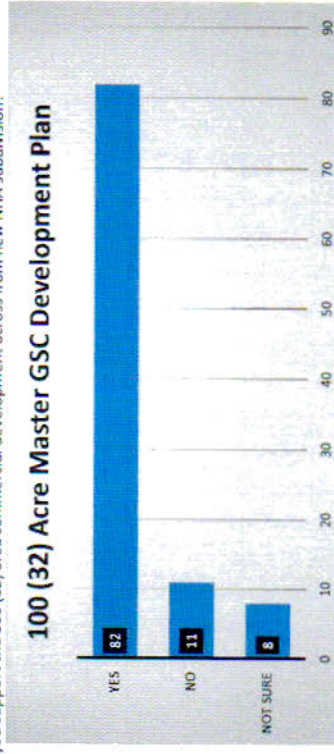
23. What other top three public facilities are needed in Greasewood Springs?



21. What other top 3 commercial developments are needed in the community?



24. Do you support the 100 (32) acre commercial development across from new NHA subdivision?



APPENDIX - C.

JW2 ARCHITECT DESIGN

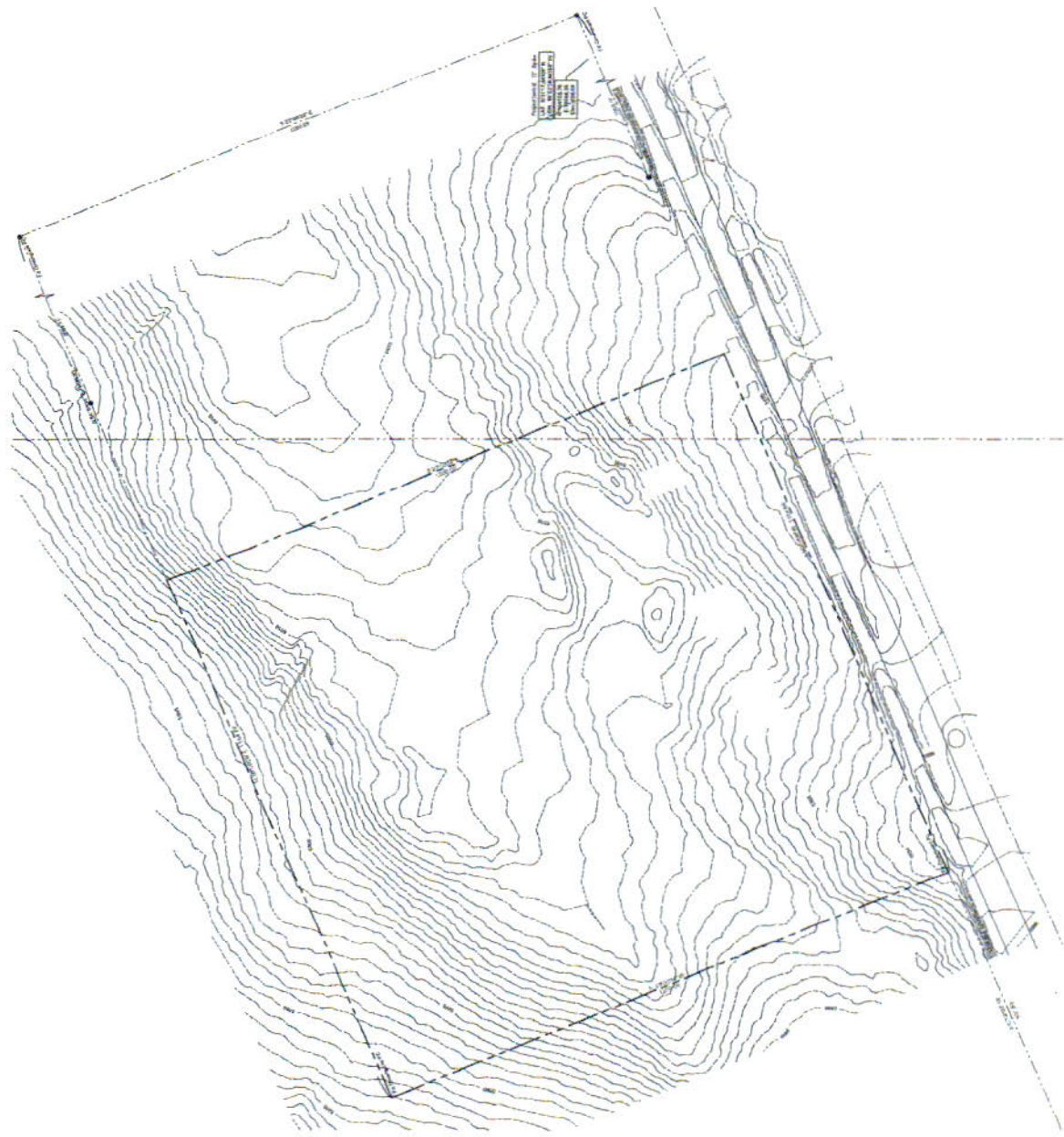
GREASEWOOD SPRINGS CHAPTER MASTER PLANNING

UPDATED DRAWINGS/ PARCEL UPDATES

INCLUDED SHEETS: AS1.0, AS2.0, AS3.0, AS4.0

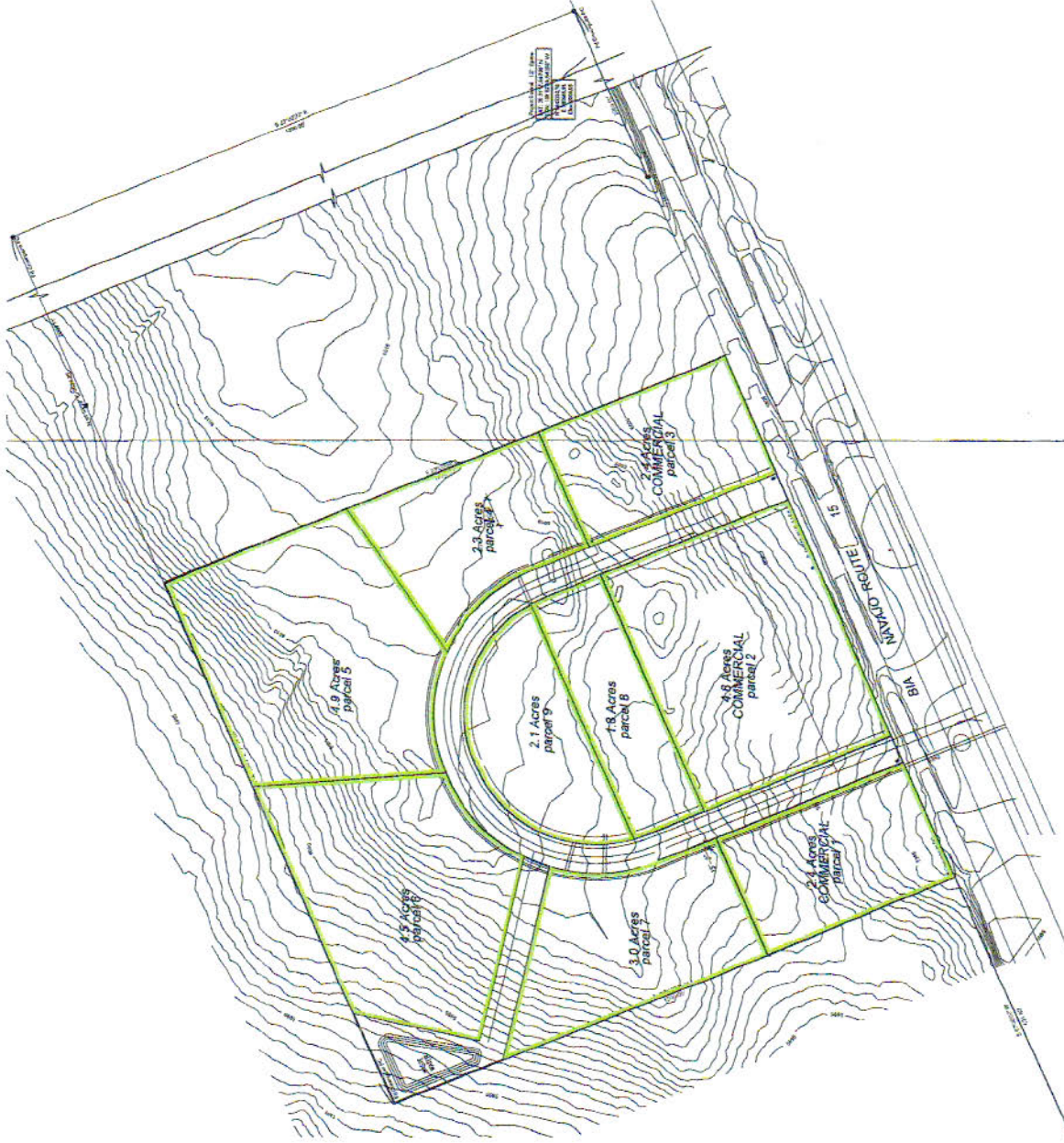
JANUARY 27, 2020





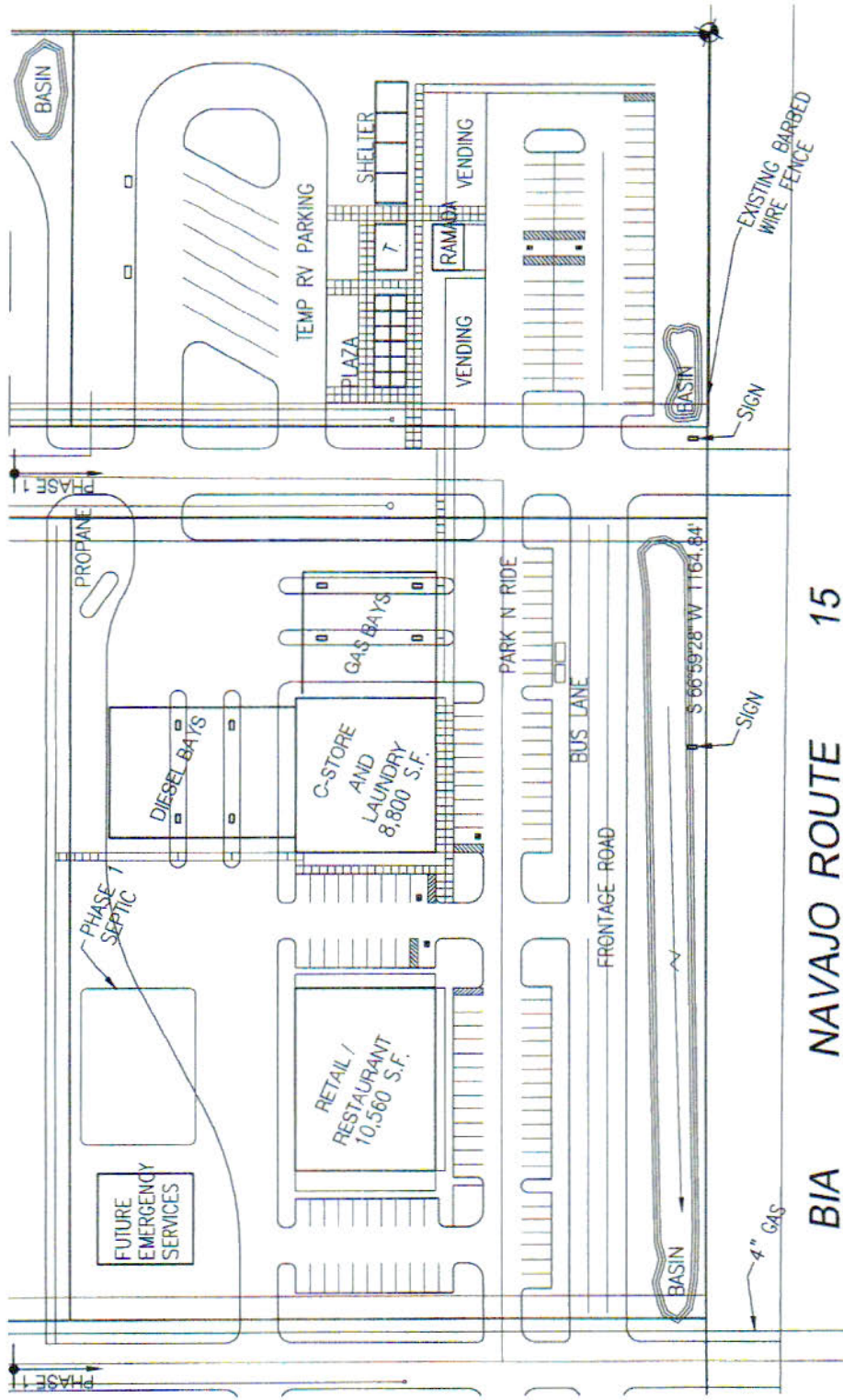
AS1.0 SITE PLAN BOUNDARY

GREASEWOOD SPRINGS CHAPTER MASTER PLAN



AS2.0 PROPOSED LAND USE

GREASEWOOD SPRINGS CHAPTER MASTER PLAN



BIA NAVAJO ROUTE 15





Greasewood Springs Chapter

Diwozhii Bit' To doo' Bi'Naha'ta'

Calvin F. Lee, President

Bill Spencer, Grazing Official

Emery Lester, Vice-President

Lee Jack Sr., Council Delegate

Omercita Begay, Secretary/Treasurer

GSC08-18-0869

RESOLUTION OF THE GREASEWOOD SPRINGS CHAPTER

Resolution to Amend Resolution GSC07-18-0859 to reflect 32.8972 for Economic Development 1.2 miles West of Greasewood Springs Chapter.

WHEREAS:

1. The Greasewood Springs Chapter exists as a local unit of government recognized as a political subdivision of the Navajo Nation, pursuant of the Navajo Nation Code No. 26, Section (a) and is authorized to review all matter effecting the community in order to address the needs of the local residents with the authority to act in the best interest of the general welfare of its community membership; and
2. Pursuant to Resolution No. CAP-34-98, the Navajo Nation council approved the Historic Local Governance Act, which authorized the local Navajo Communities to plan develop and implement a restructuring process to improve community decision making allowing communities to excel and flourish enabling Navajo leaders to lead toward a prosperous future and improve the strength of the Navajo Nation Sovereignty; and
3. The Greasewood Springs Chapter respectfully request to amend Resolution GSC07-18-0859 to reflect 32.8972 for Economic Development 1.2 miles West of Greasewood Springs Chapter.

NOW THEREFORE IT BE RESOLVED THAT:

The Greasewood Springs Chapter hereby supports and recognizes this land withdrawal for community development, which may include, but is not limited to, the following purposes: housing, education, economic development, healthcare facilities, public use, or governmental use. Industrial development is not supported for this area.

CERTIFICATION

We, hereby certify that the foregoing was duly considered by the Greasewood Springs Chapter at a duly called chapter meeting in Greasewood Springs (Navajo Nation), Arizona, at which a quorum of community membership was present and the same had passed with a vote of: 23 in favor, 0 in opposed and 4 in abstained on this 19th day of August, in the year 2018.

Motioned By: Clarissa Yazzie

Seconded By: Iris Begaye



Calvin F. Lee, President



Greasewood Springs Chapter

Diwozhii Bii' To doo' Bi'Naha'ta'

Ronald Gishey, Sr., President
Immanuel Harlan Charley, Vice-President
Emery Lester, Secretary/Treasurer

Bill Spencer., Grazing Committee Member
Lee Jack, Sr., Council Delegate

GSC08-16-0653

RESOLUTION OF THE GREASEWOOD SPRINGS CHAPTER

Resolution to approve Contract: AIA B104-2007, JW2 Architects, in the amount of \$67,730.00.
Agreement between Greasewood Springs Chapter and JW2 Architects for Commercial Development
Tract Master Plan located on 43 acres of land, 1.2 miles west of Chapter, north of route 15.

WHEREAS:

1. The Greasewood Springs Chapter exists as a local unit of government recognized as a political sub-division of the Navajo Nation, pursuant of the Navajo Nation Code No. 26, Section (a) and is authorized to review all matter effecting the community in order to address the needs of the local residents with the authority to act in the best interest of the general welfare of its community membership; and
2. Pursuant to Resolution No. CAP-34-98, the Navajo Nation council approved the Historic Local Governance Act, which authorized the local Navajo Communities to plan develop and implement a restructuring process to improve community decision making allowing communities to excel and flourish enabling Navajo leaders to lead toward a prosperous future and improve the strength of the Navajo Nation Sovereignty; and
3. The Greasewood Springs Chapter respectfully request for the approval of Contract: AIA B104-2007, JW2 Architects, in the amount of \$67,730.00. Agreement between Greasewood Springs Chapter and JW2 Architects for Commercial Development Tract Master Plan located on 43 acres of land, 1.2 miles west of Chapter, north of route 15.

NOW THEREFORE IT BE RESOLVED THAT:

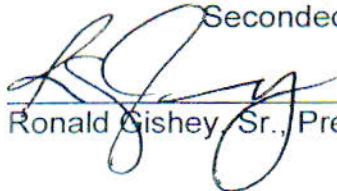
The Greasewood Springs Chapter hereby approves the Contract: AIA B104-2007, JW2 Architects, in the amount of \$67,730.00. Agreement between Greasewood Springs Chapter and JW2 Architects for Commercial Development Tract Master Plan located on 43 acres of land, 1.2 miles west of Chapter, north of route 15.

CERTIFICATION

We, hereby certify that the foregoing was duly considered by the Greasewood Springs Chapter at a duly called regular chapter meeting in Greasewood Springs (Navajo Nation) Arizona, at which a quorum of community membership was present and the same had passed with a vote of; 27 in favor, 0 in opposed and 4 in abstained on this 21st day of August, in the year 2016.

Motioned By: Iris Begaye

Seconded By: Carlene Yazzie


Ronald Gishey, Sr., President

**BIOLOGICAL RESOURCES COMPLIANCE FORM
NAVAJO NATION DEPARTMENT OF FISH AND WILDLIFE
P.O. BOX 1480, WINDOW ROCK, ARIZONA 86515-1480**

It is the Department's opinion the project described below, with applicable conditions, is in compliance with Tribal and Federal laws protecting biological resources including the Navajo Endangered Species and Environmental Policy Codes, U.S. Endangered Species, Migratory Bird Treaty, Eagle Protection and National Environmental Policy Acts. This form does not preclude or replace consultation with the U.S. Fish and Wildlife Service if a Federally-listed species is affected.

PROJECT NAME & NO.: Greasewood Springs Economic Development Site

DESCRIPTION: The Greasewood Springs Chapter proposes a 32.8972-acre land withdrawal for business and commercial development.

LOCATION: SE¼ Section 33 and W¼ Section 34, T25N, R23E, G&SRM, Greasewood Spring, Navajo Co., AZ

REPRESENTATIVE: Dereck Curley, Chapter Manager, Greasewood Springs Chapter

ACTION AGENCY: Navajo Nation and Bureau of Indian Affairs

B.R. REPORT TITLE / DATE / PREPARER: Request for biological clearance/16 JUL 2018/Dereck Curley

SIGNIFICANT BIOLOGICAL RESOURCES FOUND: Area 3 & 4.

POTENTIAL IMPACTS

NESL SPECIES POTENTIALLY IMPACTED: NA

FEDERALLY-LISTED SPECIES AFFECTED: NA

OTHER SIGNIFICANT IMPACTS TO BIOLOGICAL RESOURCES: NA

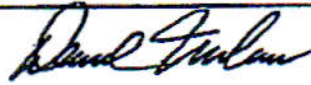
AVOIDANCE / MITIGATION MEASURES: Initial ground-disturbing activity (e.g. clearing, grading, leveling, etc.) at the development site will avoid the Burrowing Owl breeding season of 01 MAR-15 AUG or surveys will precede ground-disturbing activity.

CONDITIONS OF COMPLIANCE*: NA

FORM PREPARED BY / DATE: Pamela A. Kyselka/26 JUL 2018; amended on 08 AUG 2018

COPIES TO: (add categories as necessary)

☐ _____ ☐ _____

2 NTC § 164 Recommendation:	Signature	Date
☒ Approval ☐ Conditional Approval (with memo) ☐ Disapproval (with memo) ☐ Categorical Exclusion (with request letter) ☐ None (with memo)	 Gloria M. Tom, Director, Navajo Nation Department of Fish and Wildlife	8/2/18



THE NAVAJO NATION

RUSSELL BEGAYE PRESIDENT
JONATHAN NEZ VICE PRESIDENT

August 23, 2018

Dereck Curley, Chapter Manager
Greasewood Springs Chapter
P.O. Box 1260
Ganado, Arizona 86505

Dear Mr. Curley,

Your Land Withdrawal Designation for 32.8972 acres for economic development has been **approved**. This letter stands as notification that you are authorized to proceed with construction, operation and maintenance of the 32.8972-acre site. The aforementioned tract for the economic development is located at SE ¼ Section 33 and west ½ of Section 34, Township 25 North, Range 23 East, Gila and Salt River Meridian, Navajo County, Arizona.

Thank you for your application to the Navajo Land Department/General Land Development Department. If you have any questions, please contact the General Land Development Department at (928) 871-6447.

Sincerely,

W. Mike Halona, Department Manager III
Navajo Land Department
DIVISION OF NATURAL RESOURCES

XC: General Land Development Department Files



THE NAVAJO NATION
HERITAGE & HISTORIC PRESERVATION DEPARTMENT
PO Box 4950, Window Rock, Arizona 86515
TEL: (928) 871-7198 FAX: (928) 871-7886

CULTURAL RESOURCES COMPLIANCE FORM

ROUTE COPIES TO:	NNHPD NO.: HPD-17-892
☒ CPMD	OTHER PROJECT NO.: DCD1 14-025

PROJECT TITLE: A Cultural Resource Inventory of Greasewood 43 Tract for Economic Development, Greasewood Springs Chapter, Navajo County, Arizona

LEAD AGENCY: BIA/NR

SPONSOR: Calvin F. Lee, Greasewood Chapter President, P.O. Box 1260, Ganado, Arizona 86505

PROJECT DESCRIPTION: The undertaking consists of the land designation for the Greasewood 43 Tract. The tract will be used for economic development for the Greasewood Springs Chapter. Chapter economic development facilities including laundry mat, convenience store/gas station, farmer's market, manufacturing facilities, R.V. park, motel, fire/police station, post office, storage units, fast food outlet, a sewer lagoon, installation of utilities and lighted parking lots. Ground disturbing activities will be intensive and extensive with the use of heavy equipment.

LAND STATUS:	Navajo Tribal Trust Land										
CHAPTER:	Greasewood Springs										
LOCATION:	T.	25	N.	R.	23	E.	Sec.	33 & 34;	Satan Butte Quadrangle,	Navajo County Arizona	GSRM
PROJECT ARCHAEOLOGIST:	Denise R. E. Copeland										
NAVAJO ANTIQUITIES PERMIT NO.:	NTC										
DATE INSPECTED:	04/30/2015 and 6/3/2015										
DATE OF REPORT:	10/16/2017										
TOTAL ACREAGE INSPECTED:	32.8972 - ac										
METHOD OF INVESTIGATION:	Class III pedestrian inventory with transects spaced 15 m apart.										
LIST OF CULTURAL RESOURCES FOUND:	None										
LIST OF ELIGIBLE PROPERTIES:	None										
LIST OF NON-ELIGIBLE PROPERTIES:	None										
LIST OF ARCHAEOLOGICAL RESOURCES:	None										

EFFECT/CONDITIONS OF COMPLIANCE: No historic properties affected. Project may proceed as proposed.

In the event of a discovery ["discovery" means any previously unidentified or incorrectly identified cultural resources including but not limited to archaeological deposits, human remains, or locations reportedly associated with Native American religious/traditional beliefs or practices], all operations in the immediate vicinity of the discovery must cease, and the Navajo Nation Historic Preservation Department must be notified at (928) 871-7198.

FORM PREPARED BY: Tamara Billie
FINALIZED: January 5, 2018

Notification to Proceed
Recommended

☒ Yes ☐ No

Conditions:

☐ Yes ☒ No

Richard M. Begay 1/5/18
Richard M. Begay, Director/THPO Date
The Navajo Nation
Heritage & Historic Preservation Office

Navajo Region Approval

☒ Yes ☐ No

[Signature] 1/24/18
BIA - Navajo Regional Office Date

PRELIMINARY GEOTECHNICAL EVALUATION REPORT

GREASEWOOD SPRINGS COMMERCIAL DEVELOPMENT

Indian Route 15 – MP 81.5
Greasewood Springs, Arizona
WT Reference No. 2527JW012

PREPARED FOR:

Johnson Walzer Associates
17 North San Francisco Street, Suite 3A
Flagstaff, Arizona 86001
Attn: Mr. Mitch Walzer

April 16, 2017



Craig P. Wiedeman, P.E.
Senior Geotechnical Engineer

Reviewed By: *Bruce MacIlroy*
Bruce M. MacIlroy, P.E.
Senior Geotechnical Engineer

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Geotechnical
Environmental
Inspections
Materials



APPENDIX - D.

SUMMARY OF VEGETATION

**WINDMILL LISTING 2018
DISTRICT #17-2**

OTHER: GREASEWOOD SPRINGS

PROJECT NUMBER	GPS WELL LOCATION	HEAD SIZE	TANK SIZE	PROJECT CONDITION	OTHER (S)
17562	3523'52.15" N 10957'54.93" W		NO Tank	Poor, No water in area.	Needs Well Cleanout, area extremely needs water, @ 12 miles south on N153.
17T554	3531'52.03" N 10957'42.00 W		27,900	Poor, only windmill out there.	Need new Tank with Lid, very rusted, and leaking; @8-9 miles west of Satan butte by Sand Hill.
17T518	3536'31.05" N 10957'29.51" W		27,900	Poor, Leaking Tank through Concrete Base.	Need New Tank. Existing Tank Leaking, @12 miles on White Cone/Toyei Road.
17T568	3531'04.85" N 10949'44.14 W		3,000	Poor, Upgrade Tank to 27,900 Gallons.	Need New Tank, existing Tank leaking; @1 miles east of Chapter.
17M187	3527'59.45" N 10944'43.05" W		27,900	Fair, Cleanout, and Lid	Need Lid, constantly find dead birds, @12 miles east on Antelope Trails Rd.
17M128	3513'30'.26" N 10952.52.25" W		27,900	Fair, Need Float Box Fix and Trough with Concrete.	Need of storage tank, @20 miles south east Chapter at Betty Wells.
17T340	3529'22.81" N 10952'11.31"		27,900	Fair, need upgrade on H20 tank. Jack pump continue...	Need Lid on Tank, New Tank water is over flowing, @4 miles South on N157
17K559	3527'54.84" N 10956'07.36		27,900	Fair	Need Lid on Tank, @5 mile southwest on N153 Bladed rd
17K593	3521'04.68" N 10953'43.91" W		27,900	24 volt Serial #027877	Model: Sharfle M. 3325-043-101 (new Solar Pump Motor), Needs Maintenance; @ Gishey/Scott's Windmill
17T	3532'59.95" N 10955.15.27" W		27,900	Fair, Bigger head size?	Need Cover, need upgrade windmill to bigger head; @ White Cone Rd 5 miles west.
17T525	3530'36.93" N 10951'23.81" W		27,900	Fair, upgrade to bigger tank.	Need New Tank and Trough, @1/2 mile South East of Chapter.

Other: GREASEWOOD SPRING CHAPTER

EARTHEN DAM MAINTENANCE 2018 PRIORITY LISTING (Infrastructure Insurance Funding)

No.	Description	Latitude	Longitude	Comments
B1	Keams Earth Pit (South Satan Butte)	N35°29.942'	W109°57.222'	Earth Pit clean out
B2	Divert Dam (West of Martha Yazzie)	N35°31.471'	W109°53.992'	Cap breached end and clean out
B3	Divert Dam 2 (By Salabye's/Terry)	N35°31.921'	W109°54.059'	Cap breached end and clean out
B4	Earth Dam Satan Butte (West of Windmill)	N35°31.642'	W109°58.572'	Earth Pit clean out
B5	Black Water Earth Dam	N35°33'34.98"	W109°52'12.68"	Earth Pit clean out
B6	Sand Hill Earth Dam	N35°34'24.68"	W109°50'36.78"	Earth Pit clean out
B7	Earth Dam 1/4 North of C. Yazzie	35°37'15.50" N	109°52'58.14" W	Earth Pit clean out
1	Sally Joe (1/4 mile East of Home)	N35°30.180'	W109°49.970'	Diversion into earth dam North end
2	Earth Dam (Under the Ridge East Side)	N35°29.496'	W109°49.088'	Earth Pit clean out
3	Earth Dam 2 (Under Ridge)	N35°29.476'	W109°49.225'	Earth Pit clean out
4	Earth Dam 3 (Under Ridge)	N35°29.333'	W109°49.344'	Earth Pit clean out
5	Earth Dam 4 (Under Ridge)	N35°29.263'	109°50'44.80" W	Earth Pit clean out
6	Late Kee Gishey Fence Earth Dam	N35°28.130'	W109°48.371'	Earth Pit clean out
7	Diversion Dam (So. Across rd)	N35°27.850'	W109°49.597'	Earth Pit clean out
8	John A's Bath Tub Dam	N35°27.476'	W109°50.124'	Earth Pit Heavy clean out
9	Water Reddish Earth Dam	N35°22.849'	N35°22.849'	Earth Pit Heavy clean out
10	Banana Earth Dam	N35°23.614'	W109°51.476'	Earth Pit clean out
Z1	Charlottes/ Yazzie Sheep Camp	N35°25.098'	W109°51.367'	Earth Pit clean out
Z2	Gravel Earth Dam	N35°25.008'	W109°51.630'	Earth Pit clean out
Z3	Diversion Dam (S. west of Sheep Camp)	N35°24.942'	W109°51.630'	Earth Pit clean out
Z4	Donald Bitsilly RMUI	N35°21'59.62"	W109°49'40.96"	Earth Pit clean out
Z5	Donald Bitsilly RMUII	N35°21'55.29"	W109°50'12.04"	Earth Pit clean out
Z6	Donald Bitsilly RMUIII	N35°21'55.29"	W109°51'35.86"	Earth Pit clean out
Z7	Nelson I	N35°20'42.90"	W109°51'34.19"	Earth Pit clean out
Z8	Nelson II	N35°20'42.90"	W109°52'39.49"	Earth Pit clean out
A1	Louva Earth Dam	N35°25.324'	W109°56.175'	Earth Pit clean out
A2	Long Dam (Spencers)	N35°24.384'	W109°56.858'	Earth Pit clean out
A3	Diversion Breached Dam	N35°22.849'	W109°57.270'	Cap Breach end, and Earth Pit clean out
A4	Winner Circle Earth Dam	N35°23.874'	W109°57.919'	Earth Pit clean out
A5	2nd Night Earth Dam	N35°26.557'	W109°56.869'	Earth Pit clean out

A6	Ron Earth Dam	N35°26.332'	W109°56.348'	Breach corner, Mid, and Earth Pit clean out
A7	Billys Earth Dam	N35°27.820'	W109°56.010'	South end extend, and Earth Pit clean out
A8	Big Diversion Dam (South of J. Curley)	N35°29.473'	W109°55.126'	West end, breach area, Earth Pit clean out
A	Big Dam (1st long dam into valley).	N35°18.297'	W109°49.323'	Earth Pit clean out
B	Earth Dam (only Dam east side into valley)	N35°17.988'	W109°49.514'	Cap end on north end, E Pit clean out
C	Earth Dam 2 (into valley west side).	N35°17.476'	W109°49.630'	Earth Pit clean out
D1	Twin Dam (west side)	N35°17.036'	W109°51.475'	Earth Pit clean out
D2	Twin Dam (north side)	N35°17.027'	W109°51.444'	Earth Pit clean out
D3	Twin Dam (East Side)	N35°17.010'	W109°51.409'	Breached, and Earth Pit clean out
	West Satan Butte Earthen Dam	N35°31'36.95"	W10958'35.15"	Earth Pit clean out
	Jimmy Boys Earth Dam	N3534'24.62"	W10959'12.34"	Earth Pit clean out
	Faye Gorman Balakai wash, South West	N3534'51.60"	W10955'46.37"	Earth Pit clean out
	Fay Gorman, Balakai Wash North	3535'34.39"	W10955'27.95"	Earth Pit Clean out
	Ben/Scott Earthen dam (Rez Line)	N3511'14.29"	W11000'22.53"	Earth Pit clean out
	Scott Earthen Dam	N3510'51.32	W10958'08.46"	Earth Pit clean out
	Rez Line	N3510'38.00"	W11003'41.67"	Earth Pit clean out

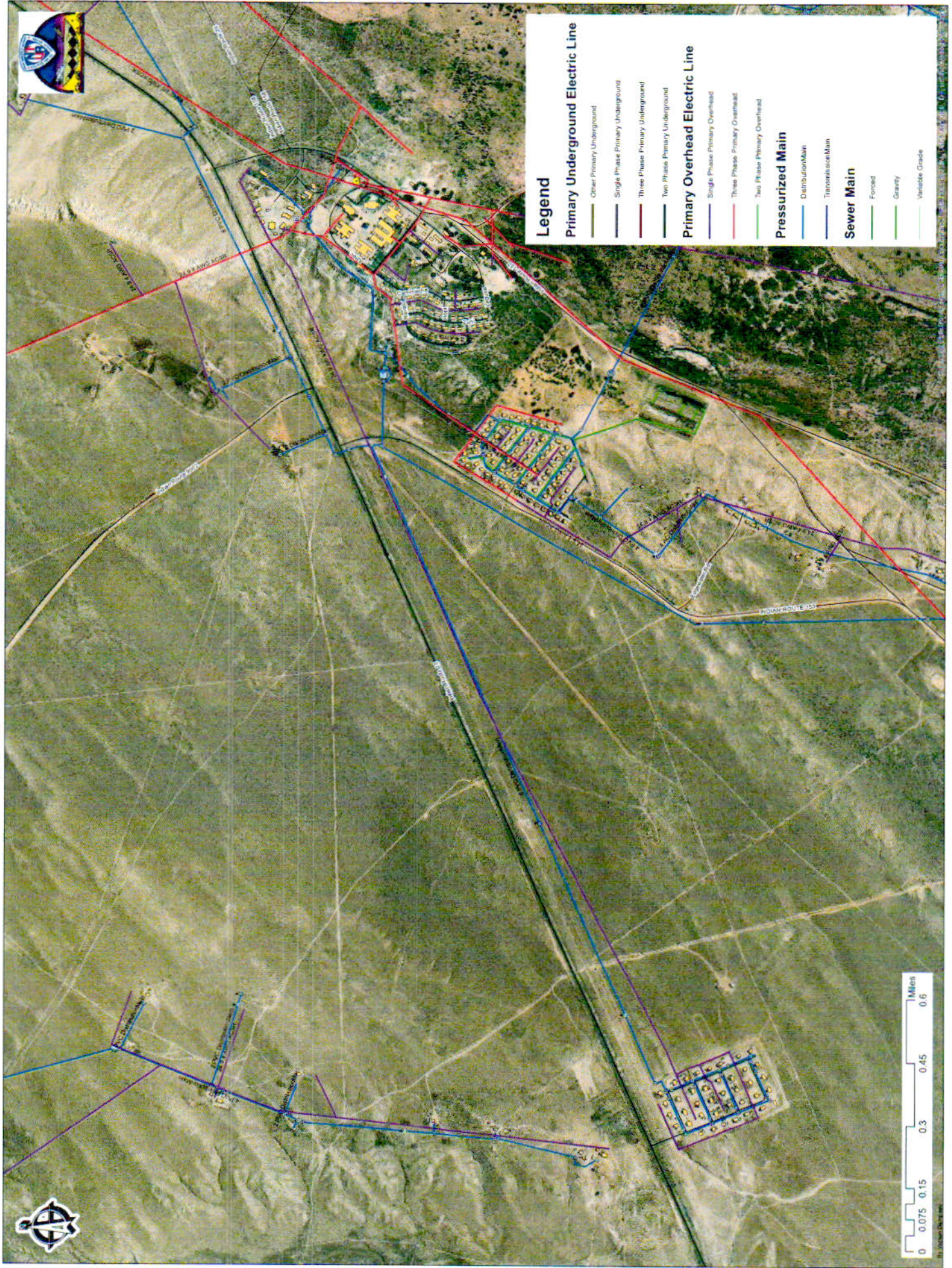
CHAPTER: GREASEWOOD

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APPENDIX - E.

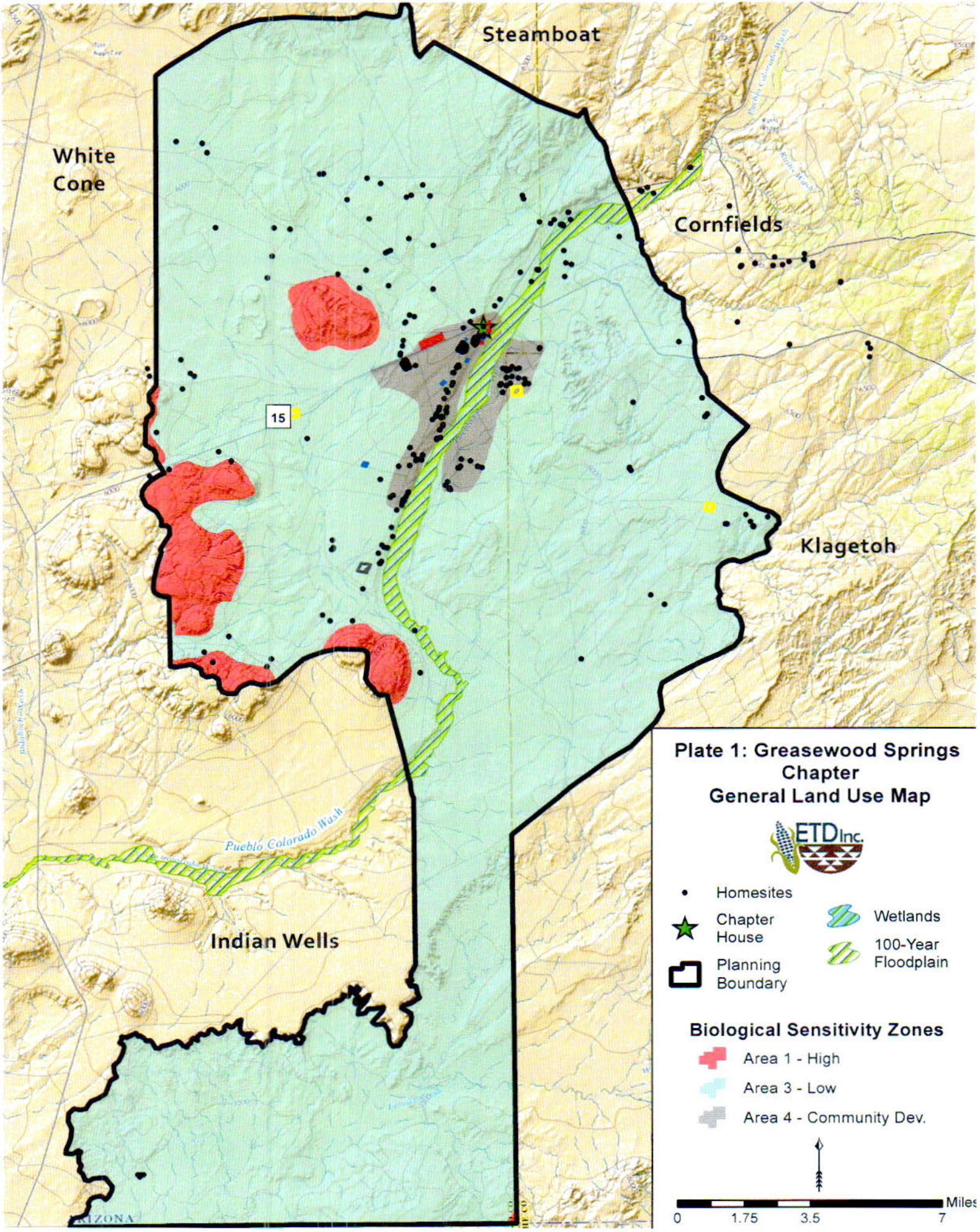
INFRASTRUCTURE

NTUA Water Main Lines



PLATES

No. 1, 2, 3



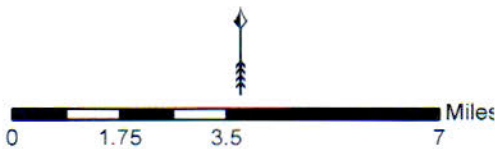
**Plate 1: Greasewood Springs Chapter
General Land Use Map**



- Homesites
- ★ Chapter House
- Planning Boundary
- Wetlands
- 100-Year Floodplain

Biological Sensitivity Zones

- Area 1 - High
- Area 3 - Low
- Area 4 - Community Dev.



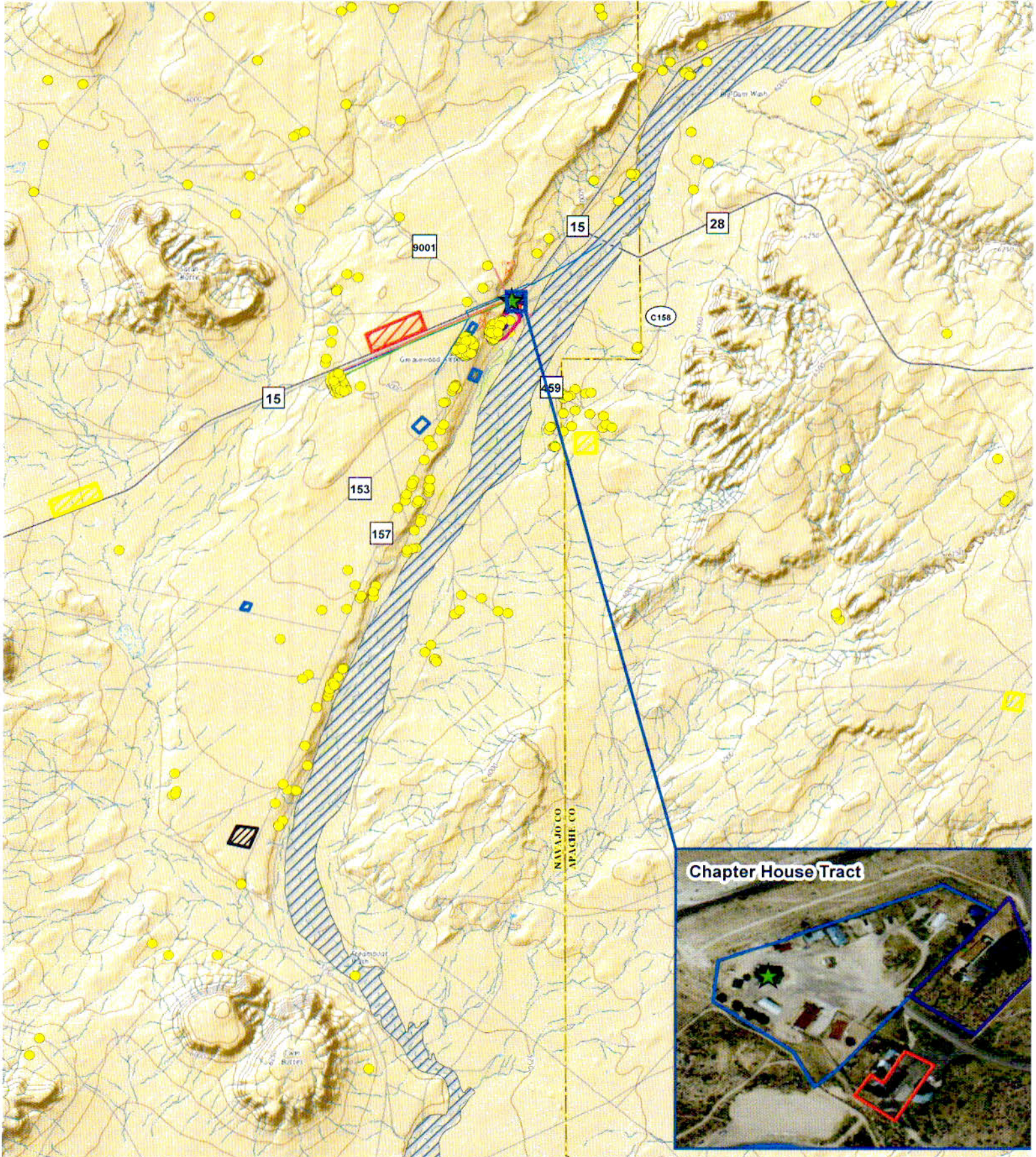


Plate 2: Greasewood Springs Chapter Community Development Area Map

- | | | | |
|-----------------|---------------------|----------------------------|----------------------------|
| ● Homesites | Waterlines | Existing Residential | Proposed Residential |
| ★ Chapter House | Sewerlines | Existing Commercial | Future Commercial |
| Cell Towers | Electrical Lines | Existing Public Facilities | Proposed Public Facilities |
| Churches | 100-Year Floodplain | Existing Education | Proposed Industrial |
- Miles

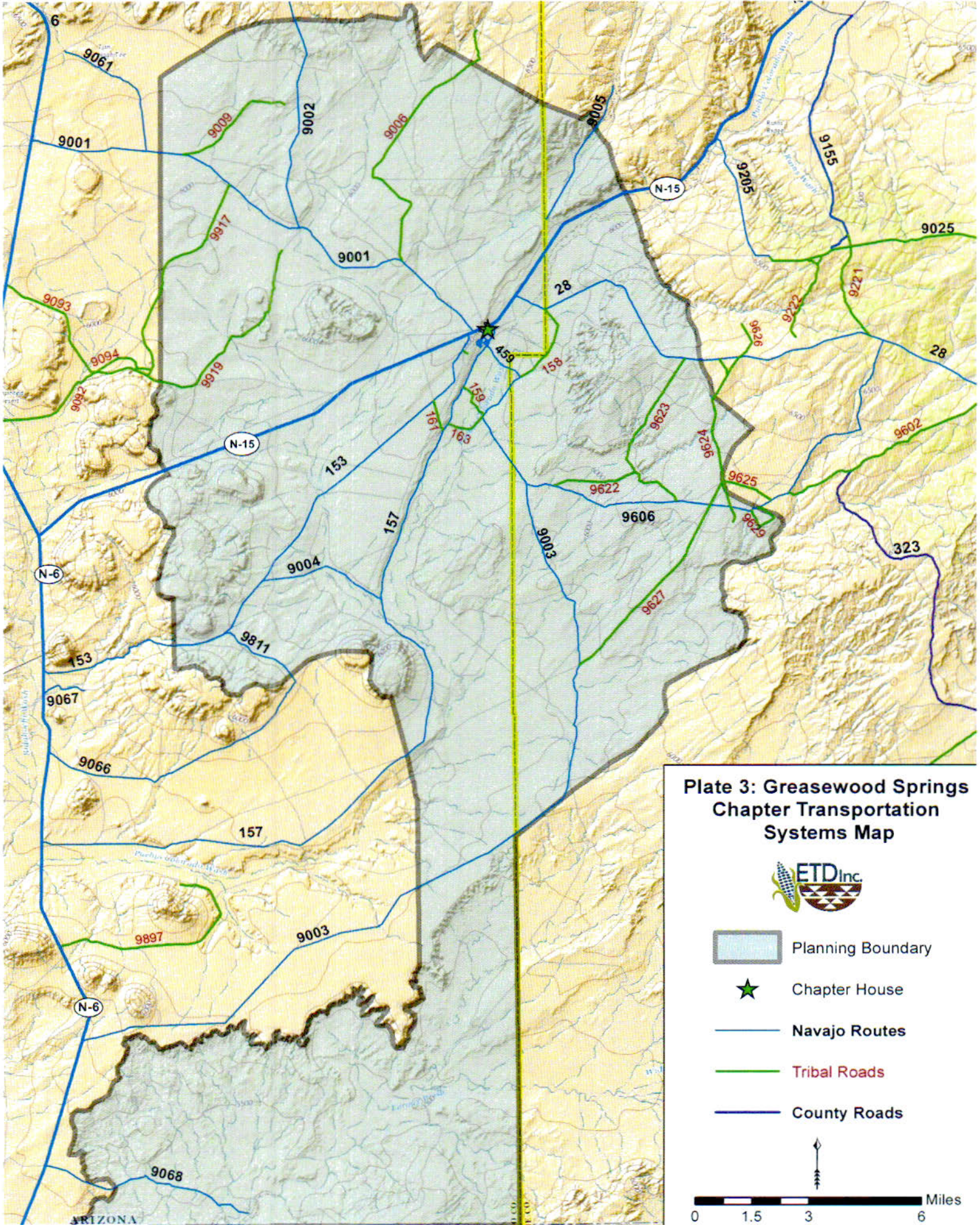
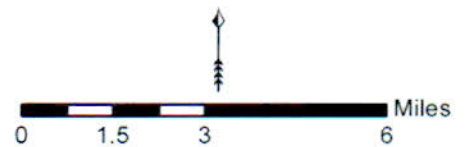


Plate 3: Greasewood Springs Chapter Transportation Systems Map

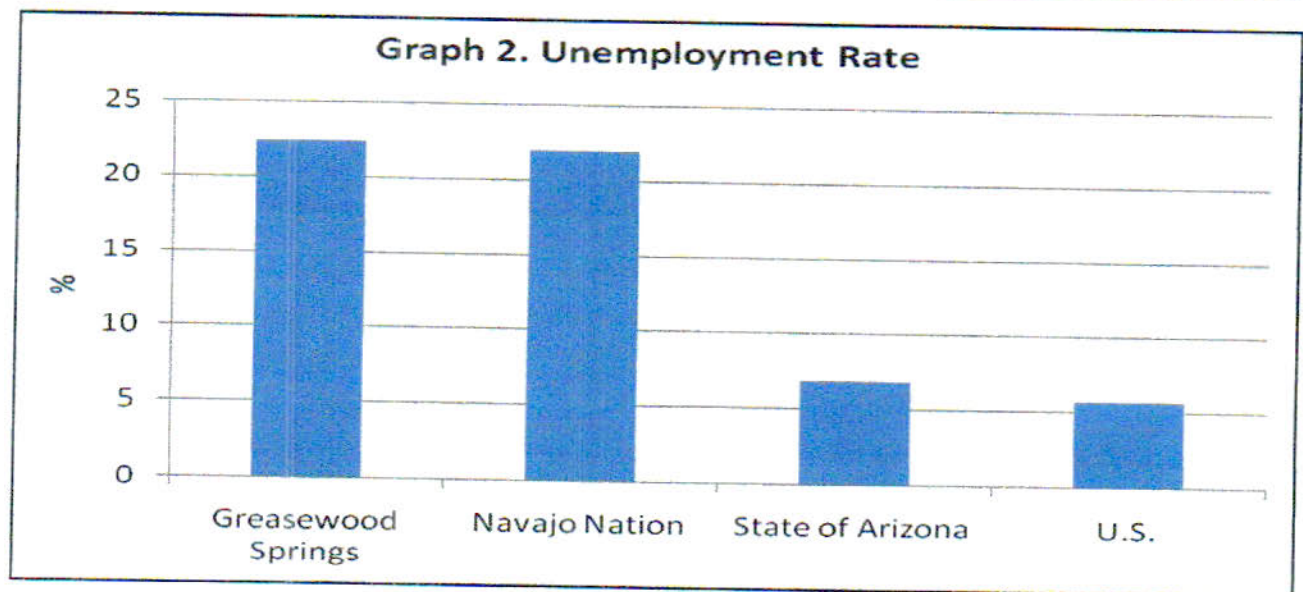
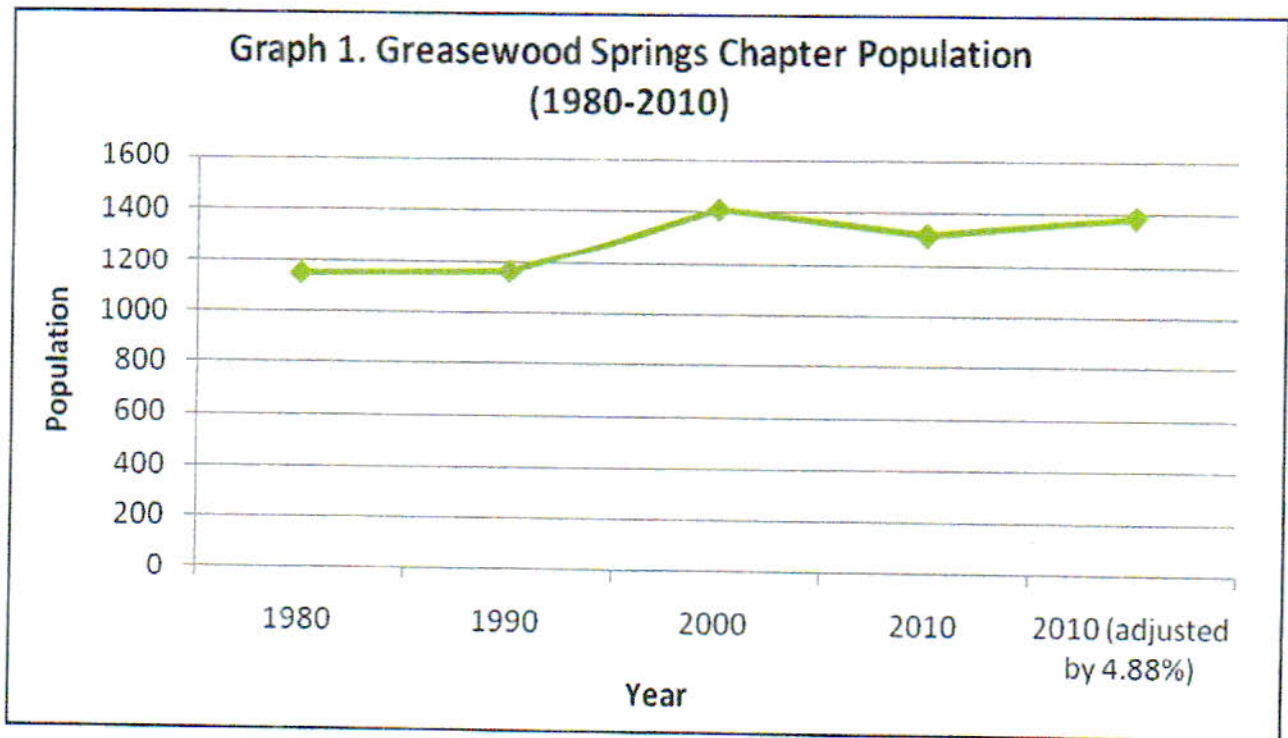


-  Planning Boundary
-  Chapter House
-  Navajo Routes
-  Tribal Roads
-  County Roads



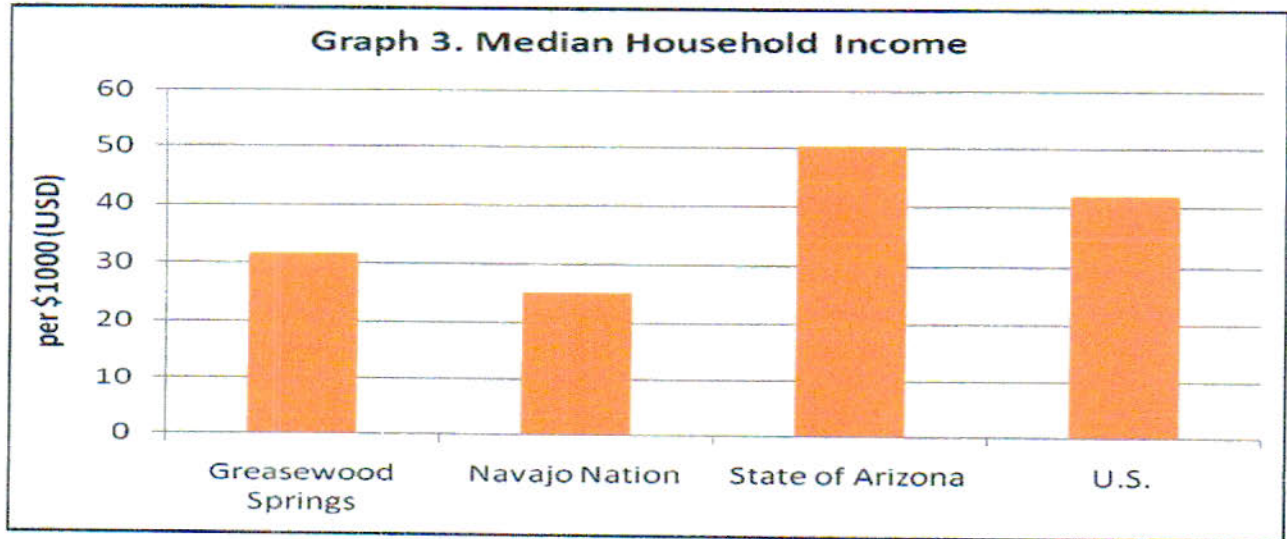
GRAPHS

No. 1, 2, 3, 4



2.3.2 Median Household Income

The median household income in Greasewood Springs Chapter was \$31,620. By comparison, the Navajo Nation was \$25,166; the State of Arizona was \$50,296; and the U.S. was \$41,994. It is worth noting that Greasewood Springs Chapter's median household income is higher than the U.S. level, which is uncommon for most areas on the reservation. *Graph 3* shows these income level comparisons.

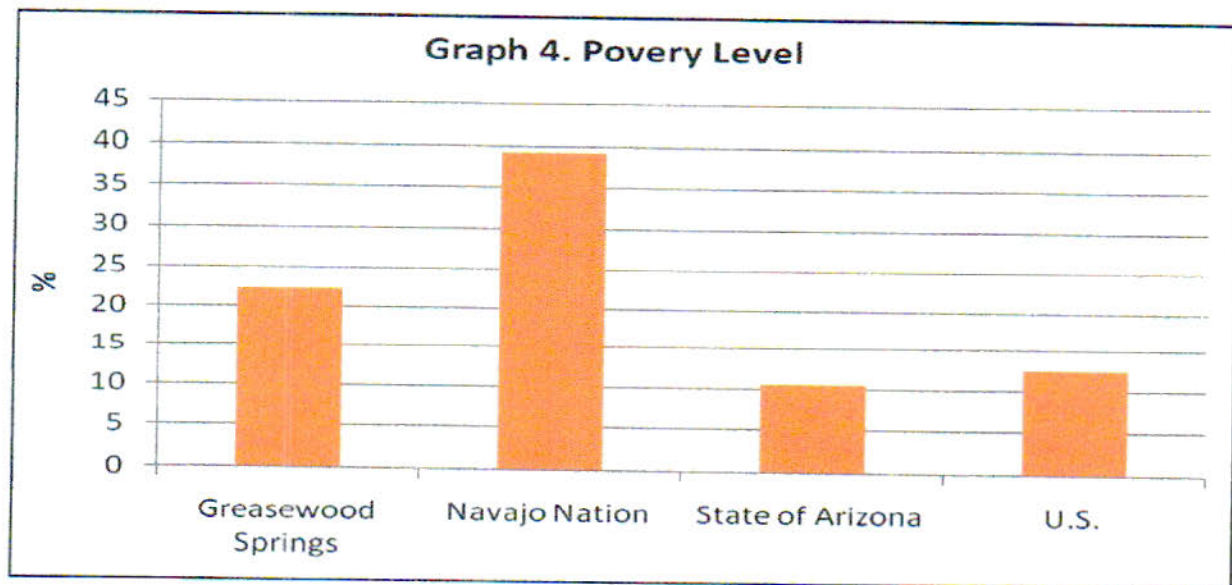


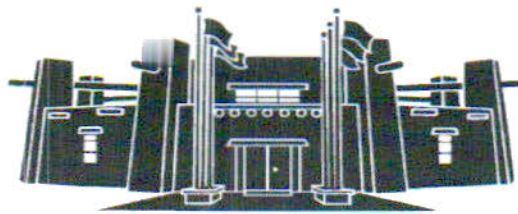
2.3.3 Poverty

The portion of Greasewood Springs's residents living below poverty level within the Chapter in 2010 was 22.2%. In comparison, the portion of the population in the Navajo Nation's living below the poverty level was 39.1; the State of Arizona was 10.5; and the U.S. was 12.4. **Graph 4** illustrates a comparison of portions of residents living below the poverty level.

2.3.4 Education

Education levels in 2010 for Greasewood Springs Chapter's population of persons 25-years-and-older are as follows: 22.4% have no high schooling; 7.8% have high schooling, but no diploma; 29% achieved a high school diploma (or equivalency); 24.7% have some college education, but no degree; 10.9% have an Associate's degree; 4.3% have a Bachelor's degree; and 0.9% have a graduate or professional degree (U.S. Census 2010).





MEMORANDUM

TO: Honorable Raymond Smith Jr.
Klagetoh, Wide Ruins, Houck, Lupton, Nahata Dziil

FROM: 
Rodriquez Morris, Legislative Staff Assistant
Office of Legislative Counsel

DATE: March 10, 2020

SUBJECT: AN ACTION RELATING TO RESOURCES AND DEVELOPMENT
COMMITTEE, APPROVING AND CERTIFYING THE GREASEWOOD
SPRINGS CHAPTER'S COMMUNITY-BASED LAND USE PLAN

I have prepared the above-referenced proposed resolution and associated legislative summary sheet pursuant to your request for legislative drafting. Based on existing law and review of documents submitted, the resolution as drafted is legally sufficient. As with any action of government it may be subject to review by the courts in the event of proper challenge.

The Office of Legislative Council confirms the appropriate standing committee(s) reviews based on the standing committees powers outlined in 2 N.N.C. §§ 301, 401, 501, 601 and 701. Nevertheless, "the Speaker of the Navajo Nation council shall introduce [the proposed resolution] into the legislative process by assigning it to the respective oversight committee(s) of the Navajo Nation Council having authority over the matters for proper consideration." 2 N.N.C. § 164(A)(5).

Please review the proposed resolution to ensure it is drafted to your satisfaction. If this proposed resolution is acceptable to you, please sign it where it indicates "Prime Sponsor", and submit it to the Office of Legislative Services for the assignment of a tracking number and referral to the Speaker.

If the proposed resolution is unacceptable to you, or if you have further questions, please contact me at the Office of Legislative Counsel and advise me of changes you would like made to the proposed resolution. You may contact me at (928) 871-7166. Thank you.

THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: 0059-20

SPONSOR: Raymond Smith, Jr.

TITLE: An Action Relating to Resources and Development Committee; approving and certifying the Greasewood Springs Chapter's Community-Based Land Use Plan

Date posted: March 18, 2020 at 11:57am

Digital comments may be e-mailed to comments@navajo-nsn.gov

Written comments may be mailed to:

Executive Director
Office of Legislative Services
P.O. Box 3390
Window Rock, AZ 86515
(928) 871-7590

Comments may be made in the form of chapter resolutions, letters, position papers, etc. Please include your name, position title, address for written comments; a valid e-mail address is required. Anonymous comments will not be included in the Legislation packet.

Please note: This digital copy is being provided for the benefit of the Navajo Nation chapters and public use. Any political use is prohibited. All written comments received become the property of the Navajo Nation and will be forwarded to the assigned Navajo Nation Council standing committee(s) and/or the Navajo Nation Council for review. Any tampering with public records are punishable by Navajo Nation law pursuant to 17 N.N.C. §374 *et. seq.*

THE NAVAJO NATION
LEGISLATIVE BRANCH
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Posted: March 18, 2020 at 11:57 AM

5 DAY Comment Period Ended: 03/23/20

Digital Comments received:

Comments Supporting	<i>None</i>
Comments Opposing	<i>None</i>
Inconclusive Comments	<i>None</i>



Legislative Tracking Secretary
Office of Legislative Services

03/24/2020 9:16 AM

Date/Time