

**RESOLUTION OF THE  
RESOURCES AND DEVELOPMENT COMMITTEE  
Of the 23rd Navajo Nation Council---Second Year 2016**

**AN ACTION  
RELATING TO RESOURCES AND DEVELOPMENT; RE-CERTIFYING LeCHEE  
CHAPTER'S COMMUNITY-BASED LAND USE PLAN.**

**BE IT ENACTED:**

**SECTION 1. FINDINGS**

A. The Resources and Development Committee, pursuant to 26 N.N.C. §2004(D)(2) shall certify community-based land use plans.

B. The Resources and Development Committee through RDCJY-20-11 approved LeChee Chapter's Community-Based Land Use Plan in 2011.

C. Pursuant to 26 N.N.C. §2004(D)(2), the Chapter shall amend the Community-Based Land Use Plan every five years, and such amendment is subject to the certification of the Resources and Development Committee of the Navajo Nation Council.

D. Pursuant to LeChee Resolution No. LC-11-24-15, the LeChee Chapter approved the revision of its Community-Based Land Use Plan and requested the Resources and Development Committee certify the revised Community-Based Land Use Plan.

E. The Resources and Development Committee of the Navajo Nation Council finds it in the best interest of the Navajo Nation to certify the LeChee Chapter's Community-Based Land Use Plan.

**SECTION 2. CERTIFICATION**

A. The Resources and Development Committee of the Navajo Nation Council hereby re-certifies LeChee Chapter's Community-Based Land Use Plan, attached hereto as Exhibit A.

B. Re-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.

**CERTIFICATION**

I, hereby, certify that the foregoing resolution was duly considered by the Resources and Development Committee of the 23<sup>rd</sup> Navajo Nation Council at a duly called meeting at K'ai'bii'to Chapter, K'ai'bii'to, Arizona, at which quorum was present and that same was passed by a vote of 3 in favor, 0 opposed, 1 abstained this 27<sup>th</sup> day of September, 2016.



Alton Joe Shepherd, Chairperson  
Resources and Development Committee  
Of the 23<sup>rd</sup> Navajo Nation Council

Motion: Honorable Leonard Pete  
Second: Honorable Walter Phelps

# LECHEE CHAPTER COMPREHENSIVE LAND USE PLAN



Updated  
2016

"Planning for our Community"

*The following Plan will guide community leaders who make the decisions about community development. This plan supports housing, public and community facilities, and economic development projects for the citizens of LeChee Chapter.*

**PROJECT TITLE:**

**ADOPTED BY LECHEE CHAPTER MEMBERSHIP:**

RESOLUTION# LC11-24-15  
AND AMENDED BY  
RESOLUTION # LC09-132-16

**INCORPORATING PREVIOUS RESOLUTIONS:**

CHAPTER RESOLUTION LCR26; 10/84  
AND  
NAVAJO TRIBAL COUNCIL RESOLUTION# CR-9-50

**CHAPTER OFFICIALS:**

E LL, ES E  
E T  
E Z E Z, C ET Y  
G T C

**PLANNING AND ZONING COMMITTEE:**

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**CONSULTANT:**

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# 1. INTRODUCTION

T I S V E E ?

**LeChee Chapter Comprehensive Land Use Plan** covers a broad range of topics for a long-term planning horizon. It addresses land-use issues according to the community's values and goals. It was adopted by Chapter Resolution LC 11-14-15 and amendments (LC 09-132-16) and it incorporates previous resolutions that were adopted by the Chapter (LCR 26-10/84), Navajo Tribal Council Resolution (CR-9-50), and others (Appendix A). This Plan and future zoning ordinances will establish the Chapter's policies for future land use.

ETD, Inc. of Flagstaff, Arizona was hired to prepare this plan. From November 2014 to June 2015, Eunice Tso of ETD, Inc. led the Planning and Zoning Committee through the land use planning process. Workshops were held at least once a month and presentations were heard from various agencies that do work in LeChee Chapter. A community values survey was conducted in order to have a better understanding of the Chapter members' attitudes and concerns towards various issues (Appendix B).

During the course of planning, the Committee developed a number of recommendations that are presented in the form of goals and objectives presented in Chapter 3. The goals reflect the community's ideas, needs, and concerns. This Plan mainly focuses on the central development area called LeChee Proper as well as the Antelope Point Road Corridor.

LeChee Chapter is a political subdivision of the Navajo Nation government; as such, it is subject to Navajo Nation laws, regulations, rules, and policies. The Navajo Nation Local Governance Act (LGA), Title 26 of the Navajo Nation Code delegates legal authority to Navajo Chapters to manage the land within its boundaries.

LeChee Chapter is situated in the very northwestern corner of the Navajo Nation. The size of the Chapter's land base is nearly 376 square miles.

**Figure 1** presents a map showing the general location of LeChee Chapter, Coconino County, Arizona.



FIGURE 1. GENERAL LOCATION MAP

The mission of LeChee Chapter is to work together to achieve our goal of economic independence, implement an efficient government, provide services and ensure accountability and responsibility in all we do.

The purpose of the *LeChee Chapter Comprehensive Land Use Plan* is to: (1) establish guidelines for community development and organized growth; (2) designate appropriate land uses; (3) preserve and protect natural scenic areas; and, (4) support housing, public facilities, economic development, and infrastructure projects.

Moving forward, the Chapter Administration will focus on the goals presented in Section 3 of this plan and develop local ordinances that legally support it. Together the plan and ordinances will guide community leaders who make the decisions regarding housing, commercial establishments, and public and community facilities.



*LeChee Chapter Comprehensive Land Use Plan* includes four sections. **Section 1** presents an overview of the land use planning project and its purpose. **Section 2** presents the results of a community assessment that describes the regional setting, existing land uses, population trends, economic indicators, and infrastructure systems. **Section 3** presents goals and objectives, which are the heart of the plan. **Section 4** discusses the process for adopting and administering zoning ordinances. Maps that accompany this plan are **Plates 1 - 4**.

The basic components of a land regulatory system include a land use plan and zoning ordinances. LGA defines a comprehensive land use plan (CLUP) as "a document adopted by Chapter Resolution setting forth current and proposed uses of land within Chapter boundaries, illustrating such uses by map or *plat*."

LeChee Chapter boundaries originate from land management districts established by Bureau of Indian Affairs. The term "Chapter" has roots as early as the 1930s, when the BIA attempted to establish "Chapters of a Livestock Association" for each grazing unit across the Navajo Nation (Linford 2000). These Chapters later became political subdivisions. Today, there are 110 Navajo chapters.

LeChee Chapter is located in Land Management District 1, Rangeland Unit 4. For the purpose of this plan, this area is considered the planning area. **Figure 2** illustrate Rangeland Unit 4 boundary (referred to as Grazing District Boundary) and the boundary used by the U.S. Census Bureau.

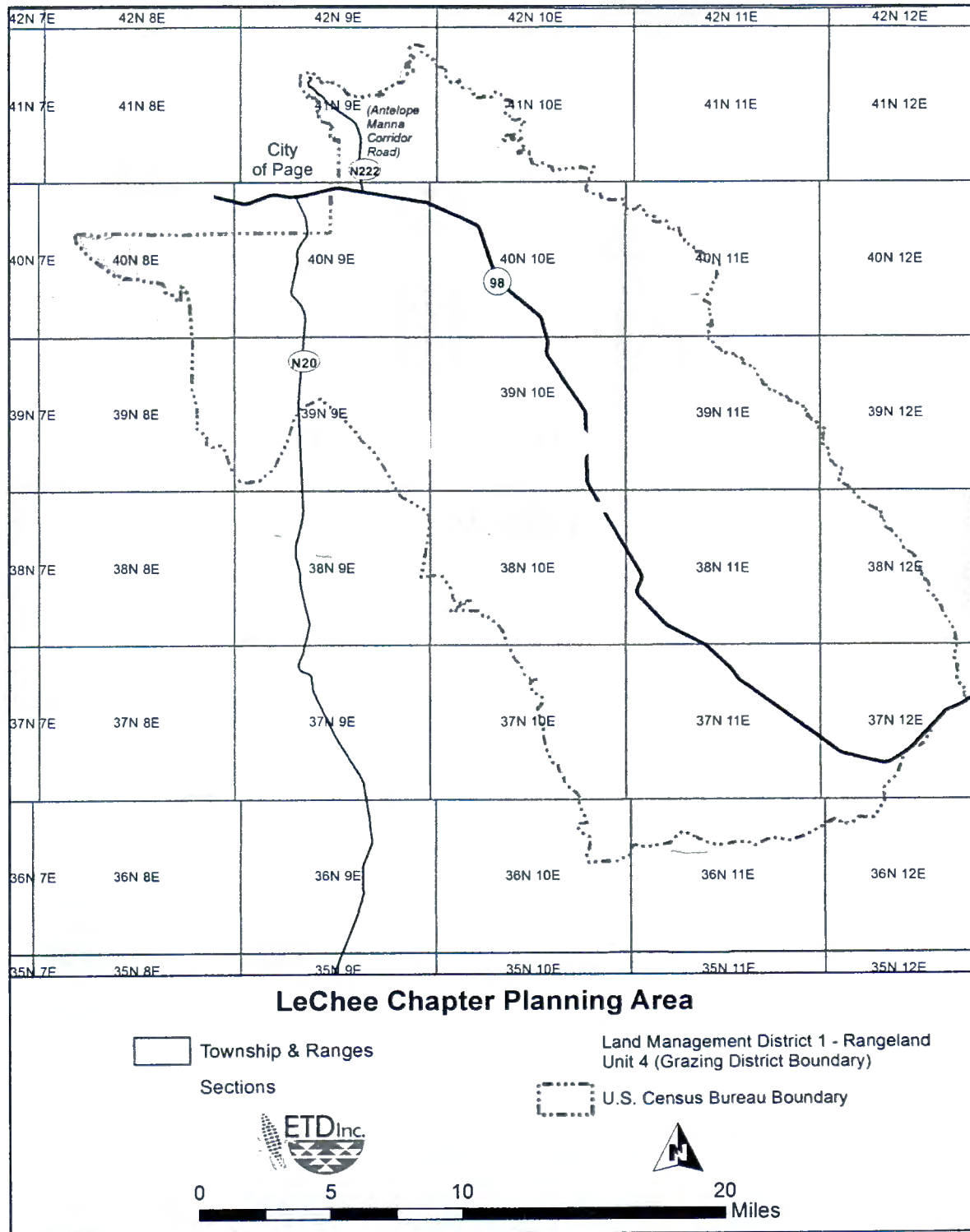


FIGURE 2. MAP SHOWING LECHEE CHAPTER PLANNING AREA REFLECTING THE CHAPTERS GRAZING BOUNDARY.

Land use planning is a publicly driven process. It is important to ensure that the community members are involved. There are a number of ways to obtain citizen input as part of the comprehensive planning process.

The LeChee Chapter Planning and Zoning Committee utilized a citizen survey as one method for obtaining public input. It allowed the Committee to validate citizens' attitudes and concerns toward various issues, and to understand their values. The survey results are discussed throughout this report. They are presented in Appendix B.



FIGURE 3. PHOTO TAKEN AT A PLANNING WORKSHOP IN LECHEE

Planning workshops were open to the public. These workshops included discussions on community issues, goals, and land designations. Presentations from representatives of various agencies that do work in LeChee Chapter provided valuable information. These agencies included: Navajo Department of Transportation (NDOT), Indian Health Service (IHS), Navajo Housing Authority (NHA), Navajo Division of Economic Development (NDED), Navajo Water Management Branch (NWMB), and Navajo Tribal Utility Authority (NTUA). **Figure 3** presents a photo taken during a workshop.

Workshop dates: The workshops were held on the following dates:

- November 18, 2014
- December 29, 2014
- January 26, 2015
- February 17 and 19, 2015
- March 16, 2015
- April 20, 2015
- May 15, 2015
- June 6, 2015

Chapter Planning Meetings: The Plan was presented to the Chapter Planning Board on July 6, 2015.

Chapter Officials Meeting: The Plan was presented to the Chapter Officials on July 29, 2015.

Public Meetings: The Plan was presented to the Chapter members on September 8, 2015. Comments were recorded and the 60-day public review period commenced. Following the 60-day review period, the Plan was presented to the Chapter members for final approval under Resolution LC-11-24-15 (see Appendix A).

## 2. COMMUNITY ASSESSMENT

S T

E E

LeChee Chapter lies on the northern portion of the Kaibeto Plateau and along the shores of Lake Powell. This region is "an area of dunes and stripped plains that forms an embossed surface on the Navajo Sandstone between the brinks of canyons and at the bases of mesas" (Cooley et. al. 1969).

LeChee Chapter is part of the Western Navajo Land Expansion created by a United States Presidential Executive Order signed by President McKinley on January 8, 1900, 12 years before the State of Arizona was established.

In 1958, the Bureau of Reclamation needed a place to house workers who were building the Glen Canyon Dam (2,500 at the peak of construction). Therefore, it traded the City of Page's 24-square-mile townsite for the land known as the Aneth Extension. Maps show a neat corner cut out where Page now sits. Since LeChee Chapter is mainly a residential community, LeChee residents rely on Page for its basic goods and services.

Elevations range from 7,090 feet on the Kaibeto Plateau to 3,705 feet at the northern boundary of the Chapter along the shores of Lake Powell. This arid region supports a desert scrub vegetation community. Four canyons cross through the Chapter and carry storm runoff to Lake Powell. They flow only during and after large precipitation events. Water and wind have carved and formed the scenic wonders such as Upper and Lower Antelope Canyon (Figure 4), Honey Draw Canyon, and Water Holes Canyon.

The bulk of developments occur in the LeChee Proper area. Future uses of land are identified in LeChee Proper and along the Antelope Marina Road corridor. The following land use maps are referenced in this plan and presented in Appendix C:

Plate 1 - LeChee Chapter Land Use Map

Plate 2 - LeChee Proper Area Land Use Map

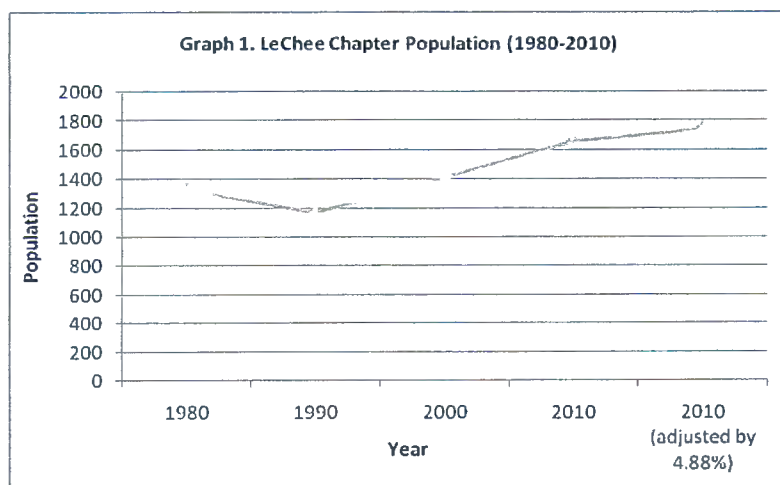
Plate 3 - Antelope Economic Development Corridor Land Use Map

Plate 4 - LeChee Proper Utility Map

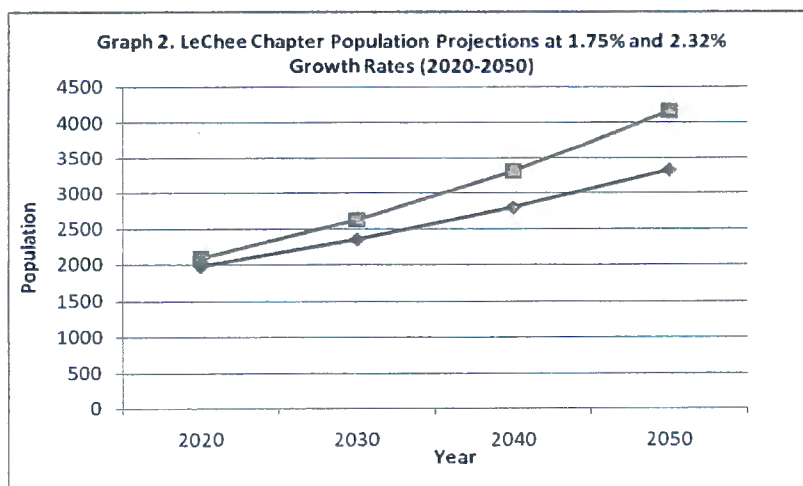


Figure 4. Photo taken in Lower Antelope Canyon

**Graph 1** illustrates the growth pattern of LeChee Chapter for the past few decades. It shows the population of LeChee Chapter was 1,332 in 1980, followed by a decline to 1,172 in 1990. It grew to 1,413 by 2000 and to 1,660 by 2010. These numbers represent the best available data, which have been provided by the U.S. Census Bureau. The Bureau has experienced a number of unique problems since it began counting people on the reservation for political, cultural, and geographical reasons. For example, it revealed that in 2010, there was an estimated undercount of 4.88% of American Indians (U.S. Census Bureau 2012). If LeChee's 2010 population count were adjusted by 4.88%, the population would be closer to 1,741.



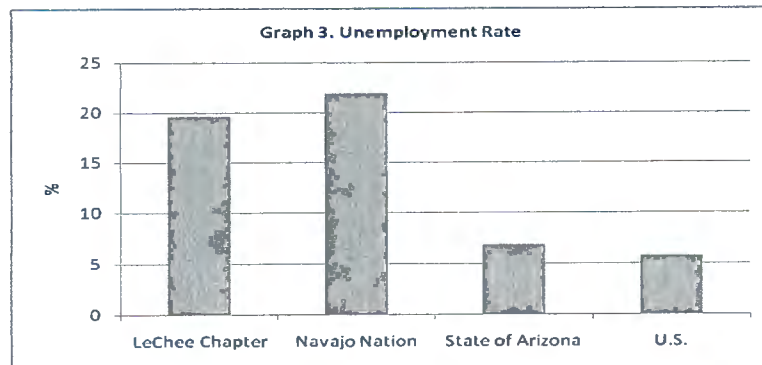
In the last decade, from 2000 to 2010, LeChee's growth rate was 1.75% per year. If the adjusted 2010 population number is used, the growth rate was 2.32% per year. For comparison, the Navajo Nation's growth rate is near 1.48% per year in rural areas and 2.48 % in growth areas according to the Navajo Water Management Branch. **Graph 2** shows that population projections for the next 35 years. In 2050, the population will be 3,320 and 4,156 based on 1.75% and 2.32% growth rates.



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

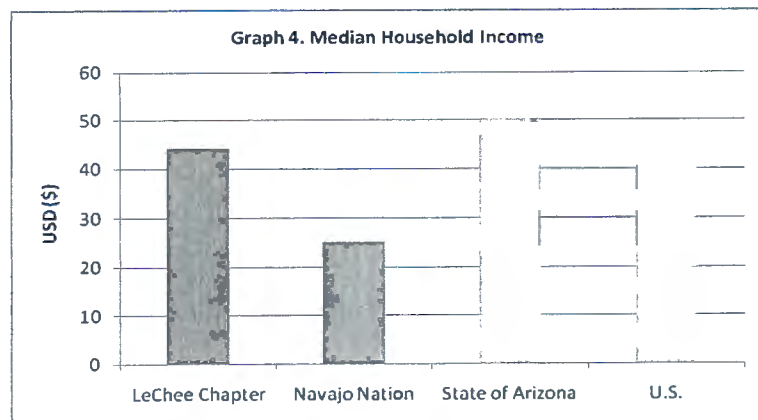
#### 2.4.1 Unemployment

Unemployment is defined as the number of unemployed civilians who are looking for jobs divided by the total labor force. In 2010, the unemployment rate in LeChee Chapter was 19.6%. By comparison, the Navajo Nation was 21.9%; the State of Arizona was 6.8%; and, the U.S. was 5.7%. **Graph 3** shows a comparison of the unemployment rates.



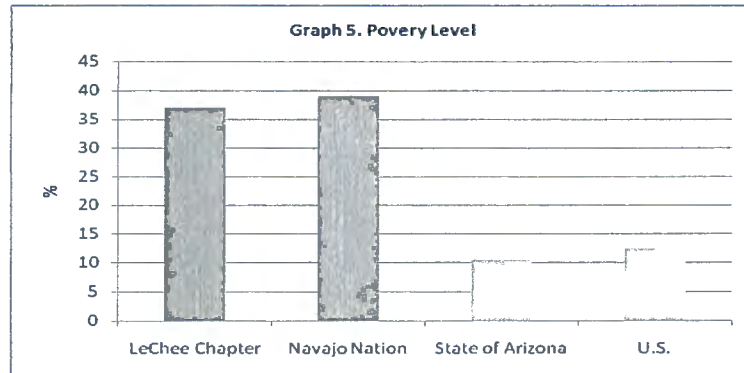
#### 2.4.2 Median Household Income

The median household income in LeChee Chapter was \$44,222. By comparison, the Navajo Nation was \$25,166; the State of Arizona was \$50,296; and the U.S. was \$41,994. It is worth noting that LeChee Chapter's median household income is higher than the U.S. level, which is uncommon for most areas on the reservation. **Graph 4** shows these income level comparisons.



### 2.4.3 Poverty

The poverty level for LeChee was 37.1% in 2010. In comparison, the Navajo Nation's poverty level was 39.1; the State of Arizona was 10.5; and the U.S. was 12.4. **Graph 5** illustrates a comparison of the poverty levels.



### 2.4.4 Education

Education levels in 2010 for LeChee's population of persons 25-years-and-older are as follows: 14.3% have high schooling, but no diploma; 30.29% achieved a high school diploma or equivalency; 23.71% have some college; 3.71%, have a Bachelor's degree; and 3.1% have a graduate or higher degree.

As stated before, LeChee Chapter is mainly a residential community with several commercial developments and one large industrial plant. The bulk of the developments occur in LeChee Proper. Areas outside of LeChee Proper are lands that primarily remain in grazing land status with scattered rural houses. The categories of land use are described below.

### 2.5.1 Residential

The U.S. Census Bureau reported there are 405 occupied homes in LeChee Chapter with an average household size of 4.10. The housing stock includes 118 NHA housing units located within three subdivisions; 77 mobile home units located within two trailer parks, as well as approximately 210 scattered homesites.

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

LeChee Chapter has collected data and information for all homes, and is nearly ready to submit that information to the Navajo Nation Addressing Authority. Data and information collection involved field visits to each home in order to obtain data and information for the homes. A field data collection sheet was filled out for each home. Roads that provided access to four or more homes were identified and given names.

### **2.5.2 Commercial**

Commercial developments in Lechee Chapter include the Antelope Point Marina, Tour guides to Upper Antelope Slot Canyon and Lower Antelope Canyon, and LeChee Flea Market. Antelope Point Marina contains a floating restaurant, boat rentals, houseboat docks, and gas station. Licensed tour guides are the only way to visit Upper Antelope Slot Canyon and Lower Antelope Canyon. As a result, many opportunities have been created for numerous Navajo tour companies. Lake Powell visitors number over two million each year, which also provides ample business development prospects. Antelope Slot Canyon received one million visitors in 2013, and concern has been raised that there are too many people visiting this particular location at certain times.

### **2.5.3 Public Facilities**

Public facilities are located within the 12.3-acre Chapter House tract. They include the Chapter House, Senior Citizen's Center, a Preschool Head Start building, a Domestic Violence Shelter, and the Lake Powell Navajo Tribal Park Office. The old Chapter house now houses the Tuba City Regional Health Care Corporation's (TCRHCC's) pharmacy, clinic, and physical therapy program. The building is leased from the Chapter.

### **2.5.4 Churches**

The Church of the Nazarene is the only church in the Chapter, and it is located on a 1.25-acre tract next to the Chapter House tract.

### **2.5.5 Recreation**

Recreational areas include Lake Powell, Upper Antelope Slot Canyon Navajo Tribal Park, Lower Antelope Canyon, Water Holes Canyon, Honey Draw Canyon, and Butterfly Canyon. Tours, hiking, and photography are the main activities occurring in these areas.

### **2.5.6 Industrial**

The Navajo Generating Station (NGS) is a 2,250-megawatt coal-burning electrical generating station that uses low sulfur bituminous coal from the Kayenta Mine located 78 miles away. Railroad lines and transmission lines constitute a large part of the ancillary developments. It is the largest coal fired plant in the western U.S., and uses about 26,000 acre-feet of water per year from Lake Powell. NGS is located on 1,786 acres.

### **2.5.7 Grazing**

The Chapter lies in Land Management District 1, Grazing Unit 4 of the Western Agency. Livestock include horses, cows, sheep, and goats. Livestock grazing is regulated according to federal and tribal grazing regulations (Title 25 Code of Federal Regulations, Part 167 and Title 3 of the Navajo Nation Code Sections 701-787, 1251-1308, and 1351-1357). Currently, 98 people hold livestock permits in LeChee Chapter. The number of livestock grazing is tallied each year by the Grazing Official; this information is currently unavailable.

The power, water, and sewer utility systems in LeChee Chapter are owned and operated by NTUA. Indian Health Service (IHS) builds water and wastewater systems for residential

developments, but turns them over to NTUA for operation and maintenance. Utilities needed for public facilities or economic development usually are built on a case-by-case basis. Currently, no natural gas service is available; most residents utilize propane gas. **Plate 4 - LeChee Proper Utility Map** illustrates the layout of the power and waterline systems in that area of the Chapter.

### 2.6.1 Power

Power lines extend throughout the LeChee Proper area; electric power lines are close enough to make most projects feasible. Outside of LeChee Proper, five new power line projects have been extended, or will be extended, to scattered houses. When completed, 95% of LeChee Chapter will have access to electrical power.

### 2.6.2 Water

The LeChee Proper area water system is connected to the City of Page's water system. Over the past several years, the Navajo Nation has conducted several feasibility studies aimed at upgrading the overall system. Several alternatives have been evaluated by DOWL HKM Engineering Firm from 2012 to 2014. **Figure 5** illustrates the water infrastructure alternatives.

#### A. INTAKE FACILITIES

Raw water is supplied from Lake Powell through intake facilities constructed concurrently with Glen Canyon Dam around 1957. Most of the system has original parts. The intake draws water from the lake side through a strainer and a 12-inch steel pipe. Raw water is pumped through a 3.8-mile transmission pipeline to the Page Water Treatment Plant (WTP). The problem is that these water supply components are aging, and have inadequate capacity to meet current peak demands or future growth in Page and LeChee Chapter (DOWL HKM 2014).

Three alternatives are proposed to address the problem: (1) upgrade the existing intake facility, (2) construct new intake facility north of Page, and (3) utilize NGS's intake facilities, since they are moving toward decommissioning the power plant. In next few years, one unit will shut down; thereby providing space in the system for other water uses if the owners of the plant are willing to allow it. Under any of these alternatives, Navajo water managers see this as an opportunity to build the first phase of the Navajo Western Pipeline that will deliver water to thirsty communities such as Coppermine, Bodaway/Gap, Cameron, Coalmine Mesa Chapters, and Tuba City.

#### B. WATER TREATMENT PLANT

The current WTP is located in the City of Page. It uses a conventional filtration system to provide water that meets State water quality standards. Eight filter units are used to provide 3.30 million gallons per day. Chlorine gas and a state-of-the-art ultraviolet light are used as the primary disinfectants. The system is operated and maintained in an efficient and effective manner, and provides high quality drinking water. However, the problem is that the system has no growth capacity and the current peak demands are above the total gallons produced per day (DOWL HKM 2013).

Two alternatives are proposed. One alternative is to upgrade and expand the existing WTP. LeChee Chapter supports an alternative to construct a new WTP closer to the intake facilities in order to supply water to the Antelope Corridor and LeChee Proper.

#### C. PIPELINES

A pipeline from the existing WTP provides potable water to LeChee Proper area. At the reservation boundary, the system belongs to NTUA. The pipeline is a 6-inch water main with some short segments of 8-inch pipe. Two pumps stations lift water to the distribution system and water tanks. The problem with the system is that the water enters the LeChee system, and passes through the distribution network before reaching the storage tanks, rather than going straight to the storage tanks. This situation causes inconsistent delivery pressures, water quality concerns due to minimal tank turnover, and pump operational problems. In addition, because many water lines in the distribution system are less than 6-inches in diameter, they are inadequate for fire protection.

As future residential and commercial developments occur, many of these lines may need to be upsized. Further, it is preferable that the dead-end lines are looped in order to achieve greater capacity, increased reliability, and better water quality (DOWL HKM 2012).

DOWL's alternative describes upsizing the pipeline to LeChee, and adding a new pump station to address the situation. However, if a final decision is made to utilize the NGS intake facility and build a new water treatment plant, then a new pipeline route to LeChee Proper would be needed that bypasses the City of Page and stays strictly on the reservation.

#### **D. STORAGE TANKS**

There are three water tanks that store water, and fill up mostly at night. The storage tanks are in good condition and currently have adequate capacity. As demands (and potentially fire flow requirements) increase, additional system storage tanks should be considered as a future project (DOWL HKM 2012).

#### **2.6.3 Telecommunications**

Telecommunication service includes hardwire and wireless infrastructure. Frontier Communications supplies the hard wire service, and wireless service providers include Cellular One, AT&T, and Verizon. Most residents utilize wireless services; thus, hard-wired service is not a priority for the Chapter.

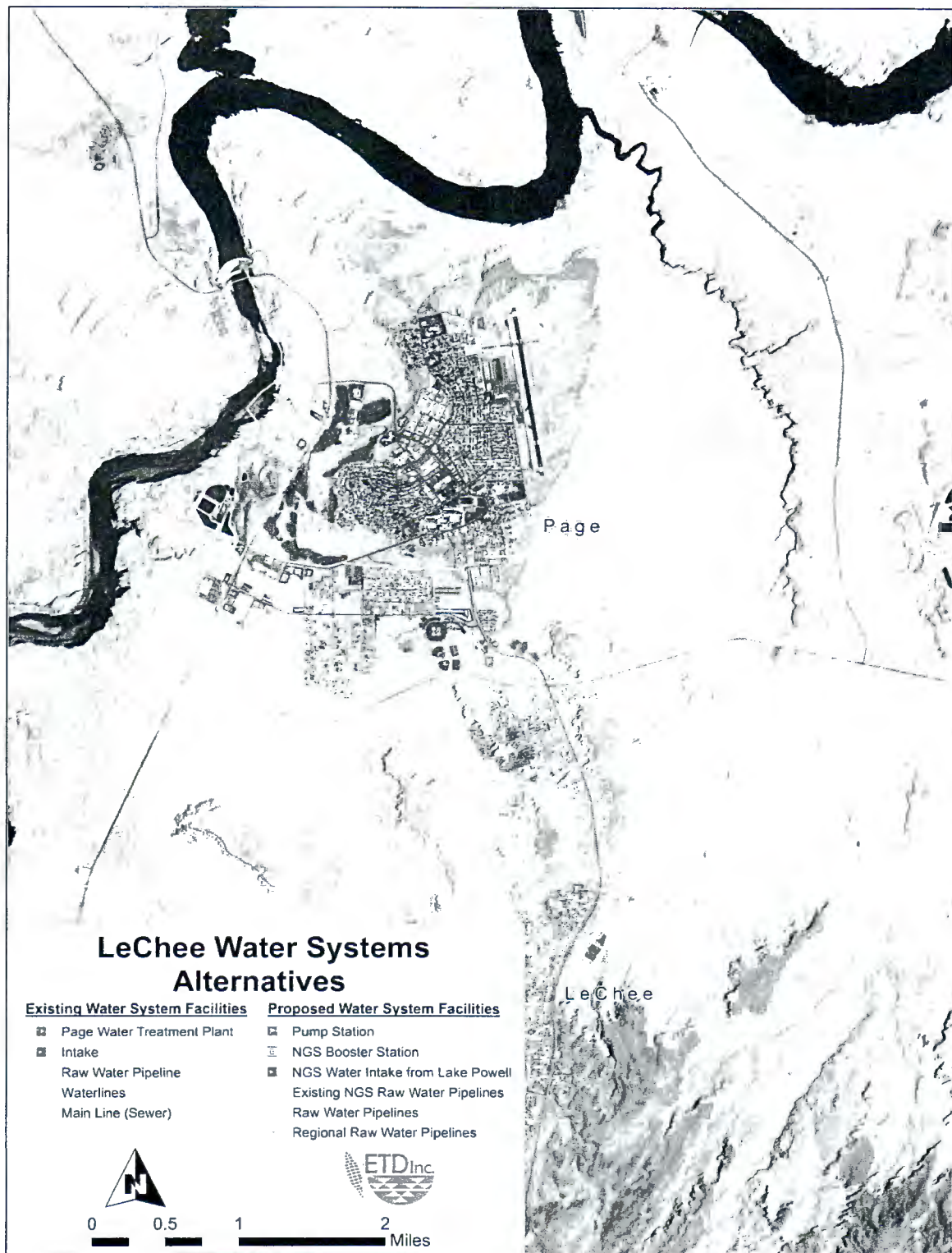


Figure 5. Water infrastructure Alternatives.

### 3. LAND USE GOALS AND OBJECTIVES

This comprehensive plan includes recommendations that were developed by the Planning and Zoning Committee. These recommendations are presented in the form of goals and objectives for the following elements of the comprehensive plan: (1) Land Use, (2) Economic Development, (3) Housing, (4) Transportation, (5) Public and Community Facilities, (6) Open Space, and (7) Utility Infrastructure. The overall long-range goals are intended to create a safe and well-planned community with adequate housing, public facilities, parks, open space, and a strong, sustainable economic industry.

A goal is defined as "something that you are trying to do or achieve", and an objective is "a statement of what you are trying to achieve."

Merriam-Webster Dictionary

LeChee Chapter has primarily residential developments with limited commercial developments, and one large industrial power plant. The majority of residents rely on the City of Page for most of its basic goods and services. The community values survey revealed that 42% are unsatisfied with the way the land is managed; while 27% are satisfied with the way land is managed. The remaining survey participants were neutral or did not respond.

Regarding the development pattern, 60% of residents surveyed agree there is a need to have a more organized development pattern, and 67% want to improve the way LeChee looks by passing ordinances that stipulate fines and penalties for illegal dumpsites and junk yards, along with removal of abandoned and/or burned houses. Regarding livestock, the majority of comments state that livestock should be eliminated from LeChee Proper for sanitary reasons. They also believe livestock owners should take responsibility for providing quality hay, food, and water. Additionally, they stated that more enforcement is needed concerning livestock control in accordance with the current laws on the books.

**GOAL 1.** All land use categories must have valid land withdrawals, homesite and business-site leases, and all livestock owners shall have valid permits.

**OBJECTIVE:**

- a. Manage the following land uses and create zoning ordinances for each land use category:
  - i. **Existing Residential and NHA Evaluated Residential:** The residential category represents conventional single-family detached homes of low to medium density in subdivisions and scattered development patterns, including mobile homes. Three sites are

identified on **Plate 2** for future residential subdivision development. In addition, vacant lots are available for residential development.

- ii. **Public and Community Facilities:** This category represents existing public and community service areas and future public use facilities. Existing and future public safety facilities are designated for areas within the Chapter House tract. Future Parks and Recreation areas for picnic, playgrounds, and outdoor sports are identified on the **Plate 2**. They occur near existing residential areas. A 10-acre cemetery site has also been identified on Plate 2.
- iii. **Leased Commercial, Commercial Withdrawn, and Potential Future Commercial:** This category represents commercial developments such as hotels, restaurants, tour guide operations, arts and crafts stores, retail outlet malls, gas stations, and convenience stores. As of August 2015, there were three areas that have formal business site leases. Two sites occur near the Lower Antelope Canyon area and one site is within the Chapter House tract in LeChee Proper. Areas that have been withdrawn by Navajo Nation Council or LeChee Chapter resolutions are shown on **Plates 2 and 3**. In addition, this plan incorporates Navajo Tribal Council Resolution CR-9-50 that approves business development "a distance of 750 feet on both sides of the right-of-way for all constructed and maintained roads on tribal lands."
- iv. **Open Space (Preservation Area):** Open space is any open piece of land that is undeveloped (has no buildings or other built structures), accessible to the public, and zoned for open space in accordance with the comprehensive plan adopted by a local government. Areas along the canyons have been identified as open space in order to conserve and enhance natural or scenic resources, protect streams or water supply, enhance recreation opportunities, and preserve visual quality along highway, road, and street corridors or scenic vistas.
- v. **Future Growth Area.** In consideration of past planning efforts, this plan also includes an area that was previously approved by LeChee Chapter for a Comprehensive Growth Plan according to Chapter Resolution LCR 26: 10/84.

**GOAL 2. Regulate illegal land uses, prohibit illegal dumping, require removal of all non-working vehicles located outside valid homesite lease area, and remove all abandoned and/or burned-out homes.**

**OBJECTIVES:**

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

**GOAL 3. Require landscaping and signage.**

**OBJECTIVES**

- a. For all future development require signage and landscaping as part of the design.

- b. Promote and support community projects aimed at improving the way our community looks.

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

**OBJECTIVE:**

- a. Identify or designate permanent areas for these activities.

Economic development is a vital component to every community, because it creates local jobs and revenues in the form of lease payments and taxes for community projects. LeChee Chapter has ample opportunities for economic development, predominantly in the tourism industry. The community values survey revealed that residents primarily support the following types of economic development: gas station/convenience store, grocery store, Laundromat, hotels/motels, and restaurant. Less support was shown for a casino, bank, or horse-boarding facility. Further, the survey revealed that 76% support designating the Antelope Point Road Corridor for economic development.

**Plates 2 and 3** identify areas that have been designated for Potential Future Commercial. These areas are along Antelope Point Road Corridor, Highway 89, Highway 98, and the N-20. The goals and objectives presented below provide a strategy to initiate and facilitate economic development. The strategy is to withdraw these land tracts, develop zoning ordinances, and prepare master plans.

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

**OBJECTIVES:**

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

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

**OBJECTIVES:**

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

**GOAL 3.** Develop Master Plans for Commerical Development areas to guide future development.

**OBJECTIVES:**

- a. Develop the scope of work for Master Plans and ensure funding is available.
- b. Prepare a Request for Proposal (RFP) and hire architect/engineer to conduct the work.
- c. Present Master Plan to Chapter and formally adopt the plan.

The **Lechee Community Values Survey** revealed the following attitudes and concerns about housing conditions in LeChee: 1) too many families have to live together with crowded conditions; 2) there is a lack of affordable homes and rental apartments; 3) there are no opportunities for higher quality homes; and 4) many senior citizens need homes.

While there is a need for housing, the number of homes needed has not fully been assessed. A housing needs assessment and/or housing application drive can determine the number of homes that are needed in order to continue the planning process. Fortunately, there is land available.

Households with incomes less than \$55,000/year may qualify for mutual help housing under NHA. LeChee Chapter provided three potential sites for NHA to consider. Site 1 was determined to be the most feasible development site under NHA guidelines. Families above \$55,000/year may obtain funding through the U.S. Department of Housing and Urban Development (HUD)-Section 184 Loan Guarantee Program. Under this program, homes on the reservation can be purchased or built under a conventional home mortgage from a number of banks. Site 2 is a potential candidate for a subdivision for homes with 184 loans.

Aside from the subdivision areas, potential housing sites for single home projects are empty lots interspersed among the current housing developments. Usually these lots are utilities are nearby.

**GOAL 1:** Conduct a housing needs assessment by hosting a housing drive to determine how many families need housing, and which ones qualify for NHA and Section 184 loans.

**OBJECTIVES:**

- a. Hold a housing application drive at the Chapter House for a one-month period, utilizing an application that will be developed by the Chapter.
- b. Following application drive, tabulate all information for planning purposes.

**GOAL 2:** Site #1 has been determined to be feasible for a housing subdivision by the NHA-Construction Department. Coordinate and support NHA efforts to develop a subdivision based on the number of applicants who qualify under NHA Income guidelines.

**OBJECTIVES:**

- a. Following a housing application drive, refer NHA-qualified applicants to NHA.
- b. Conduct a land withdrawal for Site#1 housing subdivision.
- c. Assist NHA's efforts to develop the subdivision.

**GOAL 3.** Partner with an outside developer to build homes on Site #2 for families that are eligible for the Section 184 Loan Guarantee Program. The developer would plan and design a master-planned housing subdivision and build and sell homes.

**OBJECTIVES:**

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

The **LeChee Chapter Community Values Survey** revealed a number of issues concerning transportation. These issues include: 1) street pot holes in subdivision areas, 2) poorly maintained roads in some areas, 3) lack of turning lanes/acceleration lanes especially for the N-20 segment within LeChee Proper, 4) lack of sidewalks/trails, and 5) poor quality bus stops. Additionally, some residents have requested that the driveways leading to their home be graded from time to time to provide better access.

Currently, NDOT has the N-20 road listed on its priority projects list. The project will include widening the road for turning lanes, constructing sidewalks, and installing streetlights along the area that extends through LeChee Proper in order to increase the safety of automobile and pedestrian traffic.

**GOAL 1.** Advocate for the N-20 road improvement project within the LeChee Proper in order to increase safety measures for automobile and pedestrian traffic, including school buses.

**OBJECTIVES:**

- a. Meet regularly with NDOT and the Roads Committee regarding the status of the project, and how the Chapter can assist in moving the project to the top of the priority list.
- b. Lobby Navajo Nation Council members to move the N-20 Road Project to the top of the tribal roads priority list. Compile a project summary for the Council Delegates that describes the need for the road project.
- c. Request the Page Unified School District to improve the bus stops in order to increase safety.

**GOAL 2.** Fix potholes in the residential roadways areas of LeChee Proper that are not under NDOT or BIA right-of-ways (ROWs), and grade private driveways for outlying scattered homes.

**OBJECTIVES:**

- a. Develop a scope of work for a prospective contractor to repair potholes and provide driveway improvements.

- b. Obtain quotes from vendors for the work and request Chapter Members to fund the project.
- c. Select a contractor to conduct the work.

## S

The LeChee Chapter House is the only public facility. It contains a meeting hall, administration offices, and senior citizen's center. According to the LeChee Chapter Community Values Survey, the following public and community facilities are needed in the community: Police Substation, Fire Station, Trash Collection, Library, Cemetery, Park/Picnic Area, and Youth Recreation.

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

**GOAL 1.** Develop a master plan for Chapter House 12.3-acre tract that will future Public and Community Facilities that can be situated in the

### OBJECTIVES:

- a. Develop a scope of work for the master plan. Gather all relevant data such as past environmental assessments, geotechnical data, etc.
- b. Identify funds for the master plan.
- c. Hire an architect/engineer to develop the master plan as described in the scope of work.

**GOAL 2.** Develop the site that has been identified for a community cemetery.

### OBJECTIVES:

- a. Withdraw the site and conduct necessary environmental studies.
- b. Obtain cost estimates to fence area, create parking lot, and upgrade access road, if necessary.
- c. Seek funding for cemetery project.

As aforementioned, **open space** is any a piece of land that is undeveloped (has no buildings or other built structures), accessible to the public, and zoned for open space by a comprehensive land use plan/zoning ordinances adopted by a local government. Open spaces can conserve and enhance natural or scenic resources, protect streams or water supply, enhance recreation opportunities, and preserve visual quality along highway, road, and street corridors, or scenic vistas.

LeChee Chapter is part the larger Grand Circle, a beautiful, vast region located in the southwestern United States. It contains America's largest concentration of national parks and monuments, woven together by extraordinary designated Scenic Byways. This region offers opportunities for economic development due to the number of tourists that visit. The northern part

of the Chapter is bordered by Lake Powell, a major vacation spot that two million people visit every year.

LeChee Chapter has much to offer its visitors including tours, hiking, camping, boating, biking, and fishing. The areas in LeChee Chapter that are visitor destinations are: Upper Antelope Canyon, Lower Antelope Canyon, Water Hole Canyon, Butterfly Canyon, and Chaol Canyon. LeChee Chapter sees the potential for these tourist opportunities, and would like to manage these areas in order to conserve and protect them. LeChee Chapter can manage visitors' access to open space by providing minor improvements such as signage, parking lots, and bathrooms while collecting fees that will be revenue for the Chapter.

**GOAL 1.** Designate Upper Antelope Canyon, Lower Antelope Canyon, Water Hole Canyon, Butterfly Canyon, and Chaol Canyon as open space.

**OBJECTIVE:**

- a. Develop open space ordinances.

**GOAL 2.** Conserve and protect all open spaces by collecting fees to manage them.

**OBJECTIVE:**

- a. Develop a management plan and fee schedule for visitors.

The power, water, and sewer utility systems in LeChee Chapter are owned and operated by NTUA. Although, Indian Health Service (IHS) builds the water and wastewater systems for residential developments, they are then turned over to NTUA for operation and maintenance. Currently, the primary issue confronting the community is an old water system that needs upgrades from the intake facilities, to the water treatment plant, to the conveyance system (pipelines). The goals here are to support upgrading part of the system, along with building new system parts where needed.

**GOAL 1.** Promote affordable and sustainable water supplies.

**OBJECTIVE:**

- a. Utilize this land use plan as a way to educate the Navajo Nation government and surrounding chapters and municipalities in terms of infrastructure needs.
- b. Align the economic development projects with opportunities for water and power and vice versa.
- c. Align water projects with regional water projects, such as the Navajo Western Water Pipeline, in order to make them more feasible with more federal support.
- d. Promote the use of NGS water intake facilities from Lake Powell rather than supporting the construction of new ones or refurbishing existing ones.
- e. Select a representative to join the technical working group that includes NGS owners and stakeholders to convey LeChee's water needs and plans for the future.

## 4. IMPLEMENTATION

### COMPONENTS OF A LAND REGULATORY SYSTEM INCLUDE A LAND USE PLAN AND ZONING ORDINANCES

The basic components of a land use regulatory system include zoning ordinances and a comprehensive plan (Kelly and Becker 2000). This system regulates the kinds of uses that may be applied to parcels of land. For example, a zoning ordinance can stipulate where the uses may be located, how the uses may be conducted, and restrictions on uses of land to further the public health, safety and general welfare of the community (Kelly and Becker 2000).

Navajo Chapters may enact zoning ordinances provided that the membership adopts and implements a community land use plan. In fact, part of the tasks involved in the actual implementation of the *LeChee Chapter Comprehensive Land Use Plan* will involve translating the goals into ordinances.

In adopting any type of ordinances, chapter governments cannot exceed the authority of the Navajo Nation. They can develop ordinances that build upon the Navajo Nation codes to meet the specific needs of the local government. These ordinances must provide equal treatment and due process for all individuals, and chapter governments must understand jurisdictional issues relating to non-tribal members.

"An ordinance means a local law, rule, or regulation enacted by an LGA-Certified Chapter pursuant to this Act"

LGA (26 N.N.C. Section 2).

Once a zoning ordinance is adopted, it requires: 1) daily administration; 2) monitoring; 3) a quasi-judicial permit process; 4) legislative amendments; 5) allowances for variance; and 6) enforcement mechanisms (Kelly and Becker 2000). A Planning and Zoning Enforcement Officer, or the Planning and Zoning Committee will be responsible for reviewing all proposed developments to ensure their compatibility with the comprehensive plan and the zoning ordinances. They also will be responsible for inspecting new construction to ensure conformance to building and zoning ordinances. Enforcement is vital for the effectiveness of the ordinances.

Zoning ordinances can also be supported by other ordinances, such as a subdivision ordinance, which could further define the quality of new developments including the specifications regarding lots, blocks, streets, utilities and other improvements within the subdivision (Kelly and Becker 2000). Building codes can regulate factors like building height, materials, size, and other design

criteria to ensure a building is visually appropriate in the existing physical fabric of the community. In addition, they can stipulate building permit requirements.

According to LGA Section 2001, all proposed ordinances of LGA-certified chapters shall contain the following:

- a. An ordinance number;
- b. A title that indicates the nature of the subject matter of the ordinance;
- c. A preamble that states the intent, need or reason for the ordinance;
- d. Rules and regulations governing the enforcement of the ordinance, budgetary information, and where applicable, a statement indicating the penalty for violation of the ordinance;
- e. A statement indicating the date when the ordinance shall become effective; and
- f. The signature of the Chapter President; thus, officially recording the transaction or writing.
- g. The proposed ordinance shall be read into the record at two consecutive Chapter meetings, of which one may be designated a special meeting, to provide information and an opportunity to discuss and comment on the proposed ordinance(s).
- h. All ordinances shall be read in both English and Navajo. After the final reading, the proposed ordinance shall be posted at public places within the chapter boundaries a minimum of 14 calendar days prior to the vote. The date of the vote shall be decided upon by the Chapter elected officials.
- i. All ordinances shall be compiled and maintained at the Chapter for public information. Copies of ordinances shall be filed with the central Records Management Department of the Navajo Nation.

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

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

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# Appendix A

## Supporting Resolutions

ACAU-139-86

Class "B" Resolution  
Area Approval Required.

RESOLUTION OF THE  
ADVISORY COMMITTEE OF THE  
NAVAJO TRIBAL COUNCIL

Approving Two Withdrawals of Land; One on Behalf  
of the LeChee Chapter and the Other on Behalf of the Navajo  
Nation for the Antelope Point Marina Resort

WHEREAS:

1. The Advisory Committee of the Navajo Tribal Council by Resolution CJA-1-81, has been delegated the authority to approve withdrawal of land for business, residential, commercial, and for other beneficial purposes; and

2. The LeChee Chapter, LeChee Commercial Development Board and the Navajo Nation, have jointly planned two land withdrawals; one for the Antelope Point Marina Resort of approximately 815 acres for development to include a road/utility right-of-way corridor, entrance (parking and information center), and a utility right-of-way from the LeChee Community, and the other for approximately 1,195 acres for a commercial zone extending from State Highway 98 along the road corridor to the Antelope Point Marina Resort site; and

3. By Resolution ECDCM-06-86, attached hereto as Exhibit "A", the Economic and Community Development Committee of the Navajo Tribal Council supported and recommended for approval the withdrawal of 1,195 acres for a commercial tract on behalf of the LeChee Chapter in conjunction with the concurrent withdrawal of 815 acres for the Antelope Point Marina Resort on behalf of the Navajo Nation; and

4. By the attached resolution, marked as Exhibit "B", the LeChee Chapter has approved and recommended to the Advisory Committee of the Navajo Tribal Council the approval of the aforementioned two land withdrawals.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Advisory Committee of the Navajo Tribal Council hereby approves the withdrawal of approximately 1,195 acres on behalf of the LeChee Chapter for commercial use extending from Highway 98 along the road corridor down to the proposed Antelope Point Marina Resort development area. The land withdrawal will be contingent upon a land use study to be conducted and a land use plan to be developed therefrom which shall be adhered to for the development of the withdrawn area. The Division of Economic Development

shall give assistance to the Chapter in the development and implementation of the land use plan. The area hereby withdrawn is shown on the certified map, attached hereto as Exhibit "C".

2. The Advisory Committee of the Navajo Tribal Council hereby approves the withdrawal of approximately 815 acres on behalf of the Navajo Nation for the Antelope Point Marina Resort. The area hereby withdrawn is shown on the certified map, attached hereto as Exhibit "C".

3. The LeChee Chapter and the Navajo Nation shall determine and process, pursuant to Navajo law, any use rights to the two withdrawn areas.

4. The Advisory Committee of the Navajo Tribal Council acknowledges that the LeChee Chapter and the Navajo Nation shall negotiate the sharing of rental and/or royalties at a later date if the Navajo Tribal Council authorizes chapters to share in the proceeds from the development projects within their boundaries.

5. Recognizing the potential major impact to the LeChee Community and certain land users from the development of Antelope Point Resort, the Advisory Committee of the Navajo Tribal Council hereby directs all tribal offices to assist the Chapter in planning and implementing measures to meet the specific needs of the Chapter as a result of this impact, including just compensation for those certain land users.

#### CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the Advisory Committee of the Navajo Tribal Council at a duly called meeting at Window Rock, Navajo Nation (Arizona), at which a quorum was present and that same was passed by a vote of 10 in favor and 0 opposed, this 25th day of August, 1986.

  
Vice Chairman  
Navajo Tribal Council

Exhibit "A"

ECDCM-06-86

RESOLUTION OF THE  
ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE  
OF THE NAVAJO TRIBAL COUNCIL

Supporting and Recommending Approval of the Land Withdrawal Request by the  
LeChee Commercial Development Board for a Commercial Tract  
on Behalf of the LeChee Chapter.

WHEREAS:

1. By Advisory Committee Resolution ACMA-35-84, the Economic and Community Development Committee of the Navajo Tribal Council is delegated the authority to review and approve all economic development matters of the Navajo Tribe; and

2. The LeChee Commercial Development Board is delegated the authority by the LeChee Chapter to review and make recommendation on all economic development matters within the LeChee Community boundary; and

3. The LeChee Commercial Development Board and the Navajo Nation, in a joint effort, are planning a land withdrawal for the Antelope Point Marina Resort; and

4. The LeChee Community Development Board plans to withdraw 1,195 acres of land extending from the State Highway 98 along the road corridor to the Antelope Point Marina Development area for a commercial tract for commercial development in conjunction with the 800 acre land withdrawal for the Antelope Point Marina Resort Development; and

5. The LeChee Chapter and LeChee Commercial Development Board will support and approve the 800 acre land withdrawal for the Antelope Point Marina Development, if the E&CD Committee supports and approves the proposed 1,195 acre land withdrawal for the commercial tract.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Economic and Community Development Committee of the Navajo Tribal Council hereby supports and recommends approval of the land withdrawal of 1,195 acres for commercial use extending from Highway 98 along the road corridor down to the proposed Antelope Point Development area. The land withdrawal will be contingent upon the following:

A. The LeChee Chapter and the LeChee Commercial Development Board support and approve the 800 acre land withdrawal for the Antelope Point Marina Resort Development.

B. The LeChee Chapter and the LeChee Commercial Development Board receive consent from the land users on the relinquishment for the land withdrawal.

- C. Land-use plan and study to be conducted and adhered to for the specific land withdrawal area.
- D. All development in the corridor is consistent with the parameters set by the Antelope Point Development Concept Plan.

2. The Economic and Community Development Committee further recommends that the rent structure be negotiated at a later date for the land withdrawal for the LeChee commercial development and Antelope Point Marina Project.

#### CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the Economic and Community Development Committee of the Navajo Tribal Council at a duly called meeting at Window Rock, Navajo Nation (Arizona), at which a quorum was present and that same was passed by a vote of 5 in favor and 0 opposed, this 6th day of May, 1986.

*Roman Bitsule*

Roman Bitsule, Chairman  
Economic and Community  
Development Committee

EXHIBIT "B"

RESOLUTION OF THE  
LECHEE CHAPTER

Approving and Recommending Further Approval of Two Withdrawals of Land; One on Behalf of the LeChee Chapter and the Other on Behalf of the Navajo Nation for the Antelope Point Marina Resort.

WHEREAS:

1. LeChee is a certified (1955) chapter of the Navajo Nation; and
2. The LeChee Commercial Development Board is delegated the authority by the LeChee Chapter to review and make recommendation on all economic development matters within the LeChee Chapter boundary; and
3. The LeChee Chapter, LeChee Commercial Development Board and the Navajo Nation, have jointly planned two land withdrawals; one for the Antelope Point Marina Resort for approximately 815 acres for a development to include a road/utility right-of-way corridor, entrance (parking and information center) and a utility right-of-way from the LeChee community and other for approximately 1,195 acres for a commercial zone extending from State Highway 98 along the road corridor to the Antelope Point Marina Resort site; and
4. By Resolution ECDCM-06-8 attached hereto as Exhibit "A", the Economic and Community Development Committee supported and recommended for approval of the withdrawal of 1,195 acres for a commercial tract on behalf of the LeChee Chapter in conjunction with the concurrent withdrawal of 800 acres for the Antelope Point Marina Resort on behalf of the Navajo Nation.

NOW, THEREFORE, BE IT RESOLVED THAT:

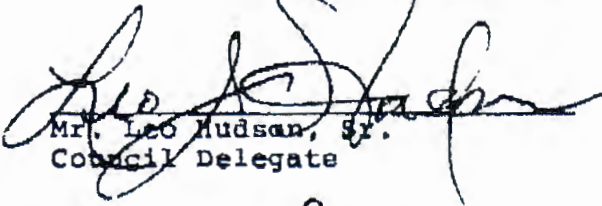
1. The LeChee Chapter hereby approves and recommends further approval by the Advisory Committee of the Navajo Tribal Council the withdrawal of approximately 1,195 acres on behalf of the LeChee Chapter for commercial use extending from Highway 98 along the road corridor down to the proposed Antelope Point Resort Development Area. This land withdrawal will be contingent upon a land-use study to be conducted and a land use plan to be developed therefrom which shall be adhered to for the development of the withdrawn area. The Division of Economic Development shall give assistance to the Chapter in the development and implementation of the land use plan. The area hereby withdrawn is shown on the certified map attached hereto as Exhibit "B".
2. The LeChee Chapter hereby approves and recommends for further approval by the Advisory Committee of the Navajo Tribal Council the withdrawal of approximately 815 acres on behalf of the Navajo Nation for the Antelope Point Marina Resort. The area hereby withdrawn is shown on the certified map attached hereto as Exhibit "B".
3. The LeChee Chapter and the Navajo Nation shall determine and process pursuant to Navajo law any use rights to the two withdrawn areas.

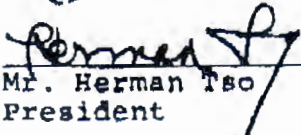
4. The LeChee Chapter acknowledges that the LeChee Chapter and the Navajo Nation shall negotiate the sharing of rental and/or royalties at a later date if the Navajo Tribal Council authorizes Chapters to share in the proceeds from development projects within their boundaries.

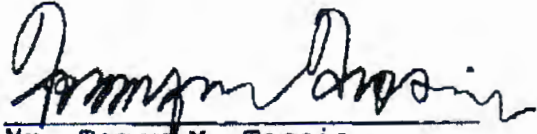
5. Recognizing the potential major impact to the LeChee community from the development of Antelope Point Resort, the LeChee Chapter hereby requests the Advisory Committee to direct all tribal offices to assist the Chapter in planning and implementing measures to meet the specific needs of the Chapter as a result of this impact.

CERTIFICATION

We hereby certify that the foregoing resolution was duly considered and moved for adoption by Leo Hudson, Sr. and seconded by Denis Tsosie, both members of the LeChee Chapter and are voting members. The subject was thoroughly discussed and approved by a vote of 20 in favor and 17 opposed, this 18th day of August, 1986, at a duly called meeting at the LeChee Chapter House, at which a quorum was present.

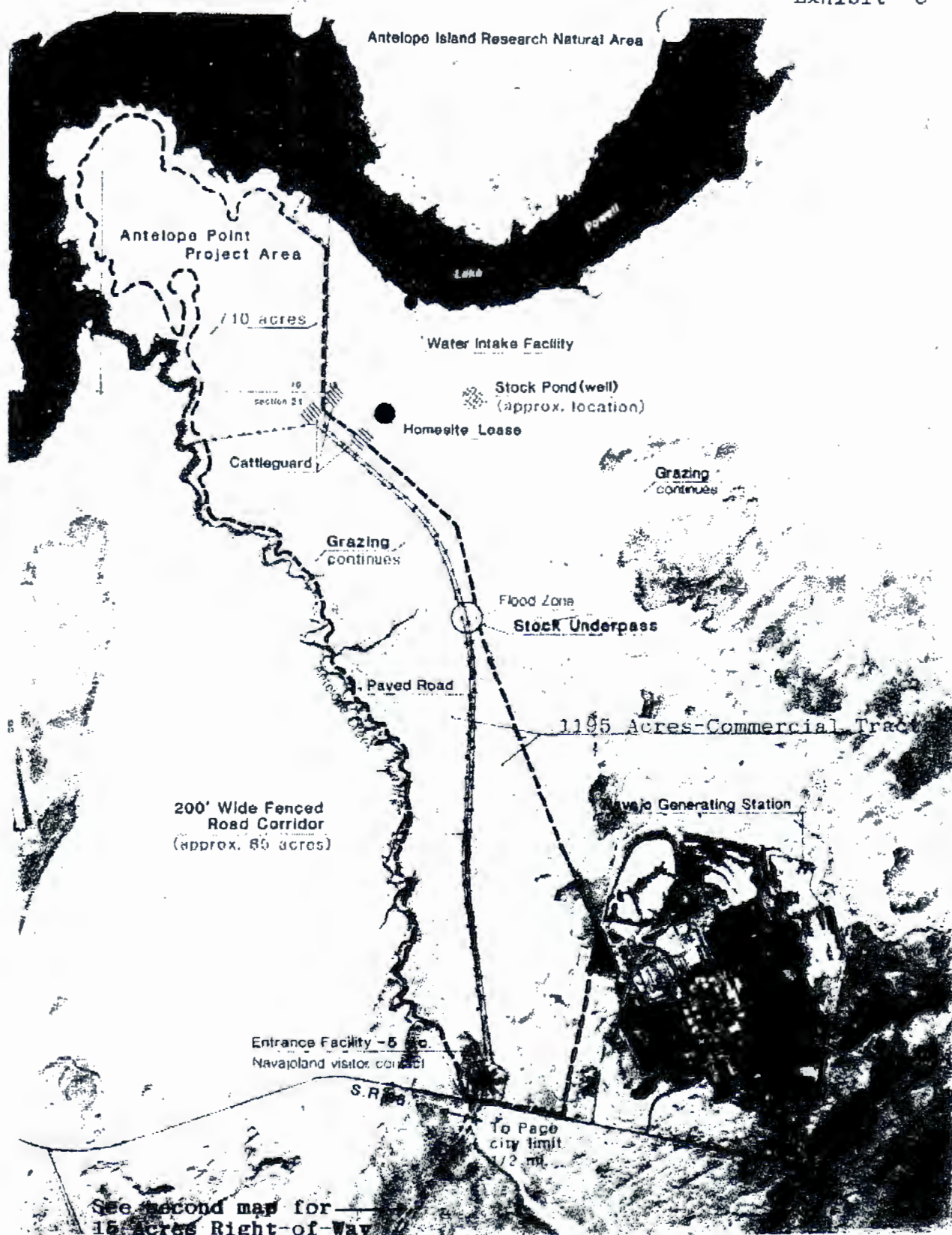
  
Mr. Leo Hudson, Sr.  
Council Delegate

  
Mr. Herman Tso  
President

  
Mr. Tommy M. Tsosie  
Vice-President

  
Mr. Allen Tsiniqine  
Secretary/Treasurer

Exhibit "C"



--- Withdrawal Area  
 --- Fence

0 1000'

# PROPOSED LAND USE

Antelope Point  
 Glen Canyon National Recreation Area / Navajo Nation  
 United States Department of the Interior - National Park Service

Map 10 See insert # 11 page 5

District One, Navajo Tribe  
P.O. Box 1257 Page, Az. 86040

December 3, 1984

Peterson Zah, Chairman  
The Navajo Nation  
P.O. Box 308  
Window Rock, Arizona 86515

The Honorable Chairman Zah:

Attached is a copy of the Resolution - LCR26:10/84  
requesting your support of our effort in developing and  
implementing a comprehensive growth plan for the  
community of LeChee and its surrounding areas.

Also included are the following procedural and background  
documents in the Appendix:

1. A copy of our Prospectus which you have  
previously reviewed during your visit to  
our Chapter in December of 1983.
2. Two (2) letters requesting for assistance.
3. A copy of the Tribal Planning Process.

We believe that this is a viable planning project and that  
your support will be appreciated.

Respectfully



Herman Tso

Enc/

cc: Chapter Officers  
Chapter Development Committee  
Planning Department Administration, Raymond Brown  
Economic Development & Planning Committee, Roman Bitsuie  
Advisory Committee

Chapter President  
Herman Tso

Vice-President  
Tommy M. Tsoie

Secretary-Treasurer  
Allen Tsinigine

Tribal Council Delegate  
Leo Hudson, Sr.

Business Phone  
(602) 698-3272

CHAPTER COPY

# The Le Chee Chapter

District One, Navajo Tribe

P.O. Box 1257 Page, Az. 86040

## R E S O L U T I O N

LCR 26: 10/84

SUBJECT: Initiating Comprehensive Growth Plan for the Community of LeChee and its Surrounding Areas.

### WHEREAS:

1. LeChee is a certified (1955) Chapter of the Navajo Nation and that,
2. Before the 1950's, nearly all of the Chapter residents lived in the rural, grazing areas of the Kaibeto Plateau and subsisted on the livestock economy and that,
3. Between 1953 and 1978 the following major development and employment centers evolved adjacent to the Chapter boundary: Glen Canyon Dam, City of Page, Wahweap Recreation Area, and Navajo Generating Station and that,
4. This caused an in-migration of most of the Chapter residents, along with a large number of the Navajo labor force to, settle at or near these centers and that,
5. Today, the Chapter is comprised of: A) a community, also named LeChee which is located just south of Page, Arizona and B) 272,840 acres of grazing unit area which is bordered by the City of Page, Lake Powell, Colorado River and the Kaibeto and Coppermine Chapters and that,
6. One of the key issues of the Chapter is the lack of an orderly growth plan for the LeChee community. This has created several major problems including: A) homesite and business-site lease disputes, B) insufficient and inadequate infrastructural facilities e.g. housing, roads, water, etc., C) limited services and facilities for all segments of the population, e.g. recreation, education, etc. and D) trespassing and settling of non-Chapter residents on the local grazing unit areas without approval and that,
7. These problems will continue to persist and become larger as several more new economic development projects are projected for this area. One of these is the Antelope Point Resort/Recreation complex along the shores of Lake Powell and that,

Chapter President  
Herman Tso

Vice-President  
Tommy M. Taosie

Secretary-Treasurer  
Allen Tsingine

Tribal Council Delegate

Business Phone

8. One of the goals of the Chapter is to meet these growth needs/problems and one of the objectives in meeting this goal is developing and implementing a comprehensive growth plan. (See Prospectus in Appendix) and that,
9. The Chapter has approved (official Chapter: August 20, 1984) to propose for funds to the Community Development Block Grant (CDBG), which will be used to develop and implement the comprehensive growth plan and that,
10. The Chapter has contacted and scheduled two (2) outside sources which will guide and enhance the initial stages of the overall planning process. (See Appendix for letters)

NOW LET IT BE RESOLVED:

1. The Honorable Chairman Peterson Zah, the Planning Department - Division of Community Development, the Economic Development and Planning Committee and the Advisory Committee recognize and support the initiating and the continuing effort of this Chapter in developing and implementing a comprehensive growth plan for the LeChee community and the surrounding areas.
2. The Chapter will proceed with Step #3: Establish Planning Board/Commission, of the Tribal Planning Process. (See Appendix).
3. The Chapter continue to schedule and finance any technical and/or educational workshops at the initial stages of the planning process.
4. The Chapter develop and submit a proposal to the Community Development Block Grant under the title: LeChee Comprehensive Plan and Economic Feasibility Studies, by October 19, 1984.

C E R T I F I C A T I O N

WE HEREBY CERTIFY THAT THE FOREGOING RESOLUTION was duly considered and moved for adoption by *Ms. Orlanda Douglas* and seconded by *Mr. Fulley Howard* both members of the LeChee Chapter and are voting members. The subject was thoroughly discussed and approved by a vote of *38* in favor and *0* opposed, on *5<sup>th</sup>* day of November, 1984, at a scheduled meeting at the LeChee Chapter house.

---

Mr. Leo Hudson, Sr.,  
Council Delegate



---

Mr. Tommy M. Tsosie,  
Vice-President



Mr. Herman Tso  
President



Mr. Allen Tsinigine  
Secretary-Treasurer

CHAPTER COPY

LeChee Comprehensive Land-Use Planning Process  
October 22, 1984

1. Recognition of Need for Coordinated Plan:
  - A. Natural Resources (coal, uranium, etc.)
  - B. Community Growth Potentials.
  - C. Developmental Activities (roads access, utilities, housing, etc.)
  - D. Land Jurisdiction (leasing, grazing, homesites, right-of-ways, etc.)
  - E. Other needs (health, education, etc.)
2. Resolutions Stating the Need for Coordinated Plan to:
  - A. Chairman of Navajo Tribal Council
  - B. Planning Department/DCD
  - C. Economic Development and Planning (ED and P) Committee
3. Establish Planning Board/Commission
  - A. General planning process explained
  - B. Planning Board/Commission elected by Chapter resolution
    - 1) Resolution process as #2 above.
  - C. Plan of operation explained
  - D. Establish community planning area
4. Conduct Community Analysis
  - A. Community Inventory
    - 1) Social-Cultural
    - 2) Economics
    - 3) Physical
    - 4) Environmental
  - B. Technical Assistance
    - 1) Planning Department/DCD
    - 2) Other Tribal Departments
    - 3) BIA
    - 4) IHS
    - 5) NTUA
    - 6) Other relevant agencies

Chapter President  
Herman Tso

Vice-President  
Tommy M. Tsosie

Secretary-Treasurer  
Allen Tsinigine

Tribal Council Delegate  
Leo Hudson, Sr.

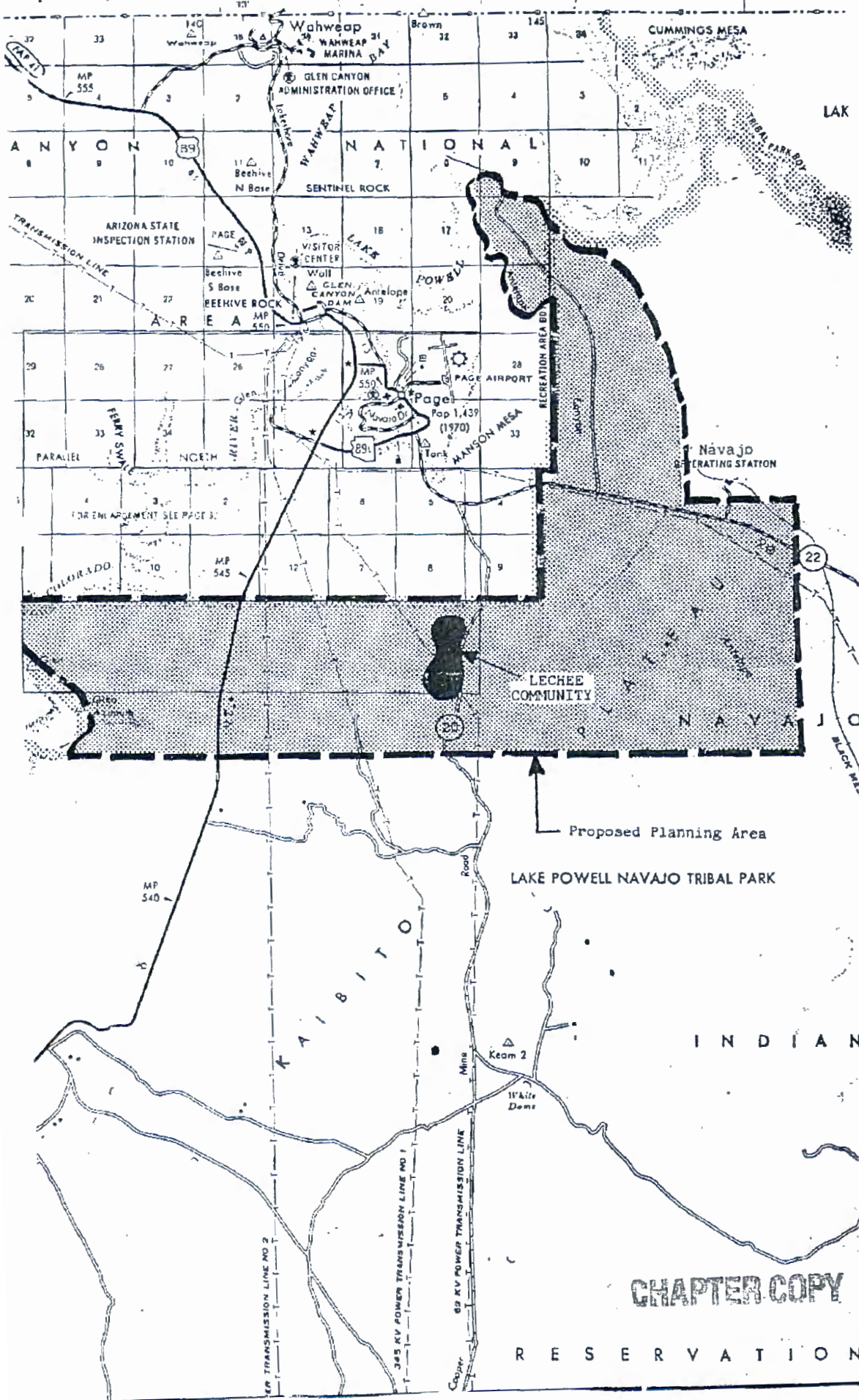
Business Phone  
(602) 698-3272

- C. Conflict identification and need assessments (Priorities)
  - 5. Develop Normal Goals and Objectives Based on Community Analysis
    - A. Goals related to six (6) categories
      - 1) Public Facilities
      - 2) Residential
      - 3) Commercial
      - 4) Industrial
      - 5) Quasi-Public (cemetery, churches, sewer lagoons, etc.)
      - 6) Open Space (parks, agricultural, greenbelts, etc.)
  - 6. A. Formulate a Comprehensive Land-Use Plan
    - A. Land Use. . . . . Planning Area
    - B. Transportation. . . . . Vehicle Circulation
    - C. Environment. . . . . Quality, vistas
    - D. Economics. . . . . Employment, commercial
    - E. Demographic. . . . . Population
    - F. Social-cultural. . . . . Values
    - G. Residential. . . . . Housing
    - H. Human Resources. . . . . Community services
    - I. Open Space. . . . . Parks/Recreation
    - J. Rural/Urban Design. . . . . Community Plan  - B. Develop five (5) economic feasibility studies.
7. Documentation Completed and Approved by Chapter
  - A. Review and/or revise planning documents
    - 1) With community involvement
  - B. Approval of documents by planning board/commission
  - C. Approval of documents by chapter
8. Finalization of Planning Documents
  - A. Approval by the ED and P Committee
  - B. Approval by the Advisory Committee
9. Implementation
  - A. Generate Funds (staffing, projects, etc.)
  - B. Work with all technical assistance (#4-B above)
  - C. Work with all elected officials, Chapter sub-committees, and community at large.
10. Revise and Update Plan at Least Yearly.
  - A. Keep community informed of changes and program.
  - B. Progress reports to appropriate agencies and committees.

620 000 FEET

640 000 FEET

660 000 FEET



CHAPTER COPY

RESERVATION

RESOLUTION  
OF THE  
NAVAJO TRIBAL COUNCIL

NO. 78-9-50

WHEREAS, the government has constructed and plans to construct and maintain additional roads on the Navajo Reservation, and

WHEREAS, the Navajo Tribe deems it advisable to control all business enterprises, structures, installations and any other developments for a distance of seven hundred fifty (750) feet on both sides of the right-of-way of all constructed and maintained roads on tribal lands;

RESOLVED, BE IT ENACTED, that controlled zones of seven hundred fifty (750) feet on both sides of the right-of-way of any constructed, maintained, or proposed new roads are hereby established. The Advisory Committee of the Navajo Tribal Council shall have full authority, acting for the Navajo Tribal Council, to make and regulate any installations, to receive applications, grant permits or leases, establish rental rates, require submission of plans for proposed installations and specify conditions which must be met to receive a permit or lease in said zones, subject to the approval of the General Superintendent of the Navajo Agency. This authority shall not be construed to regulate the control of engineering structures required in the construction of roads, water development, soil and moisture conservation structures, or any other land improvements to be made by the government for the benefit of the Navajo Tribe of Indians, nor shall this authority be construed to restrict the use of land within such zones for grazing and farming by individuals Navajo Indians who may have recognized use rights of tribal lands within such zones.

CERTIFICATION

We hereby certify that the foregoing resolution was considered by the Navajo Tribal Council at a duly called meeting at Window Rock, Arizona, at which a quorum was present, and that the same was approved by a vote of 53 in favor and 0 opposed on this 18th day of March, 1950.

APPROVED:

Sam Ahkash  
Sam Ahkash, Chairman  
Navajo Tribal Council

Allan O. Harper  
Allan O. Harper  
General Superintendent

Phoebus Tso  
Phoebus Tso, Vice-Chairman  
Navajo Tribal Council

## Seven Hundred Fifty Feet Right Of Way For Commercial Development

As the Navajo Nation and respective community grows, progresses and develops over time, there is a tremendous need to set-aside prime lands for business development purposes. These prime lands are located on major intersections and highways, near communities, and secondary and growth centers. The set-aside land within the 750 Right of Way is to allow communities and chapters to plan their future for business development, to create employment and business opportunities, accessible goods and services, dollar retention and overall growth.

### **Section VI. Local Grazing Official Responsibilities**

- The local grazing official shall not grant homesite lease applications within the proposed economic development right-of-way of seven hundred and fifty feet for commercial, tourism and small business development on both sides of the highway.

### **Section IX. Assignment**

- Homesite lease applications shall not be granted within the proposed economic development right-of-way of seven hundred and fifty feet for commercial, tourism and small business development on both sides of the highway.

### **Section XI. Termination of Homesite leases**

- An expired business site lease shall not be transferred to a home site lease.
- All residential structures shall be removed from an expired business site lease.

### **Section XVI. Application/Lease Restrictions**

- A homesite lease may be used as a home based business, however the lessee shall be responsible for any liability issues.
- The home based businesses should notify the Division of Economic Development Small Business Department for the rules and regulations.

ED RICHARDS  
DIV. OF ECON. DEV.

# LeChee Chapter



**P.O. Box 4720 • Page, Arizona • 928-698-2805 • 928-698-2803 fax**

## RESOLUTION OF THE LECHEE CHAPTER

LC 09-132-16

**APPROVING THE REVISED AND UPDATED LECHEE CHAPTER COMMUNITY BASED LAND USE PLAN AND REQUESTING THE NAVAJO NATION COUNCIL RESOURCES AND INFRASTRUCTURE COMMITTEE TO CERTIFY THIS UPDATED PLAN, IN ACCORDANCE WITH THE 5-YEAR RECOMMENDED REVIEW CITED IN NAVAJO NATION CODE TITLE 26 SECTION 103 (E)(1).**

### WHEREAS:

1. Pursuant to 26 N.N.C. Section 3(A), the LeChee Chapter is duly recognized as a Certified Chapter of the Navajo Nation Government as listed at 11 N.N.C. Part 1, Section 10; and
2. Pursuant to 26 N.N.C. Section 1 (B) the LeChee Chapter is vested with the authority to review all matters affecting the community to make appropriate revisions when necessary and make recommendations to the Navajo Nation Government and other local agencies for appropriate actions; and
3. Pursuant to Resolution No. CAP-34-98, the Navajo Nation Council adopted the Local Governance Act (LGA) under Navajo Nation Code Title 26; and
4. Pursuant to the LGA, Navajo Nation Chapters shall develop and implement a Land Use Plan and every five (5) years the Plan shall be reevaluated and amended to meet the changing needs of the community; and
5. Pursuant to the LGA, the LeChee Chapter established a Community Land Use Planning Committee (CLUPC) to approve the processes for planning and oversee planning activities under Resolution No. LC 03-48-13; and
6. Pursuant to the LGA, the LeChee Chapter CLUPC led the development of the original Community Based Land Use Plan in 2004; the LeChee Chapter subsequently approved the original Plan and the Navajo Nation Council – Resources and Infrastructure Committee by RDC.IY-20-11 approved LeChee Chapter's Community Based Land Use Plan on July 26, 2011; and
7. Pursuant to Legislation 0048-16 on March 8, 2016 the Resources and Development Committee tabled LeChee Chapter's request for certification of the updated Community Based Land Use Plan. Pursuant to LeChee Chapter Resolution LC 09-127-16 the LeChee Chapter approved the revision of its Land Use Plan as requested by the Resources and Development Committee.

### NOW, THEREFORE BE IT RESOLVED THAT:

1. Pursuant to the LGA, the LeChee Chapter CLUPC approved a Community Participation Plan on December 29, 2014 to ensure local community members are provided the opportunity to participate in the planning process for updating and revising the Community Land Use Plan; and

|                           |                             |                         |                            |                                 |
|---------------------------|-----------------------------|-------------------------|----------------------------|---------------------------------|
| <b>Council Delegate</b>   | <b>Chapter President</b>    | <b>Vice President</b>   | <b>Secretary/Treasurer</b> | <b>Grazing Committee Member</b> |
| <i>Tauchoney Slim Jr.</i> | <i>Irene Nez-Whitkiller</i> | <i>Yvonne S. Bigman</i> | <i>Elizabeth Nez</i>       | <i>Sara Dale</i>                |

LC 09-132-16

2. Pursuant to the LGA, a 60 Day Comment Period was opened with a Public Hearing on September 8, 2015 and closed on November 9, 2015.
3. Pursuant to Resolution LC 09-127-16 the LeChee Chapter approved the latest revision and updates of the Community Based Land Use Plan as requested by the Resources Development Committee.

**CERTIFICATION**

We hereby certify that the foregoing resolution was duly considered by the LeChee Chapter at its regular Chapter meeting, at which a quorum was present and that same was approved by a vote of 25 in favor, -0- opposed, and 1 abstained this 26<sup>th</sup> day of September, 2016 at the LeChee Chapter House, Navajo Nation, Arizona.

**Motion:** Ivan Gamble**Second:** Evangeline LaneIrene Whitekiller, Chapter PresidentYvonne Bigman  
Yvonne Bigman, Chapter Vice PresidentElizabeth Nez, Secretary**ABSENT**Tauchoney Slim, Jr., Council Delegate**ABSENT**Sara Dale, Grazing Committee Member

# Appendix B

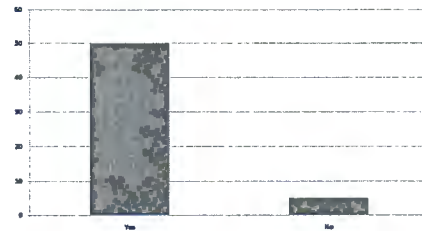
## Community Values Survey Results

## LeChee Chapter: Community Values

Survey Results

### Registered Voters

**Question 1:** Are you a registered voting member in LeChee?



### LeChee Residents

**Question 2:** Do you currently reside in LeChee?



**Question 3:** If you answered "no" to question 2, would you like to live in LeChee?



### Head of Households

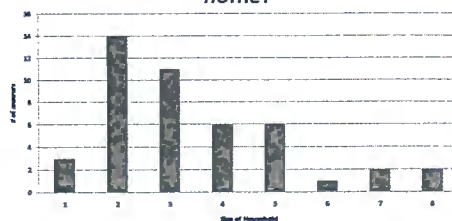
**Question 4:** Are you the "Head of Household" or do you contribute to the household income?



\*NA = Not answered

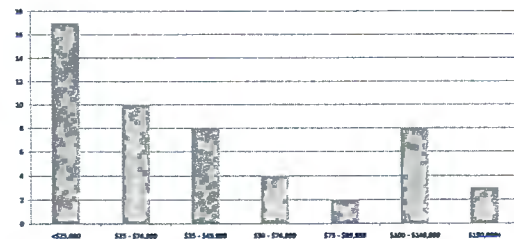
### Household Demographics

**Question 5:** For those that answered "yes" to Question 4, how many people live in your home?



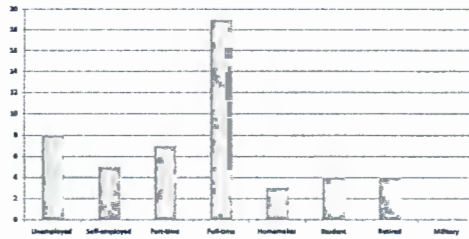
### Household Incomes

**Question 6:** What is your annual household income?



## Employment

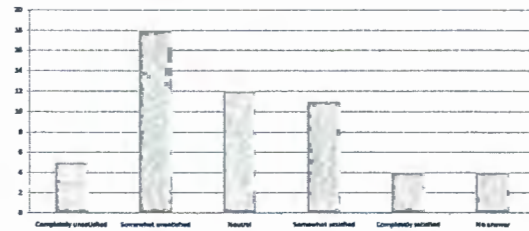
**Question 7: What is your employment status?**



*Note: A few people had two answers, e.g. unemployed & homemaker; part-time & student.*

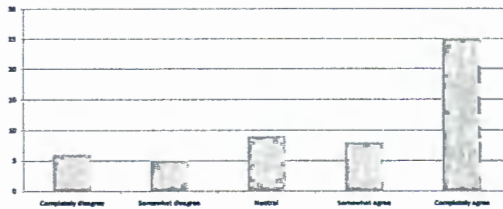
## Satisfaction with Government Land Management

**Question 8: How satisfied are you with how LeChee Chapter government is managing land uses?**  
(1 – completely unsatisfied, 3 – neutral, 5 – completely satisfied)



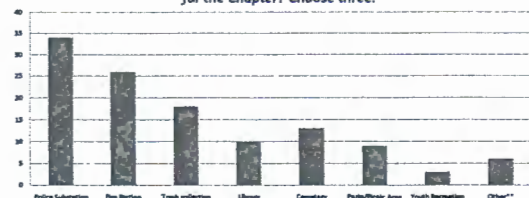
## Chapter Developments and Organization

**Question 9: The developments (i.e., housing roads and utilities) in LeChee Chapter appear disorganized. The Chapter should try to create a more organized development pattern.**  
(1 – completely disagree, 3 – neutral, 5 – completely agree)



## Public Facilities

**Question 10: LeChee Chapter lacks public facilities such as a police station, fire station, trash collection, library, cemetery, parks/picnic areas, and youth recreation. Which of the following facilities do you feel should be a priority for the Chapter? Choose three.\***



*\*Note: Many people chose more than three or less than three, so all votes were included.*

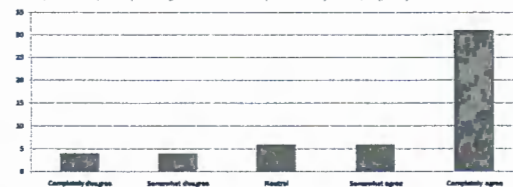
## Summary: Other Suggestions

- Clinic
- Nursing and retirement homes
- Night Shuttle
- Streetlights along the highway and within the community
- Basketball court, weight room, movie theatre, track & field (for youth recreation)
- Dog pound

## Community Beauty

**Question 11: LeChee Chapter contains many broken down cars, abandoned homes, and illegal dump sites. The community lacks landscaping, signage, and street signs. There is a need to establish penalties and fines in order to improve the way our community looks.**

(1 – completely disagree, 3 – neutral, 5 – completely agree)



## Public Input: Housing Concerns

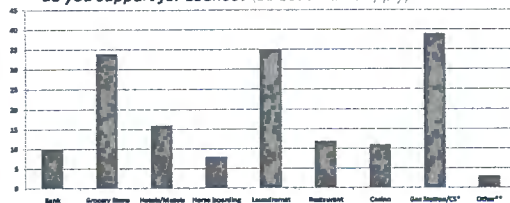
**Question 12:** *Some residents believe there is a housing shortage, lack of quality housing, and lack of rental apartments. What do you feel is the main concern regarding housing?*

## Summary: Public Comments

- Public **strongly agrees** there is a housing shortage, especially for nice homes
  - Suggestions for: apartments, rent-to-own homes, and rentals.
- More funding for **affordable, quality** housing
- More **quality** housing for *low-income families* and *seniors*
- Housing with **running water and electricity** for *younger generations*
- Community **crowding**
- Need for **fencing**
- Homesite leasing takes **too long**

## Economic Developments

**Question 13:** *Economic development is important for all communities because it is a source of revenue for government services and facilities. What types of economic development do you support for LeChee? (select all that apply)*



\*CS = Convenience Store, \*\*Other = rest of slide

## Summary: Other Suggestions

- Community:** Improved chapter house, more housing sites, something that will benefit families of all ages
- Education:** Community college, primary and elementary schools
- Tourism:** Gift shops, visitor/tourism center
- Commercial:** Mechanic, Walmart, fast food restaurants
- Industrial:** Utilities, Manufacturing

## Antelope Corridor Boundary

**Question 14:** *Should the Antelope Highway Corridor from HW89 to Antelope Lease holding property boundary be withdrawn for economic development purposes to generate jobs and tax revenue for the Chapter?*



## Public Input: Livestock Enforcement

**Question 15:** *Some residents believe there is a lack of livestock enforcement. Others believe there is a lack of livestock water sources and quality hay. And some believe there are stray livestock and unsanitary livestock corrals situated among the housing developments. What do you believe is the main issue concerning livestock in LeChee Chapter?*

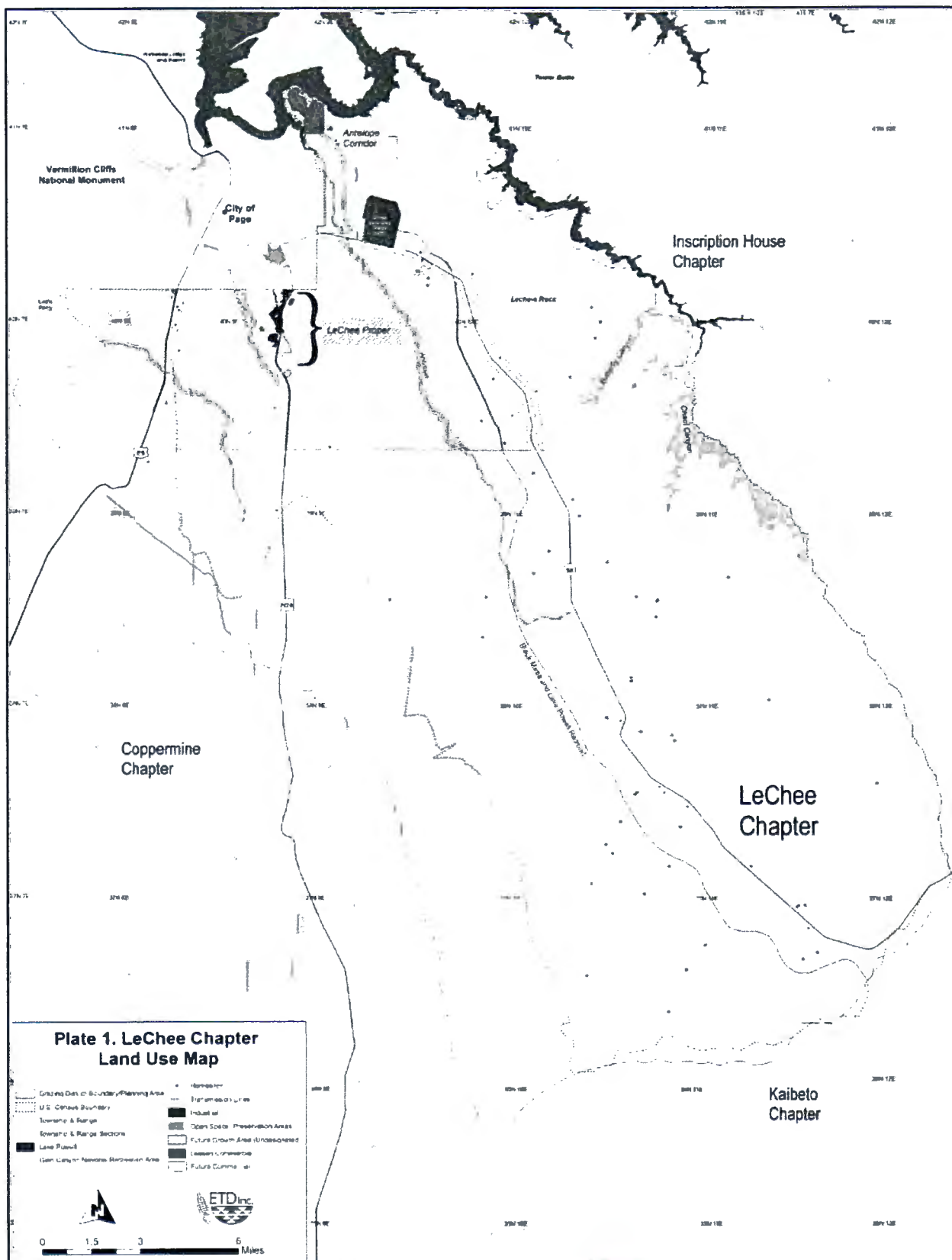
### Summary: Public Comments

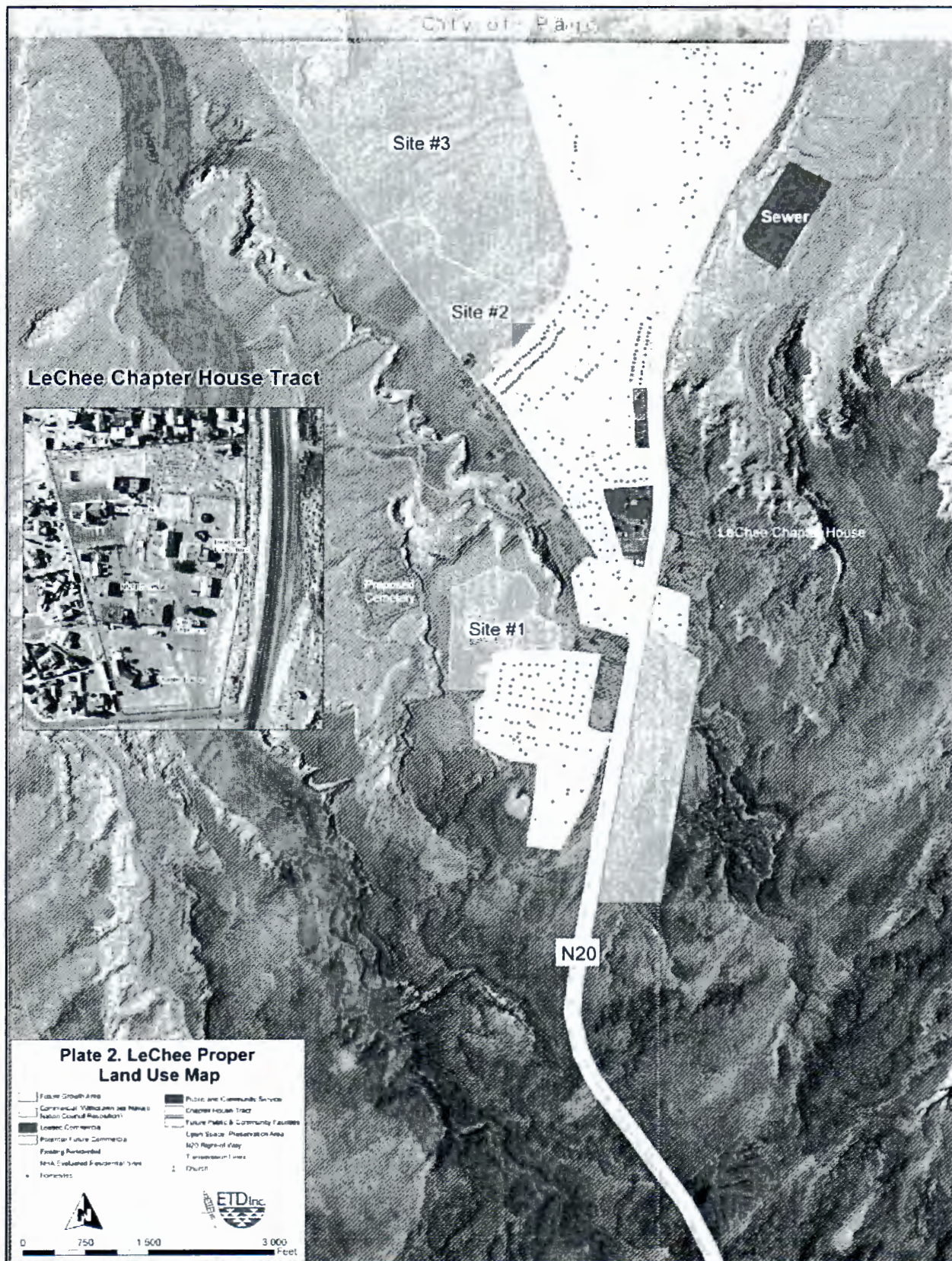
- Livestock should have their *own area* to **reduce** random, unsanitary *corrals* and *manure* within the community.
- Owners of livestock should **take responsibility** for providing quality hay, food, and water.
- Agricultural **law enforcement** is needed.
- Many have suggested **banning** livestock in LeChee Chapter all-together.
- **Permits** for livestock owners.

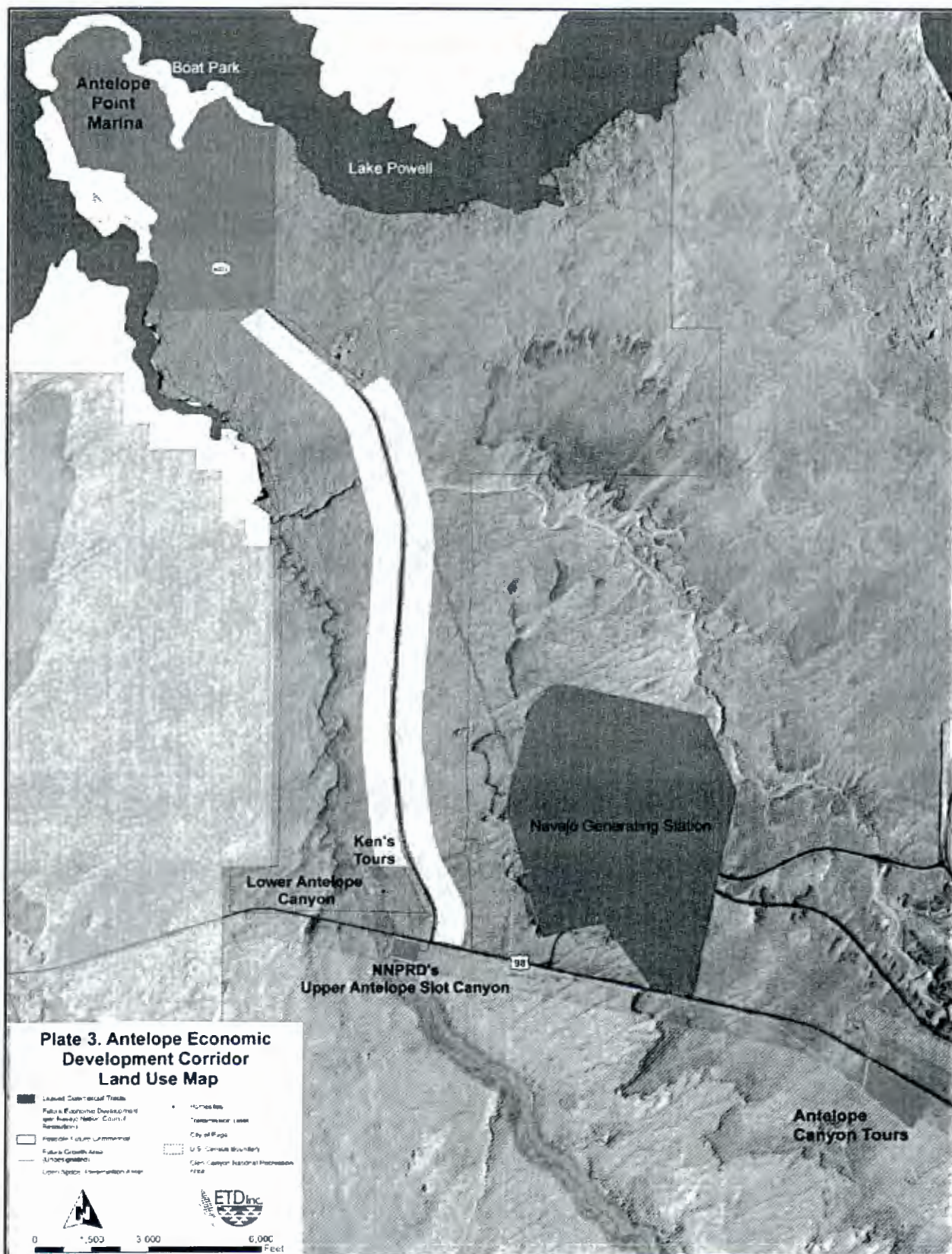


# Appendix C

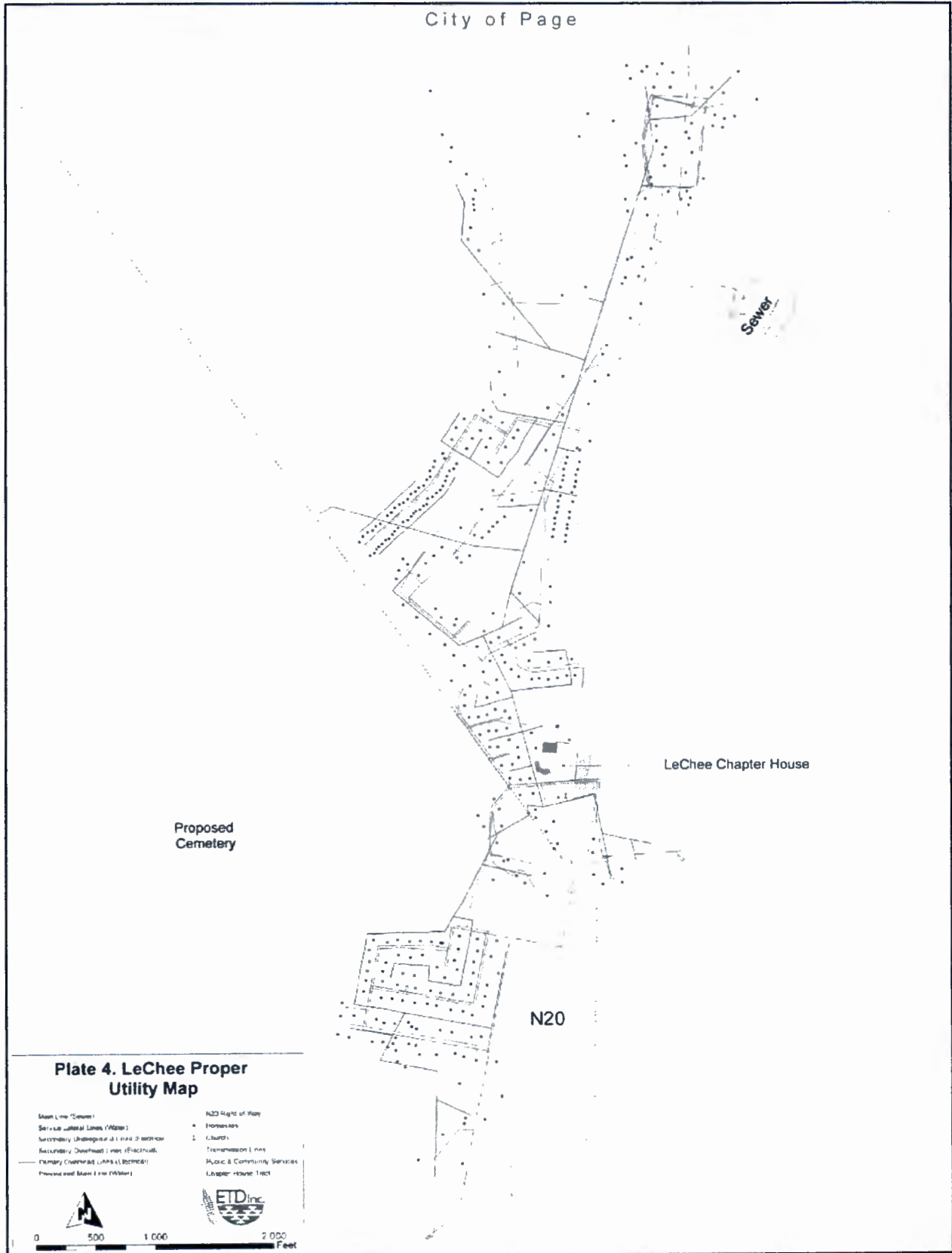
## Maps







# City of Page



# LECHEE CHAPTER

## Comprehensive Land Use Plan

### Summary

## INTRODUCTION

### Overview

***LeChee Chapter Comprehensive Land Use Plan*** covers a broad range of topic for a long-term planning. It identifies the community's values and goals, addressing land-use compatibility and appropriate uses, in addition to areas that require preservation. This plan, along with future zoning ordinances, will establish the public policies for land uses, housing, commercial development, recreation, open space, roads and utilities.

The previous Land Use Plan was done in 2004, according to tribal policies, Land Use Plans are supposed to be updated every five years. From November 2014 to June 2015, Eunice Tso and the Planning and Zoning Committee went through the Land Use Planning Process. Workshops were held once a month and presentations were heard from various agencies.

### Mission Statement

"Collaborate with one another and outside agencies to achieve economic independence, create a more efficient government, provide necessary services, and ensure accountability and responsibility in all we do."

### Purpose

The purpose of the ***LeChee Chapter Comprehensive Land Use Plan*** is to: (1) establish guidelines for community development and organized growth; (2) designate appropriate land uses; (3) preserve and protect natural scenic areas; and (4) support housing, public facilities, economic development, and infrastructure projects.

### Contents

***LeChee Chapter Comprehensive Land Use Plan*** includes four sections. Section 1 presents an overview of the land use planning projects and its purpose. Section 2 presents the results of a community assessment that describes the regional setting, existing land uses, population trends, economic indicators, and infrastructure systems. Section 3 presents goals and objectives, which are the heart of the plan. Section 4 discusses the projects for adopting and administering zoning ordinances.

### Public Involvement

Land use planning is a publicly driven process. It is important to ensure that the community members are involved. The LeChee Planning and Zoning Community utilized a ***community values survey*** as one

method for obtaining public input. It allowed the Committee to validate citizens' attitudes and concerns towards various issues, and to understand their values.

Planning workshops were open to the public. These workshops included discussions on community issues, goals, and land designations. Presentation from representatives of various agencies that do work in LeChee Chapter provided valuable information.

## COMMUNITY ASSESSMENT

LeChee Chapter is part of the Western Navajo Land Expansion created by a United States Presidential Executive Order signed by President McKinley on January 8, 1900. In 1958, the Bureau of Reclamation needed a place to house workers who were building the Glen Canyon Dam; therefore, it traded the City of Page's 24-square mile town site for the land known as the Aneth Expansion. Since LeChee Chapter is mainly a residential community, LeChee residents rely on Page for its basic goods and services.

### Demographics

Population - The population of LeChee Chapter has continued to grow since 1990 where it had a population of 1,172. It grew to 1,413 in 2000 and by 2010 grew to 1,660.

Unemployment - LeChee 19.6%, Navajo Nation 21.9%, Arizona 6.8%, and US 5.7%.

Median Household Income - LeChee \$44,222, Navajo Nation \$25,166, Arizona \$50,296, and US \$41,994.

Poverty - LeChee 37.1%, Navajo Nation 39.1%, Arizona 10.5%, and US 12.4%.

Education - For LeChee (25+) 14.3% high school with no diploma, 30.29% high school diploma, 23.71% some college, 3.71% Bachelor's degree, and 3.1% graduate or higher.

### Land Use

Residential 405 occupied homes and household size 4.10.

Rural Addressing - Helps the Navajo Nation establish a 911-response plan.

Commercial Antelope Point Marina, Navajo Lake Powell Tribal Park, Lower Antelope Canyon Tour Company, LeChee Flea Market.

Public Facilities Chapter House Tract, Senior Citizen Center, Head Start Building, Pharmacy, Lake Powell Navajo Tribal Park.

Churches Church of the Nazarene.

Recreation Lake Powell, Upper Antelope Slot Canyon Navajo Tribal Park, Lower Antelope Canyon, Water Holes Canyon, Honey Draw Canyon, and Butterfly Canyon.

Industrial Navajo Generating Station.

## **Infrastructure Systems**

Power, water and sewer utility systems in LeChee Chapter are owned and operated by NTUA. IHS builds water and wastewater systems, but turns them over to NTUA for operation and maintenance.

## **LAND USE GOALS AND OBJECTIVES**

The comprehensive plan includes recommendation that were developed by the Planning and Zoning Committee. These recommendations are presented in the form of goals, objectives, and maps. The goals listed below for the following elements reflect the community's idea's needs, and concerns.

### **Land Use**

- Goal 1 All land use categories must have valid land withdrawals, homesite, and business-site leases, and all livestock owners shall have valid permits.
- Goal 2 Regulate illegal land uses, prohibit illegal dumping, require removal o all non-working vehicles located outside valid homesite lease area, and remove all abandoned and/or burned-out homes.
- Goal 3 Require landscaping and signage.
- Goal 4 Require all ceremonies and church activities to be conducted in areas already used for same use rather than cleaning additional land which consumes our rangeland.

### **Economic Development**

- Goal 1 Conduct land withdrawal for areas designated for Commercial Development in accordance with Navajo Nation policies.
- Goal 2 Develop commercial zoning ordinances for areas identified on maps as Commercial Development.
- Goal 3 Develop a master plan for the Commercial Development areas as the guide for future development.

### **Housing**

- Goal 1 Conduct a housing needs assessment by hosting a housing drive to determine how many families need housing, and which ones qualify for NHA and Section 184 loans.
- Goal 2 Site 1 has been determined to be feasible for a housing subdivision by the NHA-Construction Department. Coordinate and support NHA efforts to develop a subdivision based on the number of applications who qualify for Native American Housing Assistance and Self Determination Act (NAHASDA) funds.
- Goal 3 Partner with developer to build homes on Site 2 for families that would be eligible for the Section 184 loan project. The developer would plan and design a master-planned housing subdivision and build and sell homes.

## **Transportation**

Goal 1 Advocate for the N-20 road improvement project within the LeChee Proper in order to increase safety measures for automobile and pedestrian traffic, including school buses.

Goal 2 Fix potholes in the residential roadway areas of LeChee Proper that are not under NDOT or BIA right-of-ways (ROWs), and grade private driveways for outlying scattered homes.

## **Public and Community Facilities**

Goal 1 Develop a master plan for the future Public and Community Facilities that can be situated in the Chapter House 12.3 acre tract.

Goal 2 Identify a suitable site for a community cemetery.

## **Open Space**

Goal 1 Develop a master plan for the future Public and Community Facilities that can be situated in the Chapter House 12.3 acre tract.

Goal 2 Identify a suitable site for a community cemetery.

## **Utility Infrastructure**

Goal 1 Promote affordable and sustainable water supplies.

## **IMPLEMENTATION**

### **Zoning Ordinances**

“An ordinance means a local law, rule, or regulation enacted by a LGA-Certified Chapter pursuant to this Act” (LGA 26 N.N.C. Section 2)

Zoning ordinances is a system that regulates the kinds of uses that may be applied to parcels of land. Navajo Chapters may enact zoning ordinances provided that the membership adopts and implements Community Land Use Plan. In adopting any type of ordinance, chapter governments cannot exceed the authority of the Navajo Nation. Ordinances must provide equal treatment and due process for all individuals, and chapter governments under stand jurisdictional issues relating to non-tribal members.

### **Administration and Enforcement of Ordinances**

Once adopted, it requires; (1) daily administration, (2) monitoring, (3) a quasi-judicial permit process, (4) legislative amendments, (5) allowance for variance, and (6) enforcement mechanisms.

It is the Planner, Zone Enforcement Officer, and/or Planning Zoning Committee’s responsibility to review all proposed developments. They are responsible for inspecting new construction. Enforcement is vital for the effectiveness of the ordinance.

Zoning ordinances can be supported by other ordinances such as a subdivision ordinance, which can further define the quality of new developments by giving specifications regarding lots, blocks, streets, utilities, etc. Building codes can also regulate building height, material size, other design criteria, and building permit requirements, to ensure a building is visually appropriate in the existing physical fabric of the community.

## **Zoning Ordinance Procedure**

According to LGA Section 2001, all proposed ordinances of LGA-certified chapter shall contain the following:

- a. An ordinance member;
- b. A title that indicates the nature of the subject matter of the ordinance;
- c. A preamble that states the intent, need or reason for the ordinance;
- d. Rules and regulations governing the enforcement of the ordinance, budgetary information, and where applicable, a statement indicating the penalty for violation of the ordinance;
- e. A statement indicating the date when the ordinance shall become effective; and
- f. The signature of the Chapter President; thus, officially recording the transaction or writing.
- g. The proposed ordinance shall be read into the record at two consecutive Chapter meetings, of which one may be designated a special meeting, to provide information and an opportunity to discuss and comment on the proposed ordinance(s).
- h. All ordinances shall be read in both English and Navajo. After the final reading, the proposed ordinance shall be posted at public places within the chapter boundaries a minimum of 14 calendar days prior to the vote. The date of the vote shall be decided upon by Chapter elected officials.
- i. All ordinances shall be compiled and maintained at the Chapter for public information. Copies of ordinances shall be filed with the central Records Management Department of the Navajo Nation.

## **Conclusion**

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

The *LeChee Chapter Comprehensive Land use Plan* requires the development and adoption of ordinances in order to ensure that future developments are consistent with this plan use plan.

At a minimum, Chapter officials must do the following:

- Meet with grazing permit holders to obtain their approval for future zoned areas
- Compile and organize all records related to land withdrawals, leases, and right-of-ways
- Hire legal council to develop land use ordinances to give authority to the Chapter to regulate the land use plan
- Continue to have the Planning and Zoning Committee review proposed new developments and make recommendations to the Chapter.

Hello:

You are invited to participate in our survey relating to Lechee Chapter's Land Use Planning Project. The purpose of a Land Use Plan is to guide future development by directing land uses to areas that makes sense and identify areas that will remain in a natural state. The Plan can lead to more orderly development pattern, and planned developments can share the cost of infrastructure. It can promote housing, public facilities, and economic development. Economic development, in turn, can generate tax revenue to help fund public facilities and services.

Land use plans generally require community assessments and public input. This survey is one way to gather input from the community members and registered voters. Before we begin with questions relating to the Plan, we need to get some information about your household. Thank you very much for your time and support.

### Lechee Planning and Zoning Committee

1. Are you a registered voting member of Lechee Chapter?

- ☐ Yes  
☐ No

Do you currently reside in Lechee Chapter?

- ☐ Yes  
☐ No

3. If you answered "no" to Question 2, then would you like to live in Lechee?

- ☐ Yes  
☐ No

4. Are you the head of household or do you contribute to the household income?

- ☐ Yes  
☐ No

5. If you answered yes to Question 4, then if yes, how many people live in your home? Please write down the number of people living in your home.

6. What is your annual household income?

- ☐ \$35,000 - 49,999
- ☐ \$50,000 - 74,999
- ☐ \$75,000 - 99,999
- ☐ \$100,000 -149,999
- ☐ \$150,000+

**7. What is your employment status?**

- ☐ Unemployed
- ☐ Self-employed
- ☐ Part-time
- ☐ Full-time
- ☐ Homemaker
- ☐ Student
- ☐ Retired
- ☐ Military

**8. How satisfied are you with how LeChee Chapter government is managing land uses?**

- ☐ Completely unsatisfied
- ☐ Somewhat unsatisfied
- ☐ Neither satisfied nor unsatisfied



- Somewhat satisfied
- Completely satisfied

**9. The developments (i.e., housing roads and utilities) in LeChee appear disorganized. The Chapter should try to create a more organized development pattern.**

- ☐ Completely disagree
- ☐ Somewhat disagree
- ☐ Neutral
- ☐ Somewhat agree
- ☐ Completely agree

**10. LeChee Chapter lacks public facilities such as police station, fire station, trash collection, library, cemetery, parks/picnic areas and youth recreation. Which of the following facilities do you feel should be a priority for the Chapter? (choose three).**

- ☐ Police Substation
- ☐ Fire Station
- ☒ Trash Collection
- ☒ Library
- ☐ Cemetery
- ☐ Parks and Picnic Area
- ☐ Youth Recreation
- ☐ Other

**11. LeChee Chapter contains many broken down cars, abandoned homes, and illegal dump sites. The community lacks landscaping, signage, street signs. There is a need to establish local ordinances that will establish penalties and fines in order to improve the way our community looks.**

- ☐ Completely disagree
- ☐ Somewhat disagree
- ☐ Neutral
- ☐ Somewhat agree
- ☐ Completely agree

**12. Some residents believe there is a housing shortage, lack of quality housing, and lack of rental apartments. What do you feel is the main concern regarding housing?**

**13. Economic development is important for all communities because it is a source of revenue for government services and facilities. What types of economic development do you support for LeChee Chapter? (Select all that apply)**

- ☐ Bank
- ☐ Grocery Store
- ☐ Hotels/Motels
- ☐ Horse boarding
- ☐ Laundromat
- ☐ Restaurant
- ☐ Casino
- ☐ Gas Station/Convenience Store
- ☐ Other

**14. Should the Antelope Highway Corridor from Highway 89 to Antelope Lease holding property boundary be withdrawn for economic development purposes to generate jobs and tax revenue for the Chapter?**

- ☐ Yes
- ☐ No

**15. Some residents believe there is a lack of livestock enforcement. Others believe there is lack of livestock water sources, and quality hay. And some believe there are stray livestock and unsanitary livestock corrals situated among the housing developments? What do you believe is the main issue concerning livestock in LeChee Chapter?**

**16. Thank you for your time in completing this survey. If you would like to receive a copy of the survey results and regular updates on the planning process, please leave your name along with PO Box or email address. Thank you again.**

Draft Community Survey presented to Planning and Zoning Committee on December 29, 2014.

Share This Survey:



Online Surveys Powered by  QuestionPro

# **PUBLIC HEARING**

## **Land Use Planning Update LeChee Chapter**

**Sept. 1, 2015, 6 P.M. LeChee Chapter  
Planning Meeting**

**Sept. 8, 2015, 6 P.M. LeChee Chapter Meeting**

## LECHEE CHAPTER PLANNING MEEETING MINUTES

September 01, 2015 at 6pm

- I. **MEETING CALL TO ORDER:** Meeting was call to order by Irene Nez Whitekiller at 7:30pm (day light saving time).
- II. **INVOCATION:** Elizabeth Nez, LeChee Chapter Secretary/Treasurer opened this meeting with prayer.
- III. **REVIEW & APPROVAL OF THE AGENDA:** Irene Nez Whitekiller read through the entire agenda items, the following items were changed or added on. One additional agenda item was requested by a community member, so Sara Dale un table last meeting minutes of August 03, 2015 as VII. NEW BUSINESS J. this is to be discussed under VI. OLD BUSINESS as A. Community Home site lease – Minnette Manson Roundstone. Motioned by Sara Dale to accept the above addition under old business, seconded by Elizabeth Nez, 3 votes in favor, 0 opposed and 1 abstained.
- IV. **REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES - August 03, 2015:** Sara Dale motioned to approve the previous meeting minutes August 03, 2015, it is posted for the public to review and accept as a legal document, seconded by Yvonne Bigman, 3 votes in favor, 0 opposed and 1 abstained.
- V. **FINANCIAL REVIEW:** Motioned by Yvonne Bigman to forward this financial review as a financial report for the month August 2015, seconded by Sara Dale 3 votes in favor, 0 opposed and 1 abstained.
- VI. **OLD BUSINESS:**
  - A. **Community Homesite Lease – Minnette Manson Roundstone**

Minnette Roundstone introduced herself; her home site is right next to her mother Carol Manson's existing home. Presently she lives in town and would like to move back into LeChee. There are two notifications; Carol Manson & Roselyn Tsosie had both signed an agreement to Minnette's home site lease to be. Wilford is trying to determine how much space it was between Carol Manson & late Ray Tsosie, there is no actual measurement; this issue needs to be resolved before it comes to the chapter. The lease area is given a third acre lot. Also, Wilford did receive a call by Carol Manson and another sister Ava who both reject Minnette's lease area. Minnette spoke that out of her family she is the only LeChee member, the rest are Coppermine members and her sister Wynette lives elsewhere. Also Minnette did not understand why her mother and sisters have a say so, they don't vote or live here too. When a home is there for a long time, like Carol Manson without a home site lease, it does become certified. Minnette did say they will always have control, disagree, contingent, she did not understand why as a chapter, we allow this. Sara recommends to look at another area that way you will be away from your family

that disagrees with you. Irene also looked back through the minutes, people from Coppermine, like Carol Manson just move here temporarily but ended up staying and later took control of the area. If we approve this, we can be blamed for this. Another comment is Carol Manson should be here, at the last meeting it was not mentioned. Minnette indicates she knows it is her mother, she will vote against it and have their opinion against although they no longer are members of LeChee. Yvonne also gave an example of her late parents; all her sibling need to come to an agreement who will take over their home site lease; now they have to go through probate, which will take time. We need to communicate with one another. Minnette was encouraged to communicate with her mother. Going to another area will be a lot healthier. Motioned by Yvonne Bigman to settle this first, meet with Carol, Sara, Minnette, sisters and include the chapter officials too, seconded by Elizabeth Nez also recommends that Sara needs to take care of problems like these first hand and as leaders we are here for our people to help them equally not take sides, keep in mind that Minnette is a LeChee member, also she does come to us...trying to get a lease in the appropriate way possible, 4 votes in favor, 0 opposed and 1 abstained.

## **VII. NEW BUSINESS:**

### **A. Update on Community Land Use Planning**

Wilford discussed these copies were given to the officials, he went through the LeChee Chapter Comprehensive Land Use Plan from the cover sheet - 1<sup>st</sup> page Yvonne's name is misspelled as Lenora and Wilford as Wilfred, there is no vision statement, this needs to be inserted, page 2: the word originate should be original and include district, not just grazing units, page 3: the map will remain the same since we are including our LeChee Chapter votes do reside like Elva Marks, Barbara Begay who do reside within Kaibeto area, the chapters do overlap, it is cadastral surveyed. Page 7:

Growth rate, economic indicators, unemployment rate is lower than the Navajo nation income, 24% Navajo Nation, page 8: land use residential, NHA homes, commercials public facilities, we need to insert that we have wild life; elk-cougar, also Sara Dale needs to provide the livestock information; number of livestock. Page 9: under utilities; the second paragraph, intake facilities...they are not decommission the power plant, it is just one unit, identify the unit, page 12: land use plan goals objectives, open space; five on the first page, goals, housing page 15: desire high quality homes, 184 loans for people to get better homes, page 17: open space-along the canyon—no development there. Page 18: utility infrastructure, and page 19: some goals like to get more water, and implantation. Motioned by Yvonne Bigman to forward this item to the chapter meeting with all the corrections, seconded by Sara Dale. 4 votes in favor, 0 opposed and 1 abstained.

### **B. Request for a Computer room for school students**

Irene Nez Whitekiller spoke with the Principal of Page School concerning a room here at the chapter for students. They are willing to write out proposals. Wilford indicated we used to have computers and they were not used properly, if we do we need to closely monitor, the chapter does not have the personnel to do so. The

# LECHEE CHAPTER MEETING AGENDA

September 08, 2015 @ 6pm

- I. MEETING CALL TO ORDER
- II. INVOCATION
- III. REVIEW & APPROVAL OF THE AGENDA
- IV. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES: August 10, 2015
- V. FINANCIAL REPORT: August 2015
- VI. OLD BUSINESS
- VII. NEW BUSINESS
  - A. Resolution LC 09-88-15: Approving the Financial Assistance of \$150 in the cost of Funeral Arrangement & Expense. Nellie Nez
  - B. Update on the LeChee Chapter Comprehensive Land Use Planning: Eunice Tso
- VIII. REPORTS
  - A. TCRHCC Quarterly Update – Herman Tso
  - B. LeChee Health Center Update – Patricia Kent, Program Director
  - C. Honorable Council Delegate – Tuchoney Slim Jr
  - D. Forgotten People on the Bennett Freeze – Don Yellowman
  - E. Grazing Committee Member – Sara Dale
- IX. ANNOUNCEMENTS
  - A. Mobile Clinic: Sept 10, 14, 17, 21, 2015 at 8:30am-2pm (mst)
  - B. Navajo Nation Fair: Sept 8<sup>th</sup> – 12<sup>th</sup>, 2015
  - C. Western Navajo Grazing Council Mtg: Sept 15, 2015 at Tuba BIA at 9am
  - D. Western Navajo Agency Meeting: Sept 19, 2015 at Leupp Chapter at 9am (dst)
  - E. Community Uranium Exposure to journey for healing; will be screening people: Sept 21, 2015 at 4pm
  - F. USDA-FSA sign up for livestock: Sept 22, 2015 at 10:30am (mst)
  - G. Navajo Housing Improving Program will be here for Housing application drive: September 25, 2015 at 10am – 12:00pm (dst)
- X. CLOSING PRAYER & ADJOURNMENT

# SIGN IN SHEET

## COMMUNITY MEMBERS

CHAPTER: LECHEE

PAGE: 1

TYPE OF MEETING: CHAPTER MEETING

DATE: Sept. 8, 2015

"A Legal Quorum is 25 Registered Voters"

- |                                            |                              |
|--------------------------------------------|------------------------------|
| 1. Chapter President: <u>Jane M. Smith</u> | 26. <u>Ray E. Dyer</u>       |
| 2. Vice-President: <u>Vivian S. Beggs</u>  | 27. <u>Jan Sherena</u>       |
| 3. Secretary: <u>Bob Dyer</u>              | 28. <u>Alberta R. Tunney</u> |
| 4. Council Delegate: <u>Phyllis S. S.</u>  | 29. <u>Kim Bigman</u>        |
| 5. Grazing Officer: <u>Lara S.</u>         | 30. <u>Rex Bigman</u>        |
| 6. <u>Renee S.</u>                         | 31. <u>Jan B. S.</u>         |
| 7. <u>Angela Cody - LDA Delegate</u>       | 32. <u>Maureen S.</u>        |
| 8. <u>Mary A. Prouse</u>                   | 33. <u>Lynn S.</u>           |
| 9. <u>Wanda Mason</u>                      | 34. <u>Ernie S.</u>          |
| 10. <u>Linnette Roundstone</u>             | 35. <u>Margie S.</u>         |
| 11. <u>David T. S.</u>                     | 36. <u>Harlyn Catron</u>     |
| 12. <u>Vada Addankai</u>                   | 37. <u>Ed R. S.</u>          |
| 13. <u>Alan S.</u>                         | 38. <u>JoAnne Smith</u>      |
| 14. <u>Geraldine Madrigal</u>              | 39. <u>Grenada S.</u>        |
| 15. <u>Tommy S.</u>                        | 40. <u>Lulu Jensen</u>       |
| 16. <u>Karen S.</u>                        | 41. <u></u>                  |
| 17. <u>Germaine Tsinnijinnie</u>           | 42. <u></u>                  |
| 18. <u>Wiprd S.</u>                        | 43. <u></u>                  |
| 19. <u>Baron S.</u>                        | 44. <u></u>                  |
| 20. <u>Donny Troen</u>                     | 45. <u></u>                  |
| 21. <u>Angel Bosie</u>                     | 46. <u></u>                  |
| 22. <u>Horan TSO</u>                       | 47. <u></u>                  |
| 23. <u>Clouin Cook</u>                     | 48. <u></u>                  |
| 24. <u>Phyllis S.</u>                      | 49. <u></u>                  |
| 25. <u>Germette Marie Dyer</u>             | 50. <u></u>                  |

## ***GUEST***

**TYPE OF MEETING: CHAPTER MEETING**

***“A Legal Quorum is 25 Registered Voters”***

DEPARTMENT / EMAIL

- NAVD 83 - ASC

# LECHEE CHAPTER MEETING MINUTES

SEPTEMBER 08, 2015 @ 6PM

- I. **MEETING CALL TO ORDER:** Irene Nez Whitekiller called this meeting to order unofficially while waiting on a quorum at 7:45 pm (day light saving time) we started off with Eurnice Tso, reported on the results of community survey. At 8:15 pm day light saving time we began this meeting officially with enough people present with a quorum.
- II. **INVOCATION:** Elizabeth Nez, LeChee Chapter Secretary/Treasurer opened this meeting with prayer.
- III. **REVIEW & APPROVAL OF THE AGENDA:** Irene Nez Whitekiller read through the entire agenda items, and the following was added on:
  1. Insert under VII. NEW BUSINESS as B. Resolution LC 09-89-15: Approving Financial Assistance of \$150 in the cost of Education First travel expense: Angel Tsosie
  2. Insert under IX. ANNOUNCEMENTS as H. Next Chapter Planning Meeting: October 05, 2015 at 6pm
  3. Insert under IX. ANNOUNCEMENTS as I. Next Chapter Meeting: October 12, 2015 at 6pm.  
*Motioned by Ivan Gamble to accept & approve the additional agenda items, seconded by Clorinda Lister, 26 votes in favor, 0 opposed and 1 abstained.*
- IV. **REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES - August 10, 2015:** *Motioned by Ivan Gamble to approve the previous meeting minutes of August 10, 2015, it is posted for public's review, accept as a legal document, seconded by Clorinda Lister, 26 votes in favor, 0 opposed and 1 abstained.*
- V. **FINANCIAL REPORT - AUGUST 2015:** *Motioned by Ivan Gamble to approve the financial report for August 2015, which is also copied in back of tonight's agenda, seconded by Clorinda Lister, 26 votes in favor, 0 opposed and 1 abstained.*
- VI. **OLD BUSINESS:** No items for discussion
- VII. **NEW BUSINESS:**
  - A. **Resolution LC 09-88-15: Approving the Financial Assistance of \$150 in the cost of Funeral Arrangement & Expense: Nellie Nez**  
Nellie Nez was present among us, Irene spoke for Nellie to represent this assistance for late Royal Nez, had health issues, this caused his life and his mother Nellie is here. *Renee Tsosie motioned, seconded by Patricia Kent, 28 votes in favor, 0 opposed and 1 abstained.*
  - B. **Resolution LC 09-89-15: Approving Financial Assistance of \$150 in the cost of Education First travel expense for Angel Tsosie.**

Denis Tsosie represented his granddaughter, Angel Tsosie. This expense is under Education First, a group of students takes a trip outside United States to do two days community service, this will take place in the first week of June for a ten day trip to Peru.

**C. Update on the LeChee Chapter Comprehensive Land Use Planning - Eunice Tso:**

"The goal: To work together to achieve our goal of economic independence, implement an efficient government, provide services and ensure accountability and responsibility in all we do."

Eunice has been working on the Planning & Zoning committee for approximately 6 months to update the LeChee Chapter Comprehensive Land Use Plan, tonight is a public review for everyone and by today it will begin the 60-day wait, it will be open for changes-comments, all be compile at the end of the 60 days. Eunice introduced the community survey that was conducted which included at least about 4 pages, she covered the following area:

1. Community survey results; registered people of the LeChee Chapter was 70% registered, 18% -not registered, 82% are members of a household and wanted to become members too. The household consist of 2-8 members, somewhat over crowded. Work involved from unemployment, self-employed, part time, fulltime. Another question was how satisfied are you, most are unsatisfied with the current Chapter government, was covered too. LeChee Chapter's development in how it is organized; mostly completely agree, other areas like public facilities-fire station, police substation, trash collection, library, cemetery, parks/picnic area, clinic, streets, night shuttle, dog pound are all choices for future facilities within LeChee. How our community looks, the majority to completely agree to clean up, other concerns were issue a ticket for people not abiding by regulations or ordinances. Housing concerns; most were housing shortage for nice homes, more funding for more quality housing, for younger generation, over crowded, so there is a great need for housing within LeChee. Economic development; the need for a gas station, grocery, laundromat, motel/hotels, restaurant, casino, improve chapter house, something that would look better through commercial. Where should we locate developments-76% says yes to relocate, 13% no and 11% indicated at Antelope coordinator. Livestock owners need to be enforcement like own area, take responsibility, animal enforcement, and every livestock owner should have a permit. These were just high lights of the survey completed, this will also give us a better understanding of the update of the comprehensive plan for LeChee.
2. Overall maps of LeChee; LeChee proper is the main development area, it also focused on the Antelope Coordinator and there are no developments within the canyon areas. LeChee Proper is showing just the community area only, yellow areas are the existing residential areas, blue area is future parks & recreational-public & community area, red is commercial developmental-interested in a motel, green is the open space-reserve it. Antelope coordinator-red for business development, the pink is already withdrawn, 750 feet wide on both sides of the

***LECHEE CHAPTER MEETING: SEPTEMBER 08, 2015***

road. Utility map too-water crossing in blue, green is the sewer, red-electrical wiring, Proposed water-blue square area is the water treatment area that's treated in their system, the pressure is not enough to fill up the LeChee water tanks. Engineering firms are discussing-several intake where the red square is the intakes and the other is NGS with one unit closing down in one year, we should be able to start using this, just news. The Navajo western pipe line is another plan to have water line installed all the way down to Tuba City, Cameron, to communities that have less water. They are actually meeting on this, and see what will happen.

3. LeChee Chapter Land Use Comprehensive Planning covers as a draft. It took a 6-month planning process, goals, objectives and maps. Eunice read through, explaining in some areas from the 1. Introduction: Overview, Mission Statement, Purpose, Contents, Authority to Regulate Land which was drawn in the pink area of map that is the chapter boundaries, try to follow those sections-the U.S. Census Bureau is different from the Chapter Boundaries, but is almost the same, and Public Involvement; we had these work shops; NHA, Navajo water managements, NTUA, NDOT, Economic Development, Water Management, also I H S. She also covered 2. Community Assessment: Regional setting; there are four canyons, three go northward, water has carve it wonderfully, Demographics, Economic Indicators, Land Use, Infrastructure Systems. Another is 3. Land Use Goals and Objectives: Land Use, Economic Development, Housing, Transportation, Public & Community Facilities, Open Space, Utility Infrastructure and 4. Implementation: Zoning Ordinances, Administrative & Enforcement of Ordinances, Zoning Ordinances Procedure. From today we are open for comments/changes; after the 60 days we need to adopt a plan; if there are any comments tonight Eunice will write down all comments:

These were the following: 1. Ray Dougi: Another site would be suitable to plan, here in LeChee we do not have enough room-utility-water, which is already designated, home site leases are not organized, this new site should be away from LeChee, eventually we will grow. 2. Sara Dale; the new site should be at highway 89. 3. Renee Tsosie: Designate a place for livestock area; community people have horses and not branded which are not tallied because they are used for rodeo. The city of Page charges \$200 for just a small area. 4. Herman Tso: several years ago there was a public area withdrawn for the youth, Johnathon Miller spear headed this. This project could be moved along, paper work has to be found to move this forward. 5. Allen Tsingine: Put up booths for our people to sell their arts & crafts, art works at no cost-no fees, a good site would be Antelope corridor, where there is tourism. 6. Wilford Lane introduce Lewis Shepherd a Chinle Planner, he used to be at Tuba City: Wilford indicated Yvonne Bigman is not Lenora Bigman, his name is Wilford not Wilfred. A Cultural Center to be built within the area of Kenneth Young & Dixie Ellis, page 3 map; insert the district court decision using the census and grazing districts, also boundaries sites are also the decision by district court-Coppermine with LeChee boundary a red line, Kaibeto with LeChee; just housing were stated within Kaibeto. 7. Denis

***LECHEE CHAPTER MEETING: SEPTEMBER 08, 2015***

Tsosie: he encourage Eunice to look at the concept plan for Antelope concept plan, previously there has been moneys spent like with Randy Huwers and Hank Merls. Also, Insurance companies don't want to insure homes because there is no water in the fire hydrants 8. Lewis Shepherd introduced himself; works under Division of Community Development, they do community-based plan, he works with all other Chapters; complying with title 26, amending it, what minimum requirements, really supports your Capital Improvement plan does open the doors for moneys. So it is important for it to be updated, in terms of discussion: work closely with tax ordinances, maybe they will introduce this, there is a template on this, recommends work closely with ADOT, they are the funding source for the communities, under acceleration means picking up speeds, this will be changed to turning lanes instead, sewage lagoon needs a master planning efforts like how much it will hold, have a standard form available for these public comments, and should have a chapter web site for comments too. 9. Iva Chee: A veteran's office-facility to be established to assist veterans like do their calls, help them understand their paperwork etc., 10. Elizabeth Nez: Ask if everyone understood tonight drafted Comprehensive plan, we need to interpret in Navajo. 11. Margie Tso: Our Navajo language stretches too long, very time consuming. I, for one did not fully understand, by tomorrow she will forget it altogether. There was a land designated, but never proceeded, this LeChee community area is just too small, its like a small bird sitting in a corner, it is a complicated decision to make, and there are just a few that are concerns and they come to the chapter meetings too. 12. Yvonne Bigman: Paul Begay should be the one, he knows his language; reads & writes it, in our culture there are different ways to renew items to carry on Sacredness, this is similar the chapter needs to renew their Comprehensive Plan, also Wilford Lane does reside within LeChee boundary while he presently lives on Monkey Stadium, we're thankful for Eunice for helping us out, she has given us more insight of this plan. 13. Wilford Lane-at the end of the 60 days, planning process will take place like pass out all copies, he gives an example; like go to the sheep corral and do assessment; plan it and see what needs to be done, maybe in 30 days it might be snowing, all these have to be considered during the sheep corral assessment. 14. Renee Tsosie, put this draft on the chapter's website, Eunice has a website with her company that is allowable to show the public, inform-advertise this to the people, Renee is willing to walk around to homes, to do updates. Every five years it is updated. 41 chapters are certified out of 110 chapters, there are a lot of different changes. Unanimously, everyone accept tonight's presentation by Eunice; Motioned by Patricia Kent, seconded by Ray Dougi, 20 votes in favor, 0 opposed and 1 abstained.

#### **VIII. REPORTS:**

- A. TCRHCC Quarterly Update: Herman Tso, with this month's chapter meeting changes on the dates, from 14<sup>th</sup> to the 8<sup>th</sup>, until next month in October there will be on reports.

***LECHEE CHAPTER MEETING: SEPTEMBER 08, 2015***

# **FINAL PUBLIC HEARING**

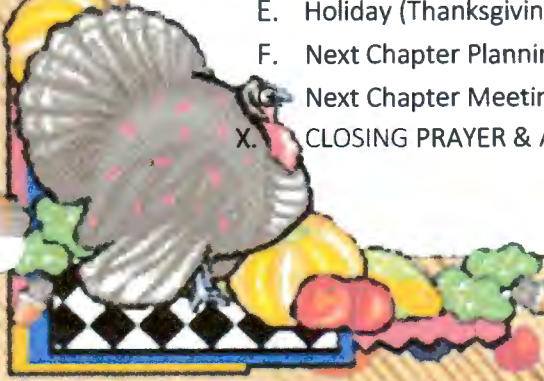
## **Land Use Planning Update LeChee Chapter**

**Nov. 2, 2015, 6 P.M. LeChee Chapter  
Planning Meeting**

**Nov. 9, 2015, 6 P.M. LeChee Chapter Meeting**

# LECHEE CHAPTER PLANNING MEETING AGENDA

November 02, 2015 @ 6pm

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- I. MEETING CALL TO ORDER
  - II. INVOCATION
  - III. REVIEW & APPROVAL OF THE AGENDA
  - IV. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES
  - V. FINANCIAL REVIEW – October 2015
  - VI. OLD BUSINESS
    - A. Amending LC 05-56-15: Housing Discretionary – Grace Welch
    - B. Amending LC 05-80-14: Grace Welch, Shirley Dodson & Mary Boone
    - C. Amending LC 04-74-14: Meter Loop Installation – Julia Begay
    - D. Amending LC 04-33-92: Rural Home Lease – Eugene & Dorothy Trujillo
    - E. Amending LC 04-33-92: Rural Home Lease – Mae Batoney
  - VII. NEW BUSINESS
    - A. Firewood for Elderly – Ray Dougi *Dugi*
    - B. Water Discussion – Denis Tsosie
    - C. Coconino County Election – Alta
    - D. AFOG Resolution – Wilford Lane
    - E. Roof Repair – LeChee Senior Center
    - F. Antelope Point Marina – Mike Anderson
    - G. Financial Assistance – Cole Whitehorse
    - H. Financial Assistance – Anna Esplain
    - I. LeChee Chapter Land Use Planning – Final Approval (end of 60 days)
    - J. *Rural* Community Home Site Lease – Dale Tadytin Jr
    - K. Community Home Site Lease – Evonne Yazzie
    - L. Road Repair – Ronald Addakai, Mary Boone, Patrick Welch  
*M. Rex Biqua 350.00*
  - VIII. REPORTS (all reports are done at a regular chapter meeting – November 09, 2015)
  - IX. ANNOUNCEMENTS
    - A. Donated Food Distribution: November 04, 2015
    - B. Mobile Clinic: November 05, 09, 12, 16, 23 & 30, 2015
    - C. Chapter Meeting: November 09, 2015
    - D. Holiday (Veterans' Day) CHAPTER CLOSED: November 11, 2015
    - E. Holiday (Thanksgiving Day) CHAPTER CLOSED: November 26-27, 2015
    - F. Next Chapter Planning Meeting: December 07, 2015
    - Next Chapter Meeting: December 14, 2015
  - X. CLOSING PRAYER & ADJOURNMENT
- 
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# SIGN IN SHEET

CHAPTER: LECHEE

TYPE OF MEETING: PLANNING MEETING

DATE: NOVEMBER 02, 2015

"A Legal Quorum is 5 Registered Voters"

- |                                            |                                 |
|--------------------------------------------|---------------------------------|
| 1. PRESIDENT: <u>Jennifer Whitely</u>      | 16. <u>Anna Lewis</u>           |
| 2. VICE-PRESIDENT: <u>Yvonne Bigman</u>    | 17. <u>Patrick Weid</u>         |
| 3. SECRETARY: <u>Agnes D.</u>              | 18. <u>Brandon June</u>         |
| 4. GRAZING BOARD MEMBER: <u>Jared Hale</u> | 19. <u>Shirley Scott</u>        |
| 5. COUNCIL DELEGATE: <u>AGENT</u>          | 20. <u>Alfred J. Dugan</u>      |
| 6. <u><del>Dale J. J. III</del></u>        | 21. <u>Roy L. Dugan</u>         |
| 7. <u>Evonne Yazzie</u>                    | 22. <u>Jennette Irene Dugan</u> |
| 8. <u>Steve Yazzie</u>                     | 23. <u>Kim Bigman</u>           |
| 9. <u>Max Betoney</u>                      | 24. <u>Wenona Ney</u>           |
| 10. <u>Melissa Delmar</u>                  | 25. <u>Ella J. Dodson</u>       |
| 11. <u>Michael M. J. J.</u>                | 26. <u>Rex Bigman</u>           |
| 12. <u>Wupul Lee</u>                       | 27. _____                       |
| 13. <u>Dorothy Trujillo</u>                | 28. _____                       |
| 14. <u>Eugene Trujillo</u>                 | 29. _____                       |
| 15. <u>Ros Explor</u>                      | 30. _____                       |

## GUEST SIGNATURE

- | NAME                     | DEPARTEMNT / EMAIL |
|--------------------------|--------------------|
| 1. <u>Dale J. J. III</u> | _____              |
| 2. <u>Melissa Delmar</u> | _____              |
| 3. <u>Rex Bigman</u>     | _____              |
| 4. <u>Mary A Boone</u>   | _____              |
| 5. <u>Jean Boone</u>     | _____              |
| 6. _____                 | _____              |

## LECHEE CHAPTER PLANNING MEETING MINUTES

### NOVEMBER 02, 2015 @6PM

- I. **MEETING CALL TO ORDER:** Meeting was call to order by Irene Nez Whitekiller at 6:05pm to start the veterans meeting for financial assistance; Rex Bigman has all his paper work for propane assistance, it is also used for heating - utility the total amount is \$561.75 , the veterans limit is \$350.00 **Motioned by Yvonne Bigman to forward this to the planning meeting tonight, seconded by Sara Dale. 3 votes in favor, 0 opposed and 1 abstained. Motioned by Yvonne Bigman to closed the veterans meeting, seconded by Sara Dale; 3 votes in favor, 0 opposed and 1 abstained.** The regular Planning meeting started at 6:15pm by Irene Nez Whitekiller.
- II. **INVOCATION:** Opening prayer was done by Yvonne Bigman, LeChee Chapter Vice President.
- III. **REVIEW & APPROVAL OF THE AGENDA:** The agenda was read through by Irene Nez Whitekiller, the following were added on and the agenda is; leave it open:
  1. Insert under VII. NEW BUSINESS as M. Veterans Assistance – Rex Bigman
  2. Correction under VII. NEW BUSINESS as J. Rural Home Site Lease not a community Home Site for Dale Tadytin Jr.**Motioned by Yvonne Bigman to accept all the changes, also the have the agenda kept open for others, seconded by Sara Dale, 3 votes in favor, 0 opposed and 1 abstained.**
- IV. **REVIEW & APPROVAL OF PREVIOUS MEETIIING MINUTES – October 05, 2015:** **Motioned by Sara Dale to approve the previous meeting minutes October 05, 2015 also it is posted for the public to review and accept it as a legal document, seconded by Yvonne Bigman, 3 votes in favor, 0 opposed and 1 abstained.**
- V. **FINANCIAL REVIEW – October 2015:** **Motioned by Sara Dale to forward this item to the chapter meeting for financial report, seconded by Yvonne Bigman, 3 votes in favor, 0 opposed and 1 abstained.**
- VI. **OLD BUSINESS:**
  - A. Amending LC 05-56-15: Housing Discretionary – Grace Welch. Wilford Lane represented this item, Grace Welch was approved for house discretionary and still had some monies left over from previous fiscal year so we have to amend the resolution to continue to use the monies for the new fiscal year. **Motioned by Elizabeth Nez to forward this item to the chapter meeting, seconded by Yvonne Bigman, 3 votes in favor, 0 opposed and 1 abstained.**
  - B. Amending LC 05-80-15: Grace Welch, Shirley Dodson & Mary Boone.
    1. Grace Welch - Electrical Housing Wiring for 1,318.96
    2. Shirley Dodson – Water heater with wiring, and meter box is rusted \$1,064.58
    3. Mary Boone – Water heater with wiring \$402.68

of hotels are to some degree expensive, but there are 18 hotels in Page now, their cost is \$225 per room. If there is a casino built; remember, we did not want to look like Vegas, we just have to be ready. The first time they heard about the casino, we didn't want to not match; back in 2004, we can't do gaming. Or lease just the building, our involving-the place to plug in the machines, on the Navajo side, have to write a check if they leave, arbitrary line is a benefit to Navajo, the national park is liable. At this time since Antelope Point is not in full operation yet, the schedule agreement was retold to clarify some questions with an understanding that Antelope does give 1 million to the nation itself. Another question was why is LeChee Chapter not being included to get any of these funds, what has to happen; first of all there are zero dollars that does not generate money, the money is still trying to develop. Lease holder in have created the lake, it make it harder to development. Wilford Lane is one who is aware Antelope Point from the beginning under phase I. It is like what happen with NGS, all surrounding chapters would like a share, right now the Navajo nation takes all the proceeds. LeChee was given the opportunity to make some development in the 1970 to 1990, it is like a big pie, they approve for the land, other chapter says we have water; first LLSI reward about 20,000. Council Delegate should be aware of this, there are more develop, even though we get tax ordinances passed, AFOG we finally get some percentage, LeChee chapter is a certified chapter, we submitted AFOG, lately about 1 month ago, tax commission passed this last month, goes before the council, LeChee chapter will get 5% tax. Antelope Point is all to benefit LeChee at 5% is a yes. The gift shop is on the National Park services. Yvonne Bigman thanked Melvin & Mike for presenting tonight and really appreciate them coming, she encouraged them to come to our monthly chapter meetings, for update information, let us know what is going on. Mike Anderson has met with the delegate. Mike indicates once it is signed, he will come and attend.

- G. Financial Assistance – Cole Whitehorse:** Irene Nez Whitehorse represented this five year old, Cole Whitehorse will be participating in the American Youth Bull Riding as riding as a wooly riding event in Ignacio, Colorado, November 19<sup>th</sup>-22, 2015. He will receive \$150.00 Yvonne Bigman chaired the Planning meeting during this item. *Motioned by Sara Dale to forward this item to the chapter meeting, seconded by Elizabeth Nez, 3 votes in favor, 0 opposed and 1 abstained.*
- H. Financial Assistance – Anna Esplain:** Anna Esplain represented herself, she needs financial assistance to relocate a trailer from LeChee to mile post 327 off highway 98. She is a single parent, unemployed and in need of money for the cost \$750. Anna will get three quotes before Monday and the 01 funds-donations will be used. *Motioned by Yvonne Bigman to forward this item to the chapter meeting, seconded by Elizabeth Nez, 3 votes in favor, 0 opposed and 1 abstained.*
- I. LeChee Chapter Land Use Planning – Final Approval:** *Motioned by Elizabeth Nez to forward this item to the chapter meeting, also it is end of 60 day comment period for the land use planning update, seconded by Yvonne Bigman, 3 votes in favor, 0 opposed and 1 abstained.*

# LeChee Chapter



**P.O. Box 4720 • Page, Arizona • 928-698-2805 • 928-698-2803 fax**

LC 11-24-15

## RESOLUTION OF THE LECHEE CHAPTER

**APPROVING THE REVISED AND UPDATED LECHEE CHAPTER COMMUNITY BASED LAND USE PLAN AND REQUESTING THE NAVAJO NATION COUNCIL RESOURCES AND INFRASTRUCTURE COMMITTEE TO CERTIFY THIS UPDATED PLAN, IN ACCORDANCE WITH THE 5-YEAR RECOMMENDED REVIEW CITED IN NAVAJO NATION CODE TITLE 26 SECTION 103 (E)(1).**

### WHEREAS:

1. Pursuant to 26 N.N.C, Section 3(A), the LeChee Chapter is duly recognized as a Certified Chapter of the Navajo Nation Government as listed at 11 N.N.C. Part 1, Section 10; and
2. Pursuant to 26 N.N.C. Section 1 (B) the LeChee Chapter is vested with the authority to review all matters affecting the community to make appropriate revisions when necessary and make recommendations to the Navajo Nation Government and other local agencies for appropriate actions; and
3. Pursuant to Resolution No. CAP-34-98, the Navajo Nation Council adopted the Local Governance Act (LGA) under Navajo Nation Code Title 26; and
4. Pursuant to the LGA, Navajo Nation Chapters shall develop and implement a Land Use Plan and every five (5) years the Plan shall be reevaluated and amended to meet the changing needs of the community; and
5. Pursuant to the LGA, the LeChee Chapter established a Community Land Use Planning Committee (CLUPC) to approve the processes for planning and oversee planning activities under Resolution No. LC 03-48-13; and
6. Pursuant to the LGA, the LeChee Chapter CLUPC led the development of the original Community Based Land Use Plan in 2004; the LeChee Chapter subsequently approved the original Plan and the Navajo Nation Council – Resources and Infrastructure Committee by committee Legislation 0235-11 certified the Community Based Land Use Plan on July 26, 2011; and
7. In 2013, the LeChee Chapter decided to revise and update the 2011 LGA certified Community Based Land Use Plan to meet the needs of the changing community.

### NOW, THEREFORE BE IT RESOLVED THAT:

1. Pursuant to the LGA, the LeChee Chapter CLUPC approved a Community Participation Plan on December 29, 2014 to ensure local community members are provided the opportunity to participate in the planning process for updating and revising the Community Land Use Plan; and

|                                                      |                                                          |                                                  |                                                    |                                                     |
|------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|-----------------------------------------------------|
| <b>Council Delegate</b><br><i>Tauchoney Slim Jr.</i> | <b>Chapter President</b><br><i>Irene Nez-Whitekiller</i> | <b>Vice President</b><br><i>Yvonne S. Bigman</i> | <b>Secretary/Treasurer</b><br><i>Elizabeth Nez</i> | <b>Grazing Committee Member</b><br><i>Sara Dale</i> |
|------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|-----------------------------------------------------|

2. Pursuant to the LGA, a 60 Day Comment Period was opened with a Public Hearing on September 8, 2015 and closed on November 9, 2015.

### CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the LeChee Chapter at its regular Chapter meeting, at which a quorum was present and that same was approved by a vote of 34 in favor, 0 opposed, and 1 abstained this 9<sup>th</sup> day of November, 2015 at the LeChee Chapter House, Navajo Nation, Arizona.

**Motion:** RENEE TSOSIE

**Second:** SASHA WHITEHORSE

Irene Whitekiller  
Irene Whitekiller, Chapter President

Yvonne S. Bigman  
Yvonne Bigman, Chapter Vice President

Elizabeth Nez  
Elizabeth Nez, Secretary

ABSENT  
Tauchoney Slim, Jr., Council Delegate

UNAVAILABLE TO SIGN  
Sara Dale, Grazing Committee Member

11-18-15



## LECHEE CHAPTER MEETING AGENDA

November 09, 2015 @ 6pm

- I. MEETING CALL TO ORDER
- II. INVOCATION
- III. REVIEW & APPROVAL OF THE AGENDA
- IV. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES
- V. FINANCIAL REPORT– October 2015
- VI. OLD BUSINESS
  - A. Resolution Amending LC 11-16-15: Housing Discretionary – Grace Welch
  - B. Resolution Amending LC 11-17-15: Grace Welch, Shirley Dodson & Mary Boone
  - C. Resolution Amending LC 11-18-15: Meter Loop Installation – Julia Begay
  - D. Resolution Amending LC 11-19-15: Rural Home Lease – Eugene & Dorothy Trujillo
  - E. Resolution Amending LC 11-20-15: Rural Home Lease – Mae Batoney
- VII. NEW BUSINESS
  - A. Resolution LC 11-21-15: Supporting LeChee AFOG – Wilford Lane
  - B. Resolution LC 11-22-15: Financial Assistance – Cole Whitehorse
  - C. Resolution LC 11-23-15: Financial Assistance – Anna Esplain
  - D. Resolution LC 11-24-15: Final Approval of Land Use Planning
  - E. Resolution LC 11-25-15: Rural Home Site Lease – Dale Tadytin
  - F. Resolution LC 11-26-15: Community Home Site Lease – Evonne Yazzie
  - G. Resolution LC 11-27-15: Road Repair – Ronald Addaiki, Mary Boone & Patrick Welch
  - H. Resolution LC 11-28-15: Veterans Assistance – Rex Bigman
  - I. Resolution LC 11-29-15: Community Home Site Lease – Kim Bigman
- VIII. REPORTS:
  - A. Honorable Council Delegate – Tuchoney Slim
  - B. TCRHCC – Herman Tso
  - C. Coconino County Elections – Alta
- IX. ANNOUNCEMENTS:
  - A. Mobile Clinic: November 12, 16, 23 & 30, 2015
  - B. Holiday (Veterans' Day)CHAPTER CLOSED: November 11, 2015
  - C. Holiday (Thanksgiving Day)CHAPTER CLOSED: November 26-27, 2015
  - D. Next Chapter Planning Meeting: December 07, 2015
  - E. Next Chapter Meeting: December 14, 2015
- X. CLOSING PRAYER & ADJOURNMENT

# SIGN IN SHEET

## COMMUNITY MEMBERS

CHAPTER: LECHEE

PAGE: 1

TYPE OF MEETING: CHAPTER MEETING

DATE: NOVEMBER 09, 2015

"A Legal Quorum is 25 Registered Voters"

1. Chapter President: Diane Keyser
2. Vice-President: Uwe S. Bismar
3. Secretary: Jeffrey
4. Council Delegate: Archie
5. Grazing Officer: Sara Dale
6. Jana Fowler
7. Pauline Gowrie
8. Mae Betony
9. Evonne Yazzie
10. Del Teaty
11. Mary A Boone
12. Wendy Mason
13. Marilyn Bryant
14. Minnette Roundstone
15. Justin Roundstone
16. Marge Lane
17. Sadu Harris
18. Dorothy Trujillo
19. Rex Brigham
20. Lionel Bightumb
21. Jeffrey Proche
22. Del Teaty
23. Del Teaty
24. Allen Brining
25. Roz Ogden

26. Dalvin Etsi H.
27. Carol Bightumb
28. Ikoma Bightumb
29. Tom Marsen
30. Tomacik Swan
31. Amie Hyl
32. Bento Figue
33. Jennette Marie Dugi
34. Ray L Dugi
35. Janita Heschain
36. Neoma Herf
37. Jon So
38. Maddie Burke
39. John N
40. Skye Graymontain
41. Tomalene Bightumb
42. Brandon Graymontain
43. STEPH ELS
44. Kim Brigham
45. Regina Ring
46. Corin G. Cack
47. Tyler Mason
48. Sasha Whitehorse
49. Edal White
50. Virg White

# **SIGN IN SHEET**

## **GUEST**

**CHAPTER: LECHEE**

**TYPE OF MEETING: CHAPTER MEETING**

**DATE: NOVEMBER 09, 2015**

*"A Legal Quorum is 25 Registered Voters"*

**NAME**

**DEPARTMENT / EMAIL**

- |                         |                            |
|-------------------------|----------------------------|
| 1. Ray Paw              | Cocconino County Elections |
| 2. Dale Tadtig          |                            |
| 3. Melissa Delmar       |                            |
| 4. Paul Begay           |                            |
| 5. Brandon Graymountain |                            |
| 6. Myron Whitehorse     |                            |
| 7.                      |                            |
| 8.                      |                            |
| 9.                      |                            |
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## LECHEE CHAPTER MEETING NOVEMBER 09, 2015 @ 6PM

- I. **MEETING CALL TO ORDER:** Irene Nez Whitekiller started this meeting at 6:45pm with enough community members present for a quorum.
- II. **INVOCATION:** Elizabeth Nez, LeChee Chapter Secretary/Treasurer opened this meeting with prayer.
- III. **REVIEW & APPROVAL OF THE AGENDA:** Irene Nez Whitekiller read through the entire agenda items. The following changes were made:
  1. Under VI. OLD BUSINESS as F. Resolution LC 11-30-15 Supporting Lionel Bigthumb to upgrade Windmill IT-509 for Business to development.
  2. Under VIII. REPORTS as A. Coconino County Supervisor – Lena FowlerMotioned by Margie Lane to approve tonight's agenda with the following additional items, seconded by Dorothy Trujillo, 40 votes in favor, 0 opposed and 1 abstained.
- IV. **REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES – October 2015:** Motioned by Renee Tsosie to approve the previous meeting minutes October 12, 2015, it is posted for public's view and accepted as a legal document, seconded by Sasha Whitehorse, 36 votes in favor, 0 opposed and 1 abstained.
- V. **FINANCIAL REPORT – OCTOBER 2015:** Motioned by Virginia Whitehorse to approve the financial report for October 2015, it is also copied in back of tonight's agenda, seconded by Renee Tsosie, 39 votes in favor, 0 opposed and 1 abstained.
- VI. **OLD BUSINESS:**
  - A. **Resolution LC 11-16-15 is Amending Resolution LC 05-56-15 Approving Financial Assistance in the Amount of \$612.71 from the Housing Discretion Funds for Home Repairs and Improvement for a LeChee Chapter Member – Grace Welch**

Wilford Lane represented this resolution, she is getting a water line, kitchen & bathroom addition for her, the month of October is a new fiscal so \$612.72 needs to be carry over to finish this project. This \$612.72 will be funded from the House Discretionary Funds. Motioned by Margie Lane, seconded by Dorothy Trujillo, 41 in favor, 0 opposed and 1 abstained.
  - B. **Resolution LC 11-17-15 is Amending and Approving a Professional Service Contract Agreement Between the LeChee Chapter and Harrison D. Williams Electrical in the Amount of ~~\$41,973.75~~ \$44,759.97 for an Electrical Housewiring Upgrade Project on the LeChee Chapter South Phase III, East Phase IV and West Phase V Powerline Extension Project**

Wilford Lane represented this resolution, 2014 we contracted to do house wiring with phase II & IV, these three families; Grace Welch, Shirley Dodson and Mary Boone, some costs will be for an electrical water heater which needs more wiring. We are adding \$2,747.81 to the original contract, so it will be \$44,759.00 instead. This \$2,747.81 amount will be funded from Navajo Nation 180K CIP Fund. Motioned by Sasha Whitehorse, seconded Dorothy Trujillo, 47 votes in favor, 0 opposed and 1 abstained.

Wilford Lane represented this Resolution, this is the Local Governance Act, 1998 Tribal Council approved it. There are five policies; Fiscal, Records, Procurement, Property, and Personnel. In 2010, we were approved, that's when LeChee Chapter was certified; some changes such as 25 people making a quorum, it was reduced down to 15 members to start the meetings. For Shonto and Tuba City, they changed their government which is possible. Such as a committee with five members, which is another form of AFOG as a commissioner management the chapter approved, the people is the governing body, like right now under the commission of five members, they will select the manager for one year. The Resource Development approves this, than it goes to the election board. The election board needs a quorum as a board, and they like to do Referendum Vote, the chapter can decide on the AFOG. Similar to the city of Page, they run as a commissioner. **Motioned by Renee Tsosie, seconded by Joann Yazzie Pioche, 27 votes in favor, 0 opposed and 8 abstained.**

**B. Resolution LC 11-22-15 Approving Financial Assistance in the Amount of \$150.00 to Help Alleviate the Cost of Participating in the 2015 American Youth Bull Riding Finals in Ignacio, Colorado for Cole Whitehorse**

Cole Whitehorse and his father Myron Whitehorse represented this resolution. Cole Whitehorse is five years old, he rides wooly rides, this will consist of 3 long go-rounds and a top 10 championship Short-Go round. Cole will come back and tell us his results. He is leaving on the 19<sup>th</sup>, and representing LeChee Chapter. **Motioned by Jeanette Dugi, seconded by Ray Dugi, 33 votes in favor, 0 opposed and 1 abstained.**

**C. Resolution LC 11-23-15: Financial Assistance - Anna Esplain**

Anna Esplain was not present, nor did she bring in her quotations for her financial assistance request to help with expenses to move a trailer from LeChee to her home site lease area; off highway 98, mile post 327. **Tabled by Sasha Whitehorse, seconded by Margie Tsosie, 30 votes in favor, 0 opposed and 1 abstained.**

**D. Resolution LC 11-24-15: Final Approval of Land Use Planning**

Wilford Lane represented this Resolution, every five years the Chapter is supposed to update the Comprehensive Land Use Planning. This covers the population of the demographic, various maps that cover where the ground is, roads, system design and the development of housing-commercial and utilities. The development will take place and this is just an update, from here we get into ordinances-developments, that is how they plan out their township by studying it. **Motioned by Renee Tsosie, seconded by Sasha Whitehorse, 34 votes in favor, 0 opposed and 1 abstained.**

**E. Resolution LC 11-25-15 Approving and Requesting the Office of Navajo Land Department and the Bureau of Indian Affairs to Approve this One Acre Home Site Lease for Dale Lee Tadytin Jr.**

Dale Tadytin Jr. requested a rural home site Lease. The location is one mile west off of highway 98, mile post 308, approximately 11 miles east of LeChee Chapter and Dale would like to move back where he was raised so he needs a rural home site lease. **Motioned by Renee Tsosie, seconded by Patrick Welch, 39 votes in favor, 0 opposed and 1 abstained.**

**F. Resolution LC 11-26-15 Approving and Requesting the Office of Navajo Land Department and the Bureau of Indian Affairs to approve this One Third Acre Home Site Lease for Evonne Yazzie.**

Evonne Yazzie requesting a Community home site Lease. The location is one mile north of LeChee chapter, and one forth mile west of highway N20. Adjacent to her mother's home and to Evonne's other home. **Motioned by Sasha Whitehorse, seconded by Renee Tsosie, 32 votes in favor, 1 opposed and 1 abstained.**