

LEGISLATIVE SUMMARY SHEET

Tracking No. 0020-19

DATE: January 31, 2019

TITLE OF RESOLUTION: PROPOSED STANDING COMMITTEE RESOLUTION, AN ACTION RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, CERTIFYING THOREAU CHAPTER GOVERNANCE COMMUNITY-BASED LAND USE PLAN WHICH HAS REEVALUATED AND READJUSTED THOREAU CHAPTER'S PREVIOUS COMMUNITY-BASED LAND USE PLAN


PURPOSE: The Chapters are required to reevaluate and readjust their initial Community-Based Land Use Plan every five years. The purpose of this legislation is for the Resources and Development Committee to certify Thoreau Chapter's new Community-Based Land Use Plan which has been reevaluated and readjusted since the Chapter's previous Community-Based Land Use Plan was approved.

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

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PROPOSED STANDING COMMITTEE RESOLUTION
24th NAVAJO NATION COUNCIL—First Year, 2019

INTRODUCED BY



Primary Sponsor

TRACKING NO. 0020-19

AN ACTION
RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, CERTIFYING
THOREAU CHAPTER GOVERNANCE COMMUNITY-BASED LAND USE PLAN
WHICH HAS REEVALUATED AND READJUSTED THOREAU CHAPTER'S
PREVIOUS COMMUNITY-BASED LAND USE PLAN

BE IT ENACTED:

SECTION 1. AUTHORITY

- A. The Resources and Development Committee, pursuant to 26 N.N.C. §2004(D)(2) shall certify community-based land use plans.
- B. Pursuant to 26 N.N.C. §2004(D)(2), "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.
- C. Pursuant to 26 N.N.C. § 2004 (B), "Community Based Land Use Plan. 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.”

SECTION 2. FINDINGS

- A. Pursuant to Thoreau Chapter Resolution TCH 074-19-027, attached as **Exhibit B**, the Thoreau Chapter approved the Community-Based Land Use Plan which is attached as **Exhibit A**.

SECTION 3. Certification of Thoreau Chapter Reevaluated and Readjusted Community-Based Land Use Plan

- A. The Resources and Development Committee of the Navajo Nation Council hereby certifies the reevaluated and readjusted Thoreau Chapter Community-Based Land Use Plan, attached hereto as **Exhibit A**.
- B. Certification 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.



DL'O'YAZHI THOREAU CHAPTER

COMMUNITY-BASED LAND USE PLAN

SEPTEMBER 2018





THE NAVAJO NATION
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January 14, 2019

TO Honorable Edmund Yazzie
Navajo Nation Council Delegate

FROM

Anita Benally
Thoreau Chapter President
PO Box 899
Thoreau, New Mexico 87323

SUBJECT **CLUPC CERTIFICATION**
Thoreau Chapter

Requesting to the 24th Navajo Nation Council and Resource & Development Committee to certify the Thoreau Chapter Land Use Plan which will be implemented for the next five (5) years. Thoreau Chapter CLUPC is developed according to the guidelines provided by Resource Development and Committee with members of the Navajo Nation Council. A legislation will be presented to the Navajo Nation Council for approval and requesting to get on your Agenda for the next RDC meeting.

Planning for orderly growth and development of Thoreau Community is the purpose for Thoreau Community Land Use planning Certification. Thoreau Chapter gathered during the Community Land Use planning Committee meetings and voiced their need for development for Thoreau Community.

Public Hearings were held to provide Thoreau Community with Education, assessments, prioritizing and vision for the future of Thoreau Community. Several meetings were held for discussion. The purpose behind the CLUPC plan is to create jobs for Thoreau Community members, bring Economic Development, and to accommodate our growing population's needs of Thoreau Community. We have identified five (5) major projects for development in the next five (5) years. Everyone on the team played a major role on making this possible. Thoreau Community shall continue to grow and prosper, develop and expand in Economic Development.

We are thankful and we shall begin to implement this Land Use Plan for Thoreau Chapter. Thoreau Chapter fully supports the CLUPC recertification with attached Resolution TCH-074-19-027.

THOREAU CHAPTER, NAVAJO NATION

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THOREAU HISTORY:

The beginning town of Thoreau...



Picture #1: Mr. Homer Jones, owner of Thoreau Mercantile (pictured) was the dealer farthest west in the U.S. for Phillip 66 gasoline. He also had a post office in the building. The photograph was taken in 1910. Mr. Jones had just completed the setting of an Indian rug with the Phillip 66 sign.



Picture #1: Mr. Homer Jones, owner of Thoreau Mercantile (pictured) Was the dealer farthest west in the U.S. for Phillip 66 gasoline.
Picture #2: Mr. Homer Jones is pictured as a postmaster in the Dan Rangel Store. Mr. Rangel was known to the Navajos as "Naa Kai" Dan. Mr. Rangel had his own coin system he used to trade with the Navajos. The Navajos called it "Beeso Bis-ska".

Western New Mexico has been inhabited for over 10,000 years and the Native Americans who lived in this area during historic times were Dine' or Navajo.

The Europeans reached the area during the Francisco Vasquez de Coronado's expedition in 1540. The Spanish passed by the pueblos of Acoma and Zuni, just south of Thoreau. Almost sixty years later, the Spanish return and settled the Rio Grande River, subduing the Indians. Despite a brief period during which the natives revolted and expelled them (1680-1692), Spain held on to the territory until 1821, when it passed on to an independent Mexico. After the Mexican American War (1846-48), the land became a part of the U.S.

During this period, the region where modern Thoreau is located had not been settled as the Navajo warriors kept settlers at bay. Between 1862 and 1864, the American forces defeated the Navajo and opened up the area to settlement.

In 1881, the Atlantic and Pacific Railroad (later the Atchinson Topeka and Santa Fe) reached the area in and built a shop which was named Chaves after a local family who had a small store there. By the way there are still two sidings name

Chaves just miles to the east of Thoreau.

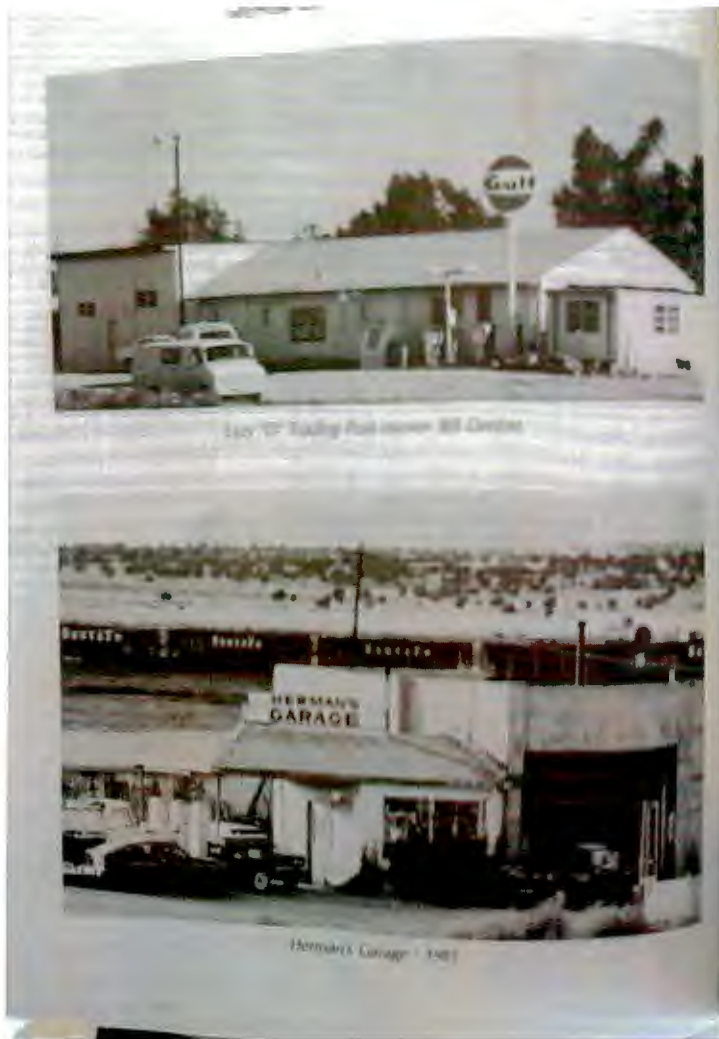
The post office was first names Chaves from 1886 to 1892, then it switched to Mitchel until 1896 becoming Thoreau after 1899.

The Name: **"THOREAU"**

The locals maintain that Thoreau was a person who worked for either the railway, the Mitchel or the army and not the famous Henry David Thoreau. The book *Thoreau, where the trails cross!*

by Roxanne Trout Heath (1982) who authored the book affirms that it was named after the famous philosopher and has contemporary written proof to back her assertion.

The Mitchel brothers, William and Austin moved to the area in 1890 and they platted a town that they name "Mitchel". They bought 314,668 acres of timberland on the Zuni Mountains from the Atlantic and Pacific Railroad. The brothers contracted with the railroad to provide twelve million feet of lumber a year. The railroad further agreed to buy all the lumber required by the southwestern system from the Mitchel brothers.



Picture #1: Lazy "D" Trading Post owned by Bill Denton.
Picture #2: Roy T. Herman Garage and Service Station. This is a historical site and it is listed in the National Register of Historical Places.

A townsite was established in the area and named Michel. By 1892, there were 150 people in the new settlement and F.W. Heyn had started a general store and a restaurant. By May of 1892, the town had a young doctor, several other businesses had opened up and the Atlantic and Pacific moved their station house to Chavez to Mitchel.

In 1896, Talbot and Feed Hyde Jr., heirs to the Babbit Soap fortune sponsored a scientific expedition in New Mexico. The Hyde Exploring Expedition set up its base in Mitchel and from there conducted excavations in Chaco Canyon until 1901. The Expedition established a market for Navajo rugs and jewelry. They put up three warehouses and a store at Mitchel. The scientific expedition lead to growth in trading with the Navajos and the town was renamed as Thoreau by the Hyde brothers. The Navajo name for the place was "Little Prairie". (*Dloi'Yazhi*)

By 1898, the town had its own mail service.

By 1903, an Albuquerque firm, the

American Lumber Company bought the Michel property. A.B. McGaffey was sent by the American Lumber to operate the old Hyde store in Thoreau. American Lumber was sent to Albuquerque by rail. By 1910, Thoreau had two saloons, a hotel, a movie theatre, a soda fountain, and two general stores. Frank and Gene Lambson established the first boarding house in Thoreau.



Johnnie's Inn, a liquor establishment ran by the Radosovich family for years. Next door to the right was a café. Next to the café was a Curio Shop (demolished) where the tourist flocked for souvenirs.



Thoreau Shopping Center

By 1912, the American Lumber Company began to decline and A.B. McGaffey moved into the lumber business on his own. He had a lumber operation at Camp 10 and at the Notches. From 1912 until 1929, McGaffey was famous for his lumber. He bought his timber from the McFarland land and shipped 50,000 to 60,000 board feet a day. McGaffey sold his business in 1929. The extensive lumbering seriously depleted the forest reserves, resulting in the decline of lumbering in the area.

GETTING TO THOREAU:

Route 66 was aligned right through the village in 1926, and followed a winding course that crisscrossed the tracks between Prewitt and Thoreau. It was straightened out in the early 1930s and Thoreau was left on the north side of Route 66, beyond the tracks, just off the alignment. Drivers had to go into town, leaving US 66 to do so.

Route 66 in this part of New Mexico is listed in the National Register of Historic Places.

In 1926, Route 66 was aligned along State Highway 6 which had been created in 1914 as part of the National Old Trails Highway system. It climbed towards the Continental Divide reaching the highest point of the whole Route 66 at 7,263 feet. Here the juniper and pinon trees dots the landscape and replace the lowland pastures. The

Geology changes too, with red sandstones cliffs which follows the road all the way to Arizona.

The road was paved in the mid 1930s when two level-crossings with the railways eliminated by realigning the highway on the south side of the Atchinson Topeka & Santa Fe railway.

Route 66 is now NM-122 and runs next to I-40 as its frontage Road from Milan all the way to the Continental Divide. The part in Milan was improved to four-lane highway in 1951. I-40 replaced Route 66.



Last but not least is the name Thoreau. Everyone in the surrounding area pronounces the name "**Thoreau**" as ("Thuh-Roo) (like "threw).

The town of Thoreau did not always have an overpass at the railroad tracks as seen in the picture. The change to the town structure happened with the building of Interstate 40 and the change in railroad management.

CHAPTER 1: INTRODUCTION, AUTHORITY, PURPOSE, PROCESS

1.1 Introduction

Since the beginning, our ancestors treasured the land and prayed that it would give them a good life. They stressed the necessity of education. They knew that knowledge and skills acquired would improve lives in our homeland. Today, the earth is still very important to us and we continue to value it for the life and natural resources it provides us. We continue to want our children to hold on to our traditional lifestyles while working in contemporary and innovative fields. We hold these values true to our hearts when we look to the future and plan our community for the benefit our children and grandchildren to enjoy a good life as well.

The Thoreau Chapter and Community Land Use Plan Committee applied strategically the framework set forth by previous consultants. The firm *Rez Star Point* provided technical services to the Chapter which began April 2002.

Thoreau Chapter now moves to the recertification phase of the Community-based Land Use Plan by reviewing and revising the 2002 certified land use plan. The comprehensive description of the various elements that were collectively formulated into the Thoreau Chapter Master Land Use Plan will be treated as a general guide and planning tool toward realizing the goals of community and economic development.

1.2 Background

In response to the demand and need for economic community development throughout Indian Country by Native American leadership, the United States Congress approved grant funds from the Department of Housing and Urban Development (HUD) and from the Office of Navajo Housing Authority (NHA) under the Navajo Nation. This provided opportunity for communities to venture and plan self-sufficiency. This opportunity is consistent with the principles of Self-Determination, Self-Sufficiency, Self-Reliance, Decentralization, Local Empowerment, and Local Governance.

1.3 Authority

The Navajo Nation Council, by Resolution CAP-34-98 approved Navajo Nation Local Governance Act (LGA), as amended. The LGA is codified as Title 26, Navajo Nation Code. The two fundamental requirements for LGA certification as stated in 26 N.N.C. Sec. 101 of the LGA are the adoption of a Five Management System and the community-based land use plan. 26 N.N.C. Sec. 2004 of the LGA delineate the requirements of community-based land use plan.

The community-based land use plan is to be guided by principles and vision as articulated by the community and is required to have specific elements that include: community education and participation plan; community assessment; inventory and assessment of pertinent existing data; and project future land needs to residential, commercial, industrial

and public purposes. The law requires that the public participate in the development, review and approval of the plan through documented public participation process. Lastly, the land use plan must be approved by the Chapter through a resolution as a duly called chapter meeting.

The Local Governance Act of 1998 contains explicit authorities and these provisions include:

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 Chapters 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 Local Governance Act provides specific authorities that give governance-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 via Chapter resolution to affect these authorities.

Subchapter 3, Section 103, Chapter Authority

- 1. To issue home and business site leases or permits.*
- 2. To amend the 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 Local Governance Act further provides the following authorities for governance-certified Chapters to maintain a Comprehensive Land Use Plan.

Subsection 7, Section 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.*

The Land Use Plan is developed by the Chapter appointed Community Land Use Planning (CLUP) Committee and the CLUP Committee recommends the Plan for consideration and adoption by Chapter resolution.

In the 26 N.N.C. Sec. 102, Part C, of LGA explains the procedural requirement for getting the land use plan approved by the appropriate Navajo Nation sub-committee. The procedural process for approval is for the Resource Development Committee (RDC) of the Navajo Nation Council to approve the community-based land use plan per RDC resolution. Upon LGA certification, 26 N.N.C. Sec. 103(D)(1) states all chapters, by resolution, may

issue home and business site leases. The resolution may also designate a duly established committee or task force to review and approve such leases.

1.4 Purpose

The purpose of maintaining the Thoreau Chapter Land Use Plan is to have in place a document that describes the community's hopes and aspirations for community and economic development based on the stated vision of the CLUP Committee on behalf of the people. The process for the development of the plan results in several benefits for the community, including:

- 1.4.1 To have the CLUP Committee, the Chapter leadership and the community members learn the community land use planning process. A process that can be applied to other community-based planning efforts.
- 1.4.2 To initiate a community capacity building process by empowering community members.
- 1.4.3 To generate interest, develop community support and participation of community members in the planning process.
- 1.4.4 To prevent haphazard unregulated community growth.
- 1.4.5 To assure availability of infrastructure systems for anticipated community growth.
- 1.4.6 To insure future generations have adequate housing and sufficient space to live and grow.
- 1.4.7 To "leverage" the Community Land Use Plan in identifying and securing the resources necessary to accomplish the desired development.

Further, the purpose of the community-based land use plan is to articulate the community plan while meeting the requirements of LGA. This land use plan incorporates the traditions and customs of the past and the visions of the future, mission, priorities, goals and objectives, guiding principles and plan implementation necessary to bring this plan into reality.

1.5 Overall Project Planning Process

The process by which the Thoreau Chapter land use plan involved series of meetings including regular monthly meeting with the CLUP Committee and community public meetings. These meetings were held with the intent of developing data for assessments and to address specific issues regarding the infrastructure systems. These were sessions where community members articulated and defined their goals and aspirations for the Community Land Use Plan. There were other meetings such as training sessions that were held at various locations to orientate the committee especially the newcomers to the committee on the community land use planning. The group worked to strategize on how the land development could benefit the community in providing livelihood and security.
List of meetings attached as Exhibit 1.7.1

The following is a pictorial display of a team at training.



The CLUP Committee in a planning session composing the Master Land Use Plan.



The CLUP Committee members with the Thoreau Chapter Officers and Thoreau Administration at a Planning Session taking a break from working on the Master Land Use Plan.

After several years of absence, the Thoreau Chapter Community-based Land Use Committee finally reestablished itself as a committee during 2018. During the years of absence many projects and land development plans went by the wayside and did not materialize. Therefore, this committee is devoting itself to fulfilling its responsibility to the community with land use planning. The following is some specific activities the committee will be involved.

- 1.5.1 Scoping sessions with the Thoreau CLUP Committee, where the group works to strategize the specific tasks and overall process of developing the Land Use Plan.
- 1.5.2 Conduct community assessments with CLUP Committee members to determine the state of the community.
- 1.5.3 Provide orientation on the community land use planning process elements as a means of community orientation.
- 1.5.4 Review developed reports and other relevant documents with the CLUP Committee to ensure accuracy and to get concurrence on the substance of the developed documents.
- 1.5.5 Hold public meetings to fully inform the community of the planning process.
- 1.5.6 Attend meetings with other agencies to determine the most viable strategies to provide adequate utility infrastructure for the planned development sites.
- 1.5.7 Review the final report with the community.

In addition to the Thoreau Chapter Land Use Plan planning, there is a structure of process that must be followed for the project or land development to be accomplished as shown in **Exhibit 1.7.2** and **Exhibit 1.7.3**. The first exhibit depicts **TEAM EFFORT/APPROACH**. The team effort includes the coordination of the following organization:

- CLUP Committee
- Community and Local Leadership
- Consultants
- Technical Resources

Followed by team effort coordination is the Organization of Resources which consist of resources such as public institutions, technical resources, chapter government, cultural resources, community values economics, infrastructure, and the land. These resources become the bases for land use planning process.

The **PROJECT APPROACH** proceeds with stages of phases followed by **PROJECT OBJECTIVES** outlined for each stage. The Phase I begins with conducting a Community Assessment. This initial phase composed of community assessment is comprised of orientation and vision seeking, goal setting, data collection, compilation of data, and base mapping. Followed by this initial phase are additional phases with descriptive objectives and they include Land Suitability Analysis, Infrastructure Analysis, providing Land Use Plan Corresponding and Maps, and finally concluding the process by producing a report with final analysis and recommendations.

This method involving team effort and approach will be used with future projects in setting up objectives and timelines in meeting the needs of the community in land operation and development.

1.6 Community Participation Process

The following articulates the process that is generally followed in the Thoreau Chapter Land Use Planning effort.

1.6.1 Chapter/community Orientation

The Thoreau Chapter Land Use Plan (CLUP) Committee continues to utilize the primary components of the project set forth by the previous users as a guiding tool for implementing a planning process.

The CLUP Committee is responsible to schedule public meetings with the community-at-large to present the project to the Chapter constituency, as well as, explain to the community membership the purpose of the project, its history and expectations of the project sponsors.

1.6.2 Identification of Potential Development Sites

As described in the *Infrastructure Analysis* phase, it is the responsibility of the CLUP Committee and the Land Board Representative to collect and analyze data in relation to current and future site needs, as well as, plan rural infrastructure like solar, electric and water wells, if needed. It is also the responsibility of CLUP Committee to recognize and consult with the land users of the potential development sites. Currently, there are some potential land sites that have been identified and plans are in the work for development.

1.6.3 Cultural Significance and Traditional Sensitivity

In the *Land Suitability Analysis* phase, the issues and concerns of cultural significance and traditional sensitivity in certain areas of the land surrounding the Thoreau community must be addressed with the community. These findings could determine the availability and the suitability of the proposed development areas. These areas identified as cultural significance and traditional sensitivity must remain as sacred areas as they will continued to be used for traditional ceremonies. The Sacred Sites/Land Description are as follows:

- Coolidge – S27, TS14N, R14W - This site set aside for ceremonial purpose, ie Na'daii
- Continental Divide-Owl Springs – RU, 14W, S13 Township 14N
- Adaahozhoni Hozho – RU, 13W Section 25, Township 13N

1.6.4 Correspondences and Reports of Recommendations and Accomplishments

The CLUP Committee will continue to present reports to the community members during and upon completion of projects. The community members will continue to be

orientated on the project development process and conclusions. As recommendations are made known and supported by the community, this protects the integrity of the project and helps the community pursue the project.

The following **Exhibits 1.7.1** and **Exhibit 1.7.2** pictorially depict the described Thoreau Chapter Land Use Plan planning process.

EXHIBIT 1.7.1 List of Meetings

Date	Type of Meeting	Discussion
December 28, 2017	CLUP Committee & Community members	Introduction meeting: Thoreau community members invited to the CLUP Committee initial meeting.
December 30, 2017	CLUP Committee	Installation of CLUP Committee Officers
January 11, 2018	CLUP Committee	Initiating Review of the Master Land Use Plan: 5-Year Plan & discussion on projects.
February 10, 2018	CLUP Committee	Project planning discussions
March 10, 2018	CLUP Committee	Project planning discussions
April 05, 2018	CLUP Committee	Meeting with Navajo Housing Authority on land/building exchange.
April 24, 2018	CLUP Committee	Project planning status updates
May 22, 2018	CLUP Committee	Project planning status updates
June 10, 2018	CLUP Committee	Project status review
June 27, 2018	CLUP Committee	Meeting with Thoreau Chapter Veterans Committee to discuss building location and boundary line.
July 15, 2018	CLUP Committee	Discussion and identification of sites
July 18, 2018	CLUP Committee	Meeting with Eastern Regional Business Development to discuss business regulations and requirements.
August 10, 2018	CLUP Committee	Discussion and identification of sites
August 12 – August 16, 2018	CLUP Committee & Thoreau Chapter & administration	Strategic planning conference
September 07, 2018	CLUP Committee	Worked on Master Land Use Plan
September 13, 2018	CLUP Committee	Worked on Master Land Use Plan
September 14, 2018	CLUP Committee	Worked on Master Land Use Plan

Exhibit 1.7.2 Thoreau Chapter Land Use Plan Planning Process (general)

TEAM EFFORT/APPROACH

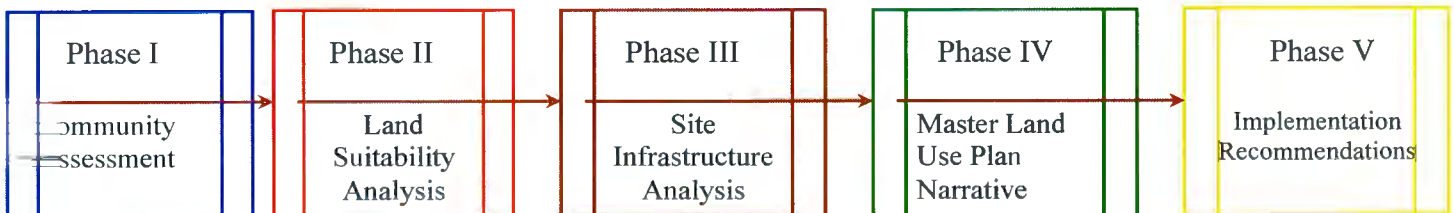
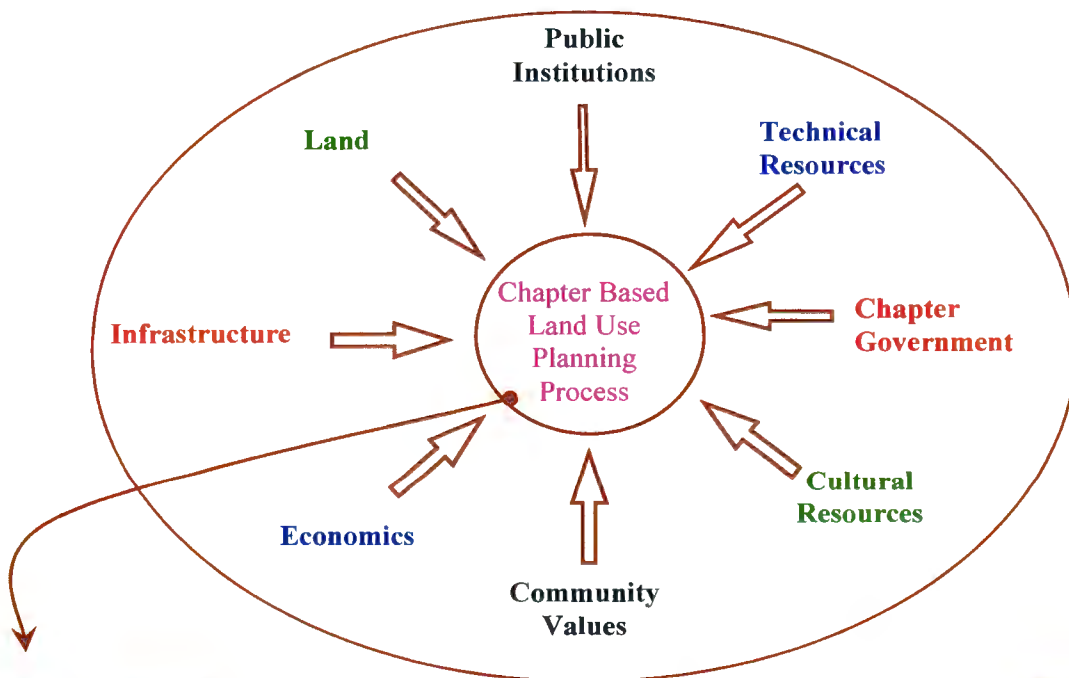
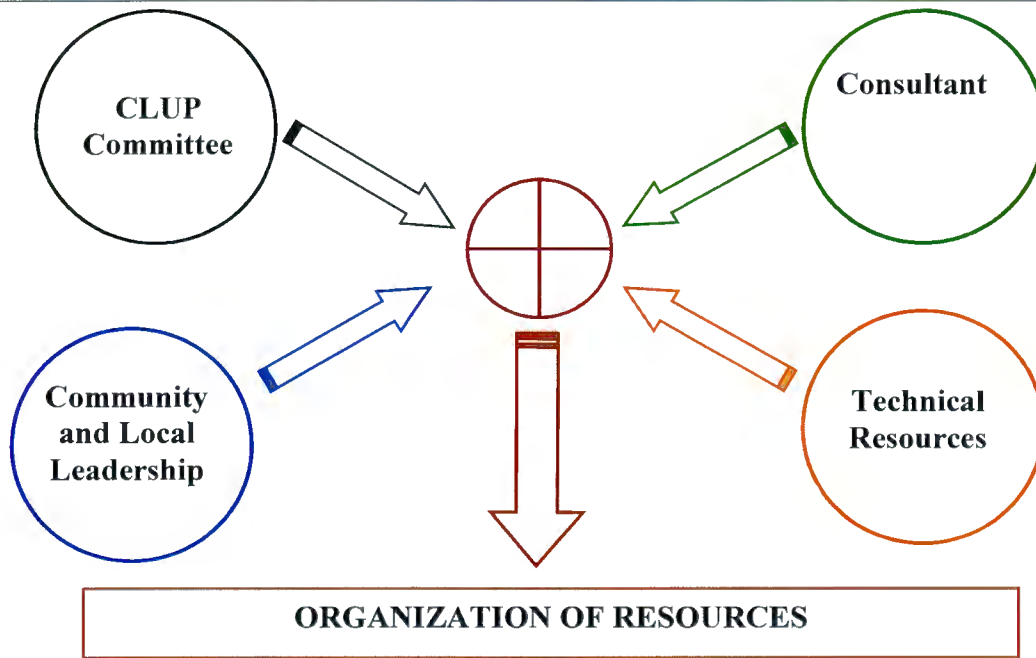
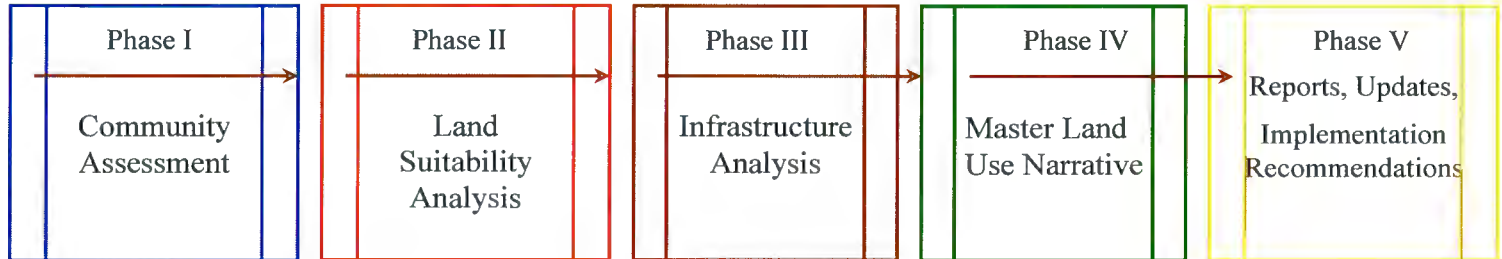
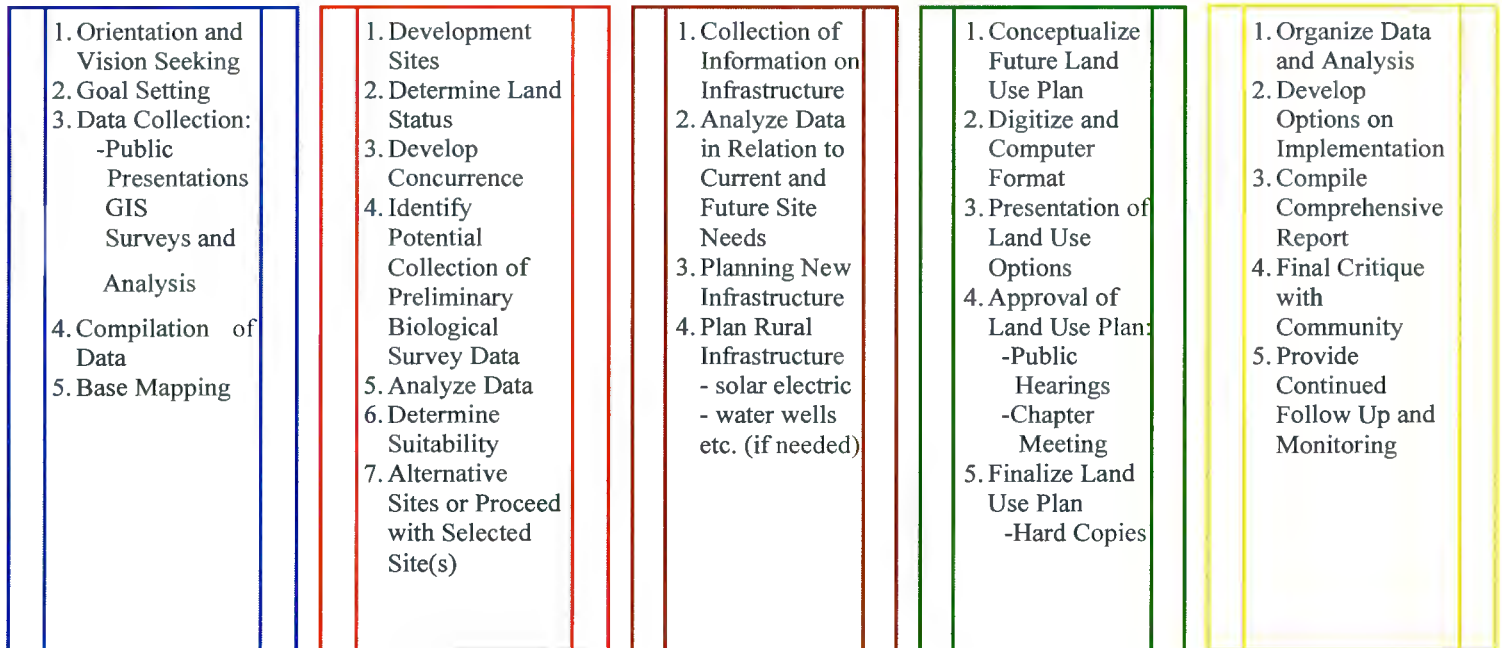


Exhibit 1.7.3 Thoreau Chapter Land Use Plan Planning Process (specific)

PROJECT APPROACH



PROJECT OBJECTIVES



1.8 Definitions

- **Clustered housing:** housing units developed in a “small” subdivision.
- **Chapter Boundary:** the physical geographic outer boundary of the Chapter area as interpreted by the community.
- **Chapter Membership:** for voting purposes and participation in the Chapter government, all members who are registered to vote. Those members who comprise the quorum at Chapter meetings. For purposes of services and benefits, all Tribal members, young and old, who either reside within or are registered with the Chapter.
- **Chapter Officials:** means the following public officials elected by the Chapter membership; Chapter President, Vice President and Secretary/ Treasurer.
- **Chapter Land Use Planning (CLUP) Committee:** the committee appointed by the Chapter membership in accordance with the LGA to develop the Chapter land use plan.
- **Comprehensive Land Use Plan:** a final document developed by the CLUP Committee and approved by the Chapter Membership that describes the current and the future use of lands within the Chapter area. The document would have provisions for community and economic development, infrastructure, open space, thoroughfare plan, zoning and ordinances, illustrating such uses by map or plat.
- **Cultural and/or Traditional Significance:** elements of cultural and/or traditional Dine’ value associated with certain potential development sites, such elements must be considered in view of various Tribal and Federal laws/regulations intended for historic and cultural preservation.
- **Eminent Domain:** the taking of land used by an individual, or legal person or entity, in which an individual, or legal entity has an interest for a governmental purpose. “Just compensation” must be paid to the land user for taking of such land as prescribed by Navajo law.
- **Environmentally Sensitive Areas:** areas that have wetlands, fragile eco-systems or the presence and potential presence of “species of concern” as described by the Federal Endangered Species Act.
- **Ground Water:** the water contained in underground aquifers or various geologic formations.
- **Infrastructure:** utilities (water, waste water/sewer, gas, electric, solid waste facilities, telecommunications), drainage systems, streets and roads.
- **Land Use Plan:** the document that identifies the current conditions and needs and the proposed future land use goals, priorities, and vision for the community. The plan serves as a guide for the orderly growth and development of the community, illustrated by map or plat. The plan should also contain recommendations for the implementation of the plan. The Land Use Plan must be adopted by Chapter resolution.

- **Land Use Policies:** a set of policies that forms the basis of pertinent Chapter ordinances that prescribe the Chapter’s “rules and regulations” governing the process and disposition of land use issues and concerns.
- **LGA:** the Navajo Nation Local Governance Act of 1998. This law grants authority to governance-certified Chapters over local issues. LGA is codified at Title 26 of the Navajo Nation Code.
- **Navajo Nation Law:** means Navajo statutes, administrative regulations and Navajo common law.
- **Open Space:** sectors of community land use planning areas that are left in their natural state, free of any development, thus preserving the aesthetic value of these land areas.
- **Ordinance:** a local law, rule or regulation enacted by a Chapter pursuant to the LGA.
- **Participation Process:** the process developed by the CLUP committee and the land use planning Consultant to ensure there is community participation and education during the land use plan planning process.
- **Planning Process:** the steps involved in preparation of the community land use plan, including
 - **Community Assessment** - the gathering/assessment of community demographics, inventory of facilities and the defining of community needs for housing, economic development and community facilities.
 - **Land Suitability Analysis** – an evaluation of potential development sites to determine if there exist natural, cultural/traditional resources and/or environmental constraints to the development process.
 - **Infrastructure Analysis** - the assessment and evaluation of data on the transportation and utilities infrastructure, particularly the infrastructure needed for the planned development.
 - **Master Land Use Plan** – the land use plan concepts designed by the CLUP, the community leadership and the Consultant. The plans are presented to the Chapter membership in a public hearing process to ascertain their comments, recommendations and approval.
- **Scattered Housing:** housing units that are built usually on family land outside of the community proper.
- **Service Area:** the planning/service delivery area of a Chapter, members may live outside of the Chapter area and still be eligible for Chapter services.
- **Subdivisions:** a contiguous section of a planned housing area that would contain any number of housing units and supportive amenities.

- **Surface Water:** the waters that are openly on the surface of the Earth.
- **Withdrawn Land:** land area sites which are withdrawn for specific development purpose and which need to have surveys/clearances, such as the legal survey, cultural resources survey (archeological) and environmental assessments.
- **Zoning:** the land use planning element that describes areas of planned land use areas for specific uses and purposes. Such zoned lands would have Chapter ordinances that prescribe the intended uses, placement and dimensions of the sites and acceptable buildings, thereon.

THOREAU CHAPTER HOUSES



A hogan similar to this one was used in the early days of the Thoreau Community where the the community gathered for a meeting once a month. The hogan served its purpose until a new chapter house was built.



The Thoreau Chapter House was built in 1962 and renovated in 2000 which added the current administration offices, bathroom, and the kitchen facilities. The outside landscape was also improved with a monument and a flag post. The trees were also planted or transplanted at that time.

During the early 1940's and 1950's, the Thoreau community chapter house was a large Hogan like the one above. It was located near Transwestern Plant off McKinley County Road 27 about one-mile northwest of the current Thoreau High School teacher housing. Back then, the county road 27 was a mere dirt road. The Hogan was large enough to accommodate the community members. At the meetings, most of the attendees sat on the dirt floor while early arrivers sat on the benches next to the wall. The area around the hogan was always crowded with horses and horse driven-wagons which was a common transportation mode back in the early days.

The Thoreau Chapter is in the southeastern part of the Eastern Agency, 24 miles south of Crownpoint on State Route 371 and 30 miles east of Gallup on Interstate 40. The Thoreau Chapter has approximately 31,190 acres of land within its boundary according to the Navajo Land Department. The community has a sizable population of approximately 500 people. Within the Chapter community are several facilities including the Chapter House, Tribal offices, the Chapter warehouse, the Thoreau Schools, Post Office and several commercial establishments. There is also the NHA housing and Public-School housing subdivisions west of the Chapter House.

During these years, the Thoreau community through its chapter administration had strong leaders who worked diligently with the Navajo Tribal government in meeting the needs of the local community. Some of the leaders were men like Watson Gibson, Roy Mariano, Tom Mariano, Hoskie Tom Becenti whose teaching and guidance helped to establish the cohesiveness of the community.

As early as 2002, the following chapter officials were recognized as individuals maintaining chapter activities and operation.

Community Land Use Plan Committee:

Charley Long, Sr., President
Tom Long, Vice President
Tina Becenti, Secretary
Nelson Emerson, Member

Thoreau Chapter Officials

Beth B. Miller, President
Judy K. Platero, Vice-President
Laverne Endito, Secretary/Treasurer
Benny Shelly, Council Delegate
Limbert Large III, Land Board Member
Jerry L. Frank, Chapter Manager

CHAPTER 2: COMMUNITY ASSESSMENT

2.1 Mission Statement

The mission of the Thoreau Community Land Use Planning Committee through its dedication, commitment, planning, coordinating, and strong leadership is to provide the community with strong opportunities to develop, prosper, and provide adequate services, to demonstrate respect for cultural, traditional values, and to protect against abuse of land.

2.2 Vision Statement

The vision of the Thoreau Chapter Land Use Planning Committee is to cooperatively provide a system of structured and organized growth for the Thoreau Chapter community and to promote economic development, to assure the availability of adequate community infrastructure and to guarantee enough housing and employment opportunities for the current and future residents of Thoreau, New Mexico.

The Thoreau Community Land Use Plan Committees and Thoreau Chapter officers are as follows:

Thoreau CLUP Committee

Chair:	Leslie Chavez
Vice Chair:	Carol Chavez
Secretary/Treasurer:	Jodine Shelly
Voting Member:	Lisa Hudson

Thoreau Chapter Officers

President:	Anita Benally
Vice President:	Herman Yellowhorse
Secretary/Treasurer:	Judy Platero
Council Delegate:	Edmund Yazzie
Land Board Member:	Robert Delgarito
Community Service Coordinator:	Vivinita Bennett

2.3 General Chapter Information

The town of Thoreau is in McKinley County NM. According to the 2000 Census Count, its population is 1,181 and the residence is primarily Native American of the Navajo Nation within the community boundary. However, according to the Navajo Nation Election Office the Thoreau Chapter has 1,483 official registered voters. The Thoreau Chapter is in the southeastern part of the Navajo Nation Eastern Agency, 24 miles south of Crownpoint, NM on State Route 371 and 30 miles east of Gallup, NM on Interstate 40. The Thoreau Chapter has approximately 31,190 acres of land within its boundary according to the Navajo Land Department.

Within the Chapter community are numerous facilities including the Chapter House, Tribal offices, the Chapter warehouse, the Thoreau Schools, Post Office and a few commercial establishments. There is also NHA and Public-School housing subdivisions west of the Chapter House.

2.4 Existing Land Status

The Thoreau Chapter shares its border with the Baca, Iyanbito, Mariano Lake and Smith Lake Chapters. The Thoreau Chapter has 31,190 acres of Navajo Trust Land. The Chapter additionally has different types of land classifications that touch the Chapter Area, these include; State, Bureau of Land Management, Executive Order and Indian Allotment Land. **Land Status Map attached as Exhibit 2.10.1**

2.5 General Statistics/Data

The Thoreau Chapter community population for the year 2000 is 1,181 according to the 2000 U.S. Census count. The U.S. Census Count also showed 532 households with 405 families residing in the Thoreau community area.

In the previous study, the information gathered revealed that most of the household dwelling was composed of frame houses, followed by mobile homes and Hogan. The age structure of these homes varied from 1950's through the current year. Most of the homes were constructed or built in the 1990s. As result of the ages of these homes, they are varying anywhere from poor to average condition. A significant number of households are in various stages of dilapidation and disrepair.

It's been found that due to these conditions, community members are finding family members relocating to areas away from the community where resources, employment, schools and housing are readily available.

The following statistical information demonstrates the seriousness of housing need where families are living in overcrowded and dilapidated housing conditions along with income level of household below the poverty line even though a most of the respondents owned their homes. The median property value in Thoreau is \$47,500 and the homeownership is 60.5%. Most people in Thoreau commute by driving alone and the average commute time is 27.8 minutes to the nearest town. The average car ownership in Thoreau is two cars per household.

As the U.S. Census Count of 2010 data becomes available, the statistical data will change. Currently, the statistical data for 2000 utilizing the U.S. Census Count 2000 is showing that there were 1,863 people, 853 households, and 405 families residing in the CDP. The population density was 117.1 people per square mile. There were 599 housing units at an average density of 37.6/square mile. The racial makeup of the CDP was 23.19% White, 0.11% African American, 71.12% Native American, 0.05% Asian, 0.05% Pacific Islander, 3.27%

from other races, and 2.20% from two or more races. Hispanic or Latino of any race were 9.34% of the population.

Of 532 households surveyed, the following was reported:

- 49.8% had children under the age of 18 living with them,
- 50.2% were married couples living together,
- 21.2% had a female household with no husband present,
- 23.7% were non-families,
- 19.7% of all households were made up of individuals and
- 3.4% had someone living alone; 65 years of age or older.

The average household size was 3.5 and the average family size was 4.16.

In the CDP, the population spread is as follows:

- 40.7% under the age of 18.
- 10.3% from 18 to 24,
- 26.6% from 25 to 44,
- 17.8% from 45 to 64, and
- 4.6% 65 year of age or older.

The median age was 24 years. For every 100 females, there were 92.5 males. For every 100 females age 18 and over, there were 90.0 males.

The median income for household in the CDP was \$29,280, and the median income for a family was \$23,708. Males had a median income of \$29,000 versus \$23,092 for females. The per capita income for the CDP was \$10,516. About 23.3% of families and 30.2% of the population were below the poverty line, including 40.5% of those under age 18 and 26.9% of those age 65 or over.

Of the surveyed 87 households, 11 or 13% of the homes are Hogan, 47 or 54% are frame houses and 26 or 30% are mobile homes. There are 3 households or 3% who did not respond. **Survey Form: Exhibit 2.10.2**

2.6 Utilities of Dwellings

The immediate community area is served by water that is developed from wells that are maintained by the Navajo Tribal Utility Authority (NTUA). There are, however, water wells and shallow wells located in the Thoreau community area that are in dire need of repairs. The following water wells and shallow wells have been identified and a notification has been forwarded to the Navajo Nation:

1. 16N-39/troughs: Section: 28T-14N, R13W
2. 16T-349/troughs: Section: 25T-14N, R13W
3. 16T-350/concrete trough/blades: Section: 10T-14N, R14W
4. 16T-541/1/2 HP Submersible pump: Section: 27T-14N, R13W
5. 16T-575/concrete: Section: 23T-14N, R13W
6. 16T-578/concrete Trough: Section: 4T-15N, R14W

The electrical systems are operated and maintained by the Continental Divide Cooperative of Grants. There is limited commercial gas lines installed to serve the Chapter area. The community is served with a telephone system that is operated and maintained by the Navajo Communications Company.

2.7 Grazing and Agricultural Information

The Chapter Images, 1996 edition, reported that the Thoreau Chapter has two types of natural resources. The natural resources noted include sand and gravel, and water.

Although the Chapter has these natural resources, the Chapter and community people receive little or no benefit. Some families do receive benefit from personal use of these resources, but collectively the benefit is limited, as there is limited commercial/industrial level use and production.

2.7.1 Water

The primary source of water for the community is the Thoreau community water system. There are three (3) natural springs and seven (7) windmills with four (4) not working. There are three (3) reservoirs that provide water for the livestock of community members, as well as, ten (10) livestock ponds that are in need of some repair.

2.7.2 Agriculture

Dine' families returning from Bosque Redondo settled in the area and began agricultural pursuits. There was substantial farming continued by several families throughout the years, who grew a variety of basic crops including corn, squash, watermelons and pumpkins.

There was no land acreage reserved for agriculture, but there were numbers of families who actively farmed. These families who continued to use the land for agricultural purposes relied on water from the rains and snow runoffs for their irrigation water. Unfortunately, in recent years the spring run-off and the summer rains have become extremely scarce, the water has not been enough for irrigation of crops, thus farming has been greatly if not completely curtailed.

2.7.3 Grazing

Thoreau Chapter has approximately 13,419 acres of land that are reserved for grazing activities. Currently, thirty-two (32) families have grazing permits. The livestock owners rely on the water from windmills and manmade dams for their animals. The livestock are fed the natural grass forage supplemented with alfalfa and other feed.

The problems the livestock owners contend with are the same problems that are universal among livestock owners, including shortage of water and forage and the concerns with overgrazing.

Grazing and Agricultural Survey: Exhibit 2.10.3.

2.8 Community and Public Facilities Information

2.8.1 Public Facilities Inventory

The community has its Chapter House, Senior Citizen Center, Thoreau HeadStart, a storage building, and warehouse. The Chapter House was built in 1962 and renovated in 2000. The Chapter House compound and facilities serve the community as the site for other Tribal Offices.

2.8.2 Streets - Pavement

The street to the Chapter House and Chapter parking lot are both paved. The New Mexico State Highway 371 is paved and is approximately 50 yards southeast of the Chapter House. There are dirt and graveled roads that are heavily used in the community area and to the residences of community members.

The paved streets located within the Navajo Housing Authority (NHA) project and other housing subdivisions are in poor condition. The NHA and the other owners of the housing subdivisions appear to not maintain the streets.

2.8.3 Landfill Transfer Station

Currently, the Red Rock Regional Landfill is the major landfill utilized by communities surrounding the Thoreau area. The Red Rock Regional Landfill is 5 miles northeast of the community and is operated by the Northwest New Mexico Regional Waste Management Authority.

2.8.4 Police and Fire Stations

The community of Thoreau has a County Sub-Police Station. When the need for police assistance arises, the Emergency Medical Service (EMS) can utilize the Sub-Station.

There is a fire station in the Thoreau community; the fire station is maintained and operated by the McKinley County Government with local volunteers.

2.8.5 Health/Medical Facilities:

There is a Crownpoint Facility Health Care Services Clinic in the community that can provide immediate and/or preventative care 5 days a week. These are itinerating services provided out of the Crownpoint Facility Health Care Services. The nearest comprehensive medical centers located in Gallup is 25 miles to the west. The two medical centers are Rehoboth Christian Medical Hospital and the Gallup Indian Medical Center.

2.8.6 Schools:

Thoreau community has a HeadStart program operated by the Navajo Nation which has homebased components with an enrollment of 20 students. The St Bonaventure Indian Mission School, a private school, provides educational grade K-12. The McKinley County Schools operate the Thoreau Elementary and Thoreau Mid and High Schools. The status of the schools is as follows:

Name of School	Type of School	Grade Level	Staff Housing
Navajo Nation Headstart I	Tribal	Preschool	No
Thoreau Elementary	Public	K-5	Yes
Thoreau Mid-School	Public	6-8	Yes
Thoreau High School	Public	9-12	Yes
St Bonaventure Indian Mission School	Private	K-8	Yes

2.8.7. Planned Construction – Long Term Goals:

Future planned construction and long-term goals for the Thoreau Community for FY 2019 – 2022. Infrastructure Capital Improvement Plan (ICIP) is as follows in a resolution:

1. Thoreau Chapter is established, certified and authorized by Navajo Nation Council (NNC) Resolution #CJ-20-55 and is mandated by Title 26, Local Governance Act, Subchapter 3 Section 101 to address local concerns and needs, and;
2. Pursuant to 2 N.N.C. 4028, the community members of Thoreau Chapter in duly called meeting shall have the authority to make appropriate recommendations to the Navajo Nation, and;

3. Thoreau Chapter recognizes that the financing of public capital projects has become a major concern on the Navajo Nation and nationally; and;
4. In times of scarce resources, it is necessary to find new financing mechanisms and maximize the use of existing resources. Systematic capital improvements planning is an effective tool for communities to define their development need, establish priorities and concrete actions and strategies to achieve necessary project development; and;
5. This process contributes to local and regional efforts in project identification and selection in short- and long-range capital planning efforts.
6. The completion of ICIP projects are dependent upon the availability of funding receive from governmental agencies or state and tribal subsidies.

The Infrastructure Capital Improvement Plan (ICIP) have been identified as follows:

1. Thoreau Veteran Service Center
2. Thoreau & Baca Water Well Project (SCADA) -
3. Thoreau County Road 51
4. Thoreau New Senior Citizen Center
5. Thoreau Head Start Center
6. Thoreau Chapter Renovation
7. Thoreau Cemetery Restoration

Community and Public Facilities Information Survey: Exhibit 2.10.4.

2.9 Commercial and Industrial Development

The Thoreau Chapter/community has a good opportunity to develop viable economic enterprises due to proximity to major thoroughfares such as New Mexico State Highway 371 and Interstate 40, as well as, access to the Atchinson Topeka and Santa Fe Railroad is a plus. The attraction to this area is marked by the stark beauty of the land and is an asset for development.

In the earlier days and as late as 1940's, 1950's, and 1960's, the Atchinson Topeka and Santa Fe Railroad served the community by transporting lumbers to Albuquerque. During that time, a railroad station existed to serve passengers trains. The community utilized the accommodation for traveling to the east and west to various places and cities beyond Gallup and Albuquerque. Currently, the railroad station no longer exists. However, the use of the railroad system can be once again be utilized to the community's advantage in transporting products. The consideration for such usage will be in future plans.

The CLUP Committee and the Chapter leadership through the Community-based Land Use Planning has identified significant acreages for the development of economic enterprises. The community believes that there is enough buying power that can be documented in the marketing studies which can initiate a perquisite to commercial development.

Any businesses considering development on identified Navajo Nation development land must establish a partnership with Thoreau Chapter and Community Land Use Committee in applying for a local Thoreau Chapter Business license. Navajo Nation business development regulations and laws must be carefully complied with to avoid illegal business practices. Any return on investment from the business will benefit the community.

The following project developments are in various stages and completion of the projects depend on the approaches and the services provided by other entity.

1. **Thoreau Veteran Service Center** – the Thoreau Chapter Veterans Committee and the Thoreau Chapter community agreed and approved the withdrawal of 3.0 acres land for constructing and building of the Thoreau Veteran Service Center which will be located next to the Thoreau Chapter House. The boundary which had been verified by the Navajo Land Department and Department of Justice is being resurveyed due to a boundary discrepancy that was discovered. This has slightly delayed the progress. The Navajo Nation Land Department is working with contractor Dyron Murphy Firm on the plan, survey, and design of the service center building.
2. **Thoreau & Baca Water Well Project (SCADA)** – the Thoreau/Baca Water Well Project located west of Thoreau Chapter off McKinley County Road 27 will serve as a regional water system for Thoreau and Baca Communities. The project review by Sauter Miller for a proposal on establishing a community well is located within a realm of a residential area. The Baca Chapter has had issues with their community water quality and tapping off the water well with the Thoreau community will assure continued water use to the Baca community. The construction company is awaiting funding awards from New Mexico Tribal Infrastructure Funds.

The Thoreau Chapter is continuing to support Regional Water System (SCADA). A telecommunications tower located on Mount Powell would provide the SCADA backbone necessary for Navajo Tribal Utility Authority (NTUA) to operate the regional water system, by providing communications between the tanks, wells, and booster pumps of the local and regional water system. It would also enhance the reliability of the water system by alerting NTUA headquarters in the event of problems with the system. The environmental studies have been completed. The community is looking forward in completing this in Fiscal Year 2019.

3. **Thoreau County Road 51** - this county road is within the Thoreau Chapter community. The road is about a mile long and requiring realignment. A letter of Right of Way is being processed and will require approval by the immediate community member living along the road. The Thoreau Chapter and CLUP Committee is working

with the Bureau of Indian Affairs Office on the process dealing with boundary plots. A letter to the Navajo Department of Transportation for Memorandum of Agreement to maintain the road is in process. The project has been approved by the community members.

4. **Thoreau Senior Center** – The project for a new Thoreau Senior Center is in the planning stage. The building will be located north of the warehouse on the Thoreau Chapter premise. Currently, the project is on the Infrastructure Capital Improvement Plan funding list for Fiscal Year 2019.
5. **Thoreau Head Start Center** – This project has been approved by the Thoreau Chapter community for 25.23 acres of land to be used to build a new Head Start Center for the children of the Thoreau community. The current Head Start Center will be demolished and replaced with a new building. The committee is currently working with the Navajo Nation Land Development Office on a request for a land withdrawal and clearance. This project is in its early stage of development and funds have not been identified.
6. **Thoreau Chapter Renovation** - this renovation is within the chapter house to update electrical system which had been installed since 1960. The project will also include roof repair and install new appliance in the kitchen. A plan is also to include a conference and office space additions. The project was approved by the Thoreau Chapter community.
7. **Thoreau Cemetery Restoration** – the Thoreau Chapter and the Navajo Housing Authority (NHA) is in the planning stage of land exchange. The land exchange is for a building located on the Thoreau Chapter premise. The exchange process will grant 5 acres to the current cemetery site. The added acreage for cemetery will enlarge the cemetery plot. This will be an initial implemented since 1940. The NHA is working with the Navajo Nation Land Department on the land exchange requirement.
8. **Navajo Housing Authority NHA)** – the NHA is the process of working with the Thoreau Chapter and CLUP Committee on the land exchange. The land exchange is for a former Behavioral Health Building located on Thoreau Chapter property. The NHA has 25.23 acres located south of the chapter of 5 acres will be converted into added acreage to the cemetery plot. The remaining 20.23 acres will be available to the Thoreau Chapter for agricultural farming. The NHA is working with the Navajo Nation Land Department on this development.
9. **Veteran Homesite Lease** – the Thoreau Chapter Veterans Committee and Thoreau Chapter is in the planning stage for these 25 acres of land located east of the Thoreau community. The land is be utilized for veteran housing where approximately 20 houses will be built. The land withdrawal is within Section 20W, NW/4, T-1, NR-1 of the San Antone area northeast of Thoreau. This land considered tribal fee land. The Thoreau Chapter Veterans Committee is working with the Navajo Nation Land Development on the land withdrawal process and requirement.

10. H & H Stone – there is approximately 304.99 acres of land available for a selected development by the Thoreau Chapter. The land is located at the Thoreau junction off I-40 and Veteran Highway 371. This land had previously been selected for an Industrial Park Project but due to lack of planning and development, the site is no longer available for that project. Since the site is available for future economic project, the Thoreau Chapter and CLUP Committee is in the process of designating the site for an Agricultural Farming Project as the land has existing wells. A potential partnership with Navajo Agricultural Project Industry (NAPI) for future agricultural farm project will be proposed. The project will need feasibility study.

11. Thoreau Mixed-Use Commercial Development – the 86.73 acres of land is located along I-40 at the New Mexico State Highway 371 Thoreau junction. This site has been approved by the Thoreau community. The feasibility study done by the Dineh Chamber of Commerce is being completed and currently seeking funding for A&E planning. In partnership with the Navajo Nation, the Eastern Regional Development Business Office, the Thoreau Chapter, the proposed site in the Thoreau area is for a 100,000 sq. ft. commercial center off Interstate 40 and New Mexico State Highway 371. The commercial center will consist of the following services:

- 4,000 square foot convenience store and gas station
- 3,000 square foot coin-operated Laundromat
- 43,000 square foot, 70 room national branded hotel
- 9,600 square foot, 30-unit RV Park
- 3,800 square foot full-service restaurant
- 16,000 square foot grocery store
- (2) 3,000 square foot retail stores
- 18,000 square foot Native Marketplace

There is enough market support for the Thoreau market area in accordance with the project methodology study which included the socioeconomic characteristics of the Thoreau area, i.e., population, age structure, household characteristics, income dynamics, employment, housing, retail expenditure potential, and retail sales trends. The study has Thoreau area as a profitable and excellent investment for a commercial center. The opportunity for the Thoreau Chapter and its community to benefit from the retail market opportunity and the commercial center investment strategy is excellent. There is a possibility of creating 122 Full Time employment and 150 Temporary positions.

12. Thoreau Flea Market – a 1/2 acre of land parcel east to the Thoreau Lil's Diner property is a prospect for future roadside Thoreau Flea Market. This is Tribal fee land already purchased by the Navajo Nation.

13. Owl Canyon of Continental Divide – this area is in a proposed stage of development. The site is being considered for a historical site. This area within the canyon is considered sacred due to growth of herbal plants that are used by traditional healers.

The area is protected for its fresh spring water located in the canyon. Again, this is used for traditional healing. It has been recommended to designate this area as protected natural resources. A resolution for approval is forth coming.

Commercial and Industrial Development Information Survey and Business & Establishment Inventory: Exhibit 2.10.5

EXHIBITS

Exhibit 2.10.1 Thoreau Chapter Boundary Map



Thoreau Chapter Boundary Map

Exhibit 2.10.2 Survey Form

**Thoreau Chapter Land Use Plan Project
Phase 1-Community Assessment
Survey Instrument –Thoreau**

No: _____

Date: _____

Interviewer: _____ Location of Residence: _____

In Home:

No.	AGE	M	F	TRIBE	RACE	EDUC. LEVEL	IN- SCHOOL	VETERAN Y N	EMPLOYED Y N	OCCUP SKILLS	VT REGIS NN ST	CHAPTER
1.												
2.												
3.												
4.												
5.												
6.												
7.												
8.												
9.												
10.												

Out Home:

NO.	AGE	M	F	CEN. Y N	EDUC.	IN- SCH.	VETERAN Y N	E.M.P Y N	OCCUP. SKILLS	LIVE WHERE	REGIS NN ST	CHAPTER
1.												
2.												
3.												
4.												

- A. Where employed? _____ B. How long? _____
 C. Total household annual income? _____ D. Source of income? _____
 E. Type of home? _____ F. Year built? _____ G. Own or rent? _____
 H. Type of exterior wall? _____ I. Problems with dwelling? _____
 J. Electricity? _____ K. Water? _____ L. Sewer? _____ M. Gas? _____ N. Phone? _____
 O. Grazing permit? _____ P. Land use permit? _____ Q. How many vehicles? _____
 R. Where does family buy food? _____
 S. Where does family buy gas? _____
 T. Where does family buy clothes? _____
 U. Where does family buy vehicles? _____
 V. Where does family go for medical care? _____
 W. Do family members attend Chapter meetings? _____ X. Civic organizations? _____
 X. What do you feel are your greatest needs? _____

Signature: _____

Exhibit 2.10.3 Grazing and Agricultural Survey

This is a sample of the grazing and agricultural survey that can be used. Check mark or fill in the blank areas.

Natural Resources Inventory:

- Water ____yes ____no
- Sand and Gravel ____yes ____no

Land Status:

- Amount of Acreage in Chapter area? _____
- Legal Classification of Land? Specify _____ Trust _____ Allotment
- Are there Chapter land areas under lease to Navajo Nation or other? ____yes ____no.

Water:

- What is the Community water source? Specify. ____NTUA Community System
____other.
- Are there any natural springs? ____yes ____no
- How many windmills are there? _____
- How many are not working? _____
- Are there manmade dams/reservoirs/ponds in Chapter area? ____yes ____no
- How many dams, reservoirs and livestock ponds need repair? _____

Agriculture:

- How many acres are reserved for Agriculture? _____
- Does the Chapter assist the Farmers? ____yes ____no
- What different crops are planted and harvested? Specify ____Corn ____squash
____melons ____others
- Is there a Farming Cooperative? ____yes ____no
- Source of water for irrigation? Specify ____spring water ____other
- What method of irrigation is used? Specify: ____Ditches ____Man-made dams

Grazing:

- How many acres are reserved for Grazing? _____(approximate)
- Are these grazing acres actively used? ____yes ____no
- How many families have Grazing Permits? Specify: _____
- Does the Chapter assist the permittees? ____yes ____no
- Approximate number of animals in Chapter area: ____ sheep ____ goats
____ cattle ____ horses.
- Is there a Ranching Cooperative? ____yes ____no
- What is source of water for Livestock? ____ windmills ____ dams
- Feed? ____ Open range ____ grassland ____ purchase of feed
- Primary problems experienced by Permittees? Provide explanations.

Exhibit 2.10.4 Community and Public Facilities Information

Public Facilities Inventory:

The Thoreau Chapter community has the following community and public facilities; the Chapter House which was built in 1962 and renovated in 2000, the Pre-School facility that was built in 1968 and renovated in 1998, the Senior Citizens Center was built in 1985 and renovated in 1993, Tribal Offices space that were built in 1964 and a storage/ warehouse that was built in 1967.

Streets - Pavement:

- Is the road to the Chapter House paved? ___ Yes ___ No
- Is Chapter parking lot paved? ___ Yes ___ No
- Does Community have streets? ___ Yes ___ No
- Are there plans to pave streets? ___ Yes ___ No

Landfill/Transfer Station:

- Is there a Community Landfill? ___ Yes ___ No
- If yes, who operates the Landfill? _____

Police Station/Fire Station:

- Is there Police Station in Community? ___ Yes ___ No
- If no, where is nearest Station? _____
- Is there a Fire Station in the Community? ___ Yes ___ No

Health/Medical Facilities:

- Is there a Health/Medical facility in the Community? ___ Yes ___ No
- How far is nearest comprehensive health care facility? _____

Schools:

SCHOOLS:				
Name of School	Type of School	Grade Level	Number of Staff	Housing Available
Thoreau Elementary	Public	K-5	32	Yes, some
Thoreau Mid-School	Public	6 thru 8	37	Yes, some
Thoreau High School	Public	9 thru 12	43	Yes, some
St Bonaventure	Private	K-12	50	Yes, some
Thoreau Head Start I & II	Tribal	Pre-Sch		

Exhibit 2.10.5 Commercial and Industrial Development Survey and Existing Business and Establishment Inventory

PROPOSED NEW BUSINESS				
New Business	Development Timeframe	Stage of Development	No. of employees	Navajo or other Ownership

- A. Are there undeveloped leased business sites? _____yes _____no
- B. Does Chapter have land withdrawn for business or industrial development? ____ yes ____ no
If yes, is land being identified for new development? Please provide explanation.
- C. How many acres? _____
- D. Have clearances been made on withdrawn lands? _____ yes _____ no
- E. What clearances remain to be made? Please provide explanation.

Existing Thoreau Business/Service Inventory

Name of Business or Service	Year Started	Year Lease Expires	Own Property (Y/N)	No. of Acres	Navajo Own	No. of Employees	Establishment Purpose
Zuni Mountain Pawn Shop	1985	Unk		1	No	6	Pawn
Dick Elkins Trading	1989		Y	1	No	4	Pawn/Merchandise
Red Mesa Express Convenient Store	2002	Unk		1	No	5	Grocery/Gas
Giant Travel Center	1990	Unk		1	No	5	Grocery/Gas
BJ Kountry Store	1970	Unk		1	No	7	Grocery
Family Dollar Store	2007	Lease		1	No	10	Grocery

Thoreau Community – Based Land Use Plan

Gabes Video	1970	Unk		0.5	No	2	Movies/Video Rental
St Bonaventure Thrift Store	2017	Unk		0.5	No	3	2nd Hand Sales
Lil's Diner		Unk			No		Restaurant
Red Mesa Propane	2016	Unk		0.5	No	2	Propane
Castle Rock Propane	2005	Unk		0.5	No	5	Propane
Thoreau Wrecking	2002	Unk		1	No	5	Towing
Napa Automotive Parts	1980	Unk		1	No	2	Auto parts
Jim Car Wash	1990	Unk		0.25	No	2	Car Washes/Cleaning
Talk of the Town Carwash	2008	Unk	y	1.5	No	2	Car Washes/Cleaning
D&J Laundromat	2008	Unk	Y	1.5	No	2	Laundry
Thoreau Senior Citizen Center	2000			1	No	3	State Operated Senior Citizen Service
Navajo Nation Thoreau Senior Citizen Center	1995	Unk		0.5	Yes	3	Navajo Nation Senior Citizen Service
Thoreau Health Clinic	2001	Unk		1	No	3	Crownpoint Facility Health Clinic
Western NM Medical Group	2001	Unk		1	No	3	Community Health Group
Thoreau Community Center	2000	Unk		1	Yes	2	Youth Center
Thoreau Navajo Outreach	2000	Unk		1	Yes	3	Navajo Nation Community Services
Shelly Trucking & Excavation	2015		Yes	1	Yes	6	Transporting & hauling of gravel & sand products
Mission Possible Christian Outreach Center	2017	Unk			No	2	Community Outreach Center
Thoreau Water & Sanitation District	1989	Unk			No	1	Community Water & Sanitation Services
McKinley County EMS & Fire Thoreau Ambulance	1990	Unk			No	4	Community Protective Services
US Postal Office	1989	Unk			No	4	Mail Services
Navajo Housing Authority	Unk	Unk			Yes		Navajo Nation Housing

Church of Jesus Christ of Latter-Day Saints	Unk	Unk			No		Community Church Service
First Baptist Church	Unk	Unk			No		Community Church Service
Thoreau Church of God	Unk	Unk			Yes		Community Church Service
Church of Christ	Unk	Unk			No		Community Church Service
New Life Pentecostal Church	Unk	Unk			No		Community Church Service
Dayspring Missionary Baptist Church	Unk	Unk			No		Community Church Service
The Potters House Church	Unk	Unk			No		Community Church Service

CHAPTER 3: LAND SUITABILITY ANALYSIS

3.1 Background

The Thoreau Chapter identified several projects where some have sites that are in the planning stages for new developments for the Thoreau Chapter community. Others are in the proposed or potential phases. The following have been identified in the Infrastructure Capital Improvement Plan (ICIP). The report has been submitted for funding request to the New Mexico State Department.

1. Thoreau Veteran Service Center
2. Thoreau & Baca Water Well Project (SCADA)
3. Thoreau County Road 51
4. Thoreau New Senior Citizen Center
5. Thoreau Head Start Center
6. Thoreau Chapter Renovation
7. Thoreau Cemetery Restoration

In addition, these projects on the Thoreau Chapter list are at various stages of studies and planning.

1. Navajo Housing Authority land exchange for former Behavioral Health Building
2. Veteran Homesite Lease
3. H & H Stone
4. Thoreau Mixed-Use Commercial Development
5. Thoreau Flea Market
6. Owl Canyon of Continental Divide

The Thoreau CLUP Committee advised the community members of the potential development sites that have been identified and that they will be available for the Land Suitability Analysis if applicable. If Land Suitability Analysis is required, a professional consultant will be contacted to conduct studies of the area before the site is approved

The proposed development site selected by the Thoreau Chapter Leadership and community must be in a good location. This provides a positive attribute in addition to its location, such as, moderate to good soil conditions, good slope for drainage, no vegetation or animal species of concern, no culturally or traditionally sensitive areas of concern and community/land users support. The primary obstacles to be surmounted are to tap into an established water line that serves the homes and community facilities in the area, this water source should be enough for the proposed development.

3.2 Existing Environment

The Thoreau area is situated at approximate 7200 feet elevation with a semi-arid climate. Temperatures of 100 degrees (F) occur during a few days in mid to late summer and below zero temperatures occur in the winter. The monthly mean annual temperature in the region ranges from 48-50 degrees (F). Due to severe drought in the past few years, the precipitation that had normally occurred primarily during two periods in the year from July to August and December through February have diminished drastically leaving the area around Thoreau quite dry. The mean annual precipitation is less than 12.4 inches and the mean annual snowfall is less than 32 inches. The prevailing winds blow from the southwest.

CHAPTER 4: INFRASTRUCTURE ANALYSIS

4.1. Background

The development of infrastructure to serve these sites are feasible. The costs estimate provided are estimates using base calculation formula used by the Navajo Tribal Utility Authority (NTUA). The community has been informed that these cost estimates are general figures only and that detailed costs will be developed with the pre-engineering studies to be provided by Continental Divide Electric Co. of New Mexico and Indian Health Service Office of Environmental Health (IHSOEH) prior to development.

With the provision of the utility infrastructure systems, the proposed development sites can be made ready for development. The Chapter leadership and community planners/developers will need to continue a close collaboration with the Continental Divide Electric Co., Public Service Co. of New Mexico, the IHSOEH, the Qwest Communications Co. and other pertinent agencies in order that the utility infrastructure are brought to the proposed development area so that the desired development is completed in a timely manner.

The Thoreau Chapter has selected several areas that are potential sites for new development for the community. These sites are all located in close vicinity of each other around the Thoreau Chapter area location off exit New Mexico State Highway 371 at Interstate 40.

- | | |
|---|--------------------------------------|
| 1. Thoreau Veteran Service Center | 6. Thoreau Chapter Renovation |
| 2. Thoreau/Baca Water Well Project (SCADA) | 7. Cemetery Restoration |
| 3. McKinley County Road 51 | 8. Market Place |
| 4. Senior Citizen Center | 9. H & H Stone |
| 5. Head Start Center | 10. Veteran Home Site Lease |

These sites are good to excellent for development considering all utility elements reviewed and analyzed in this Infrastructure Analysis, Utility Infrastructure Map is shown at **Exhibit 4.3**.

4.2 Infrastructure Analysis Elements

4.2.1 Utility

These calculations are based on the formula that is used by Navajo Tribal Utility Authority (NTUA) wherein the cost to extend a powerline is \$2,500.00 per pole and the standard distance between power poles is 350 feet at the maximum. The source for electrical power is accessible and the cost to obtain power is reasonable.

4.2.2 Water

These sites are adjacent to the community water system. The estimate to access this system is about \$15,000.00. These calculations are based on the formula that is generally used by the Indian Health Service Office of Environmental Health (IHSEOH) wherein the cost to extend a 6" waterline is \$8.50 per foot.

4.2.3 Gas

These calculations are based on the formula that is generally used by the NTUA wherein the cost to extend a 2" PE commercial natural gas line is \$12.00 per foot.

4.2.4 Waste Water

The community waste water system is with the development location

These calculations are based on the formula that is generally used by the OEH (Office of Environmental Health) wherein the cost to extend an 8" PVC waste water line is \$70.00 per foot. Find out the cost

4.2.5 Telecommunications

The Thoreau community already has telephone service and the securing of additional service would not present a problem to the CenturyLink Communications Co.

4.2.6 Solid Waste

The Red Rock Regional Landfill is 5 miles northeast of the community and is operated by the Northwest New Mexico Regional Waste Management Authority.



- | | |
|--|-------------------------------|
| 1. Thoreau Veteran Service Center | 6. Thoreau Chapter Renovation |
| 2. Thoreau/Baca Water Well Project (SCADA) | 7. Cemetery Restoration |
| 3. McKinley County Road 51 | 8. Market Place |
| 4. Senior Citizen Center | 9. H&H Stone |
| 5. Head Start Center | 10. Veteran Home Site Lease |

CHAPTER 5: MASTER LAND USE PLAN NARRATIVE

5.1 Background

The Master Land Use Site (Site Development) Plans and the narrative of the identified areas are the priority development sites by the Thoreau Chapter and the CLUP Committee. Studies suggest a strong viability of potential development sites of area identified within this Master Land Use Plan.

5.2 Site Related Elements

These sites are located on undisturbed grazing range land; there are no buildings or other manmade structures on the site that are in use. The development of infrastructure to serve the sites is very feasible as the needed utility infrastructure systems are either located on or near the proposed development site. With the advent of bringing adequate utility infrastructure to the sites, coupled with support from the Navajo Nation, the Bureau of Indian Affairs, the IHS Office of Environmental Health, the Continental Divide Electric Co. and the Public Service Co. of New Mexico, the Thoreau community can have and experience the positive attributes of development into the future that the community deserves.

As there has been limited development in the proposed area, there is little potential of any type of contamination. Adequate technical assessments of any potential contamination from the gas transmission line will need to be conducted by qualified resources for any contamination. Through the assessment, there will be general development or remediation measures recommended that can be taken to address the contamination, if any does exist.

A cultural resources survey will need to be conducted of areas proposed for site development. The survey will determine if the areas are free of any cultural resource concerns and other environmental issues that could be complicating factors. The areas are potential for other archaeological sites concerns. Therefore, it is highly recommended that prior to the further planning of and/or the-development of the sites, all appropriate surveys and assessments be conducted thereof.

The areas have also been observed for traditional significant sites and commercial purposes. The development sites are an excellent location for commercial development and to accommodate this, the Chapter and CLUPC are reserving several acreages for commercial purposes. The community wishes to develop a convenience store/gas station, restaurant, motel, RV Park, a retail store, grocery store, an Indian marketplace, laundromat, as well as other business development possibilities.

The sites that are proposed for the different components of community development are excellent locations. With the advent of bringing adequate utility infrastructure to the site, coupled with support from the Navajo Nation, the Bureau of Indian Affairs, the IHS Office of Environmental Health, the Continental Divide Electric Co. and the Public Service Co.

of New Mexico, the Thoreau community can have and experience the positive attributes of development into the future that the community deserves.

CHAPTER 6: IMPLEMENTATION RECOMMENDATIONS

6.1 Thoreau Chapter Community-based Land Use Policies

The policies of the Thoreau Community-Based Land Use Plan shall provide a general course for the Chapter government and the community to use and to proceed with plans in the development of the community. These policies will provide guidance in the most general terms. Any issues or discrepancies that arise shall be governed by pertinent Navajo Nation laws and regulations.

6.1.1 Chapter Boundary Policy

The Thoreau Chapter has approximately 31,190 acres within its jurisdiction of land according to the Navajo Land Development Office. The Thoreau Chapter is bordered by land surrounding Baca Chapter, Iyanbito Chapter, Mariano Lake Chapter and Smith Lake Chapter where the borders between boundary lines have been identified and documented.

In addition to the Navajo Nation Trust land, other land classifications within the chapter include State, Bureau of Land Management, Executive Order, Fee Land, and Indian Allotment Land. These boundary areas have been identified.

The Chapter Boundary Policy of the Thoreau Chapter is established to protect the integrity of the boundary recognized by the Thoreau Chapter and to diligently engage in discussions and negotiation with other jurisdictions where potential boundary discrepancies may arise.

6.1.2 Cultural and Traditional Resources Preservation Policy

The importance of the assessing of cultural and traditional resources located on or adjacent to the proposed development sites is crucial due its sacredness and it must be acknowledged to the community. Cultural resources include areas where there were previous human habitation and funerary sites. It is also the responsibility of the Thoreau Chapter to ensure protection of these areas and that all relevant laws and regulations are complied with, including but not limited to the Navajo Nation Cultural Resources Preservation Act, the National Historic Preservation Act, Archeological Protection Act and the National American Graves Protection and Repatriation Act.

6.1.3 Environmentally Sensitive Areas Policy

Again, the assessing of the environmental conditions and resources located on or adjacent to proposed development sites must comply with all relevant laws and regulations including but not limited to the Navajo Nation Environmental

Protection Act, the Federal Environmental Protection Act, Endangered Species Act and the Clean Water Act.

6.1.4 Grazing and Agricultural Land Management Policy

The Chapter leadership shall assure the continuance of the proper caring of the land and natural resources by advancing and advocating appropriate land management practices. The policy shall be to continue utilizing the dictates of the Navajo Nation Grazing Regulations and other pertinent laws and regulations.

6.1.5 Land Use Approval Policy

The Master Land Use Plan as approved by the Chapter membership shall dictate the manner and process of the various land use proposals. The Master Land Use Plan is subject to periodic review and amendment by the Chapter membership.

Land Use Proposal Requests is as follows:

6.1.5.1 All requests to shall be presented to the Thoreau Community Land Use-Plan Committee (CLUPC) for initial review.

6.1.5.2 The CLUP Committee shall submit their recommendations to the Chapter leadership.

6.1.5.3 The Chapter leadership shall forward the land use proposal to the Chapter membership for information and update. The proposal must include verification of land availability, regulatory clearances, development plans and conformance with the Master Land Use Plan. The process must conform to appropriate Tribal and other laws and regulations.

6.1.5.4 The Chapter leadership must ensure a resolution has been submitted to determine if the proposed land development has been reviewed and approved through the Navajo Nation Land Department Office as one of the requirements is land withdrawal action.

6.1.6 Identification of New Areas for Development Policy

The Thoreau Chapter leadership and the CLUP Committee shall continually assess the need to identify new development areas to meet the anticipated growth of population and community. These areas considered for new development must conform to the criterion and guidance outlined in the Master Land Use Plan.

6.1.7 Infrastructure Policy

Infrastructure necessary to serve the new areas must be analyzed and planned. The Chapter leadership must be cognizant of the viability of the infrastructure systems to the satisfaction of the community.

6.1.8 Commercial and Industrial Development Policy

The Commercial and Industrial Development Policy is a guide for inspiring the local community members and other interested parties to develop commercial/business development. The community would also encourage the establishment of light industrial development to provide employment opportunities. The development of such commercial and industrial interests shall be provided for within the established Master Land Use Plan. The community leadership shall do all things necessary to assist the prospective entrepreneurs to establish their business concerns in the community.

6.2 Additional Implementation Recommendations

The Thoreau Chapter leadership and CLUP Committee shall gain familiarity with the intent and enabling authorities of pertinent existing Navajo Nation laws and Bureau of Indian Affairs (BIA) regulations as they relate to the Thoreau development process.

Albeit the Local Governance Act of 1998 grants certain authorities to the Chapter government for the planning and regulation of local affairs and issues, there will remain continued oversight of community local governance activities by the Navajo Nation and the BIA.

It is therefore incumbent upon the community leadership to understand these pertinent laws and regulations to be able to exercise the greatest measure of local governance autonomy that is feasible. By understanding and working within the parameters of the oversight laws and regulations, the community will be enabled to better achieve its goals and objectives.

Presently, the procedures for establishing Chapter Land Development Code and the zoning mechanisms is a process not developed in the Land Use Plan.

It is the responsibility of Chapter leadership and the CLUP Committee to ensure that the community membership understands the purpose and intent of the Thoreau Chapter Master Land Use Plan and to continue an orientation process on the importance of future growth and development of the community. Administering and providing guidance and training in these areas of community development would enable the community to better achieve its goals and objectives.

CHAPTER 7: SUMMARY

In summary, this Thoreau Land Use Plan document is to be regarded as a tool in the planning and development process of the community. The Plan is intended to provide general guidance in the planning process. The Plan is a living document, such that it should not be stagnant, but ever changing and growing as the community continues to refine the document by working with it. It is further accepted that the Plan is intended to provide general community planning and development guidance for five years, at which time there needs to be a critical review and updating of the Plan.

The Thoreau Chapter leadership and community membership appreciate that the developed Land Use Plan represents a crucial element in the satisfaction of the requirements to attain certification under the Local Governance Act. The Thoreau Chapter leadership and community membership believe that their aspirations and hopes for development and progress has been enhanced through the community capacity building and community empowerment that is made evident through participation in the Chapter Land Use Planning project.

PUBLIC ANNOUNCEMENT

"Good Morning"

What: Thoreau Chapter Land Use Planning Committee

Where: Thoreau Chapter House

When: Friday, September 7, 2018

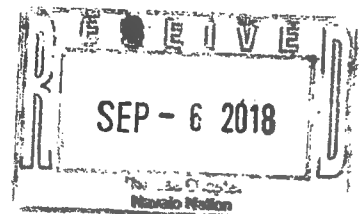
Time: 5:00 pm – (After work)

Purpose: To update the Land Use Master Plan

Anyone interested are strongly encouraged to attend

Thank you

CLUP Secretary



* * * Communication Result Report (Sep. 6. 20 8:41AM) * * *

2}

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Reason for error

E. 1) Hang up or line fail
 E. 3) No answer
 E. 5) Exceeded max. E-mail size

E. 2) Busy

E. 4) No facsimile connection

E. 6) Destination does not support IP-Fax

PUBLIC ANNOUNCEMENT

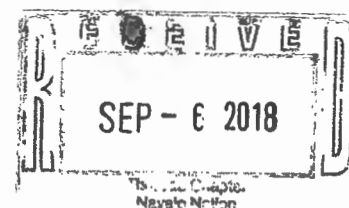
"Good Morning"

What: Thoreau Chapter Land Use Planning Committee**Where:** Thoreau Chapter House**When:** Friday, September 7, 2018**Time:** 5:00 pm - (After work)**Purpose:** To update the Land Use Master Plan

Anyone interested are strongly encouraged to attend

Thank you

CLUP Secretary



Thoreau Chapter CLUPC
Agenda-Land Use Master Plan

September 7, 2018

Welcome: Lisa Hudson & Anita Benally

Invocation: Herman Yellowhorse

Purpose of Meeting: Update Land Use Master Plan

1. Introduction, Authority, Purpose and Process

Introduction

Background
Authority
Purpose
Overall Project Planning Process
Community Participation Process

2. Community Assessment

Vision Statement
General Chapter Information
Existing Land Status
General Statistics/Data
Utilities of Dwellings
Grazing and Agricultural Information
Community and Public Facilities Information
Commercial and Industrial Development

3. Land Suitability Analysis

Background
Existing Environment

4. Infrastructure Analysis

Background
Infrastructure Analysis Elements
Utility
Water
Gas
Waste Water
Telecommunications
Solid Waste

Adjournment:

Thoreau Chapter
Land Use Committee
Revise Master Plan

September 7, 2018

1:00 pm -5:15 pm

1. Anda Benally

Anda Benally

2. Lisa Hudson

LISA Hudson

3. Robert Degarito

Robert Degarito

4. Herman Yellowhorse

Herman Yellowhorse

5. _____

6. _____

ANNOUNCEMENTS

Community Land Use Plan Committee (CLUPC) Meetings

October 05, 2018

Thoreau Chapter House

5:00 p.m

Purpose: To review the CLUPC Master Land Use Plan.

October 10, 2018

Thoreau Chapter House

10:00 a.m.

Purpose: To meet with the Navajo Nation Resource Development Office to finalize the CLUPC Master Land Use Plan.

Your input is important. Please meet with us. Thank you.

If you have any questions, please call 505-905-0139

By: Lisa Hudson CLUPC Member 

Public Announcement

THOREAU COMMUNITY LAND USE PLAN COMMITTEE
(CLUPC) UPDATE

SEPTEMBER 21, 2018 AT 10:00 AM –CLUP MASTER PLAN
PUBLIC FORMUM IS CANCELLED DUE TO DEATH IN
COMMUNITY.

CLUP MASTER PLAN PUBLIC FORUM IS POSTPONED TO
SEPTEMBER 27, 2018 AT 10:00 AM.

ANY QUESTIONS: CALL (505) 922-5164.

THANK YOU,

Public Announcement

September 27, 2018

Thoreau Chapter Veterans Committee is advertising for:

What: Land Use Planning Committee **"PUBLIC HEARING"**

Where: Thoreau Chapter House

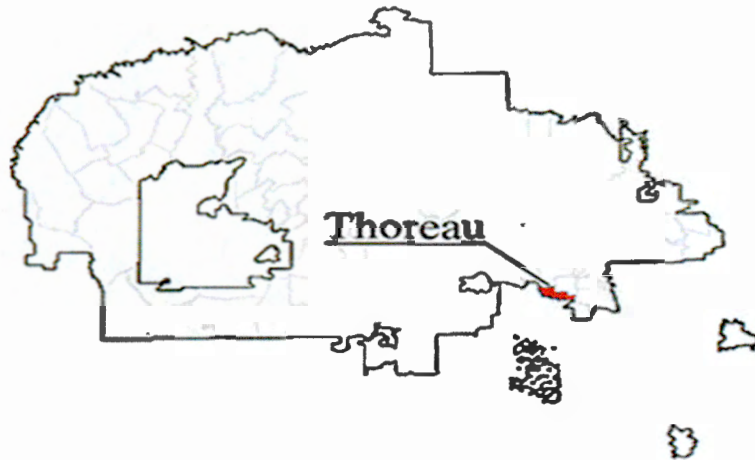
Time: 10:00 am TO ?

Date: Thursday September 27, 2018

Please come and join our CLUPC **PUBLIC HEARING** TAKING PLACE, WE WANT TO INVITE EVERYONE TO JOIN US THIS MORNING....

Everyone is invited, come one, come all. Any questions call 505-905-0139. We thank you for your attendance, submitted by A.M.S-Shirley Lee

THOREAU CHAPTER CLUPC
PUBLIC HEARING # 1
September 27, 2018
Thoreau Chapter House



AGENDA

Welcome Address: Leslie Chavez, CLUPC President

Invocation: Jodine Shelly, CLUPC Secretary

Presenter: Jodine Shelly & Leslie Chavez

Powerpoint Presentation on CLUP Master Plan

Questions, Comments are welcome

Adjournment



THE NAVAJO NATION
THOREAU CHAPTER



Community Land Use Plan Public Hearing - Sign In Sheet
Thursday, September 27, 2018
10:00am

CLUPC President: Leslie Chavez

CLUPC Vice President: Walter Chavez

CLUPC Secretary: Jodine Shelly

CLUP Member: Lisa Hudson

Julie Chavez

[Signature]

1 *DiAnn Wylie*
2 *TONYA SAUNDERS*
3 *Dr. Jhonita Becerra*
4 *John S. [Signature]*
5 *[Signature] - CSC*
6 *Shirley G. LeRams*
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THOREAU CHAPTER CLUPC

PUBLIC HEARING # 2

December 17, 2018 at 10:00 am



AGENDA

Welcome Address: Lisa Hudson, CLUP member

Invocation: Walter Chavez, CLUP member

Purpose: Conduct Public Hearing on CLUP Master Plan

Adjournment: Anita Benally, Chapter President

THOREAU CHAPTER

COMMUNITY LAND USE PLANNING COMMITTEE

PUBLIC FORUM

December 17, 2018 AT 10:00 AM

NO.	VOLUNTEER NAME	PHONE (HOME)	PHONE (CELL)	EMAIL
1	Anita Benally	(505) 905-0139		ad_benally@yahoo.com
2	Lisa L Hudson	(505) 409-2825		l1hudson11@hotmail.com
3	Carolyn Shorty	505-739-2785		yannabah9@gmail.com
4	Deleita Platero	505-862-1201		
5	Dorothy D. Harry	505-905, 7355		
6	Rose Mae Jim	505 713-4624		
7	Carol Chang	505-322-1216		cchave27916@yahoo.com
8	Walter Chang	(505) 870-4511 (cell)		walter
9	Elaine Mae Seller	505-5779-4848		
10	Elaine Mae Seller	505 488 3746		
11	Talon Toledo	505 399-8118		
12	Chester S. Jim	505-567-1133		
13				
14				
15				

THOREAU CHAPTER CLUPC

Comment – 30 days

OCTOBER 14, 2018 TO NOVEMBER 30, 2018



THOREAU CLUP COMMITTEE

LESLIE CHAVEZ, PRESIDENT

WALTER CHAVEZ, VICE-PRESIDENT

JODINE SHELLEY, SECRETARY

THOREAU CHAPTER COMMUNITY LAND USE MASTER PLAN COMMENT SHEET 30 DAYS



Date: October 14, 2018 to November 30, 2018

NAME		COMMENTS
<input type="checkbox"/> 1. ST Lino Jim		Doubles good
<input type="checkbox"/> 2. James & Gaynelle Silversmith		Need a new park for community and children
<input type="checkbox"/> 3. Alice A. Chischilly		Great!
<input type="checkbox"/> 4. Grace Wharton		Good job
<input type="checkbox"/> 5. Rose-marie		Good job
<input type="checkbox"/> 6. Emma Ransom		Good job
<input type="checkbox"/> 7. Rita Brown		Good good job
<input type="checkbox"/> 8. Suzel Yazzie		
<input type="checkbox"/> 9. Cleo Lewis		
<input type="checkbox"/> 10. Dempster		
<input type="checkbox"/> 11. Dorothy Harvey		More Pictures
<input type="checkbox"/> 12. Carol Chavez		good job
<input type="checkbox"/> 13. Walter Chavez		Nizohni
<input type="checkbox"/> 14. Rita Largo		Great Job

THOREAU CHAPTER COMMUNITY LAND USE MASTER PLAN COMMENT SHEET 30 DAYS



NAME		COMMENTS
<input type="checkbox"/> 15.	Russelli Austin	No comment
<input type="checkbox"/> 16.	Jenne Charley	Good job
<input type="checkbox"/> 17.	Gregory Fritz	
<input type="checkbox"/> 18.	Joe Gibson	No comment
<input type="checkbox"/> 19.	Moss Gibson	Good job
<input type="checkbox"/> 20.	Rosanda Mancini	
<input type="checkbox"/> 21.	Brenda Willets	Good Job!
<input type="checkbox"/> 22.	Famira mtr	Good
<input type="checkbox"/> 23.		
<input type="checkbox"/> 24.		
<input type="checkbox"/> 25.		
<input type="checkbox"/> 26.		
<input type="checkbox"/> 27.		
<input type="checkbox"/> 28.		

PUBLIC ANNOUNCEMENT

NO-Radio Camp
Sheet - w/1/1/2019
Lec. &
RFB
witness -
-NONE-

WHAT: THOREAU (DLO'AH'YAZHI)
LAND USE COMMITTEE MEETING

WHEN: JANUARY 20, 2019 (SUNDAY)

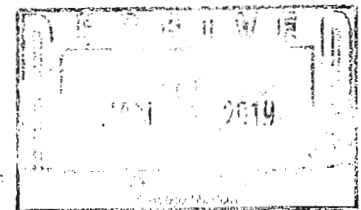
WHERE: THOREAU (DLO'AH'YAZHI) CHAPTER
CONFERENCE ROOM

TIME: 9:00 AM

AGENDA: PLANS FOR CERTIFICATION WILL BE
DISCUSSED.

COMMUNITY ARE ENCOURAGED TO ATTEND THIS IMPORTANT
MEETING. COFFEE WILL BE READY FOR ALL IN ATTENDANCE.

Submitted: CLUPC Committee



* * * Comm. cation Result Report (Jan. 16. 2019 3:57PM) * * *

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Reason for error

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 E. 3) No answer
 E. 5) Exceeded max. E-mail size

E. 2) Busy
 E. 4) No facsimile connection
 E. 6) Destination does not support IP-Fax

PUBLIC ANNOUNCEMENT

WHAT: THOREAU (DLO'AH'YAZHI)
 LAND USE COMMITTEE MEETING

WHEN: JANUARY 20, 2019 (SUNDAY)

WHERE: THOREAU (DLO'AH'YAZHI) CHAPTER
 CONFERENCE ROOM

TIME: 9:00 AM

AGENDA: PLANS FOR CERTIFICATION WILL BE
 DISCUSSED.

COMMUNITY ARE ENCOURAGED TO ATTEND THIS IMPORTANT
 MEETING. COFFEE WILL BE READY FOR ALL IN ATTENDANCE.

Submitted: CLUPC Committee

PUBLIC ANNOUNCEMENT

NO-Radio Camp
Sheet - w/1/2019
Lace
RFB
certified -
-NONE-

WHAT: THOREAU (DLO'AH'YAZHI)
LAND USE COMMITTEE MEETING

WHEN: JANUARY 20, 2019 (SUNDAY)

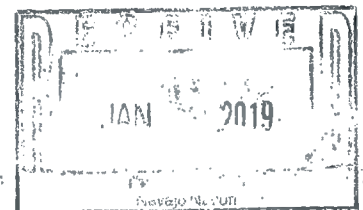
WHERE: THOREAU (DLO'AH'YAZHI) CHAPTER
CONFERENCE ROOM

TIME: 9:00 AM

AGENDA: PLANS FOR CERTIFICATION WILL BE
DISCUSSED.

COMMUNITY ARE ENCOURAGED TO ATTEND THIS IMPORTANT
MEETING. COFFEE WILL BE READY FOR ALL IN ATTENDANCE.

Submitted: CLUPC Committee



* * * Comm. tation Result Report (Jan. 16. 2019 3:57PM) * * *

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Date/Time: Jan. 16. 2019 3:47PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
1199 Memory TX	KGAK Radio	P. 1	OK	
	KHAC Radio		OK	
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PUBLIC ANNOUNCEMENT

WHAT: THOREAU (DLO'AH'YAZHI)
LAND USE COMMITTEE MEETING

WHEN: JANUARY 20, 2019 (SUNDAY)

WHERE: THOREAU (DLO'AH'YAZHI) CHAPTER
CONFERENCE ROOM

TIME: 9:00 AM

AGENDA: PLANS FOR CERTIFICATION WILL BE
DISCUSSED.

COMMUNITY ARE ENCOURAGED TO ATTEND THIS IMPORTANT
MEETING. COFFEE WILL BE READY FOR ALL IN ATTENDANCE.

Submitted: CLUPC Committee



Thoreau CLUPC Committee

P.O. Box 899 Thoreau, New Mexico 87323

Office (505) 905-0139 Fax (505) 905-0140

Leslie Chavez - PRESIDENT

Carol Chavez
~~Vacant~~ VICE PRESIDENT

Jodine Shelly - SECRETARY

Thoreau Chapter Land Use Planning Committee January 20, 2019

Agenda

- I. Call Meeting to Order
 - a. Invocation
- II. Old Business –Project Updates
 - a. Land near cemetery/NHA Land Exchange
 - b. H&H Area Project-Agriculture farm
 - c. County Road 51 letter of right of way
 - d. CLUPC Review Veterans Home site Lease
 - e. Marketplace grant for feasible study
 - f. Baca/Thoreau water system project
- III. New Business
 - a. Master Plan and Certification process.
- IV. Announcements :
- V. Adjournment



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• ~~Carol Chavez~~ VICE PRESIDENT

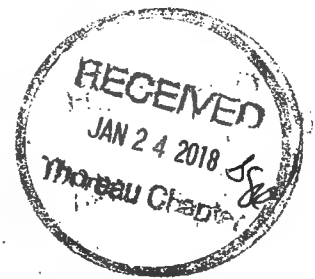
• Jodine Shelly - SECRETARY

CLUPC Meeting January 20, 2019

Print Name	Signature	Phone Number/Email
Anita Benally		505 905-0139
Carol Chavez		505-322-1214
Jami Shy		505 250 1101
Lisa Hudson		505 409-2525
Vivinita Bennett		505.905.0139
Judy Platero		505-879-9686
	Edmund Yazzie	-
	HARRY GARCIA	505-290 2510
	Charley Long Sr	505-979-4840



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Russell Begaye

Vice President of the Navajo Nation
Jonathan Nez

Anita Benally, PRESIDENT

Herman Yellowhorse, VICE PRESIDENT

Judy K. Platano, SECRETARY / TREASURER

Vivinta Bennett, COMMUNITY SERVICE COORDINATOR • Shirley G. Lee, ACCOUNT MAINTENANCE SPECIALIST • Bobby Delgarito, LANDBOARD • Edmund Yazzie, COUNCIL DELEGATE

Thoreau Chapter

Land Use Planning Committee

January 11, 2018

Agenda

- I. Call Meeting to Order
- II. Invocation
- III. Review Chapter Projects
- IV. Announcement
 - a. Stipend review and Plan of Operation revision
- V. Adjournment

Thoreau Chapter
Community Land Use Planning Committee
January 11, 2018

Meeting called to order: Lesile Chavez Chairman @ 1752 hrs

Invocation: Jodine Shelly Secretary

Introduction of officers and members of the CLUPC . Present Charley Long, Walter Chavez Vice Chairmen, Pauline Chavez member, Jodine Shelly Secretary, Anita Benally Chapter President, Bobby Delgarito Land Board Representative, Lisa Hudson member.

Reading of the Meeting minutes- December 30, 2017

- CLUP 5 year Plan to be review- copies to be made for the committee reviewed by Anita Benally
- Complete Plan of Operations draft to be printed to distributed to the committee meeting request of 10 copies from Leslie Chavez.

Boundary Review- Review of the Chapter land boundary review- location Mt. Powell to Smithlake, part of San Antone area and Railroad. Presented by Anita Benally Chapter President and the following:

- Cemetery- Discuss for additional acres for a larger cemetery, initial implemented year 1940
 - NHA Development/resolution to support or to extend cemetery.
- H&H Store 304 acre
- Review 80 acres at the off ramp to Thoreau
 - Location the old chevron
- I-40 Acres 86.7
- Lot by wagon wheel tribe ½ acres (business)
 - Currently listed under tribal land but can be reverted to the Community of Thoreau
- The New water well- in the community, meet on 1/25/2018 Thursday at 10 am CLUPC invited to attend.
 - Current water well needs upgrade to increase the water demand of the community of Thoreau and Baca.
 - Proposed site near continental divide for the community well mapping was presented to the committee of proposed site.

Projects- Review of chapter projects presented by Anita Benally.

- New Veterans service center- this is an ongoing project location is the on the east side of the chapter. Funding is allocated by the state and Navajo agency. This is project ready.
- Power line extension, first group of community have received and are working on a next group of people
- House wiring- this coincides with the Power line extension project, help of new community members-
- Chapter house project with extension
- Industrial park near the train track- this is project ready and had a ground breaking. The paperwork is completed. The new administration was not picked up, this will help with economic development if this project is reestablished.
- Renovate the chapter house- ongoing project with the kitchen to open for community use.
- Develop veteran's infrastructure- contact the organization for feedback on the building project and if there are additional structure planned.
- The Department of the Behavioral Health is closing the Thoreau location. Request for a walk thru to evaluate the building. MOA to utilize the building for 10 years, request for the agreement to reviewed request by Leslie Chavez.
- San Antone area- south of the waste management area review of the infrastructure presented by Anita Benally.
- Site near the Transwestern refinery, site location review presented by Anita Benally.
- Senior center and headstart center are requesting new centers.
- Current chapter project proposal- Heavy truck and flatbed purchase and possible fitness building.

Goals

Economic Development Presented by Anita Benally

- Residential examples discussed
- Commercial examples discussed
- Industrial examples discussed.
- Public Purpose- Parks Recreation Area examples discussed

Leslie Chavez to meet with John Largo to discuss economic development on recommendations and starting point to help establish development within the community, meeting to be schedule for the CLUPC and chapter president to meet with Economic Development .

Anita Benally gave update on the chapter certification process, completion goal for 2018.

Discuss the change of meeting stipend, increased to 120.00 dollars, this will be added to the "plan of operations" Judy Platero was unable to discuss with committee but she called to share increase from

75.00 to 120.00 motioned by Leslie Chavez and second by Walter Chavez. To be effective today, with three in favor 3 abstained 6

Projects further review to be discussed to the CLUPC committee at the next meeting by Vivinita chapter coordinator.

Discuss residential area used by non-natives utilizing tribal land for residential, Bobby Delgarito to discuss this with Edmond Yazzie council delegate on the lease of land.

Lisa Hudson review historical sites within the Thoreau Community area, in hopes to have some location examples designated as sites. Anita Benally stated that the community CLUPC binder has listed sites request to make copies to have the listed historical site to review by committee.

Chapter Boarding School land location, lease for the St Bonaventure School, the area designated does not have the historic building listed within the boundary request to have Bobby Delgarito to review the area to discuss the area requested.

Plan of operation to be sent to the committee members by email requested by Leslie Chairman.

Review old airport that was in the Thoreau Community and now the property of the local St Bonaventure.

Follow up items:

Report to be presented to the Thoreau community members to include the plan of operations on January 14, 2018

Binder of the 5 year CLUPC plan, to be developed for each member and to review projects and listed historical sites on history of progress.

Meeting to be scheduled with the Economic Development John Largo

Invite Divinita Chapter Coordinator to review projects needing assistance to next CLUPC meeting.

Next CLUPC committee Meeting February 10, 2018 at 0900 hrs.

Meeting Adjourned by Leslie Chavez at 0745 hrs.

THOREAU CHAPTER CLUP MEETING

January 11, 2018

5:30 PM

SIGN IN SHEET

Justin Chavez
Walter Chavez
Caro (Chavez)
Charley L. S.
Robert Melgarejo - Land Board
Quil Benalopez
Lisa Hudson
Jodene Shelly

Phone Number

505-322-1216

505 409 2825



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Thoreau Chapter

Land Use Planning Committee

March 10, 2018

Agenda

I. Call Meeting to Order

II. Invocation

III. Introduction

IV. Chapter Official Update

V. Project Review

VI. Announcements

VII. Adjournment

Thoreau Chapter
Community Land Use Planning Committee

March 10, 2018

Meeting Called to order Leslie Chavez 0915
Invocation: Walter Chavez

Agenda Review approve by Leslie Chavez second by Jodine Shelly Approve 7, Abstain 0

Present at the meeting :

Anita Benally President
Judy Platero- Chapter Secretary
Leslie Chavez CLUPC President
Walter Chavez CLUPC Vice President
Jodine Shelly Secretary
Carol Chavez CLUPC Member
Lisa Hudson CLUPC Member

Old Business

Follow up with RDBO for meeting for training for the CLUPC committee, discussed by Leslie Chavez

Land near the cemetery- a meeting is scheduled to meet with NHA with the land exchange with the Behavioral Health Service building. By Anita Benally

The families to do a hook up for electricity as the chapter have funding for community members for assistance. By Judy Platero

New Business

Chapter Official Update:

Anita President presented the following projects:

Summit training March 11th to 15th the officials have invited CLUPC members-CLUPC president had appointed Lisa Hudson and Walter Chavez to attend on behalf of the committee.

H& H Stone project start of project review.

Road Project county road 51 is being review, a letter for right of way with Jared Degroat. Billy Moore is assigned state road department liaison to the chapter meeting on the March 18th 2018.

Chapter Priority Listing ICIP listing with the packet for the project with breakdown of funding, for the fiscal year.

Anita Benally presented, the Thoreau Chapter Veterans Committee, request for the CLUPC members to create and develop a plan to identify 20 acres for Veterans Homesite leases preferably near water and electrical lines.

Anita Benally presented, Five year CLUPC Recertifying process-Currently there is office administration working on the scanning of documents in the data base that is near completion.

Judy Platero Secretary presented the following projects-

Veterans Housing identify property and area needs to keep in consideration of infrastructure of water line and electricity

KGAK- Send a notification for the meeting and the Gallup Independent for notification of meetings. Requested for the CLUPC secretary to send and set up.

Identify areas within the community for home use CLUPC and a review of homesite lease application process.

Eastern Regional Business Development Office- schedule for CLUPC training for process

Project for a current feasibility study for the frontage road near the old Chevron station there is 80 acres. Development planning economic development, Market Place Site RBDO was working on the location for the division director. Start with a plan and community presentation for proposal of project. Regional Development Business Office has arranged a specialist to discuss a proposal for a Market place project site for a commercial development of 80 acres. Near the Thoreau interstate exit location, this is to be discussed at the next chapter meeting. Research indicated appropriate volume of traffic within the community.

Baca and Thoreau Chapter relationship, Sauter Miller is working on development on the water system upgrade with support resolution for Baca for help with the project goal for state funding. This system project is in effort for support for both communities.

Discussion on the request for a Baca community member to use the local community cemetery for a family member burial. A community policy was in place for decision for request out of our community members of Thoreau. In decision the family it was approved for the family to utilize the cemetery, the chapter officials are to work with Baca on assisting to help reestablish their Baca Community Cemetery. The Baca Community Chapter will be Meeting Friday March 16, 2018 at 11 am.

Lesile Chavez presented the following:

Motion to send Lisa Hudson and Carol Chavez to the Albuquerque Conference, this was second by Walter Chavez . In favor 4 Opposed 0 Abstain 2.

Motion to recertification with Thoreau CLUPC second by Walter Chavez Favor 2 Opposed 0 Abstained 0. After certification business with all the purposed are sites structure can begin, with guidance with Economic Development Department.

Thoreau CLUPC committee in support of resolution with Baca/Prewitt Water project from Thoreau Chapter.

Resolution

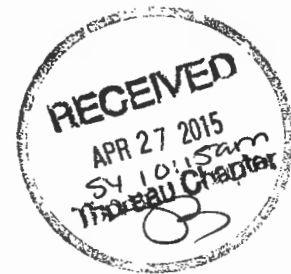
Adjournment —Lesile Chavez 1130 hrs

Next CLUPC meeting April 10th 2017 at 0900 hrs, Meeting Minutes submitted by Jodine Shelly Secretary

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Art Begay, PRESIDENT

Merran Yelchutsee, VICE PRESIDENT

Vice President of the Navajo Nation
Jonathan Nez

Jose K. Pineda, SECRETARY / TREASURER

Thoreau Chapter

Land Use Planning Committee

April 24, 2018

Agenda

- I. Call Meeting to Order
 - a. Invocation
- II. Old Business
 - a. RDBO Meeting Training
 - b. Land near cemetery/NHA Land Exchange
 - c. Electricity Hook up
 - d. H&H Stone Project updates
 - e. County Road 51 letter of right of way
 - f. CLUPC Review Veterans Home site Lease
 - g. Recertifying process
 - h. Identify areas for home use process
 - i. Marketplace grant for feasible study
 - j. Baca/Thoreau water system project
 - k. Baca Cemetery
- III. New Business
 - a. Owl Canyon project
- IV. Announcements
- V. Adjournment



Thoreau Chapter

Community Land Use Planning Committee

April 24, 2018

Meeting Called to order Leslie Chavez 1020

Invocation: Walter Chavez

Agenda Review approve by Walter Chavez second by Jodine Shelly Approve 5, Abstain 0

Present at the meeting :

Lesile Chavez CLUPC President

Walter Chavez CLUPC Vice President

Jodine Shelly Secretary

Carol Chavez CLUPC Member

Lisa Hudson CLUPC Member

Old Business

- a. RDEBO for meeting for training for the CLUPC committee, reschedule of the meeting due to the out of state training. -Leslie Chavez- Follow up assigned to L. Chavez.
- b. Land near the cemetery-scheduled to meet with NHA Alice Chischilly with the land exchange with the Behavioral Health Service building,-Leslie Chavez. Lisa Hudson discussed for the land exchange and Alice Chischilly needed to review on what needs to be done for the land exchange and to be further with building review. – Presented by Leslie will talk to Alice for an update on the processes.
- c. The families to do a hook up for electricity as the chapter have funding for community members for assistance. Follow up on the project progress and if CLUPC needs to assist with process with chapter coordinator. – Assigned Jodine Shelly
- d. H&H Stone Project Updates-discussed in the previous meeting- this may be another insight or name for the owl canyon. During the April chapter meeting community member Roger Willie presented a PowerPoint on the mountain. Reasoning on what sacred sites are within the area and traditional herbs. The project was not supported by the community of Thoreau, due to the potential of health issues. –Lisa Hudson- insight on the sacred sites of the spring and traditional plants and healthy of the local residents, follow up on project assigned to- Jodine Shelly.

- e. County Road 51 Letter of Right of way-Speak with the NDOT with the County Roads and the department of transportation and the Transwestern Gas Line. For the paving of the road, the community member need to name the road way for the residents that resides within the road way, follow up on the process status with Chapter official Anita Benally
- f. CLUPC Review Veterans Homesite Lease- Veterans homesite lease request meeting minutes from the Veterans meeting to have updates and information c on the land request.- assigned to J. Shelly
- g. Recertifying Process- The process will start after the training with RDEBO and then we can start the development of the five year plan. –Assigned to L. Chavez to schedule training
- h. Identify areas for home use process for homesite lease- follow up with Judy Platero on clarification assigned to Jodine S.
- i. Marketplace grant for feasible study- approval for the submission of the application process with the support of the community to start the process. Assigned to Walter Chavez- will assist in obtaining phone number for contact of contractor for updates.
- j. Baca/Thoreau water system project-Updates with the process of the project which is east of Ellen Pablo. Updates on the project, to be assigned to Lisa Hudson to follow up with chapter administration.
- k. Baca Cemetery-The chapter officials were to be at the baca chapter meeting. Follow up on the chapter process; officials were to share the Thoreau Chapter policy for the Thoreau Cemetery. Follow up on the process with officials. Assigned to Carol Chavez for follow up

New Business

- a. ½ Acre for a market place the request for the use of the land for a flea market, Leslie will bring up this with RDEBO for insight on how to utilize the area for our community members. This will be assigned to Leslie Chavez.

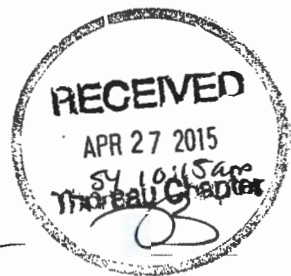
Resolution


Adjournment – Lesile Chavez 1230 hrs

Next CLUPC meeting May 22th 2017 at 0900 hrs, Meeting Minutes submitted by Jodine Shelly Secretary

CWP C Committee Thoreau Chapter.

April 24, 2018 Location: Thoreau Chapter



	Name	Phone #
1.	Keele Chaney	71
2.	Lisa Hudson	505 409 2825
3.	Carol Chavez	505 - 322 - 1216
4.	Walter Chavez	505 - 870 - 4511
5.		505-250-1101



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Arica Berahy, PRESIDENT

Herman Yellowhorse, VICE PRESIDENT

Judy K. Platero, SECRETARY / TREASURER

Thoreau Chapter

Land Use Planning Committee

May 22, 2018

Agenda

- I. Call Meeting to Order
 - a. Invocation
- II. Old Business
 - a. RDBO Meeting Training
 - b. Land near cemetery/NHA Land Exchange
 - c. Electricity Hook up
 - d. H&H Stone Project updates
 - e. County Road 51 letter of right of way
 - f. CLUPC Review Veterans Home site Lease
 - g. Recertifying process
 - h. Identify areas for home use process
 - i. Marketplace grant for feasible study
 - j. Baca/Thoreau water system project
 - k. Baca Cemetery
 - l. Owl Canyon Project also know as the H&H stone project
- III. New Business
 - a. ICIP Economic Development Community Infrastructure projects.
- IV. Announcements
 - a. Thoreau Flea Market
- V. Adjournment

Thoreau Chapter

Community Land Use Planning Committee

May 22, 2018

Meeting Called to order Walter Chavez 0913

Invocation: Walter Chavez

Agenda Review approve by Walter Chavez second by Jodine Shelly Approve 5, Abstain 0

Present at the meeting :

Anita Benally Chapter President

Walter Chavez CLUPC Vice President

Jodine Shelly Secretary

Lisa Hudson CLUPC Member

Lester Emerson Veterans Committee

Old Business

- a. RDEBO for meeting for training for the CLUPC committee, reschedule of the meeting due to the out of state training. Leslie Chavez- Follow up assigned not present for meeting.
Anita David-shared the ICIP training on the information on what is needed for CLUPC development; it's the same of the old method and a public forum for the manual implementation.
- b. Land near the cemetery-scheduled to meet with NHA Alice Chischilly with the land exchange with the Behavioral Health Service building,-Leslie Chavez will talk to Alice for an update on the processes, Anita David-Lorraine Lewis with NHA on the land exchange for updates and Alice is the only one with the information. Invite Chischilly to the next meeting for NHA follow up.
- c. The families to do a hook up for electricity as the chapter have funding for community members for assistance. Follow up on the project progress and if CLUPC needs to assist with process with chapter coordinator. – Update provided by Anita Benally- last on was 2017 another group for 2018 they are waiting on funding and budget to be given to the chapter funding.
- d. H&H Stone Project Updates-Anita Benally shared the project site needs to be revisited as this is located between interstate 40 and the Thoreau Cemetery.
- e. County Road 51 Letter of Right of way-Speak with the NDOT with the County Roads and the department of transportation for the paving of the road, the community member need to name the road way for the residents that resides within the road way, follow up on the process status with Chapter official Anita Benally. Update: a letter was requested to NDOT for Memorandum of agreement to maintain the road; they are working on realignment of the planning for the alignment of the road. For county road 27 there is crack sealing and what areas are not in

complaints for the right of way for county road 27th, it's not in compliant and not going to maintain the roadway.

- f. CLUPC Review Veterans Home site Lease- Veterans home site lease request meeting minutes from the Veterans meeting to have updates and information on the land request- update for the general location since the committee is the overall of the oversight of the planning usage. Request of 20 to 25 acres where there were no home sight leases for the service of the home use for our community veterans. The next veteran meeting Mr. Emerson will update the CLUPC committee, June 3rd at the meeting, criteria is; it won't be onto the July meetings. In review of the veterans meeting notes it notes the request for 20 acres. This will be reviewed with Mr Emerson at the next CLUPC meeting.
- g. Recertifying process for the 5 year plan. Recommend spending a day to update the binder for B & F for strategic planning to complete and review the page for page, next meeting is scheduled for May 29th at 10am at the Thoreau Chapter. Examples to be provided for CLUPC Community review.
- h. Marketplace is 86 acres, grant for feasible study- approval for the submission of the application process with the support of the community to start the process. Assigned to Walter Chavez- will assist in obtaining phone number for contact of contractor. Update Anita Benally: request for further information from Pat Stevens for follow up on the grant submitted for infrastructure, revisit for follow up with resolution for the project approved by the community.
- i. Baca/Thoreau water system project-Updates with the process of the project which is east of Ellen Pablo. Updates on the project, to be assigned to Lisa Hudson to follow up with chapter administration. The project is currently in development.
- j. Baca Cemetery-The chapter officials were to be at the Baca chapter meeting. Follow up on the chapter process; officials were to share the Thoreau Chapter policy for the Thoreau Cemetery. Follow up on the process with officials. The history of the cemetery was there were two LDS members that had completed the genology of the cemetery LDS Bishop for research review. As the original document is not found. – Jodine Shelly for follow up.
- k. Owl Canyon Project- project was stopped due to no community support at the request of NDOT.

New Business

- l. ICIP Economic Development Community Infrastructure project meeting on May 29th, 2018 at 10am a meeting that will benefit CLUPC committee to attend.
- a. Gabriel Trujillo the owner of the Flea market has offered the Thoreau Chapter sale of the establishment. This would be a great for our Thoreau Community, there is funding with the Navajo land acquisition that can be utilized for funding with the support of a community resolution. The Resolution must have a development plan for operation and its continued use. A resolution from the chapter to purchase the land will be developed by CLUPC for support to the Thoreau Community
- b. Review of all meeting minutes since the start of the committee to be reviewed at the next CLUPC meeting for committee approval.
- c. Chapter President absent from meeting, reviews of bylaws and absence.

Resolution

Adjournment –Time at 1030_

Next CLUPC meeting May 22th 2017 at 0900 hrs, Meeting Minutes submitted by Jodine Shelly Secretary

Rec'd
6/28/18
w/corr.
Jag



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Arita Hecally, PRESIDENT

Herman Yellowhorse, VICE PRESIDENT

Jody K. Pizero, SECRETARY / TREASURER

Thoreau Chapter

Land Use Planning Committee

June 10, 2018

Agenda

- I. Call Meeting to Order
 - a. Invocation
- II. Old Business
 - a. RDBO Meeting Training
 - b. Land near cemetery/NHA Land Exchange
 - c. Electricity Hook up
 - d. H&H Stone Project updates
 - e. County Road 51 letter of right of way
 - f. CLUPC Review Veterans Home site Lease
 - g. Recertifying process
 - h. Identify areas for home use process
 - i. Marketplace grant for feasible study
 - j. Baca/Thoreau water system project
 - k. Baca/Thoreau Cemeteries
- III. New Business
 - a. Thoreau Flea Market
 - b. Public Forum for Recertification process
 - c. Strategic Planning Review
 - d. EPA conference Flagstaff Conference June 20, 21, 22, 2018. Information 928-871-7798, Twin Arrow Casino.
- IV. Announcements
- V. Adjournment

Thoreau Chapter
Community Land Use Planning Committee

June 10, 2018

Meeting Called to order-

Leslie Chavez 0925

Invocation: Edmund Yazzie

Agenda Review:

Jodine Shelly-Motion / Second- Lisa Hudson Approve 6, Abstain 0

Present at the meeting :

Edmund Yazzie Council Delegate

Anita Benally Chapter President

Judy Platero Secretary

Leslie Chavez CLUPC President

Jodine Shelly Secretary

Lisa Hudson CLUPC Member

Old Business

- a. RDEBO for meeting for training for the CLUPC committee, reschedule of the meeting due to the out of state training. Leslie Chavez- Follow up no updates follow up call Edgar for visit for training. Schedule to have the training at the conference room.

Anita Benally -shared the ICIP training May 29th at 10am. Veterans center and the Baca/Thoreau Water project/ Chapter renovation/ Senior Center/Cemetery Restoration/County Road 51 and the Headstart.

Discussion/Action Plan: CLUPC will need to hold a public forum for the manual implementation with consideration of the top five projects

1. Veterans Project
2. Water Project
3. County Road 51
4. Senior Center
5. Headstart
6. Chapter Repairs-(Electricity/Kitchen Repair) / Cemetery Restoration

- b. Land near the cemetery and NHA Land Exchange for former BHS Building:
Lesile Chavez- with NHA Alice Chischilly with the land exchange with the Behavioral Health Service building, letter to be submitted to the office staff for the continued process and to work with the officials for the continued interest.
Edmund Yazzie- Update history- Leon Porter, repair the homes for the vacated and 10 homes in Thoreau and Mariano Lake, for the transfer of the land to exchange. Mr. McCabe and the chair will need to present a resolution from Thoreau and the board will decide what can be done for the land. The area is a potential flood zone and was not considered for housing.
Discussion- Recommend by Edmund Yazzie to contact Mr. McCabe to have RDBO and land study for review.
Motion to support the 25.23 acres NHA Land in exchange for former BHS building structure and allocate 5 acres as an extension of the current Thoreau Cemetery and remaining of 20.23 to the H&H area for agricultural farming use.
Yes-3 / No-0 / Abstain-4
- c. Electricity line hook up assistance.
Anita Benally- last on was 2017 another group for 2018
Discussion/Action Plan: funding and budget available for project completion.
- d. H&H Stone Project Land Use review-
Edmund Yazzie project site needs to be revisited as this is located South between Interstate- 40, there are currently cows in the area that may need to be rounded up.
Motion to utilize land for potential use for agricultural farming use with existing well.
Yes-3 / No-0 / Abstain-4
- e. County Road 51 Letter of Right of way-
Anita Benally- Meeting with the NDOT, County Roads and the department of transportation for the paving of the road.
Discussion/Action Plan: Funding for the county road 51 will be seek from McKinley County.
- f. Veterans Home site Lease and 20 acres of land request-
Anita Benally- Veterans home site lease request meeting minutes from the Veterans meeting to have updates and information on the land request- update for the general location since the committee is the overall oversight of the planning usage. Request of 20 acres where there were no home sight leases for the service of the home use for our community veterans.
Discussion/Action Plan-The next veteran meeting Mr. Emerson will update the CLUPC committee for July meetings. In review of the veterans meeting notes it notes the request for 20 acres.

Motion to withdraw land to veterans committee – Area of land 10 Acres near the St Bonaventure Trailer park office within section 29-T-13N RU 13W and San Antonio area 15 acres within Section 20 NW/4 T-1 NR-1, to withdraw land to the Veterans committee,
Yes-3 / No-0 / Abstain-4

- g. Recertifying process for the 5 year certification strategic planning to complete:
Lesile Chavez- will arrange training with RDBO to complete the formal training for CLUPC and review of procedure for land use.
- h. Marketplace is 86 acres, grant for feasible study-
Anita Benally- Submission of the grant application follow up with Pat Stevens on grant submitted for infrastructure development.
- i. Baca/Thoreau water system project-
Judy Platero- Saurter Miller needs chapter support for contracting project to apply funding for planning and design of the function. A tower which need for the project completion, the tower will be also utilized for a communication tower for cell phone use. Funding has been established for the completion, construct the additional pump station.
Edmund Yazzie- Extension of the water tank in Churchrock and project line extension to smithlake has started that has a potential to extend to baca, littlewater area once project is complete.
- j. Baca and Thoreau community cemeteries-
Anita Benally- Thoreau Chapter Officials attended the Baca chapter meeting and reviewed the Thoreau Chapter policy for the Thoreau Cemetery process, since that meeting the amount for the Baca community use of cemetery payment has been decreased.
Thoreau Cemetery- is being researched to assure all the plots are identified with proper name and location. The local LDS relief society has volunteered to help with this project.

New Business

- a. Thoreau Flea Market purchase-
Edmund Yazzie-Eastern land commissioner can appoint amount for purchase and won't need to be submitted to the NN council. With a land appraisal the commission can purchase with a recommendation that does not need to go to the board. There are three ranches proposed for purchase by the Tribe area Socorro, Lobo Canyon, and Sandoval County.
Discussion/Action plan To establish a business plan on how to manage and maintain the establishment with the plan of collection of fees and procedures of area use.
- b. Public Forum will need to held on completion of Land Use Plan for approval to submit for processing on behalf of the community
- c. Strategic Planning review for the certification.

Judy Platero- Smith lake will be completing their review, however Thoreau can enter their Land Use Plan by June 22nd, to join smith lake to have resource to come to the chapter.

Discussion/Action plan- With limited time, proposal to meet the July review to allow review and completion of the document and proper notice for public forum for the community of submission.

- d. **EPA conference Flagstaff Conference-** June 20, 21, 22, 2018- Leslie Chavez recommended to send committee but this is determined on amount of travel funding availability

Announcement

- a. Taylor grazing act- **Robert Delgarito-** Section 15 lease 24 graze units estimate 2200 cattle and 220 sheep, 135 feral horses Mt Powell area. Add the land use plan of amount of grazing animals within the area.
- b. Western land management- **Robert Delgarito-**Windmill study for windmill repair, request for the information for TARR with Water Resources.

Adjournment –Time at 1030

Next CLUPC meeting July 15th 2017 at 0900 hrs, Meeting Minutes

Meeting minutes-submitted by Jodine Shelly Secretary

6/10/18 (Sunday)

Anita Benally
Edmund Yaggle
Robert Delgado
Judy Platero

Attendees
Leslie Chavez
Anita Benally

Public Form needed for the Master Plan (land)
Old Business:

RDBO meeting Trng. -

Leslie made contact w/ RDBO representative

ICIP

1) Veteran - Funded

2) BACA / Thoreau H2o Project - ^{home Res. Archy.} Sandra Miller

3) ~~Chapter Res.~~ County Road 51

4) SC

5) ~~Cemetery Restoration~~ Headstart

6) ~~A. C. S. T.~~ Chapter Renovation

7) Headstart

~~Chapter Renovation~~

2) Sandra Miller plan / data - tower need,
request ROW, permit, maintenance.

Communication tower towers.

3) Funds available. Seeking no funds outside.
(put @ bottom)

4) Matching Fund - using chp fund to match.
for Chapter renovation.
Range hood -

City

Consider the top 5

Cemetery Restoration - ^{come out chp} it is funded.

Headstart - no funds. Fed. fund
non-construction



Thoreau CLUPC Committee
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Leslie Chavez - PRESIDENT

• Walter Chavez - VICE PRESIDENT

• Jodine Shelly - SECRETARY

Thoreau Chapter
Land Use Planning Committee
September 13, 2018

Agenda

- I. Call Meeting to Order
 - a. Invocation

- II. Old Business
 - a. Land near cemetery/NHA Land Exchange
 - b. H&H / Industrial Park Area-Agriculture farm project
 - c. County Road 51 letter of right of way
 - d. Veterans Home site Lease and acres of land request
 - e. Marketplace grant for feasible study
 - f. Baca/Thoreau water system project
 - g. Thoreau Flea Market land purchase
 - h. Owl Canyon Historical Site
 - i. Land Parcel next to the Thoreau Wagon Wheel
 - j. Master Plan review and finalization
 - i. Schedule of Public Forum for the community

- III. New Business
 - a. NHA schedule to the meet with CLUPC on Friday September 14th, 2018

- IV. Announcements

- V. Adjournment

**Thoreau Chapter
Community Land Use Planning Committee
September 13, 2018**

Meeting Called to order-

Leslie Chavez President – 1020 hrs

Invocation:

Anita Benally, Thoreau Chapter President

Agenda Review:

Jodine Shelly-Motion / Second- Leslie Chavez Vote in favor Yes- 3, No- 0, Abstained -3

Present at the meeting :

Anita Benally Thoreau Chapter President
Leslie Chavez CLUPC President
Jodine Shelly CLUPC Secretary
Lisa Hudson CLUPC Member
Alice Chischilly NHA Director Thoreau area
Harry Garcia State Representative District 69
Dr. Juanita Becenti Community Member

Old Business

a. Land near the cemetery and NHA Land Exchange for former BHS Building:

Alice Chischilly- requesting for the meeting with Mike Halona on land status, review of the planning and to start the process, with new leadership within NHA the project will need to be revisit with the new CEO and provide the information on what is needed on behalf of the NHA. Mr. Brian Reed- oversees the land development and would need to provide the information needed to start the land exchange process. Alice can provide the information and project for the next NHA meeting in October to start the process and progress.

Leslie Chavez- Met with Mr. Halona and Elrena Yazzie on September 11th, 2018, on review of community projects. The process was reviewed and who is involved with the process, it was recommended- NHA has the deeds to the land for the cemetery. NHA has to give the deed back to the Navajo Nation as they go through the process to the Thoreau Chapter; an official form of the process was received to start the process through the NN Land Department Process. There are shaded areas within the document those sections need to be in the chapter resolution. Once the land department receives the application with currently 60 applications and the process may be time frame of 4 to 5 years.

Mr. Halona- shared that if the cemetery is expanded it needs to be open for all Native Americans and not listed only for the community. There are policies that will need to be in

place for example: i.e. live flowers instead of Artificial flowers as the trash accumulation, it can also have small fees to assist for maintaining the cemetery and cleanliness.

Anita Benally: In the ICIP there is currently a cemetery restoration plan for the improvements. Current mapping of current plot project is still in progress, use of an old document from the Tiggins with the local LDS church is being utilized to pull the names together. The chapter is currently working on being able to purchase the name plates for the plots to prevent lost of identification of the person name and location. It is being discussed that a small fee to the family will help with the purchases for the plots.

Lisa Hudson: Inquired on the old wrought iron fencing to also retrieve and repair, there was at one time a request to plant trees along the fence line to help with beautification.

Discussion and Plan of Action:

- NHA to review project with the NHA leadership team and land deed to be turned over to the Navajo Nation. October
- A Thoreau resolution will need to be completed to support the deed turned over to Navajo Nation for the land exchange project.
- The "General Land Development Department" Checklist will start working on the process for the process. Review of timeframe of the process.

Motion Jodine Shelly Secretary- Thoreau Chapter Intergovernmental partnership agreement with NHA. NHA to be able to utilized the building for business use. Second by Lisa Hudson CLUPC member.- Include adding a resolution to support the partnership in September regular chapter meeting.

Yes: 3 No: 0 Abstained: 2

b. H&H Stone / Industrial Park Area-Agriculture farm project-

Leslie Chavez: The process for the land is the same for the "General Land Development Department" process for any development. It was verified there is water well within the area Edgar will have information on the area and development. It was also recommended the potential for a partnership for NAPI for the future Agriculture farm project.

Lisa Hudson: Invite Edgar to host a workshop with the CLUPC in October.

Jodine Shelly We will work with the master plan and see the process on what is needed to assure the Master Plan is complete and what is needed for any resource guidance with Mr. Edgar.

Discussion/Action Plan:

- Arranged for Edgar to host a workshop for what is needed for the Master plan resource or guidance.
- NAPI representative to be invited to next workshop on what can be completed for this process.
- Resolution for the land with community support for future Agriculture project.

Motion to have the Thoreau Chapter to complete a resolution to support the change of land status for the H&H /Industrial Park- property to be utilized fo the future Agriculture Farm.

Motion: Leslie Chavez Second: Lisa Hudson- Yes 3 No 0 Abstained 3

c. **County Road 51 Letter of Right of way-**

Anita Benally- Met with County Road Department Julia Antonio and Lenora Bates reality office on this project - Roselyn Begay NDOT is working on transitioning for oversight of the BIA department for land right of way a meeting needs to be arranged to review project. A realignment map is needed for project, local utilities has been contacted to identify location of utility locations. The project will have oversight by the McKinley County Road Department. The project has a signature meeting for the right of way document to be signed by grazing permit holder for continued progress of the project.

Discussion/Action Plan: Land base holders as primary signature holders for the project to be completed and meet the right of way compliance. Date to be determined to hold the signature meeting; this is in correlation to have McKinley county road department on site to be available to answer

d. **Veterans Home site Lease and 20 acres of land request-**

Leslie Chavez- This process as the "General land Department land withdrawl " then work with Edgar with RDBO to start to help with structure and development. The land is a state feasibility land that will have property tax with the state of NM. With the land use for veterans this may be waived for the veterans use and development.

Discussion/Action Plan-

- Work on the General Land Development Department form for the veteran land use. To start the process for community use.

e. **Marketplace is 86 acres, grant for feasible study-**

Leslie Chavez-Recommended by land development to have the area surveyed and completed .

Anita Benally- the Feasible study is being complete and currently they are seeking funding for planning.

burial sites. State land to tribal land, important land meeting took place at the Navajo Nation Council Session and the local Council Delegate Mr. Yazzie was not present and was an important meeting to attend.

- f. Baca/Thoreau Water system Project: Currently seeking funds from State TIF. Request update for the Record. Include this project in the CLUP Master Plan.
- g. Thoreau Flea Market Land Purchase: ½ acre, surrounding area owned by private sectors. CLUP Committee decided not to proceed on this sale. Reason: Too small of an area for Economic Development. Motion by Lisa Hudson, seconded by Leslie Chavez. 2 approved 0 opposed and 3 abstained.
- h. Owl Canyon Historical Site: Land development to have the area surveyed, protected by Tribal Protection Act. Identified as a Sacred Site and Historical site in the Thoreau Land Use Planning Committee Master Plan.
- i. Land Parcel next to Thoreau Wagon Wheel: Thoreau Chapter has the option to do a land withdrawal for a road side flea Market. Master Plan review and finalization: Discuss this further with Egar To'sto'nii.(Bigwater).

- j. Schedule 1st public forum (CLUP Master Plan) for the Community : Friday, September 21, 2018 at 9 am at Thoreau Chapter House meeting room.

III. New Business:

iv. Announcements:

- September 14, 2018 – CLUP Work Session beginning at 9 am and ending at 5:00 pm.
- September 16, 2018 – Thoreau Chapter Meeting at 12:00 noon
- September 20, 2018 – Unveiling of memorial bridge at 8:30 am at Continental Divide.
- Schedule 1st public forum (CLUP Master Plan) for the Community : Friday, September 21, 2018 at 9 am at Thoreau Chapter House meeting room.
- September 23, 2018 – Thoreau Chapter Special Meeting to discuss Policy and Procedures at 10:00 am.

vi. Adjournment at 1:05 pm

Meeting minutes-submitted by- Jodine Shelly Secretary

[illegible]



Thoreau CLUPC Committee
P.O. Box 899 Thoreau, New Mexico 87323
Office (505) 905-0139 Fax (505) 905-0140

Leslie Chavez - PRESIDENT

• Walter Chavez - VICE PRESIDENT

• Jodine Shelly - SECRETARY

Thoreau Chapter
Land Use Planning Committee
October 10, 2018

Agenda

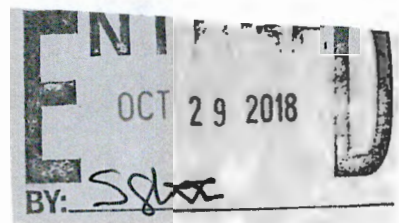
- I. Call Meeting to Order
 - a. Invocation

- II. Old Business
 - a. Master Plan Review
 - i. Regional Development Committee
 - b. Public Forum-time Frame

- III. New Business

- IV. Announcements

- V. Adjournment



**Thoreau Chapter
Community Land Use Planning Committee
October 10th, 2018**

Meeting Called to order-

Leslie Chavez President – 1020 hrs

Invocation:

Lisa Hudson CLUPC member

Agenda Review:

Jodine Shelly-Motion / Second- Leslie Chavez Vote in favor Yes-2, No- 0, Abstained -4

Present at the meeting :

Anita Benally Thoreau Chapter President
Leslie Chavez CLUPC President
Jodine Shelly CLUPC Secretary
Lisa Hudson CLUPC Member
Arthur Lee RDBO Director
Edgar Tottsoni RDBO Representative
Carol Chavez CLUPC Member

Old Business

- a. **Master Plan Review:** Have RDBO representative Edgar Tottsoni and Arthur Lee. A copy of the Thoreau Master Plan was given to RDBO department for editing and feedback.
- Arthur Lee shared the projects in the manual acreages are not correct.
 - H&H Stone project, correct acres is 87.6 acres.
 - Thoreau Flea Market correct acres is .5 acres
 - Market place correct acres is 86.73
 - Edgar Tottsoni reviewed that feasible studies have been completed in the past for the previous listed projects.
 - The proposed farm for the location of the old H&H stone location. At one time Napi had completed a feasible study for a ware house location for or shipping location for the area. This may be collected from NAPI
 - The Market place location review of awaiting the grant application completed needs to be follow up.
 - Discussion of a proposed tire recycling plant for the same location for the H&H project, this was a proposal submitted to RDBO back in 2016. Information to be shared chapter for review.

- Same location also has a proposal for an inland port to operate 24/7 which noise within the area was being reviewed.
 - Review of process for funding for feasible studies and capital project for economic development.
- Edmond Yazzie- called in to meeting, he shared the H&H information and purchase price and the initial proposal for the area of the land. He shared the Master plan will bring all projects area to date.
 - Review on the plastic glove company that was established in church rock, as this was the support of the Churchrock CLUPC.
 - H&H has copy of the lease document that he will share the copy to the CLUPC and chapter- reviewed the difference of allocate land and industrial designated land. Currently the area is considered for industrial property and will need to be changed if proposed for farming this is to be reviewed by Sharlene with the land department
 - Industrial vs farming a formality of environmental assessment for agriculture construction to consider resource availability during a feasible study.
- Anita Benally-requested that there is a water well project meeting Nov 8th 2018 chapter water system improvement review. Recommendation to have the CLUPC have the proposed farming area and veterans service center.
- Albert Lee shared the initial review of the industrial park area was completed by "blue house consulting" but this was in reference to the RR project.
 - If the area is proposed for industrial use it should be revisit for project use but it is up to the community of Thoreau.
- Edgar Tottsoni- Suggestion to have the area for industrial reviewed and to review current feasible studies that have been completed for other projects.
- Lisa Hudson- Has the ongoing master document and will update the manual with suggestions given by RDBO.

ICIP project review in correlation of the Master Plan

- Edgar Tottsoni- ICIP project reviewed technical assistance options and how to find funding for feasible studies.
 - Consulting services are visiting chapters to offer grant development services- He shared that services can be paid by RDBO when a consulting service is granted a grant. All expenses for the development of the grant will be reimburse
- Anita Benally-Shared consulting service payment to the NN chamber of comerance for the amount of 750.00, she will contact Al Henderson for an update on the grant application.
 - Route 51 review and are needed for road repair.

- Community assessment for the Thoreau Chapter demographics area data collection.

F0
R1 Edgar recommended using social media to help gather information.

Public Forum Review

- A resolution is scheduled to be presented to the community for process of the Master Plan on October 16th, 2018.
 - Request to put a hold on the resolution until we can complete a final public form to meet the requirement of 60 days from the initial form. 60 day deadline is November 28th 2018. This will assure meeting compliance of title 26th on community plan.
 - A copy of the plan will be available for community review in the chapter foyer for feedback, comment, suggestions from the community.
 - Pinedale chapter is currently going thru the chapter certification- on the RDC chapter review, he invited the Thoreau CLUPC to be onsite to learn the process.

III. New Business:

- CLUPC Vice President- Resignation was received by Walter Chavez
 - Present at the meeting is Carol Chavez and Lisa Hudson- CLUPC Officers motioned to offer the position to a current member for continuity of service and insight of the CLUPC process
 - F0
R1 Lisa Hudson currently cannot fulfill the job duties at this time.
 - F0
R1 Carol Chavez accepted the job duties on discussion.

Action Plan/Discussion:

Motion by Leslie Chavez

Support Carol Chavez into the CLUPC Vice President position in efforts to continue community master plan process and needed committee established for the chapter certification process.

Second by Jodine Shelly Secretary.

Yes-2, No- 0, Abstained -4

iv. Announcements:

- October 16th, 2018 – Thoreau Chapter Meeting at 12:00 noon

Adjournment at 1:15 pm

Meeting minutes-submitted by- Jodine Shelly Secretary

[illegible]



Thoreau CLUPC Committee
P.O. Box 899 Thoreau, New Mexico 87323
Office (505) 905-0139 Fax (505) 905-0140

Leslie Chavez - PRESIDENT

• Vacant- VICE PRESIDENT

• Jodine Shelly - SECRETARY

Thoreau Chapter
Land Use Planning Committee
December 16th 2018

Agenda

- I. Call Meeting to Order
 - a. Invocation
- II. Old Business –Project Udates
 - a. Land near cemetery/NHA Land Exchange
 - b. H&H Area Project-Agriculture farm
 - c. County Road 51 letter of right of way
 - d. CLUPC Review Veterans Home site Lease
 - e. Marketplace grant for feasible study
 - f. Baca/Thoreau water system project
 - g. Master Plan Review
 - i. Regional Development Committee recommendations
 - ii. Public Forum-time Frame
- III. New Business
 - a. No new business to address.
- IV. Announcements :
- V. Adjournment

**Thoreau Chapter
Community Land Use Planning Committee
December 16, 2018**

Meeting Called to order-

Leslie Chavez President – 0920 hrs

Invocation:

CLUPC member

Agenda Review:

Jodine Shelly-Motion / Second- Leslie Chavez Vote in favor Yes-2, No- 0, Abstained -2

Present at the meeting :

Herman Yellowhorse Thoreau Chapter Vice President

Leslie Chavez CLUPC President

Jodine Shelly CLUPC Secretary

Lisa Hudson CLUPC Member

Old Business

a. Land near Cemetary/NHA Land Exchange:

- a. Jodine Shelly shared sent a letter of support to Chapter Officials to support NHA for an MOA
- b. Leslie Chavez- Judy Platero had shared that they are working on a template for the MOA on behalf of NHA. There were 164 process the forms that were given to the chapter officials.
- c. Herman Yellowhorse shared that the property for the BHS building has been approved for NHA to build a new office building.
- d. Lisa Hudson -Review of statue of property notes that the cemetery is for any member of the Navajo Nation and land use for burial for any tribal member cannot be denied. It was also determine that there are limitations to 30 acres for a cemetery according to tribal code Title 13 chapter 11
- e. Judy Platero- recommended to find additional land for burial plots and to determine if another 30 acres can be utilized for a second burial location. As current location is 10 acres, there are three sites for potential development.
- f. Anita Benally recommended to share information with other chapters in efforts to work on suggestion of a addendum to the tribal code to council.
- g. Project 2019 fro CLUPC to allocate a location for secondary community cemetery. – recommended by Anita Benally and Judy Platero

- h. ICIP improvement project is the cemetery restoration, currently reviewing type of fencing that is cost efficient and to improve security.

b. H&H area project – Agriculture farm:

- a. Carol Chavez- asked if the proposal for the land has changed for grazing use for cattle use. A family member was approached if he would be interested in purchasing the land for grazing.
- b. Lesile Reviewed the property as described at the NN land department with Mr. Halona. The property is listed to be industrial land and allocated for business development. The process was to be determined for a land withdrawal by the chapter to change to an agriculture use as the land would need to have survey and land study completed to assure proper water source.

c. County Road 51- letter of right of way

- a. Anita Benally – Reviewed current process for the community to improve the county road 51 as there are letters that need to be obtain with signatures for land lease holders. Updates on road projects with the county process was reviewed.
- b. Herman, Judy and Leslie are going to assist in obtaining signatures from the community member.s
- c. Judy Platero- shared what the difference is with asphalt and roads called “chipsealed” and the difference in stripping.
- d. **Plan of Action:** Request by Anita Benally to invite Roselyn with NDOT to the next CLUPC meeting and have assistance from committee to obtain signatures.

d. CLUPC Review Veterans Homesite lease

- a. Leslie shared that on the last meeting the representative from the Veterans committee Lester Emerson was to share what the veterans thoughts on land location to allocate for veteran use. There has been not updates on feedback from the veterans committee.
- b. **Plan of Action:** A letter for feedback will be sent to the committee for confirmation of continued interest of the project.

e. Marketplace grant for feasible study:

- a. Lisa Hudson- follow up on land withdrawal process for the Marketplace study and follow up on what is needed for the continued process for development. She will work with Anita Benally on process and updates.
- b. Leslie Chavez- Shared that this project may need to go through the 164 land process

f. Bata/Thoreau water system project.

- a. Anita Benally- The project is currently open for contractor bids, it was posted in the newspaper and as official announcement. It was also a process that will be overseen by the chapter officials for the project.

Public Forum Review

- A resolution is scheduled to be presented to the community for process of the Master Plan on October 16th, 2018.
- Second public hearing to be completed on December 17, 2018. A comment section was completed for 35 days and had receive feedback from the community. Lisa Hudson will be completing the public forum process.

Upcomming events:

- a. Chapter Meeting December 16th 2019
- b. Farmington meeting on December 19th that will be attended by Carol Chavez and Herman Yellowhorse.
- c. Bid process for water project on December 19th that will be attended by Anita Benally

Carol Chavez has been accepted as the CLUPC Vice President position in efforts to continue community master plan process and needed committee established for the chapter certification process.

Motion to Adjourn meeting by Leslie Chavez Second Jodine Shelly

Yes-3, No- 0, Abstained -4

Adjournment at 11:45 am

Meeting minutes-submitted by- Jodine Shelly Secretary



Thoreau CLUPC Committee
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Leslie Chavez - PRESIDENT

Carol Chavez
~~Vacant~~ VICE PRESIDENT

Jodine Shelly - SECRETARY

Thoreau Chapter
Land Use Planning Committee
January 20, 2019

Agenda

- I. Call Meeting to Order
 - a. Invocation
- II. Old Business –Project Updates
 - a. Land near cemetery/NHA Land Exchange
 - b. H&H Area Project-Agriculture farm
 - c. County Road 51 letter of right of way
 - d. CLUPC Review Veterans Home site Lease
 - e. Marketplace grant for feasible study
 - f. Baca/Thoreau water system project
- III. New Business
 - a. Master Plan and Certification process.
- IV. Announcements :
- V. Adjournment

**Thoreau Chapter
Community Land Use Planning Committee
January 20, 2019**

Meeting Called to order-

Carol Chavez Vice President – 0912 hrs

Invocation:

CLUPC member

Agenda Review:

Jodine Shelly-Motion / Second- Carol Chavez Vote in favor Yes-2, No-0, Abstained -3

Present at the meeting :

Carol Chavez-Vice President CLUPC
Anita Benally-Thoreau Chapter President
Vivinita Bennett-Thoreau Chapter Coordinator
Jodine Shelly-CLUPC Secretary
Lisa Hudson-CLUPC Member
Judy Platero – Thoreau Chapter Secretary
Edmond Yazzie- Thoreau Council Delegate
Harry Garcia- State Representative

Old Business

a. **Land near Cemetary/NHA Land Exchange:**

- a. MOA is currently in development and the topic was presented at the last chapter meeting, Alice Chischilly was not present at the last chapter meeting. The MOA will have a time frame of use of the building and agreement of the property. -Anita Benally
- b. Lisa Hudson- Reviewed the NN Title 11 on tribal member use of any cemetery area as long as they are registered with the Navajo Tribe
- c. Chapter CC Vivinita- Shared the process of tribal process on an MOA and land exchange.
 - i. Plan of Action: to re-invite Alice to the next chapter meeting to assure that the NHA interest in project.
- b. Edmond Yazzie shared Alice Chischilly to address, to assure that the homes that are vacant homes, community members are pleading with her to have her fix the vacant homes and the flooding within the area.

c. **H&H area project – Agriculture farm:**

- a. Carol Chavez- request for her family member to attend the CLUPC meeting, but he did not show up for the meeting.
- b. Jodine Shelly- Copy of document received by Council Delegate Edmond Yazzie.
- c. This process as discussed by Leslie Chavez for December meeting will still need to be completed reviewed the property as described at the NN land department with Mr. Halona. The property is listed to be industrial land and allocated for business development. The process was to be determined for a land withdrawal by the chapter to change to an agriculture use as the land would need to have survey and land study to assure proper water source.
- d. Lisa Hudson, Shared that when she spoke to RDBO, there are currently discussed additional options for the use of the land such as a future Herbal Operation to establish and development of such a program.
- e. Edmond Yazzie shared NAPI the use of the area for them to move the project for shipment and initiative for the land. Danny Simpson is on the board, if this could move the project forward if that is what the CLUPC committee proposes. Mr. Yazzie knows a person that wants to development a Medical Marijuana farm as there was a presenter wanting to establish the presenter is Dine Benally.
- f. Eastern Land Commission can assist with land purchase if the amount is less than 150,000 per Edmond Yazzie.

d. County Road 51- letter of right of way

- a. Anita is working with the County Road 51 project, currently no listing of names have been assigned. Anita has the official forms and have all the people and separate as some community members will need to sign more than once.
- b. Edmond Yazzie- shared the directors that will be overseeing departments.
- c. **Plan of Action:** Forms needing signatures, will distributed as the project moves forward.

e. CLUPC Review Veterans Homesite lease

- a. Jodine Shelly- has not sent a letter to the veterans committee
- b. **Plan of Action:** A letter for feedback will be sent to the committee for confirmation of continued interest of the project.

f. Marketplace grant for feasible study:

- a. Lisa Hudson- follow up on Market Place project, she found that the project is known as the "Thoreau Mixed -Use Commercial Development" (documents for meeting minutes will reflect name in future references). The project has had some oversight of the Dine Chamber of Commerce on the process of the development; Lisa will work with the primary person that has the oversight of the project, to learn more about the project.

- b. Edmond Yazzie- review the "Thoreau Mixed-Use commercial development and the proposal. He shared that it was a gas station and the consultant was here and cosen and that there were no currently documentation shared with the chapter.
- c. Vivinita Bennett- Shared that the USDA grant was not awarded, Mr. Cosen has not been a great consultant. Request to utilize our Tribal Entities and should not have a consult for any development project.
- d. The RDBO-has been working with the crownpoint chapter work with our new directors for continued oversight as we move in to 2019 per Edmond Yazzie.

g. **Baca/Thoreau water system project.**

- a. Carol Chavez- Went to the meeting in Farmington on December 19, 2018, discussed the project and the water line pipeline project extend from Tohatchi to Crownpoint, for a future water treatment plant. It is a template from a current establishment from the Apache Reservation. There is funding for the Thoreau Chapter for the funding for the community of Thoreau , Baca and Haystack.
- b. Anita Benally- had the cutter lateral project with the details that is needed- this project will be continued to be developed.

New Business:

- a. Master Plan and Certification process-
 - a. Letter and resolution is attached to develop for master plan.
 - i. Discuss food and small snack bags.

Upcomming events:

- a. Motion to Adjourn meeting by Carol Chavez Second Jodine Shelly

Yes-2, No- 0, Abstained -3

Adjournment at 11:30 am

Meeting minutes-submitted by- Jodine Shelly Secretary





Thoreau CLUPC Committee

P.O. Box 899 Thoreau, New Mexico 87323
Office (505) 905-0139 Fax (505) 905-0140

Leslie Chavez - PRESIDENT

• *Carol Chavez*
~~Vice~~ VICE PRESIDENT

• Jodine Shelly - SECRETARY

CLUPC Meeting January 20, 2019

Print Name	Signature	Phone Number/Email
Anita Benally	<i>Anita Benally</i>	505 905-0139
Carol Chavez	<i>Carol Chavez</i>	505-322-1214
Jamie Sng	<i>Jamie Sng</i>	505 250 9101
Lisa Hudson	<i>Lisa Hudson</i>	505 409-2825
Vivinita Bennett	<i>Vivinita Bennett</i>	505.905.0139
Judy Platero	<i>Judy Platero</i>	505-879-9686
<i>[Signature]</i>	Edmund Yazzie	-
<i>[Signature]</i>	HARRY GARCIA	505-290 2510
<i>Charles Long Sr</i>	<i>Charles Long Sr</i>	505-979-4840



THE NAVAJO NATION
THOREAU CHAPTER
P.O. Box 899 Thoreau, New Mexico 87323
Office (505) 905-013 Fax (505) 905-0140
thoreau@navajochapters.org



President of the Navajo Nation
Russell Begaye

Vice President of the Navajo Nation
Jonathan Nez

Anita Benally . PRESIDENT

Herman Yellowhorse . VICE PRESIDENT

Judy K. Platero . SECRETARY / TREASURER

Vivinita Bennett . COMMUNITY SERVICE COORDINATOR ▪ Shirley G. Lee . ACCOUNT MAINTENANCE SPECIALIST ▪ Robert Delgarito . LANDBOARD ▪ Edmund Yazzie . COUNCIL DELEGATE

**THOREAU CHAPTER
RESOLUTION TCH-074-19-027**

Adopting and Approving the updated Thoreau Chapter Land Use Plan and Requesting Resource Development Committee (RDC) to recertify the Thoreau Chapter Land Use Master Plan.

WHERE AS:

- 1) Thoreau Chapter is a certified Navajo Nation Chapter Government pursuant to the Navajo Nation Resolution CJ- 20-55, it is a delegated governmental authority with respect to local matters consistent with Navajo Nation Law including customs, traditions and fiscal matters, and
- 2) Pursuant to 2 N.N.C 4028, the community members of Thoreau Chapter in a duly called meeting shall have the authority to make appropriate recommendations to the Navajo Nation; and
- 3) Thoreau Chapter is empowered by the Navajo Nation Council to review all matters affecting the community and to make favorable decisions in the best interest of the community membership; and
- 4) Thoreau Chapter membership is desirous of enhancing the living standards and providing healthy environment for residents living in the community of Thoreau Chapter, Navajo Nation, McKinley County, New Mexico; and
- 5) Thoreau Chapter members are aware of the certified Land Use Planning adopted by the former Transportation Community Development Committee of the 21st Navajo Nation Council; and
- 6) Thoreau Chapter membership re-established the Community Land Use Planning Committee to fulfill the responsibility of updating the certified Land Use Planning document as required by Title 26 by Chapter Resolution, the CLUP Committee, Chapter Officials and Chapter Administration have worked diligently to update the community land use plan that reflects the community's visions and goals; and
- 7) Pursuant to the LGA, all chapters shall develop and implement a Community-Based Land Use Plan and every five years the plan shall be reevaluated and readjusted to meet the needs of the changing community, the community based land use plan will guide the community leaders' decisions regarding community development. The plan supports housing, community facilities, and economic development for the citizens of Thoreau Chapter Community; and
- 8) Thoreau Chapter Land Use Plan was revised and updated in the best interest of the community and in accordance with all applicable laws; and

- 9) Pursuant to the LGA, the CLUP recommends the Thoreau Chapter to approve the Community-Based Land Use Plan attached,

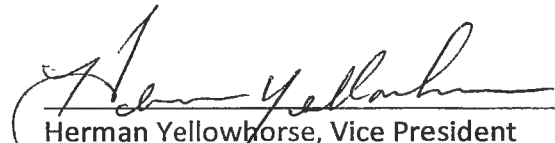
NOW THEREFORE BE IT RESOLVED THAT:

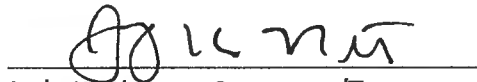
- 1) The Thoreau Chapter hereby approves the revised and updated Thoreau Chapter Community Based Land Use plan attached to as Exhibit "A".

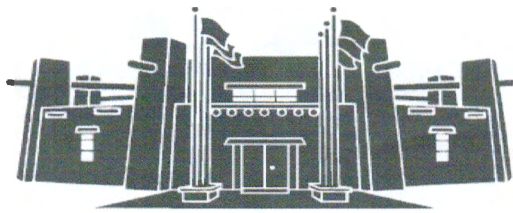
CERTIFICATION

It is hereby certified that the foregoing Resolution was duly considered by and moved for adoption by Charley Long seconded by Kerenthia Swan and thoroughly discussed and adopted by a vote of 25 in favor, 0 opposed and 8 abstained at a duly called meeting at Thoreau Chapter on January 13, 2019


Anita Benally, President


Herman Yellowhorse, Vice President


Judy K. Platero, Secretary/Treasurer



MEMORANDUM

TO: Honorable Edmund Yazzie
Churchrock, Iyanbito, Mariano Lake, Pinedale, Smith Lake and Thoreau Chapters

FROM: Mariana Kahn
Mariana Kahn, Attorney
Office of Legislative Couns

DATE: January 31, 2019

SUBJECT: PROPOSED STANDING COMMITTEE RESOLUTION, AN ACTION
RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE,
CERTIFYING THOREAU CHAPTER GOVERNANCE COMMUNITY-
BASED LAND USE PLAN WHICH HAS REEVALUATED AND
READJUSTED THOREAU CHAPTER'S PREVIOUS COMMUNITY-BASED
LAND USE PLAN

As requested, I have prepared the above-referenced proposed resolution and associated legislative summary sheet pursuant to your request for legislative drafting.

Based on existing law and review of documents submitted, the resolution as drafted is legally sufficient. As with any action of government however, it can be subject to review by the courts in the event of proper challenge.

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

Please ensure that his particular resolution request is precisely what you want. You are encouraged to review the proposed resolution to ensure that it is drafted to your satisfaction.

THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: _0020-19_____

SPONSOR: Edmund Yazzie

TITLE: An Action Relating to Resources and Development Committee, Certifying Thoreau Chapter Governance Community-Based Land Use Plan which has Reevaluated and Readjusted Thoreau Chapter's previous Community-based Land Use Plan

Date posted: February 6, 2019 at 4:37pm

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

Written comments may be mailed to:

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

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

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

THE NAVAJO NATION
LEGISLATIVE BRANCH
INTERNET PUBLIC REVIEW SUMMARY

LEGISLATION NO.: 0020-19

SPONSOR: Honorable Edmund Yazzie

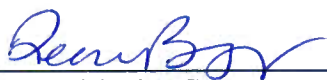
TITLE: An Action Relating to Resources and Development Committee, Certifying Thoreau Chapter Governance Community-Based Land Use Plan which has Reevaluated and Readjusted Thoreau Chapter's previous Community-based Land Use Plan

Posted: February 6, 2019 at 4:37 PM

5 DAY Comment Period Ended: February 11, 2019

Digital Comments received:

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



Legislative Secretary
Office of Legislative Services



Date/Time