

RESOLUTION OF THE
RESOURCES AND DEVELOPMENT COMMITTEE
23rd Navajo Nation Council --- Fourth Year, 2018

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, RECERTIFYING
TEESTO CHAPTER'S COMMUNITY-BASED LAND USE PLAN WHICH HAS
REEVALUATED AND READJUSTED TEESTO CHAPTER'S FORMER COMMUNITY-
BASED LAND USE PLAN

BE IT ENACTED:

SECTION ONE. AUTHORITY

- A. Pursuant to 26 N.N.C. § 2004(D)(2), the Resources and Development Committee shall certify community-based land use plans.
- B. "Every five years the plan shall be reevaluated and readjusted to meet the needs of the changing community" and such readjustment is subject to the certification of the Resources and Development Committee of the Navajo Nation Council. 26 N.N.C. § 2004(D)(2).
- C. "The chapter, at a duly-called chapter meeting shall by resolution, vote to implement a community-based land use plan, after the CLUPC has educated the community on the concepts, needs, and process for planning and implementing a community-based land use plan. The community-based land use plan shall project future community land needs, shown by location and extent, of areas identified for residential, commercial, industrial, and public purposes. The land use plan shall be based upon the guiding principles and vision as articulated by the community; along with information revealed in inventories and assessments of the natural, cultural, human resources, and community infrastructure; and, finally with consideration for the land-carrying capacity. Such a plan may also include the following: 1. An open space plan which preserves for the people certain areas to be retained in their natural state or developed for recreational purposes. 2. A thoroughfare plan which provides information about the existing and proposed road network in relation to the land use of the surrounding area. 3. A community

facilities plan which shows the location, type, capacity, and area served, of present and projected or required community facilities including, but not limited to, recreation areas, schools, libraries, and other public buildings. It will also show related public utilities and services and indicate how these services are associated with future land use." 26 N.N.C. § 2004 (B).

SECTION TWO. FINDINGS

- A. The Teesto Chapter's former Community Land Use Plan was prepared in 2007. See **Exhibit A** at 1.
- B. Pursuant to Teesto Chapter Resolution TEE-JUL-31-2018, attached as **Exhibit B**, the Teesto Chapter approved the Community-Based Land Use Plan and requests the Resources and Development Committee to approve the Community-Based Land Use Plan which is attached as **Exhibit A**.
- C. The Resources and Development Committee of the Navajo Nation Council finds it in the best interest of the Navajo Nation to recertify the Teesto Chapter's Community-Based Land Use Plan which has been reevaluated and readjusted to meet the needs of the changing community.

SECTION THREE. RECERTIFICATION OF TEESTO CHAPTER'S REEVALUATED AND READJUSTED COMMUNITY-BASED LAND USE PLAN

- A. The Resources and Development Committee of the Navajo Nation Council hereby recertifies the reevaluated and readjusted Teesto Chapter's Community-Based Land Use Plan, attached hereto as **Exhibit A**.
- B. Recertification of this Community-Based Land Use Plan shall not delineate adjacent chapter boundaries. Any chapter disputes rest solely with the Courts of the Navajo Nation.

CERTIFICATION

I, hereby, certify that the following resolution was duly considered by the Resources and Development Committee of the 23rd Navajo Nation Council at a duly called meeting at the Navajo Nation Council Chambers, Window Rock, Navajo Nation (Arizona), at which a quorum was present and that same was passed by a vote of 3 in favor, and 0 opposed, on this 12th day of September 2018.



Alton Joe Shepherd, Chairperson
Resources and Development Committee
of the 23rd Navajo Nation Council

Motion: Honorable Benjamin Bennett

Second: Honorable Jonathan Perry

Chairperson Alton Joe Shepherd not voting.



TEESTO CHAPTER

Community Land Use Plan 2018



Photographer: Mr. Timothy Nez George

Mission Statement: It is the Mission of Teesto Chapter to ensure effective, efficient leadership that promotes organized community growth to create self-sufficiency while preserving our Way of Life and preparing for the Future.

Revised: May 2018 @ Teesto Chapter by Teesto Planning & Zoning Commissioners, Administration, Officials, Community Members & TPBCS. Maps developed by n8tive techsulting



Submitted to:
TEESTO CHAPTER

Comprehensive Community Land Use Plan (CLUP)

TEESTO PLANNING AND ZONING COMMISSION (TPZC) MEMBERS:

Mr. Johnny Nells, President

Mr. Elmer Jackson, Vice President

Ms. Lucinda Honani, Secretary

TEESTO CHAPTER OFFICIALS:

Mr. Elmer Clark, Chapter
President

Mr. LeRoy Thomas, Chapter Vice
President

Ms. Sophia Francis, Chapter
Secretary/Treasurer

Submitted: AUGUST 2018

Mr. Lorenzo J. Begay, Ph.D., CEO

Ms. LaVerne Begay-Todachine,
VP


TSELANI PROFESSIONAL BUSINESS CONSULTING SERVICES, LLC
www.TPBCS.com

Mr. Clifton Bia, CEO


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1	I. Community Land Use Overview
2	II. Community Land Use Plan Elements
3	Teesto's Community Land Use Element's Goals and Objectives
4	III. Inventory Data Assessment
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I. TEESTO CHAPTER'S COMMUNITY LAND USE PLAN (CLUP) OVERVIEW

A. Introduction

Teesto Chapter obtained its LGA certification on July 11, 2011 and located is in the southwest section of the Navajo Nation within Navajo County. The Chapter is located approximately 45 miles north of Winslow, Arizona and is within the Navajo Partition Land (NPL) and the Navajo Customary Use Land area south of the Hopi Partition Land. The Chapter service area is currently about 155 square miles and has 98,145.25 acres that was reduced from 250 square miles that resulted in a land reduction of 38% to the Hopi Partition Land area. According to the 2010 census, the Chapter population is 998 people. The boundaries of the Chapter can be seen in the overall Teesto community map Tab: 14 - Exhibit 5: Teesto Chapter's Community Master Planning & Design Map.

Teesto Chapter Comprehensive, Community-Based, Land Use Plan (Plan) sets forth a vision for the desired future of the community. Long-range goals have been established along with policy statements that are intended to lead the Chapter toward its vision. The Plan describes how Teesto Chapter will manage growth, development, or redevelopment over the next 10 to 20 years, recognizing that it will need to be updated every five years. The Teesto Chapter membership approve the previous Plan on July 9, 2007.

The original Community Land Use Plan (CLUP) was prepared in 2007 and has been developed in accordance to the Navajo Nation Local Governance Act of 1998 (Navajo Nation Code, Title 26). The Local Governance Act (LGA) delegates certain governmental authorities from the central government to local governments, providing the local governments can prepare five management systems that are in compliance to the audits as reviewed by the Navajo Nation Office of Attorney

General. In accordance to the Navajo Nation Code, Title 26 § 101 (B), it states "Chapters wanting to administer land, pursuant to this Act, are required to develop a community-based land use plan based upon results of a community assessment." Although the LGA does not require Chapters to adopt a CLUP but it does grant the authority to administer land at the local level only to those Chapters that develops a CLUP.

The core of the Plan is presented in Chapter 3. It is comprised of six (6) elements that are intended to work together to guide future development. These elements include land use, public and community facilities, transportation, open space, housing, and economic development. The implementation recommendations in Chapter 5 are relatively specific suggestions for priority actions to begin to comprehend the land use vision as outlined in the CLUP for each element.

The original Plan was prepared by ETD, Inc. of Flagstaff, Arizona, under the direction of the Chapter's Comprehensive Land Use Planning Committee (CLUPC). During the planning process, ETD Inc. facilitated six workshops where various Tribal and federal agencies presented valuable information on a number of key topics, including roads, range land, drought conditions, public water systems, business-site leasing, commercial feasibility, housing services, and wildlife sensitive areas. This information was useful for developing long-range goals and short-term implementation policies.

The Navajo Nation and Teesto Chapter are identifying housing developments and relational zones for the area. The projected housing would be supported by the land use plan in that it would work with identifying commercial, industrial, recreational and tourist proposed enterprises that would provide jobs for prospective housing applicants to become homeowners within their own community.

The Local Government Act (LGA) requires that Chapters wishing to administer land must develop a Community Based Plan, and that the Plan must:

1. Include projections of future community land needs, shown by location and extent.
2. Identify areas for residential, commercial, industrial and public purposes.
3. Be based upon the guiding principles and vision as articulated by the community.
4. Include information revealed in inventories and assessments of the natural, cultural, human resources, and community infrastructure as well as consideration for land-carrying capacity.

The Plan may also include the following:

1. A “Natural Resource Element” (open-space) plan which preserves for community members and certain areas to be retained in their natural state or developed for recreational purposes.
2. A “Transportation Element” (thoroughfare) plan which provides information about the existing and proposed road networks in relation to land use in the surrounding area.
3. A “Community Facilities Element” plan which shows the location, type, capacity, and area served, of present and projected or proposed community facilities.



1. Tribal Planning

Jojola (2008), stated that “tribal planning has long been based upon the principles of land tenure, management of resources, land stewardship, and sustainability” (p. 37), which, until recently, has been in direct conflict with the Western notion of land- use regulation as the primary tool in land use planning (Gromulat, 2012, p. 87).

The advancement of indigenous planning in the United States is dependent upon continuous evolution, the embracing of traditional cultural values, and innovative policy-making. Self-determination and self-governance are essential to the advancement of indigenous planning; ending the paternalistic approach that

the federal government has taken in the past will hasten the flourishing tribal sovereignty that has grown stronger in recent years.

2. Community-Based Planning



Community-based planning is the current model used by the Chapters of the Navajo Nation at this point in time. Community based planning focuses on the involvement and empowerment of the community. Public participation is critical to cultural sustainability, embracing the sacred Navajo principles of nitsáhákees, nahatá, iiná and siih hasin (Gardner, Piawka & Trevan, 2014, p. 40).

A land-use plan has to be “guided by community assessments including natural resources, cultural resources and should project future community land needs by location and extent of areas for residential, commercial, industrial and public purposes Nation was a first step in embracing the idea of community-based planning” (Gardner, Piawka & Trevan, 2014, p. 40).

B. Authority

The Local Governance Act (LGA) was passed by the Navajo Nation Council on April 20, 1998 via Resolution CAP-34-98. The LGA confers certain authorities upon the Navajo Nation Chapters to engage in a local governance process including the authority to conduct all manner of local planning for the community. The LGA encourages Chapters to design and develop local governments that best meet their needs and create less dependency on the central government.

The LGA contains explicit authorities scheduled to be granted to governance certified Chapters to “do for themselves.” These requirements include the following:

SubChapter 1, B. Purpose

1. The purpose of the Local Governance Act is to recognize governance at the local level. Through adoption of this Act, the Navajo Nation Council delegates to Chapter governmental authority with respect to local matters consistent with Navajo law, including custom and tradition.
2. Enactment of the Local Governance Act allows Chapters to make decisions over local matters. This authority, in the long run, will improve community decision making, allow communities to excel and flourish, enable Navajo leaders to lead towards a prosperous future, and improve the strength and sovereignty of the Navajo Nation.

The LGA provides specific authorities that grant the certified Chapters the means to exercise decision-making powers on the following elements that pertain to the regulation and planning in general of land. The Chapters would enact ordinances through duly-called Chapter meetings and resolutions to proceed with these authorities:

SubChapter 3, §103, Chapter Authority

1. To issue home and business site leases or permits.
2. To amend land use plan to meet changing needs of the community.
3. To acquire property by eminent domain.
4. To adopt zoning ordinances consistent with the land use plan.

The LGA further provides the following authorities for certified Chapters such as Teesto Chapter to maintain a Comprehensive Land Use Plan.

Subsection 7 2004, Zoning, Comprehensive Land Use Plans, Land Use Variations.

1. Chapters may enact zoning ordinances.
2. Chapters shall enforce zoning ordinances.
3. Chapters can approve land use variations.

Under the LGA, certified Chapters can enter into direct governmental agreements with federal and state agencies for public service programs and they can implement local sales tax that would be in addition to existing 5% sales tax. The certified Chapters that adopt land use plans pursuant to LGA can administer

their land through the establishment of zoning ordinances, tax districts, range management plans, and they can acquire, sell and lease properties of the Chapter. Chapters will need to adopt specific ordinances for these authorities in order to promote the intent of this plan.

Teesto Chapter's Planning and Zoning Commission (TPZC) was established in June 2014 to review, update and implement the comprehensive land use plan. Overall, their duties and responsibilities are consistent with the Navajo Nation Local Governance Act, Title 26, NNC § 103.

1. Hire an Administrative Assistant to assist in the implementation of the CLUP.
2. TPZC must be in compliance with the approved FMS.
3. Coordinate and complete the rural addressing project.
4. Develop and submit all appropriate TPZC resolution(s).
5. Monitor, concur and maintain home site leases records pursuant to policy.
6. Recommend and secure for approval of all business site leases and land withdrawal.
7. Initiate, coordinate and define the legal community service boundary.
8. Develop and recommend the approval of zoning ordinances.

The selection of the TPZC members shall be by Chapter membership at a duly called Chapter meeting at which a quorum is called. The TPZC members shall be comprised of three (3) voting members of the Chapter that have expertise to provide valuable contribution to the overall land use planning process. The organization chart is as follow:

Figure 1: Teesto Planning & Zoning Commission's Organizational Chart



C. Purpose

The overall purpose of developing and modifying the Teesto Chapter's CLUP is to incorporate an effective land use plan to address the community's socioeconomic activities and goals such as agriculture, housing, economic development, recreation and commerce based on the visions of the community. The immediate benefits of the CLUP are as follows:

- A. To increase TPZC, Chapter Administration and Officials' knowledge and skills on local community land use development and planning activities.
- B. To ensure that Teesto Chapter staff, Chapter Officials and community members are aware of any potential development to assure the infrastructure availability for any future community development.
- C. To leverage current funding utilizing the CLUP to secure additional funding sources for project development.
- D. To increase rural community capacity building efforts by generating confidence and credibility in the community planning process.
- E. To avoid any unregulated community growth while ensuring our future generation's residential, economic and agricultural opportunities.

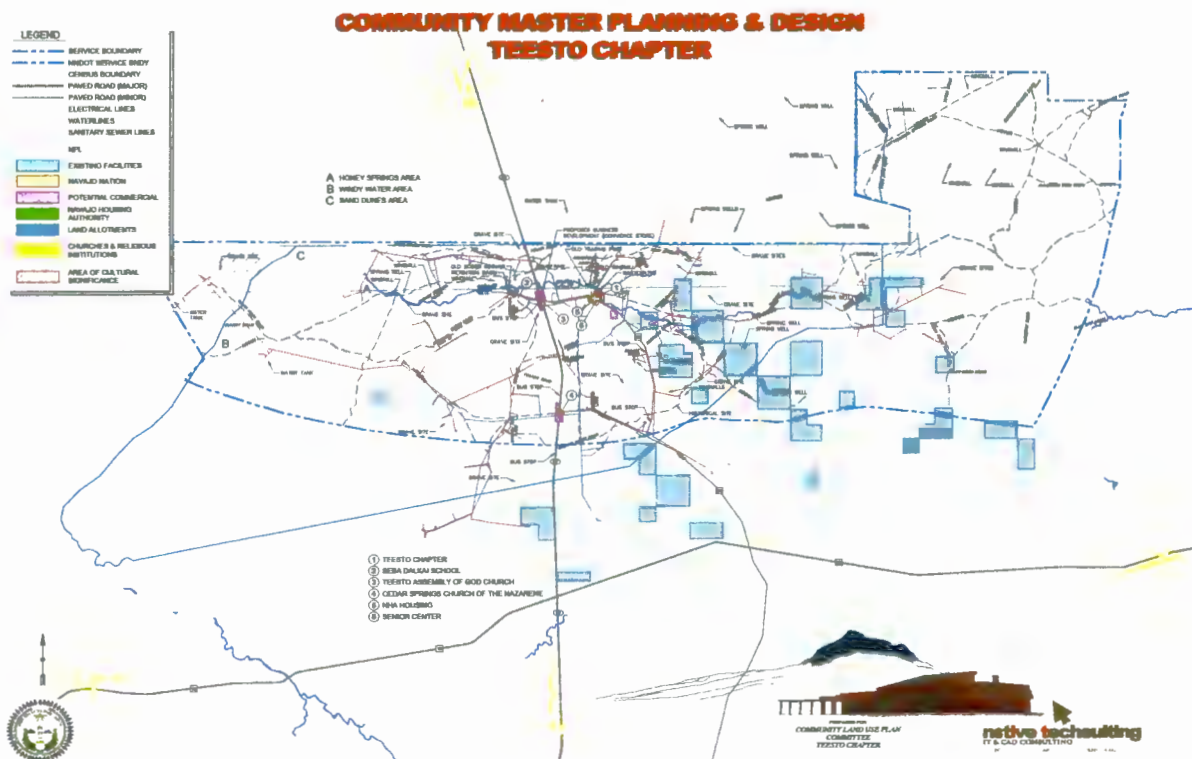
D. Teesto Chapter

1. Planning Area

Teesto Chapter's land base is located in the south-central region of the Navajo Nation, Navajo County, Arizona. This region is known for its rolling hills and towering buttes and volcanic features.

Teesto Chapter's land base covers about 98,145.25 acres, depending upon the interpretation of the boundary. The Chapter boundaries originated from grazing units established by the Bureau of Indian Affairs, which were used by the first Navajo Chapters in the 1950s as political subdivisions. No official community service boundary map is available at the present. But for the purpose of this plan, the CLUPC identified a "planning boundary." Teesto Chapter is surrounded by Tolani Lake Chapter to the west, Dilkon Chapter to the south and White Cone to the east. The Hopi Indian Reservation borders the northern boundary of the Chapter.

Figure 2: Teesto Chapter's Community Master Planning & Design Map



2. LOCAL GOVERNMENT

Teesto Chapter community elects individuals to lead and to make decisions for the community. The panel of Chapter officials is a four (4) member governing body which sets the policy and allocates the resources. The Chapter day to day operations is overseen by a Chapter Manager, Administrative Assistant, Office Aide, and Maintenance Technician. The Planning Meetings are the first (1st) Sunday of the month, and the Chapter Meetings are the third (3rd) Monday of the month.

3. CURRENT TEESTO CHAPTER'S GOALS:

- a) **Comply with the Transportation Element:** Improve all secondary roads (i.e., N9901, N601, N9062, N9065, & N9844).
- b) **To create small business, non-profit development and economic development opportunities for the community and community members:** Develop non-profit 501 (c)(3); Establishment of a C-Store/Laundromat on designed site (Corridor 1); & Increase Business & Economic Development Efforts (Feasibility Study).
- c) **To Support Initiatives in Targeted Areas of Natural Resources & Community Development:** To address and be proactive to the community water needs and resolutions.
- d) **Adopt Applicable Zoning, Building & Developing Ordinance to Ensure Future Growth & Development is Consistent with the CLUP:** Develop a unified development theme that defines suitable building materials, landscape concepts & signage, create a Chapter Planning Office to begin compiling past records on land withdrawals to track land withdrawals, business/commercial sites, home site leases & other potential development.
- e) **Comply with Public & Community Facilities Element:** Replace Old Buildings with New Building (i.e., warehouse), and Upgrade older warehouses and construct a new building.

E. Community Land Use Plan Overview

Teesto Chapter's Community Land Use Plan presents the desired future community & economic development, enhancement, and local community-based and revitalization directions.

The Community Land Use Plan is the Chapter's "blue print" for land use and development, as well as conservation and preservation; it serves as the basis for rational decisions regarding the local community's long-term physical development and the protection of the Teesto community's natural and cultural resources. The Community Land Use Plan expresses the Teesto Chapter government's development goals and embodies public policy relative to the distribution of future land uses, both public and allotted land. The goals, objectives, and programs of the Community Land Use Plan are intended to underlie most land use decisions. Preparing, adopting, implementing, and maintaining a Community Land Use Plan (CLUP) serves to:

- Identify the local community's land use, transportation, environmental, economic, and social goals and objectives as they relate to land use and development.
- Provide a basis for decision-making, including decisions on development approvals.
- Provide local community members with opportunities to participate in the planning and decision-making processes of the community.
- Inform local community members, developers, decision makers, and adjacent communities of the ground rules that govern development within the Teesto Chapter government.

Community Land Use Plans typically have three (3) defining qualities. **First**, they are general in nature, providing general guidance for the future, particularly regarding growth and development. More precise direction is provided in implementation documents and plans, such as annexations, zoning codes and other ordinances, design regulations, annual budgets, and capital improvements program. **Second**, Community Land Use Plans are comprehensive in scope,

addressing a broad range of environmental, social, and economic factors that affect how communities change over time. These factors include land use and circulation, environment and natural resources, economic and fiscal conditions, as well as a host of others. These factors should be addressed in an interrelated and, wherever possible, consistent manner. **Third**, Community Land Use Plans address the long-range future of communities. While they may take immediate concerns into consideration, they focus primarily on the community future developments.

F. Sustainable Chapter...Planning for the Future

Through the course of preparing the Community Land Use Plan, the Teesto Chapter continued to focus on the theme of sustainability. There is widespread recognition in the local community that the Community Land Use Plan must establish a framework of sustainability to ensure that current and future generations can sustain the social, economic, and environmental health of the Teesto community. This will entail continuous review and evaluation to ensure that the actions taken in implementing this Plan are consistent with this intent, and that the pre-eminent focus of the Plan should always be on the needs of Community members, both now and in the future.

In 1998, the Navajo government passed the Local Governance Act (LGA) which permits Chapters to be “certified” resulting in greater autonomy in their financial and decision-making actions among other local matters. This legislation is transformative as it gives significant empowerment to local decision-making and a strong role of community members in governance. The legislation is also important in planning which provides authority to the Chapters to administer and manage the lands within their jurisdictions and produce Community Land Use Plans.

The LGA was promulgated in 1998 as a way to decentralize authority from the central government towards greater local control and decision-making based on local culture and traditions. The critical point for this study is that the LGA also

instructed Chapters that these plans were to be updated every five years. The principal reason for this study is to examine the existing plans and identify problems and barriers to effective plan-making, in order to provide guidelines for updating plans.

1. Certification and Alternative Form of Government (AFOG)

Certification under the Local Governance Act of 1998 holds many advantages and should be pursued. Among these advantages are greater funding, more autonomy from the Navajo Nation government, the ability to appoint members to the CLUPC, and perhaps most importantly, the ability to form an Alternative Form of Government (AFOG). An AFOG can enable the Chapter government to form a stronger local governing structure and create policy without the need for a quorum of twenty-five (25) Chapter members present for decision-making. Empowering the local government in this way will enable accelerated decision-making. (Gardner, Piawka & Trevan, 2014, p. 19).

On July 11, 2011, Teesto Chapter obtained its certification under the Local Governance Act (LGA) that provides more autonomy and power. As part of its authority as a LGA certified Chapter, Teesto Chapter has the opportunity to proceed with the formation of an Alternative Form of Governance (AFOG) that will allow the Chapter to operate in a fashion similar to a municipality by creating either a council-mayor form of government or a council-city manager form of government. Teesto Chapter has recently decided to maintain its current governmental structure. Eventually the implementation of AFOG will enable stronger leadership at the Teesto's government level and provide alternative solutions to various barriers.

Although it is recommended that zoning and eminent domain be used at all times when land development for economic development or for housing is being initiated. According to the Arizona State University (2014), "it is interesting to note that many of the Chapters stated that they knew that eminent domain was

available as a tool for enforcing the community's wishes, but that at this time it is not culturally embedded, and therefore not often used" (p. 19). Zoning early defines the proposed future land use on a certain site, for example, commercial zoning typically allows retail and office buildings, while residential allows only apartments or homes. When zoning is in place throughout a community, it is easier for all parties involved in the land development process to understand what the people of that the community have envisioned for the future.

This land use plan updates and satisfies the land use certification process and forwards the Teesto Chapter government to effectively and collaboratively managing and making future decisions regarding local matters pertaining to land uses. In addition, the land use plan articulates that "the land use plan serves as a guide for future development and provides a foundation for zoning ordinances ... it also allows the Chapter to evaluate potential development projects while balancing the diverse needs of the community with concerns, cultural traditions and natural resources... a solid land development plan is needed" (Gardner, Piawka & Trevan, 2014, p. 19).

G. Methodology

1. Community Assessment (Socioeconomic & Demographic Analysis)

As part of the community assessment, Teesto Chapter government performed disparate levels of socioeconomic and demographic analysis. Socioeconomic and demographic analysis was conducted for the purpose of building a solid understanding of the Teesto community's core features and structures in addition to the social and economic features that is a combination of the body of the community assessment section.

The updating of Teesto Chapter's CLUP reviewed process started with a community assessment phase that summarizes the community's key social, demographic and economic conditions. Updated data on the number and size of

households, population size, gender distribution, age, workforce and other common identifiers are used to characterize the Teesto community.

The primary data are those derived from quantitative and qualitative analytics, such as Teesto CLUP's Community, Mission and Tribal Program surveys. The CLUP includes community survey data including satisfaction, quality of life and other interview approaches techniques. The secondary data were derived from third-party sources; the most common example is U.S. Census data and Navajo Nation/Teesto research-based studies, i.e., feasibility or economic development reports.

Teesto Chapter's 2018 CLUP was evaluated for its individual merits and deficiencies within each "Element." Particular attention was paid to the approach or methodology provide within each Element. Content analysis was performed by comparing word usage, the amount of attention paid to particular subjects (such as NAHASDA, Navajo Nation's Comprehensive Economic Development Strategy, etc.), and the quality of analysis when compared with recommendations from the planning literature. Teesto Chapter's CLUP and its element were developed and/or updated individually compared with literature from contemporary, rural, tribal and urban planning and comprehensive planning, but also incorporated the "best practices" with the other land use plans, such as the Salt River Indian Community's General Plan. Triangulation of this knowledge with local CLUPC members, officials, and administration staff assisted the determination of various outcomes from the planning process; and identify strengths and weaknesses in these processes. Overall, updates and recommendations made the revised CLUP were based upon findings from the literature, the reviews of the CLUPs, community surveys, CLUPC meetings/work sessions, focus groups and interviews conducted over a period of approximately three (3) months.

2. Survey Development & Methodology

Tselani Professional Business Consulting Services, LLC (TPBCS) and Teesto Chapter government's administrative staff and volunteers conducted personal surveys to approximately 41 local residents and surrounding local residents/community members. The community survey included topics such as growth management, affordable housing, natural resources conservation, renewable energy, transportation, infrastructure development, agricultural and economic development. As part of the general land use plan updates, TPBCS proposed changes in existing land uses and planned land uses as allowed under the general Plan update, and consistency with tribal, federal and state plans and policies.

TPBCS's overall methodology approach included: First, TPBCS reviewed the technical requirements to simply understand the proposed requirements of the community land use plan. Secondly, TPBCS explored the proposed various urban, tribal and rural land use models after assessing the current land use need and the Teesto Chapter's CLUPC ability to revise and execute the plan.

TPBCS utilized primary research that is defined as "factual, firsthand accounts of the study written by a person who was part of the study. This is a scientific method that is typically considered original research" (Kowalczyk, D., 2014, p. 2). The data collection technique that was utilized through the development of the attached "Teesto Chapter's Community Survey" (including business, mission, and tribal program focused surveys) that were administered through personal interviews and by utilizing Constant Contact™'s online survey software program.

3. Conduct Literary Review (Secondary Research)

A literature review includes researching published information in a particular subject area within a certain time period and location. TPBCS researched and assessed topics such as land use planning, strategic land use plans, land use plan

models, elements development, tribal planning, etc. Our literature review was more than just a simple summary of the sources but was coordinated as an organizational pattern and combined both comprehensive summary and synthesis. The “references” documented in this CLUP are secondary research references, maps and related pertinent research that are relevant to updating Teesto Chapter’s CLUP.

H. Community Land Use Plan’s Community Survey

Teesto’s Comprehensive Land Use Plan (CLUP) Community Survey had 41 respondents that filled out the comprehensive survey that indicated that the Chapter was in the process of updating the current Land Use Plan. The Teesto Chapter’s Planning and Zoning Commission (TPZC) proceeded to update the Land Use Plan Element of the Teesto CLUP to protect quality of life in the local community and ensure that it remains a community where residents choose to live, work, and play. Through the initiation of the “Community Survey” (Appendix D: Teesto Community Survey), the TPZC members and Chapter administration asked community members to provide feedback which were collected from the community survey that will aid the Chapter in understanding the priorities of its citizens and thus developing a future land use plan based on community needs.

The responses will assist the TPZC to create and update their plan for the community that will guide future development and responds to Teesto residents’ needs. The questions developed for the comprehensive community survey pertain to current and future land use in Teesto and aimed to gather input on issues, concerns, or aspirations regarding the comprehensive elements encompassed within land use. In 2015, Teesto Chapter developed its “Resident Survey” due to obtain information on the community member’s needs for housing, elders, demographics, vehicles, etc. The survey was conducted by TPBCS, staff, and community members from March 2018 to May 2018 and the results were inputted into the ConstantContact® online software for tabulation and assessments. Teesto’s previous “2015 Teesto Resident Survey” and 2018 Teesto’s

Comprehensive Community Survey results are as follows and were inserted in the appropriate element section:

1. 2015 Teesto's Resident Survey

3. Marital Status for Head of Household:

	Number of Response(s)	Response Ratio
Married	8	32.0%
Widowed	4	16.0%
Divorced	4	16.0%
Separated	1	4.0%
Never Married	8	32.0%
Other	0	0.0%
Total	25	100%

A total of 25 Teesto residents surveyed indicated that 32.0% or 8 respondents were "married"; 16.0% or 4 individuals were "widowed"; 16.0% or 4 were "divorced"; 4.0% or 1 was "separated"; and 32.0% or 8 respondents were "never married."

4. Source of Income for Head of Household?

	Number of Response(s)	Response Ratio
Employment	10	45.4%
Social Security	9	40.9%
General Assistant	0	0.0%
AFDC	0	0.0%
Retirement	8	36.3%
Self-Employment	1	4.5%
Veteran Benefits	2	9.0%
Other	4	18.1%
Total	22	100%

A total of 22 Teesto residents surveyed indicated that 45.4% or 10 respondents were "employed"; 40.9% or 9 household members received "social security"; 0.0% or zero received "AFDC (TANF) or General Assistance"; 36.3% or 8 family members received "retirement" benefits; 4.5% or 1 individual was "self-employed"; and 9.0% or 2 respondents were receiving "veteran benefits" and 18.1% or 4 household members indicated "others" but "no comments" were provided.

5. What is the total household monthly income of all sources for all people in this household per month?

14 Response(s)

The 14 responses recorded were \$0 (4); \$150.00 (1); \$570.00 (1); \$735.00 (1); \$753.00 (1); \$765.00 (1); \$1,000 (1); \$1,200 (1); \$2,300 (1); \$3,500 (1) and \$5,000 (1).

6. All together, how many vehicles in operation condition are maintained by members on the household?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1	2	3	4	5+
	6	1	3	1	0
Pick-Up Truck(s)	55%	9%	27%	9%	0%
Car(s)	10	0	1	0	0
	91%	0%	9%	0%	0%
Van(s)	1	0	0	0	0
	100%	0%	0%	0%	0%
Motorcycle(s)	1	0	0	0	0
	100%	0%	0%	0%	0%
Other(s)-List in Comment Below	2	0	0	0	0
	100%	0%	0%	0%	0%

1 Comment(s)

Overall, the number of vehicles in operating conditions that were maintained by community members within a household are as followed: pickups 6 (1 per household); 1 (2 per household); 3 (3 per household) and 1 (4 per household); cars 10 (1 per household) and 1 (3 per household); vans 1 (1 per household) and motorcycle 1 (1 per household). Two household that stated "others" didn't provided any descriptions.

7. Type of Dwelling Unit:

	Number of Response(s)	Response Ratio
Separate House	18	72.0%
Hogan	0	0.0%
Trailer (Mobile Home)	2	8.0%
Apartment	1	4.0%
Other	5	20.0%
Total	25	100%

A majority of Teesto's community members (72.0% or 18 respondents) indicated they had "separate house"; followed by trailer (8.0% or 2); apartment (4.0% or 1) and others (20.0% or 5) but no further descriptions were provided.

8. What type is exterior wall construction?

	Number of Response(s)		Response Ratio
Lumber	9	✓	36.0%
Stucco	5	✓	20.0%
Stone	1	✓	4.0%
Cinder Block/Bricks	3	✓	12.0%
Log	1	✓	4.0%
Other	10	✓	40.0%
Total	25		100%

Approximately, 36 percent (36.0% or 9) household had lumber as their exterior wall; stucco (20.0% or 5); stone (4.0% or 1); cinder block/bricks (12.0% or 3); logs (4.0% or 1); others (40.0% or 10) that provided no additional information.

9. Approximate year home was constructed?

16 Response(s)

The approximate year(s) community members indicated their homes were constructed ranged from 1948 to 2012.

10. Do you own or rent this dwelling unit?

	Number of Response(s)		Response Ratio
Own	13	✓	81.2%
Rent	3	✓	18.7%
Total	16		100%

Out of the sixteen (16) respondents, eighty-one percent (81.2% or 13) own their dwelling units while only eighteen percent (18.7% or 3) rent their units.

11. What are the heating source in this home during winter?

	Number of Response(s)		Response Ratio
NTUA	9	✓	39.1%
Wood/Pellet Stove	17	✓	73.9%
Other	7	✓	30.4%
Total	23		100%

When surveyed what are their heating sources within their homes during winter are is as follows: NTUA (9 or 39.1%), Wood/Pellet Stove (17 or 73.9%), and others (7 or 30.4%) includes stove, furnace, coal, heater, fire wood and no comment (2).

12. Is there electricity in home?

	Number of Response(s)	Response Ratio
Yes	21	95.4%
No	1	4.5%
NTUA	13	59.0%
Total	22	100%

Ninety-five percent (95.4% or 21) household surveyed stated they had electricity from NTUA and only 1 resident stated they didn't have any electricity.

13. Does home have indoor running water?

	Number of Response(s)	Response Ratio
Yes	19	79.1%
No (if no, comment on the miles you haul water)	5	20.8%
NTUA	8	33.3%
Total	24	100%

4 Comment(s)

A majority of the respondents (79% or 19) stated they had indoor running water while twenty percent (20.8% or 5) respondents had no running water. Out of the 19-household stated they get their running water from NTUA and other stated that their son hauls water weekly, haul water from 5 and 10 miles away, and lastly recommends discounted water hauling for Senior citizens.

14. Does anyone in this household have a tribal grazing permit?

	Number of Response(s)	Response Ratio
Yes	2	8.0%
No	19	76.0%
No Responses	4	16.0%
Total	25	100%

Approximately 76.0% or 19 residents stated that they had “no” tribal grazing permit while only 8.0% or 2 community members had grazing permits. Out of the twenty-five (25) respondents 16% or 4 individuals had “no response.”

15. How many of the following livestock do you have?

	Number of Response(s)		Response Ratio
Sheep (list in comment)	3	✓	50.0%
Goats (list in comment)	1	✓	16.6%
Horses (list in comment)	4	✓	66.6%
Cattle (list in comment)	0		0.0%
Total	6		100%
4 Comment(s)			

Out of the six (6) household respondents; 50.0% or 3 indicated they had sheep as their livestock; 16.6% or 1 stated they had goats and 66.6% or 4 recorded that they had horses. When asked the number of livestock the community members had are as follows: horses (46), cattle (6), sheep (10), goats (3) and 10 livestock unidentified.

16. Who takes takes care of livestock?

6 Response(s)

The six (6) household that responded on who takes care of their livestock are none (2); grandchildren (1); I do/myself/ourselves (3) and parents (1).

17. Does your household have any pets? (if YES, list in comment below)

	Number of Response(s)		Response Ratio
No	5	✓	20.0%
Yes	14	✓	56.0%
No Responses	6	✓	24.0%
Total	25		100%
14 Comment(s)			

Out of the twenty-five (25) household respondents; 20.0% or 5 stated that they had “no” pets while 56.0% or 14 household recorded “yes.” Twenty-four percent (24.0% or 6) had no response but those that had pets range from dogs (25), cats (6), chickens, horses and cattle.

18. What other farm animals does your household have?

3 Response(s)

Of the three (3) respondents, “none” (2) and “no” (1) were the responses on any other animals in the household.

19. Does your household maintain a farm? (if YES, list acres and type of crop in comment below)

	Number of Response(s)	Response Ratio
No	14	56.0%
Yes	3	12.0%
No Responses	8	32.0%
Total	25	100%

4 Comment(s)

A majority of the respondents (56.0% or 14) stated their household doesn't maintain a farm while only 12% or 3 household do maintain a farm. Out of those that maintain a farm, one (1) indicated they had 20, 4 and 3 acres; and the crop that are grown are corn (3), squash (2) and pumpkin (1).

20. Does your farm have irrigation? (if YES, list drip irrigation, diverted from canal or piped in comment below)

	Number of Response(s)	Response Ratio
Yes	1	4.0%
No (dry farming)	15	60.0%
Other	1	4.0%
No Responses	8	32.0%
Total	25	100%

A majority of the respondents (60.0% or 15) indicated they do not irrigate their farms while only 4.0% or 1 community member stated that they do have irrigation for their farm. Thirty-two percent (32%) or 8 individuals had “no response.”

21. What is the water source of your irrigation or where does your farm get water?

3 Response(s)

Only three (3) respondents included that their “house water” (1) and by “hauling water” (2) is their water source when they irrigate their farm.

22. Does your household have a farm tractor?

	Number of Response(s)	Response Ratio
Yes	0	0.0%
No	16	64.0%
Other	2	8.0%
No Responses	7	28.0%
Total	25	100%

Out of the twenty-five (25) community members 64.0% or 16 stated they do not have a farm tractor, while 28.0% or 7 recorded “no response.” However, 8.0% or 2 community members indicated they had a 4-wheel, flatbed, backhoe and a tiller they utilize within their household.

23. How do you dispose of your trash?

21 Response(s)

Twenty-one (21) of the respondents stated they disposed of their trash at the Chapter House (11); burn it (5); Winslow, AZ (2); Navajo Sanitation (1); Window Rock, AZ (1); Church (1); throw away (1) and work garbage (1).

24. Do you think we have a trash problem in the community?

	Number of Response(s)	Response Ratio
Yes	16	64.0%
No	3	12.0%
No Responses	6	24.0%
Total	25	100%

Twenty-five (25) of the Teesto’ community members stated that 64.0% or 16 indicated “yes” that there was a trash problem; 12.0% or 3 recorded “no” and 24.0% or 6 residents had “no response.”

25. Where does your family usually go to buy gas, food, clothes, appliances, or vehicles? (List town, city or locations in Comment)

16 Response(s)

Of the sixteen (16) respondents, ten (10) residents purchased their household goods from Winslow, Arizona; nine (9) stated they purchased from Dilkon, Arizona; nine (9) from Flagstaff, Arizona; one (1) each from Holbrook, Arizona, Phoenix, Arizona, yard sales and bordertown.

26. Do you attend your local meetings?

	Number of Response(s)	Response Ratio
Planning Meeting	7	46.6%
Chapter Meeting	13	86.6%
District Grazing Meeting	2	13.3%
Total	15	100%

Of the fifteen (15) respondents, 46.6% or 7 respondents attended the Planning meeting; 86.6% or 13 individuals attended the Chapter meeting and 13.3% or 2 community members attended the District Grazing meeting.

2. 2018 Teesto's CLUP Community Survey

1. Please rank the COMMUNITY statement below on a scale of 1 to 5 regarding the importance of the Teesto Community to you. (1 = Not Important to 5 = Most Important)

respondents selecting the option. Bottom % is percent of the total	1-Not Important	2-Somewhat Unimportant	3-Indifferent	Some what	Most Import
Strong sense of community pride?	2 5%	1 2%	1 2%	13 32%	24 59%
Public participation and/or Community Involvement?	0 0%	2 5%	5 12%	13 32%	21 51%
Your Perception of Teesto?	0 0%	1 2%	4 10%	12 29%	24 59%

- In regard to the "importance of the Teesto Community" to the 41 respondents, fifty-nine (59%) or 24 residents considered it "most important" to have a "strong sense of community pride"; fifty-one percent (51%) or 21 respondents that "public participation and/or community involvement" was "most important" and fifty-nine percent (59% or 24 respondents) considered the "perception of Teesto" as most important.

2. Please rank the QUALITY OF LIFE statement below on a scale of 1 to 5 regarding the importance of the Teesto's Quality of Life to you. (1 = Not Important to 5 = Most Important)

respondents selecting the option.

Bottom % is percent of the total	1-Not Important	2-Somewhat Unimportant	3-Indifferent	4-Somewhat Important	5-Most Important
Healthy & Safe Community?	0 0%	0 0%	2 5%	7 17%	32 78%
Housing for residents of varying ages and income levels?	1 2%	0 0%	6 15%	9 22%	25 61%

2. The Quality of Life questions that allowed community members to rank the questions from 1-Not Important to 5-most important; for "health and safe community" approximately thirty-two-eight (32 or 78%) responded that it was "most important" to them. Twenty-five (25 or 61%) stated that "housing for residents of varying ages and income levels" were most important.

3. Please rank the MOBILITY AND TRANSPORTATION statement below on a scale of 1 to 5 regarding the importance of Teesto's Mobility and Transportation to you. (1 = Not Important to 5 = Most Important)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1-Not Important	2-Somewhat Unimportant	3-Indifferent	4-Somewhat Important	5-Most Important
Accessible Public Transportation?	1 2%	0 0%	3 7%	11 27%	26 63%
Roads safe for walking and biking?	3 8%	1 3%	3 8%	5 13%	28 70%
Maintaining the existing community roadways as they currently exist with	2 5%	0 0%	2 5%	12 30%	24 60%

3. The Mobility and Transportation survey questions: twenty-six (26 or 63%) of the respondents listed "accessible to public transportation" as the most important; twenty-eight (28 or 70%) found that "roads safe for walking and biking" was most important for the community; while "maintaining the existing community roadways as they currently exist with little or no change" was most important to twenty-four (24 or 60%) of the residents.

4. Please rank the ENVIRONMENT statement below on a scale of 1 to 5 regarding the importance of Teesto's Environment to you. (1 = Not Important to 5 = Most Important)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1-Not Important	2-Somewhat Unimportant	3-Indifferent	4-Somewhat Important	5-Most Important
Preservation of wildlife habitat?	1 3%	2 5%	4 10%	9 23%	24 60%
Clean Air?	1 3%	2 5%	0 0%	6 15%	31 78%
Clean Water?	1 3%	0 0%	1 3%	5 13%	33 83%
Saving energy resources?	1 3%	1 3%	1 3%	7 18%	29 74%
Exploring alternative form of energy production and reduction of waste?	2 5%	1 3%	1 3%	11 28%	25 63%
Installing & establishing alternative forms of energy productions: solar	2 5%	0 0%	2 5%	11 28%	24 62%

4. A majority of the Teesto's Environment questions were ranked high from 60% to 83% were considered "most important" for preservation of the wildlife habitat (60%); clean air (78%); clean water (83%); saving energy resources (74%); exploring alternative form of energy production and reduction of waste (63%); installing and establishing alternative form of energy production-wind mills or wind mills production (62%) and installing and establishing alternative form of energy products-solar panel energy production (62%).

5. Please rank the ECONOMY statement below on a scale of 1 to 5 regarding the importance of Teesto's Economy to you. (1 = Not Important to 5 = Most Important)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1-Not Important	2-Somewhat Unimportant	3-Indifferent	4-Somewhat Important	5-Most Important
Variety of local small businesses?	1 3%	3 8%	2 5%	8 20%	26 65%
Local employment opportunities?	1 3%	0 0%	3 8%	5 13%	31 78%
Incorporating commercial development into community design?	1 3%	0 0%	5 13%	10 25%	24 60%
Access to and use advances in technology?	1 3%	1 3%	2 5%	10 25%	26 65%

5. Community members ranked the following Economic issues such as increasing the "variety of local small businesses" as most important factor (26 or 65% approval rating); addressing "local employment opportunities" was ranked very high at seventy-eight percent (78% or 31 respondents); "incorporating commercial development into appropriate community design" scored a fifty-four percent (60% or 24) and "access to and use advances in technology" scored a fifty-nine percent (65% or 26 respondents).

6. How long have you been a resident of Teesto Chapter and/or surrounding communities?

	Number of Response(s)	Response Ratio
Less than 1 year	2	5.0%
1 to 5 years	2	5.0%
6 to 10 years	1	2.5%
11 to 15 years	3	7.5%
16 to 20 years	10	25.0%
21 to 25 years	0	0.0%
More than 25 years	27	67.5%
Total	40	100%

6. A majority of the community members indicated that they have been residents for 25 years and over (67.5% or 27 respondents). Only ten (10 or 25.0%) of the residents indicated that they were in Teesto between 16 to 20 years while eighteen (3 or 7.5%) stated they were residents of the community between 11 to 15 years. Five (5) respondents or 12.5% stated they resided within Teesto less than 10 years.

7. Are you a registered voter of Teesto Chapter?

	Number of Response(s)	Response Ratio
Yes	36	87.8%
No	3	7.3%
Another Chapter, please indicate below:	0	0.0%
Other	1	2.4%
No Responses	1	2.4%
Total	41	100%

7. A high majority (36 or 87.8%) of those surveyed were registered voters of Teesto Chapter; while only three (3) respondents were not registered voters and as for other or no responses were just one (1) response each to the questions.

8. What is your gender?

	Number of Response(s)	Response Ratio
Male	17	41.4%
Female	24	58.5%
No Responses	0	0.0%
Total	41	100%

8. A majority of those surveyed were female (24 respondents or 58.5%) while male respondents were seventeen (17 or 41.4%) while none or (0 or 0%) individuals provided no responses.

9. How many household members is/are in your home and are in the following age ranges?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1-Member	2-Members	3-Members	4-Members	5-Members	6-Members	7-Members	8+ Members
9 or younger	6 75%	1 13%	1 13%	0 0%	0 0%	0 0%	0 0%	0 0%
10 to 14 years of age	7 78%	2 22%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
15 to 19 years of age	6 75%	1 13%	0 0%	1 13%	0 0%	0 0%	0 0%	0 0%
20 to 24 years of age	3 60%	1 20%	0 0%	1 20%	0 0%	0 0%	0 0%	0 0%
25 to 34 years of age	7 70%	2 20%	0 0%	1 10%	0 0%	0 0%	0 0%	0 0%
35 to 44 years of age	7 78%	0 0%	1 11%	0 0%	1 11%	0 0%	0 0%	0 0%
45 to 54 years of age	9 64%	4 29%	1 7%	0 0%	0 0%	0 0%	0 0%	0 0%
55 to 64 years of age	7 50%	7 50%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
More than 64 years of age	6 67%	3 33%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%

9. The age ranges from 55 to 64 years of ages ranked the most responses with 14 individuals; 64+ years of age (9); while followed closely with 14 household members were 45 to 54 years old. Community members that were from the age of 15 to 19 with 8 recorded while 9 and younger of age were 8.

10. About how much was the gross income for your household in 2017? (Include all persons in the household for which a tax return was filed).

	Number of Response(s)	Response Ratio
Less than \$10,000	6	14.6%
\$10,000 to \$14,999	3	7.3%
\$15,000 to \$24,999	1	2.4%
\$25,000 to \$34,999	7	17.0%
\$35,000 to \$49,999	7	17.0%
\$50,000 to \$74,999	8	19.5%
\$75,000 to \$99,999	5	12.1%
\$100,000 to \$149,999	1	2.4%
\$150,000 to \$199,999	1	2.4%
\$200,000 or more	1	2.4%
Not Applicable or Did Not File	2	4.8%
Total	41	100%

10. A majority of Teesto's community members recorded that their gross income for their household in 2017 was \$50,000 to \$74,999 per year (19.5% or 8 respondents) but equally (17% or 7 respondents/per question) also indicated their 2017 income was between the range of \$25,000 to \$49,999 per annum. Six (6) or 14.6% of respondents recorded their income of \$10,000 or less; while only two (2) community members or 4.8% stated they did not file or the gross income question was not applicable to their situation.

11. What is the highest level of education attainment among those in your household?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1 Person	2 Persons	3 Persons	4 Persons	5+ Persons
Less than High School	5 83%	1 17%	0 0%	0 0%	0 0%
Some College	10 59%	6 35%	0 0%	1 6%	0 0%
College Degree	9 75%	2 17%	0 0%	1 8%	0 0%
High School/GED	6 67%	2 22%	1 11%	0 0%	0 0%
Associate or Technical Degree (2 Years)	7 70%	3 30%	0 0%	0 0%	0 0%
Post Graduate Work or Degree	6 67%	1 11%	1 11%	0 0%	1 11%

11. Teesto's residents' educational levels were 1) less than high school (6 respondents); 2) some college (17 respondents); 3) college degree (12 respondents); 4) high school/GED (9 respondents); 5) associate or technical degree (2 years) (10 respondents) and 6) post graduate work or degree (9 members).

12. Overall, how satisfied are you with Teesto/vicinity as a place to live?

	Number of Response(s)	Response Ratio
Satisfied	14	34.1%
Somewhat Satisfied	17	41.4%
Somewhat Dissatisfied	10	24.3%
Dissatisfied	0	0.0%
No Responses	0	0.0%
Total	41	100%

12. Overall, a high respondent (17 individuals or 41.4%) stated they were “somewhat satisfied” with the Teesto and/or surrounding community as a place to reside. Approximately, fourteen (14) or 34.1% of the residents were “satisfied” residing within the community while 24.3% or 10 respondents recorded that they were “somewhat dissatisfied” with their residency.

13. What type of economic or business development initiative do you think Teesto community needs?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Agree	Allow but Not Encouraged	Disagree
Convenience Store	28 68%	8 20%	5 12%
Other Services (ie health, gasoline, restaurant, etc)	26 65%	6 15%	8 20%
Shopping Centers or Other Retails	16 42%	10 26%	12 32%
Other Office-Type Businesses	20 53%	13 34%	5 13%
Agricultural-related Businesses	23 61%	10 26%	5 13%
Recreational Facilities (ie youth centers or multi-purpose buildings)	33 83%	3 8%	4 10%
Family Farms/Community Farms	26 65%	9 23%	5 13%

4 Comment(s)

13. The Teesto community “agree” the following top five (5) economic and/or business development initiatives: Convenience Store (68% or 28 respondents); Other Services (i.e., health, gasoline, restaurant, etc.) & Family Farms/Community Farms both at (65% or 26 respondents); Shopping Centers or other retail outlets (55% or 59 respondents); Recreational Facilities (i.e., youth centers or multi-purpose buildings) (83% or 33 respondents); and other Office-type business (53% or 20 respondents). Four comments are as follows: Non-Profit Community Development; Furniture & Feed Store, Dollar Store, Café; [s]urrounding communities of Teesto has shopping centers in the vicinity. A major need is to educate our people on land use and making the best of what they have, too much live stocks are not great,

and hurting the vegetation of the land, and that's seen by sand dunes in some area; and Complete Nursing Home for Veteran's and Elders of the Community.

14. What type of economic or house development initiative(s) do you think Teesto community needs?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Agree	Allow but Not Encouraged	Disagree
Light Industry & Manufacturing	17 44%	12 31%	10 26%
Mineral Extraction	13 33%	13 33%	13 33%
Mobile-Home Parks	15 39%	12 32%	11 29%
Multi-family Residences	23 59%	10 26%	6 15%
Single-family Residences	27 68%	11 28%	2 5%
Scattered Site Homes	31 79%	6 15%	2 5%
Clan Pods/Clustered	11 31%	15 43%	9 26%

4 Comment(s)

14. The type of economic or business development initiative(s) that Teesto community members additionally indicated that the community needs also "agree[d]" on are single family residents (68% or 27 respondents); scattered site homes (79%) or 31 respondents; multi-family residences (59% or 23 respondents) and mobile home parks (39% or 15 respondents). Approximately, 33% or 13 respondents "disagree[d]" on mineral extraction, light Industry & Manufacturing (26% or 10 respondents) and mobile-home parks (29% or 11 respondents). Additional comments included 1) Majority of living clanship together don't work on the Navajo Nation; 2) Apartments; 3) NHA needs to focus also on middle class families and not deny them because they are "over income". More homes being occupied, and no homes needs to be boarded up and potential for vandalism and 4) Provide non-profit business to assist tribal offices with community planning and land use planning.

15. In planning for future development, to what degree should Teesto Chapter's Officials promote or discourage action in each of the following areas? (check one box per item)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly Promote	Promote	Take No Action	Discourage	Strongly Discourage
Environmental Preservations	25 64%	10 26%	3 8%	0 0%	1 3%
Farmland Preservation	19 49%	16 41%	3 8%	0 0%	1 3%
Residential Development	17 43%	15 38%	6 15%	0 0%	2 5%
Economic Development	20 49%	16 39%	3 7%	0 0%	2 5%
Recreational Facilities	22 56%	12 31%	3 8%	0 0%	2 5%
Tourism Development	14 34%	10 24%	14 34%	1 2%	2 5%
Youth Recreational Center/Activities	28 70%	9 23%	2 5%	0 0%	1 3%
Senior Citizen Center/Programs	25 63%	11 28%	2 5%	0 0%	2 5%
2 Comment(s)					

16. Continue: In planning for future development, to what degree should Teesto Chapter's Officials promote or discourage action in each of the following areas? (check one box per item)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly Promote	Promote	Take No Action	Discourage	Strongly Discourage
Artisan Vendor/Training Programs	18 45%	16 40%	4 10%	0 0%	2 5%
Educational Institutional Development	23 58%	14 35%	2 5%	0 0%	1 3%
Churches/Religion Purposes	17 41%	12 29%	8 20%	0 0%	4 10%
Other(s) Comment Below:	3 50%	1 17%	2 33%	0 0%	0 0%
4 Comment(s)					

15 & 16. In planning for future development, Teesto Chapter Officials should “strongly promote” senior citizen centers/programs (63% or 25 respondents); environmental preservation (64% or 25 respondents); youth recreational centers/activities (56% or 22 respondents); economic development (49% or 20 respondents); educational institutional development (58% or 23 respondents); artisan vendor/training programs (45% or 18 respondents) and churches/religion purposes (41% or 17 respondents). While viewing the charts a high percentile agreed to “strongly promote” and “promote” a majority of the categories listed, however, tourism development was “strongly discourage[d]” at 34% or 14 respondents. Six comments are as follows: 1) Our elders and youth are our future and need to focus on them. Tourism attraction is not a priority, but our own people are. Having structures not occupied such as those near the Chapter house is not economical, please think about the future and the outcomes. Do an assessment before building such structure; 2) Economic Development should not follow the model of for profit or capitalism, there are many alternatives to promote community development and sustainable economies; 3) More Navajo Traditional & Cultural Purposes; 4) Homebased Businesses; 5) "Promote education. Promote emergency preparedness, for any disaster that RELATES to our area, such as drought, flashfloods, power outages, etc. and 6) Tax the churches on Navajo land, we are sovereign nations

and those contributions can assist the community or provide community initiatives to encourage sustainable economies.

17. Are you satisfied with the public services in the Teesto community? (The following list includes primary services provided to Teesto residents. Please check the best corresponds to your level of satisfaction with each service).

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Very Satisfied	Satisfied	Uncertain or Undecided	Dissatisfied	Very Dissatisfied	Not Available
Police Services	3 7%	5 12%	6 15%	15 37%	5 12%	7 17%
Fire Services	1 3%	5 13%	7 18%	14 35%	4 10%	9 23%
Ambulance/Emergency Health Care	2 5%	7 17%	5 12%	15 37%	5 12%	7 17%
Public Water Service	5 12%	12 29%	8 20%	9 22%	3 7%	4 10%
Public Sewer Service	2 5%	17 41%	7 17%	9 22%	2 5%	4 10%
Recycling	3 7%	5 12%	10 24%	5 12%	6 15%	12 29%
High Speed Internet or Public Wifi Access	3 8%	4 10%	9 23%	5 13%	12 30%	7 18%
Satellite Dish/Landline Services	4 10%	13 32%	7 17%	4 10%	8 20%	5 12%
Electric Services (NTUA)	7 18%	20 50%	5 13%	2 5%	4 10%	2 5%
Transfer Station (Trash)	5 12%	8 20%	6 15%	7 17%	9 22%	6 15%

2 Comment(s)

17. Teesto residents stated the following most important issues and/or concerns that is facing their community; the following had high percentile for both "dissatisfied" and "very dissatisfied" 1) Police Services (37% & 12%); 2) Fire Services (35% & 10%); 3) Ambulance/Emergency Health Care (37% & 12%) and 4) Public Water Service/Public Sewer Service both at (22% & 6%). A high percentage or majority of the public services that were rated "very satisfied" and "satisfied" are Public Water & Public Sewer Services. Two other comments included 1) "All first respondents should be housed near the nearest Chapter. Navajo Nation EMS NEEDS to be closer to the community and not housed at WIHCC in Winslow, as well as properly certified to respond to a crisis situation. MOST of the EMS with NN are NOT certified to give meds that can save a life. NN fire dept needs to be closer as well, and not housed at Twin Arrows. these two areas to be looked at ASAP as they involve the lives of our family, neighbors, and community members."; and 2) I live away from Teesto Chapter house and have to haul water in a septic system for indoor plumbing. Provide services to families that need assistance with obtaining birth certificates, adding family to the process of home site leases of deceased family members; grazing permits; and other documentation process that is difficult for the elderly, etc.

18. Where should new housing development be located in Teesto?

	Number of Response(s)	Response Ratio
Existing Navajo Housing Authority (NHA) locations.	25	62.5%
Existing Bureau of Indian Affairs (BIA) locations/School	10	25.0%
No Opinion	6	15.0%
None	1	2.5%
Other	12	30.0%
Total	40	100%

1 Comment(s)

18. Out of 41 respondents, the Teesto community ranked where they would like to see new housing development to be located in the following order; 1) existing Navajo Housing Authority (NHA) locations (62.5% or 25 respondents); 2) existing BIA location/school (25.0% or 10 respondents) and 3) home sites (10 respondents). Other additional comments from residents included 1) Other places in community; 2) Should only be to Teesto residents and 3) Infrastructure is in place, just need to upgrade and provide services to housing.

19. Should business development be concentrated in selected areas throughout the community?.

	Number of Response(s)	Response Ratio
Locate in the proposed/approved Teesto's business corridor	28	71.7%
Expired BIA Land (Cedar Springs)	10	25.6%
Winslow Tract	13	33.3%
None	3	7.6%
No Opinion	7	17.9%
Other	3	7.6%
Total	39	100%

0 Comment(s)

19. Based on 41 respondents, the community members ranked the following locations where business development should be concentrated or dispersed throughout Teesto; 1) locate in the proposed/approved Teesto's business corridor or location (71.7%); 2) expired BIA land (Cedar Springs) (25.6%) and 3) Winslow Tract (33.3%). Seven (7) community members indicated they had "no opinion" while three (3) stated "none" while three (3) respondents stated "other" but no comments were provided. Additional comments included: Where business units want Approval; Available infrastructure and Navajo-owned lands = \$\$.

20. Please indicate where you reside (please refer to the map). I live in Teesto Chapter, Area (A=Western Area; B=Central Area; and C=Eastern Area)

	Number of Response(s)	Response Ratio
A = Western Area	7	17.5%
B = Central Area	19	47.5%
C = Eastern Area	6	15.0%
I live in another Chapter but a member of Teesto Chapter (identify	3	7.5%
I live in (other city or town/State, please identify in	6	15.0%
Other	2	5.0%
Total	40	100%
10 Comment(s)		

20. Based on the map provided, residents stated they resided in Western Area "A" (7); Central Area "B" (19) and Eastern Area "C" (6). Only 3 indicated they live in another Chapter location but a member of Teesto Chapter and another 6 stated they live within another Chapter, city, town or state such as Extreme southwest of Chapter, from the Sangster's residence, off Highway 87. The map is not that clear; Tselani; Provide landmarks on map for people to see teesto Chapter boundaries; Leupp; HPL; Tselani/Cottonwood and Winslow.

21. Do you hold any land use leases or permits? Indicate which type and Areas (See Map, locations "A" though "C.")

	Number of Response(s)	Response Ratio
Grazing Permit (Indicate Area in Comment Section Below)	11	31.4%
Agriculture (Corn field/Land field) Permit (Indicate Area in	2	5.7%
Homesite Lease (Indicate Area in Comment Section Below)	22	62.8%
No Grazing Permit, Farming Permit, Housing or Business Leases.	6	17.1%
Other	2	5.7%
Total	35	100%
21 Comment(s)		

21. Base on the map provided, community members of Teesto recorded they held land use leases or permits in the following ranking order; 1) Housing Leases (62.8% or 22 respondents); 2) Grazing Permits (31.4% or 11 respondents) and 3) Farming Permits (17.1% or 6 respondents). A majority stated they had leases and/or permits in Western Area "A" (6); Central Area "B" (10); and Eastern Area "C" (2).

22. Are you employed?

	Number of Response(s)	Response Ratio
Yes	20	50.0%
No	9	22.5%
Self Employed	11	27.5%
Retired	4	10.0%
Student	0	0.0%
Other	0	0.0%
Total	40	100%

22. Out of the 40 community members that responded, 50% or 20 residents indicated they were employed; 22.5% or 9 individuals stated they were not employed; 27.5% or 11 recorded they were “self-employed” and 10% or 4 people were retired.

23. If employed, indicate where you work:

	Number of Response(s)	Response Ratio
Within Teesto.	5	14.7%
Outside Teesto but within 20 mile radius of the Chapter.	3	8.8%
Other Chapter, City or town/state (please indicate in Comment	17	50.0%
Not Applicable or Unemployed	8	23.5%
Total	34	100%

13 Comment(s)

23. Those community members that were employed, 14.7% or 5 stated they work within Teesto; 8.8% or 3 worked outside Teesto but within a 20-mile radius of the Chapter; 50.0% or 15 recorded that worked at other Chapter, city, or town/state and 23.5% or 8 community members were either unemployed or the question was not applicable to their situation. Those community members that were employed elsewhere worked at Flagstaff, AZ (2); construction workers all of the State of Arizona; Chandler, AZ; Tselani; Winslow (5); Colorado (1); Navajo Nation (1) and Holbrook (1).

24. Please rank, with (1) being the Most Important; (2) Neutral; and (3) being the Least Important; the three most important improvements that could be made to the Chapter's land area:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1 - Most Important	2 - Neutral	3 - Least Important
Develop more home-sites.	12 40%	8 27%	10 33%
Preserve agriculture (while developing other areas).	19 61%	5 16%	7 23%
Develop a better utility system.	14 47%	13 43%	3 10%
Commercial, Economic or Industrial Development.	17 52%	11 33%	5 15%
Housing (Scattered or Clustered)	20 59%	8 24%	6 18%
Public Service Facilities (Hospital, Police/Fire Stations, etc.)	23 64%	5 14%	8 22%
Highway Corridors available for Development	20 59%	7 21%	7 21%

2 Comment(s)

24. Respondents ranked the Teesto's land development purposes as "very important" were 1) public service facilities (hospital, police/fire stations, etc. (64% or 23 respondents); 2) preserving agricultural (while developing other areas) (61% or 19 individuals); 3) housing (scattered or clustered) & highway corridors for development (59% or 20 individuals); 4) commercial, economic or industrial development (52% or 17 individuals) and developing a better utility system (47.% or 14 respondents). Develop more home-sites was considered the "least important" at 33% or 10 respondents, followed by preserving agriculture (23% or 7 respondents). Two comments provide were 1) Fire stations with NN and NN EMS to be closer to the Chapters and 2) Need a police station, post office, transfer station with no fees, and a clinic for people to see a doctor instead of traveling to Winslow, Hopi, or Keams Canyon. Provide a Resource Center for families that have been affected by cancer of Downwinders. I had three generations die of cancer in the area, and it's horrible.

25. Please rank, with (1) being the Most Important; (2) Important; and (3) being the Least Important; the top three actions that elected officials, committees & Navajo Nation Programs can take to improve Teesto community.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1 - Most Important	2 - Important	3 - Least Important
Develop Zoning Codes/Ordinances.	18 53%	10 29%	6 18%
Establish Range Management Units (RMU).	16 50%	7 22%	9 28%
Work with Grazing Permit holders for them to work with other Chapter needs.	18 56%	9 28%	5 16%
Work with other Chapter on regional projects.	15 52%	8 28%	6 21%
Work with Chapter on Livestock Management.	24 65%	8 22%	5 14%
Other Actions (please list in Comment Section below)	3 60%	1 20%	1 20%

2 Comment(s)

25. The three most important improvements that Teesto Chapter should consider based on 41 respondents are as follows: 1) work with Chapter on Livestock Management (65% or 24); 2) Other actions listed in the comment section (60%); 3) work with grazing permit holders for them to work with other Chapter need (56% or 18); 4) develop zoning codes/ordinances (53% or 18); and 5) work with other Chapters on regional projects. The least two items that were considered "least important" establishing range management units (RMU); and work with other Chapter on regional projects (21% or 6). Two additional comments are Provide health services, police, and safety to the community. It takes almost 2-5 hours for anyone to respond to a non-threatening call to the Navajo police; and need to use fee land and Winslow.

26. Please rank, with (1) being the Most Important; (2) Important; and (3) Least Important; the top three actions that individuals households and families can take to improve the Teesto community.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	1 - Most Important	2 - Important	3 - Least Important
Obey all permit regulations.	24 71%	8 24%	2 6%
Work with Officials to maintain agriculture.	18 53%	13 38%	3 9%
Work with Officials regarding self-employment.	16 50%	13 41%	3 9%
Respect and obey all Tribal resource laws.	23 68%	9 26%	2 6%
Take an active role in Chapter government, programs, development &	25 68%	11 30%	1 3%
Other Actions (please list in Comment Section below)	4 50%	2 25%	2 25%

5 Comment(s)

26. The top three actions that 41 Teesto's individual households and families can take to improve the Teesto community that are considered "most important" are: 1) Obey all permit regulations (77% or 66); 2) Respect and obey all Tribal resource laws (75% or 61 respondents); 3) Take an active role in Chapter government, programs, development & projects (67% or 54 respondents); 4) Work with Officials to maintain agriculture (62% or 48 respondents) and 5) Work with Officials regarding self-employment (60% or 44 respondents). Two additional comments provided were 1) workers need to be friendly and 2) more business and economic development projects. Five comments provided are as follows: 1) Have events and activities for all the people in the area to meet each other, because not everyone knows each other and favors each other too.; 2) No Comments (2); 3) Fence the road to keep out livestock off roads or fine those that have livestock on roadside for travelers' safety.; and 4) Involve local youth.

27. Which relates to your opinion regarding development in the Teesto community? IN MY OPINION.....

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Yes	No	Do Not Know
...the Teesto community has maintained utilizing the prior comprehensive land use	11 28%	7 18%	22 55%
...the Teesto community must work more closely with the Teesto Chapter & TPZC to	24 60%	5 13%	11 28%
...the Teesto Chapter takes the appropriate measures to preserve &	15 37%	11 27%	15 37%
... the Teesto Chapter takes appropriate measures to preserve & protect open	15 37%	11 27%	15 37%
...the Teesto Chapter guides development in the appropriate areas within the	12 30%	10 25%	18 45%

2 Comment(s)

27. In the Teesto's resident's opinion regarding development in the Teesto community indicated YES (28% or 11 the Teesto community has maintained utilizing the prior comprehensive land use plan; and YES (30% or 12 respondents) respondents) that the Teesto Chapter guides development in the appropriate areas within the community; YES (60% or 24 respondents) agreed that the Teesto community must work more closely with the Chapter to reach community goals and objectives; YES (37% or 15 respondents) positively for the Teesto Chapter takes the appropriate measures to preserve & protect open spaces, forestland, and recreational opportunities. Response for NO for all 5 items remained low or less than 11% while 55% or 22 responded that they "didn't know" how the Teesto community has maintained utilizing the prior comprehensive land use plan as guidance for land use decisions. Two additional comments included 1) Good job updating the CLUP and 2) I did not know any of this existed.

28. Other general suggestions and/or opinions:

9 Response(s)

28. Other general suggestions and/or opinions stated were as follows: A need for new leadership; Recruit educated CLUP members; Send people out to survey people in Dineh language; Work together more, etc.; Whatever they decide to do with this survey I agree; Mind my own business..; Establish partnership for community growth; Main concern is illegal dumping by mountains; and We are in need of recycling bin for plastic, steel.

I. Community Vision and Values

Through the course of the outreach efforts conducted for the Teesto's Community Land Use Plan update, the local community identified a series of recurring themes or core values that exemplify the Chapter. These themes or values collectively constitute the Vision for the future.

Teesto Chapter's vision statement is "to promote organized growth, ensure adequate housing, improve the transportation network, promote economic development, preserve economic development, preserve and enhance the rangeland, create self-sufficiency, and establish more involvement and cooperation among the members of the community."

This vision includes the preservation of our values and traditions and the passing of our ancestors' wisdom to future generations. While clearly involved in many aspects of the Teesto community, our Navajo elders fulfill an especially important role regarding the preservation of values and traditions.

Community elders will tell us that in the Navajo culture planning is a foreign concept. As [the community] have wrestled with the need to plan and the need to honor tradition, we have chosen the tradition of the Wedding Basket to help community members identify with the concept of planning. Traditionally, the Wedding Basket is viewed as a map through which the Dine'--the Navajo people--chart their lives. This basket is then filled with the important and necessary "tools"

for an abundant and beautiful life. Our vision for [Teesto] is a vibrant, thriving community where the traditions of our fathers are maintained, while we continue to lead our people into economic prosperity and individual self-sufficiency. This plan is our basket filled with the blend of traditions, as well as new knowledge that will help us to remain true to our culture and responsible to future generations (Apache County Report).

There are several challenges for Teesto as they look to the future. Most of those challenges are linked to tribal policies. The Navajo Nation's LGA (Local Governance Act) certification will allow the Chapter to move in a more autonomous direction, circumventing layers of bureaucracy. Moving forward the Teesto Chapter can respond to the needs of our community effectively.

II. TEESTO CHAPTER'S COMMUNITY LAND USE PLAN (CLUP) ELEMENTS

A. Overview

The balance of this planning document consists of the Community Land Use Plan “elements”, that are the Teesto Planning and Zoning Commission (TPZC) endorsed statements of the local community land use and development policy. These elements are as follows:

- 1. Land Use Element:** Establishes the framework for orderly physical development and environmental protection.
- 2. Transportation Element:** Provides for an efficient community transportation system for the safe and efficient movement of the local community members, tourist and residents.
- 3. Housing Element:** Promotes a mix of potential housing selections for local community residents/members while enhancing alternative housing opportunities.
- 4. Natural Resources/Preservation Element:** Outlines the local community's policy commitment to use the Teesto's natural resources for the long-term well-being of current and future community members. For preservation, this element provides direction to preserve and maintain the Teesto community's sacred and valued cultural resources.
- 5. Community/Economic Development Element:** Provides guidance for developing and maintaining the Teesto community's potential commercial areas, particular the proposed business corridors. This element also presents



Land Use



Housing and Neighborhoods



Economic Prosperity



Community Heritage, Culture, and Design



Transportation and Mobility



Healthy Communities



Natural Environment



Public Facilities

strategies to expand the Teesto Chapter government's economy to ensure sustainable development that promotes the standard of living and self-sufficiency for local community members.

6. **Agricultural Development Element:** Reinforces the Teesto community's commitment to continued diversification and enhancement of agriculture and agri-business opportunities.
7. **Infrastructure Development Element:** Provides direction to ensure that adequate infrastructure is available to support current and future Teesto community members, enterprises and economic development initiatives.
8. **Community Facilities Element:** Provides direction for providing services and developing Teesto's community amenities and facilities that enhance the quality of life for local residents and community members.
9. **Community Land Use Plan Administration:** Describes how the Plan will be administered over time, including such issues as exceptions, amendments, and periodic reporting on the progress of the Plan's implementation.

The "elements" includes a series of goals that are related to key topics. Under each goal is a set of strategies intended to guide the achievement of that goal. At the end of each element are several action/implementation measures that identify the actions necessary to effectively implement the Community Land Use Plan. The following definitions describe the nature of the statements of goals, objectives, and the implementation measure as they are used in this Plan:

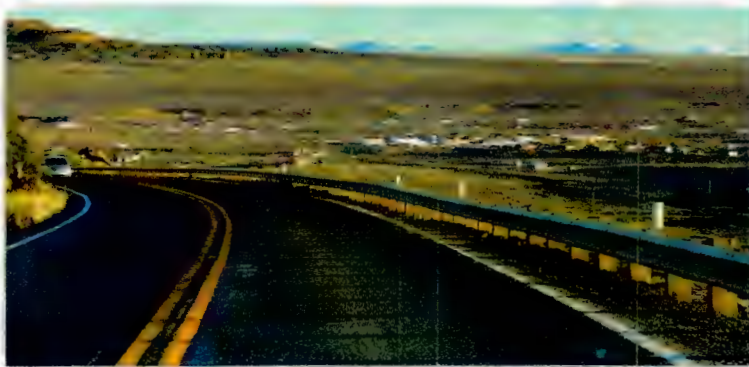
- **Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- **Strategies/Actions:** A specific statement in text or diagram guiding action and implying clear commitment. Strategies/Actions are nested under each goal and they correspond with their goal and the sequence of policies under that goal.

TEESTO CHAPTER'S COMMUNITY LAND USE PLAN ELEMENTS

GOALS AND OBJECTIVES

A. Land Use Element Overview

The Land Use Element establishes guidelines for future development and the general distribution of land for scattered homesites, clustered housing (single and multi-family), commercial establishments, public and community facilities and open space. The future land use maps are shown in Tab 12 -Exhibit 3: Teesto Chapter Housing Parcel Map and Tab 14 -Exhibit 5: Teesto Chapter's Community Master Planning Map. These maps serve as a visual guide for future land-use decisions. Land-use classifications include housing parcels (green); potential commercial (pink); government & public facilities (blue); and churches & religious institutions (yellow).



Future commercial development will occur at the highway intersections where the highest traffic counts occur. Future housing developments will occur along the primary and secondary roads within 1/4

mile of the highway right of way, where there is easy access and where utilities are located. Future public and community facilities will be located within the Teesto Chapter Tract.

There are no physical constraints for developments at the proposed locations, nor are there restrictions from a law that protect various natural resources. Utility infrastructures are available for the future development areas. There are water and power utilities located along the primary roads and along some secondary roads where the developments are proposed.

1. Community Land Use Plan's Community Survey

In planning for future development, Teesto Chapter Officials should “strongly promote” senior citizen centers/programs (63% or 25 respondents); environmental preservation (64% or 25 respondents); youth recreational centers/activities (56% or 22 respondents); economic development (49% or 20 respondents); educational institutional development (58% or 23 respondents); artisan vendor/training programs (45% or 18 respondents); and churches/religion purposes (41% or 17 respondents). While viewing the charts a high percentile agreed to “strongly promote” and “promote” a majority of the categories listed, however, tourism development was “strongly discourage[d]” at 34% or 14 respondents. Six comments are as follows: 1) Our elders and youth are our future and need to focus on them. Tourism attraction is not a priority, but our own people are. Having structures not occupied such as those near the Chapter House is not economical, please think about the future and the outcomes. Do an assessment before building such structure.; 2) Economic Development should not follow the model of for profit or capitalism, there are many alternatives to promote community development and sustainable economies.; 3) More Navajo Traditional & Cultural Purposes; 4) Homebased Businesses; 5) "Promote education. Promote emergency preparedness, for any disaster that RELATES to our area, such as drought, flashfloods, power outages, etc.; and 6) Tax the churches on Navajo land, we are sovereign nations and those contributions can assist the community or provide community initiatives to encourage sustainable economies.



In regard to the “importance of the Teesto Community” to the 41 respondents, fifty-nine (59%) or 24 residents considered it “most important” to have a “strong sense of community pride”; fifty-one percent (51%) or 21 respondents that “public participation and/or community involvement” was “most important”; and fifty-nine percent (59% or 24 respondents) considered the “perception of Teesto” as most important.

The Teesto community “agree” the following top five (5) economic and/or business development initiatives: Convenience Store (68% or 28 respondents); Other Services (i.e., health, gasoline, restaurant, etc.) & Family Farms/Community Farms both at (65% or 26 respondents); Shopping Centers or other retail outlets (55% or 59 respondents); Recreational Facilities (i.e., youth centers or multi-purpose buildings) (83% or 33 respondents); and other Office-type business (53% or 20 respondents). Four comments are as follows: Non-Profit Community Development; Furniture & Feed Store, Dollar Store, Café; [s]urrounding communities of Teesto has shopping centers in the vicinity. A major need is to educate our people on land use and making the best of what they have. too much live stocks are not great, and hurting the vegetation of the land, and that's seen by sand dunes in some area; and Complete Nursing Home for Veteran's and Elders of the Community.

Respondents ranked the Teesto's land development purposes as “very important” were 1) public service facilities (hospital, police/fire stations, etc. (64% or 23 respondents); 2) preserving agricultural (while developing other areas) (61% or 19 individuals); 3) housing (scattered or clustered) & highway corridors for development (59% or 20 individuals); 4) commercial, economic or industrial development (52% or 17 individuals); and developing a better utility system (47.% or 14 respondents). Develop more home sites was considered the “least important” at 33% or 10 respondents, followed by preserving agriculture (23% or 7 respondents). Two comments provided were 1) Fire stations with NN and NN EMS

to be closer to the chapters; and 2) Need a police station, post office, transfer station with no fees, and a clinic for people to see a doctor instead of traveling to Winslow, Hopi, or Keams Canyon. Provide a Resource Center for families that have been affected by cancer of Downwinders. I had three generations die of cancer in the area, and it's horrible.

Overall, a high respondent (17 individuals or 41.4%) stated they were “somewhat satisfied” with the Teesto and/or surrounding community as a place to reside. Approximately, fourteen (14) or 34.1% of the residents were “satisfied” residing within the community while 24.3% or 10 respondents recorded that they were “somewhat dissatisfied” with their residency.

In regard to the “importance of the Teesto Community” to the 41 respondents, fifty-nine (59%) or 24 residents considered it “most important” to have a “strong sense of community pride”; fifty-one percent (51%) or 21 respondents that “public participation and/or community involvement” was “most important”; and fifty-nine percent (59% or 24 respondents) considered the “perception of Teesto” as most important.

The Quality of Life questions that allowed community members to rank the questions from 1-Not Important to 5-most important; for “health and safe community” approximately thirty-two (32 or 78%) responded that it was “most important” to them. Twenty-five (25 or 61%) stated that “housing for residents of varying ages and income levels” were most important.

In the Teesto’s resident’s opinion regarding development in the Teesto community indicated YES (28% or 11 respondents) that the Teesto community has maintained utilizing the prior comprehensive land use plan as guidance for land use decisions; YES (60% or 24 respondents) agreed that the Teesto community must work more closely with the Teesto Chapter & TPZC to reach community goals and objectives; YES (37% or 15 respondents) that the Teesto Chapter takes appropriate measures to preserve and protect environmental quality. YES (positively for the

Teesto Chapter takes the appropriate measures to preserve & protect open spaces, forestland, and recreational opportunities; and YES (30% or 12 respondents) agreed that the Teesto Chapter guides development in the appropriate areas within the community. Response for NO for all 5 items remained low or less than 11% while 55% or 22 responded that they “didn’t know” how the Teesto community has maintained utilizing the prior comprehensive land use plan as guidance for land use decisions. Two additional comments included 1) Good job updating the CLUP; and 2) I did not know any of this existed.

Community members ranked the following Economic issues such as increasing the “variety of local small businesses” as most important factor (26 or 65% approval rating); addressing “local employment opportunities” was ranked very high at seventy-eight percent (78% or 31 respondents); “incorporating commercial development into appropriate community design” scored a fifty-four percent (60% or 24); and “access to and use advances in technology” scored a fifty-nine percent (65% or 26 respondents).

2. GOALS AND OBJECTIVES

The goals under this Land Use Element are about balancing future development with preservation and ensuring there are future enforcement mechanisms for this plan.

Goal A: Preserve all open rangeland when considering all future housing, Economic, and industrial developments.

No.	Objectives
1	Promote future developments that will occupy and re-use spaces between existing and pre-developed areas.
2.	Locate future residential within ¼ mile off the infrastructure along all primary and secondary roads while encouraging family-cluster housing developments.
3.	Locate all government office and service programs in one area to promote one stop shopping for the community.

4. Encourage enforcement of all approved grazing regulations and encourage all community livestock owners to have and/or obtain valid permits.
5. Preserve identified environmentally sensitive areas for wildlife and protected species.
6. Community land usage must have a valid land withdrawal for homesite and business site leases.

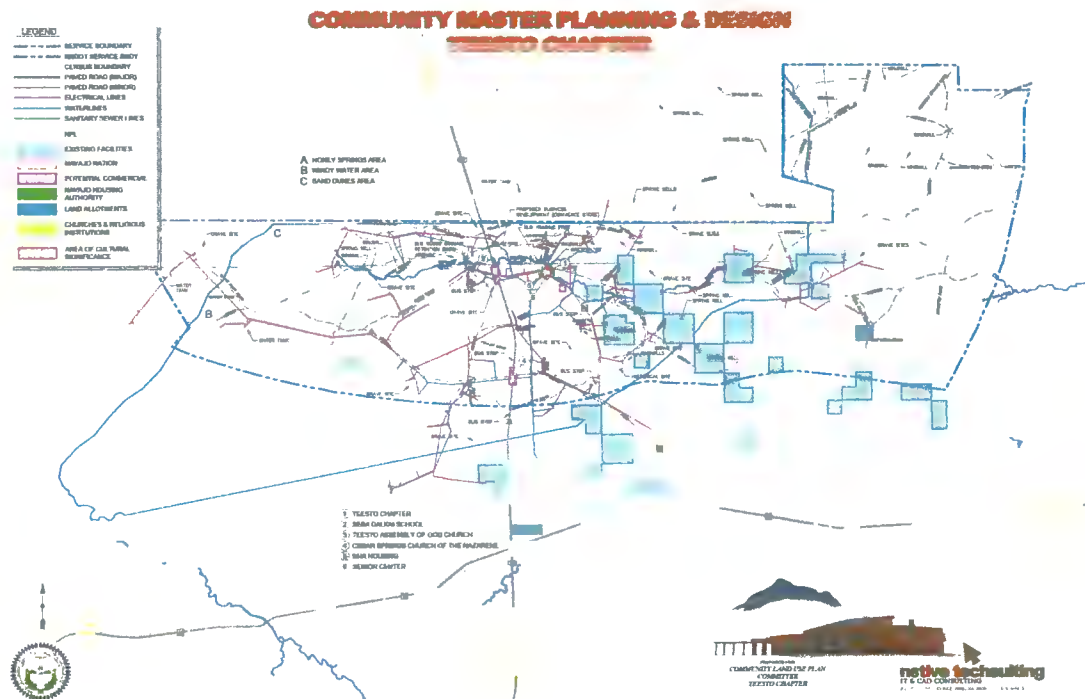
Goal B: Adopt applicable zoning, building and developing ordinances to ensure future growth and development is consistent with this plan.

No.	Objectives
1.	Develop a unified development theme that defines suitable building materials, landscape concepts and signage.
2.	TPZC will oversee development of zoning, subdivision, or building ordinances, educating the Chapter membership on the need for these ordinances, and seeking their approval.
3.	Create a Chapter Zoning Office to begin compiling past records on land withdrawals, track future land withdrawal, business/commercial home-site leases and other developments.
4.	Regulate illegal land uses, prohibit illegal dumping, require removal of all non-working vehicles located outside valid homesite lease area, and remove all abandoned houses.
5.	TPZC will oversee development of zoning, subdivision, or building ordinances, educating the Chapter membership on the need for these ordinances, and seeking their approval.

Goal C: Manage Teesto's land use plan and create zoning ordinances for each land use element.

No.	Objectives
1.	<p data-bbox="310 318 1365 399">Manage the following land use and create zoning ordinances for each land use elements:</p> <ul style="list-style-type: none"><li data-bbox="310 445 1365 782">a. Existing Residential & Potential Residential: Housing Element represents conventional single-family homes for low to medium density in subdivisions and scattered development patterns, including mobile homes. Several sites are identified on Exhibit 3: Teesto Chapter Housing Parcel Map and Exhibit 5: Teesto Overall Chapter Map for future residential/housing development. This includes potential identified housing sites located within the community.<li data-bbox="310 792 1365 1050">b. Community Facilities Element: This element represents community public use facilities such as hospital, clinic, police/fire stations, recreational/parks, and other community government facilities. Potential future community facility developments are on Tab 12- Exhibit 3: Teesto Chapter Housing Parcel Map and Tab 14 -Exhibit 5: Teesto Chapter Overall Chapter Map.<li data-bbox="310 1060 1365 1266">c. Economic, Community and Commercial Development: This element represents economic and commercial developments such as c-stores, cafes, gas stations, etc. Currently the community has no existing business site leases located within the community; however potential development sites includes corridor and vendor sites.<li data-bbox="310 1276 1365 1657">d. Natural Resource/Open Space Element: Natural Resource Element (formally referred to as "Open Space") is identified undeveloped sites that is accessible and zoned for the community and/or public in accordance with the comprehensive plan adopted by a local government. Locations such as natural scenic sites such as canyons, lakes, ruins, etc. have been identified as natural resource element to conserve and enhance natural and/or scenic resources, protect water supplies, enhance recreational opportunities, and preserve visual quality along the highway, county roads, and street corridors.

3. TEESTO CHAPTER'S COMMUNITY MASTER PLANNING & DESIGN MAP (TAB 14 – EXHIBIT 5)



B. TRANSPORTATION ELEMENT

1. TRANSPORTATION PURPOSE STATEMENT

The "Transportation Element" is intended to provide a multi-model transportation system for a safe and efficient movement of the Teesto community members, employees, tourists, and visitors and to provide a safe and efficient multi-model system. This element is to provide safe and efficient modes of transportation, and to improve transportation, identify transportation needs, and advocate for Navajo Nation and transportation entities; and, to resolve problems concerning transportation issues among transportation entities.

a) The overall purpose of the Transportation Element is to plan for and provide a system of design for:

→ Existing and proposed major streets;

- Distinguish between limited access, primary and secondary thoroughfares; and
- Relate major thoroughfares to the road network and land use of the surrounding area.

This plan will help the Teesto community make decisions regarding:

- Allocation of resources for road improvements and maintenance;
- Location of new facilities and buildings; and
- Emergency planning.

2. TRANSPORTATION ELEMENT OVERVIEW

In addition, the Transportation Element is to set forth a plan for future road improvements. The plan provides a system of and design for major streets/highways/roads, existing and proposed, distinguishing between limited access, primary and secondary thoroughfares, and relating major thoroughfares to the road network and land use of the surrounding area. Teesto's community survey revealed that the residents want road improvements for unpaved secondary roads which are used to access scattered homes. Improved access is needed especially during inclement weather and to receive emergency and public safety services.



As with the Land Use Element, the policy content of the Transportation Element is conveyed through a combination of mechanisms. Overall, the purpose of the Transportation Element is to set forth a plan for future road improvements.

Teesto Chapter's transportation system has been categorized into primary roads and secondary roads as shown in the Navajo Nation Teesto Chapter NDOT Road Map (Tab 15 - Exhibit 6). Individual limited access roads are not shown. The goals and policies of this element are aimed at improving the road conditions.

An understanding of land uses is important because land use influences travel patterns. Land use is integrated with transportation since land use decisions affect transportation systems and can increase viable options for people to access opportunities, goods, services, and other resources to improve the quality of their lives. In turn, multi-modal transportation decisions may have effects on existing and future land use demand, choices, and patterns. Coordinating land use and transportation planning and development is imperative to "Smart Growth" and sustainable development of communities (Kimley-Horn & Associates, 2012, p. 5).

3. TEESTO CHAPTER'S RESIDENT SURVEY

Overall, the number of vehicles in operating conditions that were maintained by community members within a household are as followed: pickups 6 (1 per household), 1 (2 per household), 3 (3 per household) and 1 (4 per household); cars 10 (1 per household) & 1 (3 per household); vans 1 (1 per household); and motorcycle 1 (1 per household). Two household that stated "others" didn't provided any descriptions.

4. COMMUNITY LAND USE PLAN'S COMMUNITY SURVEY

In planning for future development, Teesto Chapter Officials should "strongly promote" senior citizen centers/programs (63% or 25 respondents); environmental preservation (64% or 25 respondents); youth recreational centers/activities (56% or 22 respondents); economic development (49% or 20 respondents); educational institutional development (58% or 23 respondents); artisan vendor/training programs (45% or 18 respondents) and churches/religion purposes (41% or 17 respondents). While viewing the charts, a high percentile agreed to "strongly promote" and "promote" a majority of the categories listed, however, tourism development was "strongly discourage[d]" at 34% or 14 respondents. Six comments are as follows: 1) Our elders and youth are our future and need to focus on them. Tourism attraction is not a priority, but our own people are. Having structures not occupied such as those near the chapter house is not economical, please think about the future and the outcomes. Do an assessment before building such structure.; 2) Economic Development should not follow the model of for profit or capitalism, there are many alternatives to promote community development and sustainable economies.; 3) More Navajo Traditional & Cultural Purposes; 4) Homebased Businesses; 5) "Promote education. Promote emergency preparedness, for any disaster that RELATES to our area, such as drought, flashfloods, power outages, etc. and 6) Tax the churches on Navajo land, we are sovereign nations and those contributions can assist the community or provide community initiatives to encourage sustainable economies.

Teesto's Mobility and Transportation survey questions; twenty-six (26 or 62%) of the respondents listed "accessible to public transportation" as the most important; twenty-eight (28 or 70%) found that "roads safe for walking and biking" was most important for the community; while "maintaining the existing community roadways as they currently exist with little or no change" was most important to twenty-four (24 or 60%) of the residents.

5. GOALS AND OBJECTIVES

Goal A: Develop a comprehensive transportation plan to provide adequate roads for Teesto community to utilize.

No.	Objectives
1.	Improvements to all major roads (i.e., N-9901, N-601, N-9062, N-9065, and N-9844) that includes bus routes and private residential.
2.	Support the CM and Officials---monthly road blading.
3.	Support the Chapter's initiatives on BIA and NDOT's priority grading project listing in accordance with BIA and NDOT regulations by advocating and attending essential transportation meetings and/or workshops.
4.	Collaborate with regional chapters on developing a comprehensive transportation plan.
5.	Create a viable public transportation system with Navajo and Hopi Transit systems by Chapter Resolution to initiate the process.
6.	Identify local gravel sites for future transportation project by 2020.
7.	Recommend improvements on community's recreational trails such as bike, jogging, hiking routes, etc.
8.	Promote safety by supporting the installation of street solar-energy efficient lights/caution lights at the Chapter tract, crossroad and business corridor.

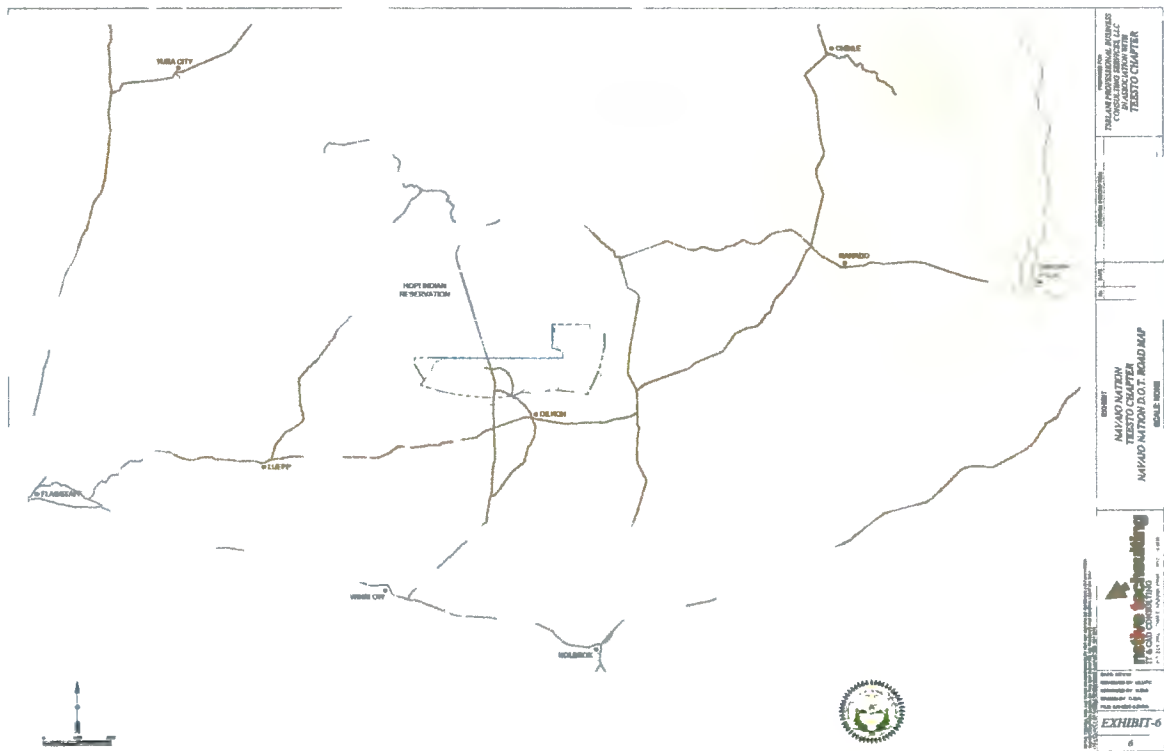
Goal B: Promote the maintenance & improvement of primary highways (N-60, N-602).

No.	Objectives
1.	The Chapter membership shall approve the primary road project by resolution during a duly-called Chapter meeting. The resolution shall contain information on the project's scope, budget, and schedule. The approved resolution will be submitted to either NDOT, BIA or appropriate department/entity.
2.	Advocate for N-60 & N-602 road improvement in order to increase safety measures for vehicle and pedestrian traffic, including school buses. a) Collaborate with NDOT and Roads Committee regarding status of the projects. b) Develop and compile a roads project summary for Council Delegate that provides a current status description. Request Chapter Support Resolution to local School District/BIA School/County/NDOT to improve the bus stops for safety and accessibility purposes.

Goal C: Reclamation of dirt roads that are no longer used by residents in order to increase the available rangeland.

No.	Objectives
1.	Identify all unnecessary/secondary roads within the Teesto community by 2019.
2.	The Chapter shall work with local residents and Chapter Grazing Committee Member to identify roads that are no longer being used and encourage residents to decrease number of roads leading to a single home.
3.	Support the Chapter to develop a reclamation road plan to identify roads no longer being utilized (re-contour areas and reseed) and to turn the land back into grazing land.
4.	Encourage the Chapter to provide resources to restore existing roads damaged by inclement weather, upon availability of funding.

4. Teesto Chapter/NDOT's ROADWAY MAP (Tab 15 -Exhibit 6)



C. HOUSING ELEMENT

1. HOUSING PURPOSE STATEMENT

“The Housing Element” is targeted at ensuring that Teesto community members have access to a full range of housing opportunities in addition to addressing the issues surrounding housing development. According to the 2018, Teesto Comprehensive Community Survey, a majority of the residents agreed housing sites for development are not well planned, as a result many homes lack infrastructure have poor accessibility. Furthermore, scattered home sites and their associated developments, such as utilities and dirt roads, are diminishing prime rangelands.

Other housing issues addressed in this element include the lack of available residential housing programs for elderly and disabled residents and poor-credit standing of many families who apply for any home ownership programs. Teesto and the Navajo Nation have identified potential housing

TEESTO CHAPTER HOUSING STATISTICS (CENSUS BUREAU 2010)	
Housing	Number/Percent
Total Housing	276
Median number of rooms	3.37
Occupied housing	355
Owner occupied	77.7
Renter occupied	0.0%
Average household size	3.37%
Households with people 18 years and younger	26.8%
Households with 65 and older	33.7%
Vacant housing	79
Seasonal, recreation, or occasional use	7.6%
For rent	1.1%

developments for the community. The projected housing development would be supported by the Community Land Use Plan since the members will work with the Chapter administration to identify not only residential areas but commercial, industrial, recreational and tourist proposed enterprises that would provide employment opportunities for homeowners and residents.

In 2010, the total number of housing units in Teesto Chapter was 276; yet only 77.7% of these units were actually occupied (U.S. Census Bureau); likely due to poor structural conditions or lack of utilities. Occupied housing units consisted

of 30-units inside NHA subdivision, 10 units inside Seba Dalkai School housing complex, and about 200 scattered homes. Many of the homes were built in the 1970s and 1980s by the Navajo Housing Authority (NHA) and the Navajo Hopi Indian Relocation Office.

The 2010 Census Data revealed that the average household size was 3.3 and most homes had three or four bedrooms. About 32% lacked complete plumbing facilities and 29.5% lacked kitchen facilities. These housing statistics have not changed significantly in the last seven years.

The 2006 community survey revealed that 92% of the residents agreed that there is a need for additional housing. The 2000 survey revealed that 86% of the residents agreed there is a need for special housing for the elderly and disabled residents.

While residents believe that more housing is needed, the NHA Dilkon Management Office needs land to be designated for housing purposes. In September 2014, Ms. Delores Lee, NHA Dilkon Housing Manager, stated there was only one (1) vacant NHA housing unit. The Dilkon Management Office also stated there are about 36 families on the waiting list for public rental housing in 2014, but there are a limited number of public housing units available.

The 2006 survey revealed 66% of the residents agreed that scattered housing is not well planned in Teesto Chapter. It also revealed 46% of the residents agreed that scattered home sites should be located along the main roads in order to preserve the outlying rangeland; 35% disagreed with this concept and 19% had no opinion.

[The Navajo Nation] also heard that businesses and community services cannot attract and keep employees at all levels of their organizations because of the current lack of adequate housing; [and] attracting Navajos living off the reservation to return is another important source of economic development that is limited because there is no place for them to live (Swaback, 2012, p. 26).



2. HOUSING ELEMENT OVERVIEW

The Housing Element's goal is to attain "Safe and Decent housing" for all members of the Teesto community through an assessment of available sites, and assistances to the community development, also, addressing local constraints, while conserving existing stock, and promoting equal housing opportunities.

According to Gardner, Pijawka & Trevan (2014), the importance of population projections, demographic and socioeconomic (for public provided housing) analysis, and citizen preference, through community-based surveys and community participation is vital to the development of appropriate housing options (p. 222). An analysis of local housing needs was performed through investigation of recent NHA's housing reports, census data, collected socio-economic data, projections, and identified preference of the community members from within the

community meetings or requesting housing assistance from different housing programs on the Navajo Nation.

In recognition of the dire economic situation of residing on the Navajo Nation, the overcrowded nature of Diné housing, the lack of solid waste management systems, indoor plumbing, homelessness, and an excessive poverty rates requires the Teesto Chapter to promote new housing opportunities; and to encourage rehabilitation and/or preservation of current community members' existing housing stock.

Scattered housing is preferred by many members of the Navajo Nation, stated to be closest to the traditional way-of-life, but this can be expensive to provide infrastructure to, especially utilities, such as waterlines and electricity. Clustered housing, generally based on clans of extended families, alleviates some of the cost-prohibitive features of scattered housing while still allowing for grazing to occur near home-sites, and is not susceptible to the social ills of subdivision style housing. Lastly, subdivision style housing, with curvilinear, planned streets and small lots in a concentrated pattern, is seen as a more efficient way to provide infrastructure and housing, but has been associated with social ills such as gang activity and litter (Gardner, Pijawka & Trevan, 2014, p. 222). Integrating housing with economic and/or community development is an "up most" important consideration.

According to Swaback, V.D. (2012), "many locations for future housing had been identified by the Chapters, including some of the already withdrawn land as a result of each Chapter's Community Land Use Plans" (p. 26). In addition, Swaback (2012) identified the following issues pertaining to housing development on the Navajo Nation:

Discussions with many Chapter members revealed issues with work done to date. One issue is that the land identified are not large enough to accommodate

the current housing needs of most Chapters, much less the housing requirements of future population growth. Another is that the attempted withdrawals have taken much too long, thus hampering local Chapter's ability to make effective planning decisions in response to current needs. In addition, many of the areas were chosen because land was relatively more available (i.e., subject to fewer claims and controversy) rather than the locations were best suited for housing. In some cases, it was also clear that there was little coordination across the sites chosen, or with adjacent Chapters to create the optimum strategy for developing new housing and related social services, education and employment opportunities for Chapter communities. (p. 26)

3. TEESTO CHAPTER'S 2015 RESIDENT SURVEY

A majority of Teesto's community members (72% or 18 respondents) indicated they had "separate house"; followed by trailer (8% or 2 respondents), apartment (4% or 1 respondent), and others (20% or 5 respondents) but no further descriptions were provided. Approximately, 36 percent (36% or 9 respondents) household had lumber as their exterior wall; stucco (20% or 5 respondents), stone (4% or 1 respondent), cinder block/bricks (12% or 3 respondents), log (4% or 1 respondent), others (40% or 10 respondents) that provided to additional information. The approximate year(s) community members indicated their homes were constructed ranged from 1948 to 2012. Out of the sixteen (16) respondents, eighty-one percent (81.2% or 13 respondents) own their dwelling units while only eighteen (18.7% or 3 respondents) rent their units.

When surveyed what are their heating sources within their homes during winter are is as follows: NTUA (9 respondents or 39.1%), Wood/Pellet Stove (17 respondents or 73.9%), and others (7 respondents or 30.4%) includes stove, furnace, coal, heater, fire wood and no comment (2). Ninety-five percent (95.4% or 21 respondents) household surveyed stated they had electricity from NTUA and only 1 resident stated they didn't have any electricity. A majority of the

respondents (79% or 19) stated they had indoor running water while twenty percent (20.8% or 5) respondents had no running water. Out of the 19-household stated they get their running water from NTUA and other stated that their son hauls water weekly, haul water from 5 and 10 miles away, and lastly recommends discounted water hauling for senior citizens.

4. COMMUNITY LAND USE PLAN'S COMMUNITY SURVEY

Teesto' CLUPC's comprehensive survey indicated the following results on current and potential housing development:

Out of 41 respondents, the Teesto community ranked where they would like to see new housing development to be located in the following order; 1) existing Navajo Housing Authority (NHA) locations (62.5% or 25 respondents); 2) existing BIA location/school (25% or 10 respondents); and 3) homesites (10 respondents). Other additional comments from residents included 1) Other places in community; 2) Should only be to Teesto residents; and 3) Infrastructure is in place, just need to upgrade and provide services to housing.

A majority of Teesto's community members indicated that they have been residents for 25 years and over (67.5% or 27 respondents). Only eight (10 respondents or 25%) of the residents indicated that they were in Teesto between 16 to 20 years while eighteen (3 respondents or 7.5%) stated they were residents of the community between 11 to 15 years. Five (5) respondents or 12.5% stated they resided within Teesto less than 10 years.

A high majority (36 respondents or 87.8%) of those surveyed were registered voters of Teesto Chapter; while only three (3) respondents were not registered voters; and as for other or no responses were just one (1) response to each question.

The age ranges from 55 to 64 years of ages ranked the most responses with 14 individuals; 64+ years of age (9); while followed closely with 14 household

members were 45 to 54 years old. Teesto's community members that were from the age of 15 to 19 with 8 recorded while 9 and younger of age were 8.

5. GOALS AND OBJECTIVES

Goal A: Encourage housing developments in a manner that does not diminish prime rangeland while preserving the tradition of the Navajo people and promoting a healthy, self-sustainable future.

No.	Objectives
1.	Invite Navajo Nation Land Department, EPA, Agricultural, USDA Rural Development / Wildlife & Historic Preservation, etc. to conduct an educational workshop for preserving these areas on an on-going basis.
2.	Recommend the development of zoning ordinances that addresses development in open space areas.
3.	Continue to identify potential homesite to withdraw for housing development.

Goal B: Encourage that all families have adequate housing that includes bathroom additions, home improvements, renovations, etc. (based upon on the availability of funding)

No.	Objectives
1.	Support the Chapter's housing policy on conducting housing assessment to determine the needs for housing development and improvements.
2.	Provide opportunities for housing programs that provide financial literacy programs and financing opportunities (USDA, NHA-NAHASDA, Non-Profit Housing Programs, etc.)
3.	Collaborate with housing service providers to establish housing projects within the Chapter, such as Navajo Housing Services, Navajo Partnership for Housing, Indigenous Community Enterprises, Veterans Homes and others.
4.	Continue to utilize rural address program using GPS technology to map all houses, locations and seek funding for the activities.

Goal C: To promote new housing opportunities for Teesto community members.

No.	Objectives
1.	Hosting a home ownership training and/or housing fair to disseminate housing program and financing opportunities.
2.	The development of potential Teesto's housing development program will be determine intermediately.
3.	Address Teesto's housing for special need groups such as elders, homeless, adult living, nursing homes, etc.

6. TEESTO CHAPTER HOUSING PARCEL MAP (Tab 12 - Exhibit 3):



D. PRESERVATION/NATURAL RESOURCE ELEMENT

1. PRESERVATION/NATURAL RESOURCE PURPOSE STATEMENT

The purpose for the “open space/natural resource plan” is to preserve for the current and future community, certain areas of land to be retained in a natural state or developed for recreational purposes. In addition, to providing directions for conserving, maintaining, and enhancing the cultural and historic values of the Teesto community. Natural resource spaces include highly sensitive wildlife zones that have been identified by Navajo Nation Fish and Wildlife Department (NNFWD). The goal and policies of the Preservation/Natural Resource plan are to encourage no future developments within these means in order to preserve them for future generations.

2. PRESERVATION/NATURAL RESOURCE ELEMENT OVERVIEW



The Teesto community is rich in cultural and archaeological resources. The actual number and sensitivity of cultural and archaeological sites throughout

the community is unknown. The specific discoveries often would accompany construction or other surface-disturbing activities. Teesto’s community members [acknowledge that the] elderly members of the community are focused on “traditional ways and preservation” of their lifestyle through land. Although, the youth of the Chapter are often educated off the [Navajo Nation] and bring back ideas from their education that include a certain style of Development and Governance (Gardener, Pijawka & Trevan, 2014).

3. TEESTO CHAPTER'S RESIDENT SURVEY

Twenty-one (21) of the respondents stated they disposed of their trash at the Chapter House (11); burn it (5); Winslow, AZ (2); Navajo Sanitation (1); Window Rock, AZ (1); Church (1); throw away (1); and work garbage (1).

Twenty-five (25) of the Teesto' community members stated that 64% or 16 indicated "yes" that there was a trash problem; 12% or 3 recorded "no"; and 24% or 6 residents had "no response."

4. COMMUNITY LAND USE PLAN'S COMMUNITY SURVEY

A majority of the Teesto's Environment questions were ranked high from 60% to 83% were considered "most important" for preservation of the wildlife habitat (60%); clean air (78%); clean water (83%); saving energy resources (74%); exploring alternative form of energy production and reduction of waste (63%); installing and establishing alternative form of energy production-wind mills or wind mills production (62%); and installing and establishing alternative form of energy products-solar panel energy production (62%).

In planning for future development, Teesto Chapter Officials should "strongly promote" senior citizen centers/programs (63% or 25 respondents); environmental preservation (64% or 25 respondents); youth recreational centers/activities (56% or 22 respondents); economic development (49% or 20 respondents); educational institutional development (58% or 23 respondents); artisan vendor/training programs (45% or 18 respondents); and churches/religion purposes (41% or 17 respondents). While viewing the charts a high percentile agreed to "strongly promote" and "promote" a majority of the categories listed, however, tourism development was "strongly discourage[d]" at 34% or 14 respondents. Six comments are as follows: 1) Our elders and youth are our future and need to focus on them. Tourism attraction is not a priority, but our own people are. Having structures not occupied such as those near the chapter house is not economical,

please think about the future and the outcomes. Do an assessment before building such structure.; 2) Economic Development should not follow the model of for profit or capitalism, there are many alternatives to promote community development and sustainable economies.; 3) More Navajo Traditional & Cultural Purposes; 4) Homebased Businesses; 5) "Promote education. Promote emergency preparedness, for any disaster that RELATES to our area, such as drought, flashfloods, power outages, etc.; and 6) Tax the churches on Navajo land, we are sovereign nations and those contributions can assist the community or provide community initiatives to encourage sustainable economies.

5. GOALS AND OBJECTIVES

GOAL A: To increase knowledge and processes of community range management.

No.	Objectives
1.	Support and recommend the development of an educational program for preserving these identified sites/areas.
2.	Recommend the enforcement of the proposed zoning ordinances that addresses development in open space areas.
3.	Collaborate with Grazing Committee Member to develop a Range Management Improvement Plan (i.e. open space). Chapter Grazing Committee Member shall provide a recommendation for grazing and open space areas.
4.	Work with Soil & Water Conservation District, USDA Farming & Agriculture, Water Resource Program, and other pertinent entities.
5.	Submit a chapter resolution to the BIA & U.S. Department of Agriculture to enforce overgrazing to reduce overgrazing.

GOAL B: To effectively and efficiently maintain solid waste, transfer and recycling stations within the Chapter community.

No.	Objectives
1.	Encourage the maintenance of the community's transfer station program for the community's current & future necessities.
2.	Recommend the regulation and compliance with all environmental laws.
3.	Identify alternative resources to address household trash collection/disposal for NHA housing area.
4.	Support and recommend bi-annual community clean-up efforts.
5.	Supporting and improving the accessibility.
6.	Identify and clean up all illegal dump sites and develop ordinance.
7.	Continue to enforce all illegal dump sites.

GOAL C: To address and maintain earthen dam restoration, erosion control, and soil conservation.

No.	Objective
1.	Support and recommend the Navajo Nation Water Resource Department to manage and monitor the Teesto Earthen Dams Restoration/Clean Up and Erosion Control Project.

E. ECONOMIC & COMMUNITY DEVELOPMENT ELEMENT

Economic and community development is an important element for the Teesto Chapter since it addresses unemployment and increases revenues for the Navajo Nation. Teesto has ample opportunities for small business, economic, community and tourism developments. Tab 13 - Exhibit 4: Teesto Chapter Potential Business Development Map identify current potential business sites and future commercial development along highway and corridor. The Economic and Community Development Element's goals and objectives are strategies that will assist the community to initiate and increase small business, economic, community and tourism developments.

This Economic & Community Development Element lays the ground work for future business and commercial activities by establishing business and commercial tracts at the junction of the primary roads in Teesto, Arizona. The C-Store economic feasibility study (Sage Business Solutions 2006) developed a scenario for a business enterprise in Teesto community.

1. PURPOSE STATEMENT

The Community & Economic Development Element provides general directions for business and economic development initiatives to expand the Teesto community by encouraging sustainable economic, industrial and micro-enterprise development and to raise the standards of living for members. Teesto Chapter has extremely limited amount of local small businesses, economic & industrial and/or commercial developments that provides local employment opportunities, products and services, and tax revenues. About 65% of the residents want the Chapter to promote economic development in order to create local employment opportunities. Teesto Chapter officials should continue to collaborate with other tribal, state, federal and non-profit organizations to develop and implement local business and economic development initiatives.

In addition to Fort Defiance Regional Business Development Office (RBDO), Teesto Chapter Administration and Officials should continue to collaborate with other tribal, state, federal and non-profit organizations to develop and implement local business and economic development initiatives such as establishing business and commercial tracts at the junction/crossroad of the primary roads in Teesto, Arizona.

2. ECONOMIC/COMMUNITY DEVELOPMENT ELEMENT OVERVIEW

Teesto vicinity is located within the northwestern region of the Navajo Nation approximately (45) miles north of Winslow, Arizona and is within the Navajo Partition Land (NPL) and the Navajo Customary Use Land area south of the Hopi Partition Land. The community of Teesto is considered as a prime location to develop economic development and increase tourism activities. The Teesto

Planning & Zoning Commission (TPZC) and Chapter Officials recently identified potential business and economic development corridor was identified at Highway 87 and one mile east of Navajo Route 60. The community expressed a desire for commercial, industrial, recreational, hotel, health, government and public safety zones. Land on the Navajo Nation is held in Federal Trust and is utilized by different individuals, businesses and governmental entities by leases contracted usually by the Navajo Nation. Teesto has no existing business site leases. According to 2015 Teesto Chapter's Resident Survey, "of the sixteen (16) respondents, ten (10) residents purchased their household goods from Winslow, Arizona; nine (9) stated they purchased from Dilkon, Arizona; nine (9) from Flagstaff, Arizona; one (1) each from Holbrook, Arizona, Phoenix, Arizona, yard sales and border town."

The Navajo Nation and Teesto Chapter's long-term economic goal is to achieve tribal self-sufficiency and thereby to improve the overall quality of life of every Navajo member by creating a diversified, job-generating private sector capable of supporting and increasing new job creation efforts every year. This economic and community development initiative is to be accomplished by fostering the development of both Navajo and non-Navajo businesses and industries on the Navajo Nation. The major objective in meeting with this goal is to massage the local economy by enhancing or establishing a local and regional economic base and that encourages Navajo people to invest their dollars in their people and the local economy. By developing such a private sector, the Navajo Nation will be able to eventually reduce its support on the Federal Government.

Teesto Chapter's objective will be to encourage, foster, and support private businesses within and surround the Teesto community that are owned and operated by community members, and to plan for and encourage private land development owned by tribal members. This includes the recruitment of outside businesses to establish operations within the community while offering local employment opportunities to community members. The local business and economic development program should be designed to foster education,

entrepreneurship and leadership development growth in rural small business and economic development ventures. The current administration and officials can develop a dynamic program to rekindle dormant visions, refresh current leadership and empower emerging Navajo entrepreneurs and leaders to create avenues for Native Americans to learn business development techniques to either promote or start their own small businesses. This proposed program will be designed for the local residents and other reservation-based tribal community members who wish to “own and operate” their own business within the community.

3. COMMUNITY LAND USE PLAN’S COMMUNITY SURVEY

Teesto community members ranked the following Economic issues such as increasing the “variety of local small businesses” as most important factor (26 respondents or 65% approval rating); addressing “local employment opportunities” was ranked very high at seventy-eight percent (78% or 31 respondents); “incorporating commercial development into appropriate community design” scored a fifty-four percent (60% or 24 respondents); and “access to and use advances in technology” scored a fifty-nine percent (65% or 26 respondents).

The Teesto community “agree” the following top five (5) economic and/or business development initiatives: Convenience Store (68% or 28 respondents); Other Services (i.e., health, gasoline, restaurant, etc.) & Family Farms/Community Farms both at (65% or 26 respondents); Shopping Centers or other retail outlets (55% or 59 respondents); Recreational Facilities (i.e., youth centers or multi-purpose buildings) (83% or 33 respondents); and other Office-type business (53% or 20 respondents). Four comments are as follows: Non-Profit Community Development; Furniture & Feed Store, Dollar Store, Café, surrounding communities of Teesto has shopping centers in the vicinity. A major need is to educate our people on land use and making the best of what they have. Too much live stocks are not great, and hurting the vegetation of the land, and that's seen by sand dunes in some area; and Complete Nursing Home for Veterans and Elders of the Community.

The type of economic or business development initiative(s) that Teesto community members additionally, indicated that the community needs also “agree[d]” on are single family residents (68% or 27 respondents); scattered site homes (79% or 31 respondents); multi-family residences (59% or 23 respondents) and mobile home parks (39% or 15 respondents). Approximately, (33% or 13 respondents) “disagree[d]” on mineral extraction; light Industry & Manufacturing (26% or 10 respondents) and mobile-home parks (29% or 11 respondents). Additional comments included 1) Majority of living clanship together don't work on the Navajo Nation; 2) Apartments; 3) NHA needs to focus also on middle class families, and not deny them because they are "over income". More homes being occupied, and no homes needs to be boarded up and potential for vandalism; and 4) Provide non-profit business to assist tribal offices with community planning and land use planning.

In planning for future development, Teesto Chapter Officials should “strongly promote” senior citizen centers/programs (63% or 25 respondents); environmental preservation (64% or 25 respondents); youth recreational centers/activities (56% or 22 respondents); economic development (49% or 20 respondents); educational institutional development (58% or 23 respondents); artisan vendor/training programs (45% or 18 respondents); and churches/religion purposes (41% or 17 respondents). While viewing the charts a high percentile agreed to “strongly promote” and “promote” a majority of the categories listed, however, tourism development was “strongly discourage[d]” at 34% or 14 respondents. Six comments are as follows: 1) Our elders and youth are our future and need to focus on them. Tourism attraction is not a priority, but our own people are. Having structures not occupied such as those near the chapter house is not economical, please think about the future and the outcomes. Do an assessment before building such structure.; 2) Economic Development should not follow the model of for profit or capitalism, there are many alternatives to promote community development and sustainable economies.; 3) More Navajo Traditional & Cultural Purposes; 4) Homebased Businesses; 5) "Promote education. Promote emergency preparedness,

for any disaster that RELATES to our area, such as drought, flashfloods, power outages, etc.; and 6) Tax the churches on Navajo land, we are sovereign nations and those contributions can assist the community or provide community initiatives to encourage sustainable economies.

Respondents ranked the Teesto's land development purposes as "very important" were 1) public service facilities (hospital, police/fire stations, etc. (64% or 23 respondents); 2) preserving agricultural (while developing other areas) (61% or 19 respondents); 3) housing (scattered or clustered) & highway corridors for development (59% or 20 respondents); 4) commercial, economic or industrial development (52% or 17 respondents); and developing a better utility system (47.% or 14 respondents). Develop more home-sites was considered the "least important" at (33% or 10 respondents), followed by preserving agriculture (23% or 7 respondents). Two comments provide were 1) Fire stations with NN and NN EMS to be closer to the chapters; and 2) Need a police station, post office, transfer station with no fees, and a clinic for people to see a doctor instead of traveling to Winslow, Hopi, or Keams Canyon. Provide a Resource Center for families that have been affected by cancer of Downwinders. I had three generations die of cancer in the area, and it's horrible.

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Based on 41 respondents, the community members ranked the following locations where business development should be concentrated or dispersed throughout Teesto; 1) locate in the proposed/approved Teesto's business corridor or location (71.7%); 2) expired BIA land (Cedar Springs) (25.6%); and 3) Winslow Tract (33.3%). Seven (7) community members indicated they had "no opinion" while three (3) stated "none" while three (3) respondents stated "other" but no comments were provided. Additional comments included: Where business units want Approval; Available infrastructure; and Navajo-owned lands = \$\$.

4. GOALS AND OBJECTIVES

GOAL A: Establish commercial zones for potential business and economic development ventures.

No.	Objectives
1.	Identify, support and recommend the development of a community business and economic development feasibility study.
2.	Conduct other research to identify other possible options for land acquisitions.
3.	Recommend potential business and commercial zoning map and ordinances that will guide any future development of business and economic development projects.
4.	Enforce local development regulations and design procedures contained within the CLUP to assist potential businesses & developers.
5.	Recommend and support the leveraging and/or obtain additional funding, grants or loans to develop infrastructure to accommodate future development.
6.	Ft. Defiance Regional Business Development Office (RBDO) will advertise available commercial lots for lease in Teesto Chapter.

GOAL B: Establishing new business and economic development initiatives.

No.	Objectives
1.	Recommend and support the development of a non-profit community development corporation.
2.	Identify potential sites for commercial development (land withdrawal process).
3.	Register with Systems for Award Management (SAMs) and grants.gov for potential grant leveraging opportunities for various projects such as the broadband connectivity funding, etc.
4.	Support and recommend the development of Teesto's Business Site Lease (BSL) Administrative Management Plan.
5.	<p>Support land withdrawals for areas designed for economic and business development.</p> <p>a) Recommend and support the development of a scope of work for legal land description & survey and environmental, archaeological and biological studies/clearances.</p> <p>b) Collaborate with Chapter Officials & Grazing Committee Member to identify site and initiate the withdrawal process by working with community members/land use permit holders.</p> <p>c) Recommending and identifying funds to develop Request for Proposal (RFP) to obtain professional development services.</p> <p>Coordinate with Chapter Officials and Grazing Committee Member to obtain a support Chapter Resolution for the project and land withdrawal process.</p>
6.	<p>Develop zoning ordinance for areas identified for Economic and Industrial development.</p> <p>a) Recommending and obtaining the legal services of an Attorney to develop commercial zoning ordinances.</p> <p>b) Supporting community public meetings/training and formally adopted zoning ordinances.</p>
7.	<p>Recommend and support the development of a master plan for Economic and Community Development vicinity to guide future development.</p> <p>a) Recommend and support the development of a comprehensive scope of work for the Master Plan and identify potential funding.</p>

- b) Recommend and support the development of the Request for Proposal (RFP) and obtain services of an Architect/Engineer to conduct the work.

Assist in presenting the Master Plan to the Chapter and community members to adopt the plan.

5. TEESTO CHAPTER'S BUSINESS SITES LEASE (BSL) MAP (Tab 13 - Exhibit 4):



F. AGRICULTURE ELEMENT

1. AGRICULTURAL DEVELOPMENT PURPOSE STATEMENT

The Agricultural Development Element will provide strategies to enhance agri-business opportunities and maintain the Teesto community.

2. AGRICULTURAL ELEMENT OVERVIEW

Some of the existing land uses could be used for agricultural, which is the most common use besides open space. Abundant flat, irrigated land is available

throughout half of the Teesto community, and past plans and zoning have supported a strongly agricultural, low-density land use pattern. In addition, agriculture is a strong cultural tradition, and is viewed as a contributor to economic development efforts to provide sustainable revenue and employment within the Community. Teesto Chapter has approximately 98,145.25 acres that includes a majority of the land being designated for grazing and/or agricultural usage. The identified sites for future housing, are grazing lands and have not been withdrawn. There are small cornfields and gardens in close proximity to residences throughout the chapter area. There is no large scale commercial farming in the chapter area. One of the most comprehensive pursuits of sustainability is the re-emergence of the community farm, which can be marriage between the ability and commitment to work with nature, a means of sustenance, including healthy food, and a character-building experience for the young (Swaback, 2012, p. 43).



In the 1960's unsettled land ownership between the Navajo Nation and the Hopi Tribe prompted the U.S. District Court to order the Bureau of Indian Affairs (BIA) to cancel all livestock permits within the former Joint Use Area

(JUA). The Navajo Hopi Land Settlement Act that followed divided the JUA into the Hopi Partition Land (HPL) and the Navajo Partition Land (NPL). About 42,021 acres, or about 66 square miles, is identified as NPL at Teesto Chapter.

Grazing regulations for NPL have been promulgated and published in the Federal Register. When formally adopted, these regulations will identify the process to be used by BIA for reissuing permits and monitoring grazing activities.

Families in the NPL continue to raise livestock without grazing permits, since this is the only lifestyle they know. In July 2006, the Chapter Grazing Officer estimated there were 377 sheep, 111 cattle, and 28 horses grazing in the NPL areas in the summer of 2006.

Grazing activities in non-NPL areas are regulated under the Navajo Nation Grazing Regulations. Under the Navajo Nation Grazing regulations, the Chapter's elected Grazing Committee Member keeps tallies of the livestock. The Grazing Committee Member estimated there were 823 sheep, 589 cattle, 79 horses, four donkeys and four Lamas grazing in non-NPL areas in the summer of 2006.



The 2006 survey revealed that 68% of the residents agreed that there is too much overgrazing and the land is in poor condition. The 2000 community survey revealed that 81% of the residents agreed that there

is a need to improve the rangelands and the way the livestock is managed.

Agricultural activities in Teesto Chapter also include several small family farms. The 2006 community survey revealed that 85% of the residents agreed that families need to start farming again. Swaback (2012) indicated that “this re-emergence of local farming becoming a widespread commitment sparked by the drive for a sustainable way of life” (p.44). Some of the benefits of the study included:

One of its strongest motivators is the growing interest in fresh and nutritious food as a means of a much healthier lifestyle, including the reduction and eventually elimination of the debilitating influence of obesity.

What started with health-minded individuals has spread to the developers who now host sessions to celebrate the benefits of organics farming as a central community feature as both a source of economical nutrition and as a kind of enriching education, reconnection both young and old to the fundamental lessons and beauty of nature. (p. 44).

3. TEESTO CHAPTER'S RESIDENT SURVEY

Approximately 76% or 19 residents stated that they had “no” tribal grazing permit while only 8% or 2 community members had a grazing permit. Out of the twenty-five (25 respondents 16%) or 4 individuals had “no response.”

Out of the six (6) household respondents; 50% or 3 indicated they had sheep as their livestock, 16.6% or 1 stated they had goats and 66.6% or 4 recorded that they had horses. When asked the number of livestock the community members had are as follows: horses (46), cattle (6), sheep (10), goats (3), and 10 livestock unidentified.

The six (6) household that responded on who takes care of their livestock are none (2); grandchildren (1); I do/myself/ourselves (3); and parents (1). Out of the twenty-five (25 household respondents); (20% or 5 respondents) that they had “no” pets while 56% or 14 household recorded “yes.” Twenty-four percent (24% or 6 respondents) had no response but those that had pets range from dogs (25), cats (6), chickens, horses and cattle. Of the three (3) respondents, “none” (2) and “no” (1) were the responses on any other animals in the household. A majority of the respondents (56% or 14) stated their household doesn't maintain a farm while only 12% or 3 household do maintain a farm. Out of those that maintain a farm; one indicated they had 20, 4 and 3 acres; and the crop that are grow are corn (3), squash (2) and pumpkin (1).

A majority of the respondents (60% or 15 respondents) indicated they do not irrigate their farms while only 4% or 1 community member stated that they do have

irrigation for their farm. Thirty-two percent (32% or 8 respondents) had “no response.” Only three (3) respondents included that their “house water” (1) and by “hauling water” (2) is their water source when they irrigate their farm. Out of the twenty-five (25) community members (64% or 16 respondents) stated they do not have a farm tractor, while 28% or 7 recorded “no response.” However, 8% or 2 community members indicated they had a 4-wheel, flatbed, backhoe and a tiller they utilize within their household.

4. COMMUNITY LAND USE PLAN’S COMMUNITY SURVEY

In planning for future development, Teesto Chapter Officials should “strongly promote” senior citizen centers/programs (63% or 25 respondents); environmental preservation (64% or 25 respondents); youth recreational centers/activities (56% or 22 respondents); economic development (49% or 20 respondents); educational institutional development (58% or 23 respondents); artisan vendor/training programs (45% or 18 respondents) and churches/religion purposes (41% or 17 respondents). While viewing the charts a high percentile agreed to “strongly promote” and “promote” a majority of the categories listed, however, tourism development was “strongly discourage[d]” at (34% or 14 respondents).

The three most important improvements that Teesto Chapter should consider based on 41 respondents are as follows, 1) work with Chapter on Livestock Management (65% or 24 respondents); 2) Other actions listed in the comment section (60%); 3) work with grazing permit holders for them to work with other Chapter need (56% or 18 respondents); 4) develop zoning codes/ordinances (53% or 18 respondents); and 5) work with other Chapters on regional projects. The least two items that were considered “least important” establishing range management units (RMU); and work with other Chapter on regional projects (21% or 6 respondents). Two additional comments are Provide health services, police, and safety to the community. It takes almost 2-5 hours for anyone to respond to a non-threatening call to the Navajo police; and need to use fee land and Winslow.

Out of 41 respondents, the Teesto community ranked where they would like to see new housing development to be located in the following order; 1) existing Navajo Housing Authority (NHA) locations (62.5% or 25 respondents); 2) existing BIA location/school (25% or 10 respondents) and 3) home sites (10 respondents). Other additional comments from residents included 1) Other places in community; 2) Should only be to Teesto residents and 3) Infrastructure is in place, just need to upgrade and provide services to housing.

In the Teesto's resident's opinion regarding development in the Teesto community indicated YES (28% or 11 respondents) that the Teesto community has maintained utilizing the prior comprehensive land use plan as guidance for land use decisions; YES (60% or 24 respondents) agreed that the Teesto community must work more closely with the Chapter to reach community goals and objectives; YES (37% or 15 respondents) positively for the Teesto Chapter takes the appropriate measures to preserve & protect open spaces, forestland, and recreational opportunities; YES (37% or 15 respondents) the Teesto Chapter takes appropriate measures to preserve & protect open space, forestlands, and recreational opportunities; and YES (30% or 12 respondents) agreed that the Teesto Chapter guides development in the appropriate areas within the community. Response for NO for all 5 items remained low or less than 11% while (55% or 22 respondents) that they "didn't know" how the Teesto community has maintained utilizing the prior comprehensive land use plan as guidance for land use decisions. Two additional comments included 1) Good job updating the CLUP; and 2) I did not know any of this existed.

Based on the map provided, community members of Teesto recorded they held land use leases or permits in the following ranking order; 1) Housing Leases (62.8% or 22 respondents); 2) Grazing Permits (31.4% or 11 respondents); and 3) Farming Permits (17.1% or 6 respondents). A majority stated they had leases and/or permits in Western Area "A" (6); Central Area "B" (10); and Eastern Area "C" (2).

5. GOALS AND OBJECTIVES

GOAL A: Establish an agricultural education program to educate the youth and community about traditional Navajo farming while introducing new agricultural products.

No.	Objectives
1.	Continue to assist the Chapter to create small farm plots for educational purposes and to coordinate a local farmers market.
2.	Continue to support the Chapter's organic food initiatives which will promote a healthy life style.
3.	Recommend and support the Chapter shall redevelop the water well located within the Chapter Development Tract for agricultural education activities.

G. INFRASTRUCTURE DEVELOPMENT ELEMENT

1. INFRASTRUCTURE DEVELOPMENT PURPOSE STATEMENT

The purpose of the Infrastructure Development Element is to provide directions for providing improvements to the Teesto Chapter's community basic infrastructure to improve public health and safety and enhance economic development opportunities. This includes the plans for any future expansion of utility lines and services to meet current unmet needs and future growth expansions requirements. Utilities considered include the following:

- Domestic (potable) Water
- Telephone/Internet
- Waste Water
- Electrical Power
- Natural Gas
- Solid Waste Management

2. INFRASTRUCTURE ELEMENT OVERVIEW

The timely expansion of Agricultural, Livestock, Potable water and Wastewater protection Facilities and Services will enable growth to occur in a well-

planned manner. Teesto community's intent on promoting a quality environment for its residents, workers, and visitors. Also, in doing so, recognizes the needs to work with local and regional partners. Teesto community understands the precious commodity of water, practicing sound water management. This plan will assist the community in making decisions regarding:

- Allocation of resources for utility extensions and maintenance.
- Location of new facilities related to utilities and buildings.
- Planning for new building projects and community growth.

3. COMMUNITY LAND USE PLAN'S COMMUNITY SURVEY

In planning for future development, Teesto Chapter Officials should "strongly promote" senior citizen centers/programs (63% or 25 respondents); environmental preservation (64% or 25 respondents); youth recreational centers/activities (56% or 22 respondents); economic development (49% or 20 respondents); educational institutional development (58% or 23 respondents); artisan vendor/training programs (45% or 18 respondents) and churches/religion purposes (41% or 17 respondents). While viewing the charts a high percentile agreed to "strongly promote" and "promote" a majority of the categories listed, however, tourism development was "strongly discourage[d]" at (34% or 14 respondents). Six comments are as follows: 1) Our elders and youth are our future and need to focus on them. Tourism attraction is not a priority, but our own people are. Having structures not occupied such as those near the chapter house is not economical, please think about the future and the outcomes. Do an assessment before building such structure; 2) Economic Development should not follow the model of for profit or capitalism, there are many alternatives to promote community development and sustainable economies; 3) More Navajo Traditional & Cultural Purposes; 4) Homebased Businesses; 5) "Promote education. Promote emergency preparedness, for any disaster that RELATES to our area, such as drought, flashfloods, power outages, etc. and 6) Tax the churches on Navajo land, we are sovereign nations and

those contributions can assist the community or provide community initiatives to encourage sustainable economies.

Teesto residents stated the following most important issues and/or concerns that is facing their community; the following had high percentile for both “dissatisfied” and “very dissatisfied” 1) Police Services (37% & 12%); 2) Fire Services (35% & 10%); 3) Ambulance/Emergency Health Care (37% & 12%); and 4) Public Water Service/Public Sewer Service both at (22% & 6%). A high percentage or majority of the public services that were rated “very satisfied” and “satisfied” are Public Water & Public Sewer Services. Two other comments included 1) "All first respondents should be housed near the nearest chapter. Navajo Nation EMS NEEDS to be closer to the community and not housed at WIHCC in Winslow, and as well as properly certified to respond to a crisis situation. MOST of the EMS with NN are NOT certified to give meds that can save a life. NN Fire Department needs to be closer as well, and not housed at Twin Arrows. these two areas to be looked at ASAP as they involve the lives of our family, neighbors, and community members."; and 2) I live away from Teesto Chapter house and have to haul water in a septic system for indoor plumbing. Provide services to families that need assistance with obtaining birth certificates, adding family to the process of home site leases of deceased family members; grazing permits; and other documentation process that is difficult for the elderly, etc.

4. GOALS AND OBJECTIVES

GOAL A: Collaborate with Navajo Tribal Utilities Authority (NTUA) to provide necessary economic power development of community members and potential businesses’ infrastructure requirements.

No.	Objectives
1.	Support the House-wiring project and electrical initiatives via Chapter Resolution(s).
2.	Continue to support the Teesto House Wiring and Electrification initiative.

H. PUBLIC & COMMUNITY FACILITIES ELEMENT

1. PUBLIC & COMMUNITY FACILITIES PURPOSE STATEMENT

“The Public & Community Facilities Element” provides direction for developing basic Infrastructure and Amenities that will add to the quality of life for the Teesto community members that will show the location, type, capacity, and area served of:

- Present,
- Projected, and
- Required community facilities.

2. COMMUNITY FACILITIES ELEMENT OVERVIEW

Teesto community provides community services and facilities which include Health & Human Services, Public Safety, Education & Employment, Public Works (utilities) and Recreation. Teesto’s community provides several valuable services including social support, Veteran, Youth and Senior citizen services.

a) Recreation/Tourism

Teesto vicinity is located approximately forty-five (45) miles north of Winslow, Arizona and is within the Navajo Partition Land (NPL) and the Navajo Customary Use Land area south of the Hopi Partition Land. The chapter service area is currently about 155 square miles and has 98,145.25 acres that was reduced from 250 square miles that resulted in a land reduction of 38% to the Hopi Partition Land area. But Teesto was once a thriving community on the main road between Dilkon and Polacca. At that time, it was more commonly known as “Ha’naa nideetiin”, “Road Going Past” and it had a thriving trading post and a couple of other businesses. Everything changed in the early 1960s when Arizona Route 87 came through, bypassing Teesto and directly linking Winslow and Hopi.

The businesses withered and the road lured the chapter's young people away to work on the railroad or at the Grand Canyon, which was booming in the heyday of Route 66.

b) Police & Emergency Response

Navajo Police Department – Dilkon District enforces Tribal, Federal and State law with the primary responsibility in the areas of traffic safety, criminal interdiction, narcotics, organized crime, auto theft, and specific Navajo Nation law enforcement functions. The Navajo Police Department-Dilkon Police District covers ten (10) Chapter communities within the Southwestern Navajo Nation (on 24/7). Dilkon Police District provides various services and operations within Coconino County, Navajo County, and Apache County within the reservation. Dilkon Police District has support services and resources available 8 a.m. to 5 p.m., Monday through Friday, and lack of service and resources on Saturday, Sunday, and Holidays.

For Teesto, the closest emergency facility would be Winslow, AZ and Hopi Health Care. Services include homeland security, criminal intelligence, emergency first care, criminal information systems, training, and public safety. Operational and technical assistance is provided to tribal and state agencies and other components of the criminal justice and civilian community. Emergency Response services provided by Winslow Indian Health Care Center, Winslow, AZ and NNEMS and Hopi Health Care Center, Polacca, AZ.

c) Fire and Rescue

Dilcon Community School, Ganado Fire Department, and Seba Dalkai Boarding School's Fire Department are located within the vicinity. Firefighting involves a lot more people who volunteer their time than you would think. For the fire service, the control and mitigation of fires

historically has been and currently still is the sole purpose of its existence, and a key component in the philosophy and mission statement of the organization. As the philosophy and mission statement changed (to accommodate a changing world), and grew from preventing and controlling fires, to a general term of protecting life and property, so did the duties and responsibilities of the firefighter. In any event, when life and property is affected, firefighters are the first to be called to control the threat and stabilize the incident. From fighting fires, the roles to protect life and property have now expanded to include:

- Emergency Medical Response
- Hazardous Materials Response
- Technical Rescue (Vehicle/Machinery, High Angle, Trench, Ice/Swift Water, Structural Collapse and Confined Space)

d) Education

Education facilities available within the Teesto community are provided by Dilcon Navajo Head Start, and Seba Dalkai K-8 are the only educational facilities in Teesto Chapter. Seba Dalkai's average annual enrollment is 92 and is physically located at 1 Mile W. Highway 87 between Mile Post 384 & 385, Winslow, AZ. Many students in Teesto attend schools in other communities, including Holbrook, Winslow, Indian Wells, Dilcon Community School, and Hopi High School. Total school enrollment in Teesto Chapter was 510 in 2005-09. FACE Program and kindergarten enrollment was 63 and elementary or high school enrollment was 390 children.

Under this plan, a number of government and community facilities will be constructed over the next 10 to 20 years. This element proposes to construct several new facilities; rehabilitate or renovate existing facilities; and construct streets and parking lots inside the 28-acre tract (see Tab 14 -Exhibit 5-Teesto

Chapter's Community Master Planning & Design Map). The Chapter will prioritize the list of projects, but the timing of the projects will be based on available funds and the assertiveness of the Chapter. This element, also, promotes educational, farming activities and housing for the elderly and handicapped citizens.

The Chapter will need to hire a qualified Construction Manager to oversee the work and represent the Chapter throughout the planning, design and construction phases. Each phase involves an increasing amount of work and money. The Chapter has already completed most of the planning work, which involved land withdrawal, environmental assessment, and soils analysis. Therefore, the Chapter is ready to move into the design phase for each project.

The design phase requires the services of a qualified Architect and Engineering (A/E) firm. The A/E's work will involve the following responsibilities: evaluation and planning, design services (schematic, design and preparation of construction documents), construction procurement (bidding and negotiation) and contract administration. The Chapter will utilize capital outlay funds for these services.

The Chapter will develop funding proposals for construction phase as soon as the A/E has prepared preliminary designs and cost estimates. Potential funding sources include the Navajo Community Development Block Grant (CDBG), Navajo Department of Transportation (NDOT), Navajo Nation CPMD, and Navajo Abandoned Mine Land (AML) Program, Navajo Housing Authority (NHA) Grant Department, County, State and Federal agencies.

This Public and Community Facilities Element establish operational actions to get projects started and keep them moving. By having this public and community facilities element in place, the Chapter can plan for efficient expenditure of capital outlay funds.

3. Community Priorities for Community Facilities

Specific community priorities relating to Community Facilities are shown below. Additional community service and facility needs are listed in the table summarizing the results of the Community Facilities Survey.

The facilities and services listed below were determined to be community priorities by the Chapter Members.

4. Community Land Use Plan's Community Survey

In planning for future development, Teesto Chapter Officials should “strongly promote” senior citizen centers/programs (63% or 25 respondents); environmental preservation (64% or 25 respondents); youth recreational centers/activities (56% or 22 respondents); economic development (49% or 20 respondents); educational institutional development (58% or 23 respondents); artisan vendor/training programs (45% or 18 respondents) and churches/religion purposes (41% or 17 respondents). While viewing the charts a high percentile agreed to “strongly promote” and “promote” a majority of the categories listed, however, tourism development was “strongly discourage[d]” at (34% or 14 respondents). Six comments are as follows: 1) Our elders and youth are our future and need to focus on them. Tourism attraction is not a priority, but our own people are. Having structures not occupied such as those near the chapter house is not economical, please think about the future and the outcomes. Do an assessment before building such structure; 2) Economic Development should not follow the model of for profit or capitalism, there are many alternatives to promote community development and sustainable economies; 3) More Navajo Traditional & Cultural Purposes; 4) Homebased Businesses; 5) "Promote education. Promote emergency preparedness, for any disaster that RELATES to our area, such as drought, flashfloods, power outages, etc. and 6) Tax the churches on Navajo land, we are sovereign nations and those contributions can assist the community or provide community initiatives to encourage sustainable economies.

Overall, a high respondent (17 respondents or 41.4%) stated they were “somewhat satisfied” with the Teesto and/or surrounding community as a place to reside. Approximately, fourteen (14 respondents or 34.1%) of the residents were “satisfied” residing within the community while (24.3% or 10 respondents) recorded that they were “somewhat dissatisfied” with their residency. However, Teesto residents stated the following most important issues and/or concerns that is facing their community; the following had high percentile for both “dissatisfied” and “very dissatisfied” 1) Police Services (37% & 12%); 2) Fire Services (35% & 10%); 3) Ambulance/Emergency Health Care (37% & 12%); and 4) Public Water Service/Public Sewer Service both at (22% & 6%). A high percentage or majority of the public services that were rated “very satisfied” and “satisfied” are Public Water & Public Sewer Services. Two other comments included 1) "All first respondents should be housed near the nearest chapter. Navajo Nation EMS NEEDS to be closer to the community and not housed at WIHCC in Winslow, and as well as properly certified to respond to a crisis situation. MOST of the EMS with NN are NOT certified to give meds that can save a life. NN fire dept needs to be closer as well, and not housed at Twin Arrows. these two areas to be looked at ASAP as they involve the lives of our family, neighbors, and community members."; and 2) I live away from Teesto Chapter house and have to haul water in a septic system for indoor plumbing. Provide services to families that need assistance with obtaining birth certificates, adding family to the process of home site leases of deceased family members; grazing permits; and other documentation process that is difficult for the elderly, etc.

Teesto’s community members ranked the following Economic issues such as increasing the “variety of local small businesses” as most important factor (26 or 65% approval rating); addressing “local employment opportunities” was ranked very high at seventy-eight percent (78% or 31 respondents); “incorporating commercial development into appropriate community design” scored a fifty-four percent (60% or 24 respondents); and “access to and use advances in technology” scored a fifty-nine percent (65% or 26 respondents).

The Teesto community “agree” the following top five (5) economic and/or business development initiatives: Convenience Store (68% or 28 respondents); Other Services (i.e., health, gasoline, restaurant, etc.) & Family Farms/Community Farms both at (65% or 26 respondents); Shopping Centers or other retail outlets (55% or 59 respondents); Recreational Facilities (i.e., youth centers or multi-purpose buildings) (83% or 33 respondents); and other Office-type business (53% or 20 respondents). Four comments are as follows: Non-Profit Community Development; Furniture & Feed Store, Dollar Store, Café; surrounding communities of Teesto has shopping centers in the vicinity. A major need is to educate our people on land use and making the best of what they have. Too much live stocks are not great, and hurting the vegetation of the land, and that's seen by sand dunes in some area; and Complete Nursing Home for Veteran's and Elders of the Community.

Based on 41 respondents, the community members ranked the following locations where business development should be concentrated or dispersed throughout Teesto; 1) locate in the proposed/approved Teesto's business corridor or location (71.7%); 2) expired BIA land (Cedar Springs) (25.6%); and 3) Winslow Tract (33.3%). Seven (7) community members indicated they had “no opinion” while three (3) stated “none” while three (3) respondents stated “other” but no comments were provided. Additional comments included: Where business units want Approval; Available infrastructure; and Navajo-owned lands = \$.

5. GOALS AND OBJECTIVES

Goal A: Infrastructure

Design and construct necessary infrastructures such as streets, sidewalks and parking lots within the 28-acre Chapter tract.

Goal B: Public Facilities

Construct New Teesto Community Center; and
Phase II Community Building Construction.

Goal C: Outdoor Picnic Area

Plan, design and construct an outdoor picnic area and recreational Area

No.	Objectives
1.	The Chapter membership shall approve each proposed project by resolution at a duly-called Chapter meeting. The resolution shall contain information on the project's scope, estimated budget, and schedule.
2.	Provide pedestrian connectivity to adjacent community facilities through strategic community design in close proximity to trail network decreases the reliance on vehicles.
3.	The Chapter shall hire a qualified Construction Manager (CM) to oversee the project and to serve the best interest of the Chapter.
4.	Chapter Projects - In accordance to the Five Management System (FMS) and the Navajo Business Preference Opportunity Act.
5.	The CM in consultation with Chapter Officials/Manager shall coordinate the development of the design documents among the A/E with NTUA, NN CPMD, BIA and Indian Health Service.
6.	The CM shall be responsible for ensuring that the design project stays within the specified project scope, budget, and schedule.
7.	The CM in consultation with the Chapter Officials & Chapter Manager shall prepare construction grant applications to various programs utilizing the A/E's preliminary or final designs and cost estimates
8.	The CM, Chapter Officials and the Chapter Manager shall effectively coordinate the project.
9.	The Chapter shall promote the use of alternative energy technology to the extent feasible.
10.	Promote and support the improvement of the recreational park (lighting, portable potty, etc.)

IV. TEESTO CHAPTER'S INVENTORY DATA ASSESSMENT

A. Purpose

The purpose of the "data assessment" is to determine if there are conditions which will affect the future use of the land. The report looks at conditions related to Land, Water, Air and Wild Life. Then how people have resided on the land is evaluated and finally recommendations are made as to how the land can be best protected and used.

This assessment will help the community make decisions regarding:

- Areas of land that require special protection;
- Environmental problems which need to be addressed;
- The use of land within the Chapter area;
- Whether a certain site is good for a proposed land use, lease land withdrawal; and
- Where it would be good to place different land uses.

For Teesto Chapter, the Evaluation was based on the following sources of information:

- U.S. Census Bureau 2010;
- Navajo Department of Transportation;
- Navajo Historic Preservation Department maps and review;
- Navajo Department of Water Resources data and materials;
- Navajo Department of Fish and Wildlife recommendations;
- Navajo Forestry Department materials; and
- Other available resources.

The Dine' people are a cultural presence, Navajos are defined by our historical identity, social kinship, language, and traditional values all maintained within the boundaries of the Four Sacred Mountains. A well-defined geographical and spiritual boundary we call Dine' Bi ke'yah (Navajo Nation). Agriculture and livestock have always been key to the evolution of Navajo society, economy, and in our development as a sovereign Nation.

Livestock ownership and agriculture are timeless symbols of resourcefulness, prosperity and social status. These are gifts bestowed by Holy Ones and are central to Dine' philosophy of Nizhonigo iina (beauty way of life). The adherence to this philosophy, identity and cultural uniqueness is maintained among the Dine' people and is recognized as the core foundation of our sovereignty.

B. Natural Resources Inventory & Assessments (ETD Report)

Teesto Chapter lies in a semiarid region of northeast Arizona, between the southern flanks of Black Mesa Basin and the Little Colorado River Valley. The Navajos refer to this regional area as "Tse'zhin tah," meaning among the black buttes. The local Teesto area is referred to as "Ha'naa nideetiin," meaning road across the wash.

The landscape is described as rolling hills interrupted by towering buttes that are capped by ancient volcanic flows. These buttes have names like Montezuma Chair, Bad Medicine, Saddle Butte, Bobcat Butte, Lone Cottonwood Butte, and Turquoise Butte.

Higher elevations occur in the eastern portion of the Chapter where Tertiary sandstones, shale, conglomerates and volcanic remnants are exposed. The Bidahochi Formation is a Tertiary sandstone unit that is commonly exposed in this area. Toward the west, elevations drop and older geologic rock units of the Glen Canyon Group are exposed. Teesto Wash and other streams occupy valleys between the buttes and mesas as they meander their way to the Little Colorado River.

The Chapter has vast undeveloped land that is mainly used for livestock grazing. There are relatively few developments. These developments include several small churches, Seba Dalkai K-8 Boarding School, 28-acre Chapter House development tract, and two residential subdivisions. In addition, there are about 200 scattered home sites.

State Highway 87 and Bureau of Indian Affairs (BIA) routes N-60 and BIA N-602 are the primary thoroughfares through the community. Other roads are considered secondary roads and limited access roads, which are unpaved.

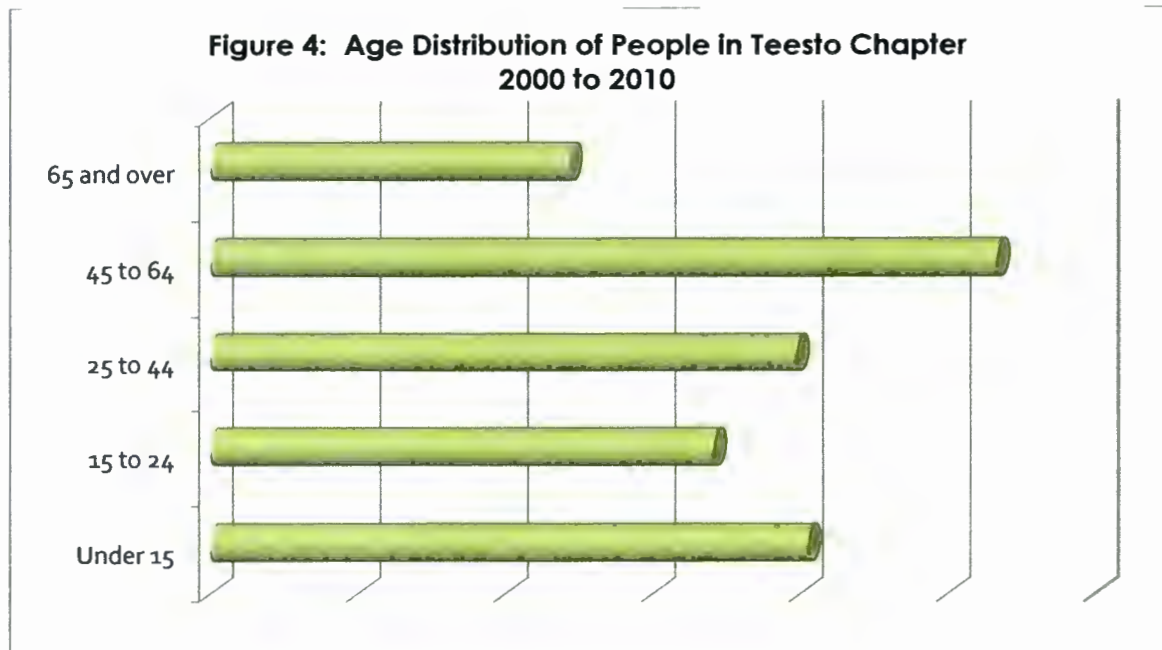
C. Teesto Community Demographics

In the past decades, Teesto Chapter has experienced different population trends than most Navajo Chapters based on the U.S. Census Bureau. Between 1980 and 1990 while most communities were experiencing population growth, Teesto's population declined from 1,004 to 881. That decrease is attributed to the Navajo Hopi Settlement Act which caused the Chapter to lose about 40% of its original land base and forced many Teesto families to relocate to other communities.

Between 1990 and 2000, the Chapter's population increased, but at a much slower rate than the rest of the Navajo Nation. The Chapter's average annual growth rate was only 0.5%. In comparison, the Navajo Nation's average annual growth rate was 1.84% during that same decade. The slow growth may be attributed to the outward migration of the local residents to off-reservation cities and towns where there are more jobs and educational opportunities. There may be other factors as well.

Future population trends in Teesto Chapter will likely continue to be slow to moderate. The 2010 U.S. Census showed a slight increase to 930 total populations and for the future year 2020, the population project will be at 1,340.

POPULATION OF Teesto Chapter: In 2000-2010, Teesto Chapter had a total population of 930 – 478 (51.4 %) Females and 452 (48.6 %) males. The median age was 34.5 years. 8.7% of the population was under 18 years and 13.1% was 65 years and older. The age distribution is shown in the Teesto Chapter Age Distribution Chart 2000-2010 below.



For people reporting one ethnic background alone, 1.8% was White; 0% was Black or African American; 96.1% was American Indian and Alaska Native; 0% was Native Hawaiian and Other Pacific Islander, and less than 0.3% was some other race. About 3.5% reported two or more races. 2.5% of the people in Teesto Chapter were Hispanic. Less than 1.3% of the people in Teesto Chapter were White non-Hispanic.

D. Teesto Community Employment Statistics

The unemployment rate for the Navajo Nation is substantially higher than the U.S. National average. According to the 2009-2010 Navajo Nation Department of Economic Development's Comprehensive Development Strategy, "the Navajo Nation's unemployment rate increased over a seven-year period from 42.16% in 2001 to 50.52% in 2007" (p. 20).

There are few employment opportunities in Teesto Chapter. In fact, there are approximately 67 job positions. As a result, many residents work outside the community. The major employers in Teesto are Seba Dalkai Boarding School, Non-Emergency Transport Services, the Post Office, and the Navajo Nation.

The unemployment rate in Teesto Chapter was slightly lower than the Navajo Nation and about ten times higher than the National average. According to the 2000 census data, the Chapter's unemployment rate was 41%; the Navajo Nation unemployment was 42%; and the national unemployment rate was 4%.

Per capita income in Teesto was slightly higher than the Navajo Nation but much lower than the National average. In 2000, the per capita income in Teesto was \$6,683; the Navajo Nation per capita income was \$6,512; and the national per capita income was \$29,770.

Male residents of Teesto Chapter work mainly in the construction, manufacturing and mining industry outside the Chapter.

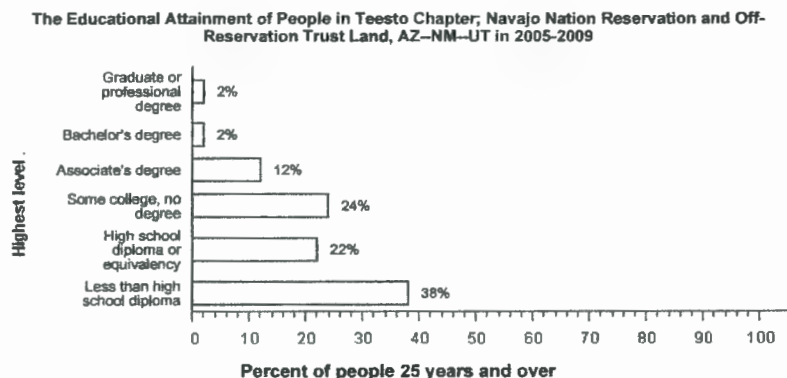
In 2009, about 31% of all workers over 16 years of age worked in the construction industry, 24% worked in the production industry, and 20% worked in the management industry, and 16% worked in the sales and office occupations and 9% worked in the service .

In 2005-2009, 65% of Teesto Chapter workers drove to work alone, 31% carpooled, less than 0.5% took public transportation, and 3% used other means. The remaining 2% worked at home, among those who commuted to work, it took them on average 80.2 minutes to get to work. About 90% of all workers traveled 20 minutes or more to work, and almost 30% traveled more than one hour to work. The 2006 community survey revealed that 94% of the residents believe that the Chapter needs to promote economic development in order to create local job opportunities.

E. Education

Seba Dalkai K-8 is the only educational facilities in Teesto Chapter. Seba Dalkai's average annual enrollment is 92 and is physically located at 1 Mile W. Highway 87 between Mile Post 384 & 385, Winslow, AZ 86047. Many students in Teesto attend schools in other communities, including Holbrook, Winslow, White Cone, and Polacca. Total school enrollment in Teesto Chapter was 510 in 2005-09. Nursery school and kindergarten enrollment was 63 and elementary or high school enrollment was 390 children. College or graduate school enrollment was 65 (2005-09 American Community Survey).

Figure 5: Teesto's Educational Attainment



In accordance to 2005-09 American Community Survey, 63 percent of people 25 years and over had at least graduated from high school and 4 percent had a bachelor's degree or higher. Thirty-eight percent were dropouts; they were not enrolled in school and had not graduated from high school.

Education levels in Teesto are significantly lower than the U.S. average. In 2000, only 32% of the population 25 years-and-over had a high school diploma and 1.1% had a college degree. The community survey revealed 96% of the residents agree or strongly agree there is a need for adult education opportunities within the Chapter.

F. Teesto Chapter Resident Survey

A total of 25 Teesto residents surveyed indicated that 32.0% or 8 respondents were “married”; 16.0% or 4 individuals were “widowed”; 16.0 or 4 were “divorced”; 4.0% or 1 was “separated”; and 32.0% or 8 respondents were “never married.”

A total of 22 Teesto residents surveyed indicated that 45.4% or 10 respondents were “employed”; 40.9% or 9 household members received “social security”; 0.0% or zero received “AFDC or General Assistance”; 36.3% or 8 family members received “retirement” benefits; 4.5% or 1 individual was “self-employed”; and 9.0% or 2 respondents were receiving “veteran benefits”; and 18.1% or 4 household members indicated “others” but “no comments” were provided. The 14 responses recorded were \$0 (4); \$150.00 (1); \$570.00 (1); \$735.00 (1); \$753.00 (1); \$765.00 (1); \$1,000 (1); \$1,200 (1); \$2,300 (1); \$3,500 (1); and \$5,000 (1).

G. Teesto Community Land Use Plan’s Community Survey

A majority of the community members indicated that they have been residents for 25 years and over (67.5% or 27 respondents). Only eight (10 or 25.0%) of the residents indicated that they were in Teesto between 16 to 20 years while eighteen (3 or 7.5%) stated they were residents of the community between 11 to 15 years. Five (5) respondents or 12.5% stated they resided within Teesto less than 10 years.

A high majority (36 or 87.8%) of those surveyed were registered voters of Teesto Chapter; while only three (3) respondents were not registered voters; and as for other or no responses were just one (1) response each to the questions. A majority of those surveyed were female (24 respondents or 58.5%) while male

respondents were seventeen (17 or 41.4%) while none or (0 or 0%) individuals provided no responses.

The age ranges from 55 to 64 years of ages ranked the most responses with 14 individuals; 64+ years of age (9); while followed closely with 14 household members were 45 to 54 years old. Community members that were from the age of 15 to 19 with 8 recorded while 9 and younger of age were 8.

A majority of Teesto's community members recorded that their gross income for their household in 2017 was \$50,000 to \$74,999 per year (19.5% or 8 respondents) but equally (17% or 7 respondents/per question) also indicated their 2017 income was between the range of \$25,000 to \$49,999 per annum. Six (6) or 14.6% of respondents recorded their income of \$10,000 or less; while only two (2) community members or 4.8% stated they did not file or the gross income question was not applicable to their situation.

Teesto's residents' educational levels were 1) less than high school (6 respondents); 2) some college (17 respondents); 3) college degree (12 respondents); 4) high school/GED (9 respondents); 5) associate or technical degree (2 years) (10 respondents); and 6) post graduate work or degree (9 members).

Out of the 40 community members that responded, 50% or 20 residents indicated they were employed; 22.5% or 9 individuals stated they were not employed; 27.5 or 11 recorded they were "self-employed"; and 10% or 4 people were retired. Those community members that were employed, 14.7% or 5 stated they work within Teesto; 8.8% or 3 worked outside Teesto but within a 20-mile radius of the Chapter; 50.0% or 15 recorded that worked at other chapter, city, or town/state; and 23.5% or 8 community members were either unemployed or the question was not applicable to their situation. Those community members that were employed elsewhere worked in Flagstaff, AZ (2); construction workers all over

the State of Arizona; Chandler, AZ; Tselani; Winslow (5); Colorado (1); Navajo Nation (1); and Holbrook (1).

H. Teesto Survey Map



Based on the map provided, residents stated they resided in Western Area “A” (7); Central Area “B” (19); and Eastern Area “C” (6). Only 3 indicated they live in another Chapter location but a member of Teesto Chapter and another 6 stated they live within another chapter, city, town or state such as Extreme southwest of chapter; From the Sangster's residence, off Highway 87. The map is not that clear; Tselani; Provide landmarks on map for people to see Teesto Chapter boundaries; Leupp; HPL; Tselani/Cottonwood; and Winslow.

Based on the map provided, community members of Teesto recorded they held land use leases or permits in the following ranking order; 1) Housing Leases (62.8% or 22 respondents); 2) Grazing Permits (31.4% or 11 respondents); and 3) Farming Permits (17.1% or 6 respondents). A majority stated they had leases and/or permits in Western Area “A” (6); Central Area “B” (10); and Eastern Area “C” (2).

V: TEESTO CHAPTER'S COMMUNITY LAND USE PLAN (CLUP)

ADMINISTRATION

A. Purpose

Teesto Chapter's Community Land Use Plan (CLUP) is considered a "general expression" of the local community's vision, hope and aspiration for community and economic development based on the stated vision of the Teesto CLUP's community on behalf of the residents that is focused on planning for generations. The Chapter's Community Land Use Plan will be utilized as a policy guide for the Teesto Planning and Zoning Committee (TPZC); Chapter officials/administrative staff, community members, tribal entities/programs, mission/religious institutions, and potential economic or business developers. As a locally developed policy document, the Community Land Use Plan (CLUP) will be used when reviewing and making decisions about development projects within the Teesto Community. All forthcoming proposals or potential land development projects will be reviewed to ensure that they are consistent with the CLUP's vision, goals, and policies & regulations as outlined in the CLUP and reflected in the community maps.

The overall purpose of developing and modifying the Teesto Chapter's CLUP is to incorporate an effective land use plan to address the community's socioeconomic activities and goals such as agriculture, housing, economic development, recreation and commerce based on the visions of the community.

The immediate benefits of the CLUP are as follows:

- A. To increase TPZC, Chapter Administration and Officials' knowledge and skills on local community land use development and planning activities.
- B. To ensure that Teesto Chapter's staff, officials and community members are aware of any potential development to assure the infrastructure availability for any future community development.
- C. To leverage current funding utilizing the CLUP to securing additional funding sources for project development.
- D. To increase rural community capacity building efforts by generating confidence and credibility in the community planning process.
- E. To avoid any unregulated community growth while ensuring our future generation's residential, economic and agricultural opportunities.

It is important to note that the nature of planning must recognize the ever-evolving nature of the environment and local community members' desires. Therefore, the Community Land Use Plan should be reviewed and updated regularly to reflect desired changes. But it is important that the Plan's focus on the planning for future generations is not compromised by the demands of current development trends.

B. Community Land Use Plan Consistency Defined

Teesto Chapter's Community Land Use Plan has listed the following criteria and benefits for determining if a proposal is consistent with the Teesto CLUP.

- ⇒ To initiate a community-based capacity building process by empowering community members;
- ⇒ Directly mirror the Teesto Community Land Use Plan;
- ⇒ Reflects the local community's adopted vision;
- ⇒ Addresses the plan's goals and strategies;

- ⇒ To generate interest, develop community support and participation of community members in the planning process;
- ⇒ To assure availability of infrastructure systems for anticipated community growth;
- ⇒ To ensure that future generations have adequate housing and sufficient space to reside and expand;
- ⇒ Proposal considers the long-term sustainability that fits within the “Planning for Generations” ideal; and
- ⇒ To leverage the Teesto CLUP in identifying and securing the required resources to accomplish the desired potential development.

C. Community Land Use Plan Amendments

Teesto Chapter’s Community Land Use Plan has listed the following criteria for determining if a proposal is consistent with the Teesto CLUP. Frequent changes to the Teesto CLUP are not recommended. There will, however, be cases where the “elements” content of the Plan is determined to be outdated or inconsistent with the evolving needs of the Teesto Community. In such cases, the Teesto’s Community Land Use Plan may need to be amended. Since considerable local community involvement contributed to the creation of the Community Land Use Plan, any and all major updates to the Plan should be accompanied by opportunities for local community involvement.

APPENDIX A:

TEESTO CHAPTER'S PLANNING AND ZONING COMMITTEE'S (TPZC) APPROVAL PROCESS

A. Review and Approval of Planning Policies and Projects

Teesto Chapter's Planning and Zoning Commission (TPZC)'s review and approval will be the first step in the review and approval process for all land use and land development projects within the Chapter service area. This will include submission of the following items which shall be referred to as "proposed projects."

1. Business Site Leases (BSL)
2. Homesite Leases
3. Land Withdrawals for Development
4. Mission/Church Site Leases
5. Infrastructure Development/Improvements
6. Water Development
7. Zoning Ordinances
8. Ceremonial Site Leases
9. Community Cemetery Sites

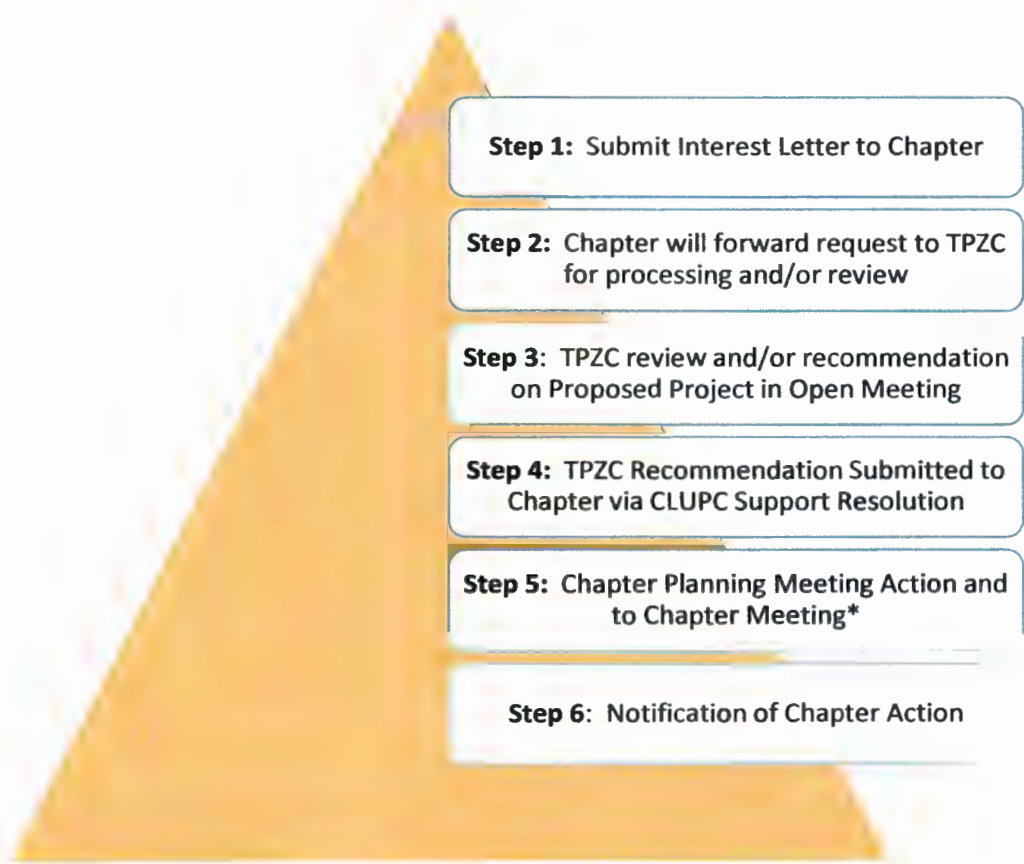
All proposed development projects will go through a review process. Major projects and Comprehensive Land Use Plans will have additional requirements.

B. Minor Projects Review and Approval Process

Teesto Planning and Zoning Commission (TPZC)'s **Minor Projects** are defined as:

- ✓ Homesite Leases; and
- ✓ All projects which do not meet the requirements for major projects as defined below.

Graph A: Minor Project Review & Approval Process



**Denied: Chapter may request additional information or table action.*

Minor Project Review & Approval Process

Step(s)	Action(s)
One (1)	Initial Project Letter of Interest
Processes	
→ Submit a Letter of Interest to the Chapter. This letter will describe the project, outline the requested action, list the name, address and phone number of the Applicant, and provide a location map, project cost, survey and site plan (infrastructures) for the proposed project.	
Step(s)	Action(s)
Two (2)	Set Date(s) for TPZC CLUPC Review
Processes	
→ The Chapter will forward these requests to the Teesto Planning and Zoning Commission (TPZC) for processing and review. TPZC will add the proposed project to their next meeting agenda or will set up a project review meeting, which will occur within two (2) months of receipt of the Letter of Application. The Chapter will send a letter back to the Applicant notifying them about the day, time and place of the review. The Chapter will also make a	

notifying them about the day, time and place of the review. The Chapter will also make a public notification of such notice that shall be provided at least seventy-two (72) hours before the TPZC Meeting.

Step(s)	Action(s)
Three (3)	TPZC Review and Recommendation(s)
Processes	
<ul style="list-style-type: none"> → TPZC will review the proposed project(s) in a meeting open to the public. The Applicant will have an opportunity to present their proposed project and to answer questions regarding the project. Chapter members and community members will have an opportunity to express their support or concerns regarding the project. The presiding member of the TPZC will have the authority to set a time limit on public comments as long as that time limit is applied equally to all commenter and the time limit is stated at the beginning of the comment period. → TPZC will then discuss and consider the proposed project and may request additional information from the Applicant. TPZC has the authority to set conditions and/or requirements on the project. TPZC can conduct project site visit pending on development site. → TPZC will take action(s) to make a recommendation regarding the proposed project based on an approved TPZC Support Resolution and will submit this recommendation to the next Chapter Planning Meeting. TPZC has the ability to table or postpone this action to later meetings if additional study or information is required. 	
Step(s)	Action(s)
Four (4)	TPZC Recommendation(s) Chapter Submittal
Processes	
<ul style="list-style-type: none"> → Once TPZC has made their recommendation to the Chapter Planning Meeting, the TPZC Secretary will write up a recommendation report along with a request for the item(s) to be placed on the agenda for the Chapter Planning Meeting to be considered for approval at the next scheduled Chapter Meeting. → The Chapter Administration will make copies of the recommendation report and will send one to the Applicant, post one (1) on a public information bulletin board at the Chapter House, distribute a copy to each of the Chapter Officials and file a record copy at the Chapter Office. The Chapter Administration can also electronic post (email or via website) this information along with a notice of the next scheduled Chapter Meeting. 	
Step(s)	Action(s)
Five (5)	TPZC Chapter Meeting Action
Processes	
<ul style="list-style-type: none"> → At the Chapter Planning Meeting, the Chapter Officials will discuss and consider the proposed project and may request additional information from the Applicant. It shall be required of the Applicant to attend the Chapter Planning Meeting. → At the Chapter Planning Meeting review of the proposed project, the Applicant will have an opportunity to make a presentation to the Chapter. Chapter Officials will make a motion to approve or deny the proposed project. 	

have the authority to set a time limit on public comments as long as that time limit is applied equally to all commenter and the time limit is stated at the beginning of the comment period.

- The Chapter membership attending the meeting will then vote on the motion. The Chapter has the ability to table or postpone this action to later meetings if additional study or information is required.
- The Chapter will also take action to forward the Chapter's decision to the Navajo Nation in the form of a Chapter Resolution and if approved; the business will be given up to five (5) years development period with the possible extension, if undeveloped within one (1) year.

Step(s)	Action(s)
Six (6)	Notification of Chapter Action(s)
Processes	
→ Within two (2) weeks of the Chapter's action, the Chapter will send the Applicant a letter informing them of the Chapter's Action and a letter with an official Chapter Resolution attached to the appropriate Division or Department of the Navajo Nation and/or the Bureau of Indian Affairs Office in Window Rock, Arizona.	

C. Major Projects REVIEW AND APPROVAL PROCESS

Teesto Planning and Zoning Commission (TPZC)'s

1. Purpose of Review Requirements

Major Projects will go through a two (2) phase project review. The first phase will be a **Conceptual Master Plan Review** and the second phase will be a **Final Project Review**.

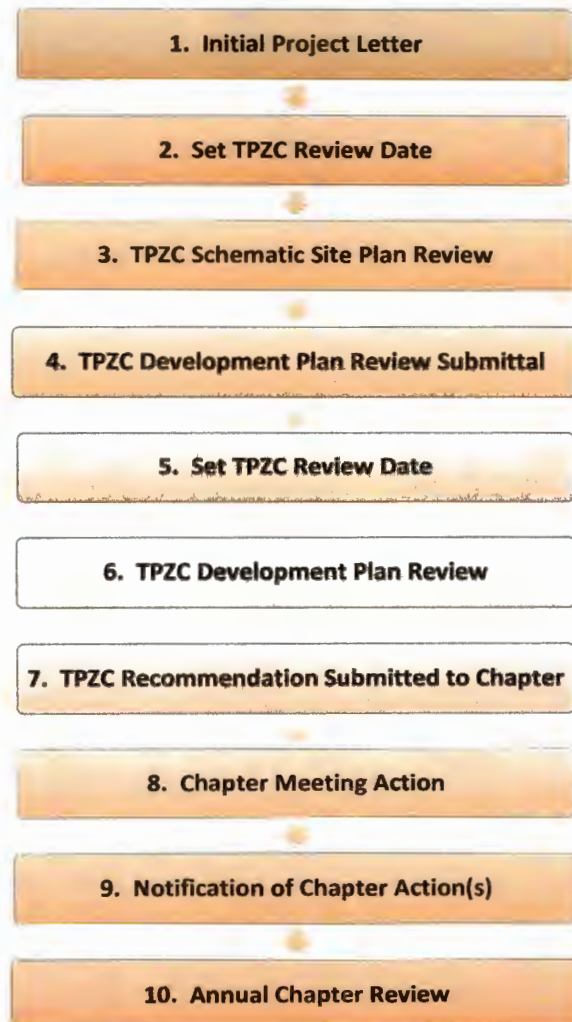
The purpose of the two (2) phase approach will be to provide the Chapter with an opportunity to review large projects at an early stage of development in order to assess the impact the project will have on the community and to determine if there are any potential adverse impacts that can be mitigated.

The Conceptual Master Plan review allows the TPZC and the Chapter to evaluate a project's impact on the community, Chapter member's concerns about the project and to recommend changes that would mitigate or eliminate potential adverse impacts.

The Final Project Review will take place at the point the Applicant is ready to move into the plan development and construction phase. The purpose of the review is to evaluate whether the Applicant has adequately resolved all of the potential adverse impacts that were identified in the first phase review.

Since Large Projects are more complex and have the potential for greater impacts on the community; more detailed information about the projects will be required to give TPZC and the Chapter adequate information to evaluate the project.

Graph B: Letter of Application and Schematic Site Plan Review



Letter of Application and Schematic Site Plan Review

Step(s)	Action(s)
One (1)	Initial Project Letter of Interest
Processes	
<p>Submit a Letter of Interest to the Teesto Chapter. This letter will describe the project, outline the requested action, and list the name, address and phone number of the Applicant. The Letter of Application will include these additional attached items:</p> <ol style="list-style-type: none"> 1. A location map. 2. A boundary and improvement survey prepared by a surveyor licensed in the State of Arizona. 3. An Archeological Records Check of records held at the Navajo Nation's Historic Preservation Department. 4. Proposed Budget Cost and Financing Opportunities. 5. A schematic site plan for the proposed project. <p>The schematic site plan will incorporate the following information and some of this information can be preliminary and conceptual:</p> <ul style="list-style-type: none"> → Base map using the boundary and improvement survey information. This will show the proposed property boundary; topographical features; existing roads and structures; existing trees or tree-lines; wells and/or other water features including dams, dikes, ponds, etc.; the general location and extent of any archeological features identified, by the Archeological Records Check, on the site or within 100 feet of the site; and topographical lines at two foot intervals for areas which are either a less than 3 degree slope or a greater than a 20 degree slope. → Conceptual location and footprint of the proposed new building(s), and notes as to the re-use or demolition of any existing structures. Notes will be made on the total square footage and the number of stories for each building; the proposed use for each building; and the proposed construction materials. → Conceptual location of new roads, driveways, parking areas, docking areas, and storage areas. The plan will show access and egress into the site and indicate how the site access will be made from primary or secondary roads or highways. Parking areas will be laid out showing parking spaces and driveways and the amount of proposed parking will be calculated and written on the plan. Storage areas will note the types of materials to be stored. → Conceptual location of any pedestrian walkways, patios, plazas, playgrounds or recreational facilities. → Location of trash bins. → Concept for site landscaping. → Preliminary information regarding the potential water use of the building will be noted and this will include information regarding the number of toilets, sinks and kitchen 	

facilities; any recreational or spa uses of water in the facility; landscape watering; other water uses; and any water re-use or water harvesting.

- Preliminary information regarding the location of and size of utilities. This might include the location of new power and gas line extensions, the location of propane tanks, the location of water and wastewater lines, the location of wastewater treatment facilities, and the location of communication system lines or facilities. A preliminary assessment of the average daily total potable (drinkable) water demand and the amount of wastewater to be treated is required along with a description on how the Applicant proposes to treat and dispose of the wastewater.
- A conceptual plan for emergency services on the site is required. This plan might include information about fire safety and fire suppression systems, emergency services access and egress, and other emergency planning which may be applicable to the site related to flooding, wildfires, and other emergencies.

Step(s)	Action(s)
Two (2)	Set Date for TPZC Review

Processes

The Chapter will forward these requests to the Teesto Planning and Zoning Commission (TPZC) for processing and review. TPZC will add the proposed project to the agenda for their next meeting or will set up an initial project review meeting, which will happen within two (2) month of receipt of the Letter of Interest. The Chapter will send a letter back to the Applicant notifying them about the day, time and place of the initial project review. The Chapter will also make a public notification of the review via a locally distributed and read newspaper. Such notice shall be provided at least seventy-two (72) hours before the Chapter Meeting.

Step(s)	Action(s)
Three (3)	TPZC Schematic Site Plan Review

Processes

- TPZC will conduct the initial project review in a meeting open to the public. The Applicant will have an opportunity to present their proposed project and to answer questions regarding the project.
- TPZC will then discuss and consider the proposed project and may request additional information from the Applicant. TPZC has the authority to set conditions and/or requirements on the project.
- TPZC will then either schedule a next review meeting or will accept the Schematic Site Plan and give the Applicant permission to move the project to the Development Plan stage. TPZC has the ability to table or postpone this action to later meetings if additional study or information is needed.

Step(s)	Action(s)
Four (4)	TPZC Development Plan Submittal Review

Processes

The Applicant has up to eighteen (18) months after the date TPZC accepts the Schematic Site Plan to prepare the Development Plan and submit it to the Chapter for review and approval. The Applicant will have the option to request one (1) extension of time before submittal.

The Development Plan submittal shall be similar to the requirements for the Schematic Site Plan, but will present the final site plan and development that the Applicant seeks to construct. Therefore, information regarding the design and engineering for the project must be at a stage where the next development step would be to create the construction documents for the project. All information regarding the site design, the building locations and sizes, the landscaping and the utilities must be complete and final.

Additional information to be included in the Development Plan submittal includes:

- A preliminary environmental assessment. This assessment will look at the impact the project might have on the surrounding environment as it relates to water run-off, on-site air pollution, night sky light pollution, noise, and traffic impacts. Potential impacts will be identified and mitigation plans will be incorporated into the Development Plan.
- Utility requirements for electric, gas, water and wastewater will be delineated. The Development Plan will show how the project will collect, treat and dispose of wastewater and storm run-off water.
- The Applicant will provide documentation showing the Development Pro-forma for the project as well as the proposed financing for the project. TPZC will review these documents to determine the financial stability of the proposed project before making a final decision.
- The Development Plan will incorporate any and all conditions that TPZC may have imposed on the project during the Schematic Site Plan review.

Step(s)	Action(s)
Five (5)	Set Date for TPZC Review
Processes	

The Chapter will forward the Development Plan submittal to the TPZC for processing and review. TPZC will add the proposed project to the agenda for their next meeting or will set up an initial project review meeting, which will happen within two (2) month of receipt of the Letter of Application. The Chapter will send a letter back to the Applicant letting them know the day, time and place of the Development Plan review. The Chapter will also make a public notification of the review via a local bulletin board.

Step(s)	Action(s)
Six (6)	TPZC Development Plan Review
Processes	

- TPZC will conduct the Development Plan Review in a meeting open to the public. The Applicant will have an opportunity to present the Development Plan and to answer questions regarding the project. Chapter Members and members of the public will have an opportunity to express their support or concerns regarding the project. The presiding member of the TPZC will have the authority to set a time limit on public comments as long as that time limit is applied equally to all commenter and the time limit is stated at the beginning of the comment period.
- TPZC will then discuss and consider the proposed project and may request additional information from the Applicant. TPZC has the authority to set conditions and/or requirements on the project.

- TPZC will then either schedule a next review meeting or will accept the Development Plan and take action to make a recommendation regarding the proposed project to the next Chapter Planning Meeting. TPZC has the ability to table or postpone this action to later meetings if additional study or information is needed.

Step(s)	Action(s)
Seven (7)	TPZC Recommendations Chapter Submittal
Processes	

- After TPZC has made their recommendation(s), the TPZC Secretary will write up a recommendation report along with a request for the item to be placed on the agenda for the Chapter Planning Meeting to be considered for approval at the next scheduled Chapter Meeting.
- Chapter Administration will make copies of the recommendation report and will send one to the Applicant, post one on a public information bulletin board at the Chapter House, distribute a copy to each of the Chapter Officials and file a record copy at the Chapter Office.
- The Applicant will also receive written notice regarding the day, time and location of when the Chapter will review and take action on the proposed project. Such notice shall be provided at least seventy-two (72) hours before the Chapter Meeting.

Step(s)	Action(s)
Eight (8)	TPZC Chapter Meeting Action(s)
Processes	

- At the Chapter Meeting review of the proposed project, the Applicant will have an opportunity to make a presentation of the Development Plan to the Chapter. Chapter Members and community members will have an opportunity to express their support or concerns regarding the project. The Chapter President or his/her designee will have the authority to set a time limit on public comments as long as that time limit is applied equally to all commenter and the time limit is stated at the beginning of the comment period.
- The Chapter members will make a motion to approve or deny the proposed project on the Development Plan. The Chapter membership attending the meeting will then vote on the motion. The Chapter has the ability to table or postpone this action to later meetings if additional study or information is needed.
- The Chapter will also take action to forward the Chapter's decision on to the Navajo Nation in the form of a Chapter Resolution; this Resolution will include the power and the conditions under which the Chapter can rescind project approval.

Step(s)	Action(s)
Nine (9)	Notification of TPZC Chapter Action(s)
Processes	

Within one (1) month of the Chapter's action, the Chapter will send the Applicant a letter informing them of the Chapter's Action and a letter with the Chapter Resolution attached to the appropriate Division or Department of the Navajo Nation and/or the Bureau of Indian Affairs Office in Window Rock.

Step(s)	Action(s)
Ten (10)	Annual Chapter Review

Processes

- TPZC and the Chapter will review the progress of the approved project and Development Plan on an annual basis. The Chapter reserves the right to rescind Chapter approval if the project is not following the Approved Development Plan and Conditions of Approval or if the project is not moving forward. The power to rescind and the conditions under which project approval can be rescinded will be incorporated into the Chapter Resolution approving the project.
- TPZC may, but is not required to, inform the Applicant of their intention to review the project's approval. TPZC has the ability to table or postpone this action to later meetings if additional study or information is needed or if the TPZC decides to invite the Applicant to make a presentation on the status of the project. Such notice shall be provided at least seventy-two (72) hours before the Chapter Meeting.

The purposes for reservation of the power to rescind project approval include but are not limited to:

- ✓ To prevent land identified as developable in the land use plan from sitting "fallow" for years because a group or individual holds a land withdrawal or business lease on the land but is not putting the land to beneficial use.
 - ✓ To prevent sites and developments from being developed or used in a manner which are different from that which was approved by the Chapter in the Development Plan.
 - ✓ To prevent partially completed but un-usable projects from being developed and sitting vacant; thus creating a image of "blight" in the community or creating a potential hazard to the health, safety and welfare of the people.
- After the annual review, if the TPZC should decide that approval should be rescinded for a specific project, the TPZC will take official action to recommend the rescinding action to the Chapter Meeting on the following month. Such notice shall be provided at least seventy-two (72) hours before the Chapter Meeting.
 - Once the TPZC has made their recommendation(s), the TPZC Secretary will provide a write-up within the recommendation report along with a request for the recommendation to be placed on the agenda for the Chapter Planning Meeting to be considered for approval at the next scheduled Chapter Meeting. The Chapter Administration will make copies of the recommendation report and will send one to the Applicant, post one on a public information bulletin board at the Chapter House, distribute a copy to each of the Chapter Officials and file a record copy at the Chapter Office.
 - The Applicant will also receive written notice regarding the day, time and location of when the Chapter will review and take action on rescinding project approval. Such notice shall be provided at least seventy-two (72) hours before the Chapter Meeting.
 - At the Chapter Meeting review of rescinding project approval, the Applicant will have an opportunity to make a presentation on the status of the project and the reasons why he or she feels project approval should not be rescinded. Chapter Members and members of the public will have an opportunity to express their support or concerns regarding rescinding

approval. The Chapter President or his/her designee will have the authority to set a time limit on public comments as long as that time limit is applied equally to all commenter and the time limit is stated at the beginning of the comment period.

- The Chapter members will make a motion to approve or deny the proposed rescinding of project approval. The Chapter membership attending the meeting will then vote on the motion. The Chapter has the ability to table or postpone this action to later meetings if additional study or information is needed.
- The Chapter will also take action to forward the Chapter's decision on to the Navajo Nation in the form of a Chapter Resolution.
- Within two (2) weeks of the Chapter's action, the Chapter will send the Applicant a letter informing them of the Chapter's Action and a letter with the Chapter Resolution attached to the appropriate Division or Department of the Navajo Nation and/or the Bureau of Indian Affairs Office in Window Rock.

APPENDIX B: TEESTO CHAPTER'S PLANNING AND ZONING COMMISSION (TPZC)'S PURPOSE, ROLES AND RESPONSIBILITIES

A. Teesto Planning and Zoning Commission (TPZC) Purpose (Navajo Trust Land, Navajo & Hopi Partitioned Land)

1. The purpose of TPZC is to review, update and implement comprehensive land use plan; and recommend approval on all processes for the planning activities according to 26 N.N.C. (2004).
2. TPZC shall review the oversee functions associated with planning, designing, implementing and evaluating of local developments and zoning ordinances for the community.

B. Teesto Planning and Zoning Commission (TPZC) Roles & Responsibilities

The TPZC shall exercise the following duties and responsibilities consistent with the Navajo Nation Local Governance Act, Title 26, NNC Section 103.

1. TPZC shall be provided with administration support through assistance of a Chapter Manager.
2. TPZC will be in compliance with the Five Management Systems (FMS).
3. Monitor the rural addressing project.
4. Develop and submit all appropriate TPZC resolution(s).
5. Monitor, concur and maintain records of all homesite leases pursuant to policy.
6. Recommend and secure for approval all business site leases and land withdrawals.
7. Initiate, coordinate, and define the legal chapter boundary.
8. Develop and recommend for approval zoning ordinances.
9. Develop and submit an annual progress report.

C. Planning and Zoning Commission Members

1. The selection of the members of TPZC shall be only by the Chapter membership at a duly called Chapter meeting at which a quorum is present. The selection of the member shall be set forth in a certified written resolution.
2. The members of the TPZC shall be comprised of three (3) voting members of the Chapter that have expertise to provide valuable contribution to the overall land use planning process.
3. TPZC members will serve a term of twenty-four (24) months.
4. Subcommittees: 1. May serve as technical support; 2. Public advisory committees comprising of voting and non-voting members of the chapter.
5. Membership vacancy shall be filled by the recommendation of the TPZC and chapter membership; appointment for the remaining term.

D. Community Land Use Plan (CLUP) Amendments

Teesto Planning and Zoning Commission (TPZC) has listed the following criteria for determining if a proposal is consistent with the CLUP. Frequent changes to the TPZC's CLUP are not recommended. There will, however, be cases where the "elements" content of the Plan is determined to be outdated or inconsistent with the evolving needs of the Teesto Community. In such cases, the Teesto's Community Land Use Plan may need to be amended. Since considerable local community involvement contributed to the creation of the Community Land Use Plan, any and all major updates to the Plan should be accompanied by opportunities for local community involvement.

APPENDIX C: TEESTO CHAPTER'S COMMUNITY LAND USE PLAN COMMITTEE

PROCESS, PUBLIC AND COMMUNITY INVOLVEMENT & IMPLEMENTATION

A. Process, Public & Community Involvement

1. **Planning Process:** The input from members of the community was essential to the planning process. To this end, the TPZC conducted four (4) public meeting and/or community meetings and disseminated the comprehensive community survey and obtaining input for the community, business, housing, transportation and planning maps. Housing and infrastructure issues were identified and prioritized. The concerns, ideas and recommendations which resulted from these inputs were synthesized and now make up the Community Land Use Plan. The process for community input consisted of several public meetings, of which the first were informational gathering, and, thereafter, were presentations of the finalized findings.



B. Teesto Community Land Use Element - Implementation

This section provides recommendations for successful implementation of the Teesto Chapter's CLUP. Implementation of the Plan will involve translating policies into zoning ordinances and translating future land use map into zoning maps. It will involve establishing a "Zoning Officer" position to monitor and enforce the zoning regulations. And since regulations are being established, the Chapter will need to set up a legal administration review process to ensure due process for all residents. These topics are discussed in this Chapter.

1. Zoning Ordinances

The basic components of a land use regulatory system are the comprehensive plan and zoning ordinances (Kelly and Becker 2000). Zoning ordinances are used to limit the types of uses allowed in developing areas. Zoning is a system which regulates what uses may be made of land, where the uses may be located, how the uses may be conducted, and the restricted uses of land to further the public health, safety and general welfare of the community (Kelly and Becker 2000). The purpose of a zoning ordinance is to implement community values reflected in a comprehensive plan and provide authority to regulate uses of land within the Chapter.

Basic Ordinance

Components:

- ✓ Zones
- ✓ Use Regulations
- ✓ Development Density
- ✓ Bulk Regulations
- ✓ Parking Lot Standards
- ✓ Fences
- ✓ Landscaping
- ✓ Signs
- ✓ Definitions
- ✓ Conditional Use Permits
- ✓ Unclassified Uses
- ✓ Non-conforming Uses
- ✓ Variances
- ✓ Mobile/Modular Housing
- ✓ Development Permits

Developing zoning ordinances will require a professional to work with the Chapter to ensure that the ordinances are consistent with the intent of the

comprehensive CLUP. The officials in the zoning process may include a Planner or a Zoning Compliance Officer to work for the Chapter on planning and development matters and a Hearing Examiner or a professional who serves as administrative law judge for quasi-judicial land use matters. If the Chapter does not have an administrative review process, it can use the local Navajo Nation District Court.

The ordinance must be easy to understand and should not cause any undue burden to residents. Once a zoning ordinance is adopted by the Chapter membership, the Chapter government and TPZC must be prepared to monitor and enforce the ordinance.

2. Subdivision and Building Ordinances

On May 14, 2011, Kayenta Township in Arizona became the first tribal community in the U.S. to adopt the International Green Construction Code (IGCC), a building code designed to reduce the environmental impact of construction projects while keeping safety measures intact and enforceable (Swaback, 2012, p. 29). The Teesto Chapter may decide to adopt other ordinances to complement the zoning ordinance, such as subdivision and building ordinances. Subdivision ordinances can complement zoning ordinances by further defining the quality of new developments such as the creation of lots, blocks, streets, utilities and other improvements within the subdivision (Kelly and Becker 2000). Building ordinances are mainly for public health and safety purposes. They are written provisions and structural requirements for the construction, repair, alteration, or addition to a structure. They can regulate such factors as building height, building coverage, building materials, size of building, and permit requirements. In addition, building ordinances can stipulate the building design to ensure that they blend in with the nature of the community. The Environmental Protection Agency (EPA)'s Tribal Green Building Codes Development Guidance can be accessed at: <http://www.epa.gov/region9/greenbuilding/code/index.html>. This site includes a

building code template, outlines processes tribes have used to successfully adopt building codes and provides links to existing tribal and green building codes.

3. Monitoring and Enforcement

Implementation of a zoning, subdivision and building ordinance requires: 1). daily administration, 2). monitoring, 3). a quasi-judicial permit process, 4). legislative amendments, 5). rezoning, and 6). enforcement (Kelly and Becker 2000). The proposed Planner and/or Enforcement Officer is responsible for reviewing all proposed developments to ensure their compatibility with the comprehensive CLUP and forthcoming zoning ordinance and to make recommendations to the land commission. The proposed Planner and/or Enforcement Officer are also responsible for inspecting new buildings to ensure conformance to the zoning ordinance. The ability to enforce a zoning ordinance or any other ordinance for that matter is as important as the ordinance itself.

4. Understand the Legal Framework

The community officials, committee(s) and citizens involved in the planning of their community must have an understanding of the Navajo Nation's legal framework. In implementing LGA authority, there are two main issues that must be kept in mind, especially as the Chapter develop local ordinances:

- a) **Navajo Nation Law.** The Navajo Nation has a comprehensive set of codes and Chapter governments cannot exceed this authority. However, Chapter governments should develop ordinances that build upon these codes to meet the specific needs of the local government.
- b) **Due Process.** Ordinances should provide equal treatment and due process for all individuals. Chapter governments must understand jurisdictional issues relating to non- tribal members.

5. Continue Education

In adopting a zoning ordinance, the Zoning Commission should develop a theme to explain the goals of the ordinance and how it will help the Chapter. It will need to involve the community to generate support for the ordinance and

publicize the need and benefits of the new regulations. It will also have to notify the development community of the new code, such as utility operators, schools, churches, etc.

6. Conclusion

The TPZC sets forth the vision and long-range goals of the Teesto community, which are intended to address the most pressing issues confronting the community and achieve long range goals. Implementation of this Plan requires adherence to the policies and future zoning ordinances. The implementation process will be difficult and lengthy but will be well worth the effort. The implementation process may take up to ten (10) years, but the starting point is the development of the necessary ordinances which can occur much sooner.

APPENDIX D: TEESTO PLANNING & ZONING COMMISSION

1. Teesto Resident Survey
2. TPZC Comprehensive Survey
3. References



Teesto Chapter

Resident Survey

Number: _____

Date: _____ Interviewer: _____

Location of Household: _____

FILL THIS PART OUT FOR ONLY THOSE PEOPLE WHO LIVE IN THIS HOUSEHOLD

(NOTE: Put head of household on line 1) NAME:	TRIBE:		RACE:			Census Number	Date of Birth			SEX:		Highest Grade Completed	Still in School		Main language spoken at home		
	Nav	Othr Ind	Wht	Blk	Othr Race		M	D	Y	M	F		Y	N	Nav	Eng	Othr
1.																	
2.																	
3.																	
4.																	
5.																	
6.																	
7.																	
8.																	
9.																	
10.																	

- Material status for head of household? ☐ Married ☐ Widowed ☐ Divorced ☐ Separated ☐ Never Married
➤ Source of income for head of household? ☐ Employment ☐ Social Security ☐ Gen. Assistant ☐ AFDC

Note: "Head of Household" refers to Person named on line #1 above.

- ☐ Retirement ☐ Self-Employment ☐ Veterans Benefits ☐ Other

- What is the total household monthly income of all sources for all people in this household \$ _____ per MONTH.
➤ All together, how many vehicles in operating condition are maintained by members of the household?

_____ Pick-Up Trucks _____ Cars _____ Vans _____ Motorcycles _____ Other

HOME - Type of Dwelling Unit: ☐ Separate House ☐ Hogan ☐ Trailer (Mobile Home) ☐ Apartment ☐ Other

- What type is exterior wall construction? ☐ Lumber ☐ Stucco ☐ Stone ☐ Cinder Block/Brick ☐ Log ☐ Other
➤ Approximate year home was constructed: 19____ Do you own or rent this dwelling unit? ____ Own ____ Rent
➤ What are the heating source in this home during winter? _____ ☐ NTUA
Is there electricity in home? ____ Yes ____ No ☐ NTUA
➤ Does home have indoor running water? ____ Yes ____ No. If no, you haul water, how far do you go to get it?
____ Mi. ☐ NTUA

Fill this part out for those Navajo family members living off or away from the Navajo Nation

Name	Relation to Head of Household	Does Person have Census #			Where does person live? (Town, State)	Does person have family?			How many in this person's family?	How long has person lived there?
		Y	N	DK		Y	N	DK		
1.										
2.										
3.										
4.										

DK - Don't Know



Teesto Chapter

Resident Survey

Number: _____

Date: _____ Interviewer: _____

Location of Household: _____

Fill this part out for the same people who live in this household

First Name Only (list names in same order as page 1)	Is person employed		If employed, what is person's Occupation	Is person a veteran		If Veteran, which war did person serve in	Is person registered to vote in Navajo elections		
	Yes	No		Yes	No		Y	N	Yes, different Chapter
1.									
2.									
3.									
4.									
5.									
6.									
7.									
8.									
9.									
10.									

- Does anyone in this household have a tribal grazing permit? ____Yes ____No
- How many of the following livestock do you have? ____Sheep ____Goats ____Horses ____Cattle
Who takes care of the livestock? _____
- Does your household have any pets? ____Yes ____No
If "yes", how many.....? ____Cats ____Dogs _____Other
- What other farm animals does your household have? _____
- Does your household maintain a farm? ____Yes ____No
If "yes", about how many acres is the field? ____Acres
What types of crop does your farm mainly grow? _____
- Does your farm have irrigation? ____Yes ____No (Dry farming)
If "yes", is it...? ☐ Drip Irrigation ☐ Diverted from Canal ☐ Piped
What is the water source for your irrigation: Where does your farm get its water? _____
- Does your household have a farm tractor? ____Yes ____No
Other farm implements? ____Yes ____No If "yes", please list: _____

➤ How do you dispose of your trash? _____ Where? _____

➤ Do you think we have a trash problem in the community? ____ Yes ____ No

➤ Where does your family usually go to buy...? (Name a Community, Town, or City)

_____Gas _____Food _____Clothes
_____Appliances _____Vehicles

➤ Do you attend your local meetings? ☐ Planning Mtg ☐ Chapter Mtg ☐ Dist. Grazing Mtg

Constant Contact Survey Results

Survey Name: Teesto Household Survey

Response Status: Partial & Completed

Filter: None

5/16/2018 12:05 PM MDT






*Head of Household on Line 1:

25 Response(s)

List Members of Household:

16 Response(s)

Marital Status for Head of Household:

Answer	0%	100%	Number of Response(s)	Response Ratio
Married			8	32.0 %
Widowed			4	16.0 %
Divorced			4	16.0 %
Separated			1	4.0 %
Never Married			8	32.0 %
Other			0	0.0 %
		Totals	25	100%

Source of Income for Head of Household?

Answer	0%	100%	Number of Response(s)	Response Ratio
Employment			10	45.4 %
Social Security			9	40.9 %
General Assistant			0	0.0 %
AFDC			0	0.0 %
Retirement			8	36.3 %
Self-Employment			1	4.5 %
Veteran Benefits			2	9.0 %
Other			4	18.1 %
Totals			22	100%

What is the total household monthly income of all sources for all people in this household per month?

14 Response(s)

All together, how many vehicles in operation condition are maintained by members on the household?

1 = 1, 2 = 2, 3 = 3, 4 = 4, 5 = 5+

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Pick-Up Truck(s)						11	1.9
Car(s)						11	1.2
Van(s)						1	1.0
Motorcycle(s)						1	1.0
Other(s)-List in Comment Below						2	1.0

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.







TextBlock:

Home & Dwelling Questions

Type of Dwelling Unit:

Answer	0%	100%	Number of Response(s)	Response Ratio
Separate House			18	72.0 %
Hogan			0	0.0 %
Trailer (Mobile Home)			2	8.0 %
Apartment			1	4.0 %
Other			5	20.0 %
Totals			25	100%

What type is exterior wall construction?

Answer	0%	100%	Number of Response(s)	Response Ratio
Lumber			9	36.0 %
Stucco			5	20.0 %
Stone			1	4.0 %
Cinder Block/Bricks			3	12.0 %
Log			1	4.0 %
Other			10	40.0 %
Totals			25	100%




Approximate year home was constructed?

16 Response(s)




Do you own or rent this dwelling unit?

Answer	0%	100%	Number of Response(s)	Response Ratio
Own			13	81.2 %
Rent			3	18.7 %
Totals			16	100%




What are the heating source in this home during winter?

Answer	0%	100%	Number of Response(s)	Response Ratio
NTUA			9	39.1 %
Wood/Pellet Stove			17	73.9 %
Other			7	30.4 %
Totals			23	100%

Is there electricity in home?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			21	95.4 %
No			1	4.5 %
NTUA			13	59.0 %
Totals			22	100%

Does home have indoor running water?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			19	79.1 %
No (if no, comment on the miles you haul water)			5	20.8 %
NTUA			8	33.3 %
Totals			24	100%

TextBlock:

Livestock, Farm & Irrigation?

Does anyone in this household have a tribal grazing permit?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes	<div><div></div></div>		2	8.0 %
No	<div><div></div></div>		19	76.0 %
No Response(s)	<div><div></div></div>		4	16.0 %
Totals			25	100%


How many of the following livestock do you have?

Answer	0%	100%	Number of Response(s)	Response Ratio
Sheep (list in comment)			3	50.0 %
Goats (list in comment)			1	16.6 %
Horses (list in comment)			4	66.6 %
Cattle (list in comment)			0	0.0 %
Totals			6	100%

Who takes takes care of livestock?

6 Response(s)




Does your household have any pets? (if YES, list in comment below)

Answer	0%	100%	Number of Response(s)	Response Ratio
No			5	20.0 %
Yes			14	56.0 %
No Response(s)			6	24.0 %
Totals			25	100%





What other farm animals does your household have?

3 Response(s)

Does your household maintain a farm? (if YES, list acres and type of crop in comment below)

Answer	0%	100%	Number of Response(s)	Response Ratio
No			14	56.0 %
Yes			3	12.0 %
No Response(s)			8	32.0 %
Totals			25	100%

Does your farm have irrigation? (if YES, list drip irrigation, diverted from canal or piped in comment below)

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			1	4.0 %
No (dry farming)			15	60.0 %
Other			1	4.0 %
No Response(s)			8	32.0 %
Totals			25	100%

What is the water source of your irrigation or where does your farm get water?

3 Response(s)

Does your household have a farm tractor?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			0	0.0 %
No			16	64.0 %
Other			2	8.0 %
No Response(s)			7	28.0 %
		Totals	25	100%

How do you dispose of your trash?

21 Response(s)

Do you think we have a trash problem in the community?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			16	64.0 %
No			3	12.0 %
No Response(s)			6	24.0 %
		Totals	25	100%

Where does your family usually go to buy gas, food, clothes, appliances, or vehicles? (List town, city or locations in Comment)

16 Response(s)

Do you attend your local meetings?

Answer	0%	100%	Number of Response(s)	Response Ratio
Planning Meeting			7	46.6 %
Chapter Meeting			13	86.6 %
District Grazing Meeting			2	13.3 %
		Totals	15	100%

Teesto Chapter



Community Land Use Plan (CLUP) Surve



Constant Contact Survey Results

Survey Name: Teesto Chapter Community Survey

Response Status: Partial & Completed

Filter: None

5/16/2018 12:01 PM MDT

Please rank the COMMUNITY statement below on a scale of 1 to 5 regarding the importance of the Teesto Community to you. (1 = Not Important to 5 = Most Important)

1 = 1-Not Important, 2 = 2-Somewhat Unimportant, 3 = 3-Indifferent, 4 = 4-Somewhat Important, 5 = 5-Most Important

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Strong sense of community pride?						41	4.4
Public participation and/or Community Involvement?						41	4.3
Your Perception of Teesto?						41	4.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please rank the QUALITY OF LIFE statement below on a scale of 1 to 5 regarding the importance of the Teesto's Quality of Life to you. (1 = Not Important to 5 = Most Important)

1 = 1-Not Important, 2 = 2-Somewhat Unimportant, 3 = 3-Indifferent, 4 = 4-Somewhat Important, 5 = 5-Most Important

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Healthy & Safe Community?						41	4.7
Housing for residents of varying ages and income levels?						41	4.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please rank the MOBILITY AND TRANSPORTATION statement below on a scale of 1 to 5 regarding the importance of Teesto's Mobility and Transportation to you. (1 = Not Important to 5 = Most Important)

1 = 1-Not Important, 2 = 2-Somewhat Unimportant, 3 = 3-Indifferent, 4 = 4-Somewhat Important, 5 = 5-Most Important

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Accessible Public Transportation?						41	4.5
Roads safe for walking and biking?						40	4.3
Maintaining the existing community roadways as they currently exist with little or no change?						40	4.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please rank the ENVIRONMENT statement below on a scale of 1 to 5 regarding the importance of Teesto's Environment to you. (1 = Not Important to 5 = Most Important)

1 = 1-Not Important, 2 = 2-Somewhat Unimportant, 3 = 3-Indifferent, 4 = 4-Somewhat Important, 5 = 5-Most Important

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Preservation of wildlife habitat?						40	4.3
Clean Air?						40	4.6
Clean Water?						40	4.7
Saving energy resources?						39	4.6
Exploring alternative form of energy production and reduction of waste?						40	4.4
Installing & establishing alternative forms of energy productions: solar panel energy production?						39	4.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please rank the ECONOMY statement below on a scale of 1 to 5 regarding the importance of Teesto's Economy to you. (1 = Not Important to 5 = Most Important)

1 = 1-Not Important, 2 = 2-Somewhat Unimportant, 3 = 3-Indifferent, 4 = 4-Somewhat Important, 5 = 5-Most Important

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Variety of local small businesses?						40	4.4
Local employment opportunities?						40	4.6
Incorporating commercial development into community design?						40	4.4
Access to and use advances in technology?						40	4.5

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

TextBlock:

COMMUNITY VALUES: What is the best way to accommodate future growth?

How long have you been a resident of Teesto Chapter and/or surrounding communities?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than 1 year			2	5.0 %
1 to 5 years			2	5.0 %
6 to 10 years			1	2.5 %
11 to 15 years			3	7.5 %
16 to 20 years			10	25.0 %
21 to 25 years			0	0.0 %
More than 25 years			27	67.5 %
Totals			40	100%

Are you a registered voter of Teesto Chapter?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			36	87.8 %
No			3	7.3 %
Another Chapter, please indicate below:			0	0.0 %
Other			1	2.4 %
No Response(s)			1	2.4 %
Totals			41	100%

What is your gender?

Answer	0%	100%	Number of Response(s)	Response Ratio
Male			17	41.4 %
Female			24	58.5 %
No Response(s)			0	0.0 %
		Totals	41	100%

How many household members is/are in your home and are in the following age ranges?

1 = 1-Member, 2 = 2-Members, 3 = 3-Members, 4 = 4-Members, 5 = 5-Members, 6 = 6-Members, 7 = 7-Members, 8 = 8+ Members

Answer	1	2	3	4	5	6	7	8	Number of Response(s)	Rating Score*
9 or younger									8	1.4
10 to 14 years of age									9	1.2
15 to 19 years of age									8	1.5
20 to 24 years of age									5	1.8
25 to 34 years of age									10	1.5
35 to 44 years of age									9	1.7
45 to 54 years of age									14	1.4
55 to 64 years of age									14	1.5
More than 64 years of age									9	1.3


*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

About how much was the gross income for your household in 2017? (Include all persons in the household for which a tax return was filed).

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$10,000			6	14.6 %
\$10,000 to \$14,999			3	7.3 %
\$15,000 to \$24,999			1	2.4 %
\$25,000 to \$34,999			7	17.0 %
\$35,000 to \$49,999			7	17.0 %
\$50,000 to \$74,999			8	19.5 %
\$75,000 to \$99,999			5	12.1 %
\$100,000 to \$149,999			1	2.4 %
\$150,000 to \$199,999			1	2.4 %
\$200,000 or more			1	2.4 %
Not Applicable or Did Not File			2	4.8 %
		Totals	41	100%




What is the highest level of education attainment among those in your household?

1 = 1 Person, 2 = 2 Persons, 3 = 3 Persons, 4 = 4 Persons, 5 = 5+ Persons

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Less than High School						6	1.2
Some College						17	1.5
College Degree						12	1.4
High School/GED						9	1.4
Associate or Technical Degree (2 Years)						10	1.3
Post Graduate Work or Degree						9	1.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Overall, how satisfied are you with Teesto/vicinity as a place to live?








Answer	0%	100%	Number of Response(s)	Response Ratio
Satisfied			14	34.1 %
Somewhat Satisfied			17	41.4 %
Somewhat Dissatisfied			10	24.3 %
Dissatisfied			0	0.0 %
No Response(s)			0	0.0 %
		Totals	41	100%

TextBlock:

Future population growth will result in an increase number of land-use decisions facing Teesto Chapter and community.

What type of economic or business development initiative do you think Teesto community needs?





1 = Agree, 2 = Allow but Not Encouraged, 3 = Disagree

Answer	1	2	3	Number of Response(s)	Rating Score*
Convenience Store				41	1.4
Other Services (ie health, gasoline, restaurant, etc)				40	1.5
Shopping Centers or Other Retails				38	1.9
Other Office-Type Businesses				38	1.6
Agricultural-related Businesses				38	1.5
Recreational Facilities (ie youth centers or multi-purpose buildings)				40	1.3
Family Farms/Community Farms				40	1.5

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

What type of economic or house development initiative(s) do you think Teesto community needs?








1 = Agree, 2 = Allow but Not Encouraged, 3 = Disagree

Answer	1	2	3	Number of Response(s)	Rating Score*
Light Industry & Manufacturing				39	1.8
Mineral Extraction				39	2.0
Mobile-Home Parks				38	1.9
Multi-family Residences				39	1.6
Single-family Residences				40	1.4
Scattered Site Homes				39	1.3
Clan Pods/Clustered				35	1.9

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

In planning for future development, to what degree should Teesto Chapter's Officials promote or discourage action in each of the following areas? (check one box per item)

1 = Strongly Promote, 2 = Promote, 3 = Take No Action, 4 = Discourage, 5 = Strongly Discourage

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Environmental Preservations						39	1.5
Farmland Preservation						39	1.7
Residential Development						40	1.9
Economic Development						41	1.7
Recreational Facilities						39	1.7
Tourism Development						41	2.2
Youth Recreational Center/Activities						40	1.4
Senior Citizen Center/Programs						40	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Continue: In planning for future development, to what degree should Teesto Chapter's Officials promote or discourage action in each of the following areas? (check one box per item)

1 = Strongly Promote, 2 = Promote, 3 = Take No Action, 4 = Discourage, 5 = Strongly Discourage

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Artisan Vendor/Training Programs						40	1.8
Educational Institutional Development						40	1.5
Churches/Religion Purposes						41	2.1
Other(s) Comment Below:						6	1.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Are you satisfied with the public services in the Teesto community? (The following list includes primary services provided to Teesto residents. Please check the best corresponds to your level of satisfaction with each service).

1 = Very Satisfied, 2 = Satisfied, 3 = Uncertain or Undecided, 4 = Dissatisfied, 5 = Very Dissatisfied, 6 = Not Available








Answer	1	2	3	4	5	6	Number of Response(s)	Rating Score*
Police Services							41	3.9
Fire Services							40	4.1
Ambulance/Emergency Health Care							41	3.9
Public Water Service							41	3.1
Public Sewer Service							41	3.1
Recycling							41	4.0
High Speed Internet or Public Wifi Access							40	4.0
Satelite Dish/Landline Services							41	3.3
Electric Services (NTUA)							40	2.5
Transfer Station (Trash)							41	3.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.









TextBlock:

Residential, Commercial and Industrial Land Use Issues: What Should Be Allowed and Where?

Where should new housing development be located in Teesto?

Answer	0%	100%	Number of Response(s)	Response Ratio
Existing Navajo Housing Authority (NHA) locations.			25	62.5 %
Existing Bureau of Indian Affairs (BIA) locations/School			10	25.0 %
No Opinion			6	15.0 %
None			1	2.5 %
Other			12	30.0 %
			Totals	40 100%

Should business development be concentrated in selected areas throughout the community?.

Answer	0%	100%	Number of Response(s)	Response Ratio
Locate in the proposed/approved Teesto's business corridor (State Highway 87)			28	71.7 %
Expired BIA Land (Cedar Springs)			10	25.6 %
Winslow Tract			13	33.3 %
None			3	7.6 %
No Opinion			7	17.9 %
Other			3	7.6 %
			Totals	39 100%






TextBlock:

Please Refer to Map for Questions 20 & 21

Please indicate where you reside (please refer to the map). I live in Teesto Chapter, Area (A=Western Area; B=Central Area; and C=Eastern Area)

Answer	0%	100%	Number of Response(s)	Response Ratio
A = Western Area			7	17.5 %
B = Central Area			19	47.5 %
C = Eastern Area			6	15.0 %
I live in another Chapter but a member of Teesto Chapter (identify your Chapter in Comment Section)			3	7.5 %
I live in _____ (other city or town/State, please identify in Comment Section)			6	15.0 %
Other			2	5.0 %
		Totals	40	100%

Do you hold any land use leases or permits? Indicate which type and Areas (See Map, locations "A" though "C.")

Answer	0%	100%	Number of Response(s)	Response Ratio
Grazing Permit (Indicate Area in Comment Section Below)			11	31.4 %
Agriculture (Corn field/Land field) Permit (Indicate Area in Comment Section Below)			2	5.7 %
Homesite Lease (Indicate Area in Comment Section Below)			22	62.8 %
No Grazing Permit, Farming Permit, Housing or Business Leases.			6	17.1 %
Other			2	5.7 %
		Totals	35	100%

Are you employed?








Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			20	50.0 %
No			9	22.5 %
Self Employed			11	27.5 %
Retired			4	10.0 %
Student			0	0.0 %
Other			0	0.0 %
		Totals	40	100%

If employed, indicate where you work:

Answer	0%	100%	Number of Response(s)	Response Ratio
Within Teesto.			5	14.7 %
Outside Teesto but within 20 mile radius of the Chapter.			3	8.8 %
Other Chapter, City or town/state (please indicate in Comment Section)			17	50.0 %
Not Applicable or Unemployed			8	23.5 %
Totals			34	100%

Please rank, with (1) being the Most Important; (2) Neutral; and (3) being the Least Important; the three most important improvements that could be made to the Chapter's land area:







1 = 1 - Most Important, 2 = 2 - Neutral, 3 = 3 - Least Important

Answer	1	2	3	Number of Response(s)	Rating Score*
Develop more home-sites.				30	1.9
Preserve agriculture (while developing other areas).				31	1.6
Develop a better utility system.				30	1.6
Commercial, Economic or Industrial Development.				33	1.6
Housing (Scattered or Clustered)				34	1.6
Public Service Facilities (Hospital, Police/Fire Stations, etc.)				36	1.6
Highway Corridors available for Development				34	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please rank, with (1) being the Most Important; (2) Important; and (3) being the Least Important; the top three actions that elected officials, committees & Navajo Nation Programs can take to improve Teesto community.






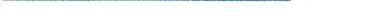
1 = 1 - Most Important, 2 = 2 - Important, 3 = 3 - Least Important

Answer	1	2	3	Number of Response(s)	Rating Score*
Develop Zoning Codes/Ordinances.				34	1.6
Establish Range Management Units (RMU).				32	1.8
Work with Grazing Permit holders for them to work with other Chapter needs.				32	1.6
Work with other Chapter on regional projects.				29	1.7
Work with Chapter on Livestock Management.				37	1.5
Other Actions (please list in Comment Section below)				5	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please rank, with (1) being the Most Important; (2) Important; and (3) Least Important; the top three actions that individuals households and families can take to improve the Teesto community.






1 = 1 - Most Important, 2 = 2 - Important, 3 = 3 - Least Important

Answer	1	2	3	Number of Response(s)	Rating Score*
Obey all permit regulations.				34	1.4
Work with Officials to maintain agriculture.				34	1.6
Work with Officials regarding self-employment.				32	1.6
Respect and obey all Tribal resource laws.				34	1.4
Take an active role in Chapter government, programs, development & projects.				37	1.4
Other Actions (please list in Comment Section below)				8	1.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Which relates to your opinion regarding development in the Teesto community? IN MY OPINION.....

1 = Yes, 2 = No, 3 = Do Not Know

Answer	1	2	3	Number of Response(s)	Rating Score*
...the Teesto community has maintained utilizing the prior comprehensive land use plan as guidance for land use decisions.				40	2.3
...the Teesto community must work more closely with the Teesto Chapter & TPZC to reach community goals and objectives.				40	1.7
...the Teesto Chapter takes the appropriate measures to preserve & protect open spaces, forestland, and recreational opportunities.				41	2.0
... the Teesto Chapter takes appropriate measures to preserve & protect open space, forestlands, and recreational opportunities.				41	2.0
...the Teesto Chapter guides development in the appropriate areas within the community.				40	2.2

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Other general suggestions and/or opinions:

9 Response(s)

REFERENCES

















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EXHIBIT 1: NAVAJO NATION TEESTO CHAPTER AGENCY MAP

EXHIBIT 2: NAVAJO NATION TEESTO CHAPTER TRIBAL PROGRAMS AND MISSIONS MAP

- A** HONEY SPRINGS AREA
B WINDY WATER AREA
C SAND DUNES AREA



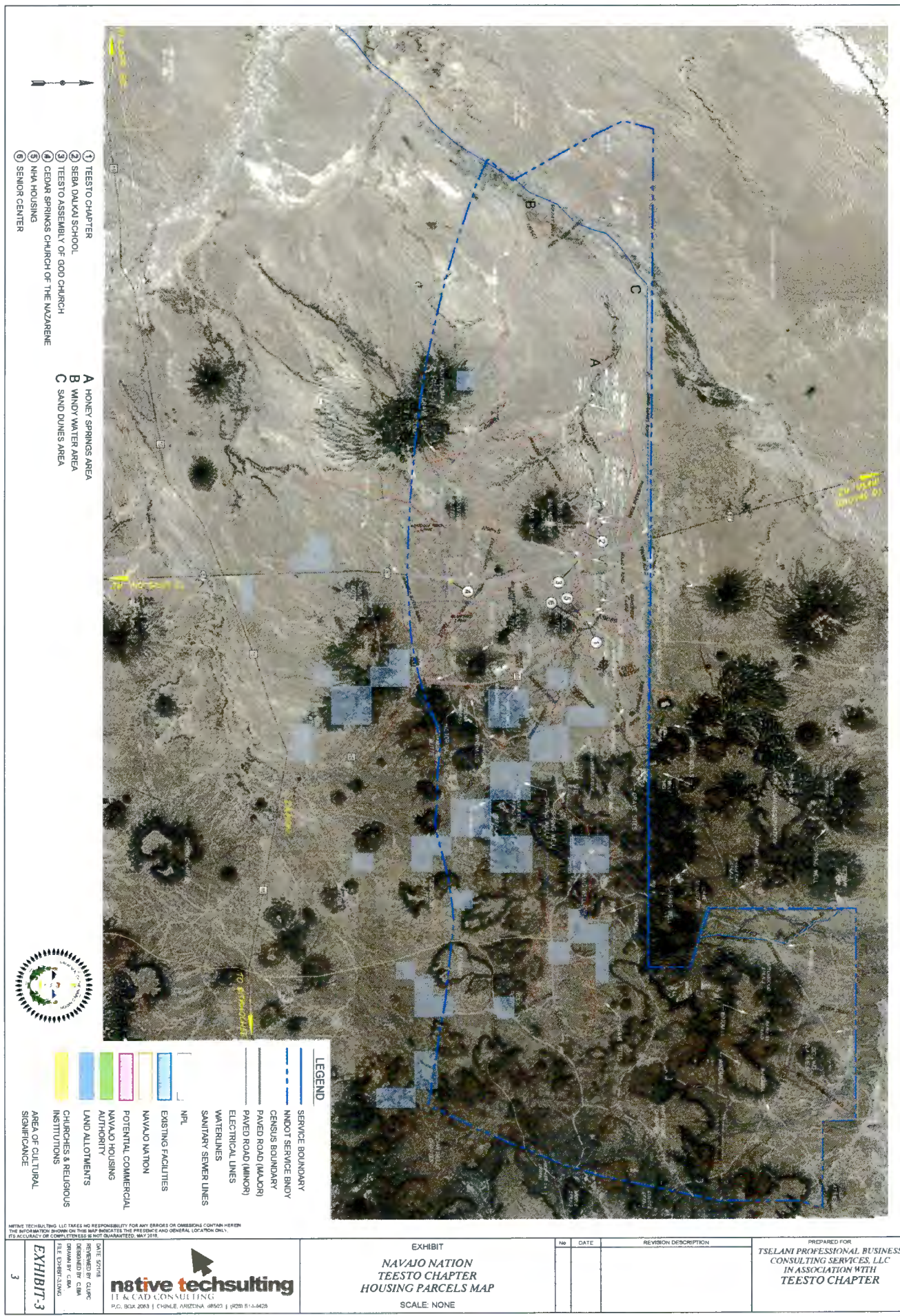
LEGEND	
	SERVICE ROAD ANDY
	INDOT SERVICE BOUNDARY
	CENSUS BOUNDARY
	PAVED ROAD (MAJOR)
	PAVED ROAD (MINOR)
	ELECTRICAL LINES
	WATERLINES
	SANITARY SEWER LINES
	NPL
	EXISTING FACILITIES
	MAVADO NATION
	POTENTIAL COMMERCIAL
	MAVADO HOUSING
	LAND ALLOTMENTS
	CHURCHES & RELIGIOUS INSTITUTIONS
	AREA OF CULTURAL SIGNIFICANCE



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ITS ACCURACY OR COMPLETENESS IS NOT GUARANTEED. MAY 2019.

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EXHIBIT 3:
NAVAJO NATION TEESTO
CHAPTER HOUSING PARCEL
MAP



- ① TEESTO CHAPTER
 - ② SEBA DALAKU SCHOOL
 - ③ TEESTO ASSEMBLY OF GOD CHURCH
 - ④ CEDAR SPRINGS CHURCH OF THE NAZARENE
 - ⑤ NHA HOUSING
 - ⑥ SENIOR CENTER
- A HONEY SPRINGS AREA
B WINDY WATER AREA
C SAND DUNES AREA

LEGEND

- SERVICE BOUNDARY
- INDOT SERVICE BNDY
- CENSUS BOUNDARY
- PAVED ROAD (MAJOR)
- PAVED ROAD (MINOR)
- ELECTRICAL LINES
- WATERLINES
- SEWATER LINES
- NPL
- EXISTING FACILITIES
- NAVAJO NATION
- POTENTIAL COMMERCIAL AUTHORITY
- NAVAJO HOUSING
- LAND ALLOTMENTS
- CHURCHES & RELIGIOUS INSTITUTIONS
- AREA OF CULTURAL SIGNIFICANCE

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DATE OTHER REVIEWED BY: CLM DRAWN BY: CLM FILE: EXHIBIT-3.DWG	EXHIBIT NAVAJO NATION TEESTO CHAPTER HOUSING PARCELS MAP SCALE: NONE	No	DATE	REVISION DESCRIPTION	PREPARED FOR TSELANI PROFESSIONAL BUSINESS CONSULTING SERVICES, LLC IN ASSOCIATION WITH TEESTO CHAPTER

EXHIBIT 4:
NAVAJO NATION TEESTO
CHAPTER BUSINESS SITE
LEASE MAP



- ① TEESTO CHAPTER
- ② SEBA DALUAI SCHOOL
- ③ TEESTO ASSEMBLY OF GOD CHURCH
- ④ CEDAR SPRINGS CHURCH OF THE NAZARENE
- ⑤ NHA HOUSING
- ⑥ SENIOR CENTER

- A HONEY SPRINGS AREA
- B WINDY WATER AREA
- C SAND DUNES AREA



LEGEND

- SERVICE BOUNDARY
- INDOT SERVICE BNDY
- CENSUS BOUNDARY
- PAVED ROAD (MAJOR)
- PAVED ROAD (MINOR)
- ELECTRICAL LINES
- WATERLINES
- SEWERY SEWER LINES
- NPL
- EXISTING FACILITIES
- NAVAJO NATION
- POTENTIAL COMMERCIAL
- NAVAJO HOUSING
- LAND ALLOTMENTS
- CHURCHES & RELIGIOUS
- INSTITUTIONS
- AREA OF CULTURAL
- SIGNIFICANCE

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<div><div>DATE: 5/1/16</div><div>DESIGNED BY: CLM</div><div>DRAWN BY: CLM</div><div>FILE: EXHIBIT-4</div></div> <div><div>EXHIBIT 4</div><div>4</div></div>	<div><div>EXHIBIT</div><div>NAVAJO NATION</div><div>TEESTO CHAPTER</div><div>BUSINESS SITE LEASES MAP</div><div>SCALE: NONE</div></div>		<table><tr><th>No.</th><th>DATE</th><th>REVISION DESCRIPTION</th></tr><tr><td></td><td></td><td>TSELANI PROFESSIONAL BUSINESS CONSULTING SERVICES, LLC IN ASSOCIATION WITH TEESTO CHAPTER</td></tr></table>	No.	DATE	REVISION DESCRIPTION			TSELANI PROFESSIONAL BUSINESS CONSULTING SERVICES, LLC IN ASSOCIATION WITH TEESTO CHAPTER
	No.	DATE	REVISION DESCRIPTION						
		TSELANI PROFESSIONAL BUSINESS CONSULTING SERVICES, LLC IN ASSOCIATION WITH TEESTO CHAPTER							
<div><div><div>n8tive techsulting</div><div>IT & CAD CONSULTING</div><div>P.O. BOX 2083 CHURCH, ARIZONA 86505 (908) 814-4473</div></div></div>									

EXHIBIT 5:
NAVAJO NATION TEESTO
CHAPTER COMMUNITY
MASTER PLANNING &
DESIGN MAP

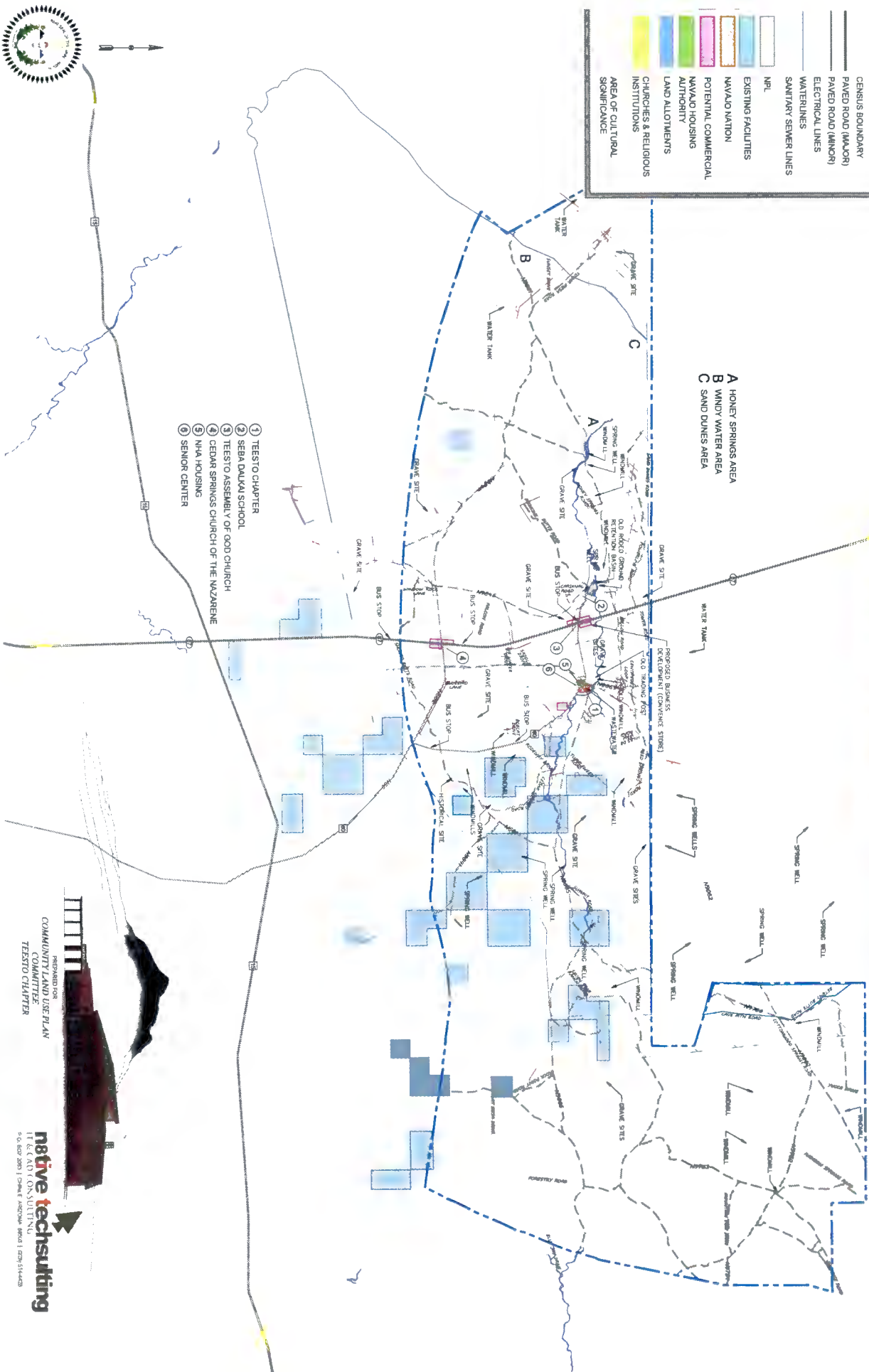
COMMUNITY MASTER PLANNING & DESIGN TEESTO CHAPTER

LEGEND

	SERVICE BOUNDARY
	INDOT SERVICE BOND
	CENSUS BOUNDARY
	PAVED ROAD (MAJOR)
	PAVED ROAD (MINOR)
	ELECTRICAL LINES
	WATERLINES
	SANITARY SEWER LINES
	NPL
	EXISTING FACILITIES
	NAVAJO NATION
	POTENTIAL COMMERCIAL
	NAVAJO HOUSING
	LAND ALLOTMENTS
	CHURCHES & RELIGIOUS
	INSTITUTIONS
	AREA OF CULTURAL
	SIGNIFICANCE

A HONEY SPRINGS AREA
B WINDY WATER AREA
C SAND DUNES AREA

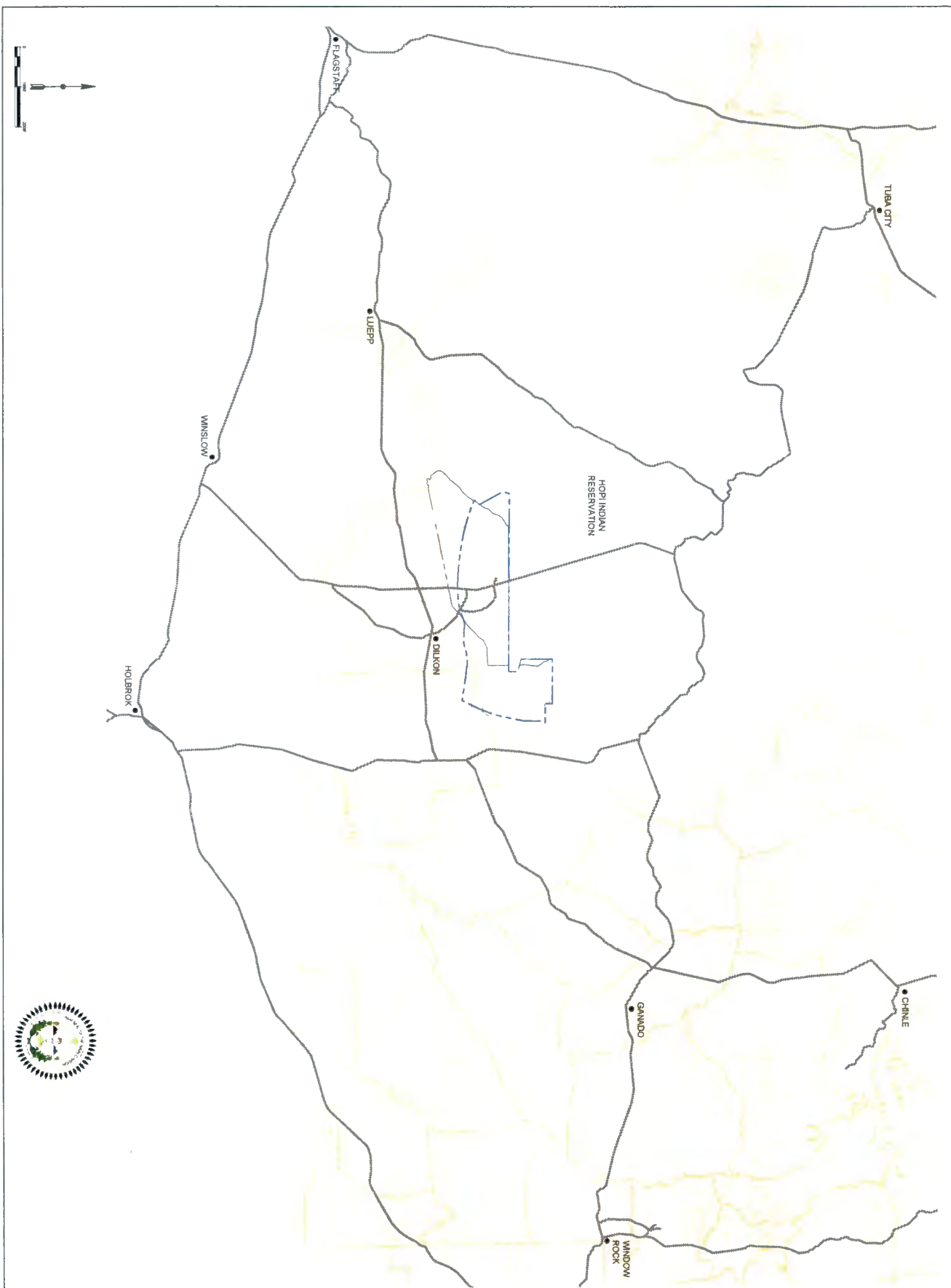
- 1 TEESTO CHAPTER
- 2 SEBA DALKAI SCHOOL
- 3 TEESTO ASSEMBLY OF GOD CHURCH
- 4 CEDAR SPRINGS CHURCH OF THE NAZARENE
- 5 NHA HOUSING
- 6 SENIOR CENTER




PREPARED FOR
COMMUNITY LAND USE PLAN
TEESTO CHAPTER

native techsulting
IT & LAND CONSULTING
P.O. BOX 2089 | CHINA, ARIZONA 86001 | 927-554428

EXHIBIT 6:
NAVAJO NATION TEESTO
CHAPTER NDOT ROAD MAP



NTS TECHNICAL, LLC TAKES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS CONTAINED HEREIN. THE INFORMATION SHOWN ON THIS MAP DOES NOT WARRANT THE PRESENCE AND GENERAL LOCATION ONLY. ITS ACCURACY OR COMPLETENESS IS NOT GUARANTEED, MAY 2018.

DATE: 5/20/18 DRAWN BY: CLAYC CHECKED BY: CLAYC FILE: EXHIBIT-6.DWG	 H & CAD CONSULTING P.O. BOX 2063 CHINLE, ARIZONA 86525 514-8423	EXHIBIT NAVAJO NATION TEESTO CHAPTER NAVAJO NATION D.O.T. ROAD MAP SCALE: NONE	<table><tr><th>No.</th><th>DATE</th><th>REVISION DESCRIPTION</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	DATE	REVISION DESCRIPTION				PREPARED FOR TSELANI PROFESSIONAL BUSINESS CONSULTING SERVICES, LLC IN ASSOCIATION WITH TEESTO CHAPTER
				No.	DATE	REVISION DESCRIPTION				
EXHIBIT-6 6										



**THE
NAVAJO
NATION**

TEESTO CHAPTER

P.O. BOX 7385 – Teesto CPU

Winslow, Arizona 86047

Phone: (928) 657-8042 – Fax: (928) 657-8046



**RESOLUTION OF THE TEESTO CHAPTER
Fort Defiance Agency, The Navajo Nation
RESOLUTION NO.: TEE-JUL-31-2018**

APPROVING THE TEESTO CHAPTER COMMUNITY-BASED LAND USE PLAN MANUAL

WHEREAS:

1. Teesto Chapter is a Certified Chapter of the Navajo Nation in accordance to Title 26, Section 103 and Section 102, and further recognized as a local government entity with the responsibility and authority to implement community projects that will benefit the Teesto community; and
2. The Teesto Chapter pursuant to Navajo Nation Code: Title 26, The Navajo Nation Local Governance Act, is a Local Governance Certified Chapter of the Navajo Nation through Resolution No.: TEE-JY-32-10 ; and
3. The Teesto Chapter as a duly Government Certified Chapter is empowered and authorized to oversee various community business and development within its Chapter boundaries; and
4. The Teesto Chapter as a duly Government Certified Chapter is also empowered and authorized to enter into agreements/contracts that address and represent the best interest of its community; and
5. Teesto Chapter has completed the development of the comprehensive community-based land use plan in accordance with Title 26 N.N.C. Section 2004; and

NOW THEREFORE BE IT RESOLVED:

1. The Teesto Chapter approves the Comprehensive Community-Based Land Use Plan in accordance with the requirements of the Local Governance Act Title 26 N.N.C. Section 2004; and
2. The Teesto Chapter further hereby request the Resources and Development Committee of the Navajo Nation Council to grant certification of Teesto Chapter Comprehensive Community-Based Land Use Plan.

CERTIFICATION

We, hereby certify that the foregoing resolution was considered in a duly called Chapter meeting at Teesto, Navajo County, Arizona, at which a quorum was present and the same was passed with a vote of 14 in favor; 00 opposed and 02 abstained on this 23rd day of July, 2018.

Motion: Elmer Jackson

Second: Glenn Yazzie

Elmer Clark, Chapter President

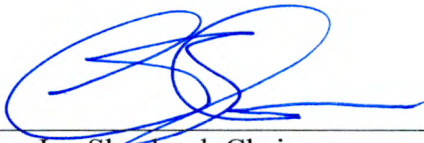
RESOURCES AND DEVELOPMENT COMMITTEE

**Regular Meeting
September 12, 2018**

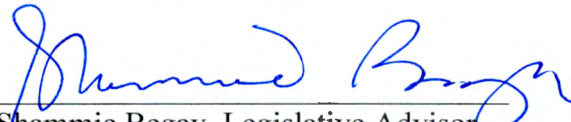
ROLL CALL VOTE TALLY SHEET:

Legislation # 0288-18: An Action Relating to Resources and Development Committee; Recertifying Teesto Chapter's Community-Based Land Use Plan Which has Reevaluated and Readjusted Teesto Chapter's Former Community Based Land Use Plan *Sponsor: Honorable Lee Jack, Sr.*

Main Motion: Benjamin Bennett Second: Jonathan Perry Vote: 3-0-1 (VCNV)
YEAS: Benjamin Bennett, Leonard Pete and Jonathan Perry
EXCUSED: Davis Filfred and Walter Phelps



Alton Joe Shepherd, Chairperson
Resources and Development Committee



Shammie Begay, Legislative Advisor
Resources and Development Committee