

Klagetoh Chapter

Community Land Use Plan

Navajo Nation
Klagetoh, Arizona

Prepared for:
Klagetoh Chapter
Unit 42 HC58 Box 90
Ganado, Arizona 85605

Prepared by:
Aaron Long – Committee Chair
Chanelle Tilden – Committee Vice Chair

March 2024

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**TABLE 1:
KLAGETOH CHAPTER OFFICIALS AND KLUPC MEMBERSHIP**

Address:	Mailing: Unit 42 HC58 Box 90 Ganado, AZ 86505	Physical: HWY 191 Milepost 397 Klagetoh, AZ 86505
Contact:	Telephone: (928) 652-2700	Fax: (928) 652-2701
Administration:	Clarence Chee ----- cchee@nnchapters.org Lela Sangster ----- klagetoh@nnchapters.org	Community Service Coordinator Account Management Specialist
Chapter Officials:	Leland Nez , President Leon Jackson , Vice President Maureen Woodman , Secretary Allan Tapaha , Grazing Official	lnz@naataanii.org lejxn@gmail.com raizindough@hotmail.com allan07tapaha@gmail.com
Council Delegate:	Lomardo Aseret	lomardo.aseret@navajo-nsn.gov
KLUPC Members: klagetoh.clupc@gmail.com	Aaron Long , Chair Charlotte Nez , Vice Chair Gayle Neboyia , Secretary Elvera Reed , Member Lena N. Yazzie , Member	aaron.j.long90@gmail.com reed_elvera@yahoo.com
Meetings:	Chapter Planning Meetings:	1st Thursday @ 10 am
	Chapter Regular Meeting:	3rd Sunday @ 1 pm
	KLUPC Regular Meeting:	Wednesday prior to planning meeting @ 9 am
Teleconference Phone:	(657) 390-7993	

Note: The personnel list to be updated on occasion.

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To: The Klagetoh Community
From: Land Use Committee 2023
Subject: Certifying the KLUPC

This book is dedicated to the safe future that is full of home-grown food and opportunity for everyone one who lives in Klagetoh. It's been more than 20-year since this booklet's last update and our chapter is in dire need of obtaining it's LGA certification. That's what inspired this booklet. From here on, the committee should be focusing on community surveys and updating this booklets survey data. Then it's the administration and Division of Community Development task to identify funding for those projects!

Sincerely,

Aaron Long

Land Use Committee Chair

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LAND USE COMMITTEE

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VISION

Klagetoh, where community development thrives naturally

MISSION

Allow community development

VALUES

Dine Bikeyah, Business, Regenerative Agriculture,
Native Habitat Restoration

Introduction

Pursuant to Title 26 of the Navajo Nation Code, subsection 2004 (D, 2), this land use plan must be updated every five (5) years. As we continue to promote community development and prosperity, this manual and committee shall serve as the leading force to aid our chapter towards self-governance, opportunity, and community development. Our purpose is to certify the Klagetoh Chapter's 5-year, 10-year, and 50-year land use goals. The committee's vision is the guiding principle and supported by the mission and values. This booklet serves as an educational guide and should be read with 80-90% accuracy

Plan of Operation

of the Land Use Committee

Pursuant to resolution no: **KLA-2175-04/2022** and DOJ review **RFS#22-0061**

Plan of Operation 2022

Section 1. Establishment:

- A. Therein be it the Klagetoh Land Use Planning Committee (KLUPC) be established by resolution **KLA-847-08/2001**.

Section 2. PURPOSE

- A. The purpose of the KLUPC is to certify a land use 5-year, 10 years, and 50 years plan with the Klagetoh Chapter.

Section 3. MISSION STATEMENT, VALUES, VISION

MISSION

Enhance the quality of Klagetoh civil infrastructure.

VALUES

Dine Bikeyah, Thriving, Ixhe'naanood, Wholesome, Collaborative

VISION

Klagetoh Village, Where Business Thrives Naturally.

Section 4. COMMITTEE DUTIES AND RESPONSIBILITIES

The KLUPC will follow the Local Governance Act, 26 NNC Section 2004, which shall act as the referential guide to the committee duties.

The KLUPC shall exercise the following duties and responsibilities:

- A. Certify the Klagetoh Five Year Land Use Plan Manual every five (5) years with the Division of Community Development by first gaining the recommendations of the KLUPC, Department of Justice, and the Resource and Development Committee, then approve the plans by resolution with the Klagetoh Chapter.
- B. The committee shall work cooperatively with the chapter President.
- C. All KLUPC members are required to sign an acknowledgement form of duties and responsibilities (included at the end of the document) at the beginning of their membership.
- D. Committee members may apply for grant money to fund chapter resolution initiatives. The chapter administration will be the account supervisor of the grant.
- E. The grant liaison will be designated by the committee upon being awarded the grant.

Section 5. COMMITTEE MEMBERSHIP:

- A. Open positions must be advertised for ten (10) days. The applicants must submit a

letter of interest to the chapter President. The selected applicant must be approved by Klagetoh Chapter resolution. The Chapter President can recommend the appointment/removal of a committee member.

- B. The full committee shall be composed of five (5) Klagetoh Chapter registered voters.
- C. The terms of the committee members shall be served in four (4) years and in parallel with the chapter President. The consecutive term of a member is determined by Chapter resolution.
- D. All committee members are entitled to one (1) vote on each action item and one (1) vote for a motioned item at a committee meeting.

Section 6. REMOVAL OF COMMITTEE MEMBER(S)

- A. Committee members may conduct a vote of No Confidence upon a committee member, which recommends the removal of a committee member.
- B. Four of five votes are required to claim No Confidence in a member. The replacement shall serve out the remaining term.
- C. If a member misses two (2) regular meetings without notification, the member will be automatically removed from the committee.
- D. The removal of a committee member must be recorded by minutes taken during a regular committee meeting.
- E. Other removal reasons, See Section 14: Ethics for additional membership violations.

Section 7. PUBLIC PARTICIPATION

- A. Committee members will assist with the development of a survey to be distributed amongst the Klagetoh community with a goal of generating a 60%-100% response of the public's needs and interests.
- B. Conduct two (2) public hearings and commentary sessions for the proposed five-year plan. Each comment period is to last 30-60 days. Thereafter, a certified five-year land use plan manual is to be made accessible to Klagetoh Chapter registered voters.

Section 8. MEETINGS

- A. The regular KLUPC meeting shall be held once per month at the chapter house, or at a designated location. The meeting is held on the Wednesday prior to the chapter planning meeting at 9:00am MST.
- B. The agenda structure shall be:
 - a. Invocation
 - b. Call to order

- c. Roll Call
- d. Welcome Address
- e. Review and approval of agenda
- f. Review and approval of minutes
- g. Reports
- h. Old Business
- i. New Business
- j. Guests
- k. Announcements
- l. Next Meeting date and time
- m. Adjournment
- n. Benediction

- C. Two (2) KLUPC members or the Chairperson may call a special meeting with a two-day (48hrs) notification period.

Section 9. QUORUM

- A. A quorum shall consist of three (3) members at any monthly or special meeting of the KLUPC.

Section 10. COMPENSATION

- A. Contingent upon the availability of funds, each member of KLUPC may receive one hundred twenty-five dollars (\$125.00) for each regular committee meeting that occurs once a month.
- B. The funds for the stipends will be from Fund 3 - Land Claims.
- C. No compensation for special meetings.

Section 11. OFFICER DUTIES AND RESPONSIBILITIES

- A. General Provisions regarding officers. The committee shall elect three officers during the first month of appointment by an internal committee election: Chair, Vice Chair, and Secretary. Each officer shall serve a term of one (1) year. Officers shall serve consecutive terms by internal committee election.
- B. The duties of the Chairperson:
 - a. Preside over and facilitate committee meetings; and
 - b. Sign documents on behalf of the KLUPC; and
 - c. Vote last in all action and motioned items of the agenda to settle possible tie situations.
- C. The duties of the Vice Chairperson.
 - a. Assume leadership in progressing the committee's roles and responsibilities.
 - b. In the absence of the Chairperson, assume the duties and responsibilities for meeting purposes only.
- D. The duties of the KLUPC Secretary:
 - a. Conduct roll call and record committee meeting minutes.
 - b. Prepare and submit agenda, sign-in sheet, minutes, financial stipend forms, and resolutions to the chapter administration.

Section 12. DUTIES AND RESPONSIBILITIES OF THE LAND USE PLANNER

- A. The Land Use Planner is subject to the Klagetoh Chapter procurement process with the following duties and responsibilities:
 - a. The planner shall work under the supervision of the KLUPC.
 - b. Execute objectives outlined by the KLUPC.
 - c. Report progress to the KLUPC and/or the chapter members.
 - d. The planner shall request technical assistance for compilation of all available data from the Navajo Nation, and Federal and State agencies.
- B. A KLUPC member may also serve as the procured Land Use Planner, so long as the hiring is consistent with the Klagetoh Chapter procurement process.

Section 13. TECHNICAL ASSISTANCE

The KLUPC may seek technical assistance from the Navajo Nation, federal, and state agencies, and county governments to compile data such as: census, agriculture, land, soil, utilities, forestry, and roads to name a few. The data will be used for inventorying and assessing natural, cultural, and human resources to improve community infrastructure.

Section 14. ETHICS

- A. The policy of the Navajo Nation is to prevent workplace violence and to maintain a safe work environment. The following will not be tolerated:
 - a. Conduct that threatens, intimidates or coerces another employee, a client, or a member of the public; and
 - b. fighting or other conduct that may be dangerous to others.
- B. A violation of the Navajo Nation Ethics and Government Law by a KLUPC member may result in disciplinary action up to membership removal.

Section 15. AMENDMENTS

These plans may be amended by an affirmative majority vote of the committee members and by Klagetoh Chapter resolution, as necessary, to reflect the current needs of the community.

(Example Amendments)
(2022 - 2030)

AMENDMENT 1

Acknowledgement Form
Klagetoh Chapter
Klagetoh Land Use Planning Committee 2022

By Signing below, I, a duly recognized member of the committee, agree to the terms and responsibilities outlined in the Klagetoh Land Use Planning Committee Plan of Operation 2022. This acknowledgement form is between the KLUPC and the Klagetoh Chapter.

Signature	Print Name	Date

Committee Membership Resolution

[Insert committee member resolutions here.
This page is left blank for the committee members to add and
remove active membership resolutions.]

[insert land use plan resolution here. KLA-2231-03/2023]

Meeting Type	Yearly Schedule
Public Hearing 1	March 1st
Vision Meeting	March 15th
Notes: 60 day comment periods for every public hearing.	

Community Participation Plan

The community participation plan is a method of working with the community to have their voices included. This can be achieved by issuing surveys, having community discussions, setting community goals, hosting workshops and dinners, and other creative ways of including the community in this process.

The public hearings are required to present to the community the plans being presented for the 5-year certification of the land use manual.

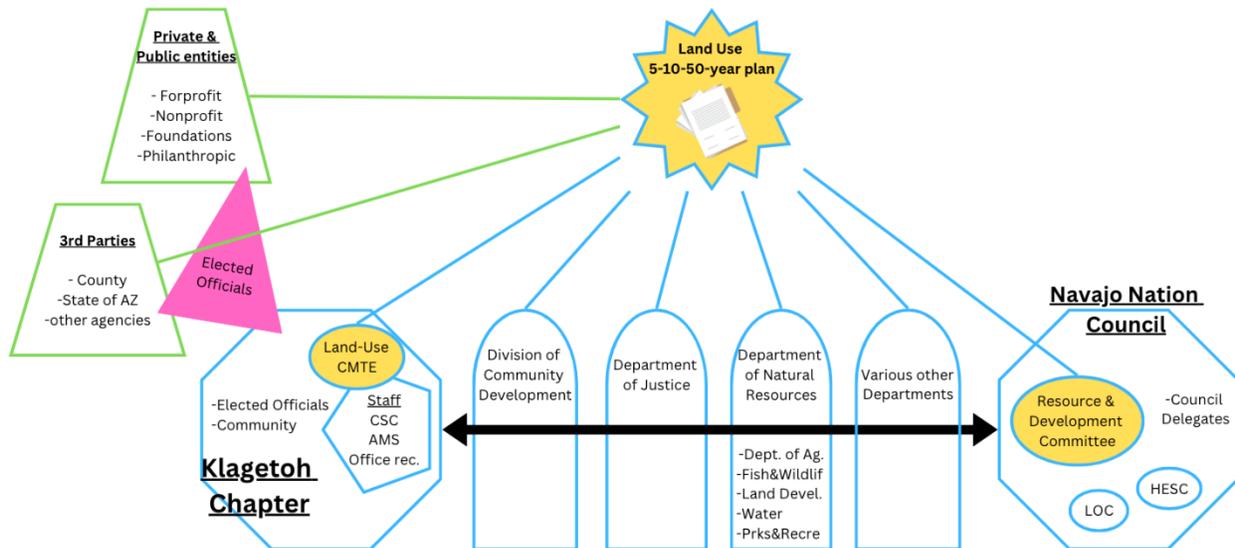


Figure 1

Organizational Model

Where does the Land Use Committee fit within the overall landscape of the Navajo Nation, state of Arizona, and other private and public entities? Other private organizations such as schools, hospitals, businesses, and churches act separately from Navajo Nation government. None the less, everyone will reference the Land Use 5-10-50-Year Plan. In this societal landscape, the Land Use Committee is tasked with acquiring certification from the Resource and Development Committee.

All entities look towards the 5-year land use plan for guidance in community development. The diagrams above, Figure 1, depicts a simplified version of the organizational structure of the Navajo Nation and friends.

KLAGETOH CHAPTER

Land Use Planning Committee

Project Proposal (Template) (1pg)

Name of Project: Locally Supported Agriculture EXAMPLE

Point of Contact: Benny Yazzie EXAMPLE

Project Description: This project installs infrastructure for locally sourced produce to begin food production in klagetoh. EXAMPLE

Goals:

1. Proposal
2. Supporting Resolution
3. Acquire funding
4. establish five-year maintenance plan

Scope of Work:

1. Completely install hoophouse
2. Obtain land clearance and right of way.
3. Provide all skills and labor necessary to completely install the tower.
4. Coordinate with the Klagetoh Chapter

Objectives:

1. Land Clearance
2. Funding
3. Contract Services
4. Install agriculture infrastructure
5. Grow food

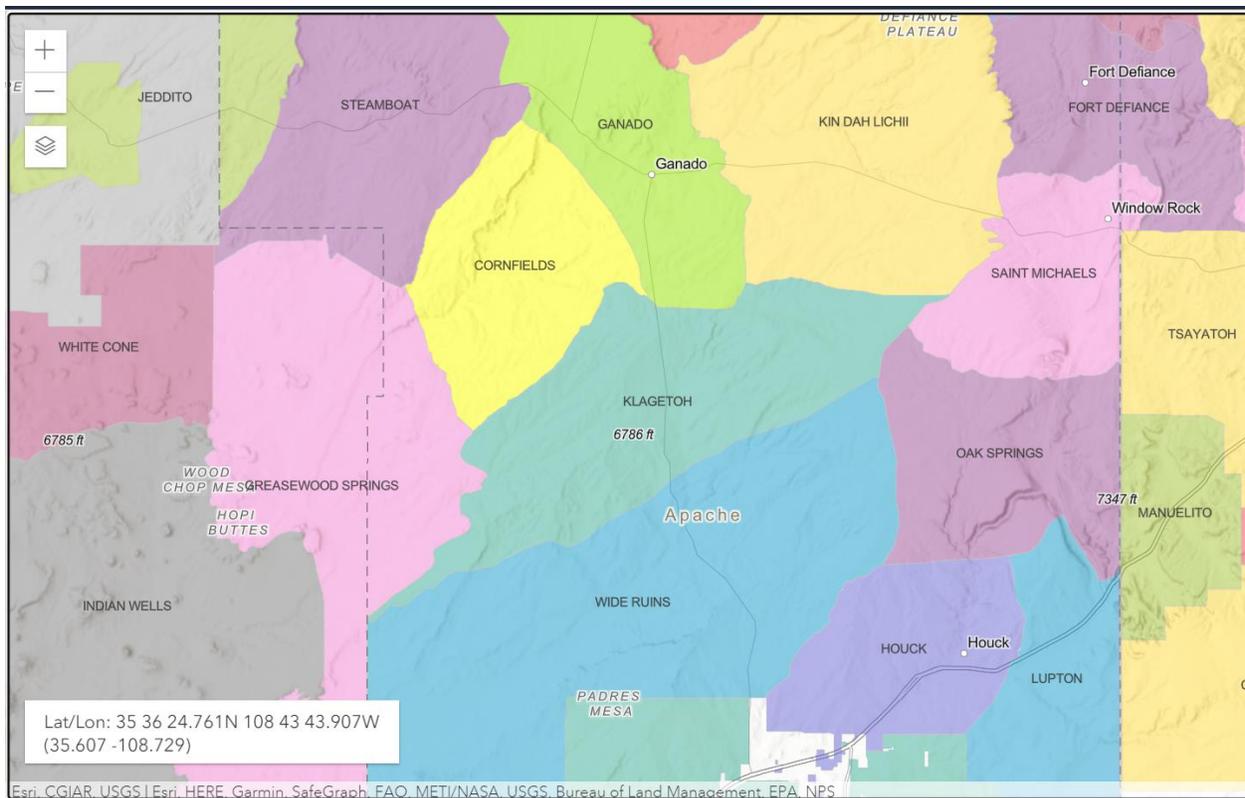
Estimated Budget: \$2,000,000 (million)

Quote 1:	\$500,000	Flagstaff Communications
Quote 2	\$750,000	Holbrook Communications
Quote 3	\$300,000	Navajo Tribal Utility Authority

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COMMUNITY ASSESSMENT

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Klagetoh Chapter

Situated in the southern region of the Navajo Nation, the chapter service area covers an area of approximately 151,980 acres or 237.5 square miles; its chapter neighbors include Oak/Pine Springs to the northeast, Wide Ruins to the south, Greasewood Springs to the west, Cornfields to the northwest, and Ganado and to the north.

“Klagetoh” is anglicized from the Navajo phrase name *Leeyitoh* meaning “water underneath ground”. It was certified as a Navajo chapter on October 26, 1955.

Prominent Figures

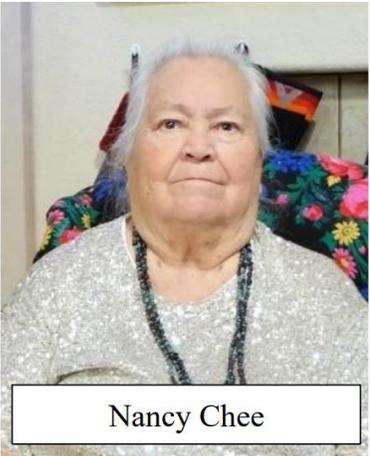
The community of Klagetoh is home to some very prominent figures who were responsible for shaping it into what it is today. The following are individuals whose devotion to their people, public service and philanthropy were exemplary in the milestones they achieved and the progress they made for both the community of Klagetoh and for the Navajo Nation.



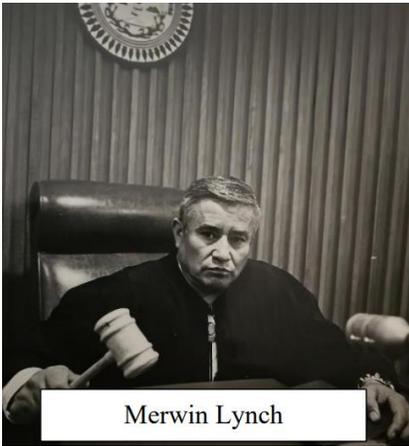
Dr. Annie Wauneka

Dr. Annie Wauneka who earned her honorary doctorate for her relentless work in attempting to eradicate Tuberculosis from the Navajo Nation during the 1940's and 50's. She represented the chapter as a Tribal Council delegate between 1951 and 1975. The daughter of the head chief and first Tribal Chairman, Henry Chee Dodge. She earned a Medal of Freedom for her lifetime work from the US President around the time of her retirement in the 1980's, in addition to various other rewards such as the 1976 Woman of the Year for a prominent magazine at the time.

Nancy Y. Chee served in various capacities for the Klagetoh chapter for over 35-years, including Community Service Coordinator, Secretary/Treasurer, as well as Chapter President for which she served four terms. She is remembered for her 15 years of work with Save the Children, starting a sewing club for elders, creating an office space equipped with computers and printers for students, and offering support to victims of domestic violence. Her work with the chapter also helped secure funding for various utility and water extensions, as well as for the upgrading and building of new homes.



Nancy Chee



Merwin Lynch

Honorable Merwin Lynch started his legal career as a prosecutor in Window Rock in the 1970's. He was appointed director of the Navajo Division of Community Development in 1983 in the first administration for the Navajo Chairman Peterson Zah. He served as the Justice of the Peace for the Puerco District of Apache County in Sanders, AZ, a Navajo Nation judge from 1976 until 1979, and when designated, he served as Chief Justice of the Navajo Nation Supreme Court. (Navajo Nation OPVP)

Rebecca Evans Lynch who served as the Bureau of Indian Affairs Regional Director.



Rebecca Evans Lynch

Boniface Bonnie, the first Klagetoh Chapter President who was also a traditional medicine man, head singer at squaw dance ceremonies, and yei bi chei singer and dancer;



Jack Benally

Jack Benally who served a full term as president and vice president;



Albert Hale

Albert Hale who served as the president of the Navajo Nation in 1994, a judge in the Pueblo of Laguna, and assistant attorney general of the Navajo Nation, Arizona State Senate in 2004 and Arizona House of Representatives in 2011. (AZ State Library)

Vacancy Rate in Klagetoh CDP, Arizona

[VIEW OPTIONS](#)

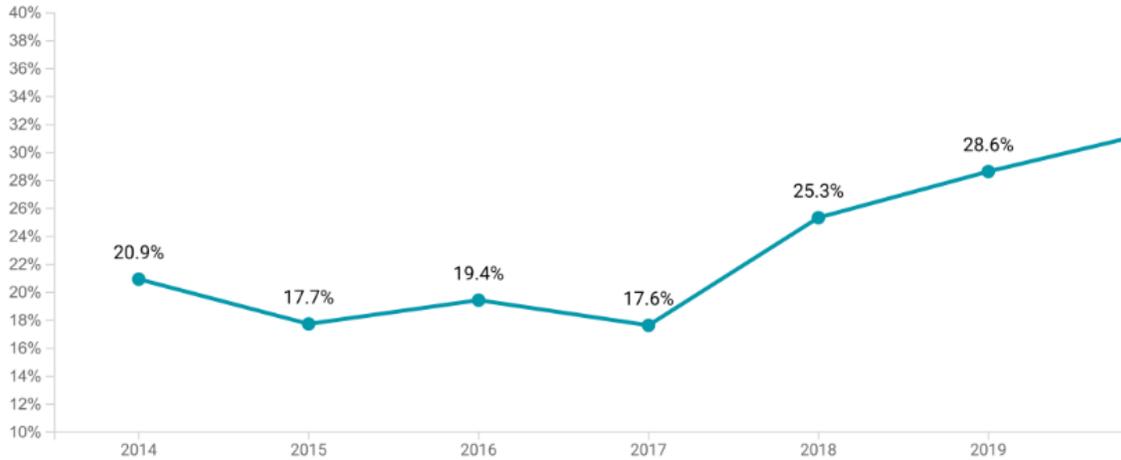


Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Census 2020 Summary Profiles

The demographics of the Klagetoh community has fluctuated drastically in the last decade, more so since the previous manual was finalized. In the 2004 manual, the Census data showed the population was 1,037 and had a steady 3.3% growth rate and was projected to surpass a population of 1,238 by 2020, and yet, according to the 2020 Census, it sits at approximately 181. Additionally, the 2022 number of registered members sits at approximately 900 members –

Ultimately, the total number of Klagetoh residents is unclear and typically, the Chapter relies on the total registered as opposed to the total respondents of the Census.

The number of veterans, which was comprised of 8 individuals in 2000, according to the 2020 Census is now 0, which is not accurate, as there are several active veterans within the Klagetoh Veterans Organization.

Klagetoh ancestry is also comprised of 99.9% Navajo and English are spoken almost 50/50 in households. Table 1 & 2 summarizes the community demographics based on the 2020 Census.

Table 1:
2022 CENSUS SUMMARY

Total Population	181
Race – American Indian (99.9% Navajo ancestry)	178
Race – Other	2
Age – Under 5 years	7.9%
Age – Under 18 years	26.4%
Age – 18 years and over	73.6%
Age – 65 to 75 years	5.7%
Age – 75—84 years and over	10%
Median Household Income	\$21,250
Families	\$33,750
Married-couple families	\$34,167
Total Housing Units	500
Employment Rate	26.6%
Poverty	41.4%
Under 18 years	89.2%
18 to 64 years	9.1%
65 years and over	9.1%
Educational Attainment	30.3%
High School or equivalent degree	32.3%
Some college, no degree	24.1%
Associate’s degree	21.8%
Bachelor’s or higher	0.0%
School enrollment	71.4%
Kindergarten to 12th grade	70.4%
College or undergraduate	28.6%
Marital Status	
Married	44%
Divorced	1.8%
Widowed	6.2%
Separated	2%
Never Married	46%
Veterans	0%

TABLE 2:

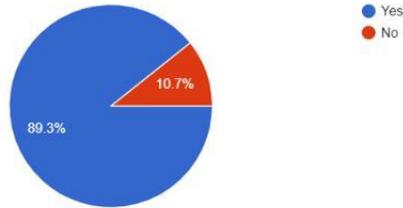
2022 CENSUS SUMMARY

<p>Total Housing Units: 500 Total Households: 37 Without Health Care Coverage: 39.3% Hispanic or Latino: 2 Klagetoh Ancestry has a 99.99% Navajo ancestry. Navajo and English are spoken 50/50.</p>	<p><u>Total Households by Type of Household in Klagetoh</u> Married-couple family household: 48.6% Male householder, no spouse present, family household: 16.2% Female householder, no spouse present, family household: 29.7%</p>
<p><u>Occupied Units Paying Rent</u> 37% less than \$500 62% between \$500-\$1000</p>	<p><u>Children under 18:</u> 11% between 5-12 years 7% between 15-17</p>
<p><u>Types of Disabilities:</u> 1.4% Hearing difficulty 8% Vision Difficulty 8.5% Cognitive Difficulty 1.6% Ambulatory Difficulty 1.6% Self-care difficulty 8% Independent living difficulty</p>	<p><u>Housing Value in Klagetoh</u> 48% less than \$50,000 31% between \$50,000 to \$100,000 20\$ between \$100,000 to 150,000</p>
<p><u>Class of Worker</u> 17% Employee of private Company 0% Self-employed incorporated businesses 0% Non-Profit 73% Local, State, and Federal Government 10% Self employed by non-incorporated business</p>	<p><u>Industry for the Civilian Employed Population 16 Years and Over in Klagetoh</u> 10% Construction, 59% Educational services, and health care and social assistance 10% Arts, entertainment, and recreation, and accommodation and food service. 20% Public Administration</p>
<p><u>Means of Transportation to Work</u> 93% Drive alone 0% Carpool 0% Public Transport 7% Walk 0% Work at home Veterans in Klagetoh 0%</p>	<p><u>Occupations for the Civilian Employed Population</u> Management, business, science, arts, service, natural resources, construction, and maintenance occupations, Production, Transportation, and maintenance occupations. Production, transportation, and material moving occupations</p>

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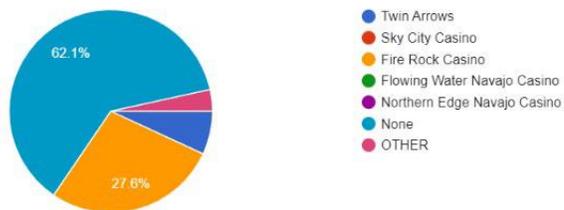
Do you own your home?

28 responses



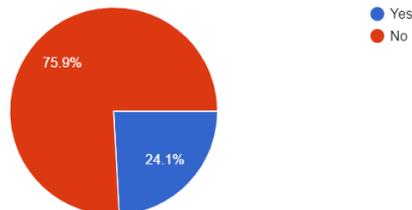
Which Casino are you most likely to visit?

29 responses



Do you actively invest your money?

29 responses



Community Needs Assessment (2021-2022)

This survey consists of 55 questions distributed to homes within the Klagetoh Service Area. The following responses represent 29 households within the community of Klagetoh. It was the first time each of these respondents took this survey. Responses were collected between late 2021 to fall 2022 and will continue to be collected to garner a greater insight into our community and our community's needs.

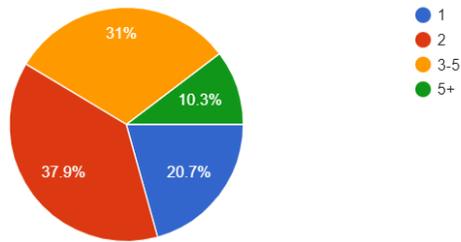
TABLE 3: 2021-2022 COMMUNITY NEEDS ASSESSMENT SUMMARY	
Total CRS Responses	29
Head of Household	
Female	53.6%
Male	46.4%
Total occupants living in household	
[1] 20.7%	[3-5] 31%
[2] 37.9%	[5+] 10.3%
Living with Children 72.4%	Living without children 27.6%
Registered with Klagetoh 93.1%	Not Registered with Klagetoh 6.9%
Annual Salary	
5k\$ or less [37.9%]	10k\$ [24.1%] 20-50k\$ [31%]
Homeschooled Student	13.8%
Enrolled in School	86.2%
Utilities	
Off-Grid	0%
Prefer NTUA	100%
Languages Spoken	30.3%
Navajo	65.5%
English	34.5%
Traditional Dine Philosophy	
Yes	72.4%
No	27.6%
Employment	71.4%
Self-Employed	13.8%
Employed	24.1%
Looking for Work	6.9%
Retired	34.5%
Unemployed	20.7%
Own Livestock	
Yes	55.2%
No	44.8%

Survey Results

In 2021, the Klagetoh Chapter hired a temporary employee to update Rural Addressing information, during which a Community Needs Assessment (CNA) was issued. At the time of finalization of this manual, 29 CRS responses were collected. Table 3 above summarizes the responses. The following are the responses.

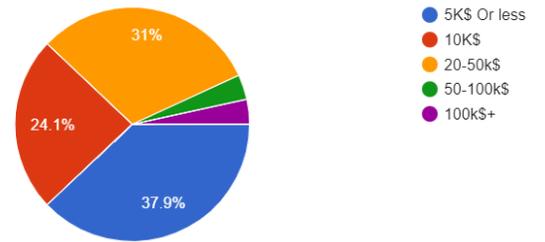
Typically, how many people live in this house?

29 responses



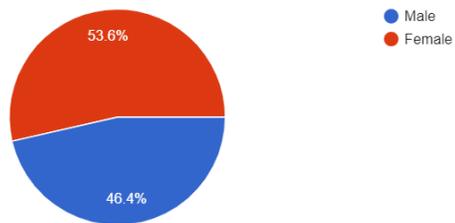
What is the annual salary of the head of household?

29 responses



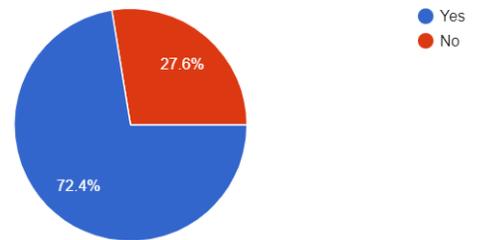
Is the head of the house male or female?

28 responses



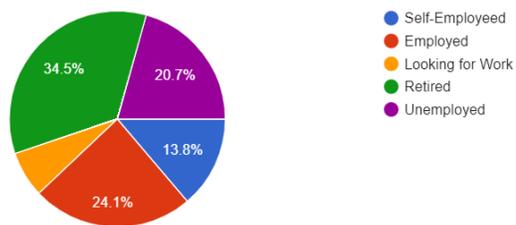
Do you consider your household a traditional dine home?

29 responses



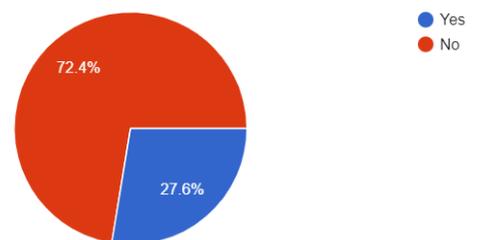
What most accurately describes your employment status?

29 responses

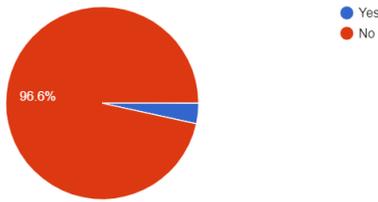


Did you grow your own food in your own garden this year?

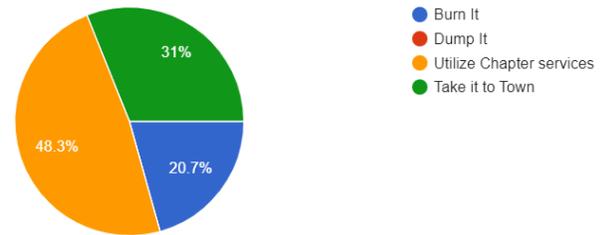
29 responses



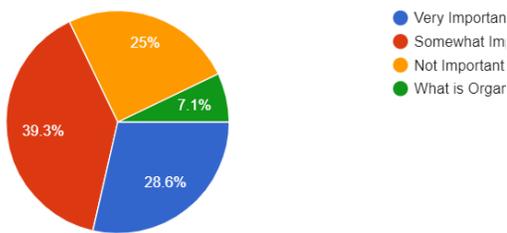
Does your house have a rain catchment system that stores water for future use?
29 responses



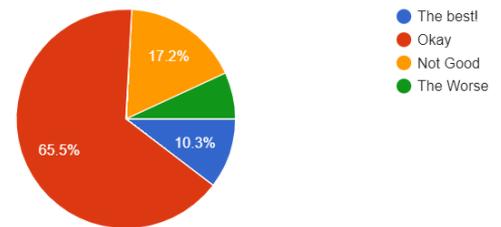
How do you handle your trash?
29 responses



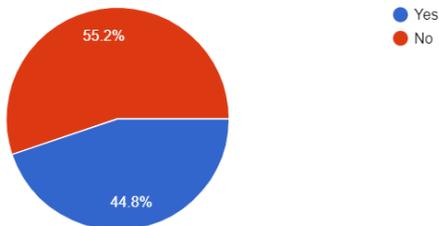
How important is organic food in your household?
28 responses



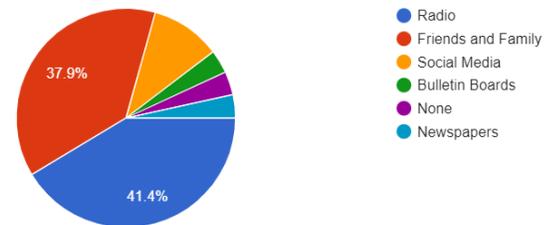
How has your experience with Klagetoh Chapter been?
29 responses



Does your house hold have livestock?
29 responses



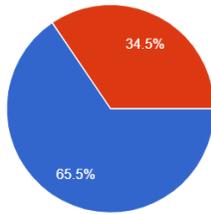
How do you typically hear about chapter activities?
29 responses



1/3 live with elders.	1/3 do not live with elders. and	1/3 are the elder.
Living with children:	72.4% say yes.	27.6% say no.
Registered with Klagetoh Chapter:	93.1% yes.	6.9% say no.
Home schooled students:	86.2% say no.	13.8% say yes.
Started a business:	93.1% have never started a business.	
65.5% stated Navajo being the language spoken most in the household.		34.5% said English.
100% of people prefer living connected to NTUA utilities,		0% prefer off grid living.

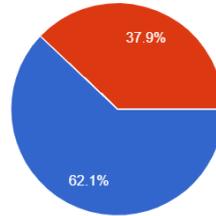
Table 4.

Does anyone in your household need a house of their own?
29 responses



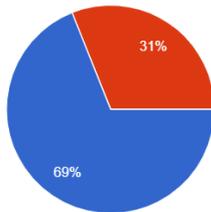
● Yes
● No

Does your house have running water?
29 responses



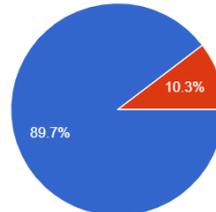
● Yes
● No

Is the foundation of your home a concern?
29 responses



● Yes
● No

Does your house have electricity?
29 responses



● Yes
● No

What primary skills exist within the household?

Accountant, Arts and Crafts, Beading, Bus Driver, Construction (3), Medical, N/A, Heavy Equipment Operator, Carpenter (2), Welding, Organize, Mechanic (3), Sheep Herder (2), Outside Work, Driver, IT Tech, Beading, Transportation, Wood Hauling, Everything, Heavy Equipment, Truck Driver, HVAC, Labor, Teacher, Home Maker.

What secondary skills exist?

Homemaker (3), Knitting and Sewing, Mechanic, Labor (3), Carpenter, Farming, Art, Construction (3), Story Telling, Sheep (2), Teaching GED, Household crafts, Electrician, Weaving, Accounting, Leadership, Blank (3), Janitor, Nurse, Homecare, N/A

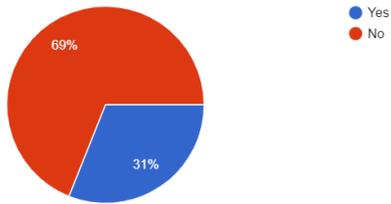
55.2% stated being comfortable with the size of their livestock.	13.8% stated yes to trading their livestock for fruit bearing orchards.
90% stated having done landscaping around their property.	10% stated none
Shopping Destinations:	37.9% Burnside, 31% Gallup, 17% Window Rock. Holbrook, Flagstaff, Sanders, and Phoenix each received 3.4%
	Bashas, Lowes, and Walmart are listed as the most visited stores.
When asked which hospital they are more likely to visit:	44.8% stated Sage Memorial, 44.8% Tsehootso Medical Center, and 10.4% consist of Sanders Clinic and Gallup.

Table 5

“In your opinion, what is Klagetoh most in need of?”

Laundry mat (6), Love, Small Business (4), Grocery Store (3), Elderly Service (2), Drug and Alcohol prevention (2), Shopping Center (2), communication (2), Recreation Center, Airport, Convenient Store, Jobs, Truck Stop, Everything, Community, Housing near highway, Builders.

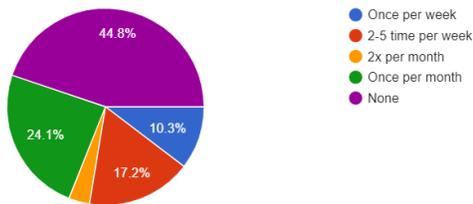
Did you know the chapter is now conducting in-person chapter meetings?
29 responses



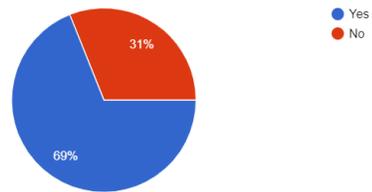
Are you a Veteran or do you know a veteran in the immediate family?
29 responses



How often do you visit the chapter house?
29 responses



Does your household have access to a RELIABLE vehicle?
29 responses



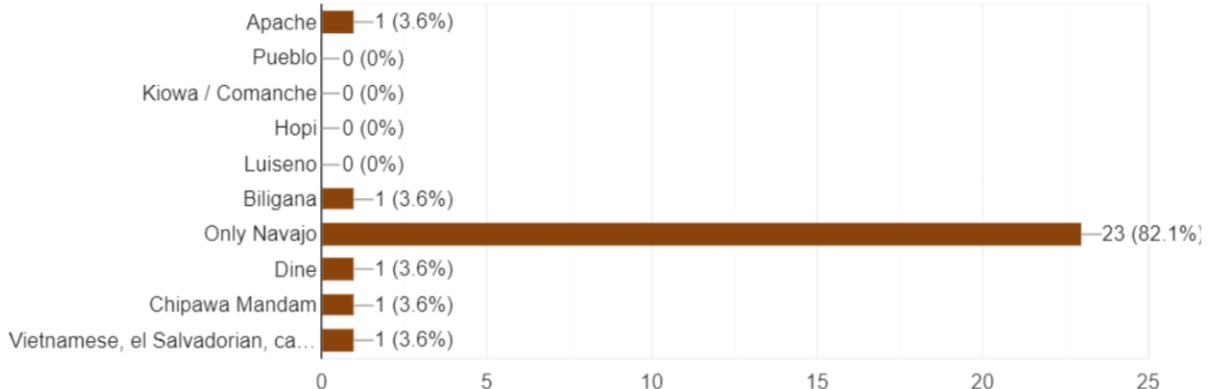
62% responded that they did not have interest in starting a business

The remaining 38% stated interest in starting the following businesses:

Construction, retail, loan, RV Park, Business, Tire Repair Shop, Mechanic, Silversmith and IDK.

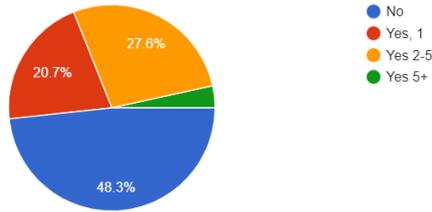
Table 6

What tribes are in your household other than Dine?
28 responses



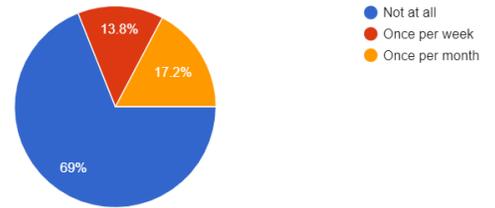
Are you storing any inoperable vehicles? If so, how many?

29 responses



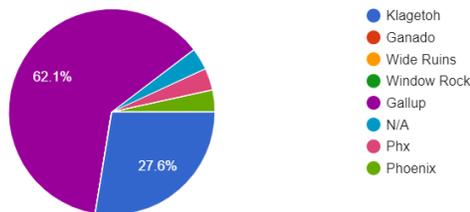
How often do you consume alcohol?

29 responses



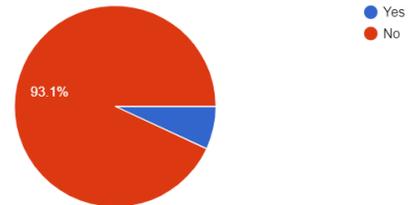
Where do you typically service your vehicle?

29 responses



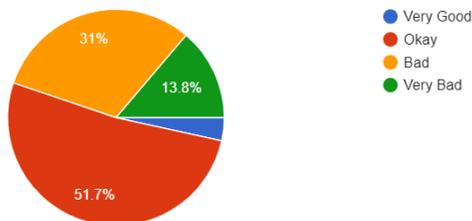
Do you legally smoke marijuana?

29 responses



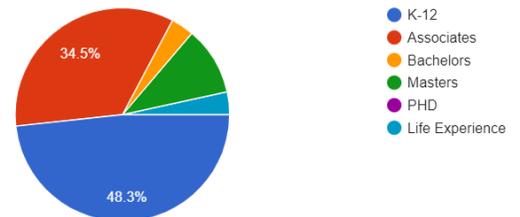
What condition are your roads?

29 responses



What is your highest education level?

29 responses

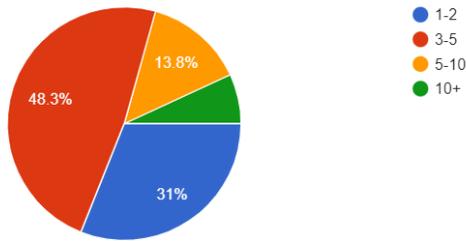


When asked what their master skill was, the following responses were given:

Carpenter (4), Homemaker (2), Mechanic (2), Sheep Herding (2), Home Sitter, Construction, Nursing, Sleep, Engineer, Welding, Organization, Farming, Driver, Health Education, Veteran, Building, Human Services, Blank, Accountant, Law, Helper, Teacher, Silversmith.

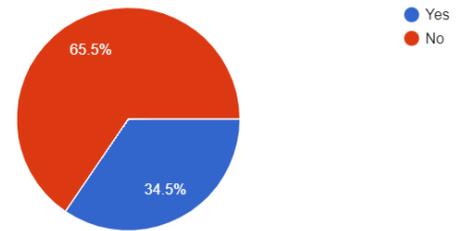
How many houses do you consider part of your neighborhood?

29 responses



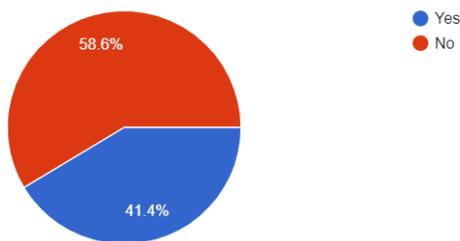
Have you heard of Bitcoin?

29 responses



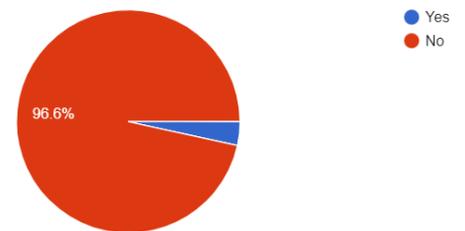
Do you have access to reliable internet connectivity?

29 responses



Do you understand Bitcoin?

29 responses

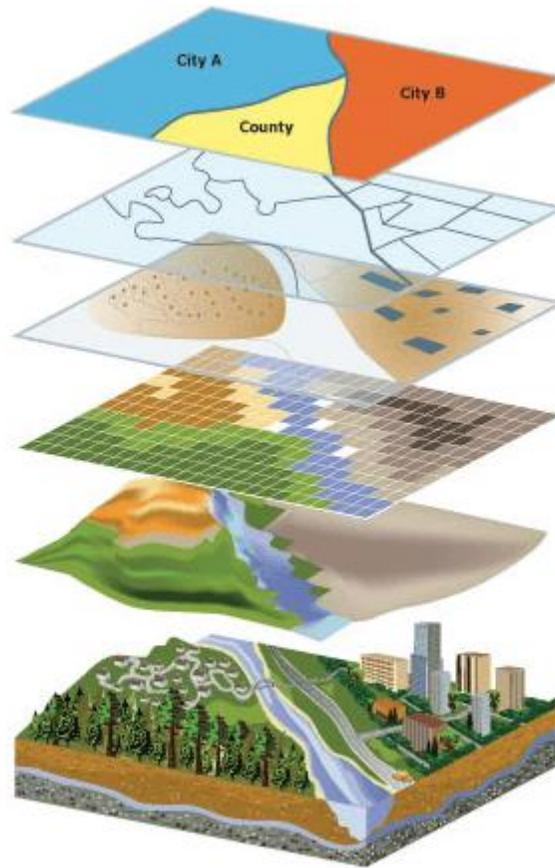


When asked what they would like to see happen in Klagetoh in the next five years:

Small Business (3), Shopping Center (2), Senior Center (3), Clean Klagetoh (2), BIA Cleanup (2), Laundry Mat (2), Car Wash, a really active leader, second trash bin, Decrease Crime, Increase Opportunity, Movie Business, Convenient Store, Bigger Store, Improve Community, Community Events, Hay for Sale, Improved internet service, Trash removed, improved customer service at chapter, Restaurant, Diner, NHA Expansion, Water

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LAND SUITABILITY ANALYSIS



Introduction

The challenges of great stewardship and development is maintaining the balance between healthy development of the town and the healthy preservation of it's natural environment. In this section, there are many variables to consider. Table 1 and Table 2 will help to apply a developing perspective.

The primary purposes of this section is: 1) to identify potential locations for development; 2) preliminary determination of whether a site is suitable for development; 3) indicate site requirements, which will be done on a case-by-case basis.

Strategy Overview

The strategy shall reflect the vision of the chapter. A vision meeting to establish the goals, this section pose a few strong considerations that will support overall development in the future.

Most land withdrawals are considered Community Development, although table 1 provides further detailed zones that are applicable to zoning worldwide. It is worth noting the importance of soil restoration efforts throughout developments. Also keeping mega unhealthy food franchises to a minimum or preventing them as a whole. The heart of Klagetoh must be determined early on. Will it be sweet and quiet, metropolis like, green and educated, adventurous, or a tourist destination? Will it resemble Flagstaff, Sedona, Chinle, Prescott, New York City, etc..."

Zoning

Community Development Goals

These are the fundamentals that will support all future developments.

Native Habit Conservation	-preservation of the beautiful landscapes and views, uninhibited by city lights and overburden traffic.
Water control	-2x one-million-gallon water holding tanks. - Sewage lagoon capacity expansion
Green Space zone	-for healthier environment by preventing pollution and protection from weathering conditions such as wind, soil erosion, over grazing.
Agriculture Zone	-Local Supported Agriculture areas. - Grazing
Commercial development	-downtown district
Community Development	-Parks n Recreation -Klagetoh Lake Restoration -Business district to support local economic development.
Industrial Zone	-trash transfer station, - metal yard, - sawmill processing station, - engineering equipment, - Gravel Pit, - Electric Generating Station - Sewage lagoon
Housing development	-identified location for orderly housing development.
RMU Grazing land	-Grazing areas.

Table 1

Other considerations for analysis

These definitions are applicable to the analysis of the land

Open Space	- natural lands and waters permanently preserved in a natural state, or restored and enhanced to be consistent with the surrounding landscape. Important to habitat for wildlife and flora; Water quality protection and preventing damaging flood events; Recreational and educational opportunities; and improving air quality - Pastures may or may not qualify as open areas.
Natural Water Flow	-The goal is to slow the water flow down for prolonged availability. This helps to plan for excess storm-water runoff leading to flooding, impairments, water pollution, and water security.
Soil	-Measure how well the qualities of the soil support the requirements of the proposed land use.
Trees and Forest	-Determine the presence of trees and diversity of an environment.
Animal Habitat	-The basis for wildlife conservation management and habitat restoration. Useful to understand the quality of wildlife habitat.
High lands	-Places with a pitch in elevation such as mesas and hilltops and long elevation inclines.
Existing Land use areas	-Identifies existing use of an area.

Table 2

Aerial Overview

In the next few pages are aerial view maps for review, result of the 2022 Rural Addressing report, the snapshot of the Klagetoh Chapter reported that there are 17 neighborhoods within the Klagetoh Chapter. Maps of these neighborhoods within this section are generally depicted and have no official representation.

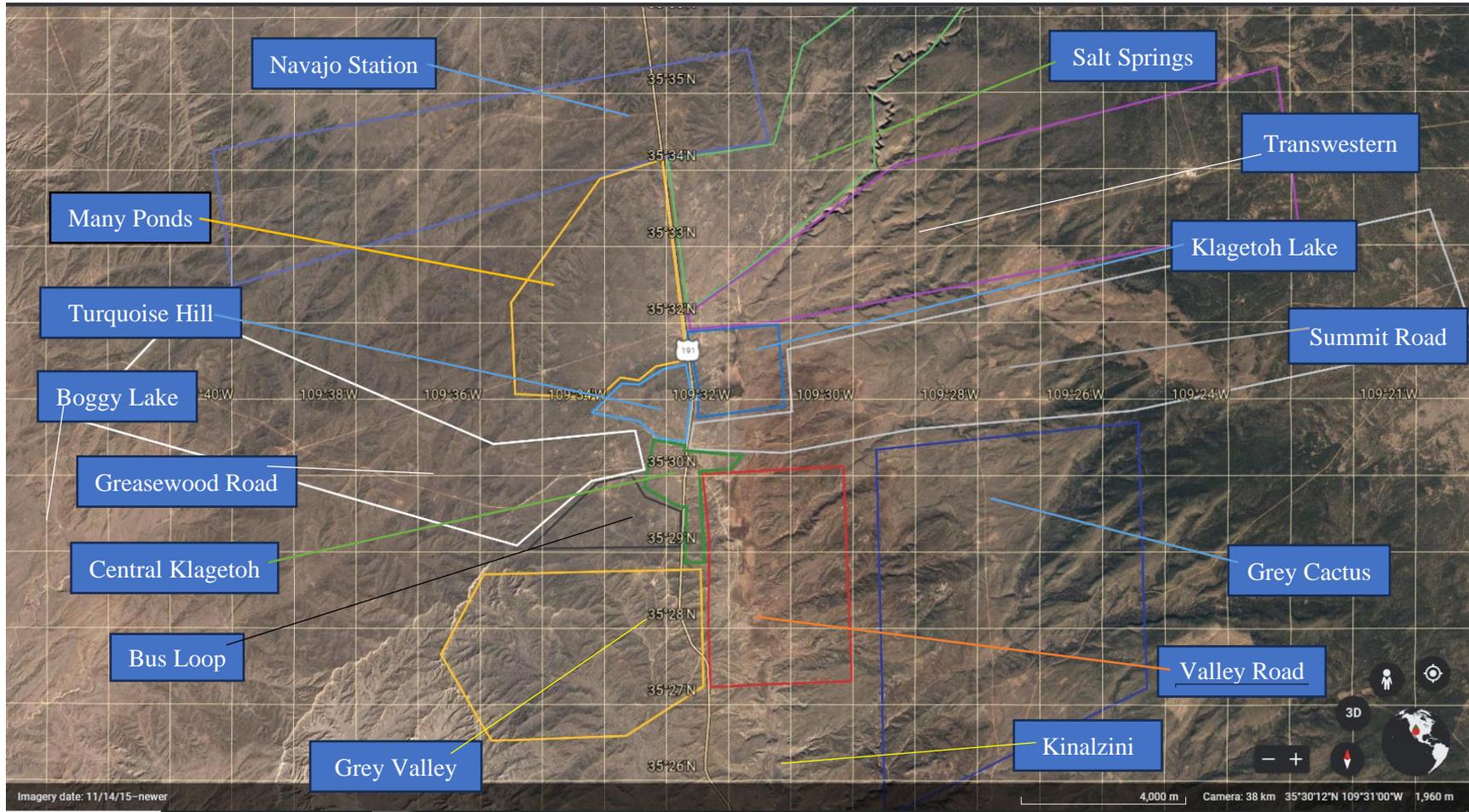


Table 2

This snapshot of Klagehoh community is organized into 15 distinct locations/neighborhoods. These locations are depicted above. The next few pages will look into each of these segments within Klagehoh Chapter’s service area.

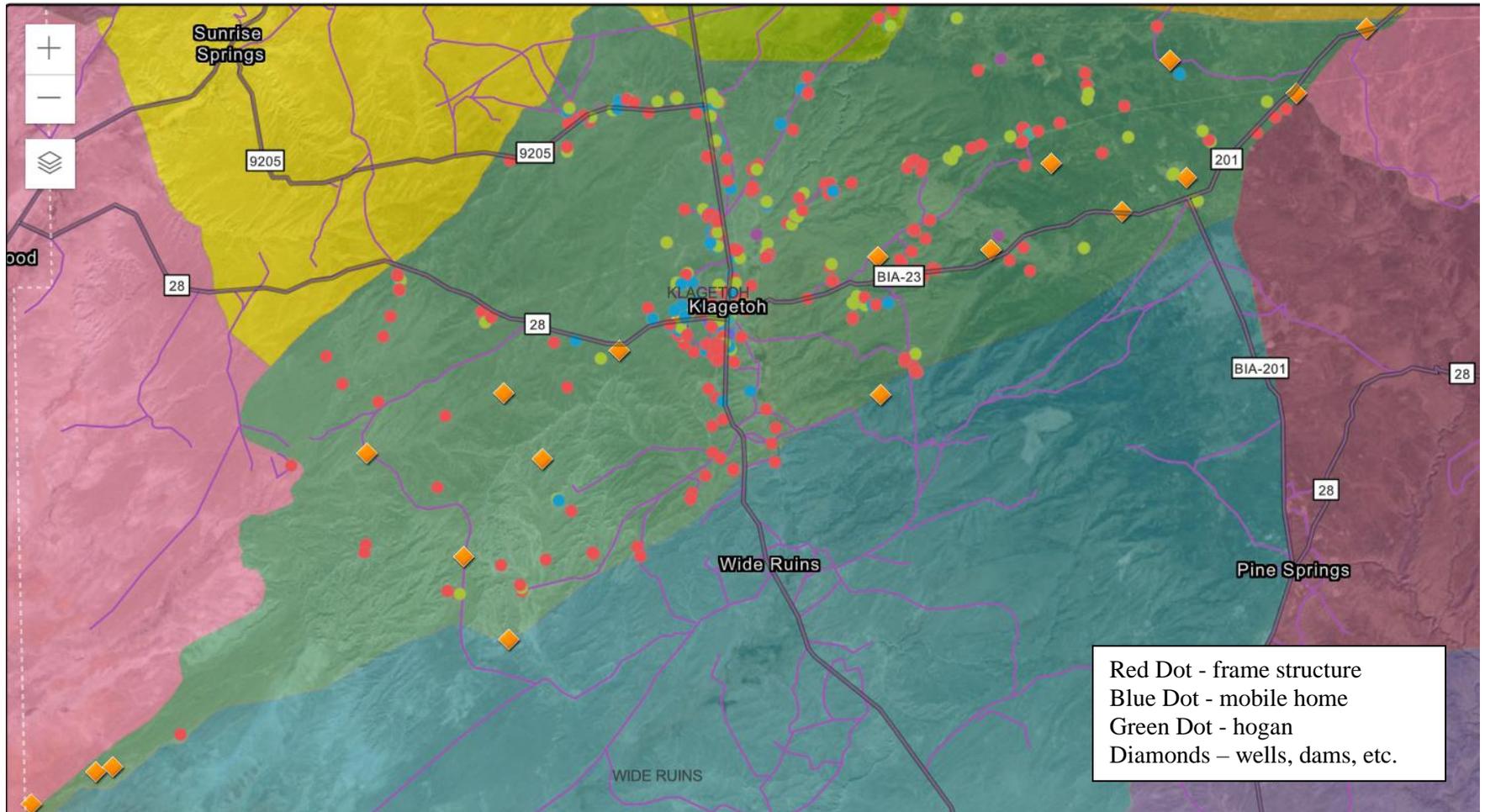


Table 3

Klagetoh has roughly 500 addressable structures. This map depicts the location of a variety of homes identified as addressable structures. The data was collected by the Rural Addressing technician in 2021.

Soils Type Identification and Densities

The dominant soils are Orthents, Fluvents, and Psamments throughout the US southwest. Torriorthents (Moenkope, Claysprings, Aneth, and Winona series) and areas of rock outcrop are extensive. Soils conditions are mostly sandy with occasional clay deposits and traces of sandstone outcrops throughout the Klagetoh Chapter area. Trench work for water or wastewater lines and site preparation for any of the proposed projects should not be hampered by existing soil conditions unless structure is placed on relocated earth and soil. Earthwork with common equipment should not pose any problems.

Soil Data and Information

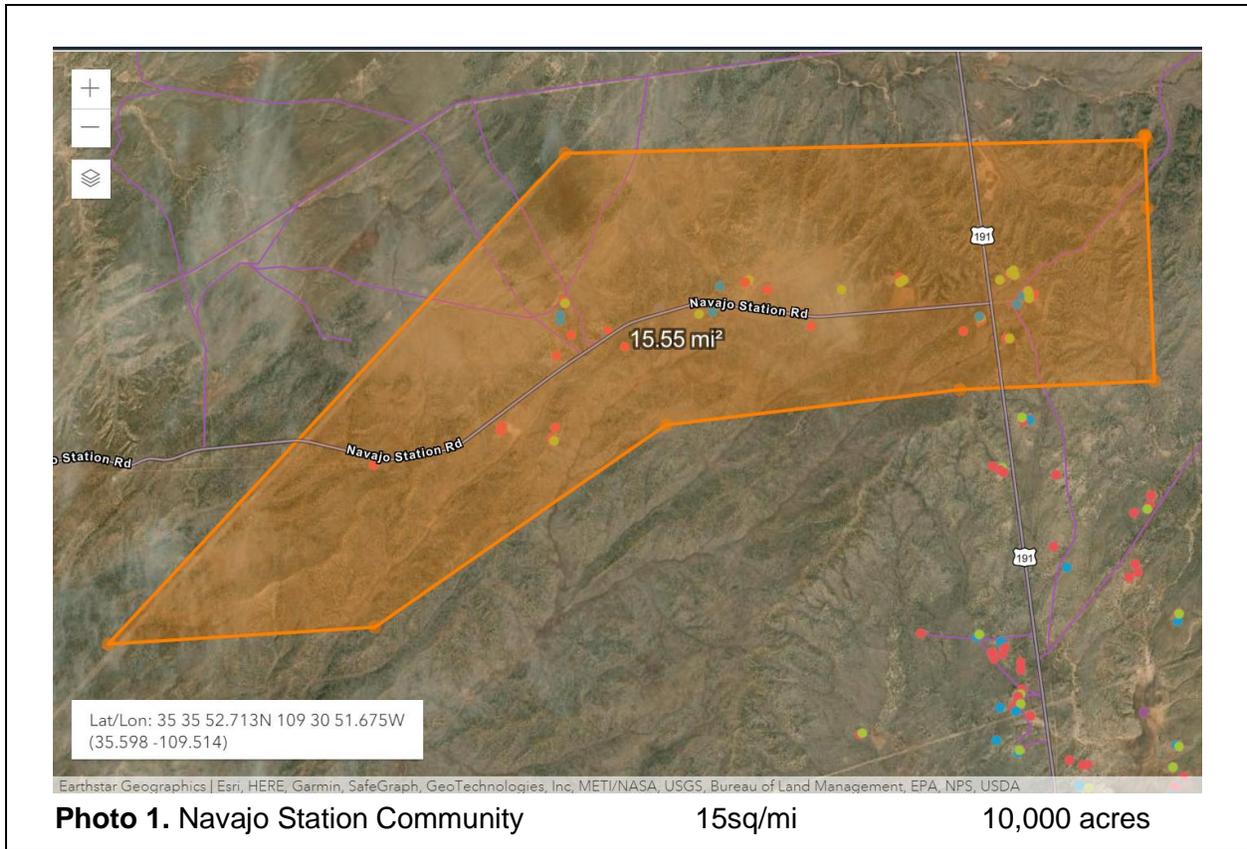
Thirteen (13) soil types were identified for the Klagetoh Chapter area, these are:

- 15 Betonnie-Pinavetes complex; 3 to 10 percent slopes
- 31 Evpark-Arabrab complex; 2 to 6 percent slopes
- 32 Evpark-Vessilla-Arabrab complex; 1 to 25 percent slopes
- 74 Parkelei family; 2 to 8 percent slopes
- 75 Parkelei-Arabrab complex; 2 to 8 percent slopes
- 80 Penistaja family-Betonnie complex; 1 to 10 percent slopes
- 84 Pinavetes family-Begay complex; 1 to 15 percent slopes
- 86 Parkelei-Plumasano fine sandy loams; 1 to 15 percent slopes
- 128 Venadito clay; 1 to 6 percent slopes
- 130 Verite-Manielito complex; 1 to 8 percent slopes
- 104 San Mateo-Wenota-Radnik complex; 0 to 3 percent slopes
- 131 Verite-Rock outcrop-Flutedrock complex; 5 to 60 percent slopes
- 137 Zia Sandy loam; 1 to 5 percent slopes

The above soil type mixtures or complex are individually described extensively in detail and can be found on file at the Klagetoh Chapter House. These reports will be generated for all future projects when submitted for land withdrawal with the Navajo Nation General Land Development Department.

Archaeology Records Examination

All proposed land withdrawal developments require an archaeological clearance and environmental assessment, also, as mandated by the National Historic Preservation Act, a cultural inventory is required for all development.

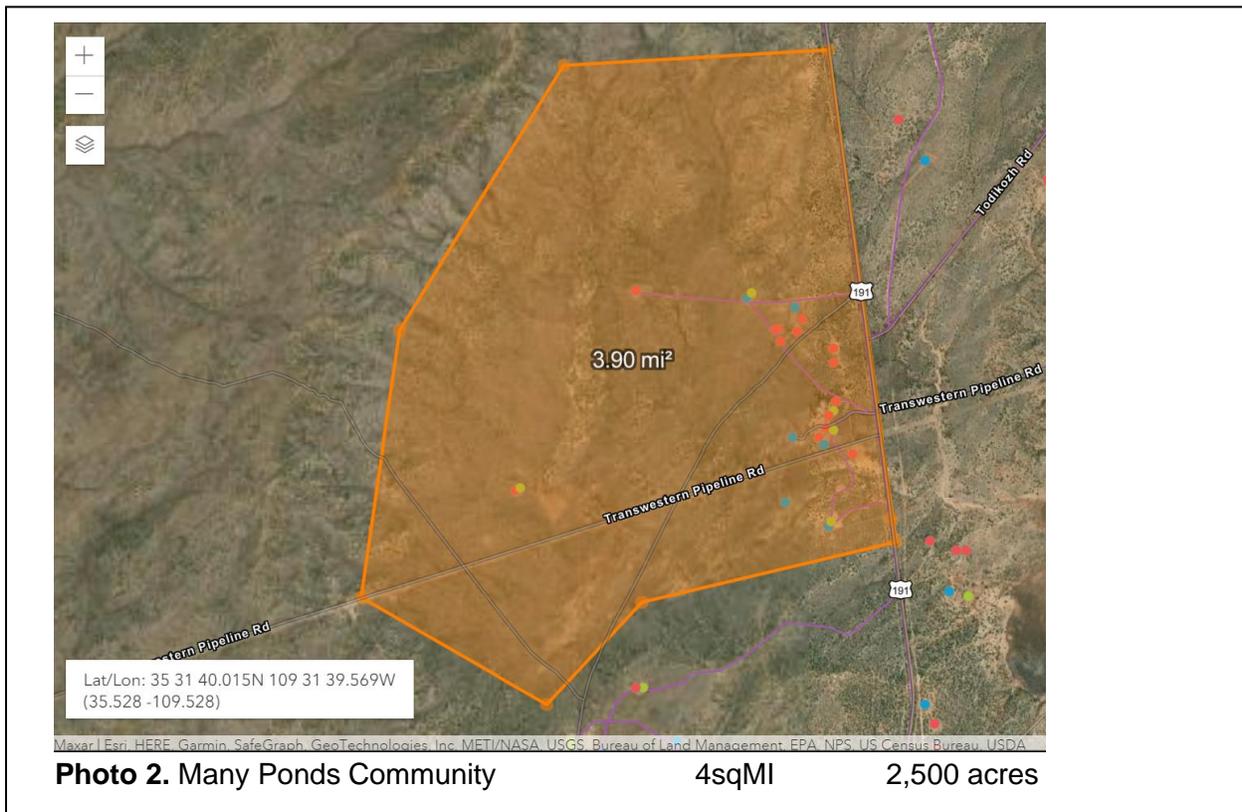


Navajo Station Road

This area is made up of roughly four small villages. Largely open space, this road connects to the neighboring Cornfields and Greasewood Chapter. Situated on the higher elevation of the Klagetoh service area. It is worth noting this road is in severe unfavorable conditions littered with washboards year-round. Also, rain tends to gravitate to this high plateau corridor. The NTUA water line does contact a good number of the villages along the road.

Recommendations

1. Industrial Zone
2. Housing Development
3. Cellular Tower
4. Tourism
5. Habitat Conservation
6. Agriculture

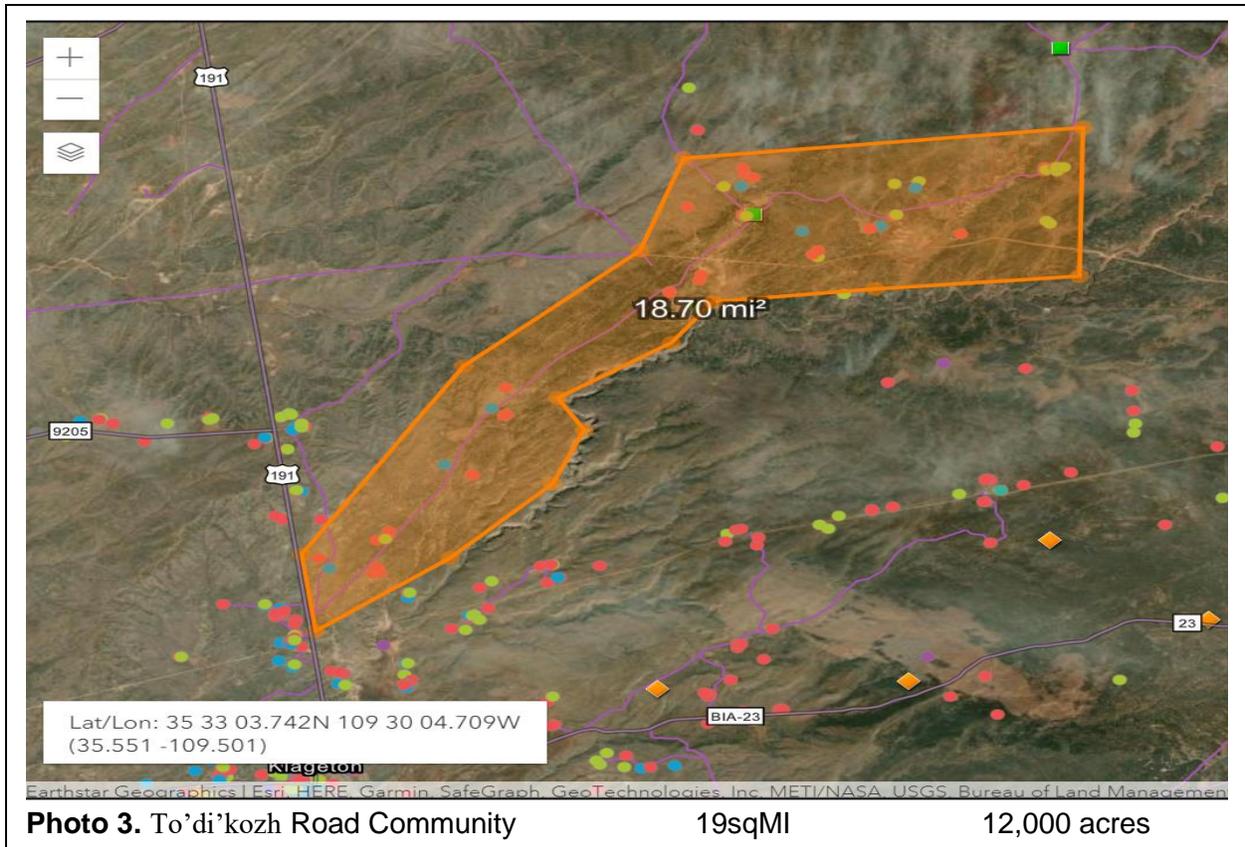


Many Ponds

This area was historically referred to as Many Ponds, Beekeluni, due to the many ponds available for livestock access. The surrounding villages brought their sheep and horses for water. This area is now largely represented with fair tree lines and mud puddle size ponds. The Open Space is situated in a bowl/crater like landmass. It is worth noting a water line runs fairly central to the center of the bowl. Two villages make up this area of the Klagetoh service area.

Recommendations:

1. Agriculture, orchids,
2. Habitat Conservation
3. Water shed restoration, pond restorations, stream restoration
4. Forest and soil restoration
5. Commercial development
6. Housing Development
7. Community Development
8. Parks and Recreation

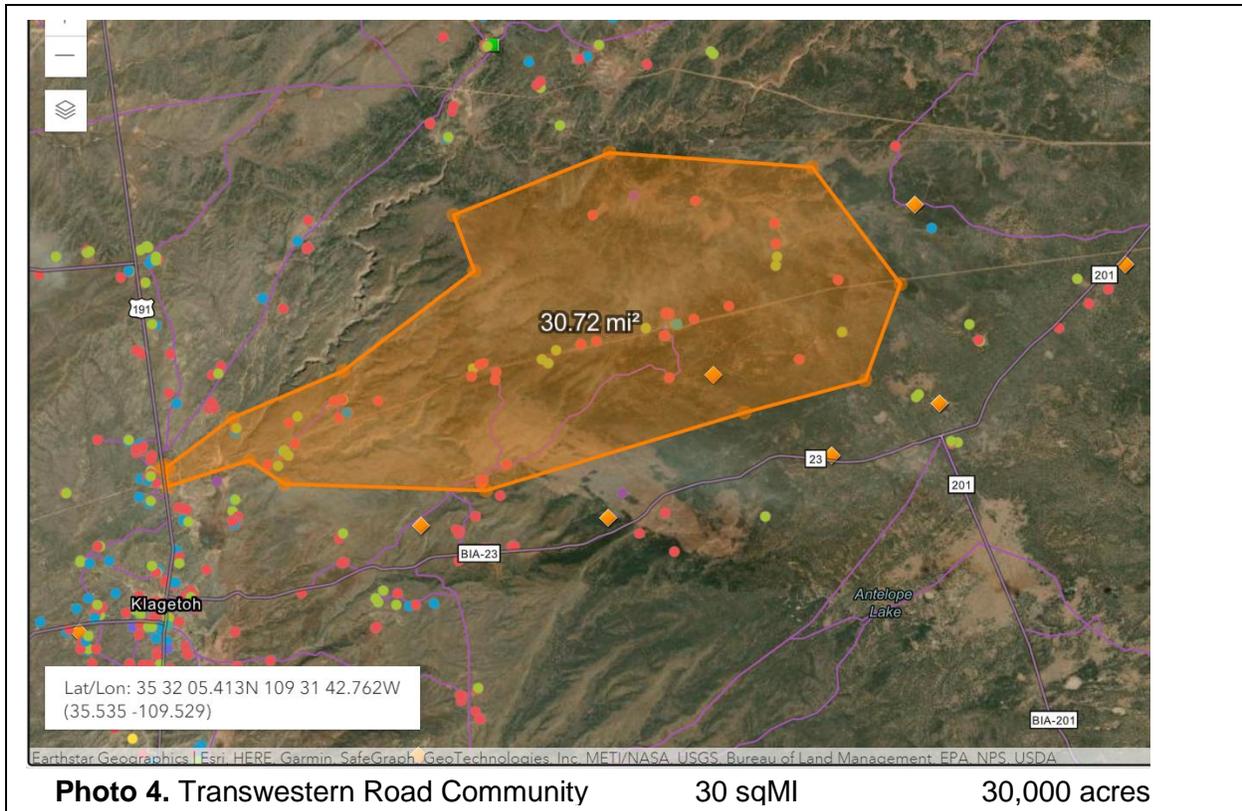


Salt Springs Road

This road runs along a canyon, steadily increasing in elevation traveling eastward. Made up of nine far spaced smaller villages, thick tree lines of mostly pinon pine and Utah juniper trees, and largely made up of open space. The canyon is fairly impressive and receives an impressive, temporary, river way during raining seasons. The place has a hidden beauty side of it that is quite magnificent.

Recommendations:

1. Water shed restoration, Stream restoration
2. Native habitat conservation, native specie restoration
3. Tourism
4. Parks n Recreation
5. Industrial development (Wind Energy)

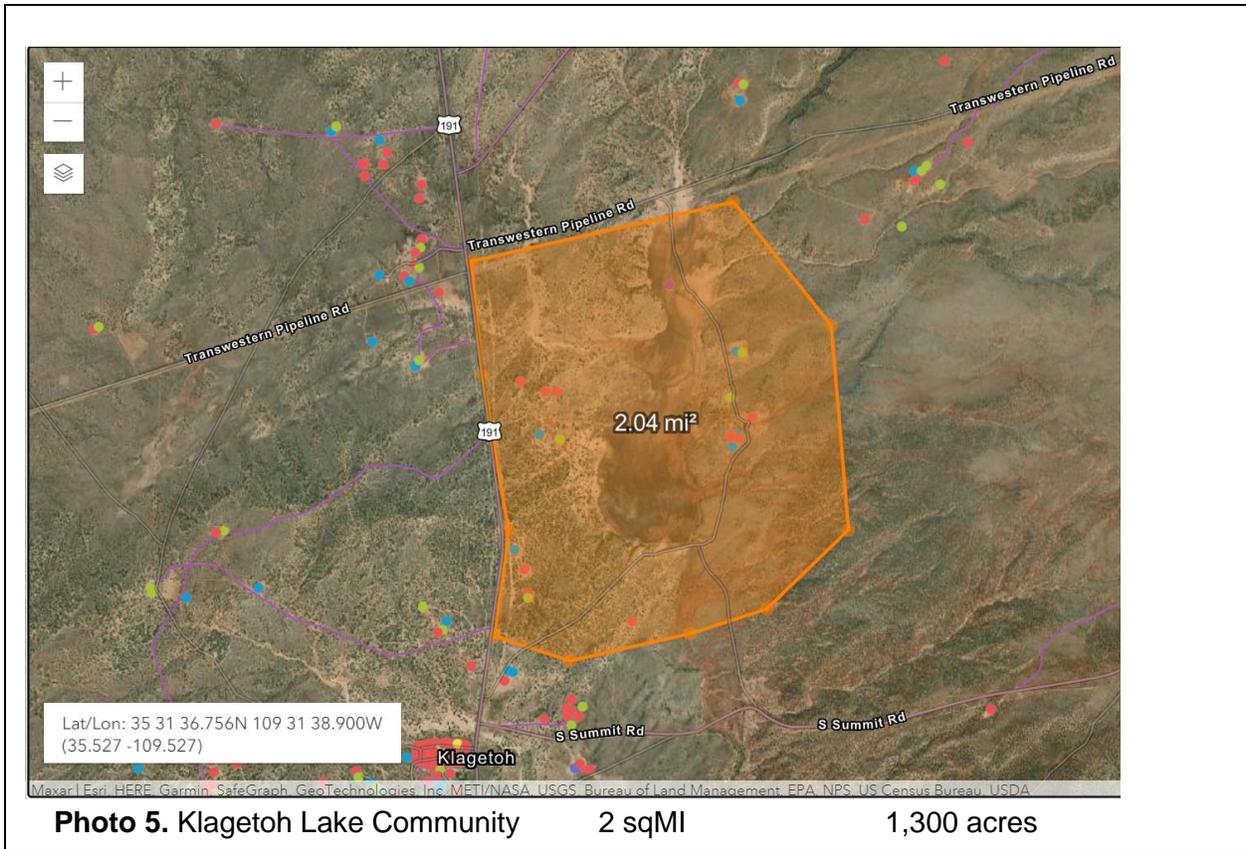


Transwestern Road

Home to mega gas pipeline running through the Navajo nation, is a Transwestern station and airport. Eight small var spaced villages. Elevation steadily increases traveling eastwards. Littered with rocks, and steadily increase of trees to forest. Towards higher elevation has large space of open space, no trees, and visibility, surrounded by forest. Old man made seasonal ponds with difficult access. The Transwestern road is in need of maintenance.

Recommendations:

1. Native Habit Conservation
2. Industrial development (gravel pit, solar)
3. Agricultural production and grazing
4. Housing Development
5. Community Development
6. Parks n Recreation
7. Commercial development (restaurant)

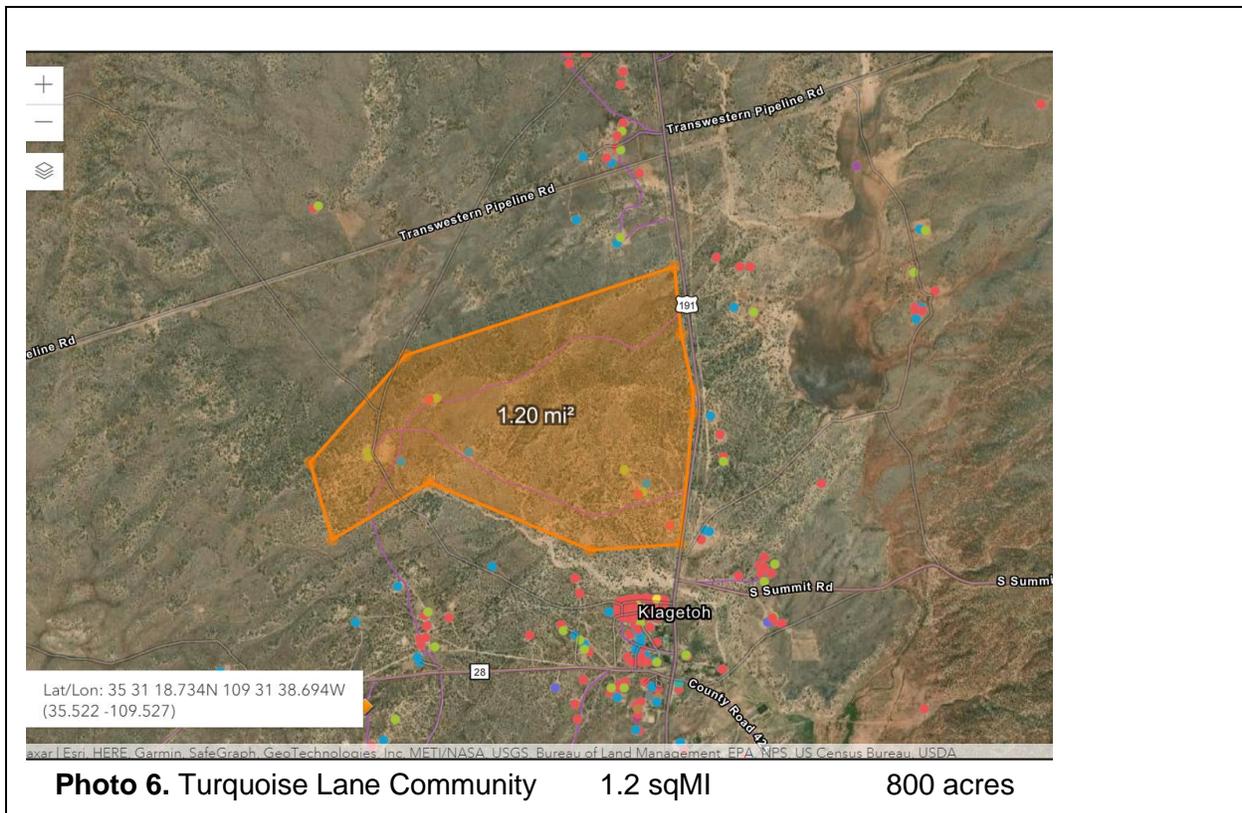


Klagetoh Lake

The water collection point from Salt Springs Road, Many Ponds, and Transwestern road. This constructed dam holds water and currently a seasonal dam. Three villages surround the body of water. Mostly made of water shed, steep slopes, hills, and light trees. Located just off US Highway 191, this place is in great position for a beautiful destination public park, mixed with a small town commercial development. This place has enormous potential for absolutely beautiful economic and social growth, if done right. Also has one high point hill to the south.

Recommendations:

1. Pond and dam restoration.
2. Native habitat and native tree afforestation.
3. Parks and Recreation
4. Commercial Development
5. Agriculture
6. Community Development

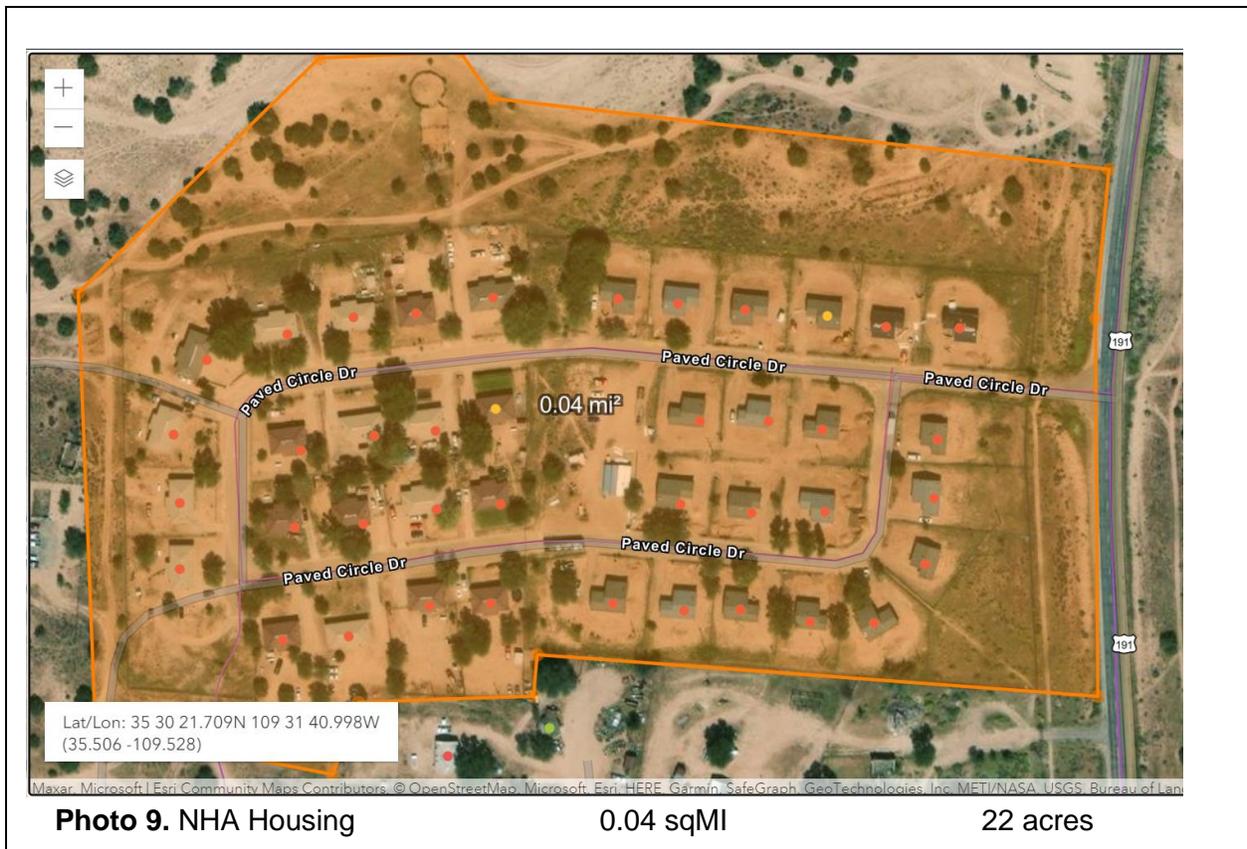


Turquoise Road

This high point hill top located in the center of Klagetoh, west of US Highway 191. This hilltop is populated with two villages. The rain runoff leads to the historical salt springs well, still used to this day. This location has a great overlook in all direction of the Klagetoh service area. This location is noteworthy of a one-million-gallon water holding tank. This is largely to the high hill top location, above a dam, and central to the main central Klagetoh area. The well is in need of restoration and accessibility.

Recommendation:

1. Water Holding Tank (one million gallon)
2. Housing Development
3. Stream Restoration
4. Parks and Recreation (lookout)
5. Well water restoration



Central Klagetoh North

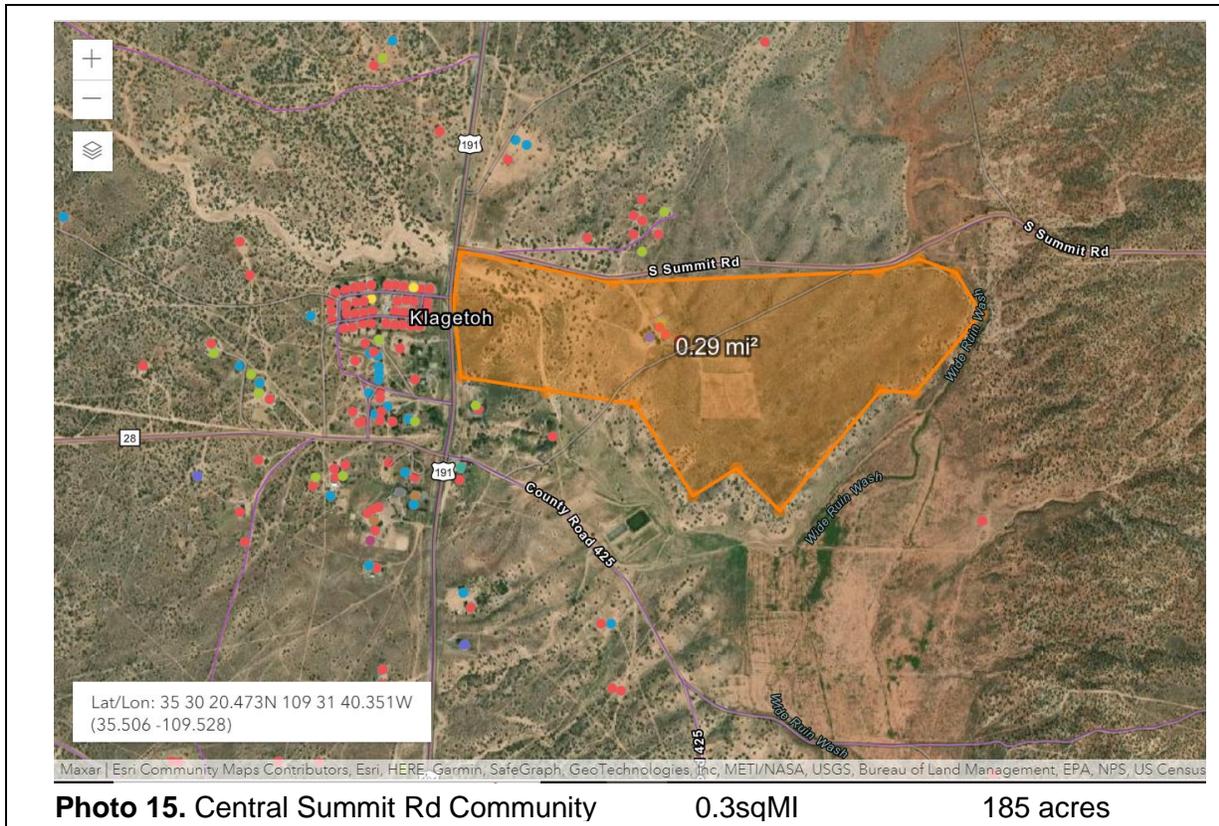
The main central focal point of the Klagetoh Chapter due to its closed spaced existing developments, existing utility infrastructure, lagoons, buildings, and one commercial store. The interception of overall Klagetoh is here. Home to three more dense villages seen throughout Klagetoh. It is worth noting this area has high potential for community development and commercial development. It is very important to place the one-million-gallon water holding tank near to support future development.

NHA Housing

Home to a variety of community members who have moved closer to the highway from far out areas of Klagetoh. NHA was built on top of land that is part of the Chapter Admin property and reserved for community development. This was part of the old school BIA compound from 1960’s. The school has since withered away and arrangements with BIA have been made. A plot of unused land exist in the middle of the NHA neighborhood that is a considerable location for agricultural development. The well is in need of restoration and accessibility.

Recommendations:

1. Agricultural development (Local supported Agriculture)
2. Park and Recreation
3. Well Restoration (north of NHA neighborhood).

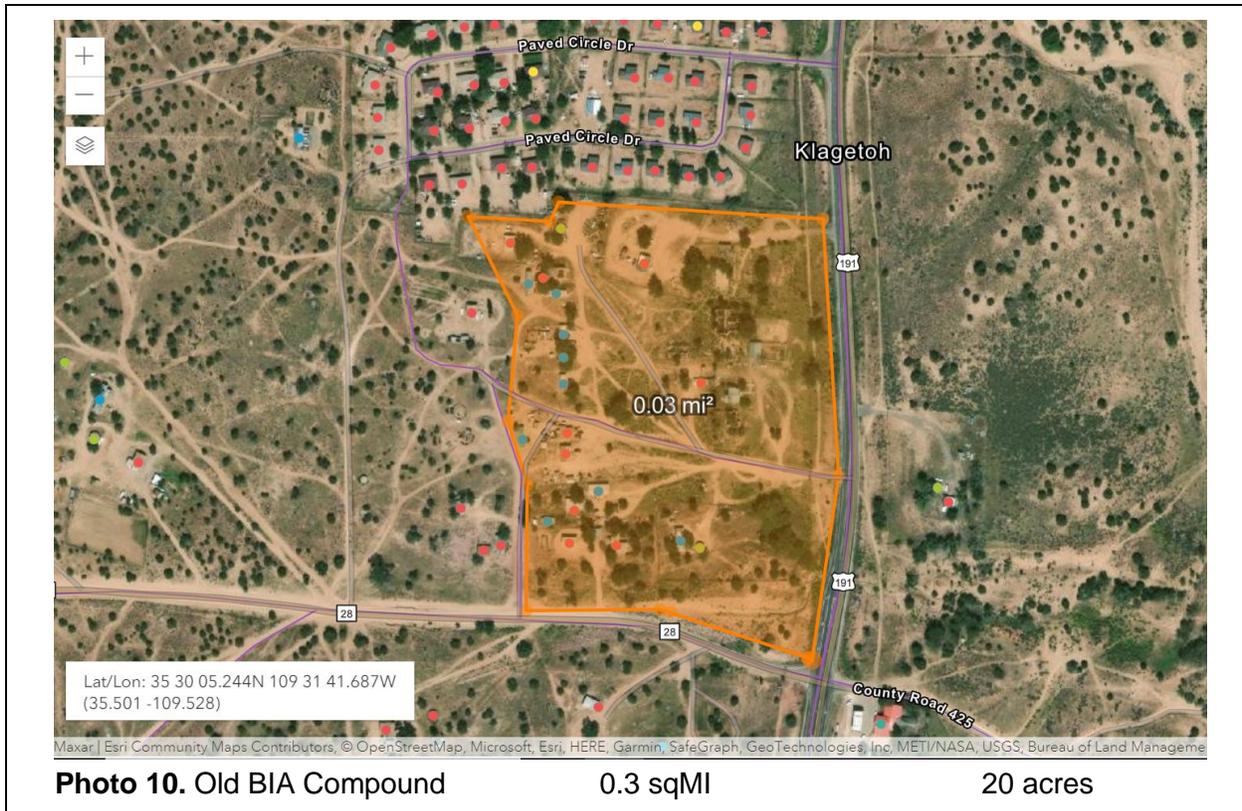


Central Summit Road

Represented by two small villages and the town cemetery. One village is the Catholic church and has established the area as an existing park. Therefore, a further mixture of park, commercial, and small town services would make this place a great pass through location for economic development. As always, with the potential of development, a high consideration for green space is to be imbedded into the development.

Recommendations:

1. Small downtown development with shops, parks, and small town services.
2. Community Development
3. Parks and recreation
4. Commercial Development (small town services north of the existing cemetery)
5. Bridge Restoration

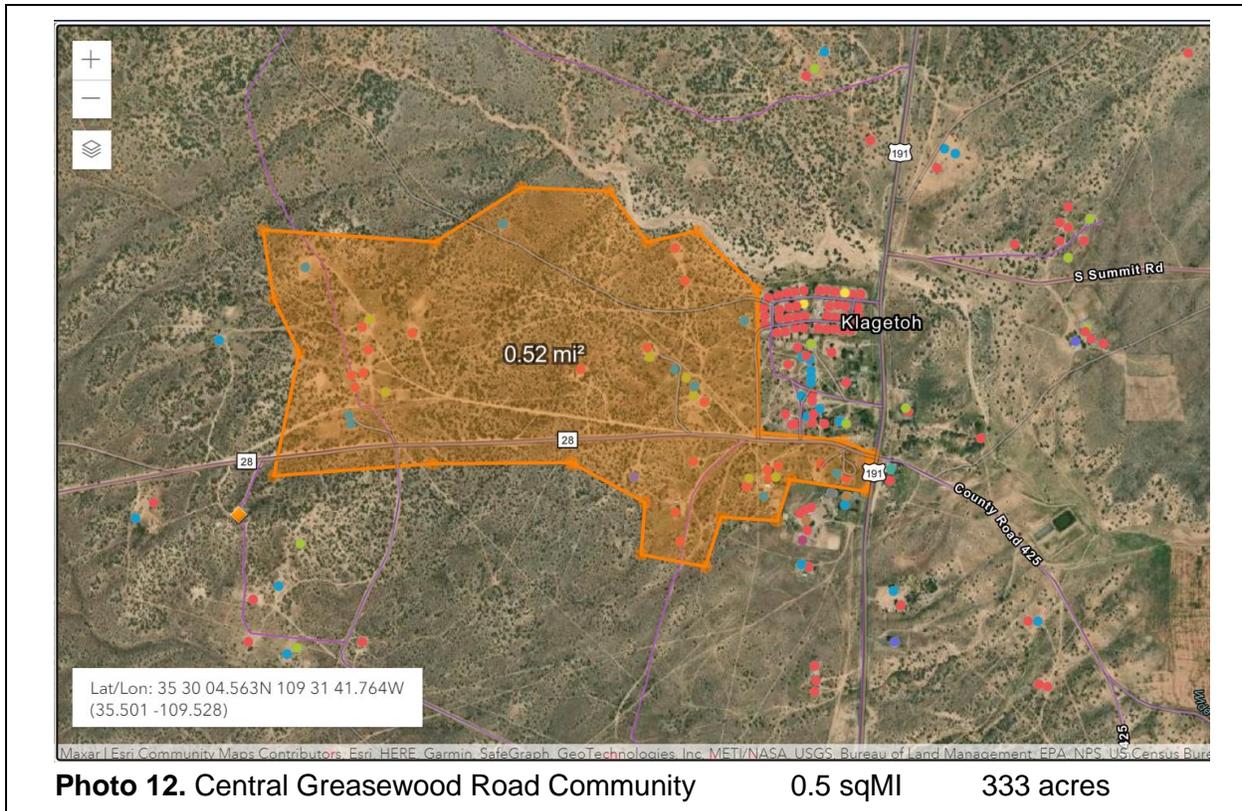


Old BIA Compound

This compound is within the rights of the Chapter property per Navajo Tribal Council resolution ACJN-89-66. One medium dense village. This area is the most central location of the Klagetoh Chapter service area. Once a school with water, sewer, and electricity, this area is the best location for a downtown district that supports small businesses and further develops the feel of Klagetoh for both local and passing tourists. This location has huge potential for the economic growth of Klagetoh as a whole. One very important matter is the satisfactory and voluntary relocation of the current residents in the BIA compound area. Whether that means facilitating their new homesite lease, construction, and utility services, these aspects of their relocation are paramount to the success of the Klagetoh downtown business district.

Recommendations:

1. Economic Development (small town business district.)
2. Community Development (business district)
3. Township

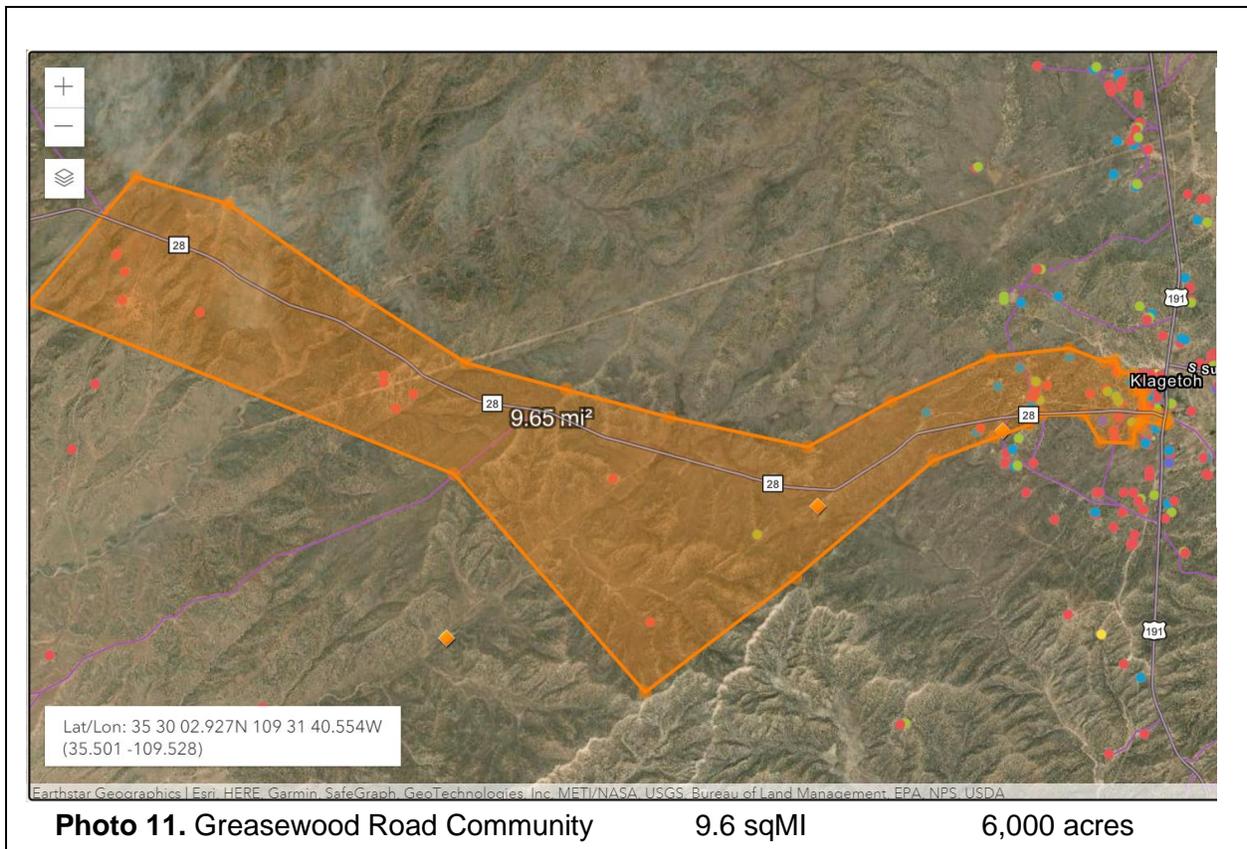


Central Greasewood Road Community

This area consist of about 3 villages, is an extension of the BIA compound and NHA neighborhood, situated in also a western central location of Klagetoh. Consist of fairly flat land, light tree lines, and far spaced housings. This place is worth considering for larger developments such as those megastructures, franchise food lines, shopping plazas, outlets, etc. Always setting a high priority for maintaining greenspace and developing greenspace. There is a variety of activity this place could support.

Recommendations:

1. Community Development (community center, recreation center)
2. Commercial Development (shops, grocery store, general store,
3. Green Space (parks)
4. Agriculture

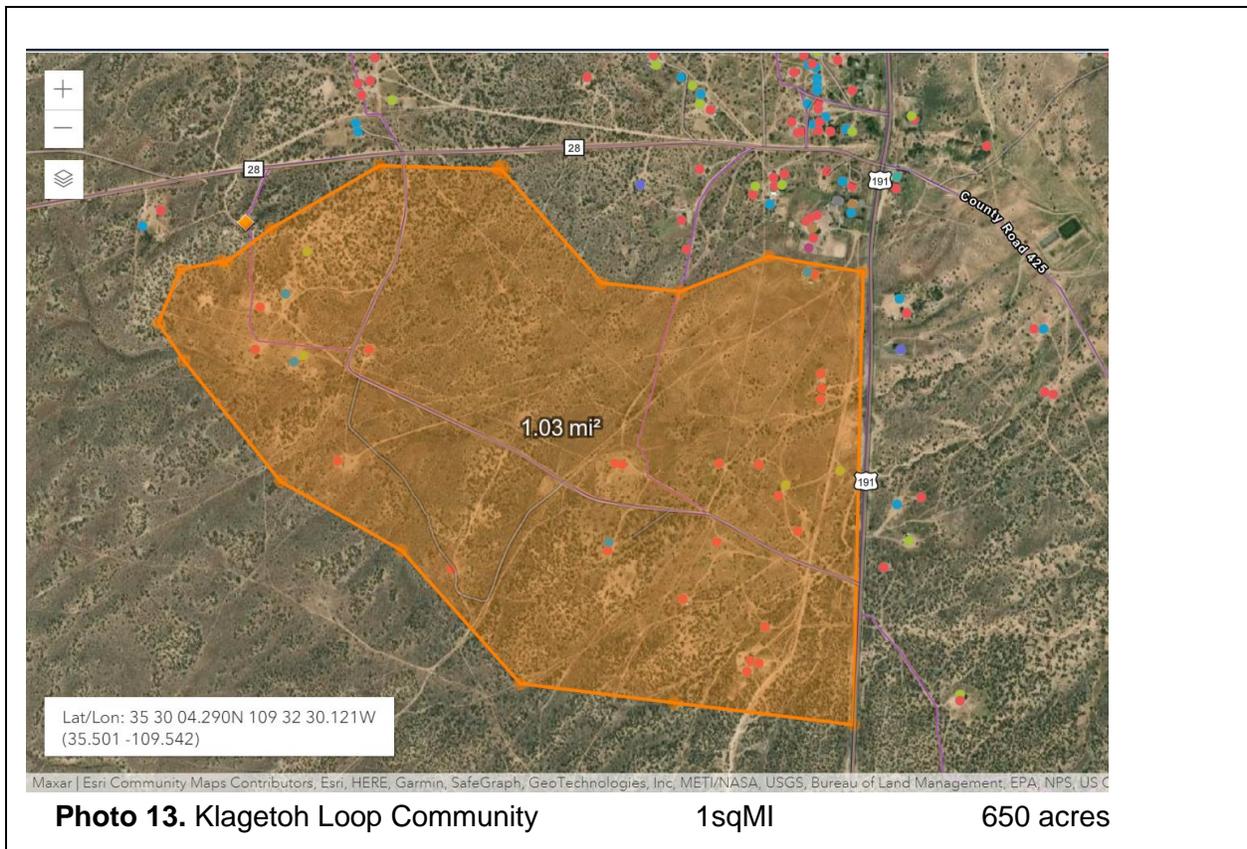


Greasewood Road

This area stretches for a up to 7 miles and more into Greasewood Chapter. Largely made up of open space, wildland, grazing, hills, slopes, and light tree lines. This place has potential for more tourism activities like hiking, trail bike riding, camping. There is potential to place select industrial activities in this tucked away area.

Recommendations:

1. Habit conservation
2. Grazing and pastures (ranches, livestock management\)
3. Tourism (trails, camping, hiking)



Central Klagetoh South

This area is favorable, due to its accessibility, open space, and fairly leveled plains. It is already in the shape of a plaza and has a ridge that overlooks it from the south. Whereas the small business district proposed in and around the central north Klagetoh side, this central south makes for a worth option for larger business activities. While keeping in pace with the high priority of green space, walk ways, and habitat conservation, and water restoration. There is a beautiful sloped road going southwest that would make for embedded and hidden housing development.

Bus Loop

The bus loop is a county road that surrounds a land mass with the Klagetoh Chapter at the northeast corner. Sharing the vision of the segment above, this area is of high consideration for a mixture of community and commercial development.

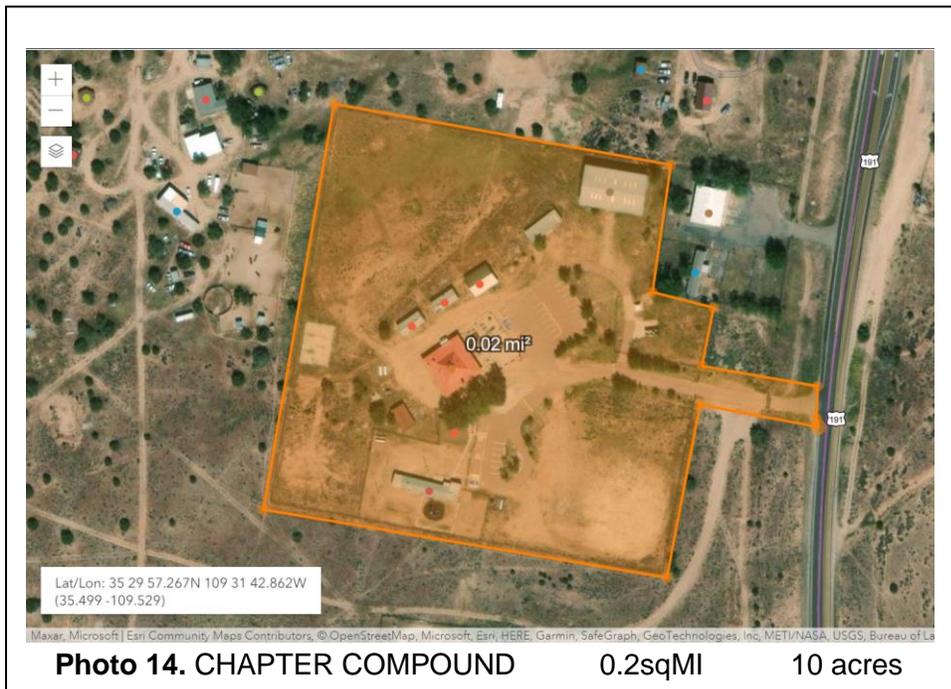
Recommendations:

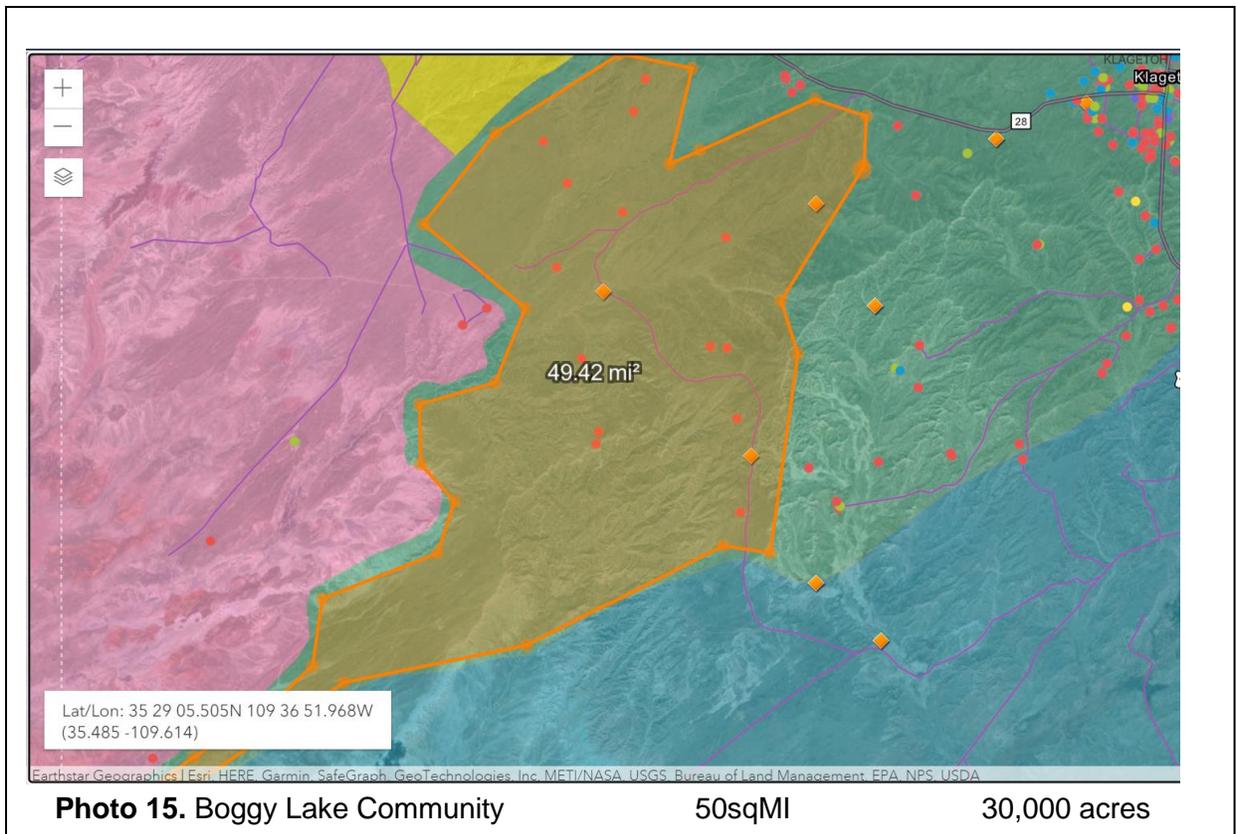
1. Community development (parks, walkways, library, etc.)
2. Commercial development (shops, restaurants, services, etc.)
3. Housing development (southwest)

Main Community and Chapter House Tract

The Chapter House Tract contains 9 structures including the Chapter House, garage and storage facilities, and old preschools. One previously abandoned structure is currently being renovated for use by the Klagetoh Veterans Organization. Additionally, two smaller compounds within the Chapter House Tract encompass the trash bin and water well. It has not been possible to obtain home site lease information from the Navajo Nation or the BIA to determine actual land size use for scattered individual home sites other than NHA. Other facility and property size information were based on GPS measured at fence corner posts of property tracts or use of aerial images to calculate boundary perimeters and areas. Table 4 shows known properties in the main community of Klagetoh.

Table 4: Facility Property Size and Boundary					
	Perimeter in Meters	Area in Square Meters	Perimeter in Feet	Area in Square Feet	Area in Acres
Chapter Compound	802.60 m	38,445.24m ²	2,633.20 ft	413,821.12 ft ²	9.5 acres
Additional Chapter Compound	360.85 m	5455.14m ²	1,183.89 ft	58,718.64 ft ²	1.35 acres
Fire Station Tract	243.38 m	3700.03m ²	798.49 ft	39,826.79 ft ²	0.91 acres



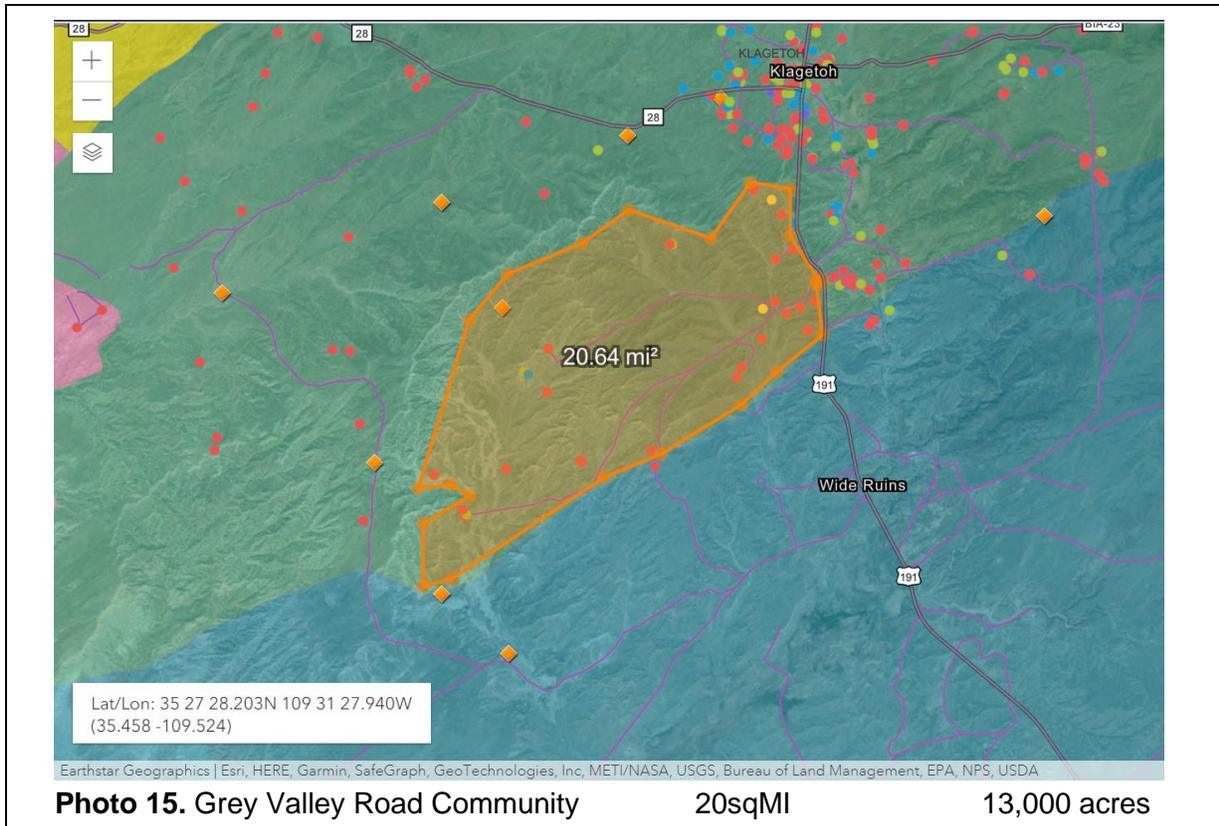


Boggy Lake

Situated further to the west side of Klagetoh community at 5-10 miles away, this area is further secluded with little electrical or water services with maybe 1-2 continuous active villages and others as summer homes. A well and constructed dam to form Boggy Lake can be restored. This area however is beautiful with thousand-yard views and many hills worth hiking, biking, and enjoying. This area makes for good range land, pastures, and habitat conservation and tourism.

Recommendations:

1. Habitat conservation
2. Water / dam restoration
3. Parks and Recreation (hiking, biking, camping)
4. Ranches and grazing.

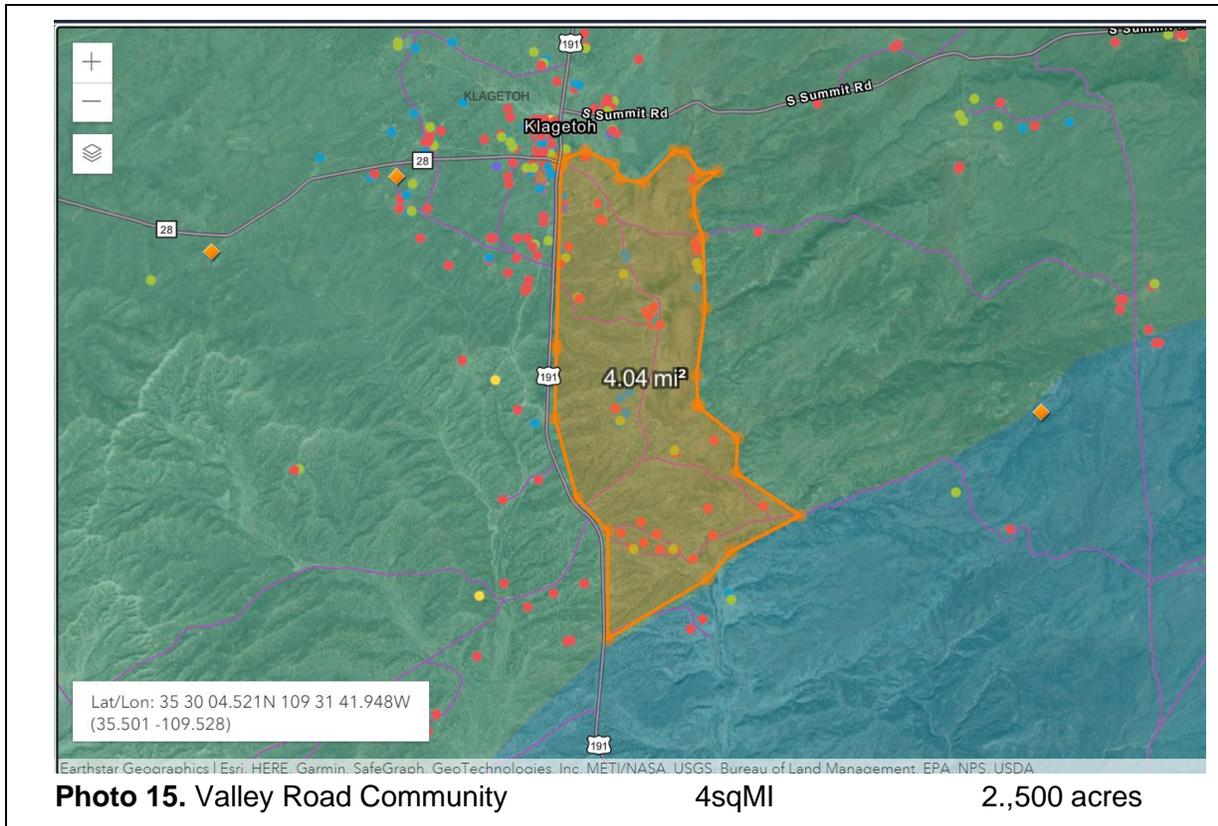


Grey Valley Road

This corridor of a community sits on the lower elevation of the Klagetoh service area. Home to roughly six spaced out villages. This is shared and butted up to the Wide Ruins areas. Largely consist of hills, slopes, medium shrub trees, and cliffs, This area has a fair amount of utility coverage of water and electricity. Although some pocketed areas make for a destination with the promise of views and magical moments that make it a nice picnic drive or night stay. The large hills and oversight make for potential agriculture zones.

Recommendations:

1. Habitat Conservation
2. Water restoration
3. Agriculture production zone (food forest)



Valley Road

Situated behind the Klagetoh store, this area was historically an agriculture zone. The dam provided irrigation flooding support. Due to its fairly central location, this place has potential for further agriculture activities. It does have multiple access to the summit to the west which make for an adventurous trip for anyone. This place has the potential to support Klagetoh's local destination experience filled with small local shops, parks and recreation equipment, garden and outdoor sporting activities, and gathering areas.

Recommendations:

1. Water and Pond restoration
2. Agriculture production zone
3. Community Development
4. Light commercial development

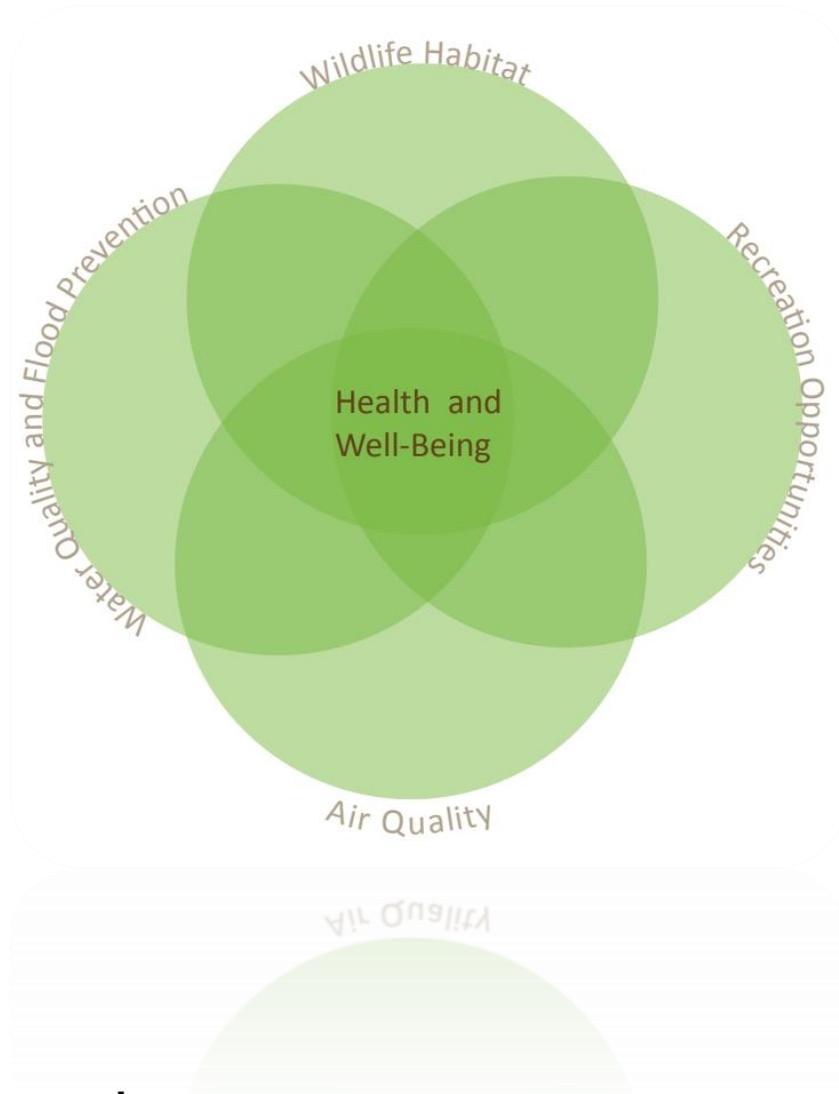
Kinaalzini Road

A culturally sensitive area due to its historical sandstone structures. Traveling further east in a gradual incline manner, this location has excellent housing development potential, although the utility infrastructure is almost non-existence. The canyon like groves make for excellent water restoration and water ways restoration that will really restore the habitability of this excellent heavenly location.

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COMMUNITY INFRASTRUCTURE

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Infrastructure overview

Klagetoh is still in the infancy of its development as an emerging town. Much of its infrastructure narrow down to local townhall meetings, religious groups, and one commercial store. This section will expand upon its civil infrastructure highlighting areas of opportunity and consideration.

Health and well-being is of the highest priority when developing society. An area such as Klagetoh that is largely made of open space and undeveloped wildlands, preserving and restoring the wildlife habitat, water quality, and air quality are major factors to consider in all future developments

Category	Goals
	These are the foundational elements to support future development.
Electricity	<ul style="list-style-type: none"> -Light up Navajo -Alternate energy supply (wind, hydrolic, solar, etc)
Water	<ul style="list-style-type: none"> -Additional Water Holding Tank near Grey Valley -Additional water holding tank near Todikonze Road -suspended water holding tank behind the store.
Sewage	<ul style="list-style-type: none"> -Additional lagoon (location unidentified)
Solid Waste	<ul style="list-style-type: none"> -Three 40 yard trash bins -recycling container -dumpsite cleanup near greasewood road (Route N-28-2)
Roads	<ul style="list-style-type: none"> -Maintenance, Navajo Station Road -Maintenance, Greasewood Road (Route N-28-2) -Paved Road, Summit Road (Route N-28-3) -Paved Road, Bus loop road (C-421)
Telecommunications	<ul style="list-style-type: none"> -Cellular Tower at the junction of US-191 and Navajo Station Rd.

Strategic Overview

These elements above are foundational developments that need to occur in order for any further development in Klagetoh. The sewage system capacity needs to be increased. The water holding supply needs to be sufficient to support a plaza, laundry mat, school, and additional 500 single family homes. These corrections can then support other developments, such as laundry mat, car wash, schools, restaurants, etc.

Local Government

Klagetoh is a noncertified chapter, therefore relies heavily on the Navajo Nation Division of Community Development. It currently operates by an elected President, who facilitates town meetings and a voice for the public. The President works cooperatively with the Community Service Coordinator, who acts in an administrative capacity. The stakeholders of the Klagetoh chapter are the registered community members and are the ultimate authority of the Klagetoh community.

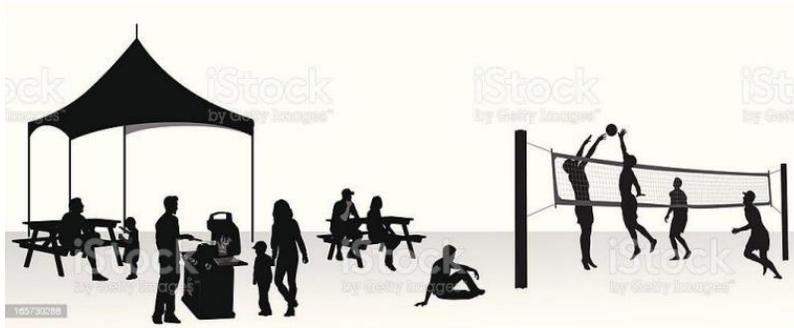


Religious Establishments

The following religious establishments exist within the Klagetoh Chapter region:



1. St. Anne's Mission - Brother Charles (928) 652-3264
2. Calvary Baptist Church - Gary Yazzie (928) 730-0667
3. Wide Ruins Mennonite Mission - Bruce (928) 652-3222
4. Church of God - Maureen Woodman (928) 797-1508
5. First Southern Klagetoh Baptist Church – Elizabeth Benally and Zander Tsosie (928) 652-2671



Historically known parks and recreation locations:

1. Catholic Church Park
2. Antelope Lake
3. Klagetoh Dam/Lake
4. Klagetoh Chapter Compound
5. Various hiking trails
6. Various horse-riding trails
7. Larry's Arena

Parks and Recreation

Klagetoh has no official designated parks for recreation. Although areas for various activities exist throughout the land. For example, the Catholic Church has a basketball court and baseball field. That is the closest's to a park the town comes to. Another example is a community volleyball field made in a ditch. Another example are scenic turnout areas along the Klagetoh Lake area that are unfortunately sometimes used as party locations.

The higher education services in the area are the following:

1. Dine College - Window Rock, AZ
2. Navajo Technical University - Chinle, AZ
3. UNM Gallup - University of New Mexico
4. NAU - Northern Arizona University
5. ASU - Arizona State University
6. Northern Pioneer NPC

The following K-12 services are the following:

1. Wide Ruins School
2. Ganado School
3. Kinlichee
4. Sanders School



Education

Klagetoh exist in between two major schools: Wide Ruins Community School and Ganado Unified School District. Both are long standing educational facilities and both provide quality education. The nearest private school is located in Window Rock Arizona.

AGRICULTURE	ARTS	ENTERTAINMENT	BUSINESS SERVICES
CONSTRUCTION	CONSUMERISM	EDUCATION	ENERGY
FINANCIALS	HEALTH CARE	HOSPITALITY	TOURISM
INDUSTRIALS	INFORMATION TEC	MANUFACTURING	MATERIALS
MEDIA	PUBLIC SECTOR	REAL ESTATE	RETAIL
SCIENCE & ENGINE	TELECOMMS	TRANSPORTATION	UTILITIES
LIVESTOCK			

Economic Sectors

The backbone of a functioning economy. Above are areas of which the Klagetoh Chapter are involved in and other areas to explore. The areas highlighted in yellow are what Klagetoh show signs of being involved in to this date. The recommendation is for Klagetoh to choose one or two and double down on it to develop streams of income for the community.

Important Questions to Consider: Where is your sales tax base? The answer will give you insight as to where your taxes will be routed.

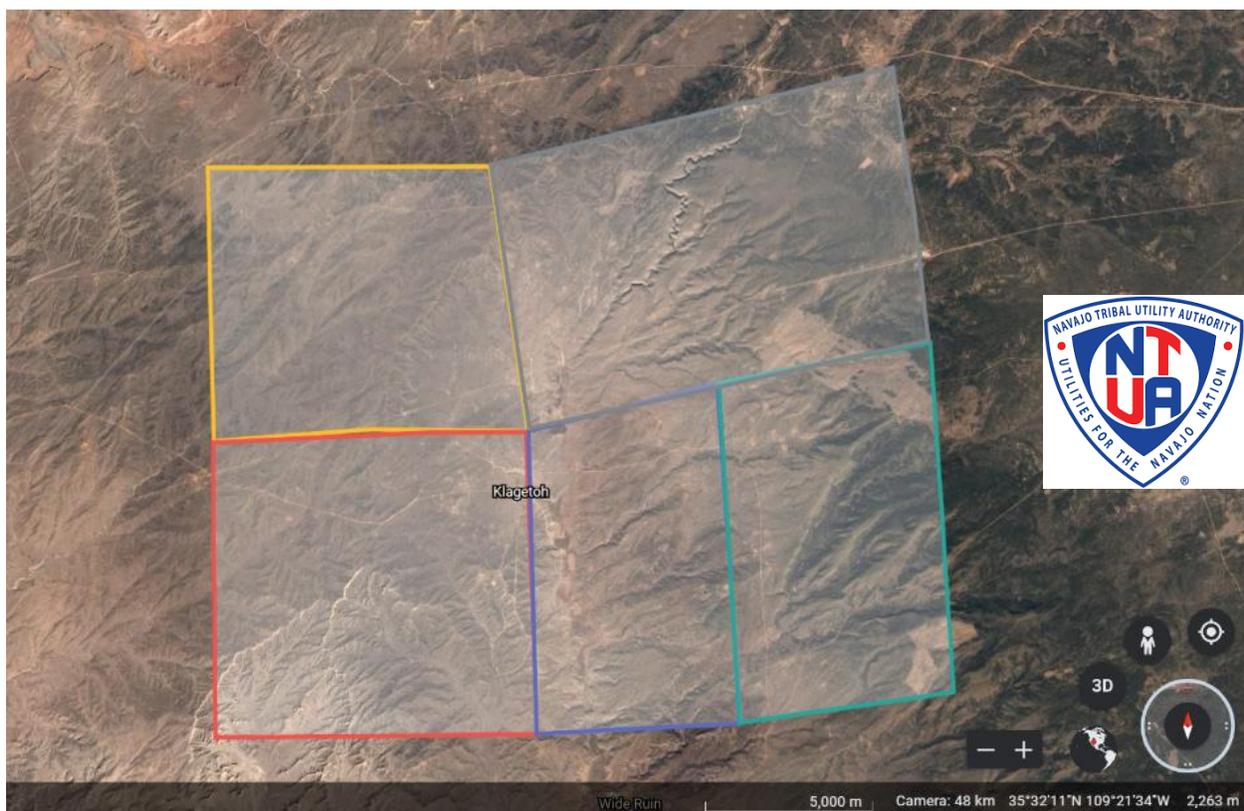
<p>Government Facilities</p> <p>Klagetoh Chapter</p> <p>BIA School Compound</p>	<p>Commercial Facilities</p> <p>Klagetoh Express Gas Station</p> <p>Transwestern Pipeline Station</p> <p>El Paso Pipeline</p>	<p>Communication</p> <p>Southern Cell Tower</p> <p>Social Media Groups</p> <p>Television Services</p> <p>Satellite Internet</p>
<p>Dam</p> <p>Klagetoh Lake Dam</p> <p>Valley Road Dam</p> <p>Salt Springs Road Dam</p>	<p>Emergency Services</p> <p>Fire Station Facility (dormant)</p>	<p>Food & Agriculture</p> <p>Various farming plots</p> <p>Farmers Market N/A</p>
<p>Healthcare</p> <p>Community Health Rep.</p> <p>Sage Memorial Hospital</p> <p>Tsehotsoh Medical Center</p> <p>Sanders Clinic</p>	<p>Transportation</p> <p>3rd Party Medical Transportation Co.</p> <p>Transit Line in Ganado</p> <p>Ganado School Bus routine</p>	<p>Wastewater</p> <p>Klagetoh Sewage Lagoon</p> <p>Individual Leech fields=</p>

Civil infrastructure

These systems and services support human activities, such as electric power, oil and gas, water and wastewater, communications, transportation and the buildings that make up urban and rural communities. These systems and services allow for supply chains and societal development to occur.

General Land Development Department (GLDD)

The Klagetoh Chapter, located within the Navajo Nation Indian Reservation, is held under trust status with the United States. Thus, the process of obtaining right of way or land withdrawal must go through the Navajo Nation General Land Development Department where land is vetted through the land withdrawal designation process to meet certain requirements and clearances prior to project development. This office is an important office to work with.



This picture shows 5 segments of water and electric lines provided by NTUA. See photos 16-21.

Utility Infrastructure

The energy provider for electric and water is largely dominated by Navajo Tribal Utility Authority, a Navajo not-for-profit enterprise. They utilize a regional transmission line originating from the Four Corners Generating Station southwest of Farmington, New Mexico, and connects with the Cholla Power Generating Plant near Joseph City, Arizona. The water comes from the Little Colorado Water Shed.

In the next few pages, there are maps. The **blue line** indicate water lines, and **purple lines** and **orange lines** indicate electric lines.

Category	Goals These extension items are the most immediate needs for the towns development.
Electricity	
Water	-Additional Water holding tanks
Sewage	Additional lagoon (location unidentified)
Solid Waste	-Total of three 40 yard trash bins -Recycling Container -Cleanup Illegal trash dump Greasewood Rd
Roads	-Paved Road, Greasewood Road Route N-28-2 -Paved Road, Summit Rd Route N-28-3 -Paved Road, Bus Loop (C-421)
Telecommunications	-Cellular Tower at Navajo Station Rd and Highway US-191

Within Range Utility Extension

The Klagetoh Chapter is actively identifying and addressing projects to extend electricity, water and sewer for its community members. The following photos highlight the NTUA utility grid of existing main electric and water lines as of 2022. Photos are organized in quadrants of Central South, Northeast, Northwest, Southeast, and Southwest quadrants of the Klagetoh service area.

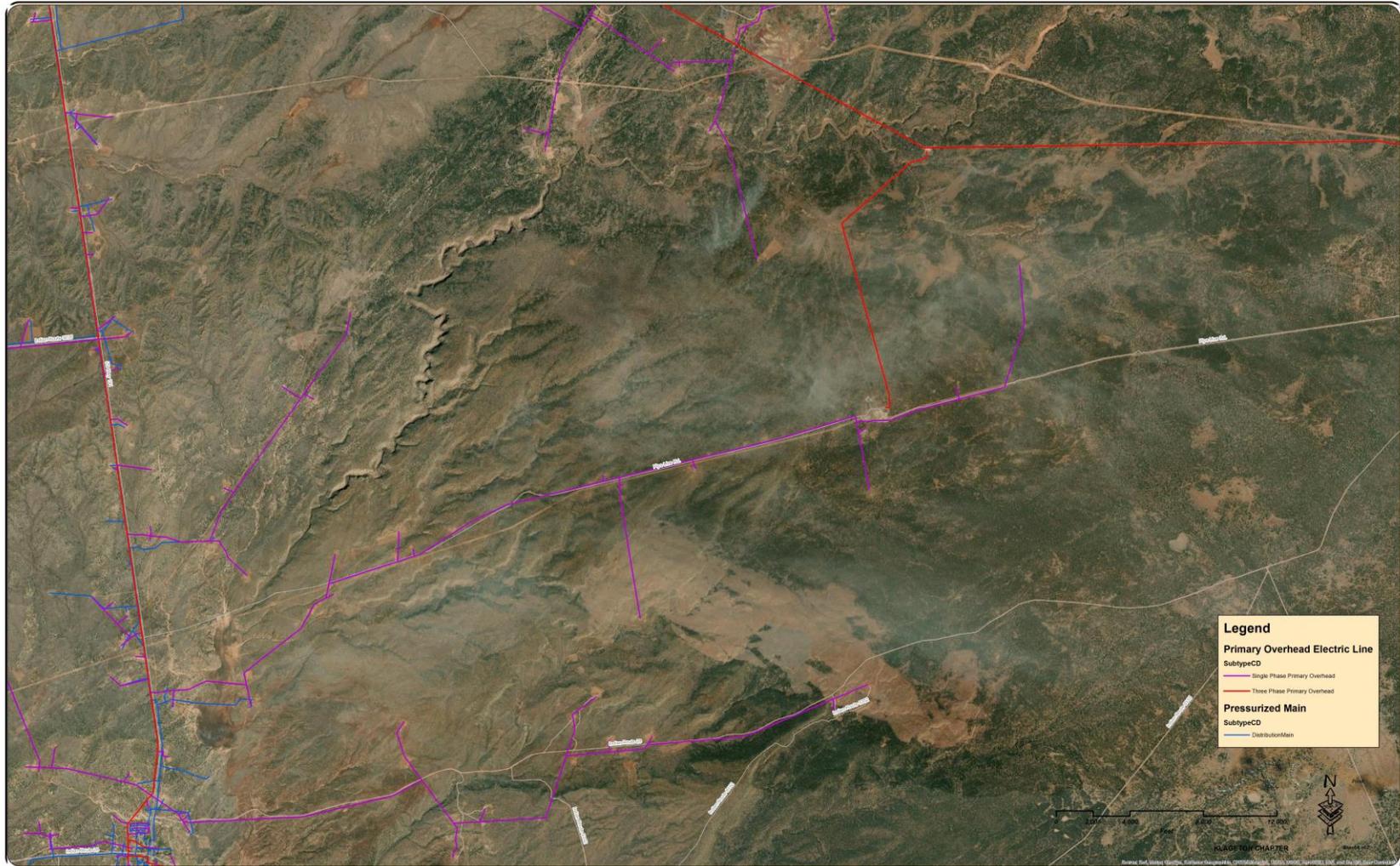


Photo 16. Northeast. This photo shows utility infrastructure for Summit Rd, Transwestern Rd, and Todikonze Rd

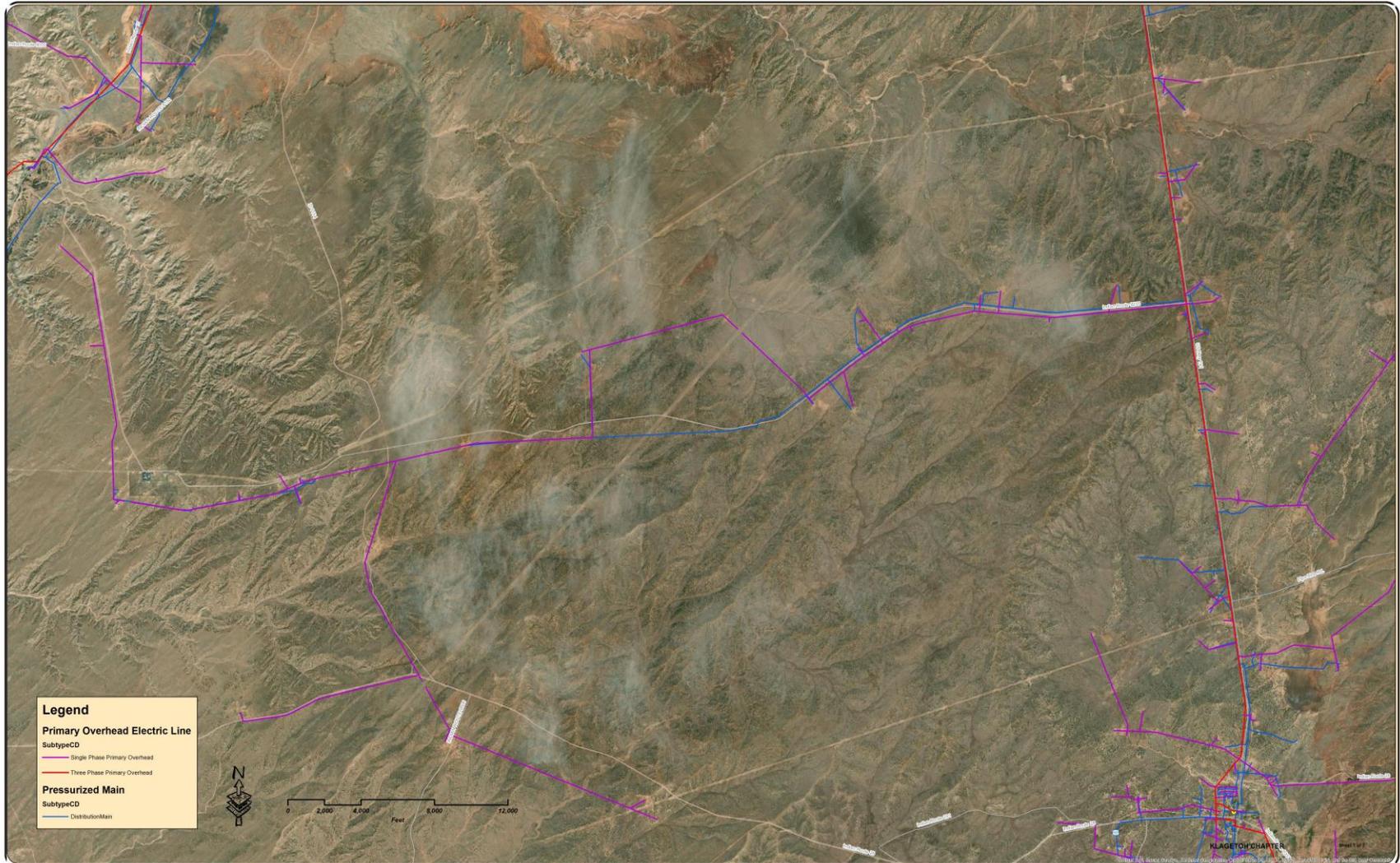


Photo 17. Northwest. This photo depicts the NTUA utility infrastructure for Navajo Station Rd, Many Ponds, and Greasewood Rd.



Photo 18. Central. This photo depicts the NTUA utility infrastructure for the NHA neighborhood, BIA Compound, and Chapter.



Photo 19. Central South. This photo depicts the NTUA utility infrastructure for Klageh Loop community.

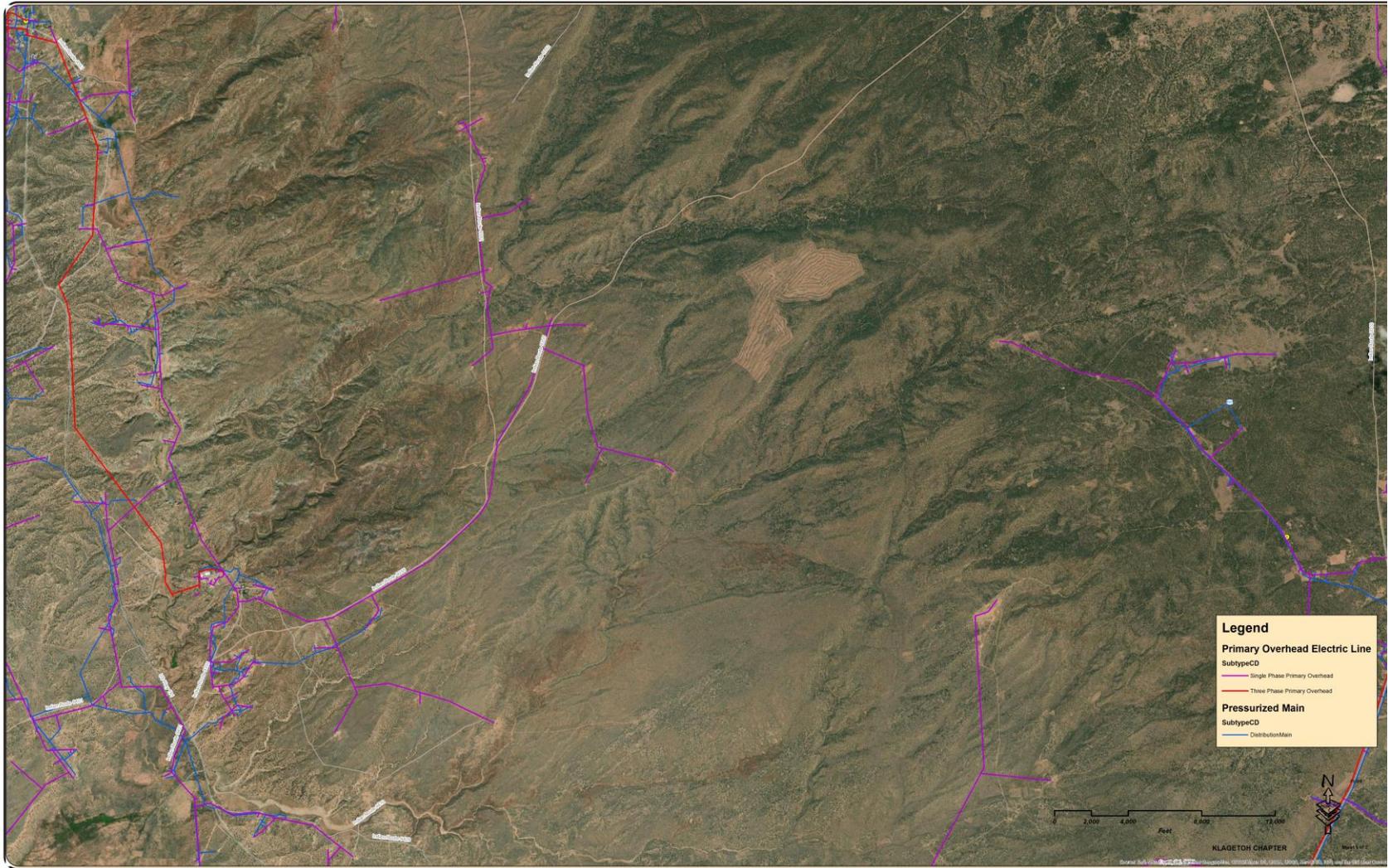


Photo 20. Southeast. Depiction of NTUA utility infrastructure for Valley Rd, Grey Cactus Rd, and parts of parts of Grey Valley Rd.



Photo 21. Southwest. Depiction of NTUA utility infrastructure for majority of Grey Valley Rd and parts of Boggy Lake Rd.

Ground and Surface Water

The Klagetoh's piped water source is part of the Little Colorado River Basin and part of the greater Colorado Plateau. Surface water flow drainages are generally in the southwest directions. Several washes make up the draw channels leading southwest into the Rio Puerco and the Little Colorado River.

Klagetoh is part of the Ganado Regional Water Systems, designed by Indian Health Service (IHS), constructed by Navajo Engineering and Construction Authority (NECA), and operated by Navajo Tribal Utility Authority (NTUA). In addition to Klagetoh, the water system serves the communities of Ganado, Wide Ruins, Cornfields, Sunrise Springs, Lower Greasewood, Woodsprings, Burnside, Balakai, Steamboat, and Toyei. The Klagetoh Community Water System is inter-tied with the Ganado Regional Water System, but for the majority of the time it operates independently.

Specifically, the Klagetoh Community Water System has a 129,000-gallon water storage tank, a well, and 12.1 miles of 2, 4, and 6-inch pipelines. Drilled wells or seldom springs provide water source for domestic, and livestock use for most of the people in outlying areas. Surface water is not controlled. All projects planned for the Klagetoh community will have access to existing systems. Storage and carrying capacities will need to be re-examined by the respective engineers to assure adequate levels of service.

Sewage

Wastewater disposal for the NHA subdivision and existing homes in the Klagetoh community involves a wastewater stabilization pond system operated by NTUA. The scattered homes have septic tanks with drain-fields installed for wastewater disposal. Many other homes, some in the main community and especially through the rural parts of the chapter area utilize pit privies.

Natural Gas

There are two major pipelines that cross the Klagetoh Chapter:

- Transwestern Pipeline Company (pipeline and pumping facility)
- El Paso Natural Gas Company (pipeline only)

Although both cross the Klagetoh Chapter, neither offer services to the chapter. These lines run from the four-corners area in northwest New Mexico and connect to east-west lines near Gallup, New Mexico. Lines to the east run to Texas and lines to the west run toward Southern Arizona and California.

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THOROUGHFARE PLAN

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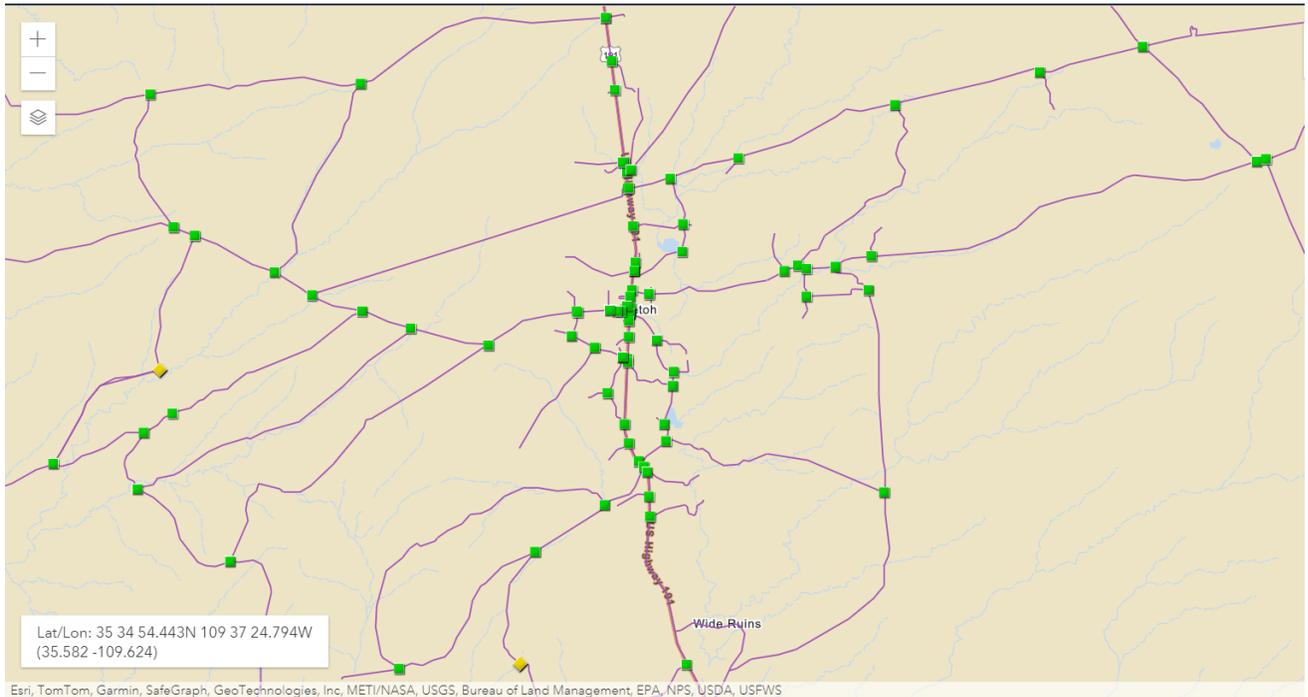


Table 1

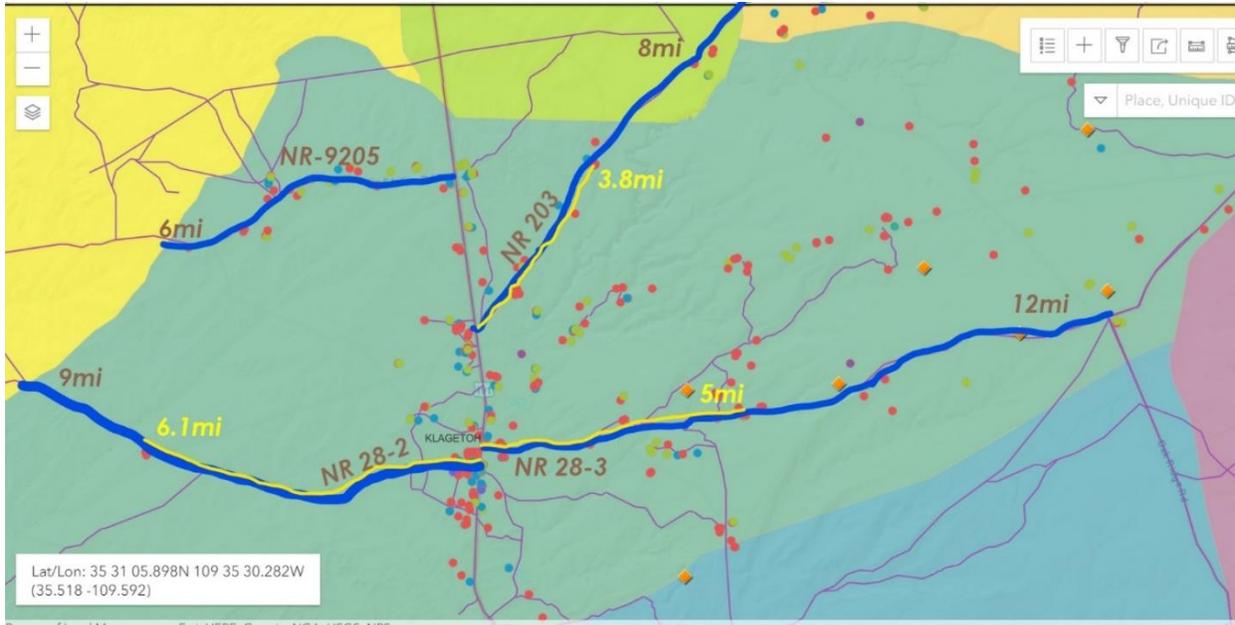
Introduction

Thoroughfare plans is a long-range (50+ years) map that identifies the general location and type of transportation corridor needed to meet projected long-term growth in a region. The map above shows the inventoried roads throughout the Klagetoh service area. The transportation services supporting the Klagetoh Chapter are Navajo Department of Transportation (NDOT), Apache County, and AZ Department of Transportation (ADOT). The primary road running north – south is Highway US-191. Majority of the road shown above are dirt roads.

Navajo Department of Transportation

Navajo Department of Transportation provides maintenance for 15 miles of road within the Klagetoh Chapter. The Klagetoh Chapter is responsible for inventorying the 15 miles within the Klagetoh Chapter boundaries by resolution. NDOT only maintains highly populated routes. 2024 is the next chapter rotating schedule. The chapter has 24x36 printed maps. NDOT conducts periodic public hearings for 5-10 year plans. NDOT is in no position for intergovernmental agreements. BIA stands differently and open to intergovernmental agreements. No ARPA or CARES Act funds were allocated for roads.



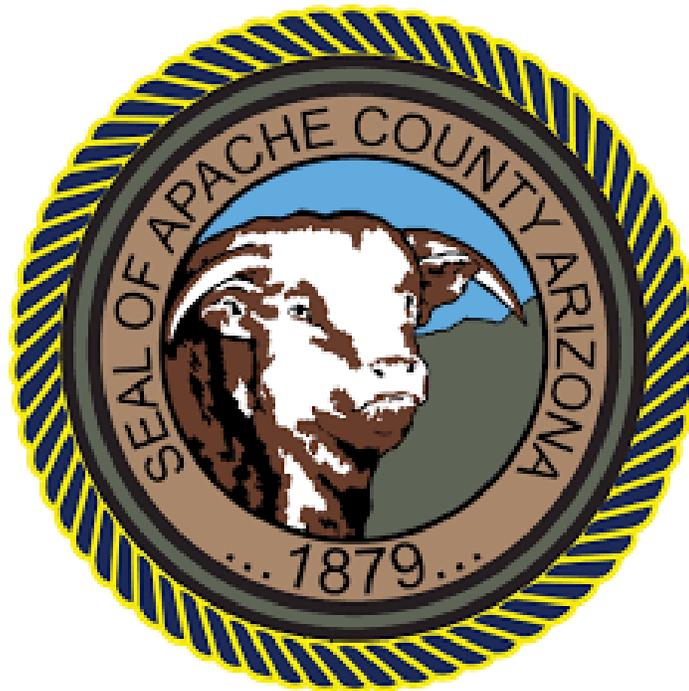


Resolution KLA-1665-06/2013 registered the following roads in NDOTs inventory system:

- Greasewood Road (Navajo Route 28-2) (6.1 miles)
- Summit Road (NR 28-3) (5 miles)
- Todikonze Road (Navajo Route 203) (3.8 miles)



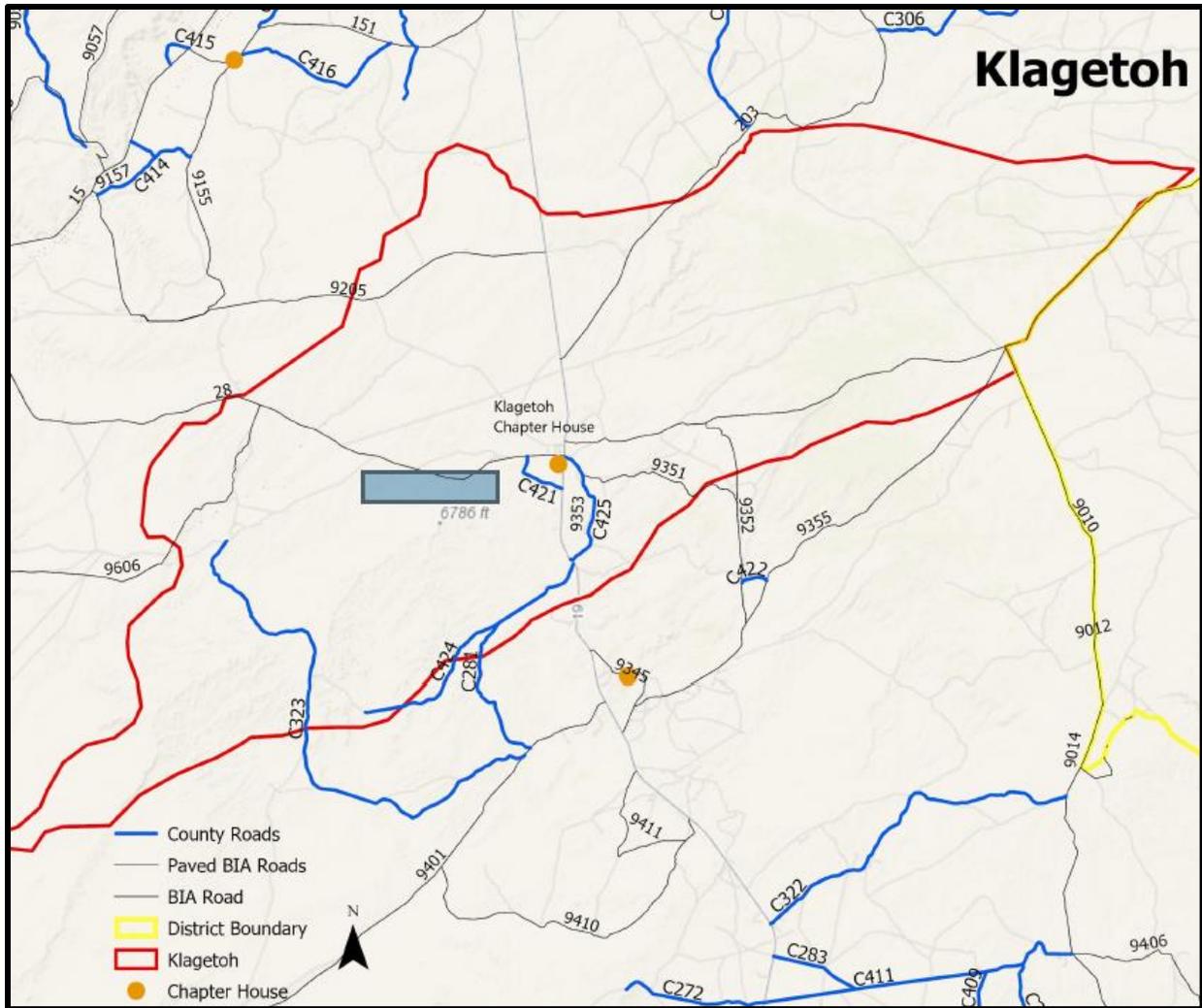
- NON INVENTORY Antelope Road is along Greasewood Road (NR28-2)
- Navajo Station Road (NR-9205). Plans call for adjusting 5miles to Navajo Station Rd, leaving Greasewood Rd with 1.1mi per resolution KLA 2198-10/2022.



Apache County Roads has a road inventory process that largely involves the decision of three (3) board supervisors. These members are located in District One (1) located in Chinle with the district supervisor, Joe Shirley, Jr. District Two (2) is located in Ganado with Alton Joe Shepherd as the district supervisor, and District Three (3) located in St. Johns with the district supervisor Nelson Davis. District Two serves the community of Klagetoh.

Apache County roads (TOTAL: 20.4 MILES): See Diagram 1

- (C-421) Klagetoh Bus Loop
- (C-425) Valley Rd
- (C-424) Grey Valley Rd
- (C-323) Boggy Lake Rd
- (C-281) Marie Yazzie Rd
- (C-9352) Grey Cactus Road
- (C-9351) Old Grey Cactus to Valley Rd



Apache County roads (TOTAL: 20.4 MILES):

- (C-421) Klagehoh Bus Loop
- (C-425) Valley Rd
- (C-424) Grey Valley Rd
- (C-323) Boggy Lake Rd
- (C-281) Marie Yazzie Rd
- (C-9352) Grey Cactus Road
- (C-9351) Old Grey Cactus to Valley Rd

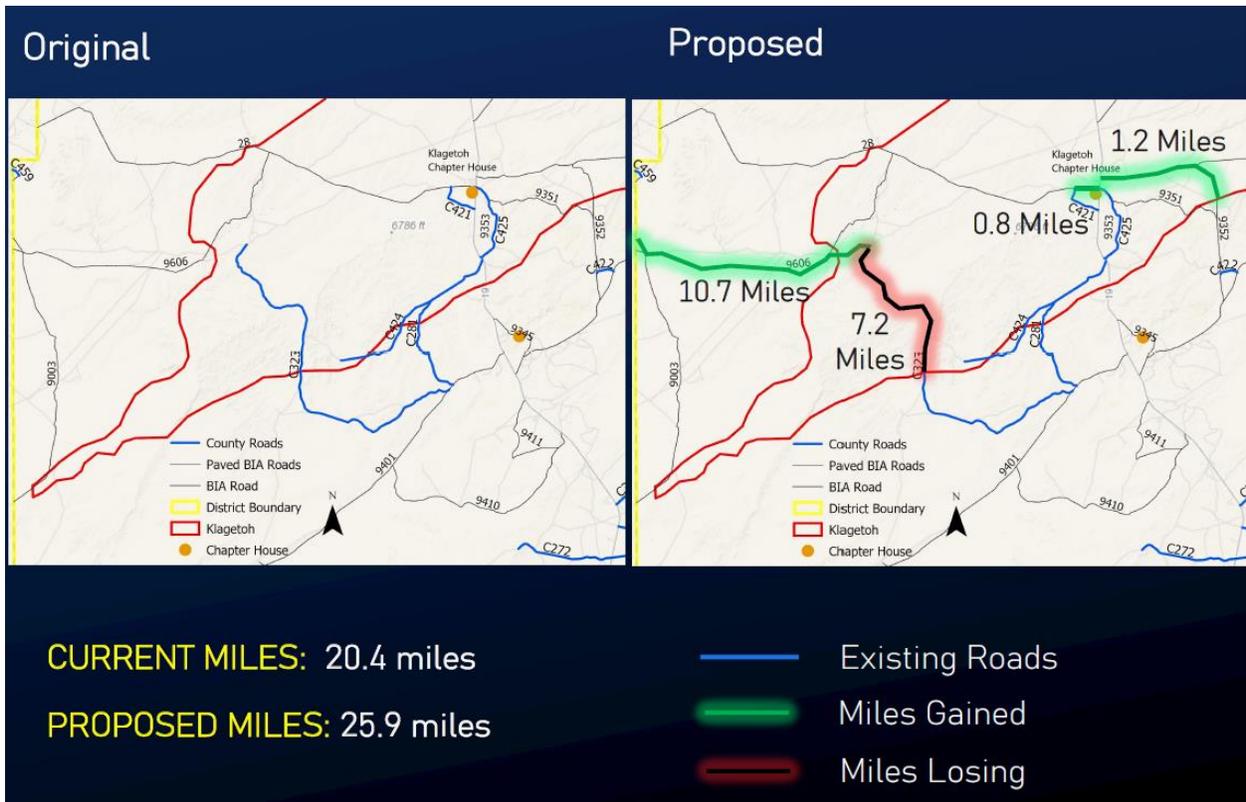


Diagram 2

Diagram 2 shows the strategy shift for road maintenance in 2023. Boggy Lake Rd (C323) will be lost due to a population downfall and 1.2 miles will be gained along Summit Road (N28-3) to Grey Cactus Road (C9352). This road is due for intense care in rocky sections.

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OPEN SPACE

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Table 1

Introduction

Klagetoh is largely made up of open space. This section outlines the purpose for open space. A term that refers to land that is not intensively developed for residential, commercial, industrial, or institutional use. However, as depicted in the photos above, open space can be in-between, overlaid, or along areas of intensive development.

Open space serves many purposes, whether publicly or privately owned, and can include parks, recreational sites, scenery, trails, forests and woodlands, wetland and stream corridors, rare or important habitats, farms, and historic properties.

Once priorities are identified, mapped, and described, an open space plan outlines the best options for use and protection of those priorities, and lays out a plan for action with clear recommendations.



Table 2

Open space address recreational resources in the community, and typically is closely tied to the land use element. The following are perspectives of Open Space:

- designations of access points to open space areas, resources inventory of open space areas, and recreational resources
- An analysis of forecasted needs, policies for managing and protecting open space areas, and resources and implementation strategies to acquire additional open space areas and further establish recreational resources
- Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources, and consideration of any existing regional open space plans
- Plan for Large or Fast Growing Communities



Strategic Overview

A town like Klagetoh Chapter, that is situated in a water basin, between forest and wide open spaced perry land, the preservation and restoration of the natural elements are of great value. In addition to the wildland preservation, the inclusion of recreational and communal elements into all development will further aid the open space initiative.

1. Identify major open space land segments
2. Set policies and requirements for future developments to include open space areas such as recreational and communal elements to all future developments.

Culturally Significant Areas

The Navajo Nation has a policy not to disclose a generic list of sites known to exist within the Navajo Nation mainly because of the limited human resources to protect them. However, previous correspondence with the Navajo Nation Historic Heritage Preservation Department identified 5 cultural resource survey reports dated back to the 1960's that were located within the vicinity of the Klagetoh Chapter House. A few traditional ceremonial sites were inventoried by GPS. These sites and their general locations can be found on file at the Klagetoh Chapter House. No development is to be proposed near these sites. It is tradition of Navajos to re-utilize the same site if a new ceremony is going to be held near a previously used site. Not all sites are documented since some families wish to have sites near their customary area remain undisclosed.

Invasive Tree Species

A resolution passed by Klagetoh Chapter calls for the replacement of half or more invasive tree species in the Klagetoh Chapter service area. The invasive species present are Siberian and Chinese elm trees, Russian olive trees, and salt cedar trees -- resolution KLA-2242-06-2023. The replacement species are willows, maples, pines, and oak species.

Vegetation and Wildlife

This area supports desert shrub and woodland vegetation. At high elevations, pinyon-juniper woodland and sagebrush have an understory of galleta, blue grama, black grama, and western wheat grass. Galleta grass, alkali sacaton, Indian rice grass, bottlebrush squirreltail, and needle grasses intermixed with fourwing saltbush and winterfat grow at lower elevations. Greasewood and shadscale are part of the plant community on salty soils. At low elevations, blackbrush is dominant on soils that formed in parent materials of sandstone and limestone. Saltbush and rabbit brush grow in the valleys and sagebrush is predominant in some areas.

Among various protection areas on the Navajo Nation, Klagetoh is classified as Zone 3 and 4. The upper parts or higher elevations - mainly in the eastern part of the chapter area - are "caution" zones. If any development were to occur in these areas, a special study would be needed to determine "mule deer" birthing areas. All development areas discussed for community projects fall into "Area 3" which requires biological studies, except for individual home sites. The exception, however, are the proposed water line and electrical power extensions in the eastern part of the chapter area; these fall under Area 2.



The Resources Committee of the Navajo Nation Council with Resolution RCMA-34-03 approved Exhibit "A" (Biological Resource Land Clearance Policies and Procedures) (Navajo Nation Fish and Wildlife).

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LONG-TERM PLAN

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How will Klagetoh generate revenue to sustain all future developments?

What priorities are need to to support all other developments?

How can the chapter and over all community position themselves to support these developments?

Introduction

The Klagetoh community have a lot to consider for the future of Klagetoh. The project listing on table 1 derived from various chapter meeting conversations, in and outside office conversations. Many of these projects have only made it as far as conversational topics. Some resolutions exist with no follow through. It is the responsibility of the Land Use committee to collaborate efforts of the chapter officials, administration, and overall community into this 5-10-50-year plan.

Community Priorities

A survey was issued receiving 82 responses revealing the most desired projects for the Klagetoh community. During the Klagetoh End of the Year Event 2022, door prize tickets were exchanged for attendees selecting 3 projects they felt were most important to them for the town of Klagetoh. The responses are ordered from most selected to least in the next page (table 1).

*Ranked from order of most desired. Surveys were conducted at various events throughout the year and rural addressing surveys.

Survey Results 2023			
*Ranked in order of most to least desired. The total responses received is 82			
1	Senior Citizen Program (28 votes)	20	Rural Addressing Update (3 votes)
2	Laundry Services (23 votes)	21	'Welcome to Klagetoh' monument (3v)
3	Road Maintenace Program (19 votes)	22	Apartment Rental services (3 votes)
4	Police Prescence / Public Safety (16 votes)	23	Dr. Annie Wauneka Museum (3 votes)
5	Diner / Café (12 votes)	24	Cell twr at Navajo Station Jct (3 votes)
6	Septic Tank Services (12 votes)	25	Cemetery Development (3v)
7	Community, fitness, and nutrition center (12 v)	26	LGA certified Chapter (2 votes)
8	Behavior Health Services (9 votes)	27	Expand sewage capacity (2 votes)
9	Fire Station Upgrade (9 votes)	28	Safety Campaign (2 votes)
10	Mechanic shop (7 votes)	29	Expand Waste mgmt capacity (2 votes)
11	Quality Well Water Stations (7 votes)	30	Chapter green house (1 vote)
12	Housing Renovation Program (7 votes)	31	Face program (1 vote)
13	Emergency Response Program (6 votes)	32	Rain water control program (1 vote)
14	Old BIA compound clean up (5 votes)	33	Eradicate invasive tree species (0 vote)
15	Internet Library (5 votes)	34	Demolish preschool building (0 vote)
16	Business District/small business plaza (4 votes)	35	Stadium / fairground (0 vote)
17	Clean up illegal dumping grounds (4 votes)	36	1M gallon water holding tank (0 votes)
18	Beautification Projects (3 votes)	37	Gravel pit (0 votes)
19	Lake / dam / pond restoration (3 votes)	38	Local agriculture production (0 votes)
42		40	Native habit restoration (0 votes)

Table 1

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5 YEAR PLAN

LAND WITHDRAWAL	Withdraw lawn for a variety of purposes.
WATER HOLDING TANK	Install 500,000-1,000,000-gallon water holding tank.
LGA CERTIFICATION	Certify the Chapter as a Local Government Act certified Chapter
SEWER LAGOON	Expand the current sewage capacity sufficient for double the development of current status.
RURAL ADDRESSING	Install street signs to support federal and state requirements
LOCAL NONPROFIT & FORPROFIT PROGRAM	A chapter initiative to jumpstart local business & nonprofit activity with education, workshops, services, and opportunities that support the overall towns direction in development. A Chamber of Commerce.
OPEN SPACE & NATIVE HABIT CONSERVATION	Preserve and include these concepts into future developments.

Table 2

5 Year Plan

Klagetoh is in it’s infancy of development. Currently the Klagetoh Chapter is expected to handle all services. The chapter is understaffed and underpaid to realistically manage all these developments in a realistic timeframe. The town needs to delegate the needs of the town. This can be done by establishing various organizations such as nonprofits, businesses, and other governmental offices to aid in the technical demands of developing. These 3rd party chapter partners can be owned and operated by local community members and work collaboratively with the chapter to maintain timeline goals. This plan will naturally develop into a township system, a component of the 10-year plan.

Table 2 above lists the higher priority developments. Land withdrawal being most important, followed by water holding tank and sewer lagoon capacity expansion.



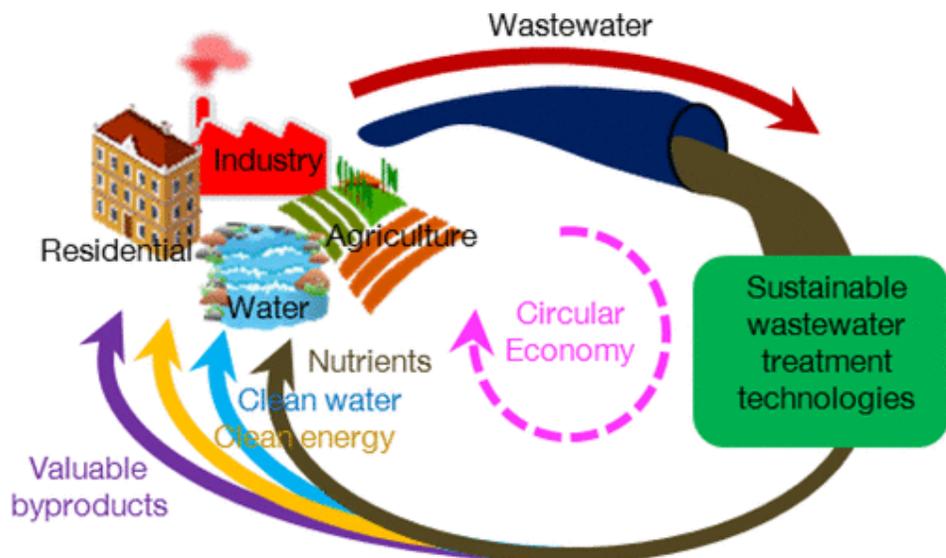
Water Holding Tank

The picture showcases a 1.5 million gallon holding tank. The photo to the right is an aerial view of a 1 million gallon holding tank. The proposed areas of interest to support immediate developments are:

1. West of BIA compound, suspended in the air at a higher elevation
2. Hilltop of Turquoise Hill, at a higher elevation
3. East of Valley Road at a higher elevation
4. South of Bus Loop at a higher elevation.
5. South of Navajo Station, at a higher elevation

Waste Water Sewerage

Reusing the wastewater and utilizing it in different areas is the responsible and efficient use of water. It helps any city adapt by providing an additional and sustainable source of fresh water. The areas of proposed installation are undetermined and need a location assessment. The location should be effective, out of the way from overall public notice, and should not impede on the enjoyment of any surrounding recreation, shops, businesses, parks, or public activities.





Local Governance Act Certification

The direction of the Navajo Nation is in the direction of LGA certified chapters and township systems. Title 26 Ch.1 Subchapter 3. Section 101. list the following requirements for certification:

1. Certify a Five Management System of Klagehoh Chapter, consistent with Navajo Nation Law with the Resource and Development Committee. This involves receiving a recommendation from the General Auditor General's Office.
2. Certify a community-based land use plan based upon results of a community assessment with the Resource and Development Committee

It is worth noting that the Five Management System that is passed should be simpler and allow the operations of the day to flow easier. If this requires special attention to the policies, it is worth taking that time to present a simplified and easy to work Five Management System, one that is consistent with Navajo Nation Law. For granted authorities of an LGA certified chapter, see <https://www.omb.navajo-nsn.gov/Layout/lga.html>

Klagehoh Chamber of Commerce

A chamber of commerce support, promote, and protect the interests of its members. Often made up of a group of business owners that share a locale or interest. A chamber may elect their own leaders to influence pro-business policies by lobbying legislators. These chambers may provide workshops for all levels of operators, space, and networking opportunities by means of events. Every town has a chamber of commerce that supports tourism, jobs and labor market, and professional services. A chamber of commerce operate as nonprofit entities known as a 501(c)(6) organization, tax-exempt with authority to represent their members in public policy debates.

Additional Submitted Proposals

1	Demolish and Rehabilitate Old BIA Compound	
2	Septic Tank Services	
3	Rural Addressing	
4	Illegal Dumpsite Remediation	
5	Old BIA Relocation Project	

Additional Submitted Proposals

During the public hearings and throughout the developmetn of this land use plan, the committee and public were informed of the opportunity to submit projects. Projects listed here were submitted.

**DEMOLISH AND REHABILITATE OLD BIA COMPOUND
- SCOPE OF WORK -**

SCOPE OF WORK - OVERVIEW

Demolish old BIA school compound buildings and rehabilitate utility infrastructure for a 2 acre site in 24 months or less. Site has 5 sandstone buildings in ruin. This project is a Navajo Nation Chapter and Navajo Nation Office of Business Management project. Cleanup company must provide all means, methods, labor, materials, and equipment to perform all cleanup and construction work. (The word "Provide" means to furnish all labor, materials, equipment, accessories and incidental items required complete the item correctly).

PAYMENT OVERVIEW

Payments to cleanup company on a 3 Phase schedule (see timeline overview). Cleanup Company is expected to cover any unexpected cost so long as it fits within budget. Cost of Engineering will be paid by cleanup company.

SCOPE OF WORK - ITEMS

1. Develop engineering plans to rehabilitate utility infrastructure.
2. Uproot and remove all Siberian/Chinese elm trees of the area.
3. Provide all construction work, materials, and labor to complete the project. May work in cooperation with the community.
4. Provide heavy equipment machinery necessary to complete the project.
5. Provide accountability of material cost to supervisory entity, i.e. Chapter or Navajo Nation Office of Business Management.
6. Cleanup Company shall complete its work in accordance with a phase schedule developed by: the team, Cleanup Company, and the Chapter.
7. Provide appropriate waste management practices and make reusable materials available to the public.
8. All subcontractor work shall be coordinated with the Chapter.
9. Provide asbestos assessment and removal.
10. This project expected to be completed in 24 months or less.

TIMELINE OVERVIEW

Project Phases

1. Project Proposal, Project approval, site clearance
2. Planning, Architecture, and Engineering drawings
3. Demolish and Rehabilitate Phase (see below)
4. Finishing / Completed

Payment by Demolition and Rehabilitation Phase

1. Phase 1 - 25% – Asbestos assessment and removal
2. Phase 2 - 50% – Demolish buildings, remove debris, provide reusable materials to public, and remove trees.
3. Phase 3 - 25% -- Rehabilitate Utility infrastructure and level site.

COMPANIES PROVIDING SERVICES, CONSIDERED

1. All Nations Environmental, INC elaine@allnationsenv.com 928.551.3047 Fort Defiance
2. Iinaba, INC daspaas@iinaba.com 505.327.1072 Farmington

SITE LOCATION

0.1MI NW of Klagetoh Express. GPS: 35.303693919494516, -109.52871459335394 [2 acre compound](#)



Demolish and Rehabilitate Old BIA Compound

KLAGETOH CHAPTER Land Use Planning Committee

Project Proposal prepared by Maggie Roanhorse

Name of Project: SEPTIC TANK SERVICES

Point of Contact: Maggie Roanhorse

Project Description: This project contracts septic tank services for a discounted group price and provides it to the community. The selection process is open to planning.

Goals: Pump and empty 250-1000 gallon septic tanks for 100 households within the Klagnetoh Chapter service area.

Scope of Work:

1. Service 100 households
2. Has all necessary certifications.
3. Contractor shall provide schedule for fees.
4. Rate of service to include all labor, equipment, materials, fees, and permits.

Objectives:

1. Recipient Selection Process
2. Contract Services
3. Complete Payments

Estimated Budget: \$40,000 at 300\$/house

Quote 1: Bar N Septic Pumping Services, LLC, Kykotsmovi, AZ, (928) 386-0704

Quote 2: Speedy Septic Services, Chinle, AZ, (928) 674-5405

Quote 3:

Septic Tank Services

RURAL ADDRESSING - SCOPE OF WORK

SCOPE OF WORK - OVERVIEW

Update rural addressing information to the Navajo Nation Wind System. Complete Klagetoh Chapter services area in 12 months or less. This project is a Navajo Nation Chapter and Department of Public Health project. The applying technician must provide all means, methods, labor, materials, and equipment to perform field data collection, community dialogue, and street sign installation. (The word "Provide" means to furnish all labor, materials, equipment, accessories and incidental items sufficiently).

PAYMENT OVERVIEW

Payments to company is on a 4 Phase schedule (see timeline overview). Company is expected self-manage cost of labor, materials, and time.

SCOPE OF WORK - ITEMS

1. Provide all construction work, materials, labor to complete the signage installation.
2. Visit addressable structures and obtain information.
3. Provide accountability of material cost to supervisory entity, i.e., local chapter or Navajo Nation Office of Business Management (OMB)
4. Work shall be complete in accordance with a phase schedule developed by the Dept. of Public Health.
5. Must coordinate with the public to finalize street sign data
6. Install resolution supported street signs.
7. Report progress at Chapter meetings.
8. Provide own transportation.
9. Project completion timeline is 12 months or less.

TIMELINE OVERVIEW

Phases of Project and Payments.

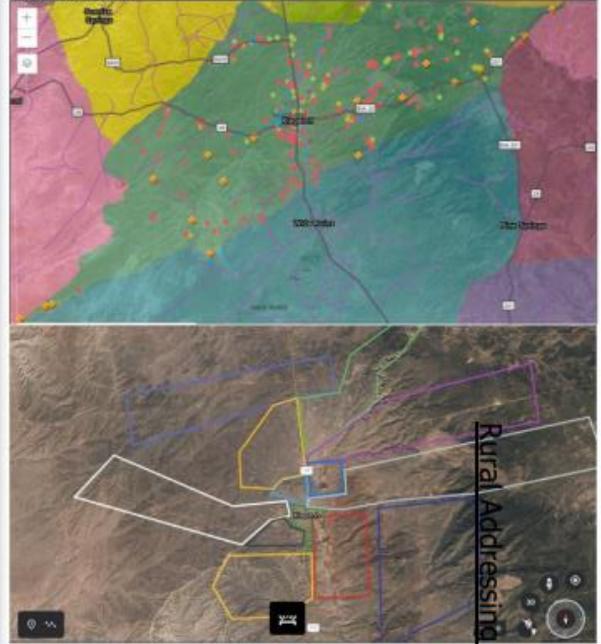
- | | |
|---------|---|
| Phase 1 | Preliminary: 0% Payment, Project Proposal, Project approval, funding approval |
| Phase 2 | 25% of payment to update addressable structures in Navajo Nation <u>WindSystem</u> . |
| Phase 3 | 50% of payment to begin finalization of data and obtain chapter resolution for streets. |
| Phase 4 | 25% of payment to begin installing street <u>signs</u> |

RURAL ADDRESSING - SCOPE OF WORK

RURAL ADDRESSING COMPANIES CONSIDERED

1. AIR INDUSTRIES rockair70@gmail.com 928.550.9787 Klagetoh, Navajo Nation. This team has completed 60% of phase 2 by working with the Chapter in previous years.

SITE LOCATION



Rural Addressing

ILLEGAL DUMPSITE REMEDIATION ON GREASEWOOD RD SCOPE OF WORK

Prepared by Aaron Long

SCOPE OF WORK - OVERVIEW

Remove debris from 25 acres of open space land in 12 months or less. Site is located in Klagetoh, 0-500ft off main county road (gravel) and has variety of household waste from furniture to vehicle parts. This project is a Navajo Nation Chapter and Navajo Nation Office of Business Management project. Cleanup company must provide all means, methods, labor, materials, and equipment to perform all cleanup and waste removal work. (The word "Provide" means to furnish all labor, materials, equipment, accessories, and incidental items sufficiently).

PAYMENT OVERVIEW

Payments to company is on a 4 Phase schedule (see timeline overview). Company is expected self-manage cost of labor, waste removal, and subcontractor services.

SCOPE OF WORK - ITEMS

1. Provide all construction work, materials, and labor to complete the project. May work in cooperation with the community.
2. Provide heavy equipment machinery necessary to complete the project.
3. Provide accountability of material cost to supervisory entity, i.e., Chapter or Navajo Nation Office of Business Management.
4. Company shall complete its work in accordance with a phase schedule developed by: the team, cleanup company, the chapter, and it's representatives.
5. All subcontractor work shall be coordinated with the Chapter.
6. Project completion timeline is 12 months or less.
7. Provide asbestos assessment and removal if necessary.
8. Provide debris removal to appropriate waste management facilities.

TIMELINE OVERVIEW

Phases of Project and Payments.

1. Preliminary: 0% Payment, Project Proposal, Project approval, site clearance, funding approval
2. 25% of payment to begin environmental cleanup
3. 50% of payment upon remove of 1/2 of debris on the field
4. 25% of payment upon complete debris removal

Illegal
Remediation Dumpsite

DEMOLISH AND REHABILITATE COMPANIES CONSIDERED

1. All Nations Environmental, INC elaine@allnationsenv.com
928.551.3047 Fort Defiance
2. Iina'ba', INC daspaas@iinaba.com 505.327.1072 Farmington

SITE LOCATION

- 2.7 miles west on Greasewood rd (NR28-2), US-191, Klagetoh, AZ 86505.
- 25 acre coverage



HISTORY:

This project has been submitted as an ARPA project and pending approval. Below are two quotes, both found on the Navajo Business regulatory site. One is from All Nations Environmental and the other is from Iinaabaa, INC.

Bid Summary: Klagetoh Dumpsite Assessment and Cleanup Costs 11-2022

LABOR		
OPERATION	# OF UNITS	TOTAL
1 Project Management/Administration	1	\$1,547.90
2 Plans and Reports	1	\$3,111.90
3 Personnel Mobilization/Travel*	1	\$71,870.40
4 Site Activities*	1	\$175,352.00
TOTAL LABOR		\$251,882.20

MATERIALS		
MATERIAL	# OF UNITS	TOTAL
1 Support Vehicle (day)*	21	\$1,764.00
2 Sampling Supplies (ls)	1	\$10.00
3 Sample Shipping (es)	1	\$150.00
4 Equipment Mobilization/Demobilization (ea)*	8	\$10,080.00
5 Tracked Excavator Usage (mo.)	1	\$8,100.00
6 Skid Steer Usage (mo./unit)*	2	\$8,376.00
7 Front End Loader (mo./unit)*	2	\$19,200.00
8 Mini-Excavator (mo.)*	1	\$4,290.00
9 Hauling of Used Tires (load)*	2	\$1,440.00
10 Hauling of Solid Waste (load)*	75	\$54,000.00
11 Lodging (per man/day)	128	\$16,896.00
12 Per Diem (per man/day)	160	\$8,832.00
13 Plastic Sheeting (roll)*	1	\$150.00
14 Hauling of Asbestos Waste (load)*	1	\$1,440.00
15 Mileage (mi)*	2976	\$1,711.00
TOTAL MATERIALS		\$136,439.00

SUBCONTRACTORS		TOTAL
SUBCONTRACTOR NAME		
1 Contract Environmental Services, Inc.		\$3,204.00
2 Waste Management Inc.		\$90,750.00
3 EMLab P&K		\$600.00
TOTAL SUBCONTRACTORS		\$94,554.00

TOTAL BEFORE TAXES \$482,875.20
NAVAJO NATION BUSINESS TAX (6.0%) \$20,981.00
GRAND TOTAL \$503,856.20

*Navajo Nation Taxable Item.

All Nations Environmental, Inc.
PO Box 38, Fort Defiance, Arizona 86524
Elaine Stewart, Project Manager

Klagetoh Chapter House
One (1) Project Site in Apache County, Arizona
Approx. 25 acres -GPS: 35 29 21.529N, -109 34 31.290W
2.7 miles west Greasewood Rd, US-191, Klagetoh, Arizona
29-Nov-22
Cost Estimate
Illegal Dumpsite Cleanup Quote

Description	Quantity	Unit	Unit Rate (\$)	Total (\$)
W&P Work Plan / Notification Letters / Risk Off Meeting	1	hr	\$5.00	\$5.00
Sr. Project Manager	2	hr	\$5.00	\$10.00
Project Supervisor	2	hr	\$5.00	\$10.00
Asbestos/Lead/Infrared/General Utility, Weather Comp	1	unit	\$4,882.00	\$4,882.00
W&P Work Plan Archeological clearances	1	unit	1,200.00	1,200.00
Permit (Asbestos Handler) / Notification/NDEPA RCSP	1	unit	1,850.00	1,850.00
Subtotal				\$8,884.00
Project Site: equipment, fuel, travel	1	unit	1,881.00	1,881.00
Supply Delivery, PPE, supplies, material	1	unit	28,800.00	28,800.00
Equipment: backhoe, tractor, skid steer	1	unit	3,000.00	3,000.00
Material and demobilize	1	unit	1,500.00	1,500.00
Perk John, PPE, (weekly services)	1	month	2,400.00	2,400.00
	0	unit	0.00	0.00
Subtotal				30,581.00
Sites:				
Tire - used - transport to landfill	1	0	12,000.00	12,000.00
Site restore - dump closure	1	0	22,811.00	22,811.00
labor	1	unit	0.00	0.00
labor	1	unit	0.00	0.00
Schedule, approximately 4-6 weeks cleanup	0	0	0.00	0.00
Contingency Plan	0	0	0.00	0.00
Perk John will determine additional sites on Transport to Landfill. This is a cost increase	0	0	0.00	0.00
perk & 20 current price. ANE will require additional Change Order to meet the full cost.	0	0	0.00	0.00
	0	0	0.00	0.00
	0	0	0.00	0.00
Subtotal				71,882.00
ANE Navajo Nation Tax Fees				
Navajo Nation Tax @ 6%	1	total	6.00	4,313.22
Subtotal				4,313.22
All Nations Environmental, Inc.				940
Elaine Stewart, Project Manager				121,871.22
Total				121,871.22

OLD BIA RELOCATION PROJECT

Prepared by Aaron Long

A. PROJECT DESCRIPTION

Identify a satisfactory relocation site for families residing in the old BIA school compound area. Identify families, establish homesite leases, build house, and perform compassionate dialogue with the residents throughout the entire process.

B. PROBLEM ADDRESSED

The old BIA school compound houses multiple families who are currently living without homesite leases in an area of interest for development.

C. BENEFITS DERIVED FROM THE PROJECT

A future business district that will support the town with a variety of income sector avenues

D. TASK TO BE PERFORMED

1. Project Proposal
2. Initiate dialogue
3. Establish homesite leases
4. Acquire funding
5. Build houses
6. Vacate BIA compound!

E. RESOURCES REQUIRED

- Project Manager required to manage multiple families in the moving process.
- \$800,000 to construct 10 homes.

F. MONITORING AND REPORTING

Weekly reports. Phase 1,2,3..., updates. Finance reports. Quarter, 2nd, 3rd, 4th, weekly inspections.

G. ESTIMATE PROJECT COST AND FUNDING BREAKDOWN

PHASE	DESCRIPTION:	COST: \$1,043,000.00
PHASE 1 (8 months)	Establish 10x Homesite Leases	\$5,000.00
PHASE 2 (12 months)	Build 10x houses	\$988,000.00
PHASE 3 (2 months)	Vacate old BIA compound	-
PHASE 4 (2 months)	Demolish BIA compound	\$50,000.00

H. TIMELINE

2 years

I. Project Team

Klagetoh chapter officials, Administration, contracted companies, BIA compound residents.

Old BIA Relocation Project

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10 YEAR PLAN

LAND WITHDRAWAL	Withdraw lawn for a variety of purposes.
TOWNSHIP	Seek approval of Navajo Nation Council and Tax Commission for township status.
BIA SCHOOL COMPOUND DEMO & RENOVATION	Establish the area as a town square zone to generate revenue for further town services.
TOURIST INITIATIVE	Why does someone visit Klagetoh as a destination? What is the story of Klagetoh?
AGRICULTURE	Establish Klagetoh as a food producing town to further generate revenue and economic viability.
KLAGETOH LAKE RESTORATION	Rehabilitate Klagetoh Lake/ dam into a multi-functional retention pond, establishing the area as a destination for surrounding chapters and visitors.
OPEN SPACE & BEAUTIFICATION	Planting native plant species, amending soil, tending to the needs of the wildlife, planting pollinator plants, bee sanctuaries, and water flow.

Table 3

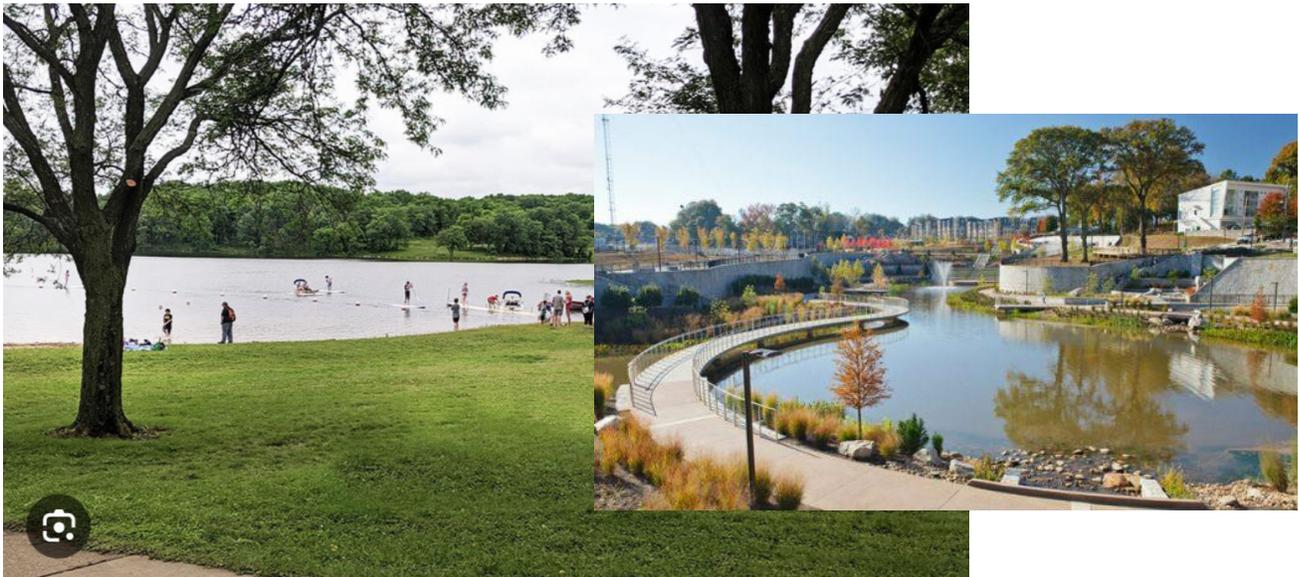
10-Year Plan

Every functioning town in the U.S has the responsibilities of the town delegated to responsible parties. Look out 10 years from 2024. An operating township for revenue generation and services provided; a town center for professional and public services; a functioning agriculture system; a livestock and meat producing facility; a wildlife and conservation group; a tourism entity. All these and more will establish a function economic ecosystem to support the development of Klagetoh and create opportunity and jobs for local residents.

The higher priority item of the 10-year plan is the land withdrawal and township infrastructure. This will support all other activities and generate income for further development.



This photo is reflective of a township environment, respective to well preserved open space and beautification.



This photo is reflective of a storm water restoration park. It highlights the potential of Klageh Lake developed into a traveling destination to support tourism and community gathering functions.

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50 YEAR PLAN

NATIVE HABIT CONSERVATION	Withdraw lawn for a variety of purposes.
NATURAL WATER PRESERVATION	Seek approval of Navajo Nation Council and Tax Commission for township status.
AFORESTATION OF NATIVE PLANT SPECIES	Establish the area as a town square zone to generate revenue for further town services.
AGRICULTURE	Why does someone visit Klagetoh as a destination? What is the story of Klagetoh?
SAFE TOWN	The safety of a town is correlated with the care and maintenance of the open space. Also, people who visit and well acquainted with each other in the town reflecting a strong community with community gatherings.
NAVAJO CULTURE	

Table 4

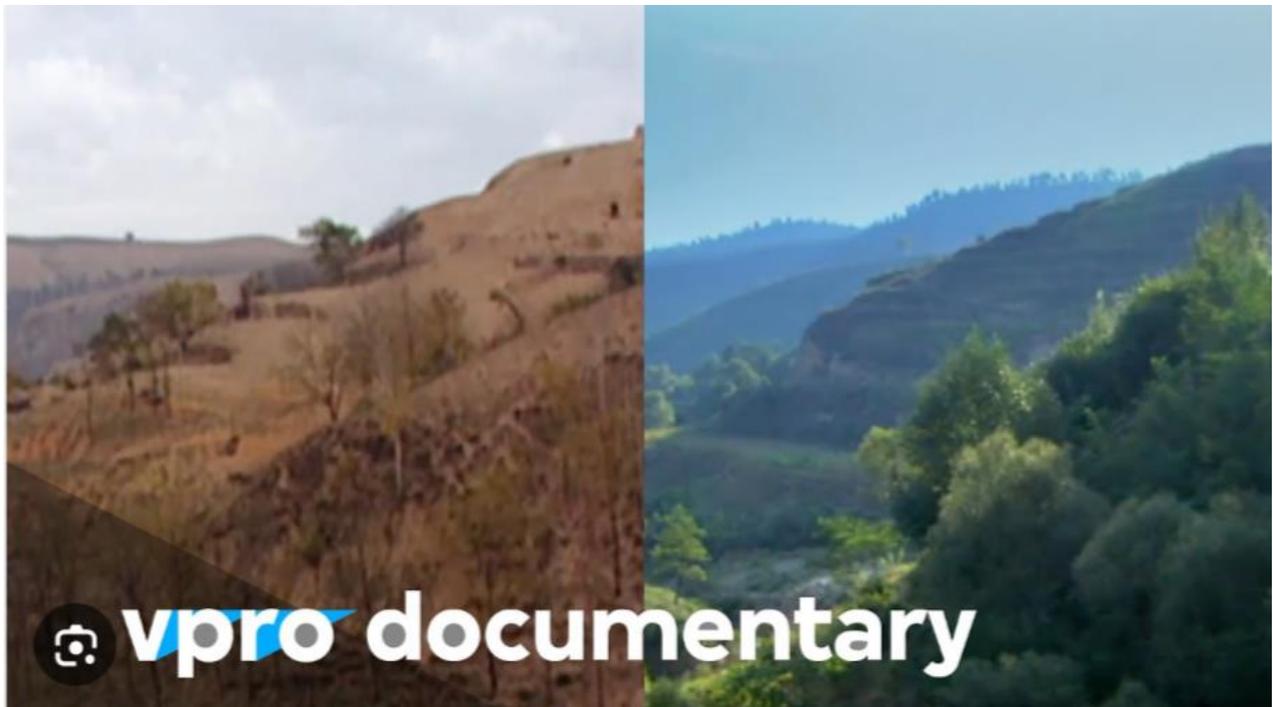
50-year plan

Navajo Nation Fundamentals of Law state that we are stewards of the land. The people of the Navajo Nation shall flourish when the land flourishes. When the land flourishes and grows abundantly, so shall the people. When the land flourishes and grows abundantly, the livestock shall eat good. All developments are inherently there to support the growth of the land for it shall remain throughout the generations.

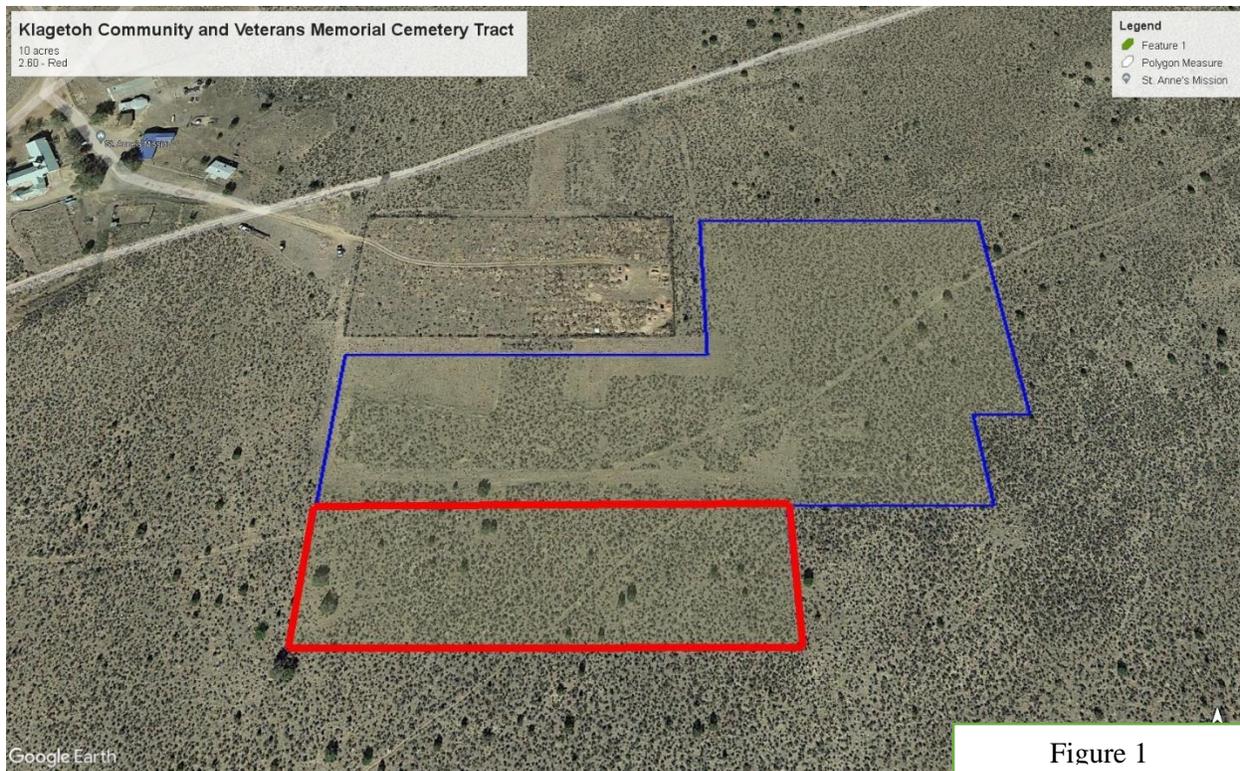
In fifty years, the people of the town wish to feel safe. The safety of the town is reflective of the care and maintenance of the open space and wildlife habitat. The safety of the town is reflective of well-acquainted neighbors and vibrant community gatherings.



This photo above shows the conversion of desert land into green flourishing lands.



This photo shows desert lands converted into flourishing forest lands.



Cemetery and Memorial Park

The Cemetery has a plan of operation and Phase 1 and Phase 2 plan. Phase one is expected to occur over a 1-2 year timeframe. This involves the expansion of the overall memorial “park” and development of surrounding cemetery amenities. Phase 2 occurs over 60 years.

Phase 1 Priority Items (1-2 year) (See Figure 2)

1. Pedestrian Gate Entrance (Small Yellow)– A central entrance into both the community and veterans section.
2. Gravel walk way (Orange) – a path that sections off the community and veteran section.
3. Fence for Veterans (Grey)– ReInstall the fence with three gate openings.
4. Display Space (Dark Blue) – West of Pedestrian gate that displays flag pole, and etc...
5. Social Zone (Pinkish Orange) – Surrounds the Flag Pole display space.
6. Sign of instructions (no color) – instructions for who to call, which side to bury, measurements, etc...
7. New Road Route (dark brown) – New road entrance from the west in alignment with display space and entrance gate.
8. Flag Pole (Dark Blue) – Inside Display Space
9. Trees (Green) – plant trees to beautify the area.

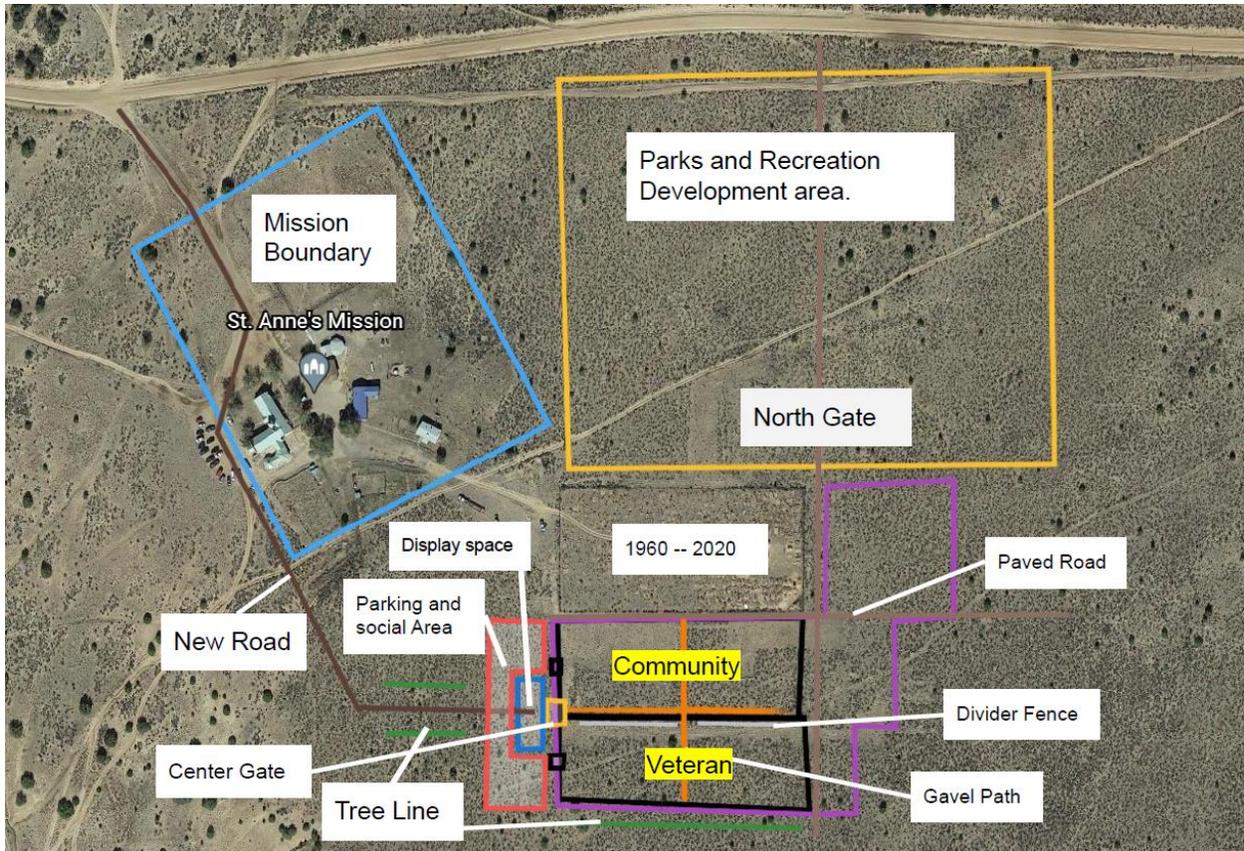


Figure 2

Phase 2 occurs over time span of 60+ years and includes a park development.

1. Land Withdrawal (Large Yellow)
2. Pave Road (Light Brown)
3. Grounds keeper Office / Cemetery Office (North of Social Zone / Parking)
4. Volleyball court (Park Space)
5. Fields (Park Space)
6. Event Space (Park Space)
7. Community Space (Park Space)
8. Ect...

List of Ideas:

- Church Fire Pit
- Improve parking area
- Improve old fencing area
- Key to Sister Monica
- Code Talker Barrel grounds / acknowledgement
- Cremation area



Conclusion

The average compensation for a land use planner is \$75,090 a year in Arizona, approximately \$36.10 an hour. The land use manual produced here in Klagetoh, Navajo Nation is a product of \$1,500 a year, \$125 per meeting, across five committee members each. In order to sufficiently provide a detailed land use manual necessary to professionally follow through with any 5-10-50-year plan, an appropriately compensated land use planner must be strongly considered at least once per year for every local chapter presidential term, which is every 4 years.

\$1,500 a year is highly unrealistic and explains why a land use plan has not been certified since 2004. If Klagetoh Chapter intends to uphold the livelihood of its registered members, then the responsibility must be delegated from solely the Klagetoh Chapter to 3rd party town partners. This 5-10-50-Year Plan provides a general strategic guideline to achieve economic viability and Navajo livelihood preservation.

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