

RESOLUTION OF THE
RESOURCES AND DEVELOPMENT COMMITTEE
Of the 23rd Navajo Nation Council---Third Year 2017

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, CERTIFYING
OLJATO CHAPTER'S COMMUNITY-BASED LAND USE PLAN WHICH HAS
REEVALUATED AND READJUSTED OLJATO CHAPTER'S FIRST COMMUNITY-
BASED LAND USE PLAN

BE IT ENACTED:

SECTION 1. Authority

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

B. Pursuant to 26 N.N.C. §2004(D)(2), "Every five years the plan shall be reevaluated and readjusted to meet the needs of the changing community" and such readjustment is subject to the certification of the Resources and Development Committee of the Navajo Nation Council.

SECTION 2. Findings

A. The Oljato Chapter's first Community-Based Land Use Plan was approved in 2006.

B. Pursuant to Oljato Resolution No. OLJ10-29-16, attached as **Exhibit B**, the Oljato Chapter approved the Community-Based Land Use Plan which is attached as **Exhibit A**.

C. The Resources and Development Committee of the Navajo Nation Council finds it in the best interest of the Navajo Nation to certify the Oljato Chapter's Community-Based Land Use Plan which has been reevaluated and readjusted to meet the needs of the changing community.

SECTION 3. Certification of Oljato Chapter's Reevaluated and Readjusted Community-Based Land Use Plan

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

B. Certification of this Community-Based Land Use Plan shall not delineate adjacent chapter boundaries. Any chapter disputes rest solely with the Courts of the Navajo Nation.

CERTIFICATION

I, hereby, certify that the foregoing resolution was duly considered by the Resources and Development Committee of the 23rd Navajo Nation Council at a duly called meeting at Navajo Department of Transportation, (Navajo Nation) Tse Bonito, New Mexico, at which quorum was present and that same was passed by a vote of 4 in favor, 0 opposed, 1 abstained this 31st day of January, 2017.

A handwritten signature in black ink, appearing to read 'Alton Joe Shepherd', with a stylized flourish at the end.

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

**Motion: Honorable Davis Filfred
Second: Honorable Jonathan Perry**

OLJATO CHAPTER, NAVAJO NATION

COMMUNITY BASED LAND USE PLAN



Oljato Chapter Communities

Oljato, UT

Monument Valley, AZ/UT

Promise Rock, AZ

Halchita, UT

Nakai Mesa, AZ/UT

Halgaitoh, UT

Paiute Farms, UT

Boot Mesa, AZ

VCA, AZ/UT

Cooper Canyon, UT

Douglas Mesa, UT

Narrow Canyon, AZ

Train Rock, UT

Owl Rock, AZ

Cane Valley, UT/AZ



OCTOBER 2016

COMMUNITY BASE LAND USE PLAN OLJATO CHAPTER, NAVAJO NATION

ACKNOWLEDGEMENTS

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DINE' OF OLJATO COMMUNITY

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Carol Tallus, President
Harve Holiday, Vice President
Lourna Daniels, Secretary/Treasurer
Benedict Daniels, Member at large
Edythe Tahe, Member
Leroy Teeasyatoh, Member
Jeanna Begay, Member

CHAPTER ADMINISTRATION

Shirlee Bedonie, Community Services Coordinator
Peggy B. Abrigo, Account Maintenance Specialist

TSE BII NIDZISGAII RESIDENT ORGANIZATION

President, Linda Jackson
Vice President, Vacant

CHAPTER OFFICIALS

James Adakai, President
Albert Holiday, Vice President
LaNell Menard-Parrish, Secretary/ Treasurer
Benedict Daniels, Grazing Official
Herman Daniels Jr., Council Delegate

VETERANS ORGANIZATION

Wesley Simpson, Commander
Benny Fatt, Co-Commander
Charlotte Morris, Secretary/Treasurer
(75) Active Members

COMMUNITY-BASE LAND USE PLAN OLJATO CHAPTER, NAVAJO NATION

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COMMUNITY-BASE LAND USE PLAN OLJATO CHAPTER, NAVAJO NATION

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1.



Photo Credit: Oljato Chapter

INTRODUCTION

In 2015, Oljato Chapter began the process of updating its *Community-Based Land Use Plan* in accordance with Navajo Nation law. The initial land use plan was prepared in 2005 when Oljato Chapter successfully applied to participate in the NAHASDA Chapter Land Use Plan project under the sponsorship of the office of Navajo Government Development. At that time, the Rex Star Point firm, Duane H. Yazzie – Principal, was selected as the Consultant to provide technical services to the Chapter to compose, primarily focusing on identifying possible sites for housing development. The 2005 Chapter Land Use Plan was certified by the *Navajo Nation Council -Transportation and Community Development Committee* (predecessor to the *Resource and Development Committee*).

This updated *Community-Based Land Use Plan* supersedes the previous land use plan and is an official document approved by the Oljato Chapter membership through resolution Olj 10-29-16 and serves as a guide for future land use and development. This updated *Community-Based Land Use Plan* will be updated annually to provide updates to the community membership on the status on projects identified in the Plan.

Purpose/Mission

The purpose of the *Community-Based Land Use Plan* is to develop a plan as part of *Title 26 Navajo Nation Local Governance Act (LGA)* under which the Oljato Chapter can take control of its own planning and development for the future with input from the community. In accordance with *LGA*, the Chapter established its Community Land Use Planning Commission (CLUP Commission) to oversee the land use planning activities.

The mission of the Chapter CLUPC is:

“To provide and improve multiple land use planning for the Oljato Chapter service area.”

Vision Statement

"To provide local health, education, agricultural, economic, social, and public services for the Oljato Chapter service area by using the land use plan."

The Oljato Chapter desires to foster its partnership with the Navajo Nation, the States of Arizona and Utah, the Utah Navajo Development Council, San Juan County, Utah and the neighboring communities to develop the community and Chapter service area. We accept the challenge with hope and commitment.

Oljato is a rural community with many needs including new housing community facilities and commercial enterprises that build upon and enhance Oljato's natural resources and provide competitive marketing outlets where products made by our skilled constituents will be sold.

We need to bring appropriate convenience to our people using state-of-the-art technology while preserving Oljato's aesthetic environment and our Dine` heritage. We must create greater opportunities for our children so they may achieve their dreams to fulfill the hopes of our people and expand our horizon into the future.

Authorization

LGA allows chapters to administer lands within their service areas by development of a Community-Based Land Use Plan. This authority was intended to improve community decision making and allowing the communities to flourish and development with the input of the chapter membership. The establishment of a CLUPC provides authorization of the members to follow through with the approved plans and update the plan every five years. Under Resolution Number OLJ12-015-2013, Oljato Chapter revised its CLUP Commission Plan of Operation in 2013 (**APPENDIX A**). Subsequently, an amendment regarding the inclusion of a two-year term was made in 2016 under Resolution Number OLJ09-03-2016 (**APPENDIX B**).

Community Participation

As outlined in the LGA, the CLUP Commission adhered to guidelines for community involvement and participation. The most important step in developing a future land use plan is identifying and assessing the needs and values of the community members which is done through the house to house surveys. The CLUP Commission began laying out the process for updating the Land Use Plan beginning with a strategic planning session to review the previous plan and to identify a community needs priority list. A survey was designed to assess needs from the community perspective. The survey allowed input from the community to prioritize a list based on their needs.

The CLUP Commission met with grazing permit holders for the areas identified as possible development areas to obtain their consent. After the consents were given, a resolution was passed to proceed with land withdrawals.

In addition to regular CLUPC meetings, the CLUP Commission also held two public hearings for the updated *Community-Based Land Use Plan* prior to presenting it through a resolution at a regular chapter meeting. The public hearings were held to inform, update, get recommendations, amendments, and/or propose change to the Plan in a formal setting with the community. A list of all meetings is attached in **APPENDIX C**.

Updates and Amendments

The *Community-Based Land Use Plan* shall be thoroughly reviewed, revised, and updated by the CLUP Commission every five years to ensure the plan is meeting the needs of the community. The Community will be involved and participate in the updates and amendments to adhere to the LGA. The Plan will be reviewed annually to provide a status report to the community as stated in the Oljato *CLUP Commission Plan of Operation*.

The Oljato community service area was divided among the five CLUP Commissioners as presented in the following table.

| CLUP Commissioner | Community Service Area |
|----------------------|----------------------------------|
| Carol Tallus | Oljato, West of Train Rock |
| Lourna Daniels | Narrow Canyon |
| Edythe Tahe | Halgaitoh, Halchita |
| Harve Holiday | Douglas Mesa, East of Train Rock |
| Leroy Teeasyatoh | Monument Valley, Utah-Arizona |
| Benedict Daniels | All areas |

The purpose of assigning areas is to ensure participation of the whole community such as with the surveys and later for involvement in the emergency response/alert team/outreach program.

2.



COMMUNITY ASSESSMENT

General Chapter Information

The Oljato Chapter has the world renowned 8th Wonder of the World within its boundary, the famous Monument Valley Navajo Tribal Park, as such the Chapter has this natural resource treasure. The Chapter does not directly benefit from the Park, however Oljato and surrounding communities benefit indirectly by operating various concessions.

Existing Land Status

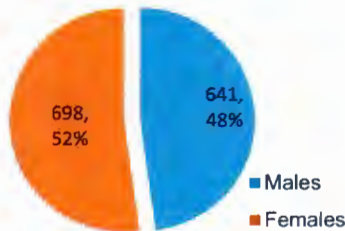
The Oljato Chapter is at the northernmost edge of the Western Agency and shares its borders with the Dennehotso, Kayenta, and Navajo Mountain Chapters. The Oljato Chapter has approximately 428,575 acres of land within its Chapter. The Chapter community service area is located within San Juan, Utah, Navajo and Apache, Arizona counties. There are several settlements within the area where many of the Oljato Chapter members reside. At the Chapter house location, there are the Oljato Pre-School, the historic Trading Post, the Senior Citizens Center, Presbyterian Church, the NHA Subdivision and old UNDC housing. At the junction of Highway 163 and County Road 423, there are the high school, elementary school, Clinic, Fire Department, Welcome Center, and Vendor Village. Map of the area is in **MAP 1**.

Demographic Data

The CLUP Commission designed a community survey instrument that was circulated throughout the community by the CLUP Commissioners to ascertain data to develop a description of the community demographics. The completed 326 surveys revealed the following information. The two-page survey forms used to conduct this survey are included in **APPENDIX D**. The first page has general questions about the occupants and their characteristics. The second page lists community needs so that community members could rank the top needs from their perspective.

Population

The Oljato chapter service area population for the year 2010 census was 2,455 with 1,302 females and 1,153 males (53%, 47%, respectively). According to the surveys conducted by the CLUP Commissioners, 1,285 community members with 48% or 698 female and 641 or 52% male gender representation were surveyed. This is roughly a 50% decrease from the census to the surveys. The reason for this can be attributed to many community members in the Valley, VCA, and Mexican Hat areas not surveyed.



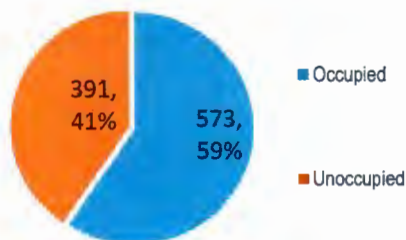
Of the 326 surveyed homes, there are 91 family members who live out of the Oljato Chapter service area or off the Navajo Nation. These family members were included in the survey. Their data is shown as "away".

Median Age

The census count reported that the median age of the members of the households surveyed is 28 years of age.

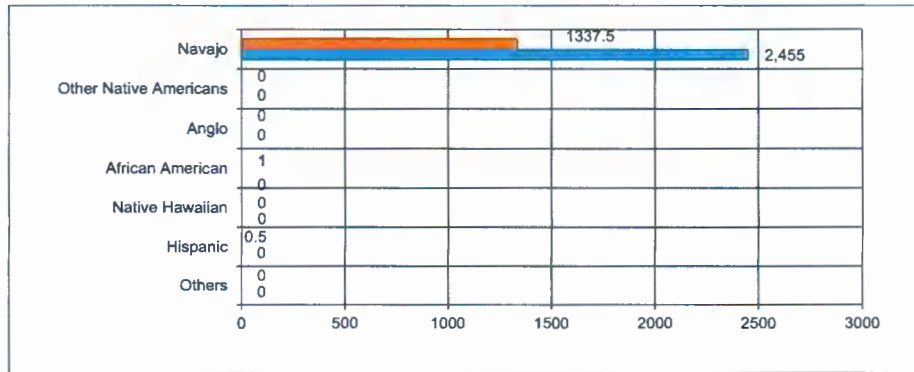
Households

The census count shows that there are 1,112 houses with 455 vacant leaving 657 occupied households in the Oljato community area. The survey didn't account for vacant housing however there were 297 occupied homes not including apartments in the areas surveyed.



Chapter Population by Ethnic Group

The 2010 Census reports that of the 2,455 counted in the Oljato Chapter, all are Navajo. The results for areas surveyed are in Red below.

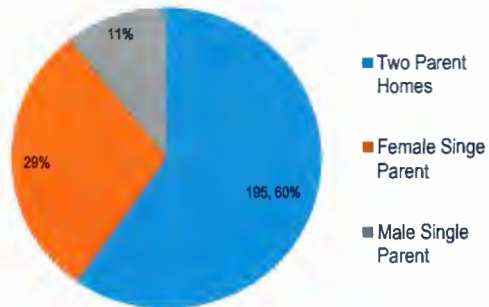


Household Members

The 2010 U.S. Census count results show that there is an average of 3.74 persons living in the households while the survey has an average of 4.10 persons per household.

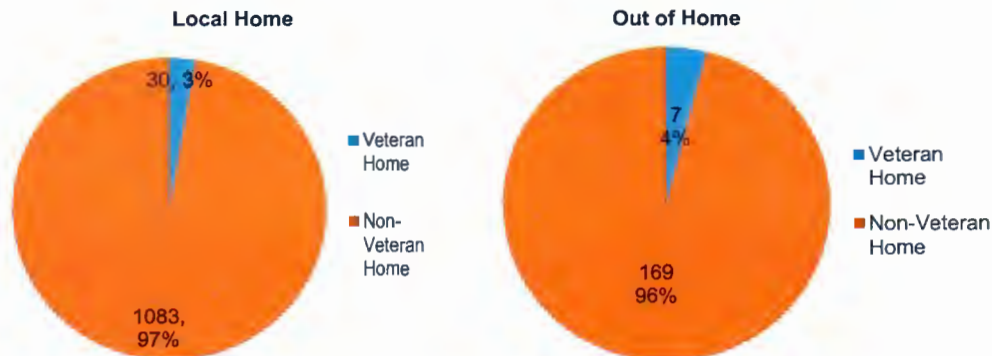
Single Parent Home

Out of 326 homes there are 131 homes that are single parent homes for 40% and of which 35 were male single parent for 11% and 96 of the homes were female single parent homes for 29%.



Veterans

There are 36 Veterans that are noted in the 326 homes which suggest that there are 11% of the Oljato homes that have Veterans.

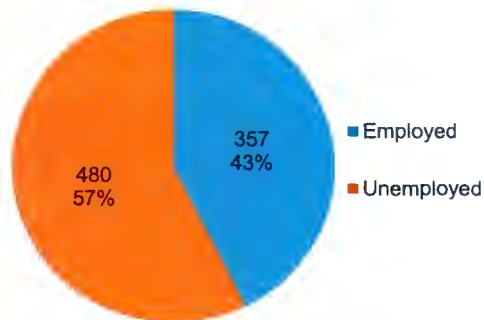


Veterans are highly honored in the community. The Oljato Veterans Organization brings together veterans from all wars and all branches of the service. We humble ourselves by being proud Americans first, defenders of our heritage. We are thankful for what we are, being American natives with a proud and lasting culture and traditions.



Employment/Unemployment

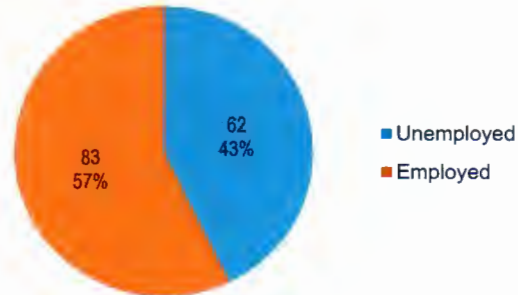
Of the 837 employable over the age of 20 in the surveyed homes there are 357 that are employed or 43% and there are 480 that are unemployed or 57%.



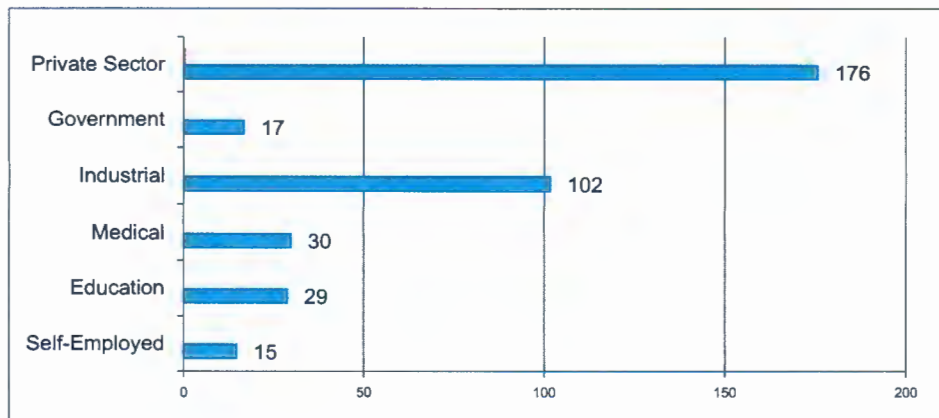
The Employment and Labor Force data of 2010 Census reports are compiled on the Oljato Chapter members 16 years of age and over who are deemed employable. The first chart is of the 825 males of whom 446 are in the labor force, of that number 361 are employed and 85 are not employed. The second chart is of 906 females of whom 370 are in the labor force, of these 335 are employed and 35 are not employed.



There are a significant number of family members who live away from home for the sake of obtaining employment and that is the case of the 212 non-local members of which 118 are employed, their employment/unemployment data is as follows.

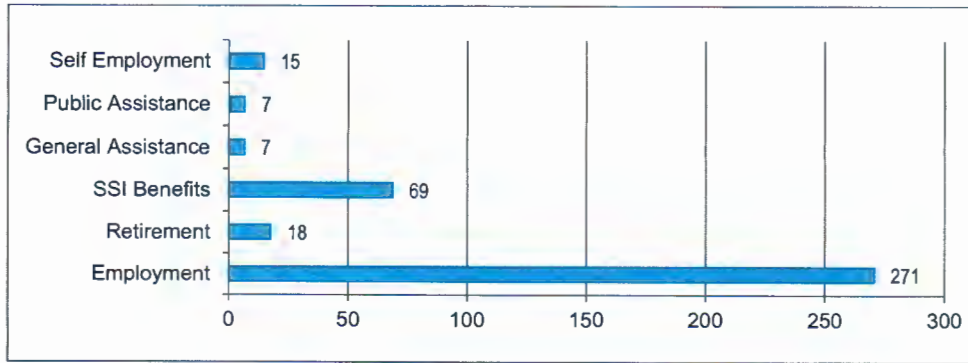


Of the 369 community members who said that they were employed, work at a variety of different job categories that include 176 or 48% in the private sector, 17 or 5% in government, 102 or 28% in the industrial field, 30 or 8% in education, 29 or 8% in the medical field and 15 or 4% self-employed.

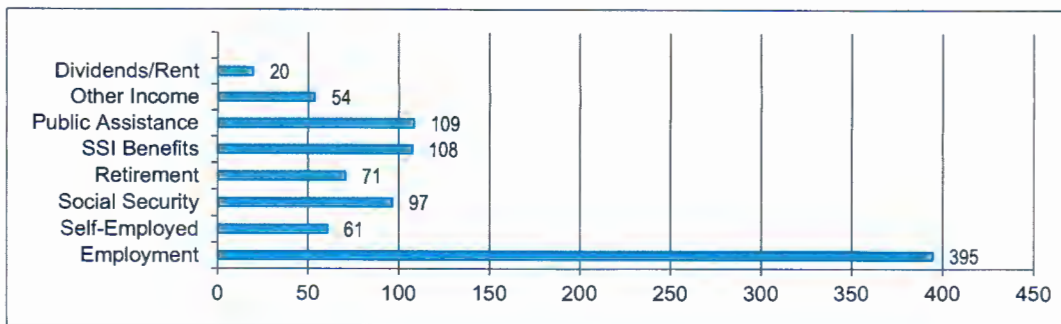


Sources of Income

From the surveys, there are 278 family members from 246 homes who provided sources of income information including wages, employment, SSI benefits, Social Security, Retirement, Self-employment, and Food Stamps.

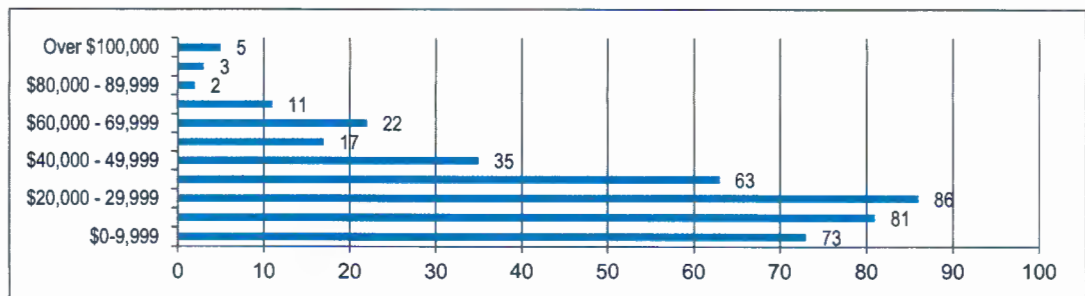


The 2010 Census Report provides the following data on the same Sources of Income categories.

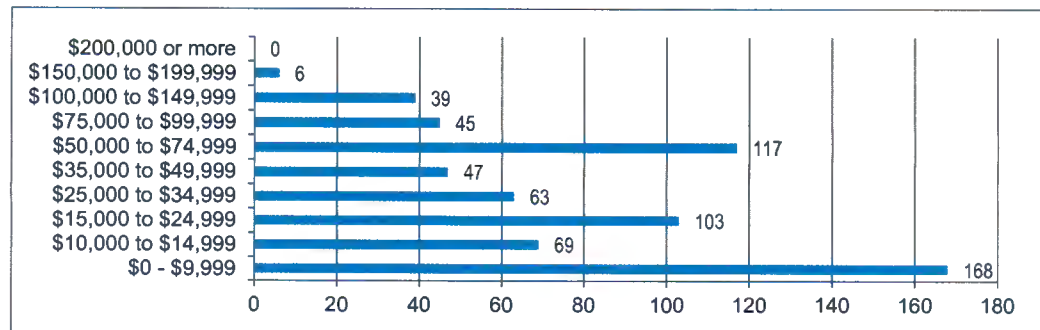


Household Income Levels

The following data was ascertained regarding the household income levels of the 387 homes surveyed and willing to provide income data in the Oljato Chapter community.

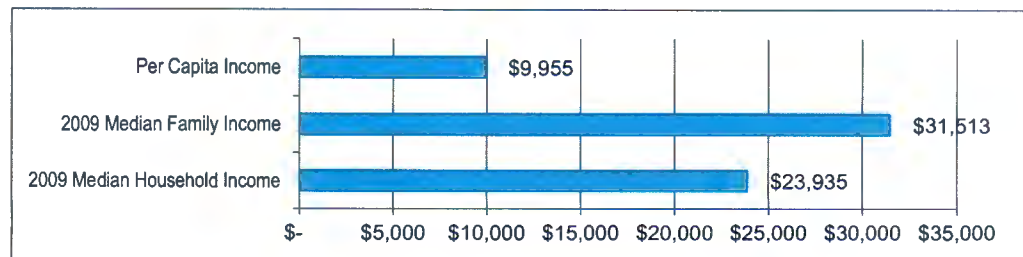


The 2010 Census data concerning the same information on the household income levels of the Oljato community homes is provided as follows.



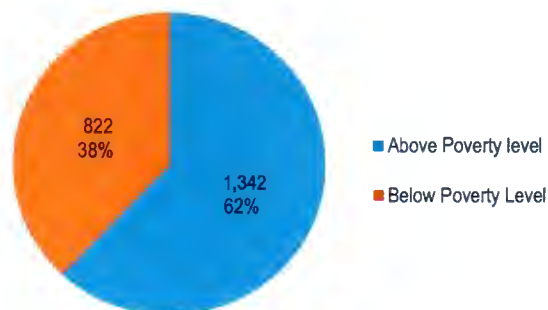
Income

The 2010 Census compiled data reflects that the Per Capita Income for the Oljato Chapter is \$9,955 that the median family income for 2009 was at \$31,513 and finally that the median household income for the year 2009 was \$23,935.



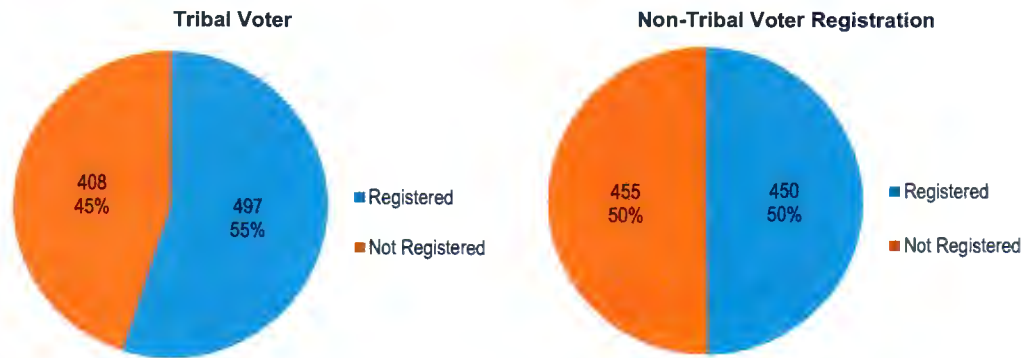
Poverty Level

The 2010 Census finding on the level of poverty in the Oljato community is that of the 2,164 community members considered, there were 822 determined to be living below the poverty level.

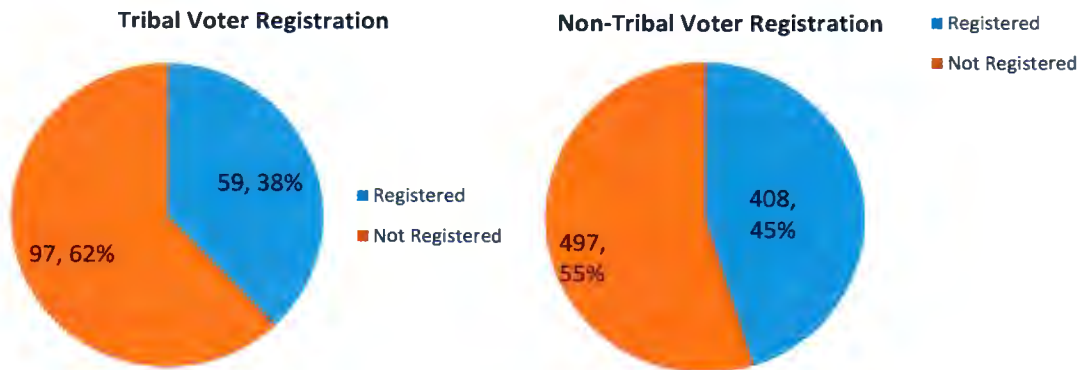


Voter Registration

Of the 904 persons who are 18 and over 408 are registered to vote in Tribal elections and 455 are registered to vote in "outside" elections.

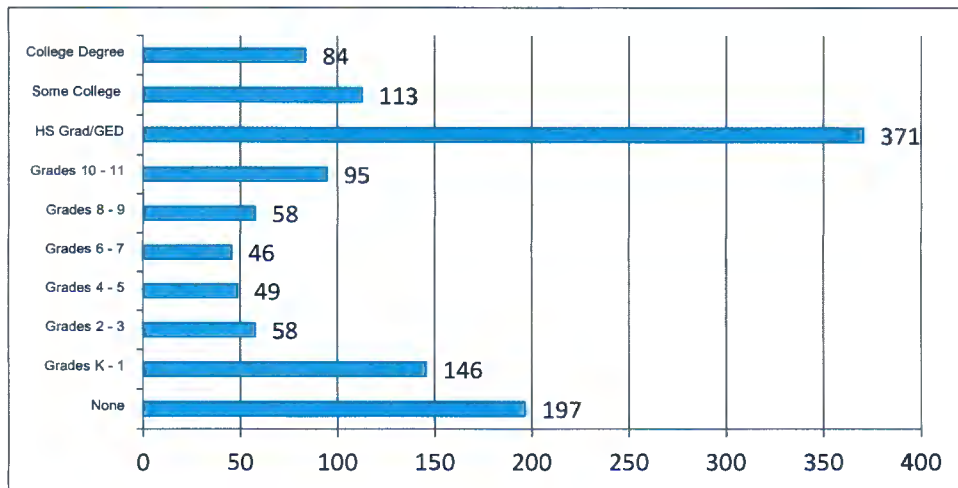


The surveys indicate that the family members who live away from home are not registered to vote, perhaps because of the distances involved to get home to register to vote. The following data provided by the family members at home are for members who are away.

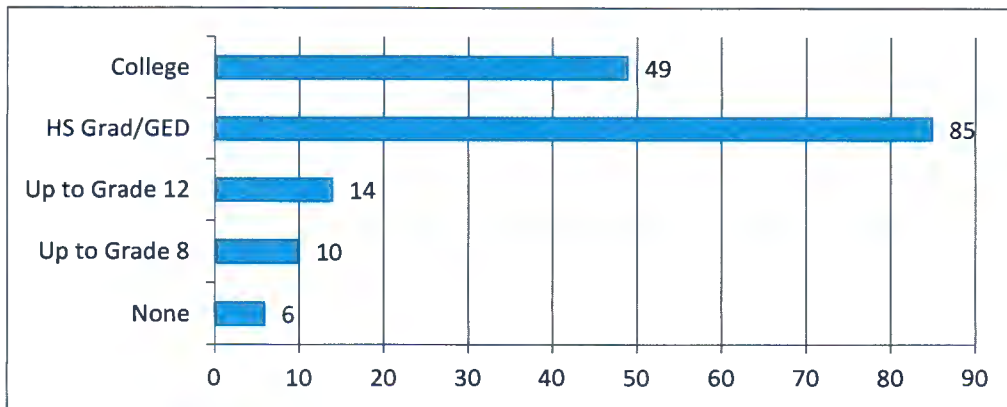


Educational Attainment

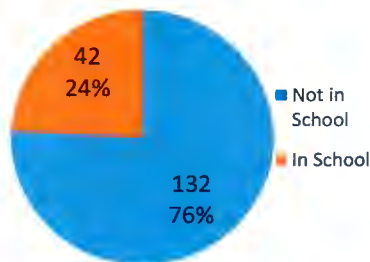
From the survey conducted of the 325 homes, the following information was obtained concerning the level of education completed by the family members.



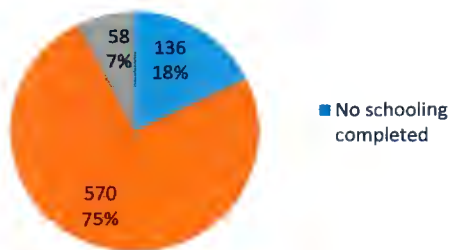
From the information received about the family members who are non-local, the level of education achieved is significantly different from the previous chart. The data on the non-locals level of education achieved as follows.



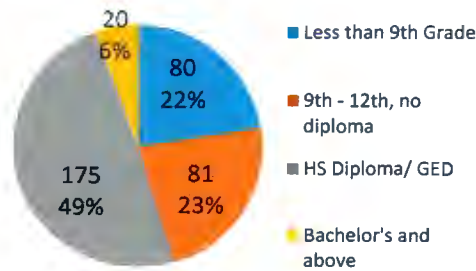
Of the 174 family members who are non-local, there are 42 that are in school.



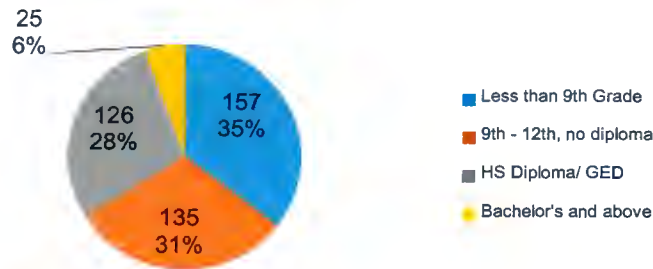
The 2010 Census data describes the Educational Attainment of the Oljato Chapter total population using 1,023 as a base of the 25 years and older group.



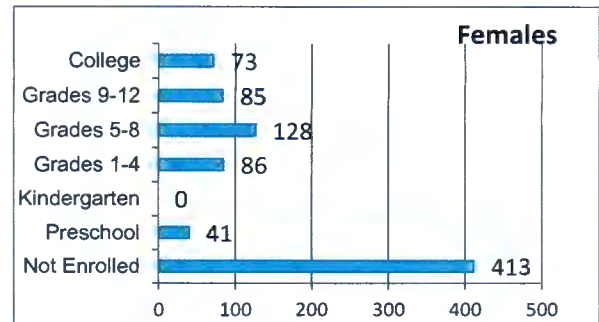
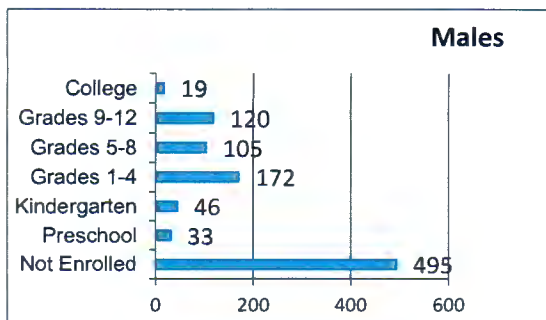
The 2010 Census data using the base number 1,005 of the 25 years and older group defines the educational attainment level of 439 males.



The 2010 Census data using the base number 1,005 of the 25 years and older group defines the educational attainment level of 566 females.



The 2010 Census provides final education data on School Enrollment of the Oljato community using a total population of 2,067 females and males over the age of 3.



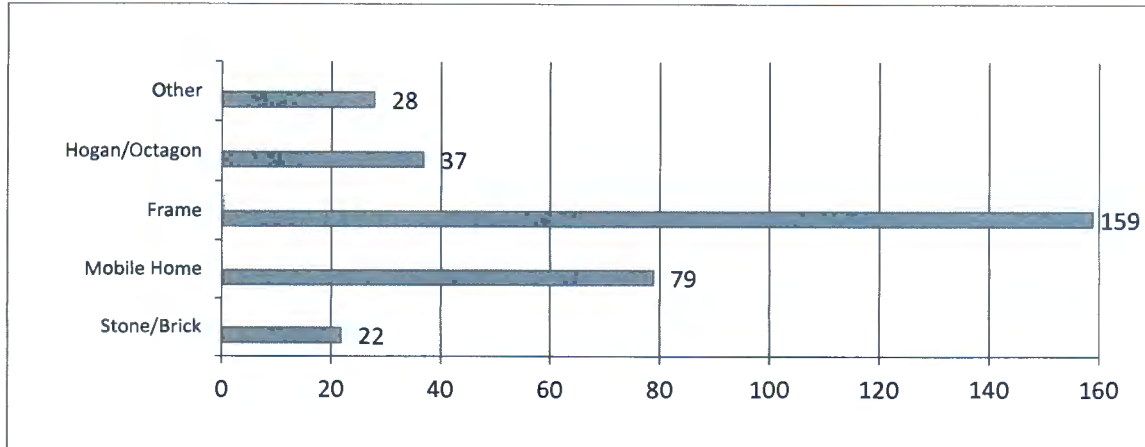
Existing and Future Housing

According to the 2010 Census data the number of households counted is 964 of which 391 were listed as vacant, thereby suggesting that the number of occupied households is 573. The number of surveys that were completed is 325, which is approximately 57% of total number of occupying households. The base number of 325 and 573 are used in the following data tabulations.

Housing Data

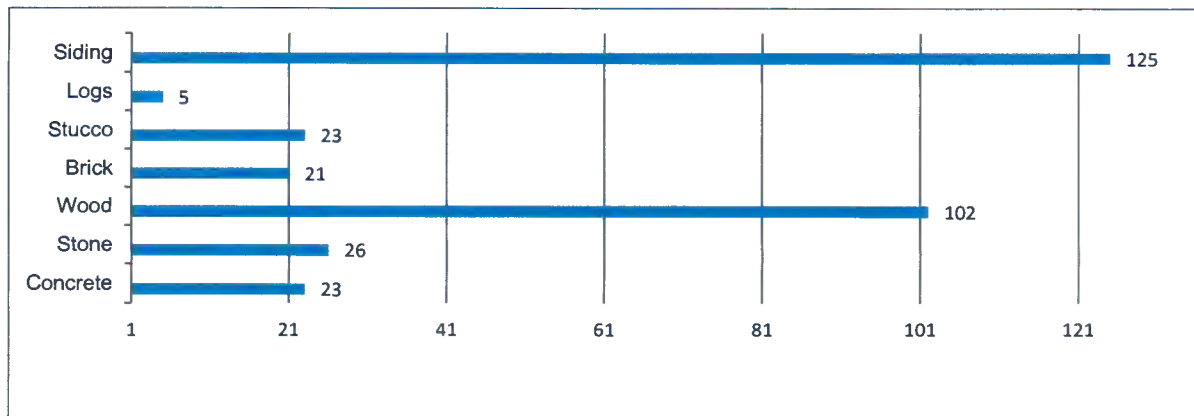
Types of Dwelling

Of the 325 households, 37 or 11% of the homes are hogans or octagons 159 or 49% are frame houses, 79 or 24% are mobile homes, 22 or 7% are stone, and 28 or 9% are other types of dwelling such as apartments, shacks, etc.



Types of Exterior Walls

The exterior walls of the 325 households surveyed have a variety of materials used in the construction of the exterior walls of the homes; these include wood, logs, concrete (cinder blocks), wafer board and siding.

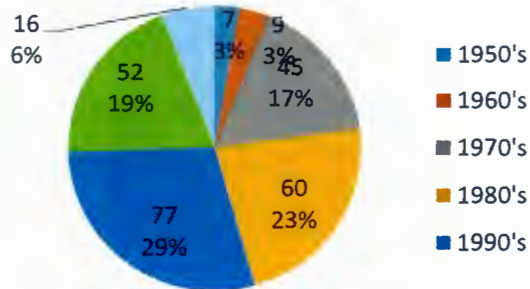


Median Value of Homes

The 2010 Census data states that the medial value of the homes in the Oljato Chapter area is \$11,100.

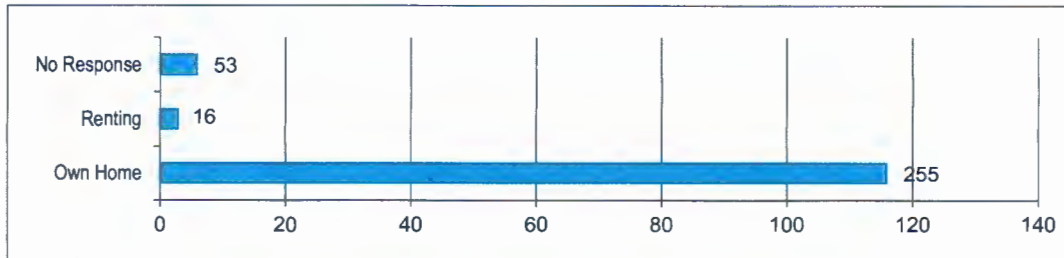
Years of Construction

Of the 325 homes, there is 68 or 25% of the houses that were built in the 2000's, 77 or 29% were constructed in the 1990's; there are 60 or 23% of the homes that were built in the 1980's. There are 45 or 17% of the houses that were constructed in the 1970's, there are 9 or 3% of the dwellings that were built in the 1960's and there are 7 or 3% of the houses that were built in the 1950's or earlier.



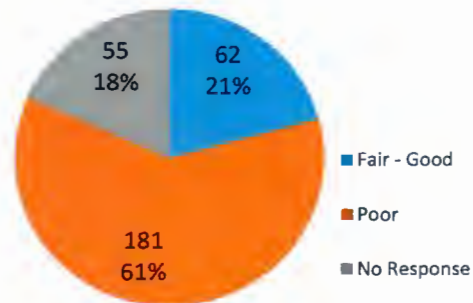
Home Ownership

The majority of the respondents stated that they own their homes, which are 255 out of the 325 households for a total of 78%. There are 53 or 16% who are renting, and 16 or 5% did not respond of which four interviewed family is homeless.



Condition of Dwellings

There are 62 or 21% who said that their houses were in fair to good condition, but some need minor repair. There were 55 or 18% who did not respond to the question, four of which are homeless. There were 181 households for a total of 61% that stated their houses were in poor condition, they specified a number of problems they have with their houses. Some of these conditions include; houses being too small, incomplete finishing work, leaking roofs, deteriorating floors and walls, broken doors and windows, water piping breaking down and generally various stages of dilapidation and disrepair.



Utilities of Dwellings

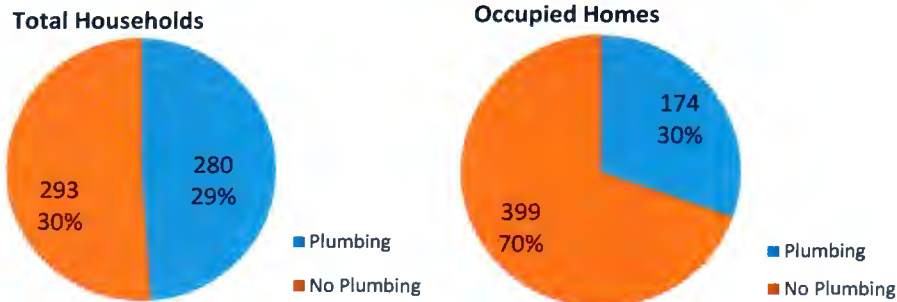
The immediate community area is served by water that is developed from wells that are maintained by the Navajo Tribal Utility Authority (NTUA). The domestic water and electrical systems are operated and maintained by the NTUA.

There are no gas lines installed to serve the Chapter area. The community is served with a telephone system that is operated and maintained by the Navajo Communications Co. The following utility data was generated through the survey.

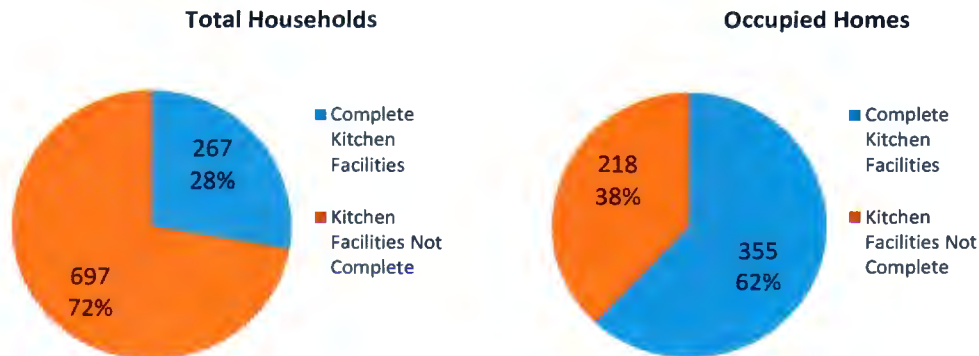
Electricity – 207 or 64% of the dwellings have electricity and there are 85 or 26% of the homes without electricity, with 33 or 10% that did not respond to question.

Water/Cistern – There are 148 or 46% of the homes that have domestic running water and 145 or 45% without water, with 32 or 10% that did not respond to question.

The 2010 Census data states that 280 of the total 964 households have complete plumbing facilities for 29%, this suggests that 293 homes do not have complete plumbing facilities or 30%. This translates to 174 of the occupied 573 houses that have complete plumbing facilities for 30%.



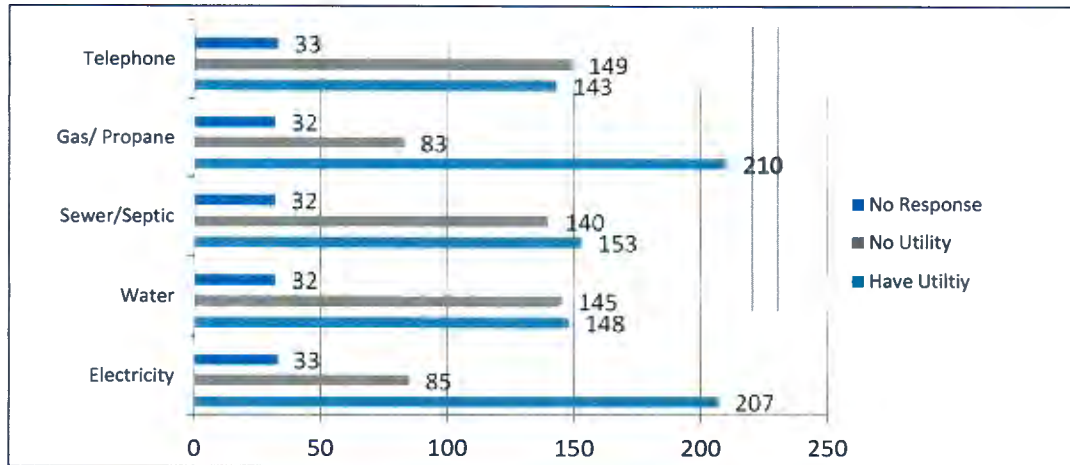
The 2010 Census data states that 267 of the total 964 households have complete kitchen facilities for 28%, this suggests that 697 homes do not have complete kitchen facilities 697 or 72%. This translates to 355 of the occupied 573 houses that have complete kitchen facilities for 62%.



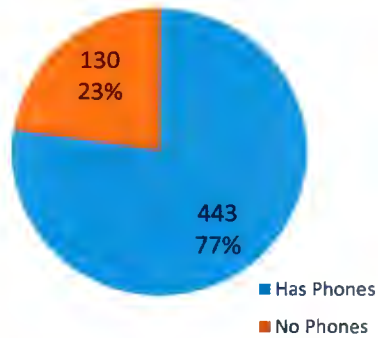
Sewer/Septic – 153 or 47% of the homes have septic service and 140 or 43% are without septic systems, with 31 or 10% not responding to question.

Gas/Propane – There are 210 or 65% of the dwellings that have a propane system and 83 or 26% without propane or gas for heating and cooking. These latter households rely on wood/coal burning stoves, with 32 or 10% not responding to question.

Telephone – There are 143 or 44% of the surveyed homes that have phones and there are 149 or 46% of the homes that do not have phones, the survey included cell phones which were in significant supply, with 33 or 10% not responding to question.

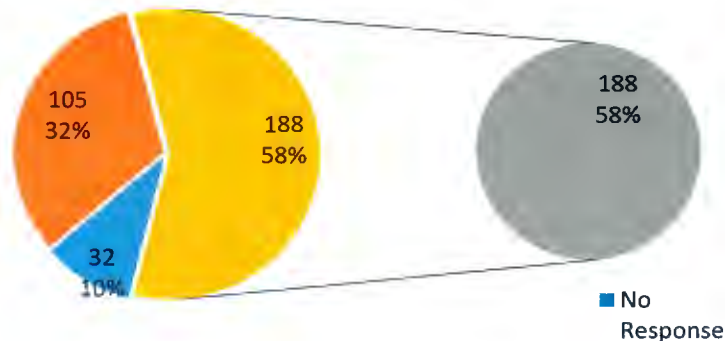


The 2010 Census data states that 443 of the 964 households have telephones for 23%; this suggests that 130 or 23% do not have telephones; this number includes cell phones.



Homesite Leases and Scattered Housing Sites

Of the 325 surveyed households, 188 or 58% households have homesite leases either in process or approved, and 105 or 32% do not have homesite leases, with 33 or 10% not responding to the question.



Demand for Housing

Background

The Oljato Chapter is experiencing a serious housing need; there are too many community families that live in housing with dilapidated and/or overcrowded conditions. The Chapter and pertinent Tribal programs have limited resources that can be employed to build new homes or help the families generate the resources needed to build new homes or to substantially improve their existing housing.

Outcome

Due in part to these conditions, community members are finding their children and other family members relocating to areas away from the community, where these family members have ready access to more resources, including employment, schools and housing.

This is detrimental to the traditionally close-knit Navajo family that is accustomed to living close to each other for family support and building on, of traditional family values. This phenomenon of families moving away, in part because of the lack of housing is contributing to a breakdown of the Navajo family unit.

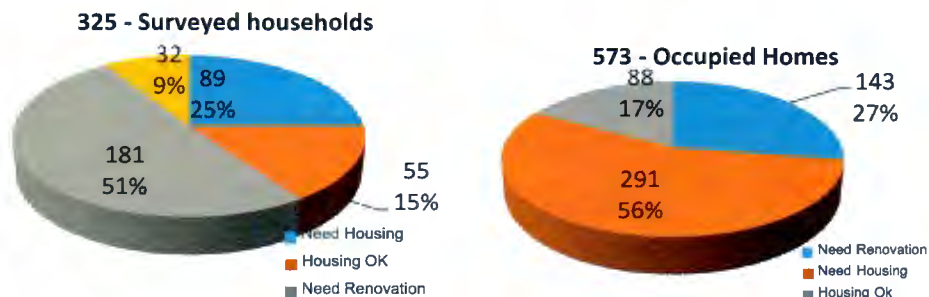
In these “modern” times, it is also a disturbing trend that families who live in overcrowded conditions experience a high incidence of social ills, including exposure to alcoholism, family abuse and violence. Some of the resulting psychological and physical damage is devastatingly permanent.

The families who have to live in houses with dilapidated and overcrowded conditions suffer, in terms of the impact the poor housing has on their self-esteem. It is essential that families, particularly growing children have adequate living space.

The Housing Need

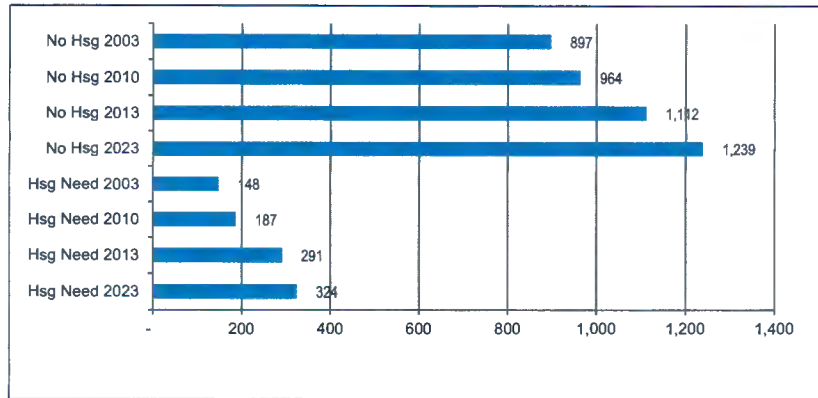
The Oljato Chapter Officials have a standing needs list that seldom changes, only in the respect of the unfortunate need of adding more names. Of the 325 surveyed households, there are 32 families who need new houses constructed and 181 families who need substantial renovation or additions to their existing homes.

For purposes of this assessment, the number of 291 for 56% of the surveyed homes is used.



This number is extremely high considering that the number of occupied households in the Oljato Chapter area is 657. The total number of families needing housing assistance in relation to the total number of households shows that nearly 56% or 291 community households are in need of housing.

The estimated number of total households in 10 years or the year 2013 is 1,116. If the housing needs are not effectively addressed there could be as many as 200 families in dire need of housing at that time.



Grazing and Agricultural

Water

The community water system is supplied by well-drawn water. The Indian Health Service Office of Environmental Health (IHS/OEH) developed the community water systems and the NTUA maintains the system. See Windmills, natural springs, and water wells on **MAP 2** and the Earthen Dams on **MAP 3**.

Agriculture

There is significant agricultural activity that continues to be carried on in certain areas of the Oljato Chapter area, primarily in Narrow Canyon. Although there is no organized irrigation system, the families who plant and harvest crops rely on the natural artesian creek to provide water to the crops.

Grazing

The majority of the Chapter area is available for the livestock grazing. There are about 210 families who have grazing permits. The livestock primarily rely on natural forage and precipitation that is stored in a number of livestock ponds. Some livestock owners also get water for livestock from wells and natural springs.

A summary of the Grazing and Agricultural Information survey is presented in the following table.

GRAZING AND AGRICULTURAL DATA

LAND STATUS

| | |
|---|--|
| Amount of acreage in Chapter area? | 428,575 |
| Legal classification of land? | Allotted State Private & Trust Lands |
| Soil type of land by percentage? | mostly sand, with different types of clay & silt |
| Are any Chapter land areas under lease to Navajo Nation or other? | Yes |

MINES

| | |
|------------|----|
| Operating? | 0 |
| Abandoned? | 3 |
| Reclaimed? | 17 |
| Uranium? | 18 |
| Copper? | 2 |

WATER

| | |
|--|---------------------|
| What is the community water source? | Windmills and Wells |
| Does Chapter claim any water rights? | Yes |
| Are there any natural springs? | Yes |
| Are there wells developed? | Yes |
| How Many? | 25 |
| How many windmills are there? | 7 |
| How many are not working? | 0 |
| Are there manmade dams/reservoirs in Chapter area? | 33 |
| How many need repair? | 33 |

AGRICULTURE

| | |
|--|---|
| How many farms? | 120 |
| How many are under production? | 70 |
| How many families have Land Use Permits? | 39 |
| Does the Chapter assist the farmers? <u>No</u> | No |
| What different crops are planted? | Corn, squash, chili, herb. vegetables, melons. fruits, etc. |
| What method of irrigation is used? | Flood |

GRAZING

| | |
|---|--|
| How many acres are reserved for grazing? | 254,000 |
| Are there grazing acres actively used? | Yes |
| How many families have Grazing Permits? | 230 |
| How many Grazing Permits are inactive? | 20 |
| Does the Chapter assist permittees? | Yes |
| Approximate number of livestock in Chapter area: Sheep? | Sheep=1,650 |
| Goats? Cattle? Horses? | Goats=1,200 Cattle=940 Horses=126 |
| Alpaca? Mules? | Alpaca=000 Mules=000 |
| Is there a Ranching Cooperative? | INo |
| What is source of water for livestock? | wells, windmills, and springs |
| Feed? | Natural forage and hay |
| Primary problems experienced by permittees? | Lack of water/rain, overgrazing. and feral horses and burros |

Community and Public Facilities

Public Facilities Inventory

The community of Oljato has a number of public facilities; there are the Chapter House, Oljato Pre-School, Senior Citizens Center, Monument Valley High School, the Halchita & Monument Valley Headstart, Tse Bii Nidzizgai Elementary School, the Monument Valley Health Center, Utah State University Eastern Program, U.S. Post Office, DNA Legal Services, Churches and a storage/warehouse. See location of Churches on **MAP 4**.

Paves Roads

The community has limited paved streets. The paved road that comes to the Chapter House area is Navajo Route 42 from U.S. Route 163, and the streets throughout the Navajo Housing Authority Subdivision in Oljato. All access roads to existing facilities in the Monument Valley area are paved. The San Juan County Road 419, Halgaitoh road, County road 468, UNDC/Halchita Housing subdivision are all paved. All paved streets or roads total approximately 16 miles in the Oljato/Monument Valley areas.

Landfill Transfer Station

The community does not have a landfill and the nearest Transfer Stations are located in Mexican Hat and Kayenta, both a distance of approximately 20 miles.

Police Station/Fire Station

The Oljato Chapter has a Fire Station with a fire truck but not a Police Substation the nearest police response personnel are located in San Juan County and Kayenta. The Chapter has an EMS personnel located in the Monument Valley Fire Station.

Health/Medical Facilities

The community has the Monument Valley Community Health Center that is manned by nurses and trained health technicians. The Clinic does not provide after-hours emergency service/transport. The nearest health facility that has more health care capability is in Kayenta.

Schools

The schools located in the Oljato Chapter/community include:

- Pre-schools at Oljato, Tse Bii Nidzizgai Pre-K
- The Seventh Day Adventist School (K-8)
- Tse Bii Nidzizgai Elementary School (K-6)
- The Monument Valley High School (7-12)
- Adult Education, Certification though San Juan County High School
- Utah State University Eastern

A summary of Community and Public Facilities Information survey is presented in the following table.

COMMUNITY AND PUBLIC FACILITIES DATA

STREETS - PAVEMENT

| | |
|---|-----------|
| Is the road to the Chapter House paved? | No |
| Is Chapter House parking lot paved? | No |
| Approximate miles of streets? | .25 miles |
| Miles of streets paved? | 0 |

LANDFILL TRANSFER STATION:

| | |
|--|---------------------------------|
| Is there a community landfill or transfer station? | No |
| Does community have access to transfer station? | Yes |
| If yes, where is station? | Kayenta and Mexican Hat |
| Who maintains the station? | The County and Kayenta Township |

POLICE STATION/FIRE STATION

| | |
|---|----------|
| Is there Police Station in community? | No |
| If no, where is nearest Station? | 29 miles |
| Is there a Fire Station in the Community? | Yes |
| If no, where is nearest Station? | |

HEALTH AND MEDICAL FACILITIES

| | |
|---|---|
| Is there a Medical facility in the Community? | Monument Valley Community Health Center |
| Number of staff? | 6 Doctor, 1 Nurses, 4 Technicians/Support Staff |
| What is patient work load? | Approximately 7,200 cases per year |
| Number of housing needed for staffing? | 4 |
| Where is nearest critical care facility? | Kayenta, 29 miles |

SCHOOLS

Pre-schools at Oljato has enrollment of 19
The Seventh Day Adventist Mission School has an enrollment of 20
Tse Bii Nidzizgai Elementary has over 230 students

The Monument Valley High School has an enrollment of 226
Kayenta Boarding School has an enrollment of 320
Other schools 62, MVHS, AZ

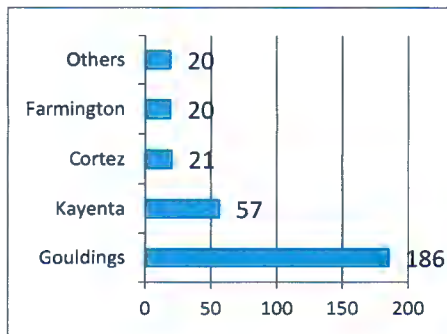
Commercial and Industrial Development

There are several private businesses such as Artsco, Inc., Gouldings Inc., commercial filming and photography, local tour businesses, Guy Jr./Sheila Holiday's RV/Campground and the Monument Valley Navajo Market in the Oljato Chapter service area.

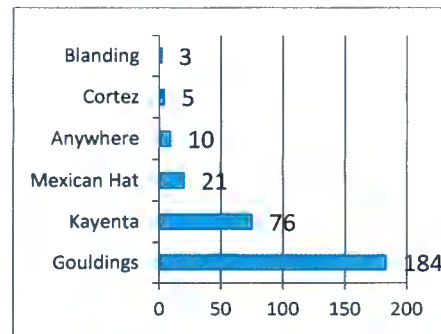
The Oljato Chapter community has the historic Oljato Trading Post; there are several businesses at Gouldings including a motel, grocery store, laundromat and the Conoco service station/convenience store that has dry goods, fast food, and gas pumps.

The survey of the 325 households sampled the buying trends of the community as the residents described their preferences on where they buy certain items.

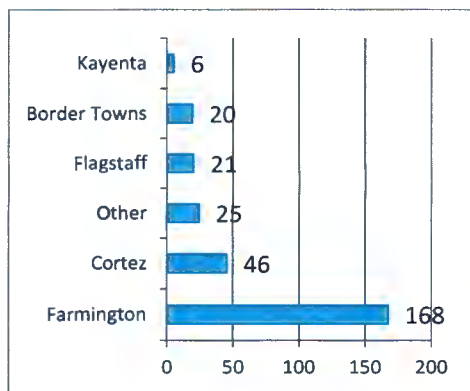
Where do you buy food?



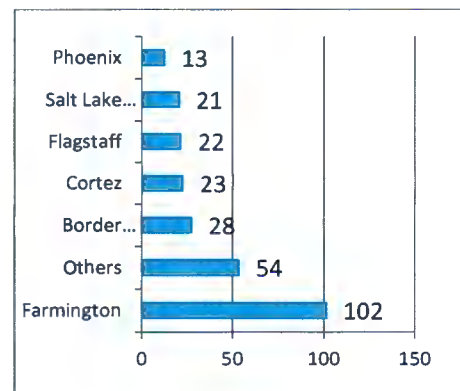
Where do you buy gas?



Where do you buy clothes?



Where do you buy vehicles?



Culturally Significant Areas

Culturally significant areas include prehistoric and historic sites, as well as traditional cultural objects, structures, locations or natural features. Cultural resource compliance on the Navajo Nation is mandated by the National Environmental Policy Act and by the National Historic Preservation Act (Sections 106 and 110).

The National Environmental Policy Act of 1969 (NEPA) requires environmental impact statements on cultural as well as natural resources affected by proposed projects. The National Historic Preservation Act of 1966 (NHPA), as amended, is one of the most important pieces of cultural resource legislation passed by Congress. This act provides protection and preservation of significant cultural properties.

Other relevant cultural resource legislation includes the Antiquities Act of 1906, the Historic Sites Act of 1935, the Archaeological Resource Protection Act of 1979 (ARPA), the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA), and Executive Order 13007 (Indian Sacred Sites [1996]).

Burial sites are protected under the NHPA, NAGPRA and Executive Order 13007. There are private burial plots scattered throughout the community. Additionally, many potential unmarked gravesites are present and should remain undisturbed. The local community members are aware of these burial sites and have respected them. These sites are not shown on the land use map to further protect these sites.

Several culturally significant areas are located within Oljato Chapter. Some of these have been indicated on the **MAP 5** while other areas have not been designated on maps so as to add an additional layer of protection.

Traditionally Sensitive Area

Traditionally sensitive sites are protected under the National Historic Preservation Act of 1966 (NHPA), Native American Graves Protections and Repatriation Act of 1990 (NAGPRA) and Executive Order 13007.

Traditionally sensitive sites are most often used for ceremonies or those areas that have other traditional significance. These areas may be places where herbs are gathered or other resources are used for medicinal or ceremonial purposes. Often, such areas hold certain historic or traditional significance for community members.

Several traditionally sensitive sites are located within Oljato Chapter. Some of these have been indicated on the **MAP 6** while other sites have not been designated on maps so as to add an additional layer of protection.

Transportation

Roads

U.S. Highway 163 is the main access road into Oljato; it crosses the southeastern part of the community. BIA and County roads extend into the community. The roads within Oljato Chapter are primarily unpaved roads. See **MAP 7**.

Rural addressing system is currently in progress for Chapter.

Airport

Monument Valley Airport is a private airport located near Goulding's Lodge. The asphalt airstrip is mostly on private land while a small portion extends onto Navajo Reservation land. The airport is privately managed. The nearest municipal airports are located in Cortez, Colorado and Page, Arizona. International airports are located Flagstaff, Arizona, Phoenix, Arizona, Las Vegas, Nevada, Salt Lake City, Utah, Denver, Colorado and Albuquerque, New Mexico.

Abandoned Mine Lands

See **MAP 8**, which shows location of abandoned Uranium Mines in the Oljato area. Not all mines have been closed properly nor remediated. Closing and clean-up of these mines continues today.

Mexican Hat, Utah, Disposal Site is located on the Navajo Reservation in southeast, Utah, 1.5 miles southwest of the town of Mexican Hat and 1 mile south to the San Juan River. The site is also the location of a former uranium-ore processing mill. Texas-Zinc Minerals Corporation constructed the Mexican Hat mill on land leased from the Navajo Nation and operated the facility from 1957 to 1963. Atlas Corporation purchased the mill in 1963 and operated it until closed in 1965. A sulfuric acid manufacturing plant operated at the site from 1957 to 1970. Control of the site reverted to the Navajo Nation after the lease expired in 1970. The U.S. Department of Energy completed surface remedial action at the site in 1995. Radioactive materials from the former upper tailings pile, demolished mill structures, and 11 vicinity properties were placed in a disposal cell constructed at the site of the former lower tailings pile. An additional 983,000 cubic yards of tailings and associated waste were hauled from Monument Valley, Arizona Processing Site and placed in the cell on top of contaminated materials from the Mexican Hat site. A total of 3.6 cubic yards of residual radioactive material were stabilized in the Mexican Hat disposal cell. The DOE Office of Legacy Management manages the disposal site according to a site-specific Long-Term Surveillance Plan to ensure the disposal cell systems continue to prevent release of contaminant to the environment.

In accordance with 40 CFR 192.32, the disposal cell is designed to be effective for 1,000 years, to the extent reasonably achievable and, in case, for at least 200 years. However, the general license has no expiration date, and LM's responsibility for the safety and integrity of the Mexican Hat disposal cell will last indefinitely.

Monument Valley, Arizona, Processing Site is located on the Navajo Nation in northeastern Arizona, approximately 15 miles south to Mexican Hat, Utah. A uranium-ore processing mill operated at the site from 1955 to 1968 on property leased from the Navajo Nation. The mill closed in 1968 and control of the site reverted to the Navajo Nation. Most of the mill buildings were removed shortly thereafter. Uranium was first discovered in 1042 approximately 0.5 mile west of the site. From 1955 until 1964, ore at the site was processed by mechanical milling using an upgrader, which crushed the ore and separated it by grain size. The finer-grained material, which was higher in uranium content, was shipped to other mills for chemical processing. Coarser-grained material was stored onsite. The milling process also produced radioactive mill tailings, predominantly sandy material. Source materials on other site-related contamination were removed during surface remediation at the site from 1992 through 1994. All contaminated materials from the Monument Valley processing site were transported north and encapsulated in the Mexican Hat disposal cell. However, analyses of subpile soil samples at the site indicate contaminants in these soils may be a continuing source of groundwater contamination. Ammonium in the subpile soil appears to be contributing to nitrate contamination in groundwater.

Today, Institutional Controls at the site include fencing around the phytoremediation areas to prevent grazing by livestock and wildlife and to maximize plant growth. DOE will work with the Navajo Nation to restrict access to contaminated groundwater during the remediation period and has provided a treated water supply to local residences for domestic use.

Priorities and Goals

Our goals get us ready for the next five years and beyond. They guide our land use planning priorities/initiatives. We begin with planned construction/projects and move into broader priorities established by community members.

Priorities

Through the community survey process the CLUP Commission ascertained important information on what the community members felt were their greatest needs, these needs expressed are listed below in priority order:

- | | |
|----------------------------------|--|
| 1. Infrastructure | 11. Jobs |
| 2. Housing | 12. Economic Development |
| 3. Bathroom/Kitchen additions | 13. ROW Fencing |
| 4. Roads/ Public Transportation | 14. Animal Shelter/Vet/Grazing Official Office |
| 5. Hospital, EMS, Cert Bldg. | 15. Post Office |
| 6. Chapter House | 16. Recreation Center |
| 7. Nursing Home – Aging Facility | 17. Cell Tower |
| 8. Public Safety (Police) | 18. Bank |
| 9. Transfer Station | 19. Feed Store |
| 10. Multi-Purpose Building | 20. Airport |

In addition, Oljato Chapter has passed a resolution supporting and five priority list for the Infrastructure Capital Improvement for year 2017-2021 (**Appendix E**):

1. RFP for new chapter house
2. Bathroom addition/housing
3. Power Line /House Wirubg
4. Water Line/Water and swere tap
5. Transfer Station
6. Nursing Home
7. Multi-purpose/Youth center
8. Infrastrucure :roads, new business/housing development

Project Goals

Several projects are ongoing including those that have been in the planning stages for quite some time. Others are ongoing as funding becomes available.

PROJECT GOALS

| PROJECT | GOAL |
|--|---|
| Water and Powerline Extensions (Phase I & II Halgaitoh, Phase V Douglas Mesa, and existing power line upgrade) | Reach areas without domestic water and electricity |
| Bathroom/Kitchen Additions | Build additions to all houses without bathrooms/kitchens |
| Chapter House Renovation | Build a new chapter house |
| Rural Address/E911 | Implement rural address and E911 system |
| Monument Valley Navajo Tribal Park | Chapter to financially benefit from the park Working relationship with Navajo Parks and Recreation to provide services and opportunities to families within Park |
| Solid Waste | Implement cost effective solid waste program |
| Illegal Dumping | Eliminate and clean-up trash dump sites |
| Valley Drive | Upgrade Valley Drive |
| Road between Oljato and Navajo Mountain | Chapter to be actively involved in planning and construction of the road |
| Utah Water Settlement | Water rights are secured for the chapters use today and in the future |
| Abandoned Mine Land | Phytoremediation and other natural flushing processes, such as enhanced attenuation and bioremediation, work |
| - groundwater at the former processing site is present in 3 aquifers: the alluvial, the underlying Shinarump, and the De Chelly, the deepest of the 3. Only the alluvial and De Chelly aquifers show evidence of milling-related contamination. Contamination in the De Chelly is limited to a small, isolated area where uranium concentrations in samples collected from one well slightly exceed the standard in 40 CFR 192. Historically, the De Chelly aquifer was used to supply water for the milling operation. Pumping from this source drew uranium contamination from the overlying alluvium into the De Chelly aquifer. Uranium in the alluvial aquifer is also limited to this isolated area. | |
| San Juan Basin Water Line | Implementation |
| Mexican Hat, Utah Disposal Site | Office of Legacy Management personnel conduct annual inspections of the site to evaluate the conditions of surface features, perform side maintenance as necessary and monitor groundwater in the seeps. DOE responsibility for safety and integrity of Mexican Hat site will last indefinitely |
| - contains radioactive tailings and other materials from the former Mexican Hat and Monument Valley processing facilities. | |
| Monument Valley Basin Water Line Project | Intake would provide initial sediment removal. From the diversion, raw water would be treated at the river and conveyed through a 16-inch diameter ductile iron pipe approximately 40 miles to three proposed filter/chlorination sites. The Project would convey water from the San Juan |

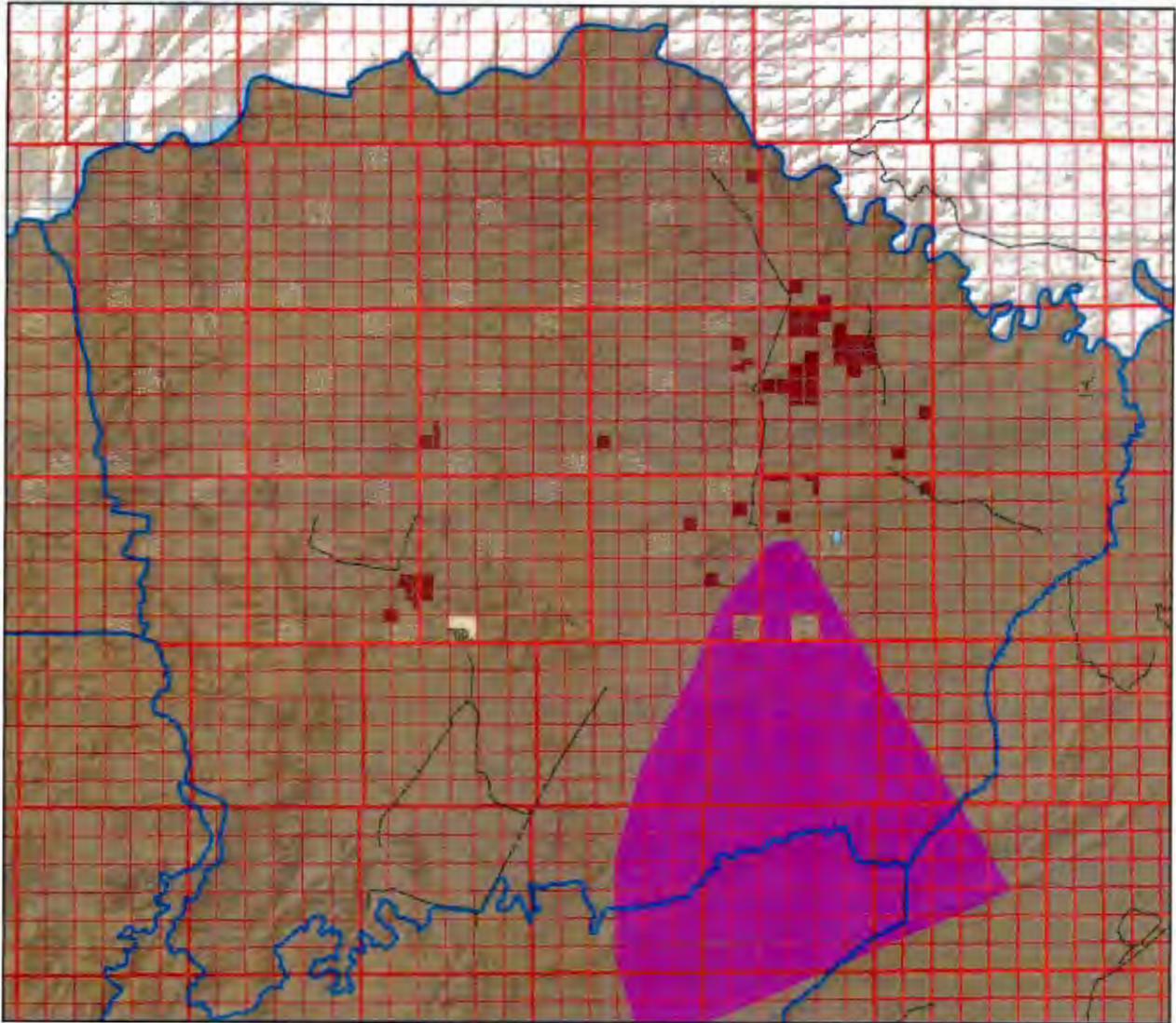
River at Halchita near Mexican Hat, south along IR6440, then southwest alone IR6480, and finally south along US163 to junction of IR42, which is also the junction to Oljato Chapter and Monument Valley Navajo Tribal Park, and retain the possibility of a future extension to Kayenta. Treated water would subsequently be distributed to the various communities through existing and future pipeline systems

Uninhibited access to the area for community members.

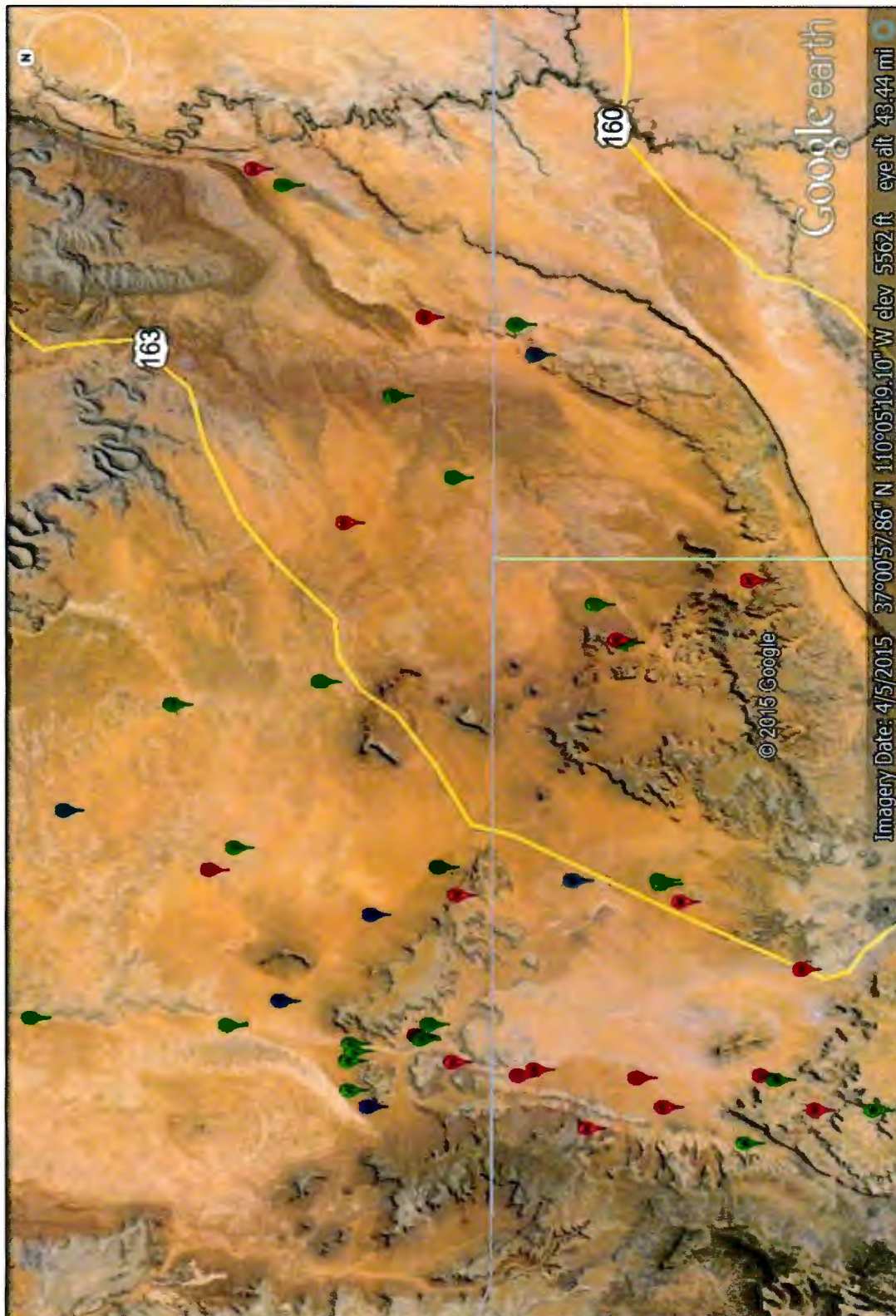
Bear Ears Initiative

A coalition of five tribal governments- Navajo, Hopi, Zuni, Ute Mountain Ute and Uintah & Ouray Ute- has asked the Obama Administration to designate a national monument to preserve America's most significant cultural landscape. Bears Ears is a rugged landscape of 1.9 million acres containing more than 100,000 archaeological sites. It is a place where more than thirteen Tribes trace their lineage. Today, this landscape is open to all Americans, yet it is under the protection of only one full-time federal law enforcement officer.

MAP 1. LAND STATUS



MAP 2. WINDMILLS, NATURAL SPRINGS AND WATER WELLS



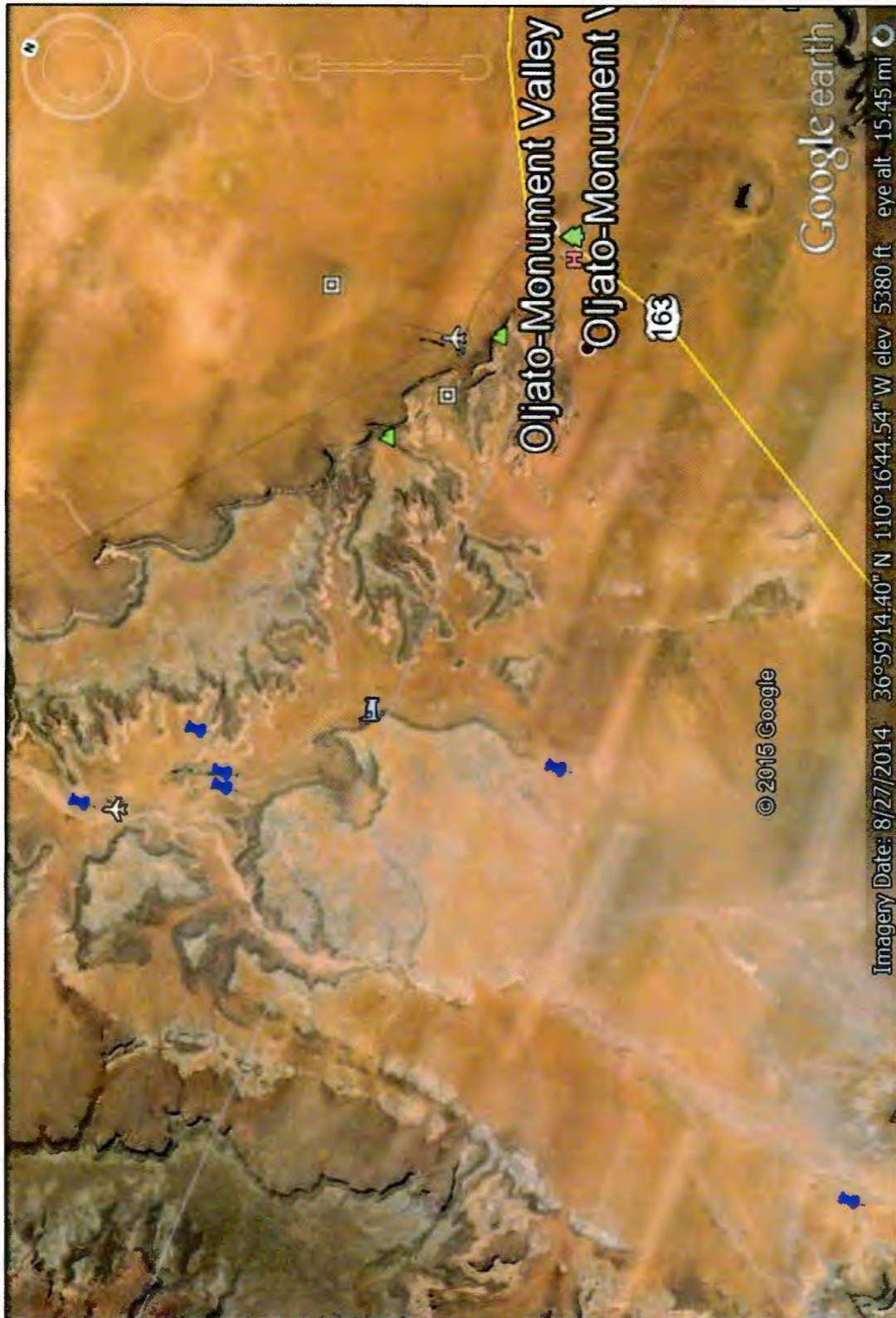
MAP 3. EARTHEN DAMS



MAP 4. CHURCHES



MAP 5. HISTORICAL SITES



MAP 6. CEREMONIAL GROUNDS





3.



LAND SUITABILITY ANALYSIS

Background

The Oljato Chapter identified seven sites as potential planning sites for new development for the Oljato Chapter community. The sites were selected as the potential sites for housing, multi-purpose use area, Elderly Group Home and other facets of community development. See **MAP 9** for the locations of all sites.

Location of Proposed Development Sites

The proposed Oljato/Monument Valley development sites are all located on the Navajo reservation within the Oljato Chapter land base area.

On February 23, 2004, the Oljato Chapter CLUP Commission and Chapter Administration advised the Consultant that five potential development sites had been identified and that the sites were available for the Land Suitability Analysis to be performed. Subsequently, the Consultant and GeoBotanist associate Arnold Clifford proceeded with Land Suitability Analysis of the sites. This site was surveyed subsequent to two sites surveyed earlier, but as the potential of this site was high, this site became the priority site. Unfortunately, since 2004 certain grazing permit holders withdrew their confirmation to allow their grazing land to be utilized for development, hence new area had to be identified so the CLUP Commission can proceed with land withdrawals and surveys to identify vegetation and evidence of wildlife and other significant observations of cultural and/or traditional value. Evidence of surface water, soil types, and topographic conditions must also be re-confirmed by a GeoBotanist once the areas identified are withdrawn.

Most recently, additional sites were identified. A total of eight sites are proposed for development as mentioned above. The land for each site will be withdrawn and one or more of the items from the priority list will be developed on the sites. The location description is provided below for each site:

Site 1 – West of Monument Valley High School

The site is located west of Monument Valley High School consisting of 5 acres. The proposed Development Site 3 is located 2.25 miles northwest of the Oljato Chapter along Navajo Route 42. The project area can be located on the Navajo Mountain, Utah-Arizona, 1:100,000 series, 1981 USGS topographic map. Legal land description: T43S, R14E, S1 1 NE and S12 NW. Global Positioning System: N 37 (Deg) 04' 06.9", W 110 (Deg) 19" 11.6", position near the dirt road. See satellite photo at **MAP 10**.

Site 2 – Welcome Center and Vendor Village

The site is located at the south end of the Welcome Center along Highway 163 consisting of approximately 20 acres. See satellite photo at **MAP 11**.

Site 3 – Halgaitoh

The site is located at Halgaitoh consisting of 30 acres, east of Highway 163 at the bottom of Gump Hill, approximately 5 miles North of Monument Pass. See satellite photo at **MAP 12**.

Site 4 – Old Oljato Airstrip

The site is located southwest of U.S. Highway 163 and NR 42 junction. The project area is located south of Chapter House and North of the Old Oljato Trading Post. See photo of site at **MAP 13**.

Site 5 – Chapter house

The site is located where the old chapter house currently sits, 5.5 acres. See photo of site at **MAP 14**.

Site 6 – Monument Valley Community Cemetery

At existing site, by Gouldings, was never withdrawn. See photo of site at **MAP 15**.

Site 7 - Monument Valley Navajo Tribal Park

Any potential sites within the Tribal Park boundary. See photo of site at **MAP 16**.

Other sites – Areas the CLUPC members also proposed and reasons for not moving forward are:

- Promise Rock, Land North of Promise Rock – Land was deemed unsuitable due to flood plain area.
- Hwy 163, Mile post 416 (4 acres West of Hwy 163, by Tallis residence – Land only for commercial use and not community development.
- Rooster Rock, East of the Monument Valley Totem Pole – Grazing permit holders refused development.
- Northwest corner of MV junction, US 163 – Grazing Permit holders refused development.

Climate

Climate is similar at all proposed sites. Monument Valley is situated at approximate 4,830 feet elevation, is considered arid to semi-arid. Temperatures of 100 degrees (F) occur during the summer. Freezing temperatures occasionally occur in the late winter months. The monthly mean annual temperature in the region ranges from 53—57 degrees (F).

Precipitation occurs during two periods in the year for 2 weeks in July and December through February. The summer precipitation generally exceeds that of the months. Torrential rains that produce flash flooding occur during the late summer monsoons and often bring rainfalls of a few inches within an hour. The mean annual precipitation is 7.5 inches, with mean annual extremes ranging 3.0 to 13.0 inches. Prevailing winds blow from southwesterly direction but the direction is changing. Precipitation is also changing.

Geology

The proposed project areas are situated various lowland region areas from Monument Valley to Halgaitoh. The regional structural geologies are exhibited in the outward topographic and physiographic appearance of the surrounding landscape. The Monument Valley province falls along the axial crest of a broad upwarp recognized by geologist as the Monument Upwarp. The low lying region is within the Oljato Synclinal trough that runs south to north along the valley bottom.

The huge upwarp is bounded to the south by Comb Ridge Monocline and continues northward to the Canyonlands region. The Monument Upwarp is the result of an eastern crustal compression that occurred during the Laramide Orogeny in Late Cretaceous to early Tertiary times, some 65 million years ago (Baars, 1995). As a result of the upwarp, younger rocks have been removed and thus exposing resistant rocks of Permian and Triassic age. The area to the northwest is the Organ Rock Monocline limb that dips to the east. The Organ Rock Anticline upwarp is located along the crest in the northwest distance. The geologic structural features expose rocks of the Permian and Triassic age.

The low land region is covered mainly by Quaternary age alluvium and eolian deposited sands that overlie Permian age Organ Rock Tongue member of the Cutler formation. The Organ Rock Tongue unit is a reddish-brown, thin to medium bedded silty sandstone and siltstone, with thin bed-lens of impure limestone. The Type Locality and Type Section for this member was first described and measured from sedimentary rock exposures at the Organ Rock landmark, several miles to the northwest. The Organ Rock Anticline and Monocline rock exposures are Cedar Mesa Sandstone and Organ Rock tongue of the Cutler formation.

Eagle Mesa, Sentinel Mesa, and other prominent Mesas, Buttes and monoliths exhibit sedimentary rock exposures of Permian age rocks capped by Triassic age sandstones. Sedimentary rock column in ascending order from the base to the top of the mesas consists of Permian Organ Rock Tongue at the base, forming the basal talus slope and minor ledges, Permian DeChelly Sandstone member, a reddish-orange massive bedded sandstone that forms vertical cliffs.

Above the DeChelly sandstone, below the upper cap rock consists of Triassic age Moenkopi formation and the Hoskannini Tongue member which is present only in the Monument Valley province.

The Moenkopi is a reddish-brown mudstone and silty sandstone unit that forms the upper steep irregular slopes and ledges. The cap rock on all the surrounding mesas is the Shinarump member of the Chinle formation of Triassic age. The Shinarump is a resistant sandstone and gravelly unit that was deposited at the very base of the Chinle formation.

Oljato Mesa and Holiday Mesa sedimentary rock exposures are similar, both having Permian age rocks capped by Triassic age sandstones. Sedimentary rock column in ascending order from the base to the top of the mesas consists of Permian Organ Rock Tongue at the base, forming the basal talus slope and minor ledges, Permian DeChelly Sandstone member, a reddish-orange massive bedded sandstone that forms vertical cliffs. Above the DeChelly sandstone, below the upper cap rock consists of Triassic age Moenkopi formation and the Hoskannini Tongue member which is present only in the Monument Valley province.

Ground and Surface Water – Hydrologic *features*

There are no surface flowing streams within the boundaries of the project areas. Several small channels to the north drain into Mitchell Butte wash, a small dry ephemeral stream and to the east, 0.75 mile is Oljato wash, a fairly large dry ephemeral stream with shallow channel bed both drain northward towards the San Juan River 20 miles to the north. The Oljato wash drainage controls seasonal rainfall runoff within the region, as well as runoffs derived from the Skeleton, Tyende and Hoskannini Mesas. Other small washes drainage controls seasonal rainfall runoff within the region. Signs of recent channel flooding show that the high water levels may reach as high as 7 to 8 feet during intense regional rainfall. The areas are gently sloped and sparsely vegetated which allows for rapid sheet flow runoff of rainfall that is channeled into many small anastomosing ephemeral drainages. A small channel drains into Bis ii Ah Wash 1.0 mile to the east. No standing bodies of water including stock ponds were noted within the immediate vicinity.

The project areas are located on the southern edge of the Henry 1-hydrologic Basin, with ground water movement is limited to the Navajo, Kayenta, and Wingate sandstones, the Shinarump member of the Chinle, Cedar Mesa and DeChelly sandstones of the Cutler formation., Their an estimated 1,100 square miles are of the Henry Basin that falls within the Navajo Reservation boundary (Cooley and others, 1969).

The region within the Monument Valley area has the driest and least favorable conditions for ground water development because of its relatively impermeable sedimentary units. Occurrence of ground water within the region is obtained from wells drilled into the Cedar Mesa Sandstone, from springs and seeps as well as from alluvium that covers much of the lowland areas.

Very few wells are drilled within the general area to indicate depths to the water table. Domestic water is hauled from Gouldings and Kayenta, with few homes that have piped water from the NTUA system.

Soils Information

The proposed Development Sites are located on eolian and alluvial-eolian deposited sandy soils derived from surrounding weathered sedimentary bedrock. On site observation of generalized soils type has indicated soils texture of fine to medium grain sand to silty-sandy soils prevalent throughout the study areas. The veneers of eolian and alluvial-eolian sand sheets cover bedrock of Organ Rock Tongue, a member of Permian age Cutler formation.

Slopes and Topography

One project area is located on relatively undisturbed sand sheet and minor dune west of the Monument Valley High School. The site is sloped northward from a large mesa base located southwest of the site. A small area at the base of the mesa is covered by deep sands and minor sand dunes that are nearly barren

of any vegetation. Moving away from the mesa the site is characterized by hummock topography with scattered sand boondocks elevated above a relatively flat sand sheet.

The site is bordered to the north by the Gouldings - Oljato highway. A small area in the east portion of the site is pre-disturbed; the area is an abandoned homesite with several scattered junk cars. Monument Valley High School is located east of the surveyed site. An Oljato mesa that trends east to west is situated immediately south of the site. The mesa is elevated 250 feet above the surrounding sand sheet desert. Several miles to the east are large buttes and monoliths of the Monument Valley Tribal Park. Homesites are located 0.75 miles to the south and west of the proposed site. A church is located north across SJ County Road 421 (Monument Valley Road).

Another site is located at the south end of the 20 acres on which the Welcome Center sits and directly across State Route running from Mexican Hat to Kayenta. The sites are mostly flat but may slope slightly.

One site is located on the east side of US Highway 163 approximately 10 miles from Mexican Hat at the bottom of what is known as "Gump Hill".

The last two sites are located in the Oljato area. The land is flat but there are washes running between the sites where erosion seems to be an issue.

Existing power lines and parallel waterlines right-of-way are located running along the proposed sites, thus bisecting the proposed sites. All sites are accessible via roads.

Vegetation

The vegetation community cover type was determined by visual observation of the existing flora within the project area boundary. Dominant and co-dominant plant species, associated plant species and estimated total percent plant cover were all determined during the initial field survey. Plant community type noted consists of one main cover type: Sand Desert Shrub community. The list of vascular plant species observed within the project area are:

LIST OF FLORA (VEGETATION)

| | |
|---------------------|-----------------------|
| Wild Onion | Narrow Leaf Yucca |
| Wild Tea | Rubber Rabbit Bush |
| Black Brush | Broom Snake Weed |
| Black Grama | Sand Hill Muhly |
| Monument Milk Vetch | Scrubbed Live Oat |
| Desert Honey Suckle | Cronquist Milkvetch |
| Prickle Pear Cactus | Four wing Salt Bush |
| Barrel Cactus | Thread Leaf Groundsel |



Sand Desert Shrub: Vegetative plant cover consists of an even mixture of shrubs and grasses. Co-dominant species includes Cutler ephedra, Greene's rabbit brush, resin bush, sparse black brush, narrow leaf yucca, spike dropsied, Russian thistle, bull head thistle, and Indian rice grass. Total plant cover ranges from 20 to 25%. The entire area surveyed falls within this vegetative community type.

Wildlife

Rodents: During the survey, no active-inactive prairie dog burrows were observed in the proposed project area. Other small rodent activity noted throughout the project area included signs of Deer Mouse and minimal Kangaroo Rat tracks noted on the sand dunes in the southern part of the site. There were no large mounds or colonies of the telltale burrows of the uncommon *Dipodomys microps* which were located. A positive identification of the species of the Kangaroo Rat could not be determined.

Carnivores: No signs of carnivore species were observed during the survey. Coyotes are reported from the region but none were reported. Badgers may occur nearby and are usually found in sand habitats which provide easy burrowing, however, no distinct burrows or tracks were noted. Historically, other carnivores that have been documented include: Red Fox, Mountain Lion, and Bobcats. However, it is very unlikely any of these species reside within the study area at the present time. Good habitats several miles to the west and southwest may provide suitable habitats for these species.

Large Game: No visible signs of large game within the site. Mule deer probably pass through area migrating from the mesa areas down to the San Juan River. Desert Big Horns are reported along the San Juan River corridor. A refugia site has been proposed along the San Juan River corridor, 20 plus miles to the north. Some locals have reported these elusive sheep in the area but these animals were probably migrating from the river to the mesa and may frequent springs that are found in inaccessible hanging garden communities.

Raptors and bird species of concern: Possible bird species of interest that are found in and near the study area include: Burrowing owls, Golden Eagle, and Peregrine Falcon. No potential habitat exists for Burrowing Owls, prairie dog colonies often associated with the owls do not



occur within the site and it is believed Burrowing Owls are not present within the study area.

Potential raptor utility sites are found just southwest of the site along the mesa. No visible nests or white wash were observed along the entire length of the nearby mesa. Eagle Mesa which is located several miles eastward is a known nesting site for Golden Eagles and no Eagles were noted. Other mesas to the east offer excellent Golden Eagle and Peregrine Falcon utility and nesting sites. The mesas have extensive ledges – cliffs that are inaccessible.

The proposed housing development project will have minimal impact on wildlife inhabiting the area. These impacts should be limited to small rodents and reptiles. Domestic animal activity within the study area includes tracks made by cattle, sheep, horse, and dogs. The area surveyed and the surrounding rangeland is utilized extensively for grazing of cattle, horse, sheep, and goats.

The proposed development project will have minimal impact on wildlife inhabiting the area. These impacts should be limited to small rodents and reptiles.

Field data is based on field observation of tracks, droppings, habitat inventory, animal occurrence and other life forms analysis. See the following for species list:

List of Fauna (Wildlife)

| | | |
|----------------|---------------------|---------------------------------|
| Cattle | Bobcat | Green Lizard |
| Sheep | Badger | Desert Spring Lizard |
| Goat | Skunk | Long Whip Tail Lizard |
| Feral Dog | Porcupine | Leopard Lizard |
| Feral Cat | Desert Chipmunk | Canyon Spotted Whip Tail Lizard |
| Feral Horse | Deer Mice | Yarrow Spinal Lizard |
| Big Horn Sheep | Cotton Tail | Small Gecko |
| Mule Deer | Jack Rabbit | Rattle Snake |
| Coyote | Ground Gopher | Coral Snake |
| Fox | Kangaroo Rat | Gopher Snake |
| Mountain Lion | Salamander | Bull Snake |
| Donkey | Horned Toad | Arrowhead Snake |
| Mule | Black Collar Lizard | |

LIST OF BIRDS

| | | |
|----------------|--------------------|-------------|
| Raven | Hummingbird | Road Runner |
| Pinyon Jay | Blue Jay | Falcon |
| Vesper Sparrow | Golden Eagle | Rock Wren |
| Morning Dove | Pigeon | Swallow |
| Owl | Mountain Blue Bird | Condor |

Sparrow Hawk

Red Tail Hawk

Tree Swallow

Owl

Great Horned Owl

White Throated Swift

Culturally Significant Areas

Through a Class I records check with the Navajo Historic Preservation Department it is known that there was a Cultural Resources Survey done in the immediate vicinity of the proposed development site for a homesite lease in 2000. This survey documented at NAD00-912 found that there were no cultural resources at this location, thus there are no documented cultural resources of concern at this proposed development site.

It is recommended that prior to the finalization of any proposed development plans for the area, the proposed sites be archeologically surveyed to determine if there are cultural resources. Surveys are mandatory to be in compliance with pertinent laws and regulations.

Traditionally Sensitive Areas

Through interviews with the community leadership, it is ascertained that there are no significant traditionally sensitive areas in the vicinity of the proposed Development Sites, as no traditional ceremonies have been performed in the areas in recent memory or other significant traditional activity. The conclusion is there are no traditional sensitive areas or issues that will hinder the proposed development.



Environmentally Sensitive Areas

Navajo Nation Department of Fish and Wildlife Delineation of Wildlife Areas and Regional Species of Concern for the Oljato Chapter indicate that four wildlife zones fall within the Chapter. The majority is Wildlife Zone 3. Wildlife Zone 1 and Wildlife Zone 2 are also present in the Chapter area (**MAP 17**).

- Area I: ½ mile buffer above and 1 mile buffer below cliffs.
- Feral burros and horses are abundant and are competing with permitted livestock and wildlife. These animals should be removed with chapter support.
- Eagle Mesa Area I does not include highway right-of-way.

Endangered, Threatened and Sensitive Species

Federally funded agencies are prohibited from authorizing or carrying out any development projects or activities that may jeopardize the existence of any federal listed species under the Endangered Species Act of 1973 (as amended). Therefore, it is a prerequisite to inventory potential habitats for any plants and animals that are Endangered, Threatened, and/or sensitive before any development activities are proposed. Endangered, Threatened and Sensitive Flora (similar at the first four sites, thus documented once, as follows)

Regional plant Species of Concern found growing within the surrounding region of the proposed Oljato project area, San Juan County, Utah include: *Asclepias cutleri* (Cutler Milkweed), *Eremocrinum albomarginatum* (Sand – Lily), *Asclepias welshii* (Welsh's Milkweed), and *Psoralea thompsoniae* var. *whitingii* (Thompson Indigobush).

Ch'il Abe'e ts'ózí
Asclepias Cuttler Woodson
Common Name: Cutler Milkweed



Federal / Navajo Nation Status: 3C/
Species of Concern

Description: Perennial with slender, wiry stems 6-13 cm tall; leaves up to 5 cm long and 1-2 mm wide, linear to filiform, sessile, opposite; flowers small, corolla reflexed-rotate, pale greenish rose to pink; Fruit a follicle, pendulous, narrowly fusiform; Flowering late May to June.

Known Distribution: The species is known to inhabit areas of the Grand and San Juan Counties, Utah; Apache and Navajo Counties, Arizona; A Colorado Plateau endemic.

Habitat: The mixed desert shrub, the sand desert shrub and the pinion-juniper plant communities require good habitats that generally will occur on extensive sand sheets, dunes and gravelly drainages; 4100-5000 feet elevation.

Remarks: Uncommon to rare; Cutler Milkweed was not found during the survey; Good habitat is noted throughout the surveyed boundary; Other known populations occur nearby on extensive sand sheets surrounding Monument Valley province; The range of Cutler Milkweed extends from southeastern Utah to the Red mesa and Rock Point, Arizona areas; Flowering early May to mid-June.

Ch'il Abee'e bit'aa'niteelí
Asclepias welshii N. & P. Holmgren
Common name: Welsh's Milkweed



Federal / Navajo Nation Status: Listed Threatened/Species of Concern

Description: Perennial from a rhizomatous root, stout stems, 1-3, 3-13 cm tall; leaves 5-10 cm long, 3-6 cm wide, elliptic to ovate, rounded and mucronate apically, opposite, leathery, short petiolate, woolly lanate on the upper surface becoming glabrate; inflorescence in a globular cluster in the leaf axils and laterally clustered above; flowering peduncle 2-7 cm long, white lanate, catyx basally reflex, corolla 5-8 mm long, ovate, cream to pale green; follicles spreading to pendulous on curved pedicels, fusi form, 4-8 cm, lanate to becoming glabrate; flowering in May.

Distribution: The species is known to inhabit areas of the Kane County, Utah; Apache, Coconino, and Navajo Counties, Utah; A Colorado Plateau Endemic.

Habitat: Sand desert shrub, sagebrush, Utah juniper and ponderosa pine communities; Welsh's Milkweed requires deep sandy soils on extensive sand sheets and large dunes; 5500-6250 ft elev.

Atsíníí tsoh

Eremocrinum albomarginatum

M. E. Jones

Common name: Sand Lily



Federal / Navajo Nation Status: None/
Species of Concern

Description: Perennial grass-like forb rising from a fibrous sheath and a thicken rhizome; plants 1-4 dm tall; leaf blades linear, flat to moderately involute, leaves recoiled and often longer than the flowering scapes; inflorescence in panicles, 4-12 cm long; flowers 1-1.5 cm long, cream to white, subtended by white membranous bracts; fruiting capsules 4-7 mm long; Flowering from mid-May to June.

Known Distribution: Emery, Garfield, Grand, Kane and San Juan Counties.

Azeenchí'í

Psoralea thompsoniae

var. *Whitingii*

Common name: Thompson

Indigo-bush



Federal/ Navajo Nation Status: Sensitive Species! Species of Concern

Description: Perennial shrub, branches armed, 2.5-10 dm tall; branchlets velvety with short hairs, glandular, reddish-orange dotted resinous glands; odd pinnate leaves up to 5 cm long, leaflets 7-17, 1-10 mm long, 0.5-2 mm wide, linear, glandular to strigose; inflorescence in a raceme, 2-9 cm long, 8-25 flowered; calyx 3.5-5 mm long, 10 ribbed, villous; flowers 7-11 mm long, indigo to purplish-pink; pods glandular dotted; Flowering late May to June.

Known Distribution: San Juan Co., Utah; Coconino Co., AZ, Colorado Plateau Endemic, Navajo Basin Endemic.

Habitat: Sand Desert and Mixed Desert Shrub communities; Sandy soils in sand sheets; 3700-5050 feet elevation.

Remarks: Populations on the Navajo Reservation is centralized in the Monument Valley area and the Navajo Mountain region. Uncommon in its range. No plants found within the surveyed area. Differs from other varieties by its villous calyx and linear leaflets.

Endangered, Threatened and Sensitive Fauna (similar at all sites)

Potential occurrence of raptors and mammals found in or near the proposed project area include: *Aquila chrysaetos* (Golden Eagle), *Falco peregrinus* (Peregrine Falcon) and *Ovis Canadensis* (Desert Bighorn Sheep).

Atsálbáhá

Aquila chrysaetos (Golden Eagle)



Photo Credit: https://en.wikipedia.org/wiki/Golden_eagle

Federal / Navajo Nation Status: Federally Sensitive! Species of Concern

Remarks: Golden Eagles are occasionally reported hunting or hovering overhead within the general area. Excellent habitat for nesting and utility sites exists several miles northeast along Eagle Mesa, several miles southeast along Sentinel Mesa and several miles east in the Monument Valley Tribal Park and along the Defiance Plateau.

All mesas are considered by Navajo Fish and Wildlife to support Golden Eagles and are regions to be avoided for area development within a 1.0 mile buffer zone from the base of the mesa cliffs. The proposed site is far from these mesas and will have no impact on these protected sites.

Dólii

S. curruoides (Mountain
Blue Bird)



Federal / Navajo Nation Status: Federally protected/ Species of Concern

Remarks: Mountain blue birds are reported throughout the area. Excellent habitat exists for the birds, they breed on high-elevation deserts in the southwest and inhabits dry coniferous forests.

Naatsédlózi

Geococcyx californianus
(Roadrunner)



Federal / Navajo Nation Status: Federally protected/ Species of Concern

Remarks: Roadrunners are occasionally reported in the area. Excellent breeding habitat is desert and shrubby country. The roadrunner nests on a platform of sticks low in cactus or a bush and lays 3–6 eggs, which hatch in 20 days.

Giní

Falco Peregrinus
(Peregrine Falcon)



Photo Credit:

<http://www.ontfin.com/Word/peregrine-falcon/>

Federal / Navajo Nation Status: Federally protected/ Species of Concern

Remarks: These raptors are occasionally reported passing through the area. Excellent habitat exists for this raptor along the same corridor of mesas designated by the Navajo Department of Fish and Wildlife for habitats for Golden Eagles.

Dibé tsé tah

Ovis Canadensis (Desert Bighorn Sheep)



Photo Credit: https://en.wikipedia.org/wiki/Desert_bighorn_sheep

Federal / Navajo Nation Status: None/Species of Concern

Remarks: Although no animals were reported good habitat are located along the talus slopes and ledges adjacent to the critical areas set aside for the raptors. Most reporting are from the San Juan River corridor. The corridor has been proposed as a refugia site for these elusive sheep. Inaccessible hanging gardens seeps and habitats may provide areas of refugee in the nearby mesa.

Species of Concern

Fauna: Golden and wintering bald eagle, peregrine falcon, condors, Mexican spotted owl, sparrow hawk, Raven, northern goshawk, Navajo Mtn. Vole, San Juan fishes (pike minnow, razorback, blue head suckers), Kanab Amber snail, yellow-billed cuckoo, belted kingfisher, southwestern willow flycatcher, kit fox, desert bighorn sheep, mule deer, and northern leopard frog.

Flora: Hanging Garden Species (Carex specuicola, Imperata brevifolia, Zigadenus vaginatus, Primula specuicola, Cirsium rydbergii, Cladium californicum, Platanthera zothecina, ostrea knowltonii, Phacelia indicora, perityle specuicola).

Other plant species of concern; (Psoralea thompsoniae var. whitingii, Psoralea juncea, Polypodiaceae, Amsonia tomentosa var. stenophylla, Astragalus monumentalis (var.) monumentalis, Phacelia howeliana, Eremocarpus almodavensis and Asclepias cutlerii and Asclepias welshii).

Compilation of Field Data and Methodology

Field survey was conducted on approximately 25 acres of undisturbed rangelands west of the Monument Valley High School. The field session was completed on February 23, 2004 with one field survey or conducting the initial ground work.

Methodology used during the field survey consists of walking out the entire survey boundary in small manageable blocks. The surveyor walked back and forth 25 feet apart, traversing the entire block to ensure that 90-95% total ground cover was achieved. A 25 foot buffer zone was also surveyed beyond the required survey boundary to ensure that no potential habitats for any flora or fauna of concern reside beyond the project site.

Raptor surveys were conducted by visual survey of power line poles, fence lines and any protruding high areas with the aid of binoculars.

Summary of Survey Results

Survey results concluded that there is no plant or animal species of concern grow or reside within the proposed project area. Habitat for *Asclepias Cutleri* occurs within the surveyed site. Cutler Milkweed is a species of concern for the Navajo Nation and the state of Utah, with no federal status. The Milkweed has been documented in the Monument Valley province, southeastern Utah, northern Apache County, Arizona and within the Four Corners area, excluding New Mexico. During wet years Cutler's Milkweed will be quite abundant throughout its range.

Potential habitat also exists for the *Eremocrinum albomarginatum* (Sand-lily), an early spring flowering plant however no remains or old stems from the previous year's growth were documented. This uncommon lily is poorly collected – documented and appears to be quite rare, however it has a broad range and distribution.

Oljato, Holiday, Eagle and Sentinel Mesas are designated as Area I protected habitats for raptors: Golden Eagles and Peregrine Falcons. These areas are known Golden Eagle nesting sites that needs to be protected.

Golden Eagles are usually active within their nesting sites from January to July and were probably not in use during the time of the survey. Excellent habitat exists along Oljato Mesa, Holiday Mesa and mainly south of the surveyed area. Large extensive mesas with vertical, inaccessible cliffs provide quality raptor use areas in this part of the country.

The surveyed sites are several miles southwest of Eagle Mesa and west of Sentinel Mesa and far enough away from Oljato and Holiday Mesas, which is far beyond the recommended buffer zone, from the base of the cliffs of known nesting sites. Oljato Mesa is the closest known nesting site and it did not appear to have any visible whitewash or nests within the mesa cliff walls and ledges. Good habitat exists for raptors in the Tribal Park, which is far enough from the proposed site that should cause minimal impact to these sites.

The project site is a good site for development due to its location next a paved roadway and nearby utility and waterline, in which the services are readily available for development of the site. Removal of large volumes of sand needs to be implemented in order to leveling the ground surface for housing foundations. The sandy sites have hummocky sandy hills and could easily be flattened with heavy equipment. Building foundation stability in sandy sites needs to be considered before and during construction.

Accessibility

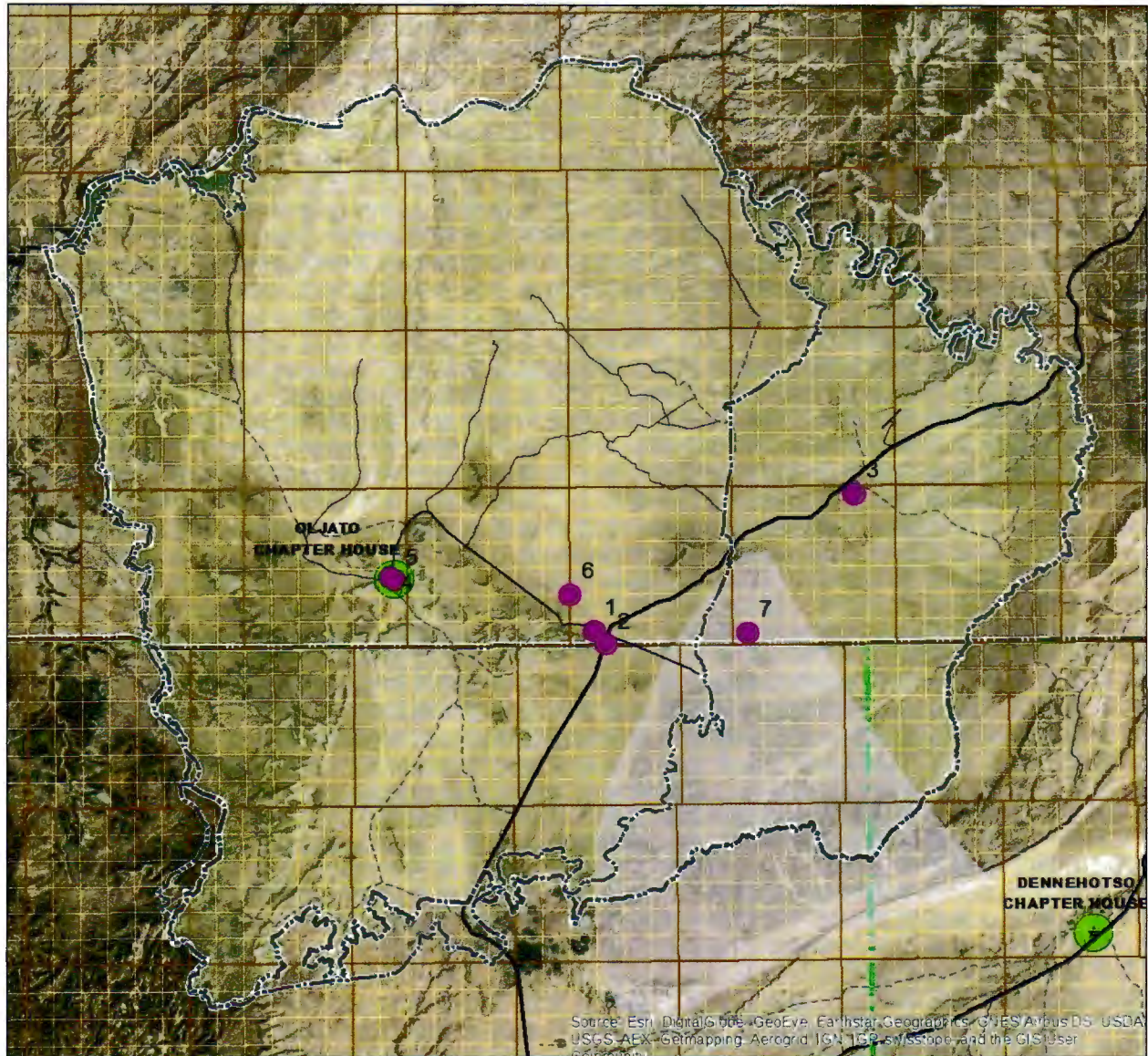
The proposed development sites are all located approximately within the Oljato Chapter land base. All sites are accessible via Navajo Route 42, San Juan Route 421, or State Highway 163 which are the main access for the Oljato community; The site is thus highly and easily accessible.

Conclusion

The proposed development sites selected by the Oljato CLUP Commission and the Chapter leadership are in good locations. It has positive attributes in addition to its location, such as, moderate to good soil conditions, utility infrastructure in close proximity, good slope for drainage, no vegetation or animal species of concern, no culturally or traditionally sensitive areas of concern and there is community support for the majority of the sites. The site has excellent aesthetics. The primary obstacle to be surmounted is the land preparation that will be necessary as the area has a series of undulated rolling hills of sand, and this will require considerable earth moving and stabilization of the sand to prepare for the desired development. Another obstacle to certain sites is to tap into the existing local utility systems. The Navajo Tribal Utility Authority maintained single phase electric power line that borders certain development areas is sufficient to provide adequate power to the site, thus obtaining electrical power would not be a major concern. Most of the development sites are in immediate proximity of an adequate water system and thus would not have a problem tapping into the water line

We recognize the potential that the selected development site represents, and with the committed determination of the Oljato CLUP Commission and the Chapter leadership, the development site can provide long term and well-deserved success by the Oljato community.

MAP 9. PROPOSED DEVELOPMENT SITES



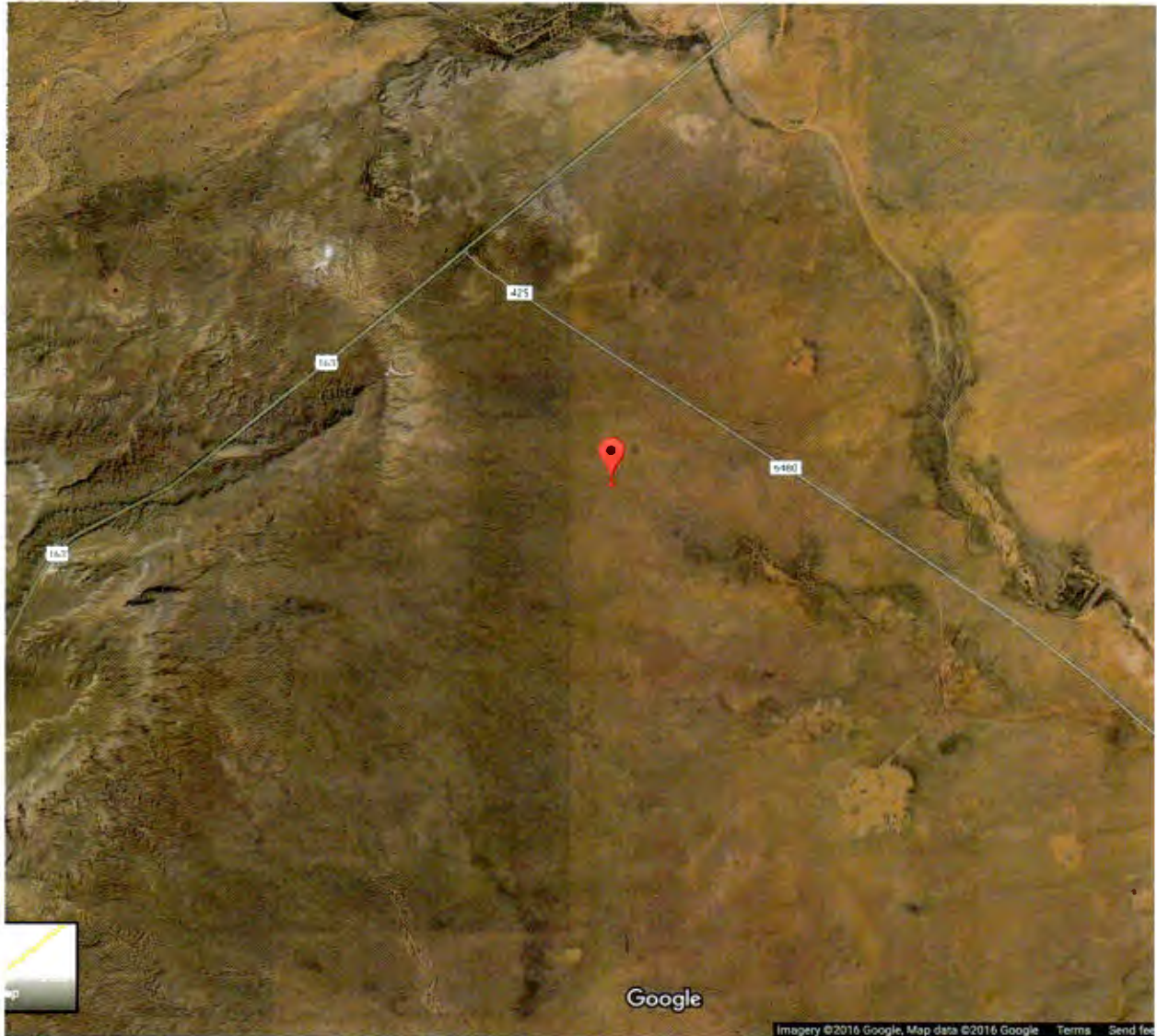
MAP 10. SITE 1 - WEST OF MONUMENT VALLEY HIGH SCHOOL



MAP 11. SITE 2 - WELCOME CENTER AND VENDOR VILLAGE



MAP 12. SITE 3 - HALGAITOH



MAP 13. SITE 4 - OLD OLJATO AIRSTRIP



MAP 14. SITE 5 - CHAPTER HOUSE



MAP 15. SITE 6 - MONUMENT VALLEY COMMUNITY CEMETERY



4.



INFRASTRUCTURE ANALYSIS

Background

The Oljato Chapter selected seven sites that are potential sites for new development for the Oljato community, including the development of housing, an Elderly Group Home, Community Center/Conference facility, Clinic, office complex, Public Safety Substations, commercial development and other facets of community and economic development.

Land Suitability Analysis' of the five sites were completed and was deemed that they are suitable for development considering the elements reviewed and analyzed in the Land Suitability Analyses. Hereto the Consultant provides an Infrastructure Analysis of the eight sites to determine their further feasibility for development. See Infrastructure map in **MAP 17**.

NTUA provides electricity, water and wastewater service to parts of the community. NTUA is an enterprise of the Navajo Nation, providing electric, natural gas, water, wastewater treatment and solar energy to residents and businesses of the Navajo Nation.

Electric

- Site 1 - This site is adjacent to a three-phase electric power line.
- Site 2 – This site is adjacent to a single-phase electric power line.
- Site 3 - This site is adjacent to a single-phase electric power line.
- Site 4 - This site is adjacent to a three-phase electric power line.
- Site 5 - This site is 1 mile from a single-phase electric power line.
- Site 6 - This site is adjacent to a single-phase electric power line.
- Site 7 - This site is adjacent to a three-phase electric power line.

The conclusion is that the source for electrical power is accessible.

Water

Site 1 - This site is adjacent to the community water system.

Site 2 - The community water system is located approximately .25 mile from the site.

Site 3 - This site is adjacent to the community water system.

Site 4 – The closest water system is located 1.25 miles from the site.

Site 5 – The closest water system is located 1.5 miles from the site.

Site 6 - This site is adjacent to the community water system.

Site 7 – The closest water system is located 1.25 miles from the site.

Gas

There is no commercial gas line available in the community and thus the new development sites would need to rely on propane for heating and cooking.

Waste Water

Development Sites 1, 2, and 4 may be able to utilize the existing wastewater sewage lagoon system in the vicinity of Gouldings Store and Monument Valley High School.

Sites 3 and 5 will require the development of sewage lagoons, with the extent of anticipated development of the area; it would be advisable to put in two-cell lagoons.

Telecommunications

The Oljato community already has telephone service and the securing of additional service would not present a problem to the Frontier Communication Company.

Internet service and cell service are available from Cellular One, NTUA and Frontier Communications Company.

Solid Waste

The community does not have an organized solid waste disposal system. The community has to transport its solid waste to the transfer station located in Kayenta, 20 miles to the south. The community does need to plan on the development of a solid waste disposal system as there is considerable development that the community is anticipating.

Conclusion

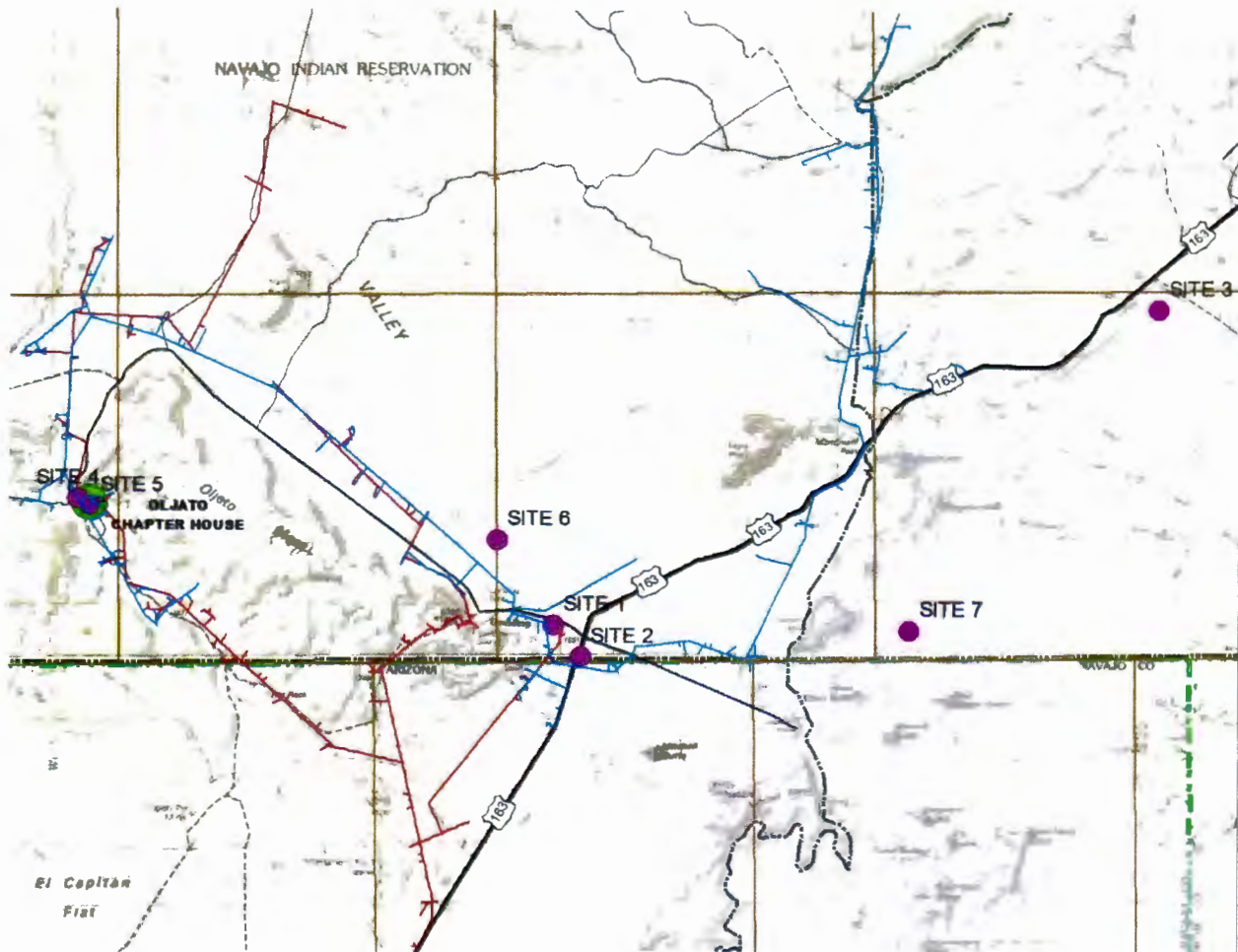
The conclusion is that the development of utility infrastructure to serve these five sites is feasible. Calculations are provided for all five sites although it is understood that site 4 will not be considered

for development at this time and identified to be held in reserve for consideration for development at a later time.

The costs estimates provided are estimates using base calculation formula used by the NTUA and OEH. The community is advised that these cost estimates are very general figures only, to bring these various utilities to the sites. The community understands further that detailed costs will be developed with the pre-engineered studies that will be done by NTUA and OEH prior to development.

With the provision of the utility infrastructure systems, the proposed development sites can be made ready for development. The Oljato Chapter leadership and community planner/developers will need to continue a close collaboration with NTUA, the IHS Office of Environmental Health, the Frontier Communications Company and other pertinent agencies in order that the utility infrastructure are brought to the proposed development area, so that the desired development is completed in a timely manner.

MAP 17. INFRASTRUCTURE MAP



5.



DEVELOPMENT SITES & LAND USE PLAN

Background

Land Suitability and Infrastructure Analysis' of five potential development sites was completed and now herewith presents the Development Site Land Use Plans and narratives of four of the sites identified as the priority 1, 2, 3 and 5 sites by the CLUP Commission. The fourth site will be held in reserve for later development.

The conclusion of the Land Suitability Analysis and the Infrastructure Analysis data suggest the strong viability of the potential development sites and thus substantiate the formulation of these Development Site Land Use Plans, plans will be provided as updates at the chapter meetings.

Plan Area

The extent of the planning area as shown in **MAP 18** is based on Oljato's 2004 Land Use Plan. After much in-depth discussion among the Chapter's membership and its officials, it was decided to keep the planning area as defined in the 2004 land use plan. The plan area defined in this document will be used to facilitate land use planning activities. The planning area's boundaries are for planning purposes only and not necessarily interchangeable with the Chapter's legal boundaries.

Site Access

Two of the proposed development sites are situated approximately 7 miles east of the Oljato Chapter House in the vicinity of the junction of Navajo Route 42 and the US Highway 163 as reflected in Exhibit 3.7.1 These roads are the primary roadways used by the Oljato area residents and are traveled by numerous visitors, thus the sites are highly accessible.

The third proposed development site is approximately 2.25 miles southwest of the Oljato Chapter House along Navajo Route 42. This road is the primary roadway used by the Oljato Chapter residents in the west Oljato community, thus this development site is really accessible. The fifth site is located 7 miles southeast

of the Oljato Chapter House and 1.2 miles west of Highway 163, reachable by dirt roads and presently not very accessible.

Site Related Elements

Manmade Improvement Structure

The project areas are located on undisturbed grazing range land; there are no buildings or other manmade structures on the sites. The only manmade construction elements are the dirt roads that cross over portions of the sites and electric and water infrastructure that borders the sites 1 and 2 and that crosses development site 3.

Contamination

As there have been no developments of any kind within the sites, there is no potential of any type of contamination. The only previous development is a recently abandoned homesite that has some abandoned vehicle at development site 1.

Environmental Assessment/Cultural Survey

Through a Class 1 records check with the Navajo Historic Preservation Department it is known that there may have been Cultural Resources Surveys done in the immediate vicinity of the proposed development sites 1, 2, 4 and 5 and found that there were no significant cultural resources at these locations, thus there are no documented cultural resources of concern or issues that could hinder the proposed development at this site.

Because site 3 has not been utilized for any organized activity other than for grazing purposes there have not been any cultural resources surveys or environmental assessments conducted of the area. The community is advised that as a prerequisite to development of any area, the sites be archeologically surveyed to determine conclusively that there are not any cultural resources that would be of concern.

The conclusion is that there are not any documented cultural resources of the development sites.

Description of Development Sites Land Use Plan

The land use plan is shown in **MAP 19**. The development sites would include the following as acreage allows. Most of the land is preserved for open space. There are 7 potential development sites with each site including 3 to 4 of the following.

Housing Subdivision

The planned Oljato housing will be on approximately 15 acres of land. There are 20 housing units planned for; the lots will average .47 acres each. These lot sizes are slightly larger than the formula that the Navajo Housing Authority uses of 2.5 housing units per acre. They will provide good “elbowroom” for the housing residents.

Park Area

There are 2 acres that are set aside on the north-central portion of the site for the development of a park adjacent to the housing area. The park area would eventually have various components intended to provide for the recreational needs of the residents, particularly the children.

A playground area will include all manner of playground equipment and other elements of recreation such as basketball/volleyball courts, horseshoe tossing pits, etc. There will also be a picnic area complete with gazebos, bar-be-que grills and tables. There could also be a veranda (shade house) for meetings and other family/community functions.

Multi-Use Area

There are 5 acres on the site along the west end frontage provided for a community multi-use area that could include a multi-purpose facility. A multi-purpose center would also house a variety of recreational facilities, athletic equipment, showers and saunas. The center could also have meeting rooms and other large room space for community functions.

The acreage reserved for the multi-use area is sufficient for the development of other community facilities, such as a library or office facilities and other uses.

Elderly Care Group Home

One of the great needs that the community wants to address is the unfortunate institutionalization of elderly in off reservation elderly nursing homes, the CLUP Commission and the Chapter leadership wants to develop an Elderly Care Group Home for which there is 3 acres reserved.

Transfer Station

Illegal trash dumping is a rampant problem in the community hence there is an urgent need for a transfer station at one of the current potential development sites or an additional site to be determined.

Commercial Area

The lots reserved for commercial purposes total approximately 3 acres. The community leadership and local developers wish to host the development of a travel center with a convenience store and gas station business enterprise. The areas identified herein would provide excellent locations for the businesses as they are at a busy intersection of well-traveled roads.

Public Safety Compound

Some of the services that the community desires to secure are Police Services and EMS Services. The community will be proud to host these services and thus is providing 2 acres for the Public Safety compound. The location is at a strategic location along SJ County 421. Police and emergency vehicles would have ready access to US Highway 163 to the east and the SJ County 421 to the west.

Streets

In addition to the various components of the Site Development Plan, there are the basic elements of the streets, sidewalks and landscaping provided for the layout plan.

Monument Valley Welcome Center

The Welcome Center will be a gateway to the Monument Valley Navajo Tribal Park. The Welcome Center will include an interpretive center, arts and crafts market place, food concession area, and an outdoor amphitheater and provide a rest area for visitors. A future museum is planned for the phase II development.

The Welcome Center and its components will be located in Monument Valley, Utah along U.S. Highway 163 and BIA Route 42 on 20.1 acres. Utilities are available within a reasonable distance from the high school west of the proposed site. Improvements on the existing infrastructure are in process for construction to develop an expanded community water system for residential and commercial usage. The Navajo Area Indian Health Service Office of Environmental Health and the Navajo Nation are doing the planning.

The Navajo Nation Division of Economic Development, Tourism Department, and the Oljato Chapter in joint effort propose to develop a local arts and crafts market center. The proposed market center projects is an effort to assist the local Navajo artisans to showcase their native arts and crafts to the tourists, to help increase the economic activity and to bring positive impact and benefits to the local residents.

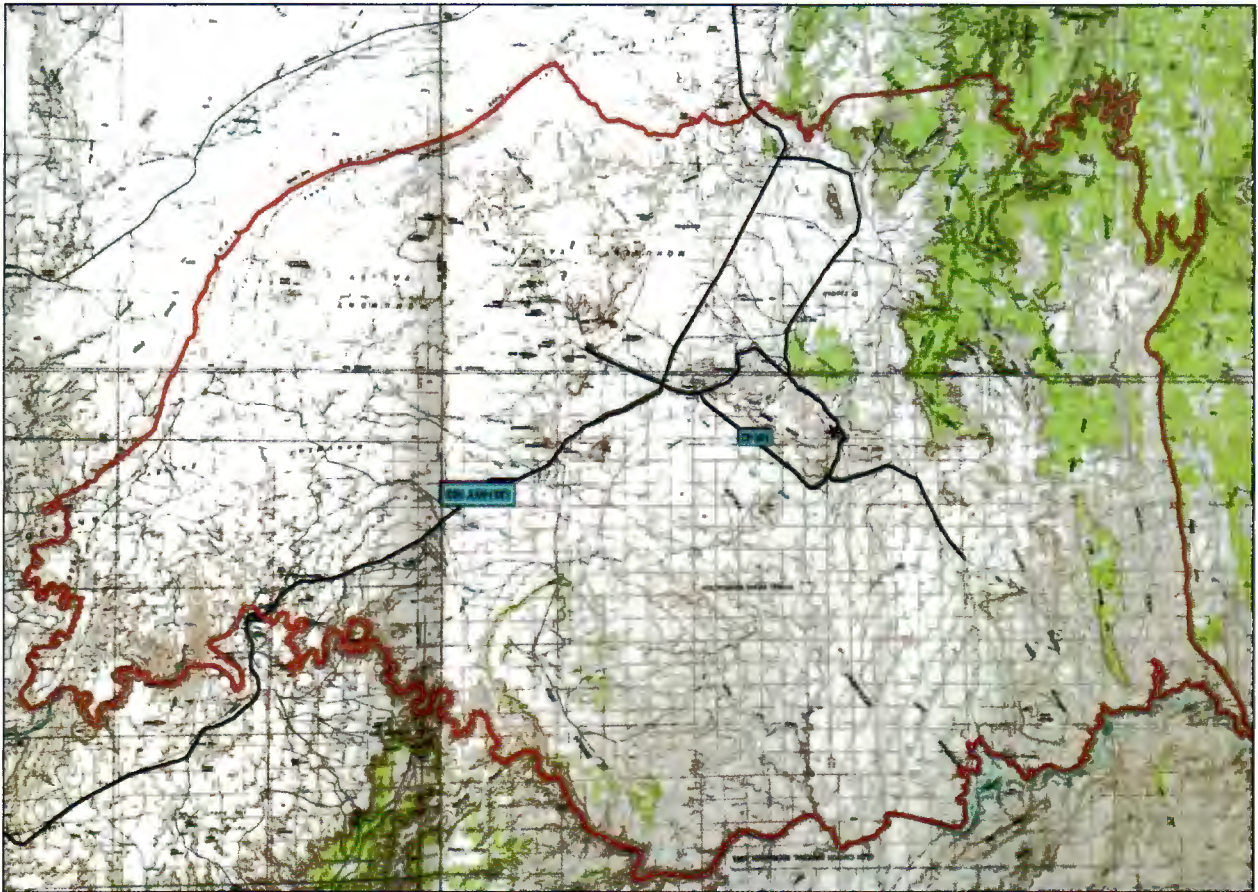
Funding for the project is provided by a combination of sources including the Scenic Byway Grants from the Federal Highway Administration, the Four Corners Enterprise Community, the Navajo Nation Division of Economic Development, the Arizona Department of Transportation, the Utah Department of Transportation, San Juan County, Utah Travel Council, Utah Navajo Trust Fund, Oljato Chapter and Utah Revitalization. The current total estimated funding requirement for the project is \$3,760,500.00.

By Jack Anderson, Navajo Division of Economic Development, Department of Tourism.

Conclusion

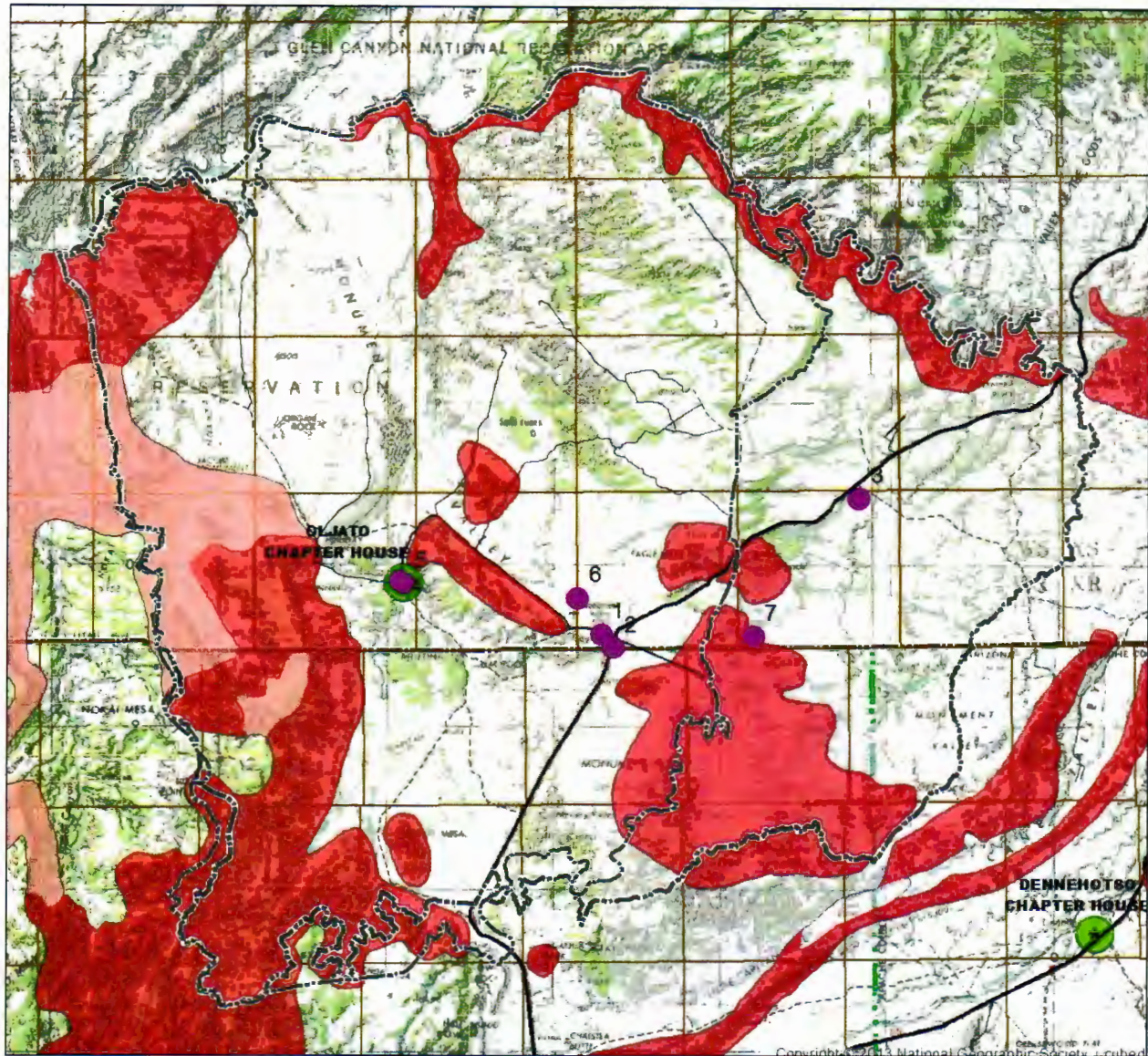
The four potential development sites that are proposed for the housing subdivision and different components of community development are good sites. With the advent of bringing adequate utility infrastructure to the site, coupled with support from the Navajo Nation, the Bureau of Indian Affairs, the IHS Office of Environmental Health and the Navajo Tribal Utility Authority, the Oljato community can have and experience the positive attributes of development into the future that the community deserves.

MAP 18. PLAN AREA



Source: Oljato Land Use Plan, Rez Star, 2004

MAP 19. LAND USE PLAN



6.



IMPLEMENTATION RECOMMENDATIONS

Land Use Policies

These policies describe the internal policies that provide general direction for the Chapter government, as the community proceeds with its plans in the development of the community utilizing this Land Use Plan.

These policies are intended to provide guidance in the most general terms, specific issues not addressed by these policies shall be governed by pertinent existing Navajo Nation laws and regulations. Further those localized issues not provided for herein and not specifically provided for in Navajo law or regulations, shall be subject to the recommendations of the Oljato Chapter for leadership for deliberation and decision of the Chapter leadership and community membership.

Service Area Policy

The Oljato Chapter is situated at the northernmost edge of the Western Agency in Land Management District 8. There is one principal settlement where a majority of the Oljato Chapter members resides; this is around the Oljato Chapter House, Oljato Trading Post, and the Senior Citizens Center. There is an NHA housing subdivision located approximately ½ mile northeast of the Chapter compound.

The Oljato Chapter shares its borders with the Mexican Water, Dennehotso, Kayenta, Shonto, Navajo Mountain Chapters and the State of Utah. The Oljato Chapter has approximately 428,575 acres of land within its boundary of trust lands according to the Navajo Land Development Office.

The policy of the Oljato Chapter will be to protect the integrity of the district grazing area recognized by the Oljato Chapter and to diligently engage in discussions and negotiation with other jurisdiction to conclusively resolve any boundary discrepancies.

Cultural and Traditional Resources Preservation Policy

A prerequisite in the process of community and economic development is the assessing of the cultural and traditional resources located on and adjacent to proposed development sites.

The Chapter leadership will assure that the community of knowledge of such resources is considered in the predevelopment assessment processes. Cultural resources include areas where there were previous human habitation and funerary sites. Traditional resources include areas currently used for traditional ceremonial activities.

In addition to this responsibility, the Chapter will assure that all relevant laws and regulations are complied with, including but not limited to the Navajo Nation Cultural Resources Preservation Act, the National Historic Preservation Act, Archaeological Protection Act and the National American Graves Protection and Repatriation Act.

Environmentally Sensitive Areas Policy

Another prerequisite in the process of community and economic development is the assessing of the environmental conditions and resources located on and adjacent to proposed development sites. The Chapter leadership will assure that in the assessment of proposed development areas, all relevant laws and regulations are complied with, including but not limited to the Navajo Nation Environmental Protection Act, the Federal Environmental Protection Act, Endangered Species Act and the Clean Water Act.

Grazing and Agricultural Land Management Policy

The Oljato community members understand the prudent practices of land use for grazing and agricultural activities are time-honored activities. The regard for the land and the proper care thereof, has been central to traditional livelihood throughout the history of the people and is a sacred trust and birthright.

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

Land Use Approval Policy

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

All requests for Chapter land development shall be first presented to the Oljato CLUP Commission for initial review. The CLUP Commission shall submit their recommendations to the Chapter Planning Commission prior to the presentation of the proposed land use to the Chapter membership.

The Chapter leadership shall insure that all appropriate information is secured before the land use proposal is forwarded to the Chapter membership. This information shall include verification of land availability, regulatory clearances, proposed development plans and conformance with the Chapter Land Use Plan. Appropriate Tribal and other laws and regulations shall be complied with.

Master Land Leasing Policy

To expedite the planning and development of land, the policy of the Oljato Chapter shall be to make concerted effort to withdraw large contiguous tracts of land for comprehensive planning for housing,

commercial, industrial and other development. These large withdrawn tracts of Chapter lands shall be surveyed and field cleared in a comprehensive manner to secure all required regulatory clearances.

New Areas for Development Policy

The Oljato Chapter leadership and the Chapter CLUP Commission shall continually assess the need to identify new development areas to meet the anticipated growth of population and community. Areas that are considered for new development shall be assessed for land suitability, including all appropriate surveys and regulatory clearances. Areas that are determined to be available and suitable for future development shall be dedicated as such, with inclusion to the Chapter Land Use Plan.

Infrastructure Needs Policy

The consideration for and identification of new development areas requires that the infrastructure necessary to serve the new areas be analyzed and planned. In addition to the future planning for infrastructure, the Chapter leadership must be cognizant of the condition of existing infrastructure systems with the purpose of assuring the viability of the systems. This function is necessary to determine the portions or components of the systems that need replacement or upgrade to insure that the infrastructure needs of the community membership are met.

Chapter Housing Development Policy

With the general housing needs of the community delineated, the Chapter leadership in conjunction with various housing providers shall determine a strategy to address the housing need.

The basic considerations in the formulation of the housing development strategy shall include the land areas identified for housing development, required infrastructure systems, funding sources, types of housing development and building materials, housing designs, and long-term maintenance and operation of the housing projects.

Commercial and Industrial Development Policy

The policy of the Oljato Chapter and community will be to encourage local community members and other interested parties to develop commercial/business development. The community would also encourage the establishment of light industrial development to provide employment opportunities. The development of such commercial and industrial interests shall be provided within the established Chapter Land Use Plan. The community leadership shall do all things necessary to assist the prospective entrepreneurs to establish their business concerns in the community.

The Chapter leadership and CLUP Commission will require that all development occur in conformity with the zoning policies, except where community membership makes formal exceptions to the zoning policies. Such exceptions shall be accomplished through Chapter resolution and with appropriate amendments to the Oljato Community Land Use Plan.

Regulatory Clearances

With the provision of land for the proposed development pursuant to the Chapter Land Use Plan and attendant zoning requirements, the Chapter leadership shall assure that there is compliance with all pertinent legal and regulatory clearance requirements.

These include, but are not limited to legal survey, cultural resources survey and appropriate environmental assessments with the Finding of No Significant Impact (FONSI) statement.

Building Code

The Chapter leadership should consider the development of a set of Building Codes to provide guidance on the manner of acceptable construction of public facilities and housing. A set of Building Codes would ensure quality construction and would thus assure the protection of the safety and health of citizens in this respect.

Community Education

It is incumbent on the Chapter leadership and the CLUP Commission to ensure that the community membership understands the purpose and intent of the Oljato Chapter Land Use Plan.

The Chapter leadership and the CLUP Commission shall continue and orientation process on the Land Use Plan to establish ownership and acceptance of the Plan as a guiding tool for the orderly future growth and development of the community

Review and Update of the Land Use Plan

The Chapter leadership and the CLUP Commission shall continually assess the Land Use Plan and present recommendations to the Chapter membership on any elements of adjustment and updating that are appropriate and necessary.

The Land Use Plan document will provide reasonable guidance for the community for many years. Every five years, the Land Use Plan should undergo critical review and updating.

Special Site Development Requirements

The process for site development begins with meeting with the Land Commission. Thus these steps are:

- Land Commission
- Land User Permittee
- Chapter Resolutions
- Navajo Nation Business Site Lease Process.

Utility Infrastructure Development

The areas reserved for development can be served with all manner of utility infrastructure including adequate electrical power, water, wastewater and telecommunications. The chapter officials will need to continue a close collaborative relationship with the Office of Environmental Health, the Navajo Tribal Utility Authorities, the Navajo Communications Co. and other appropriate agencies in order that the utility infrastructure systems are secured in order to bring the planned development to fruition in a timely manner.

Legal Considerations

Development Site Land Withdrawal

The land withdrawal of the planned development areas needs to be processed through the Navajo Nation and Bureau of Indian Affairs land withdrawal processes.

The Cultural Resources Survey and Environmental Assessment are outstanding issues that need to be completed with the Finding of No Significant Impact (FONSI) statement. The Chapter leadership may

request the appropriate Departments of the Navajo Nation, the Bureau of Indian Affairs or services from private firms may be solicited to complete these surveys and assessments.

Conclusion

The development sites are proposed for housing and the different components of community and economic development are good sites. The much-needed development planned herein requires the advent of bringing adequate utility infrastructure to the site. With the support of the Navajo Nation, as well as the Indian Health Service and Bureau of Indian Affairs, the Oljato community can enjoy the positive attributes of development on this site into the future.

In addition to the land use plan, the CLUP Commission is also working with the Chapter leadership and organization on Utah water rights settlement; addressing mineral hazards from coal, uranium, etc., which effect the health of community members; getting started with rural addressing and zoning once the chapter is certified; and possible cleanup of illegal dumping within the community service boundary.

Over the past few years several sites have been withdrawn for establishment of private businesses by the community members such as campsites, tour businesses, etc., which the CLUP Commission fully supports and encourages.

7.



SUMMARY

Updating its Land Use Plan has provided Oljato Chapter the unique opportunity to self-reflect in a process of re-assessing its special inherent qualities. This update process by the community has enhanced the ability of the community and the Chapter leadership to plan the development of the community and to forge ahead to a prosperous future.

It is understood that the Oljato Chapter Community-Based Land Use Plan is a tool in the planning and development process of the community. It is understood that the Plan is intended to provide general guidance in the planning process. It is accepted that the Plan is a living document, such that it should not be stagnant, but ever changing and growing as the community continues to refine the document by working with it. It is further accepted that the Plan is intended to provide general community planning and development guidance for many years, however, there needs to be a review and update every five years.

The Oljato CLUP Commission, the Chapter leadership and community membership appreciate that the updated Land Use Plan represents a crucial element in the satisfaction of the requirements to attain Chapter governance-certification under the Local Governance Act. The Oljato Chapter leadership and community membership believe that their aspirations and hopes for development and progress has been enhanced through local governance that is made evident under the LGA.

Appendix A

Resolution Approving Community Land Use Planning Commission Plan Of Operation

1



THE NAVAJO NATION

Oljato Chapter Administration
P.O. Box 360455 Monument Valley, Utah 84536
Telephone 435-727-5850 Facsimile 435-727-5852

Horroon Daniels, Jr., Chapter President
Albert Holiday, Chapter Vice-President
LaNell Menard-Parrish, Secretary/Treasurer

Jonathan Nez, Council Delegate
Benedict Daniels, Grazing Member
Shirlee Bedonie, CSC

OLJATO CHAPTER RESOLUTION RESOLUTION#: NJ72-05-2013

APPROVING THE REVISION OF COMMUNITY LAND USE PLANNING COMMISSION PLAN OF OPERATION

WHEREAS:

1. Navajo Nation approved Title 26 to establish a Community Land Use Planning Committee at each 110 Chapter to serve as zoning and ordinance for business, residential industrial and commercial development; and
2. Oljato Chapter has established CLUP Commission which was approved by the Chapter and the Chapter consists of six members.
3. Oljato Chapter has approved the Plan of Operation for CLUP Commission to abide by and report back to Chapter and major land issues.
4. Oljato Chapter CLUP Commission has been certified and now to more effect and stronger committee and reflect the revised Plan of Operation.
5. Oljato Chapter has approved the CLUP Commission to be compensated a stipend of one hundred dollars (\$100.00) per special and regular meeting, contingent upon the availability of funding.

NOW THEREFORE BE IT RESOLVED THAT:

Approve the revised Land Use Planning Commission of Operation.

Page Two of Two

Date: 12/22/13

Resolution Number: OLJ 12-016-2013

CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Oljato Chapter at a regular duly called meeting at Oljato, Navajo Nation, Utah at which a quorum was present and that same was passed by a vote of 110 in favor, 0 opposed and 0 abstained, this 22 day of December 2013.

1st Motion by:

Herman Daniels



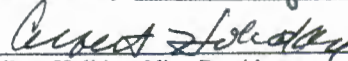
Herman Daniels Jr., Chapter President

LaNel Menard-Parrish

LaNel Menard-Parrish, Secretary/Treasurer

2nd Motion by:

Wesley Simpson



Albert Holiday, Vice-President



Benedict Daniels, Grazing Officer

THE OLJATO CHAPTER

COMMUNITY LAND USE PLANNING COMMISSION PLAN OF OPERATION

Section 1 Establishment

The Oljato Chapter Community Land Use Planning Commission is hereby established under the Oljato Chapter Government of the Navajo Nation, in accordance with the Navajo Nation Local Governance Act requirements, 26 N.N.C. , Section 2004(c)(1).

Section 2 Purpose

To develop and implement plans, ordinances, policies and procedures in the best interest of Oljato Service Area “to safeguard resources for the future” and such other purposes as may be determined.

Section 3 Roles and Responsibilities

1. To exercise the duties and responsibilities consistent with the Navajo Nation Local Governance Act, 26 N.N.C. Section 2004.
2. Continuously update and have chapter approve the community land use plan.
3. Improve and expand community infrastructure through development of a comprehensive community-wide infrastructure plan.
4. Develop plans for and implement economic development at local levels so that the community may become self-sustaining.
5. Increase use of technology to improve community development and enhancement of community services.
6. Develop lease management plan for leasing of community property, such as, home site lease, business site lease or lease of chapter facilities.
7. To solicit for state and federal funds with a well-prepared community land use.
8. Review and recommend chapter legislations relating to land acquisition, land lease and land disposals, including developing a process for land acquisitions by Eminent Domain.
9. Upon Chapter Certification develop plan for zoning and policies for the community land uses upon update and thorough review of the physical elements and program elements of the community land use plan.

10. Shall work closely with the elected officials; chapter administration and the community membership and, if applicable, the designated planner as planning progresses.

Section 4 Membership

1. The Commission shall consist of six (6) members, all of whom shall be appointed by the chapter membership on a resolution. Grazing Committee Member will automatically be a member.
2. The Commission members and advisors, if any, shall be subject to the Navajo Nation Policy and Procedures, with respect to such matters as, development of zoning ordinances, determining chapter boundaries, implementation of Rural Addressing, issuance of business site or home site leases, etc.
3. Any member of the Commission may be removed for the following reasons:
 - a. Failure to attend three (3) consecutive regular meetings without legitimate excuse.
 - b. Indulgence in drugs or alcoholic beverages.
 - c. By majority vote of chapter membership upon recommendation by the Commission at a duly called chapter meeting, for any of the caused for removal as stated above.
 - d. Member of the Commission are required to comply with the Navajo Nation Ethics and Government Law.

Section 5 Commission Member Qualifications

1. Have the general understanding of planning concepts with respect to the beliefs, customs and morals of our community.
2. Have expertise to provide valuable contributions to the overall land use planning process.
3. Interest individual will submit a letter of interest to the community and to Land Use Planning commission.

Section 6 Selection of, Duties and Responsibilities of Commission Members

1. The members of the Commission shall select a President, Vice President, and Secretary of the Commission annually.
2. The duties of the Commission President are to preside over the duly called Commission meetings, sign documents on behalf of the Commission and provide reports at planning and regular chapter meetings.
3. In the absence of the President, Robert's Rules of Order shall apply.

4. The Secretary shall verify attendance at and keep minutes of Commission meetings and maintain all records and documentations of the Commission.

Section 7 Meetings and Compensations

1. The Commission shall hold one regular meeting per month and the President may call for special meetings to accomplish the purposes of the Commission.
2. The members of the Commission shall be compensated a stipend of one hundred dollars (\$100.00) per special and regular meeting, contingent upon the availability of funding.
3. Members shall be compensated only if present is for at least 75% of the meeting.
4. A quorum shall consist of four (4) members to conduct official business of the Commission.

Section 8 Technical Assistance

The Commission may hire any technical personnel or consultant to accomplish its objectives, based upon availability of funding, and may request for technical assistance from the Navajo Nation, county, state, federal or other sources.

Section 9 Amendments

The Oljato Community Planning Commission Plan of Operation may be amended as needed by the Oljato Chapter membership.

Appendix B

Resolution Approving the Revision of the Community Land Use Planning Commission Plan of Operation



OLJATO CHAPTER/ADMINISTRATION
PO BOX 360455
MONUMENT VALLEY, UTAH 84536
Email: oljato@navajochapters.org
Phone: 435-727-5850 Fax: 5852
Shirlee Bedonie, Com. Serv. Coord.

Herman Daniels Jr. Council Delegate
James Adakai, President
Albert Holiday, Vice President
LaNeil Menard-Parrish, Sec/Treasurer
Benedict Daniels, Grazing Official
Peggy Abrigo, Account. Maint. Specialist

RESOLUTION OF THE OLJATO CHAPTER

Resolution No: OLJ09-03-16

**THE CONSTITUENTS OF OLJATO CHAPTER HEREBY ACCEPTS AND APPROVES THE
COMMUNITY LAND USE PLANNING COMMISSION'S AMENDMENT UNDER THE
MEMBERSHIP: COMMISSION MEMBER WILL SERVE TWO YEARS AND HAVE AN OPTION
TO RE-ACCEPT HIS OR HER TWO YEAR MEMBERSHIP AS A COMMISSIONER.**

WHEREAS;

1. Pursuant to Navajo Nation Code, Section 4001 (D) and 4028 (a), (b), the Oljato Chapter is established and certified as a local government entity of the Navajo Nation vested with the authority to review all matters affecting the Chapter and submit appropriate recommendations to the Navajo Nation Government or other local agencies by resolution; and
2. Pursuant to 26 N.N.C., Chapter 1: Navajo Nation Chapter, Section 1., (B) (1) & (2), The Navajo Nation Councils delegated to Chapter governmental authority with respect to local matters consistent with Navajo law, including custom and tradition and allows chapter to make decisions to govern with responsibility and accountability to community membership; and
3. The Oljato Chapter supports CBLUPC by assisting them to finalize the Plan of Operation which will be included in their manual for certification.

NOW THEREFORE BE IT RESOLVED THAT;

1. The Oljato Chapter hereby accepted and approved the CBLUPC amendment under the membership that they will serve two years and have an option to re-accept another two years.

CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Oljato Chapter at a regular duly called meeting at Oljato, Navajo Nation, Utah at which a quorum was present and that same was passed by a vote of 42 in favor, 0 opposed and 0 abstained, this 11 day of SEPTEMBER 2016.

1st Motion by: Melvina Redhorse

2nd Motion by: Nelson Yellowman


James Adakai, Chapter President


Albert Holiday, Vice-President


LaNeil Menard-Parrish, Secretary/Treasurer


Benedict Daniels, Grazing Officer

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THE OLJATO CHAPTER
COMMUNITY BASE LAND USE PLANNING COMMISSION
PLAN OF OPERATION

Section 1 Establishment

The Oljato Chapter Community Base Land Use Planning Commission is hereby established under the Oljato Chapter Government of the Navajo Nation, in accordance with the Navajo Nation Local Governance Act requirements, 26 N.N.C. , Section 2004(c)(1).

Section 2 Purpose

To develop and implement plans, ordinances, policies and procedures in the best interest of Oljato Service Area "to safeguard resources for the future" and such other purposes as may be determined.

Section 3 Roles and Responsibilities

1. To exercise the duties and responsibilities consistent with the Navajo Nation Local Governance Act, 26 N.N.C. Section 2004.
2. Continuously update and have chapter approve the Community Base Land Use Plan.
3. Improve and expand community infrastructure through development of a comprehensive community-wide infrastructure plan.
4. Develop plans for and implement economic development at local levels so that the community may become self-sustaining.
5. Increase use of technology to improve community development and enhancement of community services.
6. Develop lease management plan for leasing of community property, such as, home site lease, business site lease or lease of chapter facilities.
7. To solicit for state and federal funds with a well-prepared Community Base Land Use Plan.
8. Review and recommend chapter legislations relating to land acquisition, land lease and land disposals, including developing a process for land acquisitions by Eminent Domain.

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9. Upon Chapter Certification develop plan for zoning and policies for the community land uses upon update and thorough review of the physical and program elements of the Community Base Land Use Plan.
10. Shall work closely with the elected officials; chapter administration and the community membership and, if applicable, the designated planner as planning progresses.

Section 4 Membership

1. The Commission shall consist of six (6) members, all of whom shall be appointed by the chapter membership on a resolution. Grazing Committee Member will automatically be a member.
2. The Commission members and advisors, if any, shall be subject to the Navajo Nation Policy and Procedures, with respect to such matters as, development of zoning ordinances, determining chapter legal boundaries/service area, implementation of Rural Addressing, issuance of business site or home site leases, etc.
3. The Commission member will serve two years and have an option to re-accept his/her two year membership as a Commissioner.
4. Any member of the Commission may be removed for the following reasons:
 - a. Failure to attend three (3) consecutive regular meetings without legitimate excuse.
 - b. Indulgence in drugs or alcoholic beverages.
 - c. By majority vote of chapter membership upon recommendation by the Commission at a duly called chapter meeting, for any of the caused for removal as stated above.
 - d. Member of the Commission are required to comply with the Navajo Nation Ethics and Government Law.

Section 5 Commission Member Qualifications

1. Have the general understanding of planning concepts with respect to the beliefs, customs and morals of our community.
2. Have expertise to provide valuable contributions to the overall land use planning process.
3. Interest individual will submit a letter of interest to the Community Land Base Use Planning Commission.

Section 6 Selection of, Duties and Responsibilities of Commission Members

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1. The members of the Commission shall select a President, Vice President, and Secretary of the Commission every two years.
2. The duties of the Commission President are to preside over the duly called Commission meetings, sign documents on behalf of the Commission and provide reports at planning and regular chapter meetings.
3. In the absence of the President, Robert's Rules of Order shall apply.
4. The Secretary shall verify attendance at and keep minutes of Commission meetings and maintain all records and documentations of the Commission.

Section 7 Meetings and Compensations

1. The Commission shall hold one regular meeting per month and the President may call for special meetings to accomplish the purposes of the Commission.
2. The members of the Commission shall be compensated a stipend of one hundred dollars (\$100.00) per special and regular meeting, contingent upon the availability of funding.
3. Members shall be compensated only if present is for at least 75% of the meeting.
4. A quorum shall consist of four (4) members to conduct official business of the Commission.

Section 8 Technical Assistance

The Commission may hire any technical personnel or consultant to accomplish its objectives, based upon availability of funding, and may request for technical assistance from the Navajo Nation, county, state, federal or other sources.

Section 9 Amendments

The Oljato Community Base Planning Commission Plan of Operation may be amended as needed by the Oljato Chapter membership.

Revised: 8-26-16

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Appendix C

List of Meetings for Community Land Use Plan Revisions

LIST OF MEETING FOR COMMUNITY LAND USE PLAN REVISION

| | | |
|-------------|----------------------------|---|
| 05-14-13 | Regular CLUPC Meeting | Oljato Chapter House |
| 06-11-13 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 07-09-13 | Regular CLUPC Meeting | Oljato Chapter House |
| 08-02-13 | Regular CLUPC Meeting | Oljato Chapter House |
| 09-06-13 | Regular CLUPC Meeting | Oljato Chapter House |
| 10-08-13 | Regular CLUPC Meeting | |
| 10/21-25/13 | Strategic Planning Session | Twin Arrows Casino and Resort |
| 11-08-13 | Regular CLUPC Meeting | Goulding's Lodge |
| 12-02-13 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 01-10-14 | Regular CLUPC Meeting | Northern Arizona University, Flagstaff, Arizona |
| 02-02-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 03-02-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 04-06-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 05-06-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 06-01-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 07-13-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 08-07-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 08/14-16/14 | Strategic Planning Session | Twin Arrows Casino and Resort |
| 09-07-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 10-26-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 11-13-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 11-14-14 | Mtg w/Grazing Permit Hold. | Monument Valley Welcome Center |
| 11-15-14 | Strategic Planning Session | Goulding's Lodge |
| 12-07-14 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 01-18-15 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 02-14-15 | Regular CLUPC Meeting | Goulding's Lodge |
| 02-15-15 | Special CLUPC Meeting | Goulding's Lodge |
| 03-08-15 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 04-09-15 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 05-02-15 | Special CLUPC Meeting | Goulding's Lodge |
| 05-03-15 | Regular CLUPC Meeting | Halgaitoh Ceremonial Ground |
| 06-14-15 | Regular CLUPC Meeting | Halgaitoh Ceremonial Ground |
| 07-05-15 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 08-24-15 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 09-18-15 | Regular CLUPC Meeting | San Juan College, Rm 1622, Farmington, NM |
| 10-26-15 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 11-08-15 | Regular CLUPC Meeting | Halgaitoh Ceremonial Ground |
| 12-18-15 | Regular CLUPC Meeting | Twin Arrow Casino & Resort, Flagstaff, AZ |
| 01-10-16 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 02-18-16 | Regular CLUPC Meeting | Gouldings Lodge |
| 03-08-16 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 03-21-16 | Special CLUPC Meeting | Monument Valley Welcome Center |
| 04-03-16 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 05-02-16 | Special CLUPC Meeting | Gouldings Lodge |

| | | |
|----------|-----------------------|---------------------------------|
| 05-08-16 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 06-03-16 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 07-03-16 | Regular CLUPC Meeting | Monument Valley Fire Department |
| 08-23-16 | Special CLUPC Meeting | Monument Valley Welcome Center |
| 08-26-16 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 09-12-16 | Regular CLUPC Meeting | Monument Valley Welcome Center |
| 10-11-16 | Regular CLUPC Meeting | Gouldings Lodge |

PUBLIC HEARINGS

| | | |
|----------|------------------|--------------------------------|
| 04-10-15 | Public Hearing 1 | Monument Valley Welcome Center |
| 04-11-15 | Public Hearing 2 | Halgaitoh Ceremonial Ground |
| 07-19-15 | Public Hearing 3 | Monument Valley Welcome Center |

Appendix D

Community Assessment Survey Instrument

**OJATO CHAPTER
Land Use Plan Project
Phases 1 – Community Assessment
Survey Instrument**

Interviewer: _____

Location of Residence: _____

In Home:

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

Out of Home:

| No. | AGE | M | F | CENSUS Y N | EDUCATION | IN-SCH. Y N | VETERAN Y N | EMPLOYED Y N | OCCUP SKILLS | LOCATION OF RESIDENCE | VT REGIS NN ST |
|-----|-----|---|---|---------------|-----------|----------------|----------------|-----------------|--------------|--------------------------|-------------------|
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| 4 | | | | | | | | | | | |

- | | |
|-----------------------------------|---|
| A. Employment location: _____ | N. Phone/Internet? _____ |
| B. How long? _____ | O. Grazing Permit? _____ |
| C. Household annual income: _____ | P. Land Use Permit? _____ |
| D. Sources of income: _____ | Q. Homesite Lease? _____ |
| E. Type of home: _____ | R. Where does family buy food? _____ |
| F. Year built: _____ | S. Where does family buy gas? _____ |
| G. Own or Rent? _____ | T. Where does family buy clothes? _____ |
| H. Type of exterior wall: _____ | U. Where does family buy vehicles? _____ |
| I. Problems with dwelling: _____ | V. Where does family get healthcare? _____ |
| | W. Do family members attend Chapter Meetings? _____ |
| J. Electricity? _____ | X. What are your greatest needs? _____ |
| K. Water? _____ | |
| L. Sewer? _____ | Y. What do you feel is your greatest community needs? _____ |
| M. Gas/Propane? _____ | |

Notes: _____

COMMUNITY NEEDS

- ☐ Airport
- ☐ Animal Shelter/ Veterinarian/ Grazing Official Office
- ☐ Bank
- ☐ Bathroom/Kitchen Addition
- ☐ Cell Tower
- ☐ New/ Renovate Chapter House
- ☐ Child Care/ Early Child Development
- ☐ College/ Technical School
- ☐ Community Branding Corrals
- ☐ Counseling Services
- ☐ Domestic Violence Shelter
- ☐ Fair Grounds
- ☐ Feed Store
- ☐ Flea Market Area
- ☐ Halchita Uranium Study
- ☐ Hospital, EMS/ CERT Building
- ☐ Housing
- ☐ Infrastructures- Powerline/Waterline
- ☐ Library
- ☐ Multi-Purpose Building
- ☐ Nursing Home- Aging Facility
- ☐ Post Office
- ☐ Public Safety (police)
- ☐ Rest Area
- ☐ Right of Way Fencing
- ☐ Roads/ Public Transportation
- ☐ Rural Addressing
- ☐ Transfer Station
- ☐ Veteran Building
- ☐ Wellness Center/ Park/ Recreation Center
- ☐ OTHER: _____

Appendix E

Resolution Approving the ICIP Priority List for 2017-2021

James Adakai, President
Albert Holiday, Vice President
LaNell Menard-Parrish, Secretary/Treasurer
Shirlee A. Bedonie, CSC



Herman Daniels Jr., Council Delegate
Benedict Daniels, Grazing Official
Peggy Abrigo, AMS
Phone: 435-727-5850 Fax: 5852

Oljato Chapter; PO Box 360455; Monument Valley, Utah 84536

RESOLUTION OF THE OLJATO CHAPTER

Resolution No: OLJ10-28-16

**THE OLJATO CHAPTER AND CLUPC HAS SUPPORTED AND APPROVE THE (5) FIVE PRIORITY LIST
UNDER THE INFRASTRUCTURE CAPITAL IMPROVEMENT (ICIP) FOR THE YEAR 2017 – 2021.**

WHEREAS;

1. Pursuant to Navajo Nation Code, Section 4001 (D) and 4028 (a), (b), the Oljato Chapter is established and certified as a local government entity of the Navajo Nation vested with the authority to review all matters affecting the Chapter and submit appropriate recommendations to the Navajo Nation Government or other local agencies by resolution; and
2. Pursuant to 26 N.N.C., Chapter 1: Navajo Nation Chapter, Section 1., (B) (1) & (2), The Navajo Nation Councils delegated to Chapter governmental authority with respect to local matters consistent with Navajo law, including custom and tradition and allows chapter to make decisions to govern with responsibility and accountability to community membership; and
3. The Oljato Chapter has identified their ICIP Listing which are:
 1. RFP: Architectural Drawing/Demolish dilapidated chapter/building a new chapter house
 2. Bathroom Addition/housing
 3. Power Line/House Wiring
 4. Water Line/Water and Sewer Tap
 5. Transfer Station
 6. Nursing Home
 7. Multi-purpose/Youth Center
 8. Infrastructure: Roads, New Business/Housing Development

NOW THEREFORE BE IT RESOLVED THAT;

1. The Oljato Chapter hereby accepts and approves the CIP 2017 – 2021 Priority Listing.

CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Oljato Chapter at a regular duly called meeting at Oljato, Navajo Nation, Utah at which a quorum was present and that same was passed by a vote of 42 in favor, 0 opposed and 0 abstained, this 16 day of OCTOBER 2016.

1st Motion by: Wesley Simpson

James Adakai, Chapter President

LaNell Menard-Parrish, Secretary/Treasurer

2nd Motion by: David Miller

Albert Holiday, Vice-President

Benedict Daniels, Grazing Officer

James Adakai, President
Albert Holiday, Vice President
LaNell Menard-Parrish, Secretary/Treasurer
Shirlee A. Bedonie, CSC



Herman Daniels Jr., Council Delegate
Benedict Daniels, Grazing Official
Peggy Abrigo, AMS
Phone: 435-727-5850 Fax: 5852



Oljato Chapter; PO Box 360455; Monument Valley, Utah 84536

RESOLUTION OF THE OLJATO CHAPTER

Resolution No: OLJ10-29-16

APPROVING THE OLJATO CHAPTER COMPREHENSIVE COMMUNITY-BASE LAND USE PLAN.

WHEREAS;

1. Pursuant to Navajo Nation Code, Section 4001 (D) and 4028 (a), (b), the Oljato Chapter is established and certified as a local government entity of the Navajo Nation vested with the authority to review all matters affecting the Chapter and submit appropriate recommendations to the Navajo Nation Government or other local agencies by resolution; and
2. Pursuant to 26 N.N.C., Chapter 1: Navajo Nation Chapter, Section 1., (B) (1) & (2), The Navajo Nation Councils delegated to Chapter governmental authority with respect to local matters consistent with Navajo law, including custom and tradition and allows chapter to make decisions to govern with responsibility and accountability to community membership; and
3. Pursuant to the LGA, all chapters shall develop and implement a comprehensive community-based land use plan in pursuant to 26 N.N.C. § 2004; and
4. The Oljato Chapter completed the development of the comprehensive community-based land use plan in accordance with 26 N.N.C. § 2004; and
5. In the best interest of the community, the Oljato Chapter hereby approves the comprehensive community-based land use plan, attached hereto as Exhibit "A".

NOW THEREFORE BE IT RESOLVED THAT;

1. The Oljato Chapter hereby approves the Comprehensive Community-Based Land Use Plan in accordance with the requirements of the Local Governance Act, attached hereto as Exhibit "A".
2. The Oljato Chapter further hereby requests the Resource and Development Committee of the Navajo Nation Council to grant Re-Certification of this Comprehensive Community-Based Land Use Plan.

CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Oljato Chapter at a regular duly called meeting at Oljato, Navajo Nation, Utah at which a quorum was present and that same was passed by a vote of 42 in favor, 0 opposed and 0 abstained, this 16 day of **OCTOBER 2016.**

1st Motion by: Wesley Simpson

2nd Motion by: David Miller

James Adakai
James Adakai, Chapter President

LaNell Menard-Parrish
LaNell Menard-Parrish, Secretary/Treasurer

Albert Holiday
Albert Holiday, Vice-President

Benedict Daniels
Benedict Daniels, Grazing Officer



OLJATO CHAPTER/ADMINISTRATION
PO BOX 360455
MONUMENT VALLEY, UTAH 84536
Email: oljato@navajochapters.org
Phone: 435-727-5850 Fax: 5852
Shirlee Bedonie, Com. Serv. Coord.

Herman Daniels Jr. Council Delegate
James Adakai, President
Albert Holiday, Vice President
LaNell Menard-Parrish, Sec/Treasurer
Benedict Daniels, Grazing Official
Peggy Abrigo, Account. Maint. Specialist

December 6, 2016

Resource and Development Committee
Elton Shepherd, Chairperson
Navajo Nation Council

Dear Sir:

Attached is the Oljato Chapter CLUP Manual which has been processed, reviewed including update information, data collected by CLUP members and compiled for Resource and Development Committee to examine and finalized for certification.

Oljato constituents, chapter officials, CLUP members are looking forward for your final approval to certify Oljato CLUP Manual, we sincerely and deeply appreciate your service.

Any information pertaining to this manual, please notify me, Honorable Daniels, Council Delegate with Oljato Chapter. hdaniels@navajo-nsn.gov/oljato@navajochapters.org Cell #: 928-380-7281 or Oljato Chapter: 435-727-5850.

Respectfully,

A handwritten signature in black ink, appearing to read "Herman Daniels Jr.", with a stylized flourish at the end.

Honorable Herman Daniels Jr., Council Delegate,
Oljato/Navajo Mountain/Shonto/TsaBiKin

cc: Oljato Chapter CLUP Members (06)
Oljato Chapter Administration/file