

RESOLUTION OF THE  
RESOURCES AND DEVELOPMENT COMMITTEE  
of the 24<sup>th</sup> NAVAJO NATION COUNCIL—Fourth Year, 2022

AN ACTION

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

BE IT ENACTED:

SECTION 1. AUTHORITY

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

facilities including, but not limited to, recreation areas, schools, libraries, and other public buildings. It will also show related public utilities and services and indicate how these services are associated with future land use."

## SECTION 2. FINDINGS

- A. Aneth Chapter adopted Resolution ACJUL-22-056 APPROVING AND ADOPTING THE ANETH CHAPTER COMMUNITY LAND USE PLAN (CLUP) AND REQUESTING THE RESOURCES AND DEVELOPMENT COMMITTEE OF THE 24<sup>TH</sup> NAVAJO NATION COUNCIL TO GRANT RECERTIFICATION OF THE COMMUNITY BASED LAND USE PLAN. Resolution ACJUL-22-056 is attached as **Exhibit A**.
- B. The Aneth Chapter's Community-Based Land Use Plan is attached as **Exhibit B**.
- C. The Aneth Chapter's Community-Based Land Use Plan Vision Statement states: "Advancing our people by promoting a stronger community through comprehensive planning for an economically self-sufficient and politically self-determinate government for the present and the future." Aneth Chapter Community-Based Land Use Plan, at page 11, the Community Assessment section.
- D. The Resources Committee, predecessor of the Resources and Development Committee, approved Resolution RCD-216-99 on December 9, 1999, in which "[t]he Resources Committee of the Navajo Nation Council hereby requests that each community of the Navajo Nation designate lands for community cemeteries in accordance with Title 13, Navajo Nation Code [.]"
- E. The Aneth Chapter's Community-Based Land Use Plan map on page 105, **Exhibit B**, identifies an existing cemetery.

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

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

CERTIFICATION

I, hereby, certify that the following resolution was duly considered by the Resources and Development Committee of the 24<sup>th</sup> Navajo Nation Council at a duly called meeting at Window Rock, (Navajo Nation) Arizona, at which quorum was present and that same was passed by a vote of 4 in favor, 0 opposed, on this 5<sup>th</sup> day of October 2022.



Rickie Nez, Chairperson  
Resources and Development Committee  
Of the 24<sup>th</sup> Navajo Nation Council

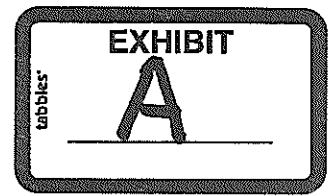
Motion: Honorable Herman M. Daniels, Jr.

Second: Honorable Mark A. Freeland

**THE ANETH CHAPTER  
ANETH, NAVAJO NATION (UTAH)**



**WESLEY JONES PRESIDENT  
ELMERSON PHILLIPS VICE PRESIDENT  
BRENDA BROWN SECRETARY/TREASURER**



**RESOLUTION OF  
THE ANETH CHAPTER**

ACJUL-22-056

**APPROVING AND ADOPTING THE ANETH CHAPTER COMMUNITY LAND USE PLAN (CLUP) AND REQUESTING THE RESOURCES AND DEVELOPMENT COMMITTEE OF THE 24<sup>TH</sup> NAVAJO NATION COUNCIL TO GRANT RECERTIFICATION OF THE COMMUNITY LAND USE PLAN**

**WHEREAS:**

1. Pursuant to Navajo Tribal Council Resolution No. CMY-23-79, the Aneth Chapter is duly certified and recognized as an official local unit of the Navajo Nation Government with all duties, responsibilities, and authorities conferred according to 26 N.N.C. § 1 *et seq.* and has the power and authority to enact plans and development goals that are in the best interest of the community and to recommend, support, and approve community related projects); and
2. The Aneth Chapter is a Local Governance Act Certified Chapter pursuant to Resources and Development Committee Resolution RDCMA-07-15; and
3. Pursuant to the Local Governance Act, the Aneth Chapter authorized and established the Aneth Chapter Community Land Use Planning Committee to oversee land use planning activities as well as to develop and implement a Community-Based Land Use Plan; and
4. The Aneth Chapter developed the Community Land Use Plan based upon results of a community assessment pursuant to 26 N.N.C. § 101(B); and
5. The Aneth Chapter community members were given the opportunity to participate in the planning process through public committee meetings and multiple public hearings; and
6. The Community Public Hearings were completed on the following dates which included a 60-day comment period:

April 28, 2022	1 <sup>st</sup> Review
May 12, 2022	2 <sup>nd</sup> Review
July 12, 2022	Final Review
7. The Aneth Chapter Community Land Use Plan (attached hereto as Exhibit A) was prepared in the best interest of the Aneth Chapter Community Members.

**NOW THEREFORE BE IT RESOLVED:**

1. The Aneth Chapter hereby approves and adopts its Community Land Use Planning Manual in accordance with the requirements of the Local Governance Act of the Navajo Nation Code.
2. The Aneth Chapter further requests the Resources and Development Committee of the 24<sup>th</sup> Navajo Nation Council to grant recertification of its Community Land Use Plan pursuant to 26 N.N.C. § 2004(D)(2).

### CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Aneth Chapter membership at a duly called meeting at which a quorum was present and that the same was passed by a vote of 4 in favor, 0 opposed, and 3 abstained on this 19<sup>th</sup> day of July 2022.

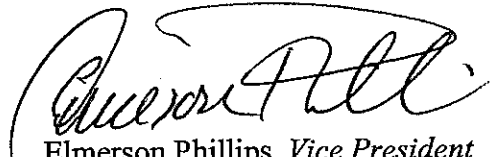
Motioned By: Elmeron Phillips

Seconded By: Hayden Lansing



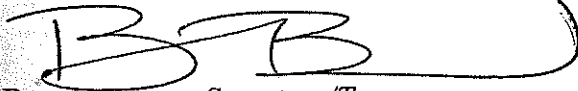
Wesley Jones, *President*

**THE ANETH CHAPTER**



Elmeron Phillips, *Vice President*

**THE ANETH CHAPTER**



Brenda Brown, *Secretary/Treasurer*

**THE ANETH CHAPTER**



# THE ANETH CHAPTER

COMPREHENSIVE COMMUNITY-BASED LAND USE PLAN



2022

The Aneth Chapter initially approved their Comprehensive Community-Based Land Use Plan in January 2004 which provides a road map and vision for the Chapter designed for future development and growth. The plan continues to be an advancing document which is to be reviewed for progress and relevancy on a regular basis.

The focus of this plan is to establish a forward-thinking vision for growth and development in our community. Upon reviewing the current situation, a strategy was recognized to indicate, 'where we want to be', a current status of 'where we are', initiatives in progress, and new initiatives.

Developing a Community Based Land Use Plan required input from various stakeholders and community members; this plan began with moderated staff and officer meetings.

These meetings included an internal analysis as well as outlined visions and opportunities for the future. The Chapter then gathered input from community members and groups through committee meetings and public hearings.

Staff and officers will continuously monitor changes in the critical groundwork of the land use plan as well as actual performance in achieving development goals. A change in critical framework or performance may prompt an adjustment or revision of the land use plan.

**THE ANETH CHAPTER**

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# Table of Contents

<b>Introduction</b>	1
Scope of Work	2
History	4
<b>Community Participation Plan</b>	
Community Education Process	6
Community Benefits of Land Use Planning	7
Individual Benefits of Land Use Planning	8
Planning Approach	8
Potential Stake Holders	9
Participation Activities	9
Media Outreach	10
Proposed Meeting Schedule	10
<b>Community Assessment</b>	
Vision and Mission Statement	11
Demographics	11
Land Use Development Issues	11
Land Status Maps	19
<b>Land Suitability Analysis</b>	
Water Resources	32
Soils	33
Slopes and Topography	35
Vegetation and Wildlife	35
Cultural Resources	37
Environmental Resources	38
Accessibility	39
Development Planning Areas	39
<b>Infrastructure Analysis</b>	
Utility Service Providers	60
Infrastructure within the Aneth Chapter	60
Infrastructure within the Six Development Areas	63
<b>Land Use Plan</b>	
General Land Use	83
Open Space/Grazing	83
Resource Protection	83
Commercial Areas	83
Scenic View Points	83
Development Planning Areas	84
Potential Development Sites	84
Aneth	84
Montezuma Creek	88



Cahone Mesa	93
McCracken Mesa	95
Diwoozhibikoooh	98
Ismay	100
Bluff	102
<b>Implementation</b>	
Undeveloped/Grazing	112
Resource Protection Buffer	112
Development Planning Areas	113
Residential	113
Commercial Areas	113
Burial Sites	114
<b>Outstanding Issues and Recommendations</b>	
Policies and Procedures	115
Development Patterns	115
Infrastructure	115
Range Management	116
<b>Appendix I</b>	
Aneth Chapter Resolution ACJUL-22-056	
<b>Appendix II</b>	
Resources & Development Committee Resolution	
<b>Appendix III</b>	
Meetings & Community Participation Activities	
<b>Appendix IV</b>	
Aneth Chapter CLUP Plan of Operation	
<b>Appendix V</b>	
Community-Based Land Use Plan Guidelines	

# **INTRODUCTION**

# Introduction

In 1998 the Tribal Council of the Navajo Nation approved Title 26, the Navajo Nation Local Governance Act (LGA), of the Navajo Nation Code. The purpose of the LGA is to recognize governance at the local level and thereby give Navajo Chapters the authority to adopt ordinances, make decisions regarding local matters, and develop land use plans to meet community needs.

By giving each Chapter local control over land and community development decisions, the Navajo Nation wishes to reduce the level of bureaucracy so that services are provided at a community level and under community control.

To receive autonomy under the LGA, the Navajo Nation Auditor General's Office recommends governance-certification for Chapters after they have fulfilled specific requirements. The Aneth Chapter is one of many Navajo Chapters that chose to pursue LGA certification which was achieved on March 30, 2015.

To administer land issues at the local level a Community-based Land Use Plan must be approved by the Resources and Development Committee (RDC) of the Navajo Nation Council. The Chapter established a Community Land Use Planning (CLUP) Committee to oversee development of a land use plan.

The CLUP Manual will consist of the following outline:

1. Scope of Work
2. Phase 1: Community Participation Plan
3. Phase 2: Community Assessment
4. Phase 3: Land Suitability Analysis
5. Phase 4: Infrastructure
6. Phase 5: Comprehensive Report

# Scope of Work

On February 21, 2002, the Transportation and Community Development Committee of the Navajo Nation Council adopted guidelines for use by Navajo Chapters in developing Community-based Land Use Plans. These guidelines are included in this report as Appendix 1.

The original Scope of Work specified that planning efforts should focus on affordable housing and coordinating related infrastructure development. However, during the course of developing the Land Use Plan previous consultant PAIKI found it prudent to go beyond the contractual scope of work and include general recommendations for designating commercial areas, locating community and public facilities, and protecting open spaces.

The process used to develop the Aneth Community-based Land Use Plan was divided into six phases, which were completed in the following order:

## **Phase 1: Community Participation Plan**

This first phase established a process by which Chapter members would be educated about the uses and benefits of land use planning, learn how the plan would be developed, and understand the importance of having Chapter-wide participation in the planning process. During this phase, a schedule for CLUP Committee meetings and community participation activities was established.

## **Phase 2: Community Assessment**

The second phase will identify the principles and vision of Aneth Chapter members that would guide local land use planning and development. Community assessments were collected on both human and physical resources within the Chapter. A variety of sources were used to collect data on demographics such as per capita income, median age, employment, population, and education attainment. Public meetings and a survey generated information on the existing status of land throughout the Chapter and an evaluation of existing and future needs within the areas of housing, grazing, agriculture, commercial development, industrial development, community facilities, and public facilities.

## **Phase 3: Land Suitability Analysis**

The CLUP Committee and Chapter officials identified specific areas within the Aneth Chapter as potential development sites. An analysis of the physical characteristics of the sites and the Chapter as a whole served to evaluate the suitability of Chapter land for development. The analysis included reviewing water resources, soils, slopes and topography, vegetation and wildlife, culturally significant areas, traditionally sensitive areas, environmentally sensitive areas, and site accessibility.

## **Phase 4: Infrastructure Analysis**

A number of infrastructure resources were identified and evaluated for the Aneth Chapter as a whole, and for each of the potential development sites: road

access, and the availability of electrical service, water, sewer, natural gas, fiber optic, and telecommunication services.

### **Phase 5: Land Use Plan**

The land use plan of the aneth chapter will establish a forward-thinking vision for growth and development in the community.

The highest and best use of land within potential development sites was determined using data gathered for the preceding phases.

There was no single factor that played a dominant role in determining recommended land uses for potential development sites. For example, physical characteristics lent some sites to a particular type of development, the location of some sites were their strongest asset, while surrounding development determined the most appropriate use for other sites.

### **Phase 6: Comprehensive Report**

The Comprehensive Report compiles the previous five phases into a single Land Use Plan for the Aneth Chapter. Additional components included in the Comprehensive Report that were not addressed in previous phases include presenting outstanding issues and concerns that were identified during the project, recommending possible means of addressing these issues and concerns, recommending implementation strategies, and suggesting governing principles for guiding future development.

# The Aneth Chapter

On March 10, 1905, Aneth was added as a Chapter of the Navajo Nation. “The construction of Glen Canyon Dam and the City of Page, Arizona led to a land exchange between the Navajo government and the United States Park Service. The City of Page land site and the eventual land which would be covered by Lake Powell were exchanged for McCracken Mesa and other land referred to as the ‘Aneth Extension’<sup>1</sup>.”

The Chapter is located in San Juan County in the south eastern corner of Utah. It encompasses 183,780 acres, although a portion north of Montezuma Creek is interspersed with Indian Allotments, State and federal land, and a small amount of private land.

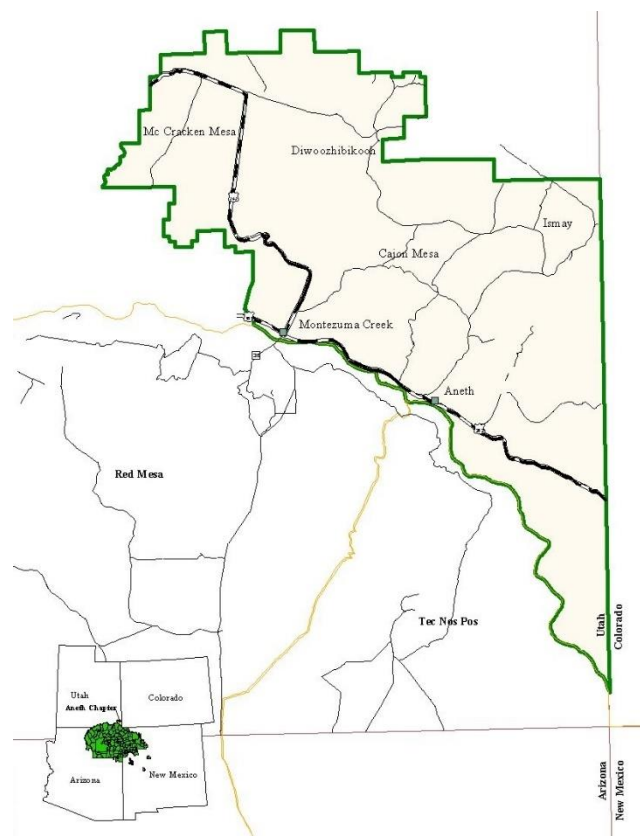
The Navajo name for Aneth, “Táábíích’íidíi” translates to “just like the devil”. The name was derived from a term which was applied to the business practices of the community’s first Anglo trader.

The communities of Aneth and Montezuma Creek lie at an elevation of approximately 4,500 feet, while Cahone and McCracken Mesas lie at an elevation of approximately 5,300 feet. The area is characterized by high elevation desert scrub and juniper woodlands.

A number of ephemeral washes drain from the surrounding mesas into the San Juan River, which is the southern border of the Aneth Chapter. Numerous springs are located throughout the area.

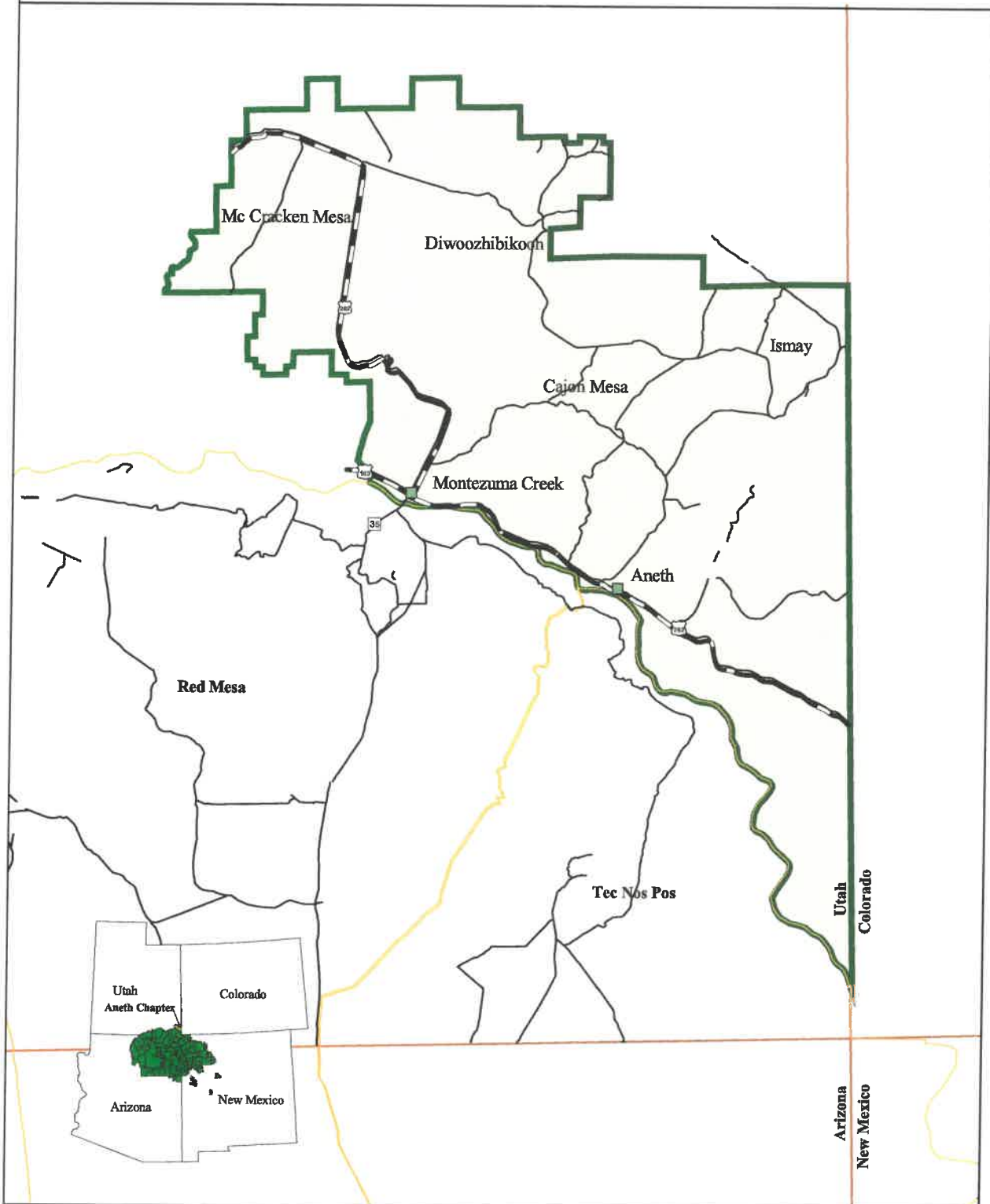
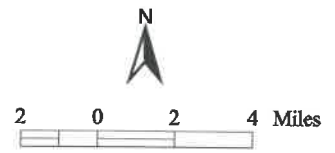
The Chapter is surrounded by several tourist attractions such as Arches National Park, Mesa Verde, Natural Bridges National Monument and Hovenweep National Monument.

The Vicinity and Location Map depicts the general location of the Aneth Chapter relative to other Navajo Nation Chapters, natural features, and state highways.



<sup>1</sup> Community Profile of the Aneth Chapter. Date unknown.

# Aneth Chapter Location and Vicinity Map



# **COMMUNITY PARTICIPATION PLAN**



# Community Participation Plan

This phase describes the process by which Chapter members shall be educated about the uses and benefits of land use planning, the approach being used to develop the Aneth Community-based Land Use Plan, and the importance of having Chapter-wide participation in developing the plan. A schedule for public meetings, CLUP Committee meetings and community participation activities is also presented such as public hearings and informational dialogue via telecommunications and in-person meetings.

## **Community Education Process**

The success of the Plan depends on active participation by informed community members. Without attending community participation activities, individuals may be uninformed about the development ideas of other Chapter members. If these uninformed individuals desire development types or patterns that directly conflict with the ideas expressed by the Aneth community, conflict and mistrust may result. Discussion and debate at community participation activities encourages community members to work together to find mutually acceptable solutions to complex issues.

*When widely divergent interests, ages, temperaments, and histories are represented from the beginning, citizens become better informed about community issues. Participants have a better chance to understand one another's concerns and appreciate the complexities of real-life community decision-making.*

- Rocky Mountain Land Institute

The CLUP Committee and Chapter Officials are responsible for educating the Aneth community about the plan. To encourage community participation, the CLUP Committee and chapter officials will offer a wide variety of opportunities for community members to participate and share their development ideas and dreams. A total of 13 meetings shall be conducted throughout the planning process. Although the CLUP Committee and Chapter Officials strive to remain flexible, this Community Participation Plan recommends eight CLUP Committee meetings, one Chapter meeting, and one community planning meeting. Each meeting is designed to answer one of three questions about the Chapter. These three questions are:

### **Where are we today?**

The CLUP Committee and community members will participate in activities that are designed to identify the current resources, trends, and issues related to community development and land use within Aneth. These meetings will take place between February 9, 2022 and May 31, 2022. Also, during this time period, Chapter Officials will complete a Community Assessment and the Land Suitability Analysis to provide an inventory of resources and identify community issues.

### **Where are we going?**

Community members will be asked to provide their vision for the community's future. In other words, Chapter members will be encouraged to look into the future and

describe their ideal community. These visioning activities will take place between February 2022, March, 2022, April, 2022 and May 2022 planning/chapter meetings and participatory work sessions. Also, during this time, Chapter Officials will work closely with the CLUP Committee to complete the Land Use Plan and the Infrastructure Analysis. The maps and information within these elements will further define how land use and development within the Chapter is being influenced, and where future development can be implemented.

### **How do we get there?**

These meetings will encourage community members to discuss an implementation strategy for the Plan. Specifically, community development projects should be identified and their development prioritized. The Comprehensive Report will follow with implementation strategies. CLUP Committee or Chapter Official will present the Comprehensive Report, to members of the Aneth Chapter at a public Chapter meeting.

The Meeting Schedule, presented in Appendix 2, outlines the three planning questions, the element of the plan that each meeting will address, the month that the meeting shall take place, the activities involved, the objectives for the activity and the participants who will be invited.

### **Community Benefits of Land Use Planning**

The root of land use planning is decision making. During the planning process, community leaders are asked to make decisions about a wide variety of development issues and the factors that influence development. Some of the issues that confront Navajo communities include unemployment, poverty, social and health problems, litter and illegal dumping, natural and cultural resource protection, and the lack of Chapter control over local development decisions. While each Chapter must address its own specific issues and priorities, land use planning assists in defining these issues and establishing priorities for resolving them.

Additional benefits to land use planning include the following:

- ◆ A consensus regarding land use and development issues. Involving more people in developing a land use plan provides the opportunity to gather important information which can be used to determine the needs, opportunities, goals, and limitations to development. Consensus also ensures that that the plan is less likely to be sabotaged during the implementation phases.
- ◆ An accurate inventory of existing natural resources. Maps will illustrate developable land, environmental issues, the location of existing infrastructure, the extent of non-Indian control over reservation land, grazing boundaries, and a variety of other data relevant to the developing the community.
- ◆ The ability to identify an appropriate use of presently vacant or undeveloped land in order to meet the future needs of the community.
- ◆ A better understanding of the impacts of land use decisions, including traffic impacts, erosion, privacy, compatible land uses, and many others.
- ◆ Criteria for evaluating development proposals.

- ◆ A sense of community that is articulated in a vision statement, and community goals and objectives for developing (or preserving) the community.

An important benefit of land use planning is that it provides a means for land and financial resources to be used in an orderly and efficient manner. Land resources are used more efficiently because each land use is designated after considering the location and supply of natural resources, existing infrastructure, potential impacts on surrounding land uses, and future needs of the community. Financial resources are used more efficiently because development is encouraged in areas that are cost effective, and infrastructure is adequately sized and suitably located.

### **Individual Benefits of Land Use Planning**

It is clear that there are many broad benefits for communities that prepare land use plans. Additionally, there are many benefits to individuals who participate in land use planning activities. These are:

- ◆ The opportunity to learn about planning, land use, and community development issues;
- ◆ A sense of personal accomplishment and ownership in the plan;
- ◆ An opportunity to discuss and debate important issues confronting the community;
- ◆ A vehicle to build trust and mutual respect among community members.

### **Planning Approach**

The Aneth Chapter is using a collaborative approach to develop a land use plan. This approach asks community members to work together to identify common issues, collect facts, share their vision for the future, and seek reasonable solutions to complex problems. Community members are asked to participate in all phases of the plan and thereby regularly attend meetings, inform others of the plan, consider the ideas and opinions of other participants, and share the responsibility of implementing the plan.

A collaborative approach is most suitable for the Aneth Chapter because:

- ◆ Land use issues are complex and affect many people;
- ◆ Many people are interested in and will be affected by the plan;
- ◆ No single agency or authority has complete control over the process or the content of the plan;
- ◆ The issues are negotiable (there is more than one answer to the complex questions raised in the process);
- ◆ Community support is vital for implementing the plan.

The remaining sections of this Community Participation Plan will identify potential stakeholders and identify different activities that can be conducted throughout the planning process. Also included are recommendations for including community members in the process through media resources, and a proposed meeting schedule for conducting community participation activities.

## **Potential Stakeholders**

It is very important to the success of the plan that all members of the community have the opportunity to participate in its development. All stakeholders in the community should be involved, thereby increasing the quality of the plan and a general understanding of the complexity of land use issues. Some of the stakeholders include the following:

- ◆ Spiritual representatives & traditional knowledge keepers;
- ◆ Federal and tribal agency staff;
- ◆ Grazing Official/Farm Board member;
- ◆ Law Enforcement;
- ◆ Health care providers;
- ◆ Regional Business Development Office;
- ◆ Teachers and students;
- ◆ Farmers and ranchers;
- ◆ Elders and children;
- ◆ Chapter officials;
- ◆ Council delegates;
- ◆ The business community;
- ◆ Community organizations.
- ◆ Permittees.

Important stakeholders in the Plan are also those individuals who are unaware of it. The CLUP Committee and Chapter Officials must search for every opportunity to inform community members about the plan and provide an environment where all stakeholders can participate.

## **Participation Activities**

There are many activities that can be conducted throughout the planning process to increase community participation. Collaborative planning requires positive interaction and communication between stakeholders. Therefore, the types of activities recommended for Aneth are those that encourage community members to work together, share their perspectives, and reach a common understanding of issues, facts, and alternatives. Some appropriate community participation activities include the following:

- ◆ Facilitated community meetings. Sometimes called “Town Halls,” community forums, or public workshops, these meetings are designed to encourage political leaders and community members to exchange ideas and issues in an open forum.
- ◆ Focus group meetings. These are designed to invite different stakeholder into the process to discuss common issues and perspectives.
- ◆ Field trips such as driving to areas within the Chapter to evaluate the landscape and discuss issues related to existing and future land use.
- ◆ Visioning activities. These are similar to facilitated community meetings and focus group meetings. However, the primary focus is to ask participants about their vision for the future of their community. The discussions at a visioning activity could evolve around particular questions, such as:

- ◊ *How would you convince a relative to move to Aneth if they have never been there?*
- ◊ *If you could return to Aneth in another 100 years, what would you like to see?*
- ◊ *What kind of community do you want your children to grow up in?*
- ◆ Community mapping activities. Community members are asked to draw images, maps, or other graphics that represent the community.
- ◆ Public Hearings. A public hearing is limited to a one-way flow of information from citizens to the hearing officials. These are similar to, but more formal than, facilitated community meetings and community members provide comments on someone else's ideas. The main purpose of a public hearing is for elected leaders to reach a decision.

### **Media Outreach**

The media is an important tool that will be used to inform the community about the proposed dates, times, and locations of public participation activities and meetings. Radio broadcasts, written announcements, and invitations during community meetings and events will be used. Schools, the Chapter House and other popular areas within the community will be targeted as locations to advertise the activities.

### **Proposed Meeting Schedule**

Several CLUP Committee meetings and community participation activities will be necessary to develop the plan. This Community Participation Plan includes a combination of meetings and presentations to educate the Aneth community about the plan, encourage community participation, and provide opportunities to present preliminary findings and recommendations to the community. Once the final plan is complete, the document will be presented to the Chapter at a public meeting, during which community approval will also be requested.

A chart of proposed meetings and community participation activities is presented in Appendix 2.

# **COMMUNITY ASSESSMENT**

# Community Assessment

The Community Assessment provides critical information on three elements. It identifies the vision of Aneth community members for local land use planning and development, it assesses social characteristics and economic conditions of the Aneth community, and it provides an inventory of existing and proposed development for selected areas within the Chapter.

The Community Assessment also identifies and describes several land use issues that affect current land use patterns and which are likely to impact the potential for future development.

Unless noted, the Census 2020 was used to collect data on per capita income, median age, employment, population, and education. This information is used to determine social and economic conditions within the Chapter and estimate future needs for residences, Health Care, commercial and industrial facilities, and community and public facilities.

To facilitate ease of analysis, the Chapter was divided into six Development Planning Areas: Cahone Mesa, McCracken Mesa, Diwoozhibikoooh, Ismay, and the communities of Aneth and Montezuma Creek.

## **Vision and Mission Statement**

### **Vision Statement**

*Advancing our people by promoting a stronger community through comprehensive planning for an economically self-sufficient and politically self-determinate government for the present and future.*

### **Mission Statement**

*Empowering our communities by providing and promoting quality public services for local planning and development, strengthening and fostering collaboration with local community, public and private organizations to ensure the growth of our communities.*

## **Demographics**

### **I. Population**

Census 2020 counted 3,595 residents of the Aneth Chapter. Of this figure, 96.46 percent are Native American/Alaska Native.

Twelve percent of the Chapter population lives in the community of Aneth, which has a population of 427. The second largest community is Montezuma Creek, which has a total population of 284. All of these individuals are Native American/Alaska Native.

To establish population projections for the Aneth Chapter, growth rates for several populations were used: Aneth Chapter, the Navajo Nation, San Juan County, and registered voters in Aneth.

**Table 1: Population and Projections**

Decade	Population
1980 <sup>2</sup>	1,641
1990	2,040
2000	2,139
2010	3,792
2020	3,595

The population of Aneth is young, with 28.90 percent below the age of 19. As this high percentage of youth grows older they will require education, housing, health care, employment, and other community services. However, the low level of employment opportunities and housing within the Chapter could reduce the impacts of this maturing age group as they seek housing and employment in surrounding urban areas such as Blanding, Cortez, Farmington, and Durango. In the absence of aggressive economic development or housing programs, the Chapter can expect many youth to move away from Aneth as they get older.

Table 2 presents the distribution of the total population according to age groups<sup>3</sup>.

**Table 2: Percent of Total Population by Age Group**

Age	People	Percent
Under 5	335	8.70%
5 to 9	423	10.99%
10 to 14	285	7.40%
15 to 19	294	7.64%
20 to 24	272	7.07%
25 to 29	331	8.60%
30 to 34	246	6.39%
35 to 39	200	5.20%
40 to 44	145	3.77%
45 to 49	132	3.43%
50 to 54	234	6.08%
55 to 59	295	7.66%
60 to 64	293	7.61%
65 to 69	138	3.59%
70 to 74	64	1.66%
75 to 79	75	1.95%
80 to 84	38	0.99%
85 & over	49	1.27%

<sup>2</sup> *Community Profile of the Aneth Chapter*. Date unknown.

<sup>3</sup> Based on a total population of 3,849 from Census 2020 Tract 9420.



Although only 18.17 percent of Chapter residents are between the ages of 35 and 54, these individuals will be retiring within the next one or two decades and will require health care, transportation, and a wide variety of community services. Consequently, the Comprehensive Land Use Plan should identify locations for future health care and transportation facilities, and establish programs for the elderly.

**II. Income**

Income statistics for Aneth residents indicate that per capita, household, and family income levels are low, while the poverty rate is high.

The average income per capita is \$14,308 for all Chapter residents, while residents of the communities of Aneth and Montezuma Creek have an average annual income of \$27,500.

Data presented in Table 3 shows that 68 percent of Aneth Chapter families earn an income of less than \$25,000; and 36 percent earn less than \$10,000 a year. Comparatively, 20 percent of Montezuma Creek households earn an income of less than \$10,000 a year.

**Table 3: Annual Family Income for the Aneth Chapter**

<b>Annual Income</b>	<b>Number of Families</b>	<b>Percent</b>
less than \$10,000	173	17.3%
\$10,000 to \$14,999	81	8.1%
\$15,000 to \$24,999	137	13.7%
\$25,000 to 34,999	99	9.9%
\$35,000 to \$49,999	127	12.7%
\$50,000 to \$74,999	155	15.5%
\$75,000 to \$99,999	78	7.8%
\$100,000 to \$149,000	97	9.7%
\$150,000 to \$199,999	51	5.1%
\$200,000 or more	3	0.3%
TOTAL	1,001	100%

**III. Employment**

The Chapter has an unemployment rate of 71 percent, with a higher unemployment rate for males, at 28 percent, than that of females, at 27 percent. The Chapter unemployment rate is greater than that of Utah at 2.2 percent, San Juan County at 7.0 percent, and the Navajo Nation at 48.04 percent. However, the Chapter unemployment rate does not take into account the 41.78 percent of Chapter residents who are over the age of 16 who do not participate in the labor force.

**IV. Education**

Men and women living within the Chapter have low education attainment. Of the females over the age of 25, 9.1 percent have no schooling. Of the males in this same age group, 12.7 percent have no schooling. However, the difference in education attainment for individuals over 25 who have graduated from high school or beyond (including equivalency), with females at 27.8 percent and males at 42.8 percent. These high school graduation rates are well below those of Utah at 88.2 percent, San Juan County at 85 percent, and the Navajo Nation at 69 percent.

School enrollment for the Aneth Chapter is presented in Table 5.

**Table 5: Type of School Enrollment**

Type of School	Number Enrolled
Nursery or Preschool	52
Kindergarten	62
Grades 1 to 8	593
Grades 9 to 12	238
College	145
Professional Degree	14
Total	1,104

**V. Housing**

Most Chapter residents live in the communities of Aneth and Montezuma Creek. Other residents live in scattered home sites or clustered housing throughout the Chapter. There are 1,296 housing units in the Chapter with an average household size of 3.85. Of the total housing units, 204 (16 percent) are vacant. There are 151 housing units in Aneth, 39 of which are vacant. Montezuma Creek has 95 housing units and a vacancy rate of 11 percent. Housing occupancy rates for the Chapter are illustrated in Chart 1.

**Chart 1: Housing Occupancy**

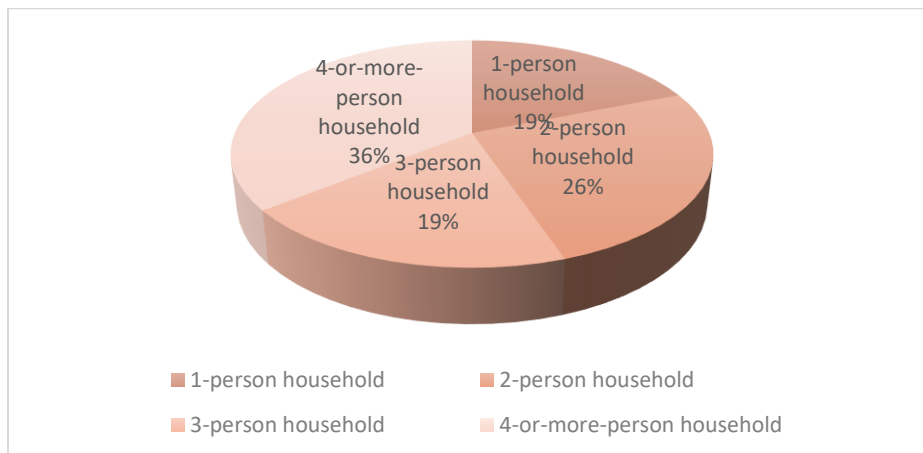


Chart 1 illustrates that 15 percent of all households have 7 or more persons. Additional housing statistics reveal a housing stock that is in need of rehabilitation or replacement, such as:

### Land Use and Development Issues

Land ownership within the Chapter consists of several private and public land owners including the Navajo Nation (Trust Land), individual Navajo allotments, the State of Utah, private non-Indian owners, mining claims, and the United States government (Bureau of Land Management and National Parks Service). Lands ownership is identified on the Land Status Map.

The Chapter has been struggling to resolve many issues that limit its development potential, including the availability of affordable housing, inadequate infrastructure and utility services, environmental impacts of the petroleum industry, range management issues, economic development, access to community services, and land conservation. During community meetings, Chapter members expressed specific development needs:

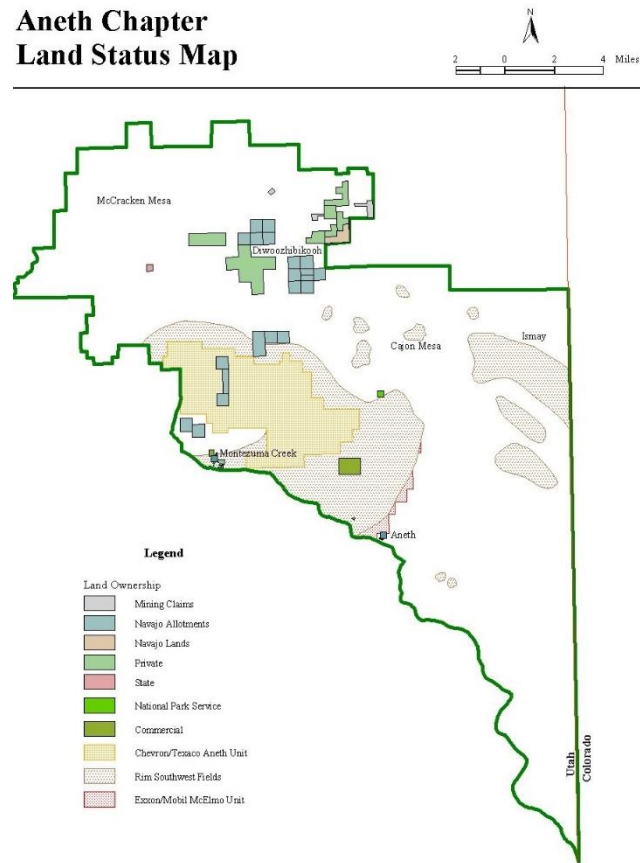
- ◆ Housing;
- ◆ Road improvement and maintenance
- ◆ Community services such as law enforcement, emergency services, and day care.
- ◆ Public facilities such as a community center, and youth recreation center.
- ◆ Business services such as a motel and a Family Dollar store.
- ◆ Water resources development.
- ◆ 24 Acre land withdrawal for Community Development which will include New Facilities.
- ◆ Infrastructure and utility improvements.

Some of these and other land use and development issues are described below in further detail.

#### i. Housing

Using the present average household size of 3.85, this indicates an estimated demand for 54 new housing units. According to Chapter representatives, there is also an existing need for 250-300 housing units. For purposes of this planning

**Aneth Chapter  
Land Status Map**



document, the demand for additional housing is assumed to be 300 units, which accounts for the existing demand as well as future needs based on population growth.

Although housing statistics reveal a high percentage of residents living in crowded housing, there is also a very high housing vacancy rate. The Chapter has established housing as a top priority for future development, and during a community meeting many residents expressed the need for additional housing. Specifically, community residents desire the following:

- ◆ Residences for the elderly;
- ◆ More scattered housing;
- ◆ Utility services to remote residences;
- ◆ Backup system for drinking water;
- ◆ Road improvements to residents;
- ◆ Housing renovations.
- ◆ Adequate Emergency Services (Ambulance, Law Enforcement)

## ii. **Petroleum Industry**

The Aneth oil field is one of the largest in the lower forty-eight states<sup>4</sup>. The Chapter has an extensive coverage of oil wells, distribution and collection lines, and access roads. Oil and gas enterprises within the Chapter include Nation Oil and Gas and Elk Petroleum.

The oil and gas industry has drawn attention from environmentalists concerned with the industry's impacts to air and water quality, range land, wildlife habitat, and archeological resources. For example, the Cahone Canyon Group of the Hovenweep National Monument is threatened by the Aneth oil fields. In one incident in 1991, a valve malfunctioned and 4,000-5,000 gallons of oil flowed onto Cahone Mesa. The National Park Service is monitoring the plant and animal communities at the site<sup>5</sup>. Surface disturbance from access roads is also an environmental concern.

## iii. **Range Management**

Perhaps the greatest threat to grazing and agriculture is the drought that has devastated range land throughout the Navajo Reservation. In response to the drought, Chapter members have expressed an interest in a grazing rotation program to protect forage, increase the productivity of range land, and provide for livestock health.

## iv. **Economic Development**

With an overall unemployment rate of 71 percent, it is clear that economic development is needed to provide employment and income to Chapter residents. A community-wide survey was completed as part of the Montezuma Creek Commercial Center Feasibility Study. Survey responses clearly indicate the

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<sup>4</sup> *Montezuma Creek Commercial Center Feasibility Study*. David N. Sloan & Associates. September 1999. p. 1.

<sup>5</sup> National Park Service. Hovenweep National Monument information pamphlet. Date unknown.

following types of business development projects and services desired by Chapter residents:

- ◆ Grocery store;
- ◆ Department store;
- ◆ Clothing store;
- ◆ Car wash;
- ◆ Laundromat;
- ◆ Fast food restaurant;
- ◆ Auto repair shop;
- ◆ Consignment store/flea market;
- ◆ Restaurant;
- ◆ Gas station;
- ◆ Hardware store;
- ◆ Feed store;
- ◆ Auto Parts store;
- ◆ Family Dollar Store;
- ◆ Motel;
- ◆ New Post Office.

**v. Community Services**

The Utah Navajo Trust Fund provides a variety of community services to Chapter residents and other Navajo residents of Utah. These services include higher education scholarships, the San Juan Endowment Fund (education scholarships), college work study programs, vocational-technical support programs, student enrichment programs, and the outstanding senior award program. Several other programs are administered at the Chapter level and include housing, water development, power/electrical wiring, and an equipment purchase and repair program. Special projects sponsored by the Utah Navajo Trust Fund.

Additional community services are available in nearby communities. The Shiprock District of the Navajo Nation Police Department provides police services from Shiprock, New Mexico. Medical services are available at the Utah Navajo Health System in Montezuma Creek, the San Juan Hospital in Monticello and the Northern Navajo Medical Center in Shiprock. The Teec Nos Pos Chapter also offers medical services at the Four Corners Regional Medical Center in Red Mesa, Arizona. Other medical clinics are located in Cortez, CO and Blanding, UT<sup>6</sup>.

Many of the elderly are moving away from the Reservation to urban areas. Consequently, these elderly are living without the support of their families and younger generations are growing up without the benefit of cultural education. In response to this trend, the Chapter is entertaining a proposal for a multi-purpose elderly facility that provides inter-generational education and recreation programs. The facility is planned to include cultural education, farming, and art activities. Health care services provided at the facility are anticipated to include home health care, assisted living, physical therapy, and a 20-bed nursing home.

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<sup>6</sup> *Community Profile of the Aneth Chapter*. Date unknown.

The Chapter is considering a feasibility study to identify the potential demand, location, and cost for this facility.

Respondents to the Montezuma Creek Commercial Center Feasibility Study survey expressed a need for a day care facility and gymnasium. During a community meeting, many residents expressed the need for additional community services and public facilities, such as:

- ◆ Dine College;
- ◆ Public library;
- ◆ Recreation/Wellness Center
- ◆ Visiting Center
- ◆ Waste transfer station;
- ◆ Animal control and veterinarian office;
- ◆ New Chapter house;
- ◆ Community Cemetery
- ◆ Job training center;
- ◆ New Pre-school;
- ◆ New Veteran Building;
- ◆ New Senior Citizen Building;
- ◆ Nursing Homes;
- ◆ Water Purification facility.
- ◆ Navajo Nation District Court
- ◆ Warehouse/Shelter
- ◆ Montezuma Creek Multi-Purpose Facility

**vi. Land Conservation**

A portion of the San Juan River basin lies within the Aneth Chapter, and several ephemeral washes feed into the San Juan River. Chapter members have expressed the need to protect these natural resources from inappropriate development. There are various locations with historic, scenic, environmental or recreational value should be protected under an open space or conservation land use, which would allow limited development activity. The Chapter is interested in taking appropriate measures to protect culturally significant sites. Potential sites with cultural significant include:

- ◆ Ceremonial spaces;
- ◆ Offering areas;
- ◆ Herb gathering areas;
- ◆ Sweat lodges;
- ◆ Burial sites;
- ◆ Mission buildings;
- ◆ Anasazi sites.

The Cahone Canyon Group of the Hovenweep National Monument is located within the Chapter and is open to the public. This site is a hamlet of Pueblos that

were inhabited during the Pueblo III period (A.D. 1100-1300). The ruins are situated at the southern end of Cahone Mesa at the head of Allen Canyon.

### **Land Status Maps**

The Land Status Map illustrates current land use, existing and proposed land withdrawals, and other political, historical, and natural features that will guide future development of the Chapter. Land Status Maps are provided for the Chapter as a whole, and for each of the six development planning areas. Below is an outline and description of the existing and proposed development within each area.

#### **i. Aneth**

A considerable number of community services and public facilities are located in the community of Aneth. Education institutions include Aneth Community School, and Diné College. A post office is located within the Red Mesa Express convenience store. Other facilities include the Chapter House, Navajo Nation Land Administration, Aneth Judicial District Courthouse and Navajo Nation Minerals Department.

Religious institutions include the Navajo Bible Church, Terenbinith Church, Dwiizhibikoh Church, Church of God on Cahone Mesa, Chapel Hill Church, Aneth Spirit-Filled Church, Miracle Valley Church.

Recreational facilities include a ball field located north east of the Aneth subdivision also one in Montezuma Creek.

The Chapter rents heavy equipment to Chapter residents, and the equipment will be stored in the newly built warehouse/shelter within the Chapter Compound.

The Chapter is interested in developing a new Chapter house located north east of highway 162 of existing structure. 24 Acres land withdrawal for governmental and public facilities are being planned in three phases. A new Head Start facility is also being considered.

Existing housing includes three subdivisions and employee housing for employees at the Aneth Community school and San Juan School District. Seven new homes are currently being constructed north of the Aneth subdivision, which lies on north side of Highway 162 and east of County Road 402.

The Chapter has developed a multi-purpose community center with recreation amenities that include a park, ball field and a sand volleyball court. The site is on the north side of Highway 162.

Commercial enterprises in the vicinity of Aneth include the Red Mesa Express convenience store and gas station

A small cemetery is located north of Highway 162 and east of the Aneth Chapter House.

Open grazing styled cattle ranching takes place throughout the Aneth vicinity.

**ii. Montezuma Creek**

Residential development within Montezuma Creek includes housing for employees of San Juan School District, two subdivisions, and several scattered home sites.

Commercial enterprises include the following:

- ◆ Red Mesa Express;
- ◆ Family Dollar
- ◆ U.S. Post Office
- ◆ Laundromat
- ◆ Construction contractors:
  - ◇ Lansing,
  - ◇ Maryboy,
  - ◇ *Montezuma Well Service,*
  - ◇ *Millennium Oilfield Services,*
  - ◇ *JR Construction.*

The sewing factory located on the northeast corner of the intersection of Highways 262 and 162 is vacant. However, the Chapter hopes to find a tenant in the near future. The Chapter is also planning to develop of a truck stop, a 12,000 square foot shopping center, a grocery store, car wash, and Laundromat. These projects are planned to be located at the northwest corner of the intersection of Highways 262 and 162.

The Greater Aneth Oil Field of Elk Petroleum Company is located north of Montezuma Creek, and Navajo Nation Oil & Gas owns and operates pipelines at the Running Horse facility.

Montezuma Creek is also the home to several community services and public facilities, which include:

- ◆ Montezuma Creek Community Health Care Center.
- ◆ Montezuma Creek Multipurpose facility.
- ◆ White Horse High School, with football and soft ball fields;
- ◆ United States Post Office;
- ◆ Montezuma Creek Elementary School, with a school bus maintenance facility;
- ◆ Montezuma Creek Elementary School Gymnasium
- ◆ San Juan County Fire Station;
- ◆ UNHS EMS/Ambulance Facility;
- ◆ Montezuma Creek Professional Plaza;
- ◆ Montezuma Creek Day Care Center;
- ◆ Montezuma Creek Annex Building (old clinic).



Religious institutions include the LDS Church, Cavalry Baptist Church, and Church of Christ, Episcopalian Church all of which are located along Highway 162.

An abandoned air strip is located on the southwest corner of the intersection of Highways 262 and 162.

Irrigated agriculture is limited to an area along the banks of the San Juan River. However, Chapter residents have expressed an interest in expanding irrigated agriculture.

Open grazing styled cattle ranching takes place throughout the Montezuma Creek vicinity.

**iii. Cahone Mesa**

Residential development in Cahone Mesa consists of scattered single housing units, and small clusters of housing which are generally occupied by members of an extended family group.

The most significant archaeological resource in the area is the Cahone Canyon Group of Hovenweep National Monument.

The only commercial development is the northern portions of the Greater Aneth Oil Field, which stretched into the southern portions of the Cahone Mesa area. Also Navajo Nation Oil & Gas has several well locations on Cahone mesa.

Open grazing styled cattle ranching takes place throughout Cahone Mesa.

**VI. McCracken Mesa**

Land ownership on McCracken Mesa includes Navajo allotments, private interests, and state land.

Residential development consists entirely of scattered single housing units and small clusters of housing. Recently completed housing improvement projects include the McCracken Mesa bathroom addition (25 units) and an IHS water line project.

Open grazing styled cattle ranching takes place throughout McCracken Mesa. Include Fenced in area (Salinity Project).

**VII. Diwoozhibikoooh**

Land ownership in the Diwoozhibikoooh vicinity is characterized by fragmented tribal land, mining claims, tribal allotments, and private land owners.

As with the other rural areas of the Aneth Chapter, residents live in scattered single housing units, and small clusters of housing.

An auto repair shop is located immediately north of Diwoozhibikoooh. The owner is planning to develop a gas station at the same location.

The only religious institution in the area is the Full Gospel Church of the United Methodist Church, which is located on Navajo Route 401.

Open grazing styled cattle ranching takes place throughout the Diwoozhibikoooh area.

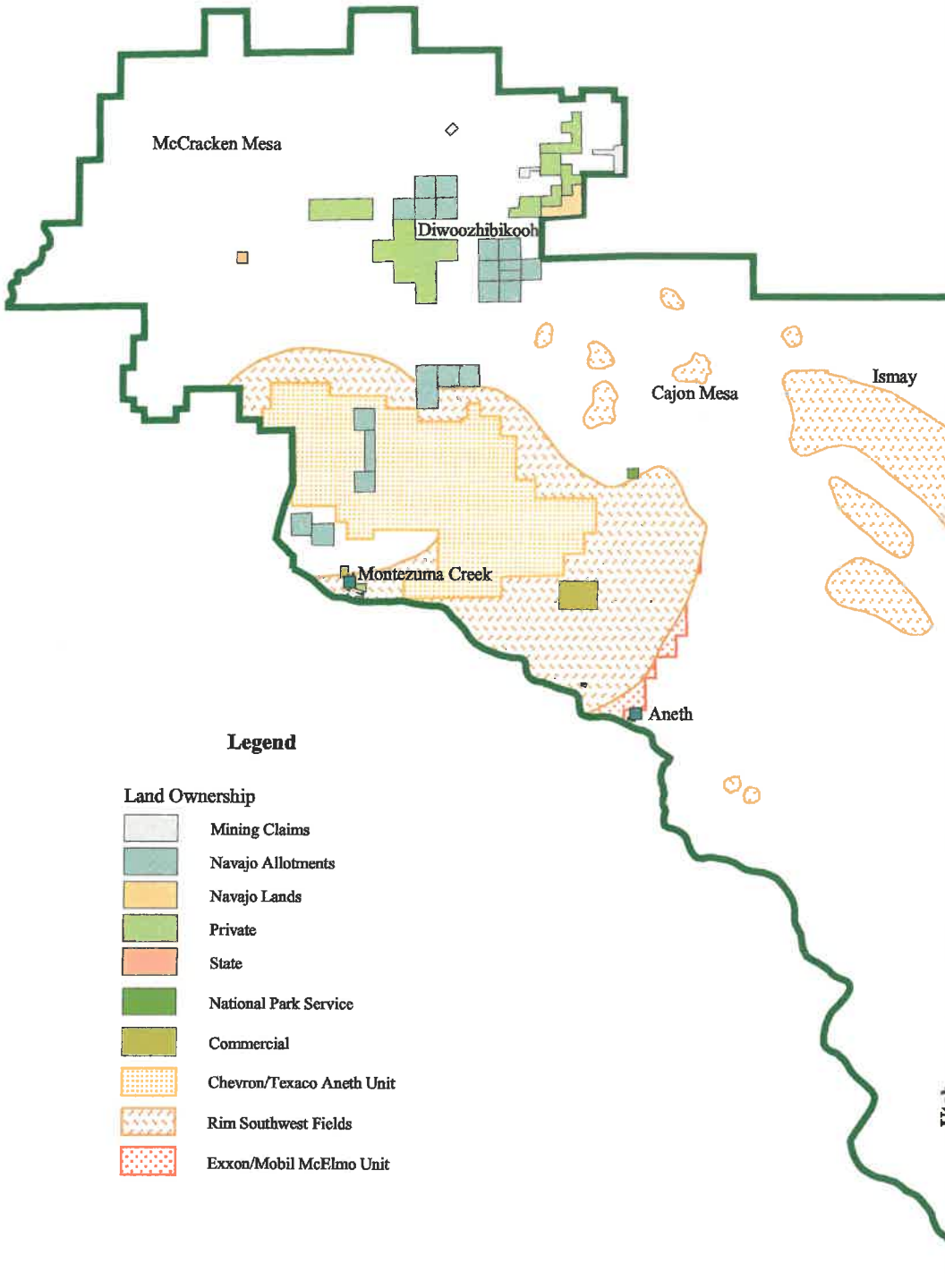
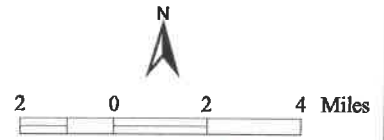
**VIII. Ismay**

Residential development in the Ismay area is characterized by scattered single housing units and small clusters of housing.

Oil wells and drill holes associated with the Ismay Oil Field are scattered across the landscape.

The only customary use area within the Chapter is located in the Ismay area. Cattle ranching practiced outside the customary use area takes place as open grazing.

# Aneth Chapter Land Status Map



## Legend

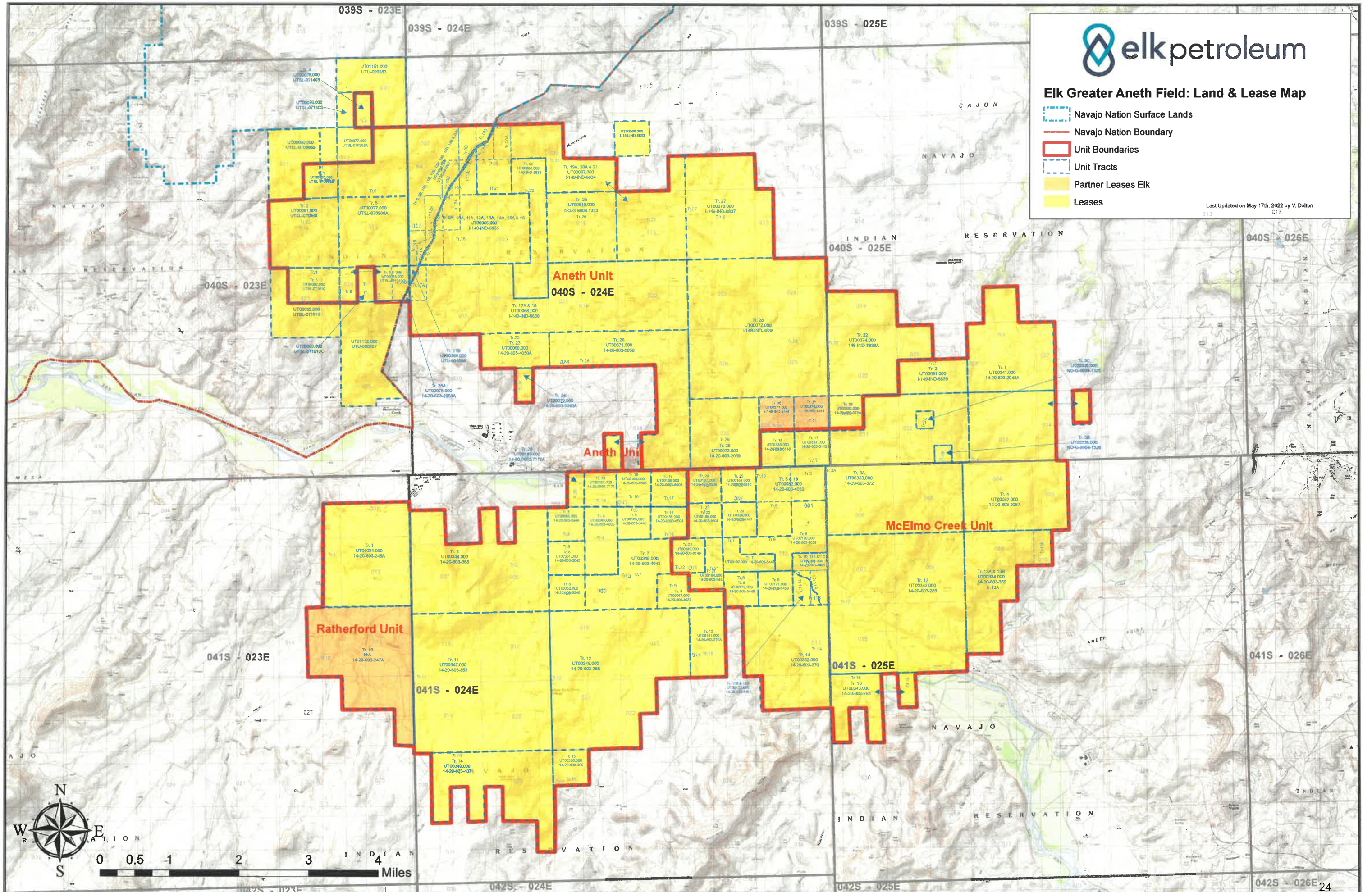
Land Ownership	
	Mining Claims
	Navajo Allotments
	Navajo Lands
	Private
	State
	National Park Service
	Commercial
	Chevron/Texaco Aneth Unit
	Rim Southwest Fields
	Exxon/Mobil McElmo Unit



### Elk Greater Aneth Field: Land & Lease Map

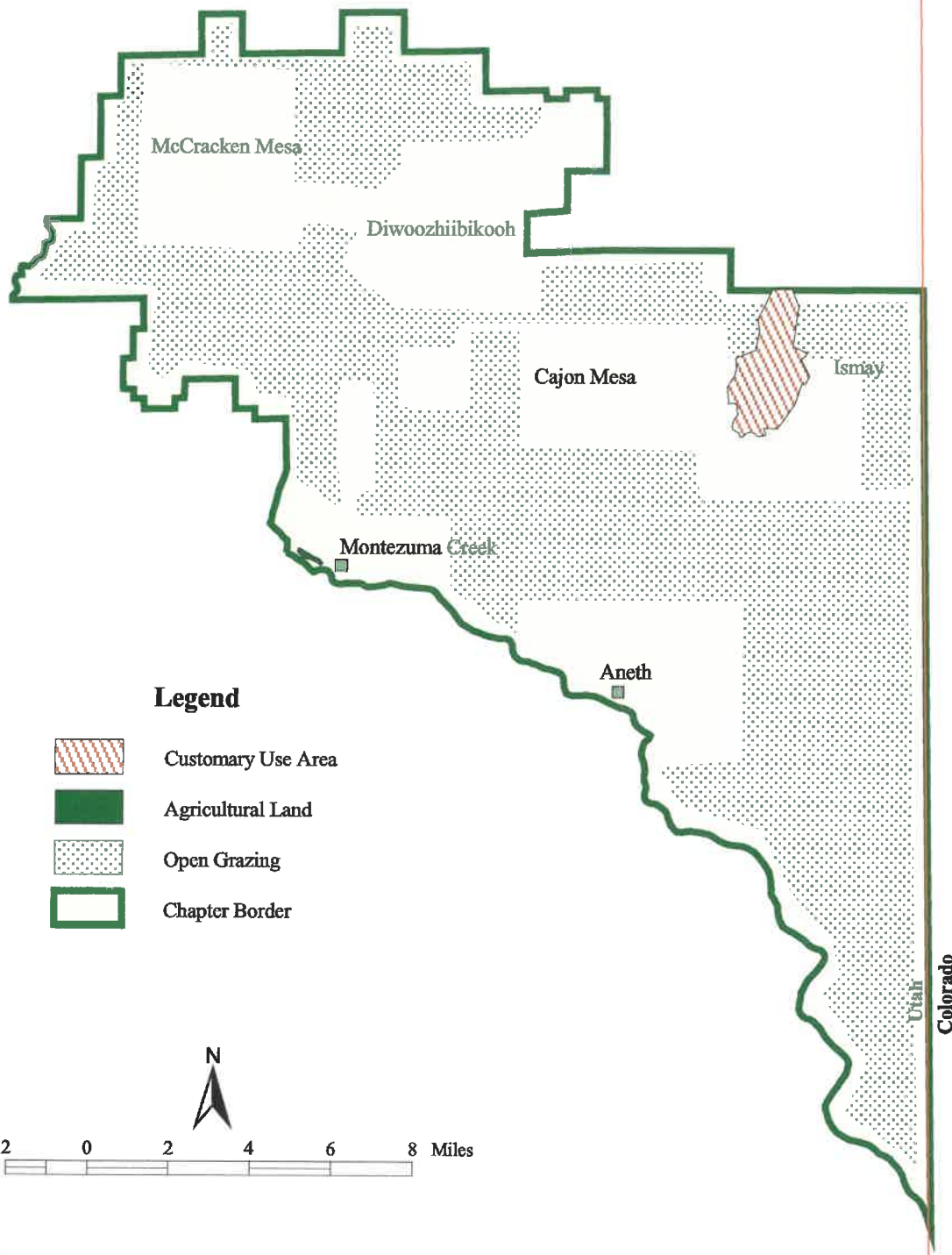
- Navajo Nation Surface Lands
- Navajo Nation Boundary
- Unit Boundaries
- Unit Tracts
- Partner Leases Elk
- Leases

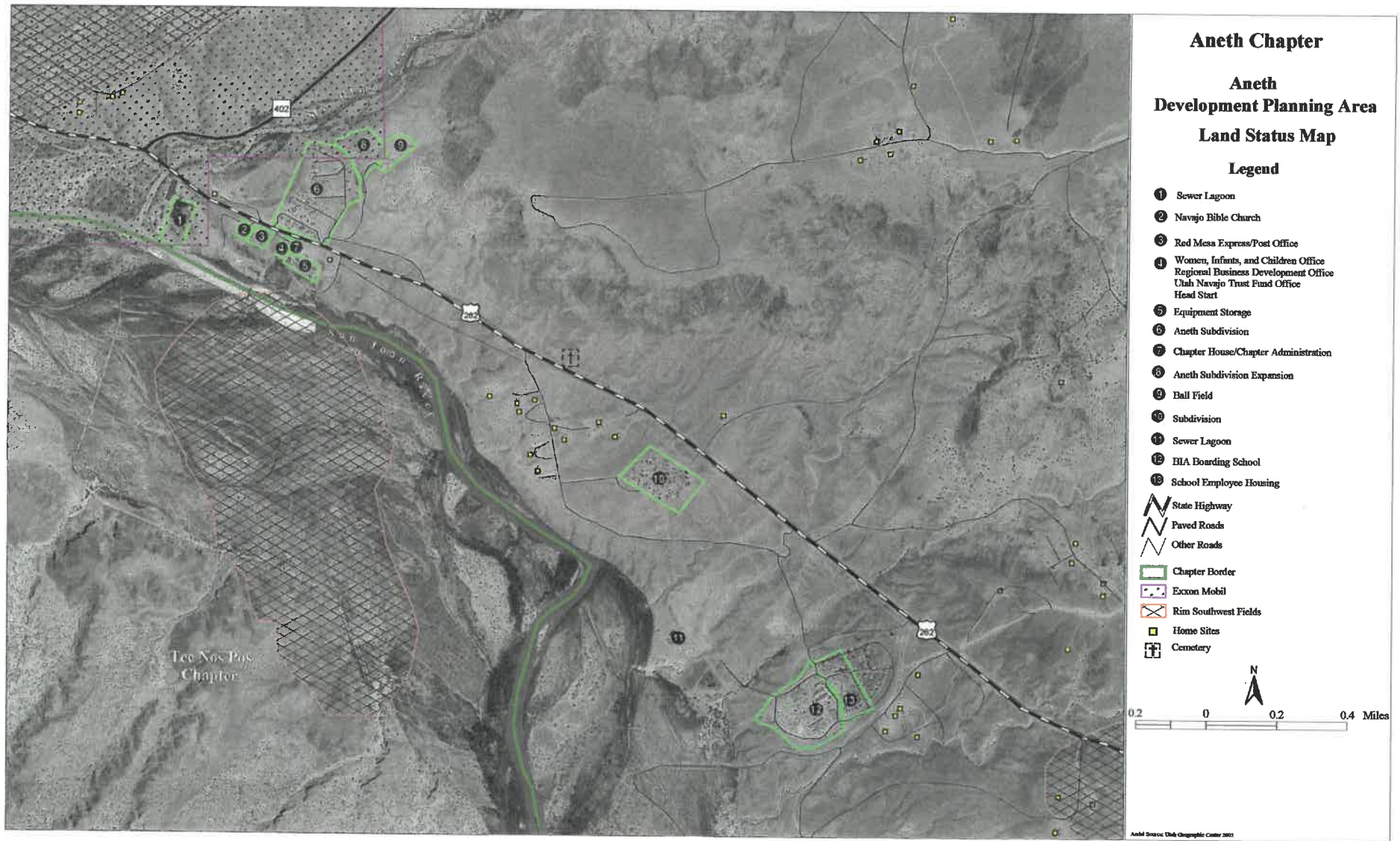
Last Updated on May 17th, 2022 by V. Dalton  
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# Aneth Chapter Range Management and Agricultural Land Use





## Aneth Chapter

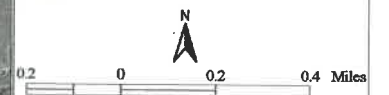
### Aneth Development Planning Area Land Status Map

#### Legend

- ① Sewer Lagoon
- ② Navajo Bible Church
- ③ Red Mesa Express/Post Office
- ④ Women, Infants, and Children Office  
Regional Business Development Office  
Utah Navajo Trust Fund Office  
Head Start
- ⑤ Equipment Storage
- ⑥ Aneth Subdivision
- ⑦ Chapter House/Chapter Administration
- ⑧ Aneth Subdivision Expansion
- ⑨ Ball Field
- ⑩ Subdivision
- ⑪ Sewer Lagoon
- ⑫ BIA Boarding School
- ⑬ School Employee Housing

- ⚡ State Highway
- ▬ Paved Roads
- ▬ Other Roads

- ▭ Chapter Border
- ⊠ Exxon Mobil
- ⊠ Rim Southwest Fields
- Home Sites
- ⊠ Cemetery



Aerial Source: Utah Geographic Center 2002

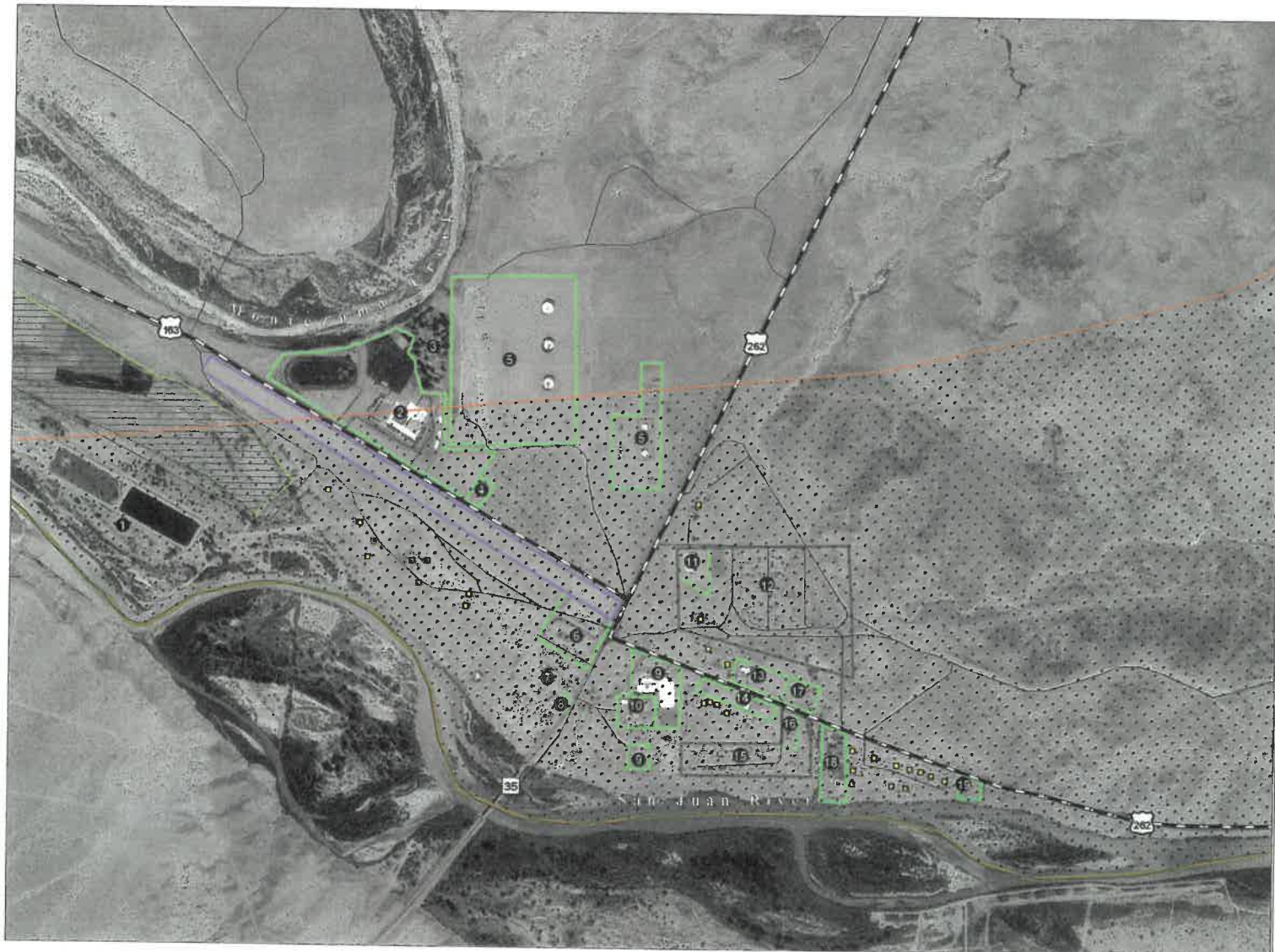
# Aneth Chapter

## Montezuma Creek Development Planning Area

### Land Status Map

#### Legend

- ① Sewer Lagoon
- ② White Horse High School and Sport Facility
- ③ School Employee Housing
- ④ Montezuma Creek Swimming Pool
- ⑤ Questar Petroleum Facility
- ⑥ Petroleum Industry Storage Facility
- ⑦ Trailer Park
- ⑧ Post Office and Texaco Gas Station
- ⑨ Montezuma Creek Elementary School
- ⑩ Fire and Emergency Response Center
- ⑪ Vacant Industrial Facility
- ⑫ Subdivision
- ⑬ Calvary Baptist Church/Benco Foods
- ⑭ Red Mesa Express and Jean's Cafe
- ⑮ Subdivision
- ⑯ Montezuma Creek Medical Center
- ⑰ Montezuma Creek Well Service
- ⑱ Church of Jesus Christ of Latter Day Saints
- ⑲ Office of Workforce Development
- ▭ RIM Southwest Fields
- ▭ State Land
- ▭ Montezuma Creek Air Strip
- ▭ Chapter Border
- ▭ Agriculture
- ▭ State Highway
- ▭ Other Roads
- ▭ Home Sites



Aerial Source: Utah Geographic Center 2001









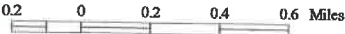
**Aneth Chapter**

**Cajon Mesa  
Development Planning Area**

**Land Status Map**

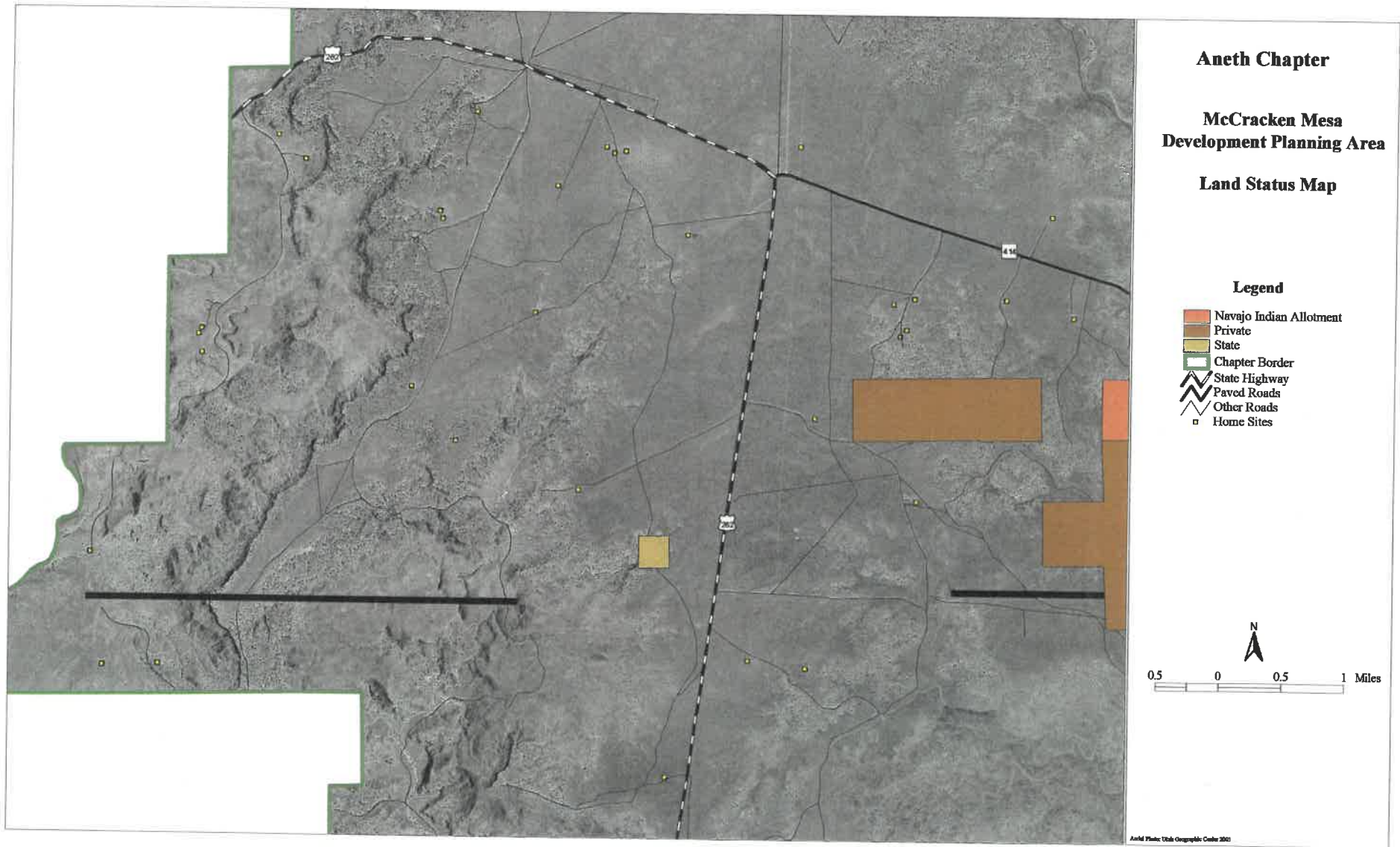
**Legend**

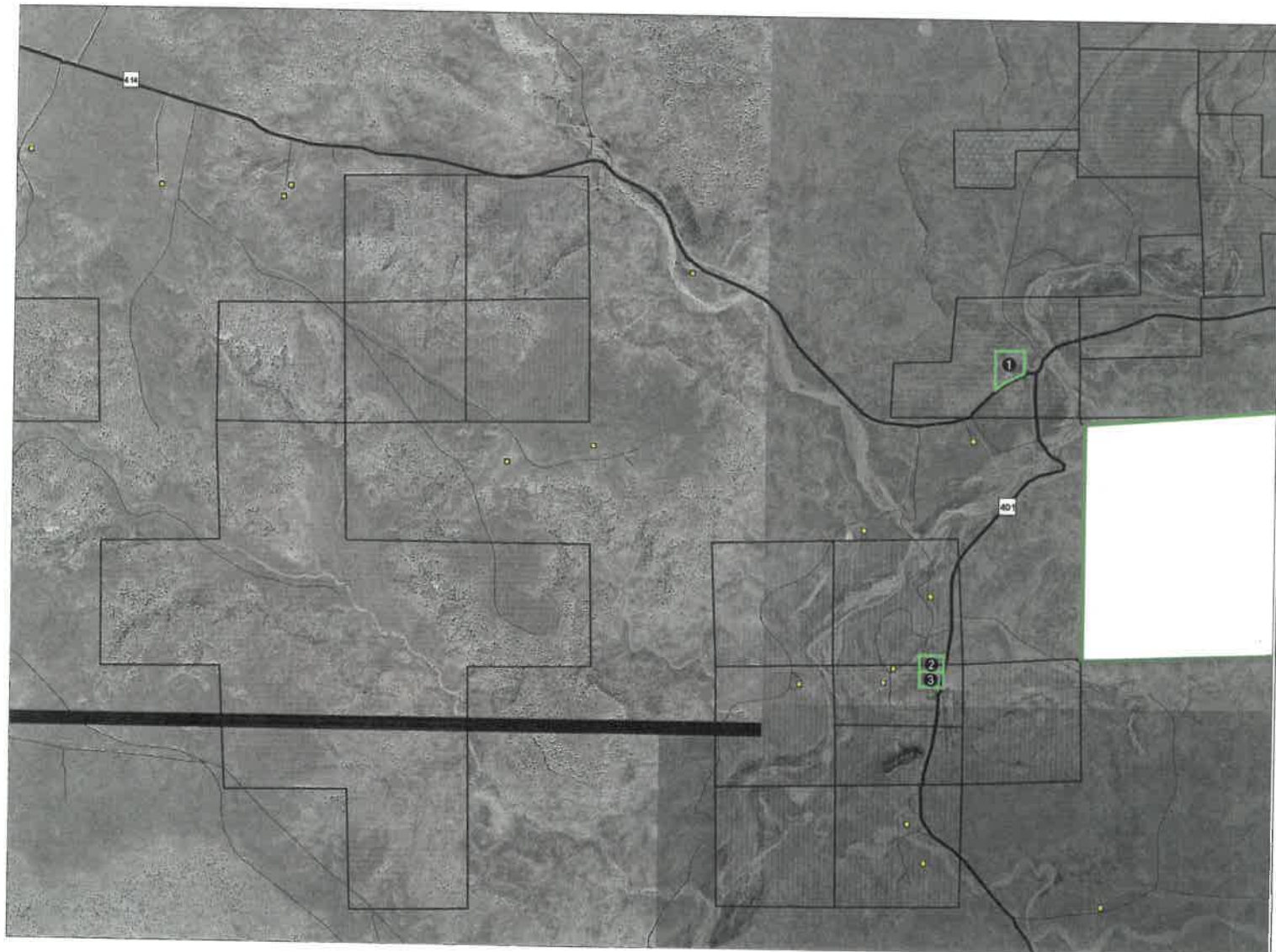
-  Paved Roads
-  Other Roads
-  Exxon Mobil McElmo Unit
-  National Park Service
-  RIM Southwest Fields
-  Home Sites



Aerial Source: Data Geographic Center 2001







**Aneth Chapter**  
**Diwoozhibikoooh**  
**Development Planning Area**  
**Land Status Map**

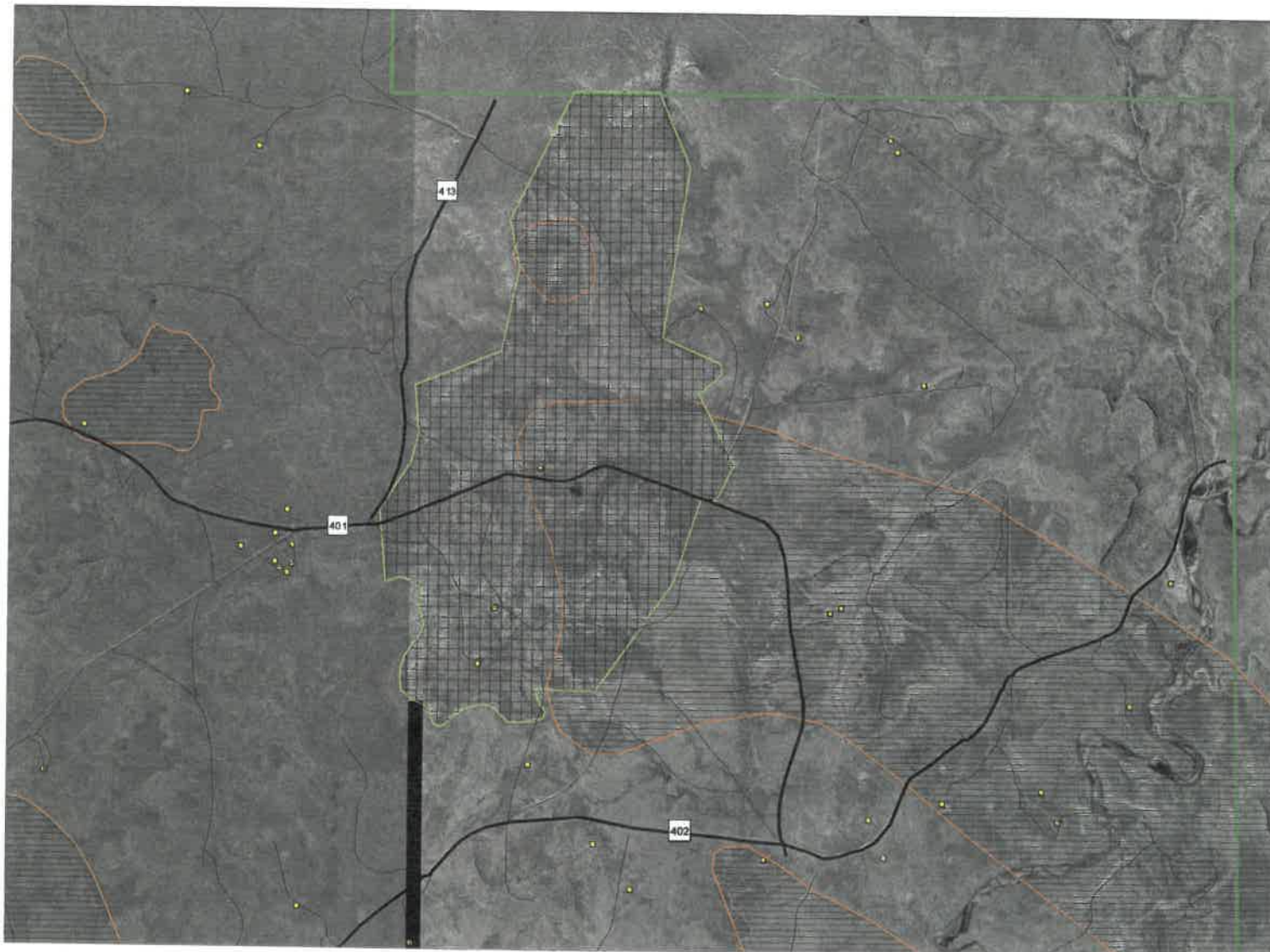
**Legend**

- ① Hatch Trading Post
- ② Auto Repair Shop
- ③ Full Gospel Church of the United Methodist Church
- ⚡ Paved Roads
- ⚡ Other Roads
- ▨ Private Land
- ▨ Navajo Allotments
- ▨ Mining Claims
- ▭ Chapter Border
- Home Sites

N







0.3 0 0.3 0.6 Miles

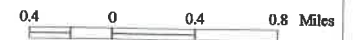
Aerial Source: Earth Geographic Center 2005



**Aneth Chapter**  
**Ismay**  
**Development Planning Area**  
**Land Status Map**

**Legend**

-  Paved Roads
-  Other Roads
-  Customary Use Area
-  RIM Southwest Fields
-  Chapter Border
-  Home Sites



Aneth Chapter Utah Geographic Center 2003

# **LAND SUITABILITY ANALYSIS**

# Land Suitability Analysis

The land suitability analysis identifies areas that are physically suitable for development. Analysis of the Chapter as a whole, and the six development planning areas includes an inventory and analysis of natural and cultural resources that affect land use decisions within the Chapter: water resources, soils, slopes and topography, vegetation and wildlife, culturally significant areas, traditionally sensitive areas, environmentally sensitive areas, and accessibility.

Land Suitability Maps illustrate the overall development potential of the Chapter as well as the seven development planning areas. Topographic quadrangle maps produced by the United States Geological Survey (USGS) are used to illustrate topography and slopes. *Note: The Aneth CLUP Committee requested that specific sites with cultural significance or archeological not be mapped in order to protect the privacy of Navajo cultural resources.*

## **Water Resources**

Water resources of the Navajo Nation include rivers, washes, and aquifers.

Water issues are managed by the Water Management Branch of the Department of Water Resources which is under the Division of Natural Resources.

All water resources within the Navajo Nation are under the jurisdiction of the Navajo Nation Water Code and are subject to the water management practices of the Navajo Nation. The Navajo Nation has enacted the Navajo Nation Clean Water Act, Water Quality Standards, and the Discharge Elimination System to protect the quality of water resources on the reservation. The Navajo Water Code prohibits any development within a half mile of a well or windmill.

Aneth is located in the San Juan River Basin. The San Juan River is a tributary of the Colorado River.

“The average undepleted flow of the San Juan River below Shiprock, New Mexico is approximately 1.7 million acre-feet per year and the average gage flow is approximately 1.3 million acre-feet.”<sup>7</sup>

Water rights of the San Juan have not been quantified. “By any standard, the Navajo Nation retains the paramount, but not yet fully quantified water right in the San Juan River. This unquantified right has cast a cloud over Indian and non-Indian development in the basin.”<sup>9</sup>

Three aquifers provide water for wells and springs throughout the Navajo Reservation: the Coconino (C), Navajo (N), and Dakota (D) aquifers. They are all composed of permeable sedimentary rock (mainly sandstone) and the quality of water within each aquifer varies greatly within their structures. In the deeper portions of the groundwater basins, water is

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<sup>7</sup> *Avoiding a Train Wreck in the San Juan River Basin.* John W. Leeper. Navajo Nation Department of Water Resources. Date unknown.

generally too saline for consumption by humans or livestock. The highest quality water is generally found in the N-aquifer.

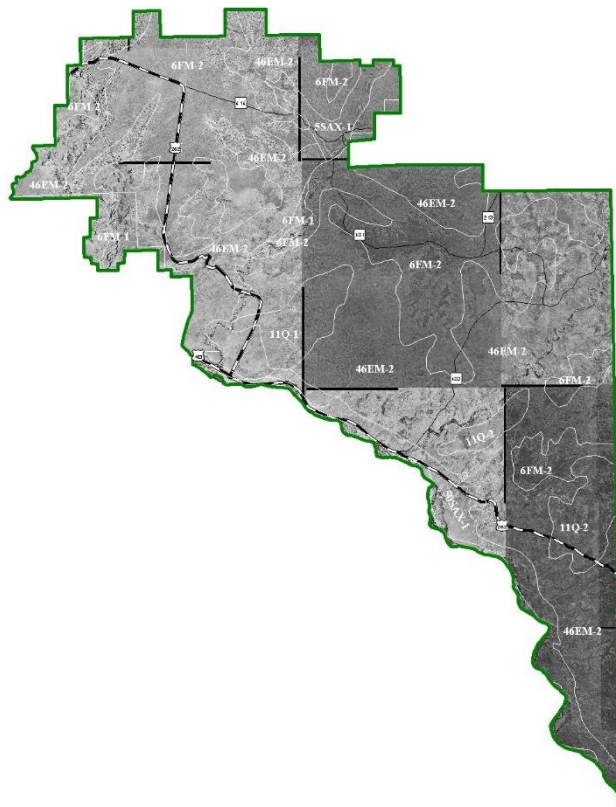
Aneth is primarily located on Jurassic age sedimentary rocks capped by Cretaceous age sedimentary rocks on the mesas. Aquifers are located at various depths, the Alluvial Aquifer is the shallowest, consists primarily of fine permeable materials such as silt and sand, along with interbedded cobbles.

Water resources for the Aneth Chapter are presented on the Water Resources Map.

## Soils

The soil data illustrated in the Soils Maps was developed as part of a reservation-wide study of soil conditions and water resources conducted by Morrison Maierle, Inc. in February 1981. Soil Map 1 and Soil Map 2 identify the soil units for the entire Chapter.

Soils 1 Map (below) depicts soil classifications by climate code, which includes average annual precipitation, elevation, and vegetation type. Map 2 depicts soil classifications by slope group and erosion class. The soils data depicted in Maps 1 and 2 are described below.



The number and letters before the dash (-) represent the physical profile units and parent material codes for the soil. The number after the dash (-) represents the climate zone code. While only the climate zone data is described below, the physical profile and parent material codes can be found in the Morrison Maierle study.

### 11Q-1

- ◆ Receives between five and eight inches of precipitation per year;
- ◆ Found at elevations of less than 5,000 feet;
- ◆ Vegetation includes semi-desert grasslands.

### 11Q-2

- ◆ Receives between eight and 12 inches of precipitation per year;
- ◆ Found at elevations between 5,500 and 6,400 feet;
- ◆ Vegetation includes mixed grasslands.

### 46EM-2

- ◆ Receives between eight and 12 inches of precipitation per year;
- ◆ Found at elevations between 5,500 and 6,400 feet;

- ◆ Vegetation includes mixed grasslands.

### 50SAX-1

- ◆ Receives between five and eight inches of precipitation per year;
- ◆ Found at elevations of less than 5,000 feet;
- ◆ Vegetation includes semi-desert grasslands.

### 5SAX-1

- ◆ Receives between five and eight inches of precipitation per year;
- ◆ Found at elevations of less than 5,000 feet;
- ◆ Vegetation includes semi-desert grasslands.

### 6FM-1

- ◆ Receives between five and eight inches of precipitation per year;
- ◆ Found at elevations of less than 5,000 feet;
- ◆ Vegetation includes semi-desert grasslands.

### 6FM-2

- ◆ Receives between eight and 12 inches of precipitation per year;
- ◆ Found at elevations between 5,500 and 6,400 feet;
- ◆ Vegetation includes mixed grasslands.

## Soils 2 Map

The first two characters before the dash (-) represent the slope group class. The number after the dash (-) represents the erosion class.

### AC-2

- ◆ Slopes between zero and five percent;
- ◆ Moderate erosion class.

### AC-4

- ◆ Slopes between zero and five percent;
- ◆ Gullied erosion class.

### BD-2

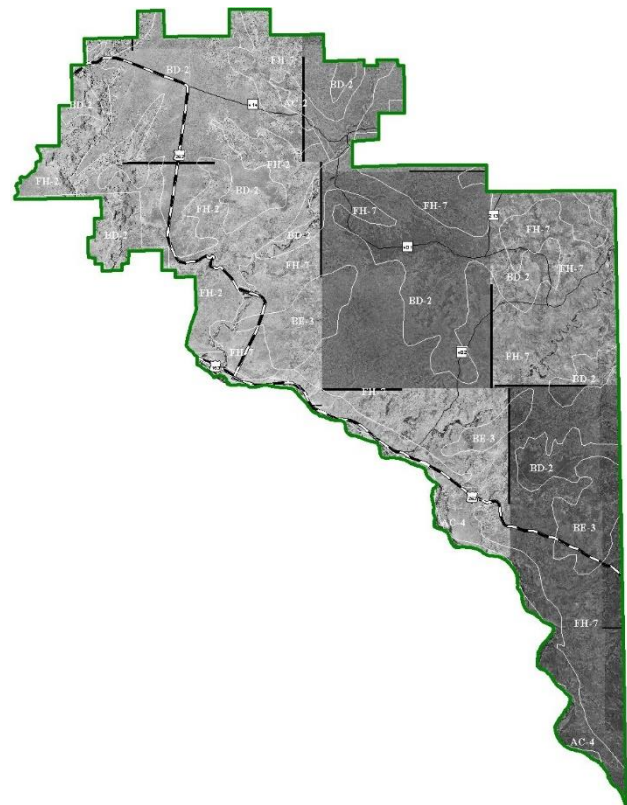
- ◆ Slopes between one and eight percent;
- ◆ Moderate erosion class.

### BE-3

- ◆ Slopes between one and 12 percent;
- ◆ Severe erosion class.

### FH-2

- ◆ Slopes between 12 and 55 percent;



- ♦ Moderate erosion class.

#### **FH-7**

- ♦ Slopes between 12 and 55+ percent;
- ♦ Undifferentiated erosion class.

The soil unit classifications are also depicted on maps for each of the six development planning areas.

#### **Slopes and Topography**

Topography ranges between 4,500 feet in the valley floor to approximately 5,400 on the mesa-tops.

As stated above, each soil unit is coded according to a slope group class, which is presented in the Soils 2 Map. This Land Suitability Analysis also includes a USGS topographic map of each planning area. The USGS topographic maps include either 20 or 40 foot topographic contour intervals.

#### **Vegetation and Wildlife**

Several federal laws are designed to protect vegetation and wildlife resources within the Navajo Nation. These laws include the National Environmental Policy Act, the Endangered Species Act, the Eagle Protection Act, and the Migratory Bird Treaty Act.

Vegetation and wildlife resources are also protected by the Navajo Nation Department of Fish and Wildlife which is within the Division of Natural Resources. The Resources and Development Committee has oversight responsibility of the Department. Accordingly, the Resources and Development Committee developed Biological Resources Land Clearance Policies and Procedures. The purpose of these Policies and Procedures is to ensure compliance with federal and Navajo Nation laws which protect plant and animal species and their habitat. The Policies and Procedures include maps that designate six Wildlife Areas across the Navajo Nation. Various restrictions apply to each area with regard to development activity and the protection of biological resources. The Wildlife Area Map included in this plan presents the Wildlife Areas within the Aneth Chapter.

The Policies and Procedures also determine if a development project will require a Biological Evaluation. According to the Policies and Procedures, a Biological Evaluation:

- ♦ Documents impacts that a proposed project may have on biological resources;
- ♦ Must consider direct, indirect, short-term, long-term, and cumulative impacts from actions that are dependent on, or are clearly related to the proposed development;
- ♦ Must have Department concurrence that the evaluation of the impacts to wildlife resources is accurate;
- ♦ Contains accurate information about the location of development, including but not limited to legal description, distance to landmark, and a 7.5' USGS topographic quadrangle map.



Additional information regarding a Biological Evaluation is available from the Navajo Nation Department of Fish and Wildlife and should be consulted prior to any development.

Each of the six Wildlife Areas are outlined and described below. Development criteria for each Area are available in the Policies and Procedures and can be obtained at the Department of Fish and Wildlife.

### **Area 1: Highly Sensitive Area**

This area contains habitat for endangered and rare plant, animal, and game species, and contains the highest concentration of these species on the reservation. The purpose of this Area is to protect these valuable and sensitive biological resources to the maximum extent possible.

Little or no development is recommended. A Biological Evaluation must be performed for any proposed development in this Area.

### **Area 2: Moderately Sensitive Area**

Buffering and location restrictions are placed on development in this Area due to the high concentration of rare, endangered, sensitive, and game species.

A Biological Evaluation must be performed for any proposed development in this Area.

### **Area 3: Low Sensitive Area**

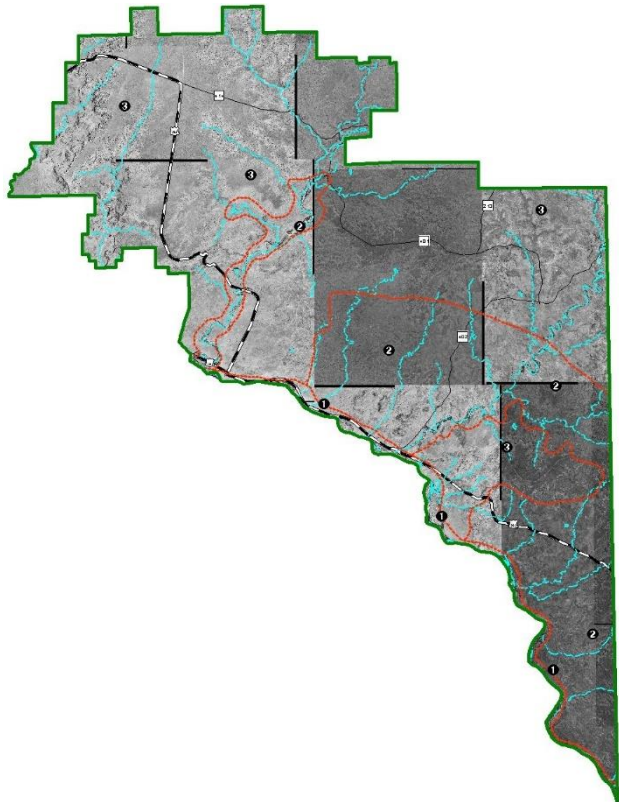
The fewest restrictions are placed on development due to the low and fragmented concentration of species.

Small scale development to serve the private needs of individuals, such as home site development and utility lines can proceed without a Biological Evaluation. All other development requires a Biological Evaluation.

### **Area 4: Community Development**

This Area refers to developed communities that do not support sensitive habitat.

A Biological Evaluation is only required if the proposed development could have significant impacts outside of the community or if a certain species is known to exist in the community.



### **Area 5: Biological Preserve**

These Areas contain excellent, or potentially excellent, wildlife habitat and are recommended by the Department for protection from most human-related activities, and in some cases recommended for enhancement. The Department may designate additional Biological Preserve Areas in the future; however, only a few currently exist.

Any development within this Area must be compatible with the purpose of the management plan for the Area, if available.

### **Area 6: Recreational**

These Areas are used for recreation and include fishing lakes, camping and picnicking areas, and hiking trails.

The San Juan River is home to two endangered species: the Colorado Squawfish and the Razorback Sucker. According to the U.S. Fish and Wildlife Service, several physical changes to the San Juan River have eliminated these species from the upper reaches of the river. In particular, construction of the Navajo Dam and several diversion structures have taken a toll on the two species, while exotic fish such as trout, bass, and catfish have also displaced the native fish<sup>9</sup>.

The Navajo Nation Department of Fish and Wildlife established a quarter-mile buffer along the San Juan River upstream from Bluff and a half-mile buffer along the river downstream from Bluff. The purpose of the buffer is to protect wildlife habitat. Species of concern upstream from Bluff include the Southwest Willow Flycatcher, Yellow-billed Cuckoo, Northern Leopard Frog, Southwestern River Otter, Mottles Sculpin, Colorado Pikeminnow, Razorback Sucker, Bluehead Sucker, Belted Kingfisher, and wintering Bald eagles.

A half mile buffer downstream from Mexican Hat was established to protect all river species, including desert bighorn sheep and raptors.

The Navajo Nation Department of Fish and Wildlife recommends a program to remove livestock from the San Juan River belt and has requested Chapter support. Additionally, feral burros and horses are abundant in the area and compete with permitted livestock.

No camping is permitted and no dogs are allowed along the San Juan River from Eight-foot Rapids to Soda Basin.

Wildlife Areas 1 and 2 are designated to protect various plant species in the San Juan River area including *Perityle specuicola*, *Carex specuicola*, *Cirsium rydbergii*, *Primula specuicola*, *Phacelia indecora*, *Platanthera zothecina*, and *Asclepias cutleri*.

### **Cultural Resources**

The Navajo Nation and the Aneth Chapter are committed to protecting cultural resources. The Navajo Nation Historic Preservation Department is responsible for the protection, preservation, and management planning for the Navajo Nation's traditional cultural properties.

According to the Navajo Nation Policy to Protect Traditional Cultural Properties, a traditional cultural property is defined as property "that is eligible for inclusion in the National Register because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community's history, and (b) are important in maintaining the continuing cultural identity of the community<sup>8</sup>."

The Navajo Nation maintains a Register of Cultural Properties to protect cultural resources. The Navajo Nation has also adopted several policies and procedures to supplement the numerous Navajo, state, and federal laws that protect cultural resources of the Navajo Nation and other Native American tribes. Many types of material objects and physical places are considered cultural resources, such as sweat lodges, prayer offering sites, burial sites, ceremonial sites, and other landmarks.

As mandated by the National Historic Preservation Act, a cultural resource inventory is required for all proposed development. Furthermore, the policies outlined in the Navajo Nation Policy to Protect Traditional Cultural Resources apply to projects proposed on Tribal, federal and state jurisdictions (public land). The policies also apply to private land with the consent and cooperation of the land owner. In all cases, any proposed development should include consultation with the Navajo Nation Historic Preservation Department to review the applicable policies and procedures to avoid damaging the cultural resources of the Navajo Nation.

Representatives of the Aneth Chapter identified the location and significance of several traditional cultural resources within the Chapter. However, the Navajo Nation Historic Preservation Department does not reveal the locations of sensitive sites due to the potential for vandalism, robbery, and the need to protect privacy. Hence the specific locations are not illustrated on maps.

The Aneth Chapter contains numerous sites where traditional cultural properties are found. The Historic Preservation Department has surveyed and mapped the locations of several sites but the entire Chapter has not been surveyed.

The locations of known cemeteries are identified in the Land Suitability Maps.

### **Environmental Resources**

Several environmental resources can be found in the Aneth Chapter, the most significant of which is the San Juan River. The river contributes to the aesthetic beauty of the Chapter and provides habitat for wildlife. McElmo Creek and Montezuma Creek are also considered environmental resources worth protecting from inappropriate development.

The greatest environmental threats are associated with the numerous petroleum facilities located throughout the Chapter. In response to the potential environmental and human hazards, the Chapter has expressed an interest in developing an evacuation plan in the event of an oil spill, release of hazardous gases such as Hydrogen Sulphide, explosion of

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<sup>8</sup> Navajo Nation Policy to Protect Traditional Cultural Properties. Navajo Nation Historic Preservation Department. 1991. p.1.

Oil and Gas gathering system locations such as CO2 plants, satellites and batteries storage tanks, or flooding from the San Juan River.

### **Accessibility**

State Highways 262 and 162 provide access to Aneth, Montezuma Creek, and residential communities in the Chapter. Several Navajo Routes traverse the Chapter and provide additional access to the more remote communities of Ismay, Cahone Mesa, and Diwoozhibikoooh.

### **Development Planning Areas**

#### **I. Aneth**

Aneth is accessible via Highway 262 from the north and Highway 162 from east and west, as well as Navajo Route 402 and 407 from the north.

The San Juan River is located immediately south of Aneth, and McElmo Creek flows into the San Juan immediately west of Aneth. Smaller ephemeral washes also cross the community.

The topography of Aneth is characterized by steep-sided mesas to the immediate north of the community, a flat plain adjacent to the San Juan River, and steep slopes adjacent to water courses.

Soil units include 43EM-1 / EG-7 which is found along the San Juan River, 50SAX-1/AC-4 which is mostly found south of Highway 162, 46EM-2 / FH-7 on top of the mesas to the north of the community, and 11Q-2 / BE-3 which is also on the mesa tops at the extreme north of the Aneth area.

A buffer along the San Juan is protected by Wildlife Area 1, where little or no development is recommended. McElmo Creek is protected by Wildlife Area 2, where fewer restrictions are placed on development, but a high concentration of rare, endangered, sensitive, and game species is likely to be found. The remainder of the Aneth area is located in Wildlife Area 3, where the least amount of restrictions are placed on development due to the low and fragmented concentration of species.

Cultural resources include the Navajo Bible Church, Terebinith Church, Spirit Filled Church, Chapel Hill Church and Miracle Valley Church, and a small cemetery.

Several sites in the Aneth vicinity have potential for future development. However, the primary focus should be adjacent to existing development due to the limitations caused by the topography, the San Juan River floodplain, and existing petroleum facilities.

Infill development is recommended at locations where it will not overburden existing infrastructure and utilities, where road circulation will not be interrupted,

and where new development will present minimal impacts to existing development.

## II. **Montezuma Creek**

Montezuma Creek is accessible via Highway 262 from the north, and Highway 162 from the east and west, and N-35 from the south.

The San Juan River is located immediately south of the Montezuma Creek community, and Montezuma Creek ephemeral wash flows into the San Juan immediately west of the community. Smaller ephemeral washes also cross the community.

The topography of Montezuma Creek is characterized by steep-sided mesas to the immediate north of the community, a flat plain adjacent to the San Juan River, and mild slopes adjacent to the water courses.

Soil units include 50SAX-1 / AC-4 which is found throughout most of the community, 46EM-2 / FH-7 which is found immediately below and on top of the mesas to the north of the community, and 11Q-1 / BE-3 which is also found immediately adjacent to the San Juan River.

A buffer along the San Juan is protected by Wildlife Area 1, where little or no development is recommended. Montezuma Creek is protected by Wildlife Area 2, where fewer restrictions are placed on development, but a high concentration of rare, endangered, sensitive, and game species is likely to be found. The remainder of the Montezuma Creek area is located in Wildlife Area 3, where the fewest restrictions are placed on development due to the low and fragmented concentration of species.

Cultural resources include the LDS Church, Cavalry Baptist Church, and the Church of Christ.

The greatest limitations to development in Montezuma Creek include the vast network of oil and gas pipe lines and the floodplains of the San Juan River and Montezuma Creek. The intersection of State Highways 262 and 162 creates potential for future commercial development; however, there are a number of oil and gas pipeline easements in this area.

Infill development is recommended at locations where it will not overburden existing infrastructure and utilities, where road circulation will not be interrupted, and where new development will present minimal impacts to existing development.

## III. **Cahone Mesa**

Cahone Mesa is accessible via by Navajo Route 401 from the east and west, Navajo Route 405 from the south, and Navajo Route 413 from the north.

A spring is located adjacent to the Cahone Canyon Group of Hovenweep National Monument.

Soil units include 46EM-2/FH-7 throughout most of the development planning area, and 6FM-2 / BD-2 in the central portion.

The topography is characterized by the flat mesa top of Cahone Mesa, and steep sided canyons to the north and south.

The mesa top of Cahone Mesa is designated as Wildlife Area 3 where the fewest restrictions are placed on development due to the low and fragmented concentration of species.

#### **IV. McCracken Mesa**

McCracken is accessible via Highway 262 from the south and west, and Navajo Route 414 from the east.

McCracken Wash and other small drainage features cross the mesa top.

Soil units include 46EM-2 / FH-7 and 6FM-2 / BD-2 which are both interspersed throughout the mesa top in the central portion.

The topography is characterized by the flat mesa top of McCracken Mesa, and steep sided canyons to the east and west.

The mesa top of McCracken Mesa is designated as Wildlife Area 3 where the fewest restrictions are placed on development due to the low and fragmented concentration of species.

McCracken Mesa possesses several potential development sites adjacent to State Highway 262 and Navajo Route 414. The development potential of these sites is a result of mild slopes, views of surrounding mountains, and access from Highway 262 and Navajo Route 414. However, the greatest limiting factor to developing these sites will be the cost of expanding infrastructure and utility services.

#### **V. Diwoozhibikoooh**

Diwoozhibikoooh is accessible via Navajo Route 414 from the east and west, and Navajo Routes 401 from the south.

Alkali Creek joins Montezuma Creek ephemeral wash in the middle of the Diwoozhibikoooh area. Numerous other small drainages are found throughout the area.

Slopes within the area are generally mild.

The two most prevalent soil units are 46EM-2 / FH-2 and 6FM-2 / BD-2, which are both interspersed throughout the area. There is a small portion of 5SAX-1 / AC-2 in the area of Hatch Trading Post.

The portion of Montezuma Creek ephemeral wash south of Diwoozhibikoooh is designated as Wildlife Area 2, where fewer restrictions are placed on development, but a high concentration of rare, endangered, sensitive, and game species is likely to be found. The remainder of the area is located in Wildlife Area 3, which is an area with low impacts on wildlife resources.

Cultural resources include the Full Gospel Church of the United Methodist Church.

The confluence of several washes and the lack of infrastructure make few sites suitable for future development.

## **VI. Ismay**

Ismay is accessible via Navajo Routes 413 from the north, Navajo Route 402 from the west and east, and the area is bisected by Navajo Route 401.

McElmo Creek runs through the eastern portion of the area, and several small washes drain the remainder of the area.

Slopes within are generally flat, and are interspersed by steep sided mesas.

There are two soil units within the Ismay area: 46EM-2 / FH-7 and 6FM-3 / BD-2 which are both interspersed throughout the area.

Ismay contains Wildlife Area 3, where the fewest restrictions are placed on development.

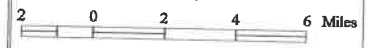
Potential development sites in the Ismay vicinity are clustered along the county roads. The abundance of petroleum facilities in this area is the most significant limiting factor to development.

# Aneth Chapter

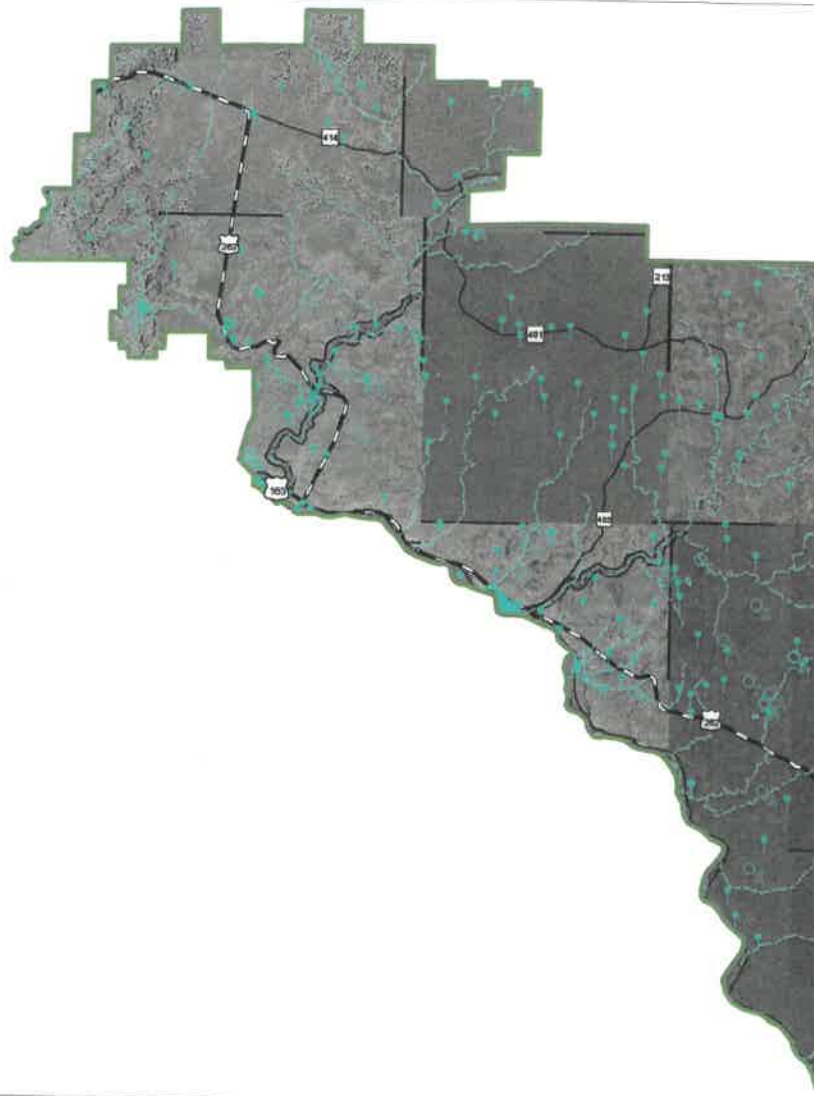
## Water Resources Map

### Legend

-  State Highway
-  Paved Roads
-  Surface Hydrology
-  Well
-  Spring
-  Windmill
-  Chapter Border
-  Flood Plain



Asst. Director: Utah Geographic Center 2001








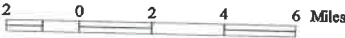
# Aneth Chapter

## Soils 1 Map

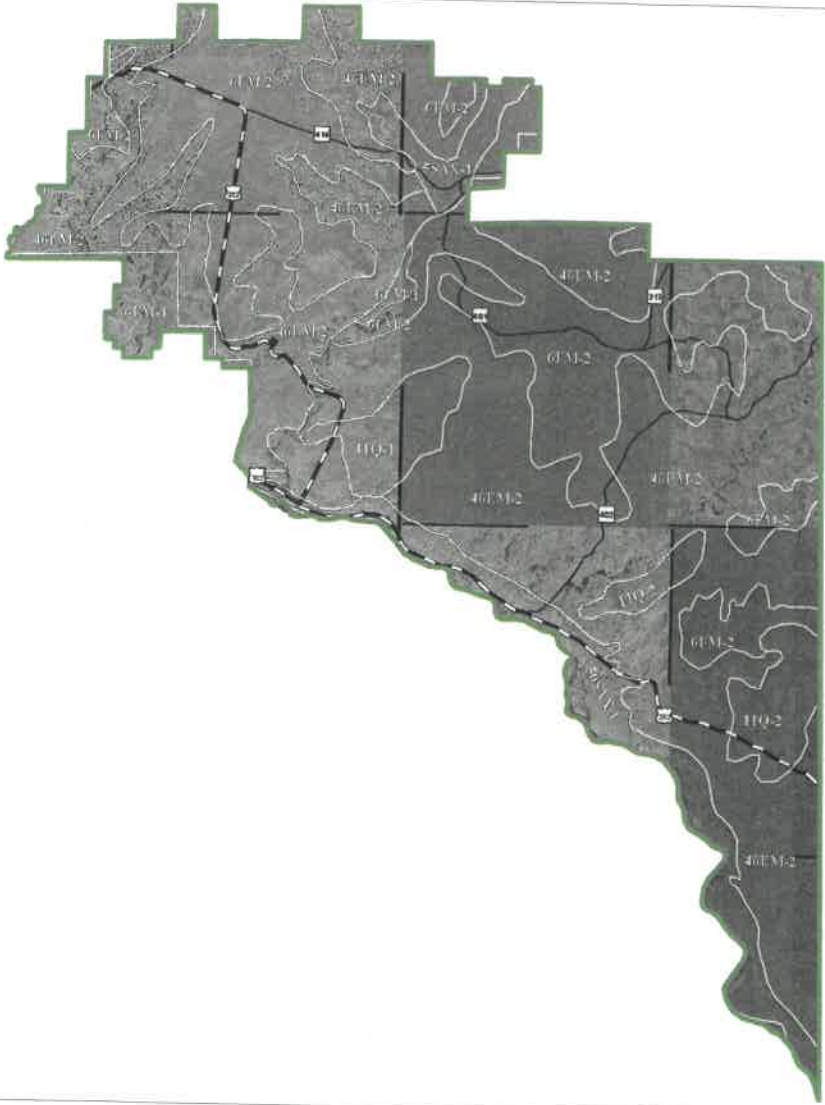
### Legend

-  State Highway
-  Paved Roads
-  Chapter Border

- Soil Units-
- 11Q-1
  - 46EM-2
  - 50SAX-1
  - 55SAX-1
  - 11Q-2
  - 6FM-1
  - 6FM-2

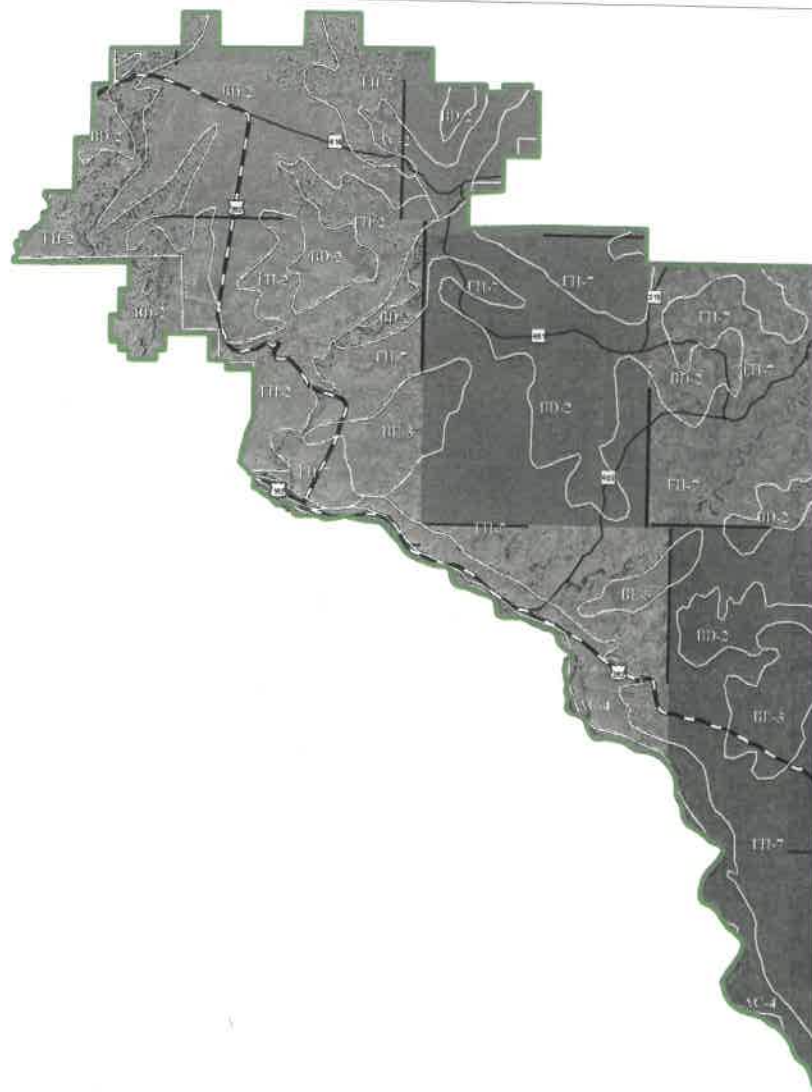


Acid Source: Utah Geographic Center 2001



# Aneth Chapter

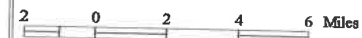
## Soils 2 Map



### Legend

-  State Highway
-  Paved Roads
-  Chapter Border

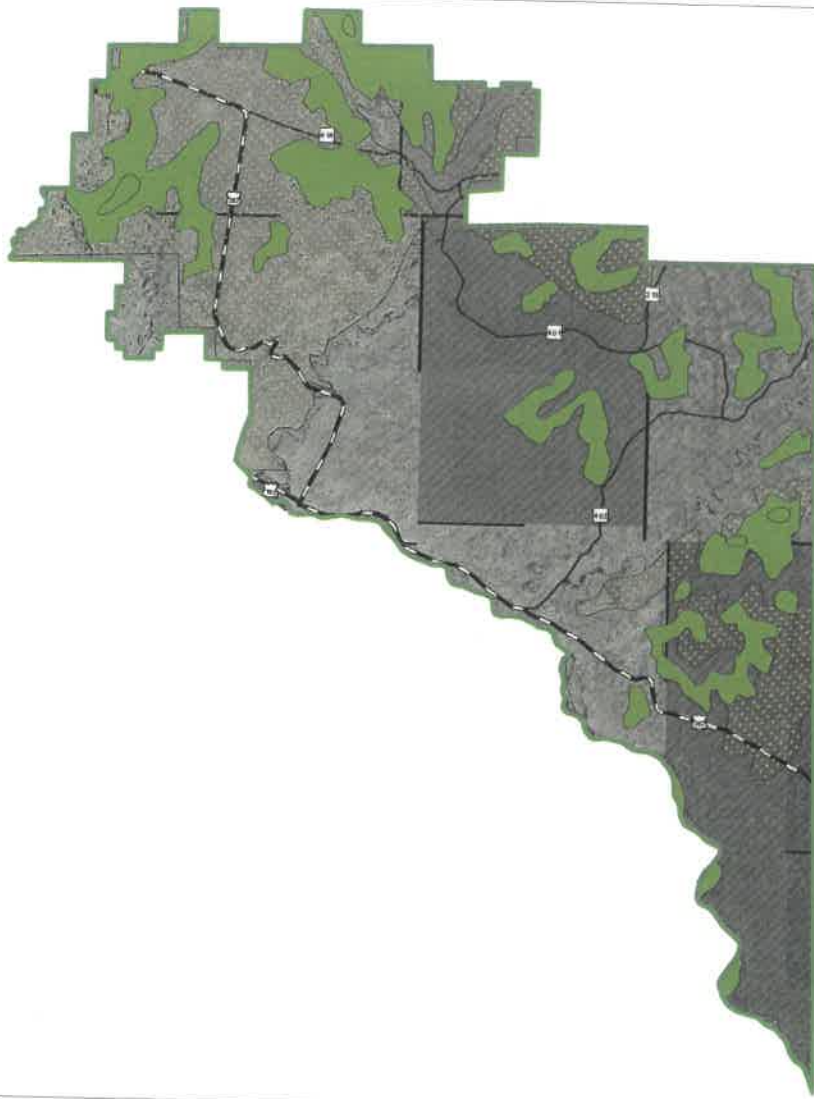
- Soil Units-
- AC-2
  - AC-4
  - BD-2
  - BE-3
  - FH-2
  - FH-7



Amid Source: Utah Geographic Center 2004

# Aneth Chapter

## Vegetation Map



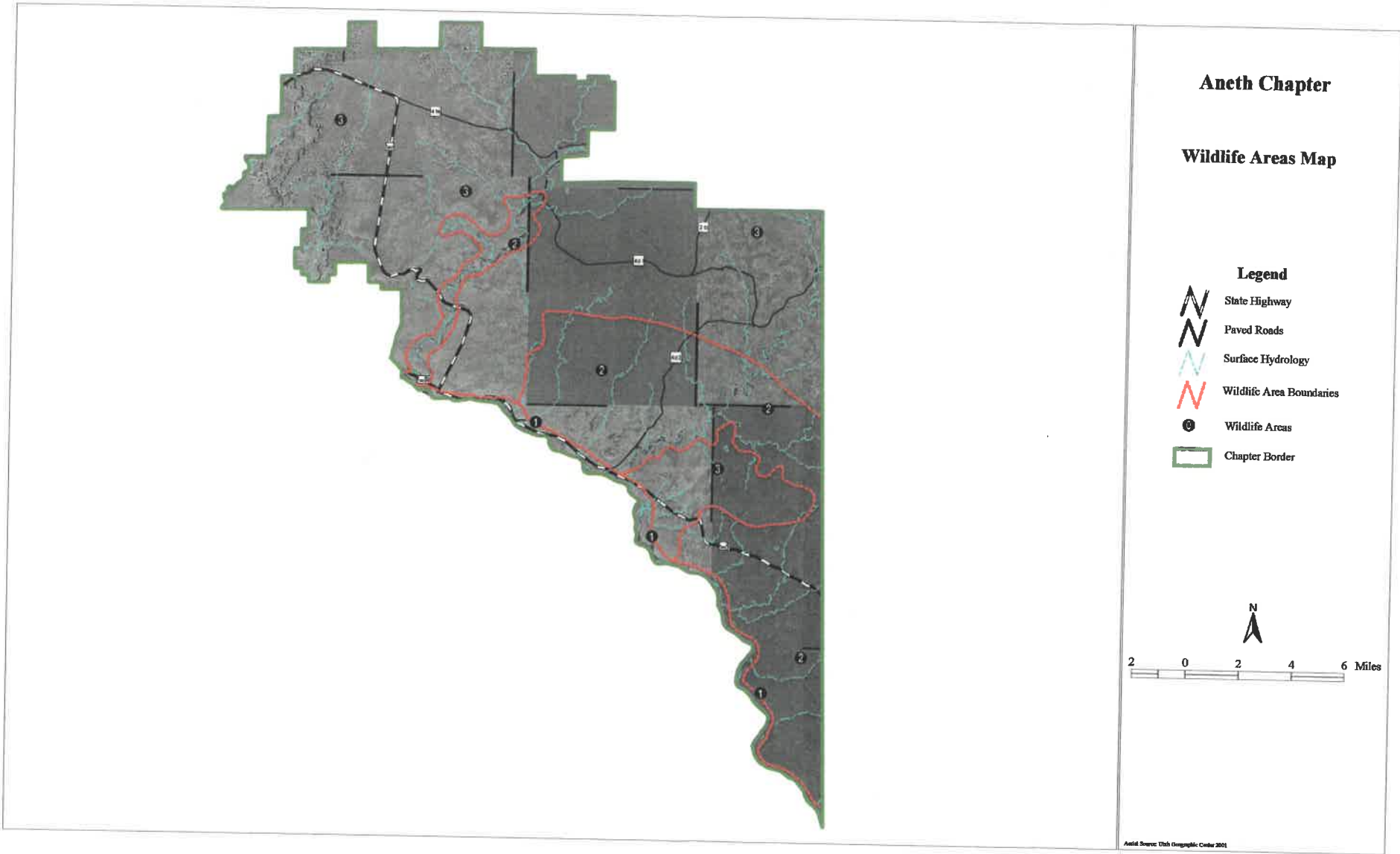
### Legend

-  State Highway
-  Paved Roads
-  Chapter Border
-  Pinon-Juniper
-  Mixed Grass Land
-  Semi-Desert Grass Land



2 0 2 4 6 Miles

Aerial Source: Utah Geographic Center 2001



# Aneth Chapter

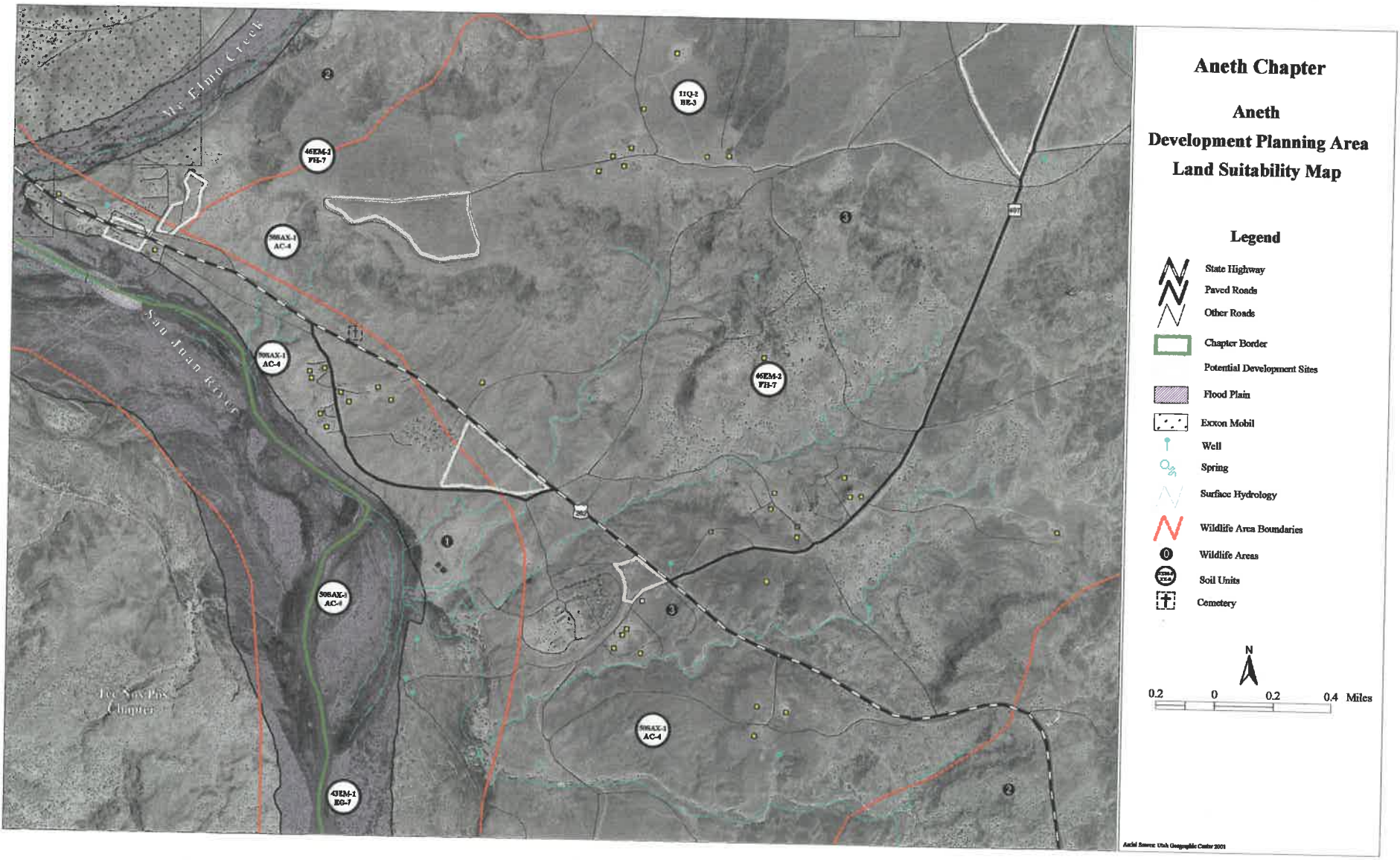
## Wildlife Areas Map

### Legend

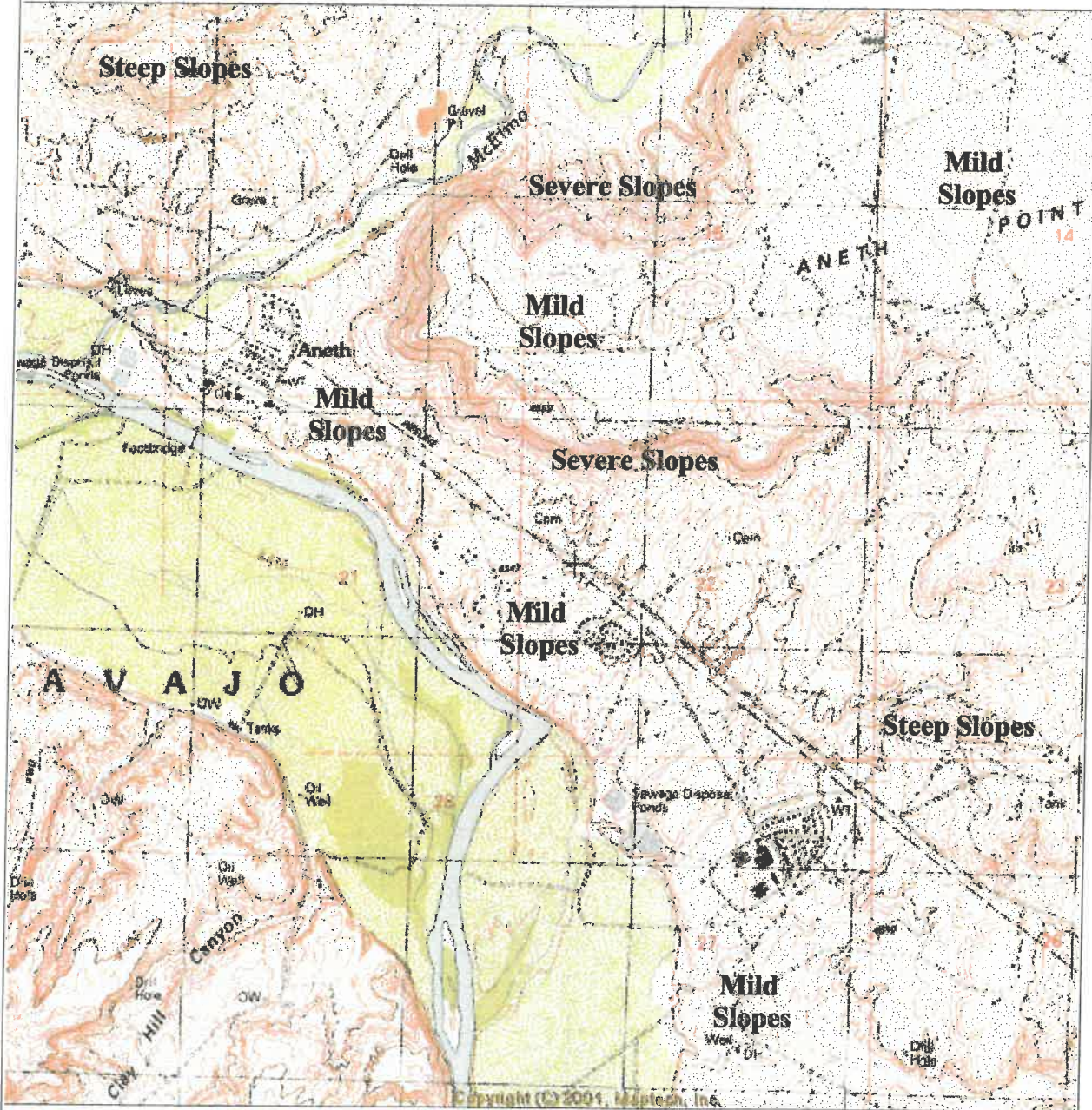
-  State Highway
-  Paved Roads
-  Surface Hydrology
-  Wildlife Area Boundaries
-  Wildlife Arcas
-  Chapter Border



Acadl Source: Utah Geographic Center 2001



# Aneth Topographical Map

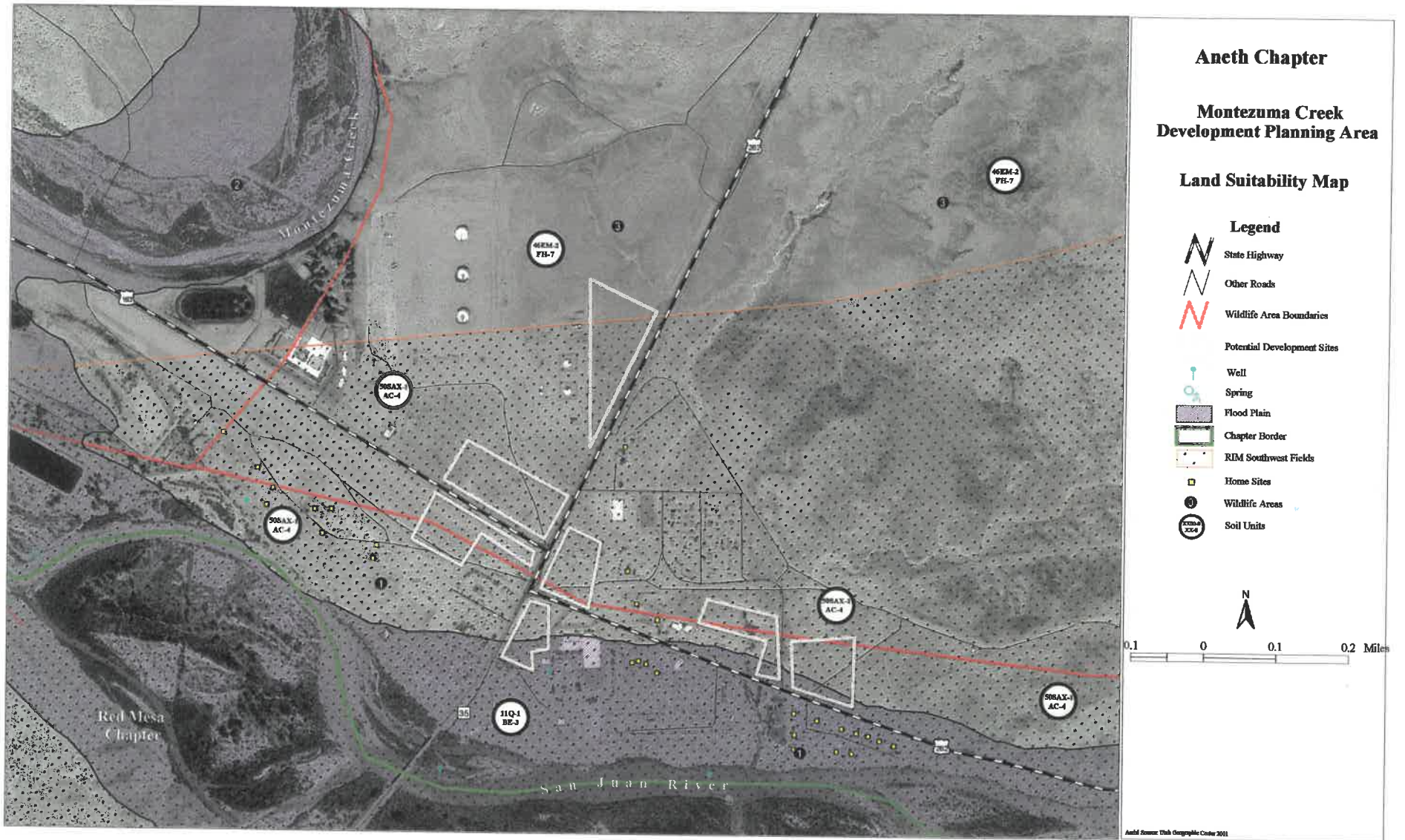


1 mile

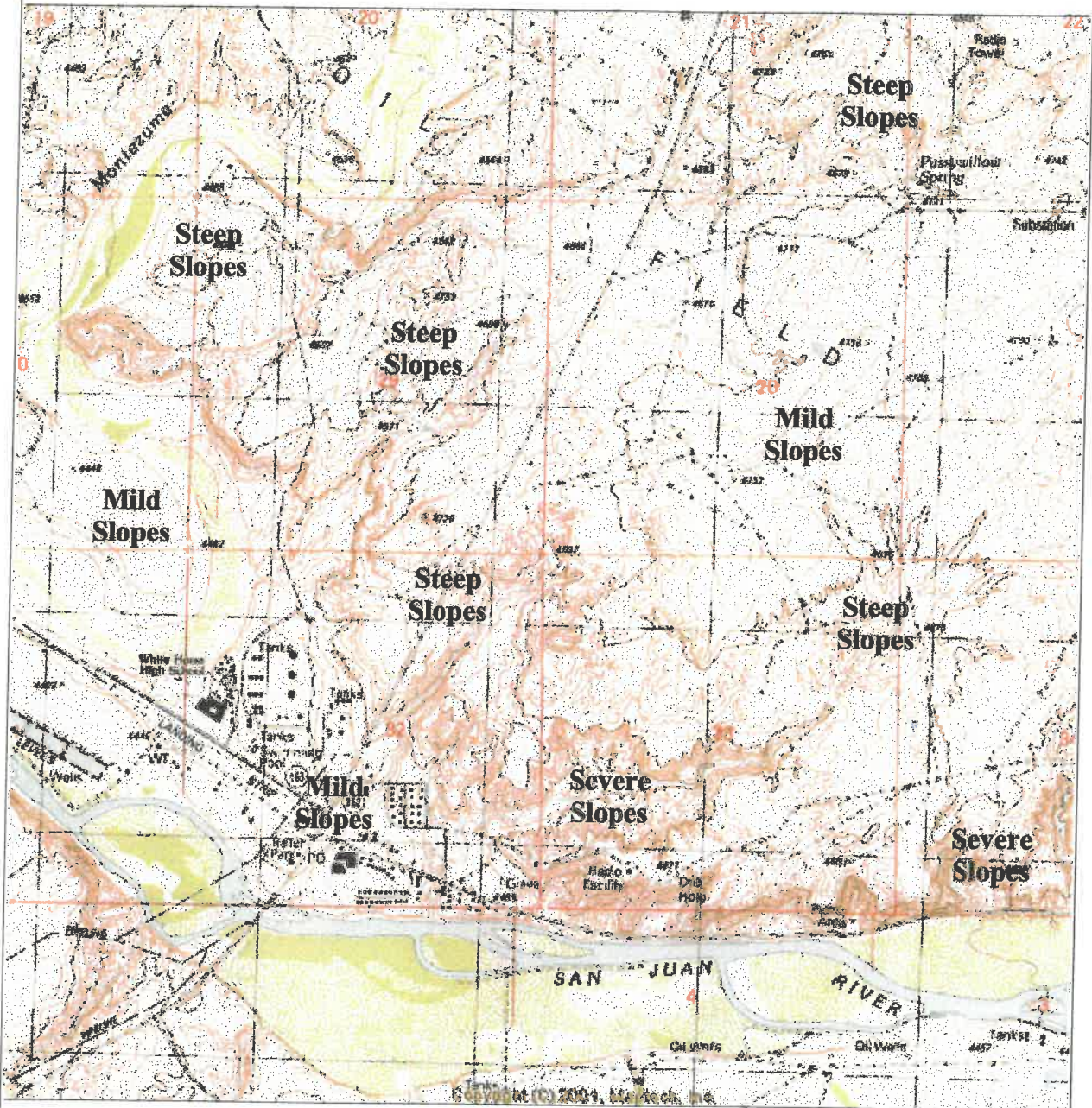
Source:  
United States Geological Survey  
Provisional Edition 1989  
Aneth Quadrangle  
Contour Interval = 10 and 20 feet  
Map Source Scale = 1:24000



Aneth Chapter  
Land Suitability Analysis



# Montezuma Creek Topographical Map



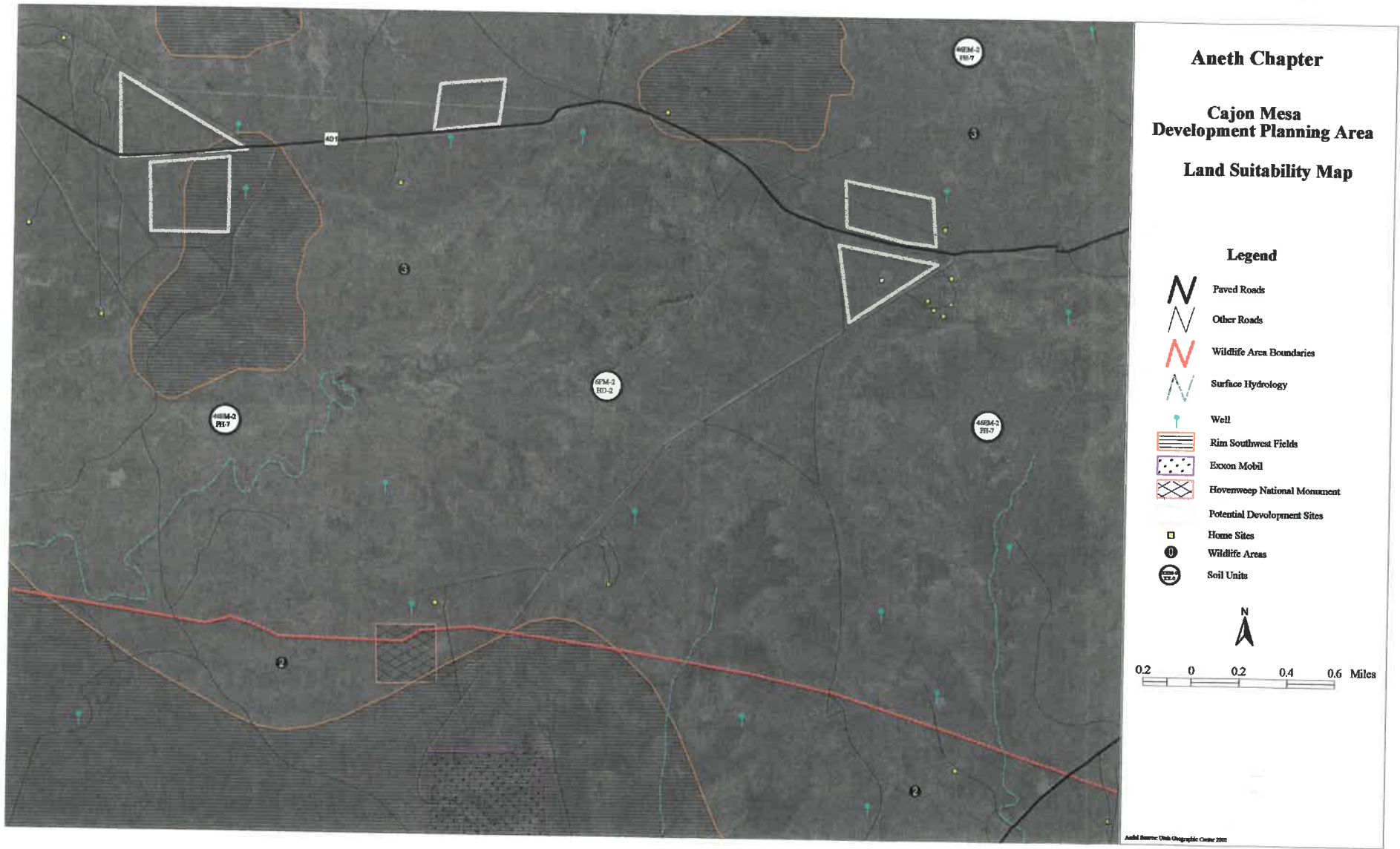
1 mile

Source:  
United States Geological Survey  
Provisional Edition 1989  
Montezuma Creek Quadrangle  
Contour Interval = 20 Feet  
Map Source Scale = 1:24000



Aneth Chapter  
Land Suitability Analysis





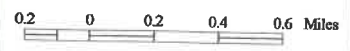
**Aneth Chapter**

**Cajon Mesa  
Development Planning Area**

**Land Suitability Map**

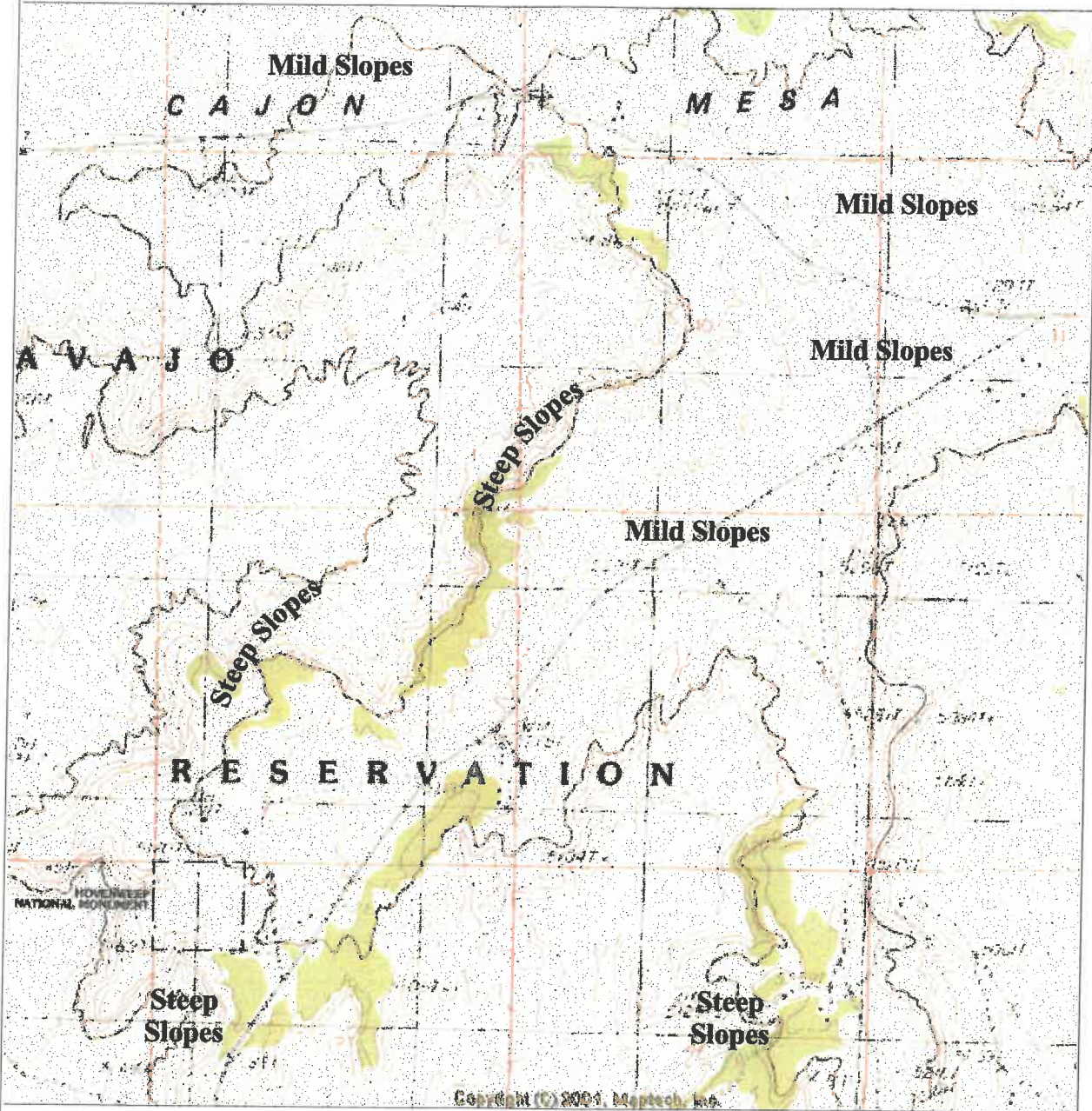
**Legend**

-  Paved Roads
-  Other Roads
-  Wildlife Area Boundaries
-  Surface Hydrology
-  Well
-  Rim Southwest Fields
-  Exxon Mobil
-  Hovenweep National Monument
- Potential Development Sites**
-  Home Sites
-  Wildlife Areas
-  Soil Units



Aneth Source: Utah Geographic Center 2001

# Cajon Mesa Topographical Map

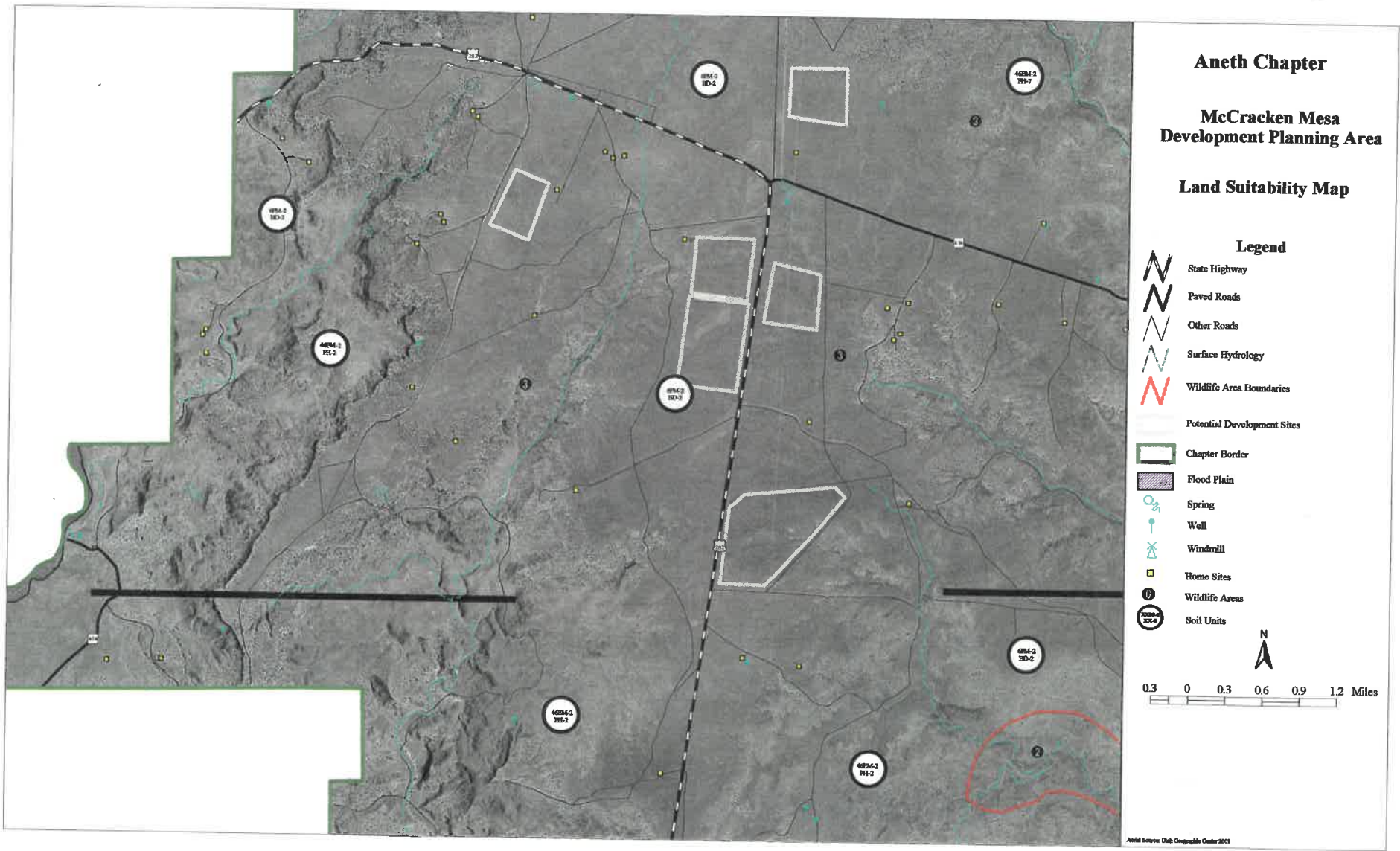


1 mile

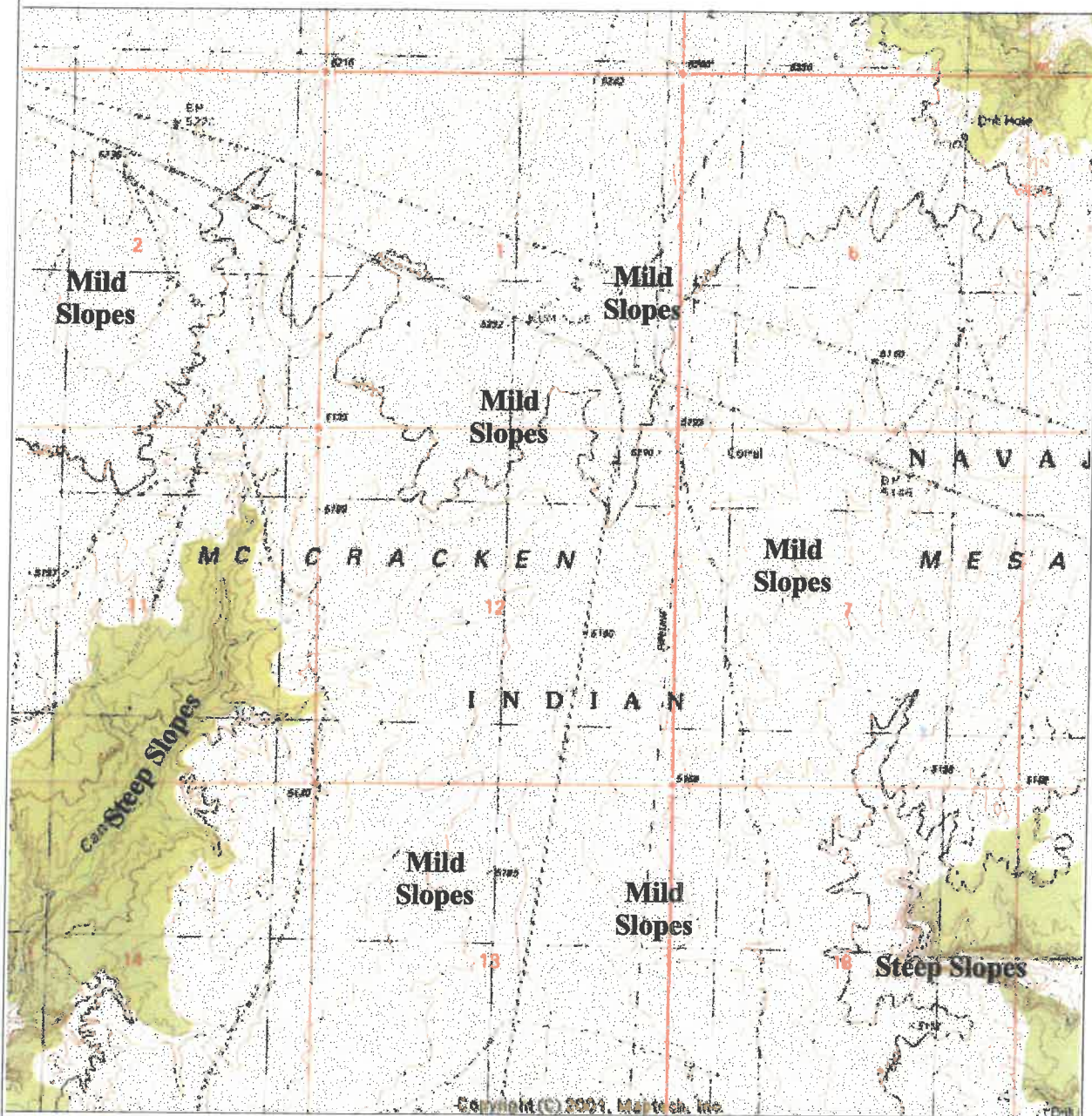
Source:  
United States Geological Survey  
Provisional Edition 1985  
Navajo Canyon, Utah Quadrangle  
Contour Interval = 40 Feet  
Map Source Scale = 1:24000



Aneth Chapter  
Land Suitability Analysis



# McCracken Mesa Topographical Map

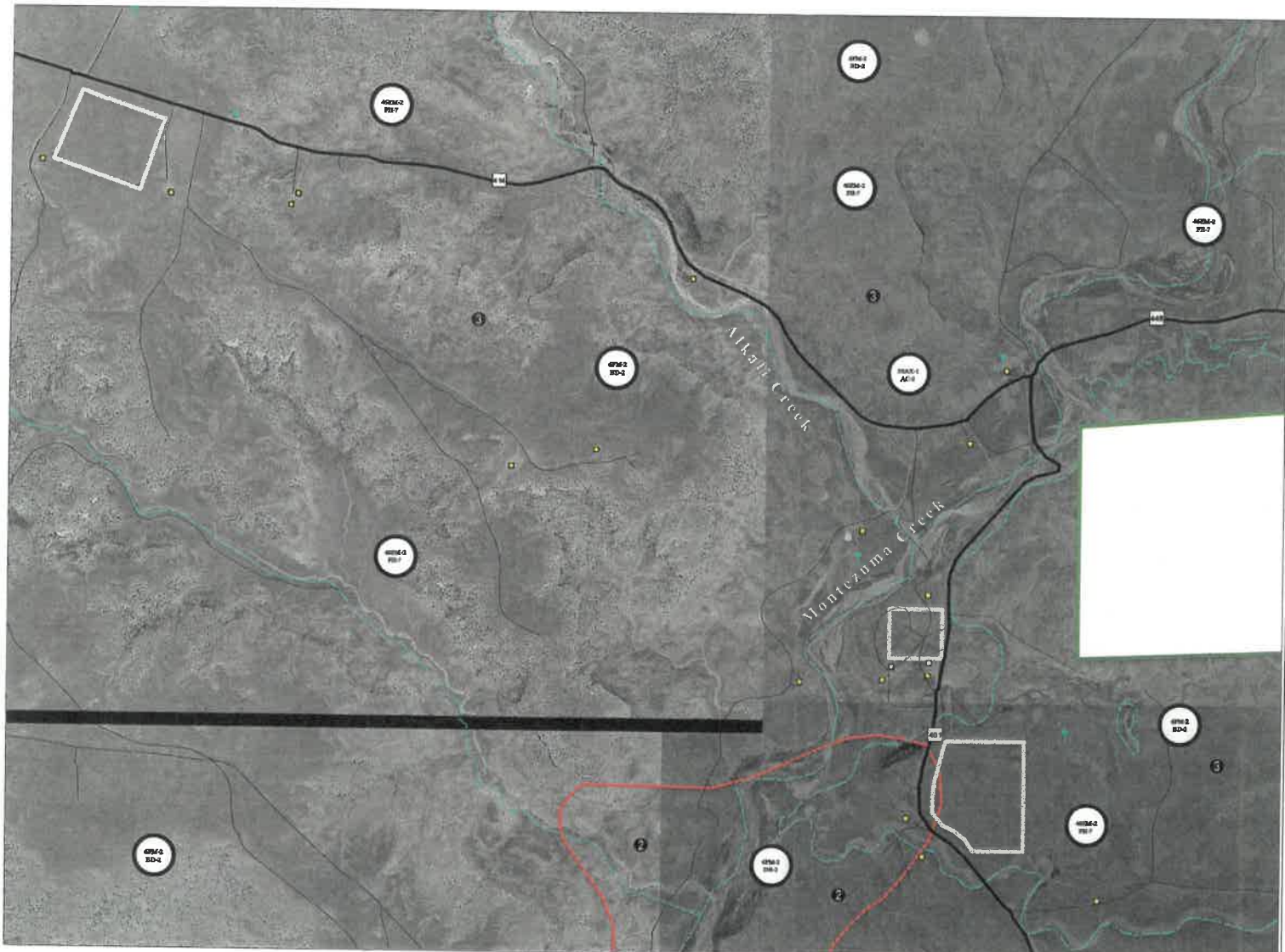


1 mile

Source:  
United States Geological Survey  
Provisional Edition 1989  
McCracken Spring, Utah Quadrangle  
Contour Interval = 20 Feet  
Map Source Scale = 1:24000



Aneth Chapter  
Land Suitability Analysis



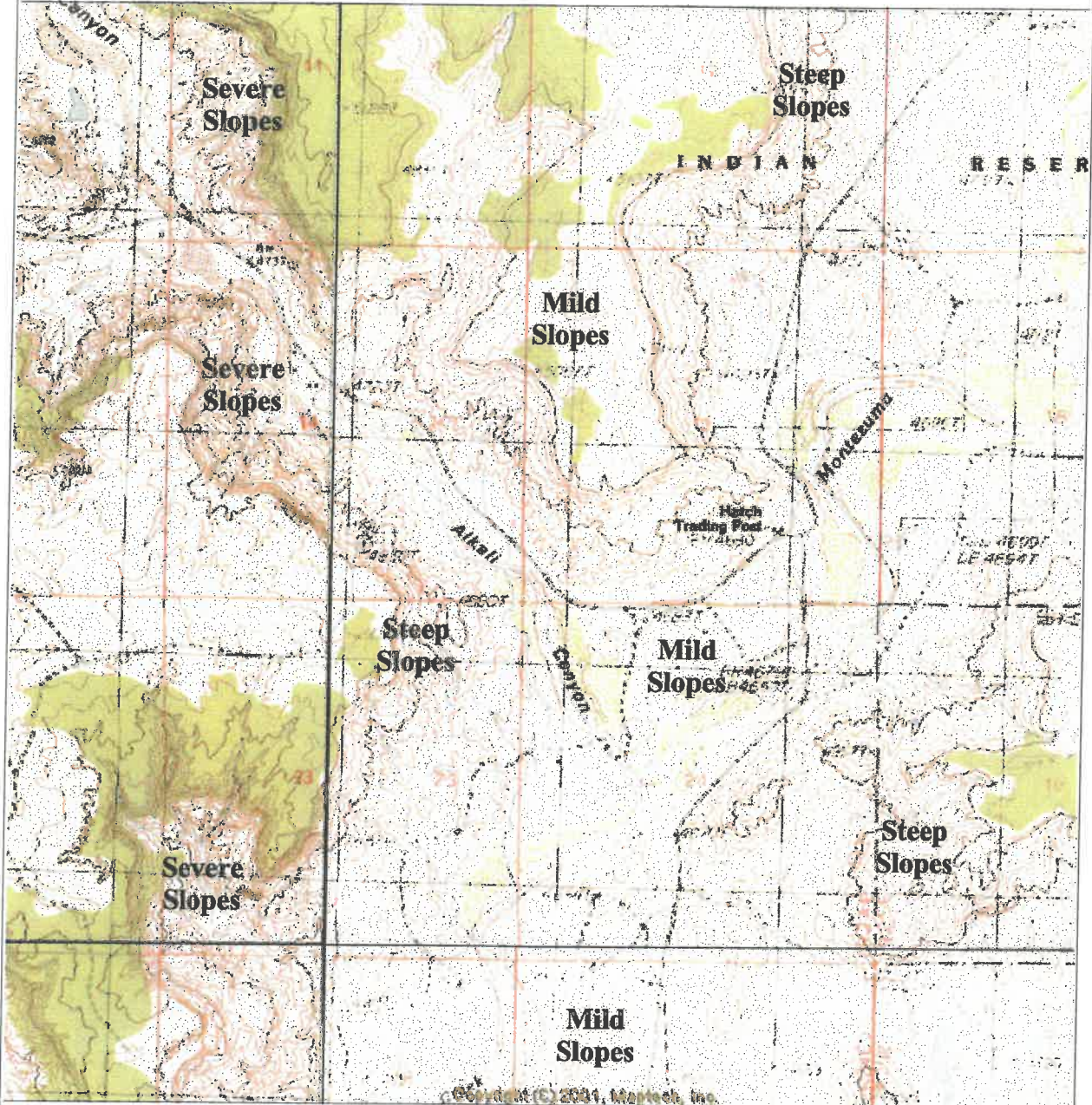
**Aneth Chapter**  
**Diwoozhibikoooh**  
**Development Planning Area**  
**Land Suitability Map**

- Legend**
- Paved Roads
  - Other Roads
  - Surface Hydrology
  - Wildlife Area Boundaries
  - Well
  - Potential Development Sites
  - Chapter Border
  - Home Sites
  - Wildlife Areas
  - Soil Units



Aneth Source: USGS, Geographic Names 2002

# Diwoozhibikoooh Topographical Map

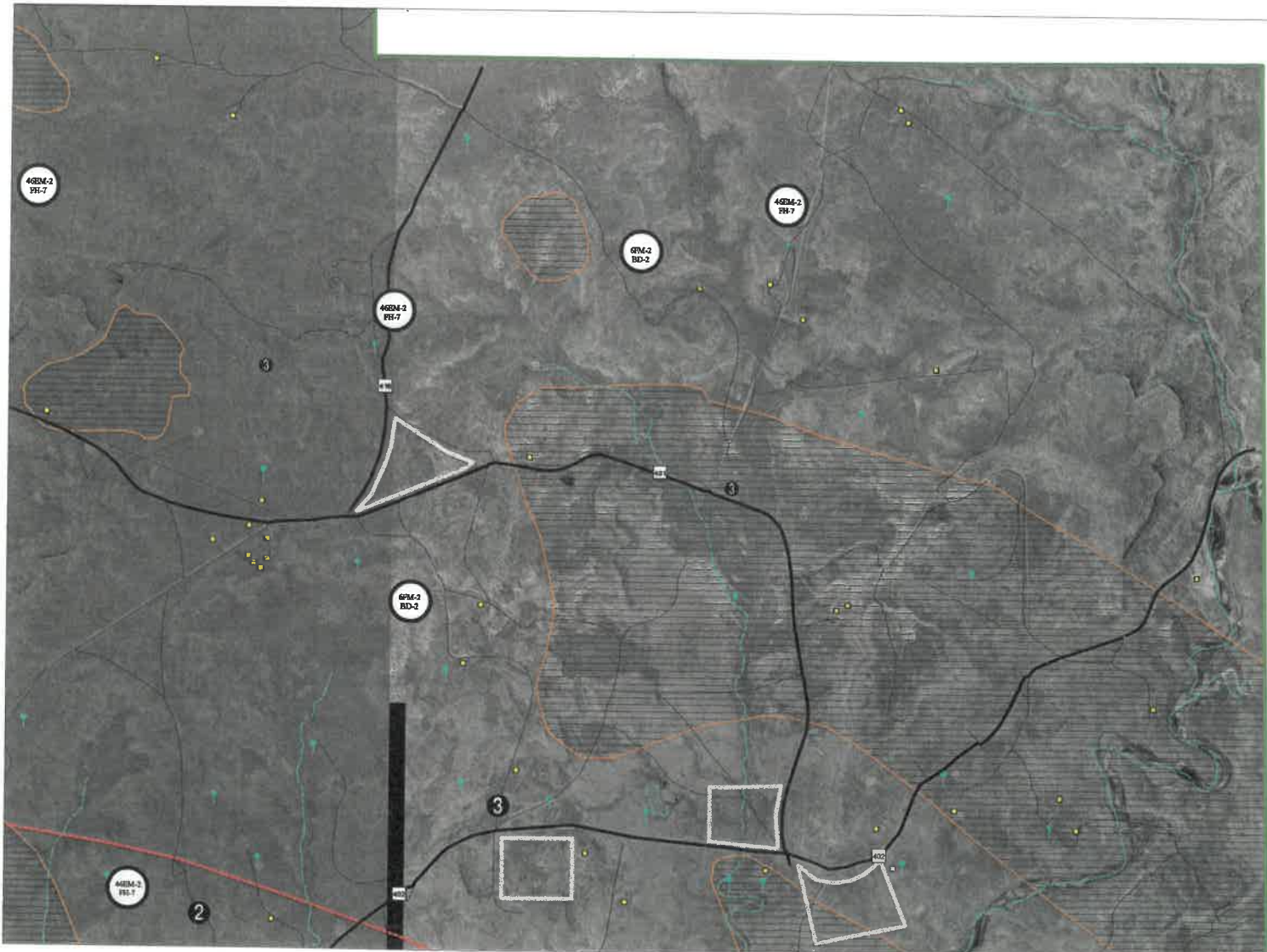


1 mile

Source:  
United States Geological Survey  
Provisional Edition 1985  
Hatch Trading Post, McCracken Spring,  
Montezuma Creek, and Navajo Canyon Quadrangles  
Contour Interval = 20 and 40 Feet  
Map Source Scale = 1:24000



Aneth Chapter  
Land Suitability Analysis



**Aneth Chapter**  
**Ismay**  
**Development Planning Area**  
**Land Suitability Map**

**Legend**

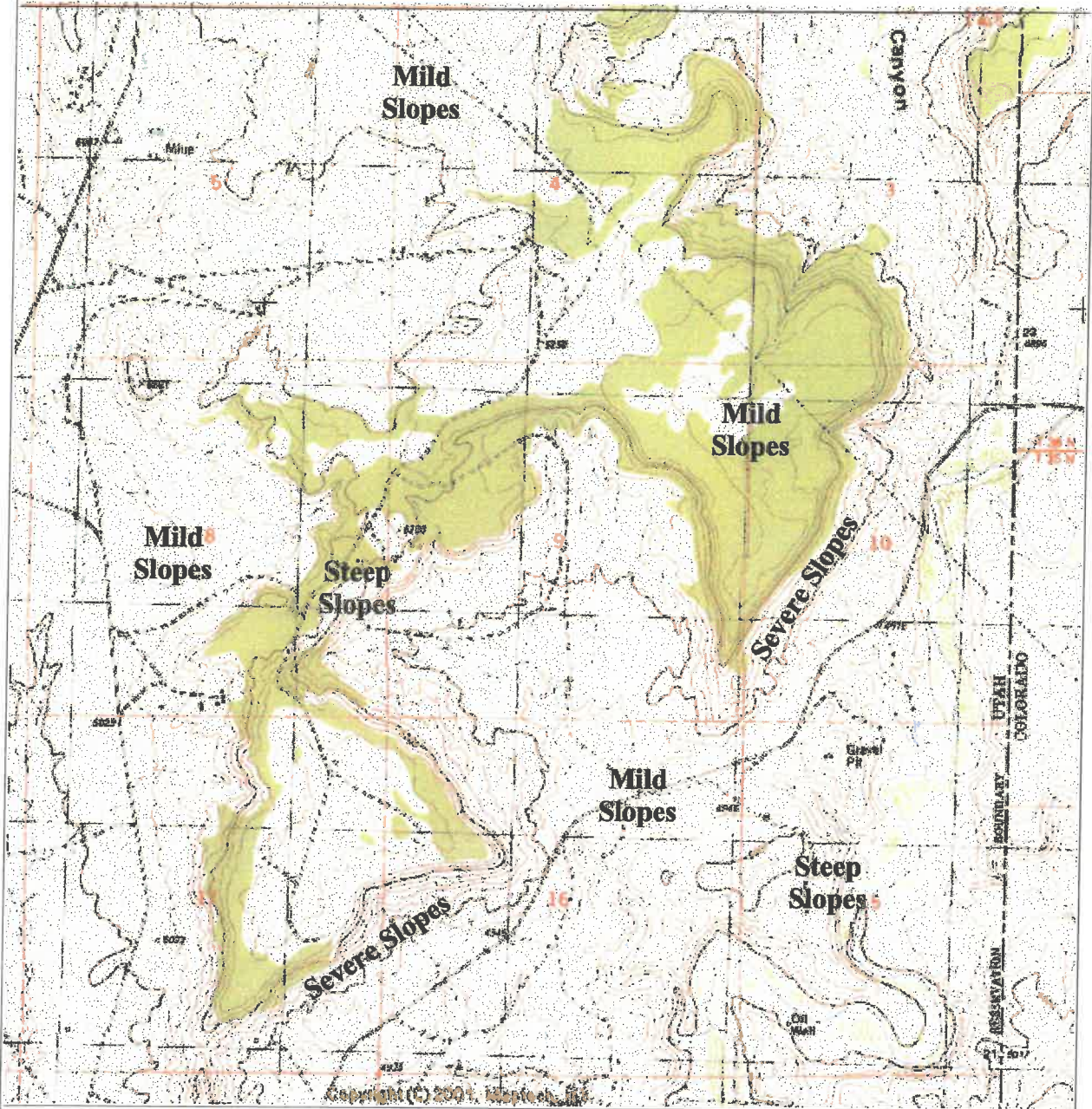
- Paved Roads
- Other Roads
- Surface Hydrology
- Wildlife Area Boundaries
- Well
- Spring
- Potential Development Sites
- RIM Southwest Fields
- Chapter Border
- Home Sites
- Wildlife Areas
- Soil Units

N

0.4    0    0.4    0.8 Miles

April Source: Utah Geographic Center 2014

# Ismay Topographical Map



1 mile

Source:  
United States Geological Survey  
1985 Edition  
Wickiup Canyon, Utah - Colorado Quadrangle  
Contour Interval = 40 Feet  
Map Source Scale = 1:24000



Aneth Chapter  
Land Suitability Analysis



# **INFRASTRUCTURE ANALYSIS**

# Infrastructure Analysis

The infrastructure analysis describes the existing infrastructure and utility services within the Aneth Chapter. A chapter-wide summary of utilities is provided, followed by an in-depth inventory of the infrastructure within the seven development planning areas. Maps illustrate the location and type of existing infrastructure and utility services for each development area.

## Utility Service Providers

Several government agencies provide infrastructure and utility services within the Aneth Chapter.

### I. Indian Health Service (IHS)

IHS is authorized under P.L. 86-121 to provide essential water supply and storage facilities for communities and homes on the Navajo Reservation. IHS typically does not provide services for commercial or industrial water users<sup>9</sup>.

At current funding levels, IHS has a significant backlog of projects.

### II. Navajo Tribal Utility Authority (NTUA)

Created in 1966, the mission of NTUA is to provide its customers with electricity, natural gas, water, wastewater treatment, and related services at competitive prices, while contributing to the economy of the Navajo Nation, consistent with the improvement of the health and welfare of the residents of the Navajo Nation and the employment of Navajo people.

NTUA is managed by a management board with the oversight of the Navajo Nation Economic Development Committee. Utility prices are determined by an operating tariff and are set by the board. Rates are applied reservation-wide without regard to the specific system operation or maintenance costs<sup>11</sup>.

NTUA typically assumes ownership and the operations and maintenance responsibilities for IHS water facilities after they have been constructed. NTUA also accepts operation of sewer lagoons constructed by IHS that serve housing developments of 25 or more homes.

NTUA owns, operates, and maintains the electrical, water, wastewater, and gas utilities throughout the Chapter.

In 2016 the Utah Public Service Commission approved a deal that would allow NTUA to acquire about 30 miles of transmission lines in southeastern Utah which also included Aneth Chapter Communities.

### III. Frontier Communications

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<sup>9</sup> *Water Resource Development Strategy for the Navajo Nation*. Navajo Department of Water Resources. July 17, 2000. p. 21.

Frontier Communications provides telephone service to the communities of Aneth and Montezuma Creek. There is no landline telephone service available within the rest of the Aneth Chapter.

## **IX. Bureau of Indian Affairs (BIA)**

The BIA provides numerous services to residents of the Navajo Nation, some of which include transportation planning, road and bridge design, improvement, maintenance, and construction.

The Navajo Indian Reservation Roads (IRR) Program is administered by the BIA Navajo Area Branch of Roads as part of the federal government's trust responsibility with the Navajo Nation. Indian Reservation Roads are public roads which provide access to and within Indian reservations, Indian trust land, restricted Indian land, and Alaska native villages. Major IRRs within the Aneth Chapter include State Highways 162 and 262, and Navajo Route 401, 402, 405, 413, 414.

The Navajo IRR Program's primary source of funding is the national Highway Trust Fund, an interest-bearing account funded by gas taxes, state assessments, cross-country trucking levies, and other sources. IRR funds are allocated for construction and improvements to IRRs on the Navajo Reservation<sup>10</sup>.

Road maintenance is funded separately from IRR construction funds. The source of maintenance funding is the Department of the Interior Appropriations – Tribal Priority Allocations (TPA); however, road maintenance has a low priority under the TPA allocations. "The Navajo IRR maintenance funds have never been adequate and are sufficient for only about one-third of actual maintenance needs"<sup>11</sup>

The Navajo Nation is very active in transportation planning and road improvements on the reservation. The Transportation and Community Development Committee (TCDC) of the Navajo Nation Council has oversight responsibility for all road and transportation matters. The TCDC oversees the coordination of all transportation activities on the reservation and has the final approval of the Transportation Improvement Plan and the long-range transportation improvement plan.

The Navajo Department of Transportation oversees road and aviation development projects and is under the supervision of the TCDC. Five Agency Road Committees, whose members are elected at the Chapter level, oversee local road development needs and recommend road construction priorities to the TCDC.

## **X. Roads & Transportation**

Utah Department of Transportation (UDOT) Region 4 manages and maintains a number of state highways and county roads that cross the Navajo Reservation.

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<sup>10</sup> *Navajo Nation Long Range Comprehensive Transportation Plan*. Transportation Planning Program of the Navajo Nation Department of Transportation. September, 1998. pp I-1 – I-5.

<sup>11</sup> *Navajo Nation Long Range Comprehensive Transportation Plan*. Transportation Planning Program of the Navajo Nation Department of Transportation. September, 1998. p. I-4.

Region 4 seeks to support the UDOT mission by providing a quality, safe, and efficient transportation system to meet the needs of the large geographical, and culturally diverse areas of Southern Utah.

The Richfield District Office of Region 4 maintains state roads and shoulders, signage, pavement markings, lighting, and provides snow removal services. The Utah Department of Transportation has an upcoming major project on State Highway 162 & 262. This project is a 70 to 80 million dollar pavement job to improve SR-162 between Bluff & the State Line and all of SR-262. UDOT also will be running fiber optic lines through the entire project which will improve access to high-speed networks as well as constructing a roundabout in the community of Montezuma Creek.

Primary access into the Aneth Chapter communities is through SR-162 and SR-262. Other routes within the Aneth Chapter are managed by the Navajo Nation Department of Transportation, San Juan County, Utah, and Bureau of Indian Affairs. Through an Intergovernmental Agreement the San Juan County maintains selected routes on the Navajo Nation. It is the Chapter's plan to have San Juan county provide all maintenance on all routes within the Aneth Chapter.

Navajo Transit System (NTS) previously provided two (2) routes through the Aneth and neighboring chapters to nearby town with funding through UDOT; however due to reporting failures and reorganization the routes are no longer available with no notice from NTS if there are future plans to continue the routes. Aneth plans to offer public transit in the future with planning of a bus depot in their master planning efforts.

#### **XI. U.S. Army Corps of Engineers**

The U.S. Army Corps of Engineers is authorized by Congress to provide flood protection, environmental stewardship, and civil works construction on the reservation.

Although flooding often occurs on the Navajo Reservation, no federally sponsored flood control projects using the authority granted to the U.S. Army Corps have been constructed.

The Navajo Nation Department of Water Resources is working with the U.S. Corps of Engineers to develop a work plan to address numerous flood control issues on the Navajo Reservation. The first phase is expected to identify the Probable Flood Prone Areas on the reservation, delineate the 100-year flood plain maps for seven growth areas, and prepare a flood design manual.

#### **Infrastructure within the Aneth Chapter**

State Highways 262 and 162 cross the Aneth Chapter, as well as a number of Navajo Routes. All of these roads are under the jurisdiction of UDOT's Region 4, Richfield District. The unpaved county roads are maintained between four annually, depending on local

moisture. NR407 was improved in 2002 by widening the road, adding base material and laying gravel for six miles beginning at Highway 262.

There are two water systems within the Aneth Chapter: The Aneth Community Water System (CWS) and the Montezuma Creek Community Water System. The rural communities of Cahone Mesa, Diwoozhibikoooh, McCracken Mesa, and Ismay are all served by the Aneth Community Water System.

Most of the wastewater generated by the communities of Aneth and Montezuma Creek is disposed in sewer lagoons. Residences not served by the sewer lagoons, and development throughout the rest of the Chapter, dispose of wastewater in individual septic systems.

Electricity, natural gas, and telephone lines serve the communities of Aneth and Montezuma Creek. The majority of residences throughout the rest of the Chapter are served by electricity lines but telephone service is limited. All homes in the communities of Montezuma Creek and Aneth rely on above ground propane tanks for their gas needs.

## **Infrastructure Within the Six Development Planning Areas**

### **I. Aneth**

Main road access to Aneth is provided by Highway 162. Four of the six potential development sites within Aneth are directly accessible from this road. Navajo Route 402, which heads north from Highway 262, is a well-maintained gravel road and provides access to a potential development site. Navajo Route 493 intersects 402 approximately one and a half miles north of Highway 262. NR 493 heads west along the top of a mesa and provides indirect access to a potential development site. Local unpaved roads provide access to institutional and public facilities, and residences throughout the area.

The Aneth Community Water System is supplied by three wells which are located on top of Cahone Mesa. These wells meet EPA's primary standards for water quality, but exceed the MCL arsenic level and secondary standard for total dissolved solids.

Within Aneth there is one spring, five community wells, and a number of private alluvium wells along the San Juan River.

Water distribution lines within Aneth are generally six-inch PVC pipe, with four-inch and two-inch laterals for short extensions.

Some Aneth residents haul water for their livestock from a river-well west of the Aneth store and McElmo Creek bridge. This well is owned by Elk Petroleum which plans to abandon it and replace it with a well closer to the Chapter House.

There are two total-retention sewer lagoons in Aneth, both of which are maintained by NTUA. The west facility is a two-cell lagoon located southwest of

the Aneth store. It serves 44 homes, the store, and the Chapter offices. Improvements are currently being made to the lagoon due to concern about its proximity to the San Juan River.

The east two-cell lagoon is located southwest of the Aneth Community School. Land on the northwest side of the lagoon has an approved right-of-way should future expansion to the lagoon be necessary in the future.

All other homes within Aneth use septic tank and leach field systems for wastewater disposal.

Electricity, propane and telephone lines as well as fiber optic and solar panel units serve the entire Aneth community.

## **II. Montezuma Creek**

Main road access to Montezuma Creek is provided by Highways 262 and 162. All of the seven potential development sites within Montezuma Creek are directly accessible from these roads. Local unpaved roads provide access to institutional and public facilities, and residences throughout the community.

The Montezuma Creek Community Water System is supplied by three wells near the San Juan River. These wells meet EPA's primary standards for water quality, but exceed the MCL arsenic level and secondary standard for total dissolved solids.

Sky High #1 Well (#9T-599) pumps 40 gallons per minute, Sky High #2 Well (#9T-599A) pumps 36 gallons per minute, and Well #3 (#9T-631) pumps 45 gallons per minute. The combined production rate of 121 gallons per minute is sufficient to supply approximately 260 homes, as well as the schools and businesses presently on the system. The wells can support an additional 173 homes before an additional water source is needed.

Sewage from the community is collected in a three-cell, 12-acre total retention lagoon. A few homes are not serviced by this lagoon and their waste water is collected in individual septic tank and leach field systems.

Electricity, propane gas and telephone lines, as well as fiber optic and solar panel units serve the entire Montezuma Creek community.

## **III. Cahone Mesa**

Main road access to the Cahone Mesa Area is provided by Navajo Routes 401 and 405. One of the three potential development sites is directly accessible from NR 401 and 415, and the remaining sites are all directly accessible from NR 401. Local, unpaved roads provide access to residences throughout the area.

The two wells which supply the Aneth Community Water System are located on Cahone Mesa, near the intersection of NR 401 and the turn-off to Hovenweep

National Monument. Both wells were abandoned oil/gas wells which were developed into water wells by IHS in the 1980s. They are presently operated and maintained by NTUA.

Both of the wells pump water to the Superior North Tank.

Water distribution lines within the Cahone Mesa Area are generally six-inch PVC which run along the county roads.

All homes within the area use individual septic tank and leach field systems for wastewater disposal.

Electricity is available to home sites on Cahone Mesa from distribution lines that run along the main roads.

There is no telephone service within the area.

#### **IV. McCracken Mesa**

Main road access to the McCracken Mesa Area is provided by Navajo Route 414 and Highway 262. The highway provides direct access to four of the six potential development sites. Navajo Route 408 provides direct access to a fifth site, and NR 411 provides direct access to the remaining site. Local, unpaved roads provide access to residences throughout the area.

Water distribution lines within the area are generally six-inch PVC and they generally run along the county roads. IHS plans in the near future to extend a waterline south along Highway 262 from the intersection of Highway 262 and NR 414, but funding is not yet available.

All homes within the McCracken Mesa Area use individual septic tank and leach field systems for wastewater disposal.

Electricity is available to home sites on McCracken Mesa from distribution lines that run along the main roads.

There is no telephone service within the area but San Juan School District Cell Towers do reach students in homes off the grid.

#### **X. Diwoozhibikoooh**

Main road access to the Diwoozhibikoooh Area is provided by Navajo Route 414 and 401. Two of the three potential development sites are directly accessible from NR 401, and the remaining site is directly accessible from NR 414. Local, unpaved roads provide access to residences throughout the area.

Water from the Aneth Community Water System is piped to Diwoozhibikoooh from the Superior North Tank.

Water distribution lines within the Diwoozhibikoooh Area are generally six-inch PVC and they run along the Navajo Routes.

All homes within the Diwoozhibikoooh Area use individual septic tank and leach field systems for wastewater disposal.

Electricity is available to home sites in Diwoozhibikoooh from distribution lines that run along the main roads.

There is no telephone service within the area, but San Juan School District Cell Towers to reach students in homes off the grid.

## **XI. Ismay**

Main road access to the Ismay Area is provided by Navajo Route 413, 401 and 402. One of the three potential development sites is directly accessible from NR 401 and 413, a second site is directly accessible from NR 401 and 402, and the remaining site is directly accessible from NR 402. Local, unpaved roads provide access to residences throughout the area.

Water from the Aneth Community Water System is piped to Ismay from the Superior North Tank.

Water distribution lines within the Ismay Area are generally six-inch PVC and they run along the county roads.

All homes within the Ismay Area use individual septic tank and leach field systems for wastewater disposal.

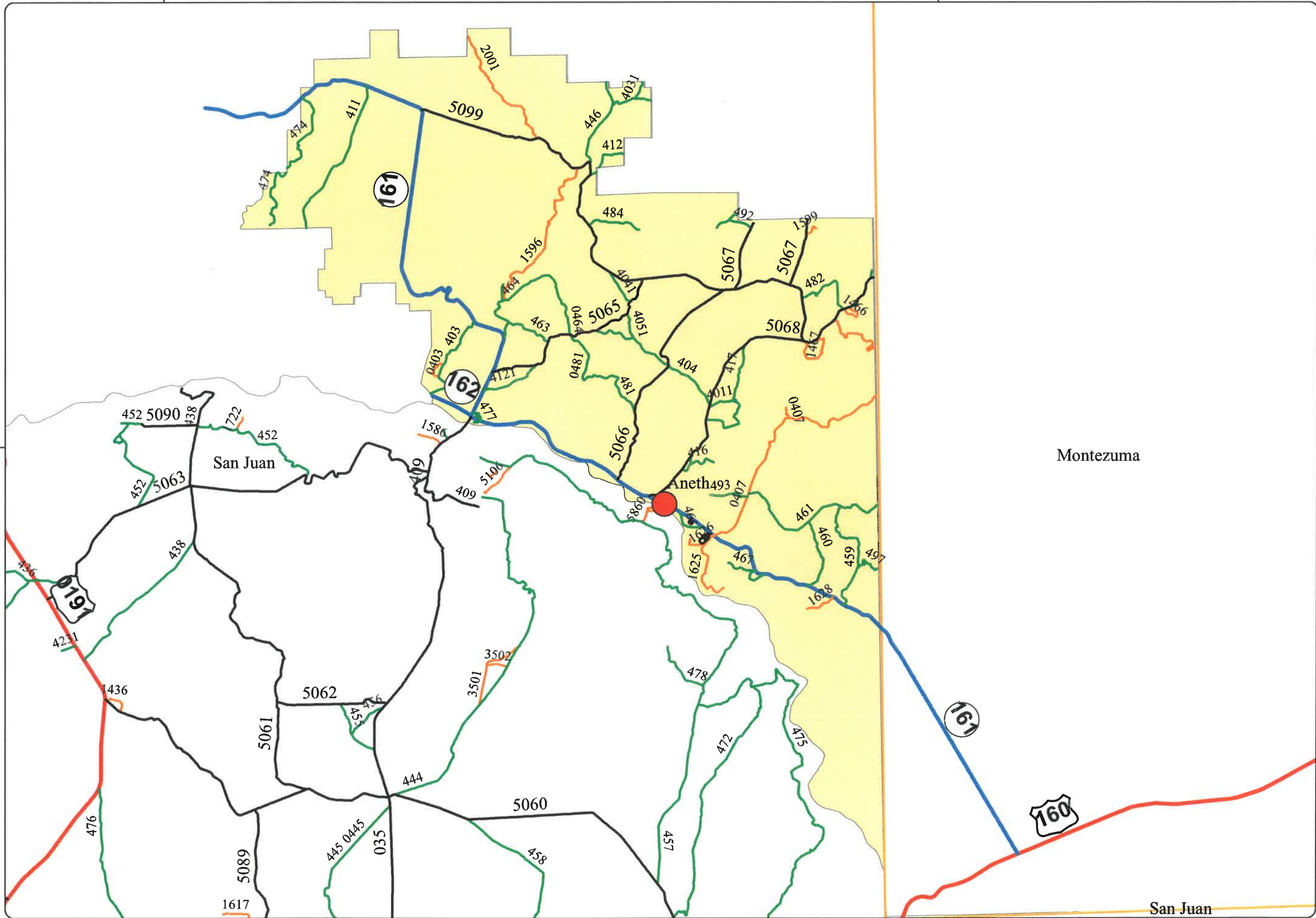
Electricity is available to home sites in Ismay from distribution lines that run along the main roads.

There is no telephone service within the area, but San Juan School District Cell Towers do reach student s in homes off the grid.



109°30'0"W

109°0'0"W













0 0.475 0.95 1.9 2.85 3.8  
Miles



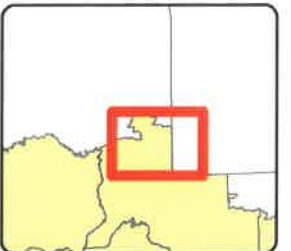
Navajo Department of Transportation  
P.O. Box 4820  
Window Rock, Arizona 86515  
Phone: (505) 371-8300  
Fax: (505) 371-8399

Map By: Raleigh Lee  
Title: GIS Technician  
Date: 5/25/2022

**Navajo Nation  
NNDOT Roads**

-  Chapter House
-  BIA\_Rts
-  County\_Rts
-  Tribal\_Routes
-  State\_Hwy
-  US\_Hwy
-  Interstate\_Hwy
-  County\_Bndry
-  Chapter\_Bndry
-  Agency\_Bndry

**Navajo Nation**



Note:  
This map was created by the Navajo Division of Transportation (Navajo DOT) and the data represented upon this map is for estimate purposes only and not to be used for official reference or analysis. Navajo DOT is constantly updating map features and warns that some features and their locations may be incomplete and incorrect. The parallels and meridians, if shown, closely represent the NAD27 datum. Intuition and field verification is recommended in some areas.

110°0'0"W

109°30'0"W

109°0'0"W



0 0.75 1.5 3 4.5 6 Miles



Navajo Department of Transportation  
P.O. Box 4620  
Window Rock, Arizona 86515  
Phone: (505) 371-8300  
Fax: (505) 371-8399

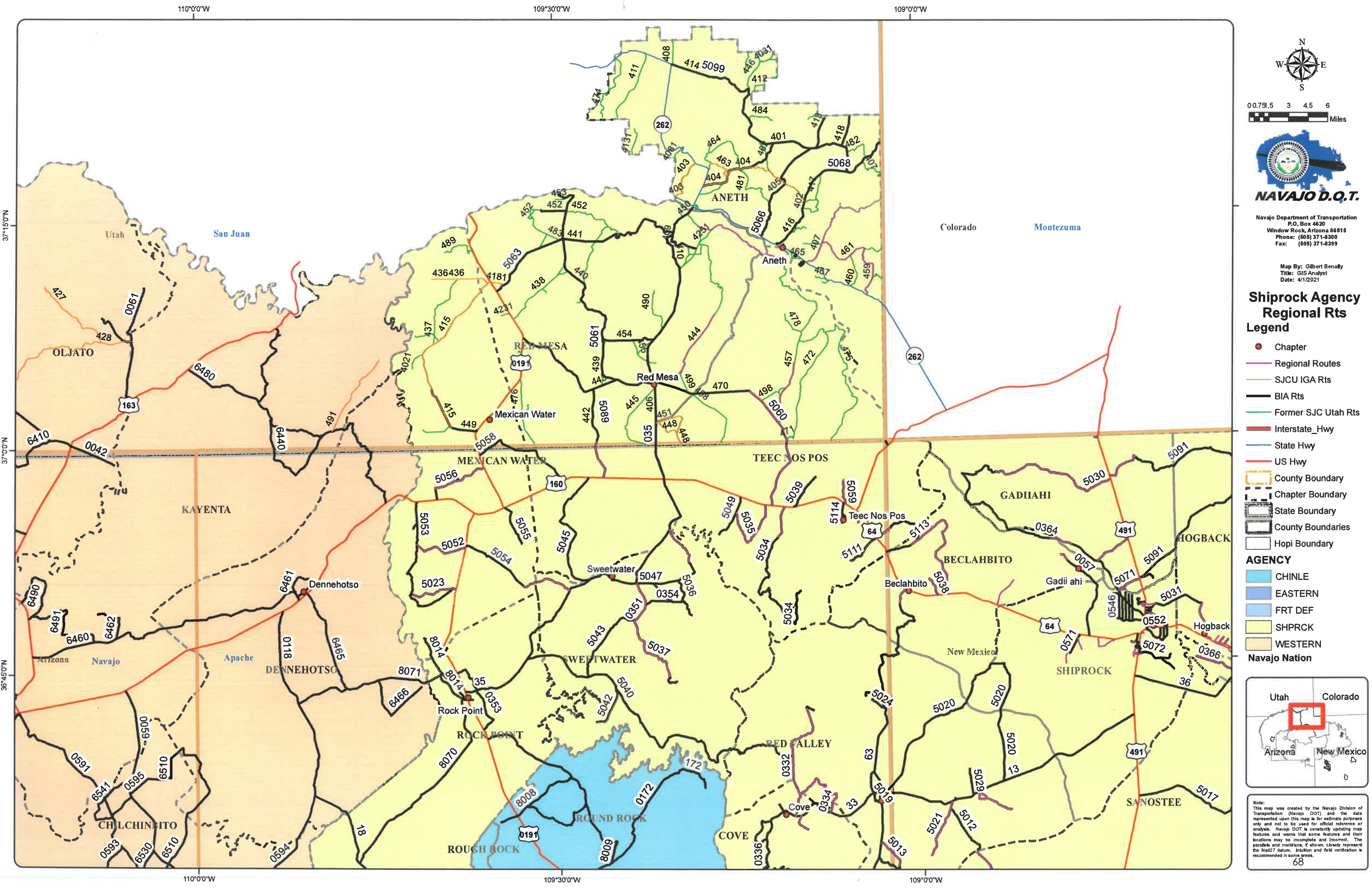
Map By: Gilbert Benally  
Title: GIS Analyst  
Date: 4/1/2021

### Shiprock Agency Regional Rts Legend

- Chapter
  - Regional Routes
  - SJCU IGA Rts
  - BIA Rts
  - Former SJC Utah Rts
  - Interstate\_Hwy
  - State Hwy
  - US Hwy
  - County Boundary
  - Chapter Boundary
  - State Boundary
  - County Boundaries
  - Hopi Boundary
- AGENCY**
- CHINLE
  - EASTERN
  - FRT DEF
  - SHPRCK
  - WESTERN
- Navajo Nation**



Note:  
This map was created by the Navajo Division of Transportation (Navajo DOT) and the data represented upon this map is for estimate purposes only and not to be used for official reference or analysis. Navajo DOT is constantly updating map features and warns that some features and their locations may be incomplete and incorrect. The parallels and meridians, if shown, closely represent the Nad27 datum. Intuition and field verification is recommended in some areas.



37°15'0"N

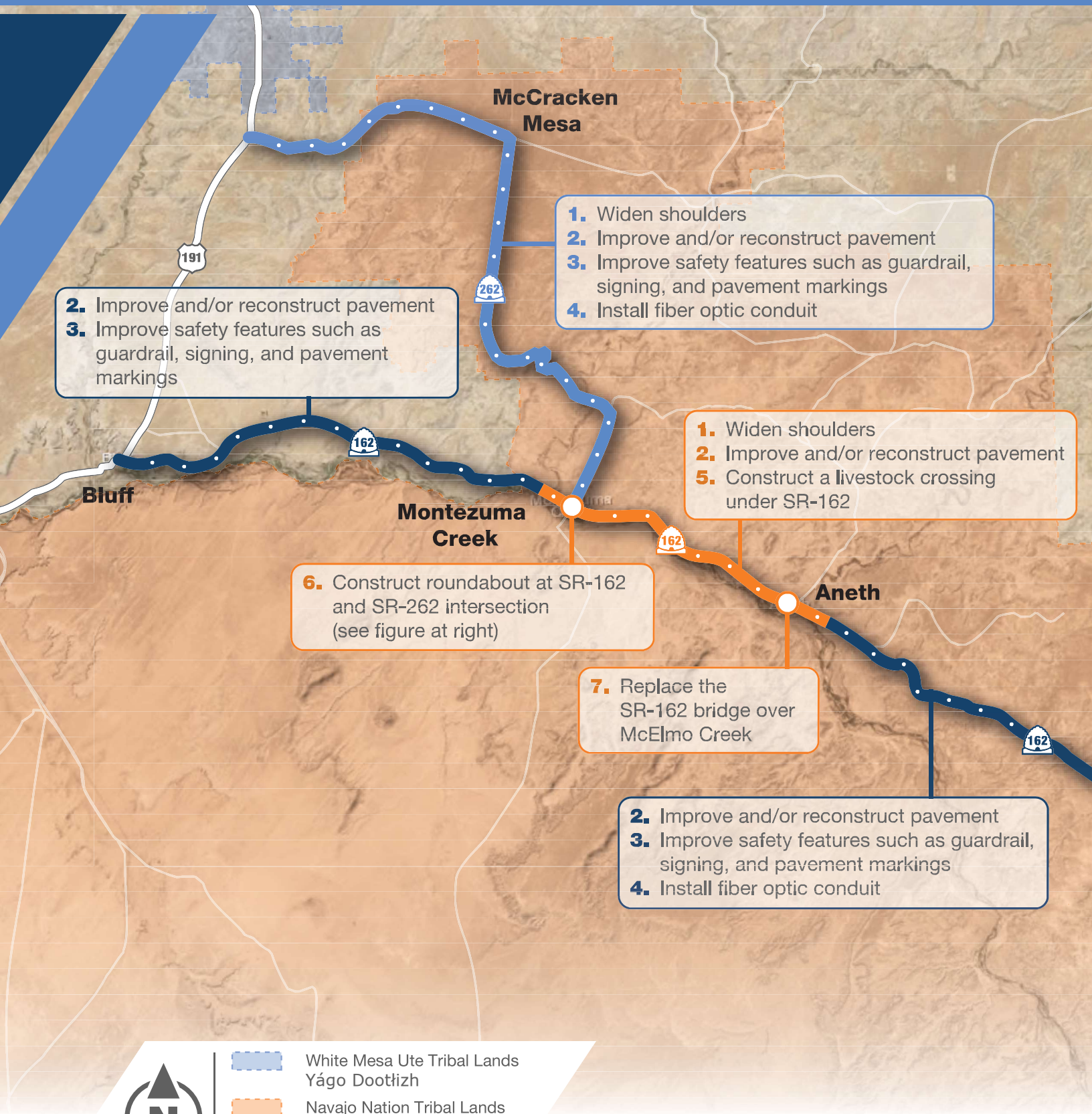
37°0'0"N

36°45'0"N

110°0'0"W

109°30'0"W

109°0'0"W



- 1. Widen shoulders
- 2. Improve and/or reconstruct pavement
- 3. Improve safety features such as guardrail, signing, and pavement markings
- 4. Install fiber optic conduit

- 2. Improve and/or reconstruct pavement
- 3. Improve safety features such as guardrail, signing, and pavement markings

- 1. Widen shoulders
- 2. Improve and/or reconstruct pavement
- 5. Construct a livestock crossing under SR-162

- 6. Construct roundabout at SR-162 and SR-262 intersection (see figure at right)

- 7. Replace the SR-162 bridge over McElmo Creek

- 2. Improve and/or reconstruct pavement
- 3. Improve safety features such as guardrail, signing, and pavement markings
- 4. Install fiber optic conduit



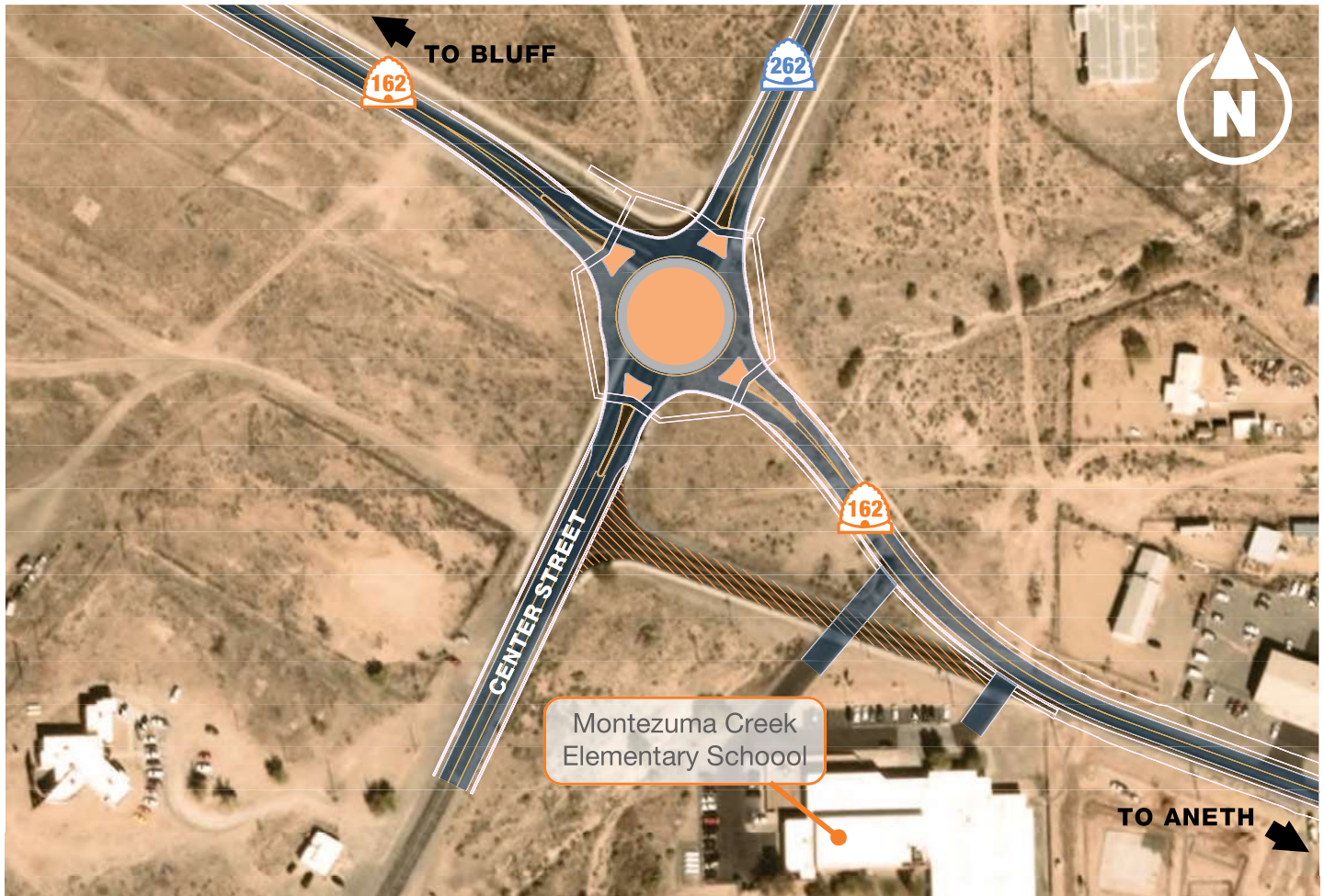
- White Mesa Ute Tribal Lands  
Yágo Dootłizh
- Navajo Nation Tribal Lands  
Dineh bikaya
- Mileposts

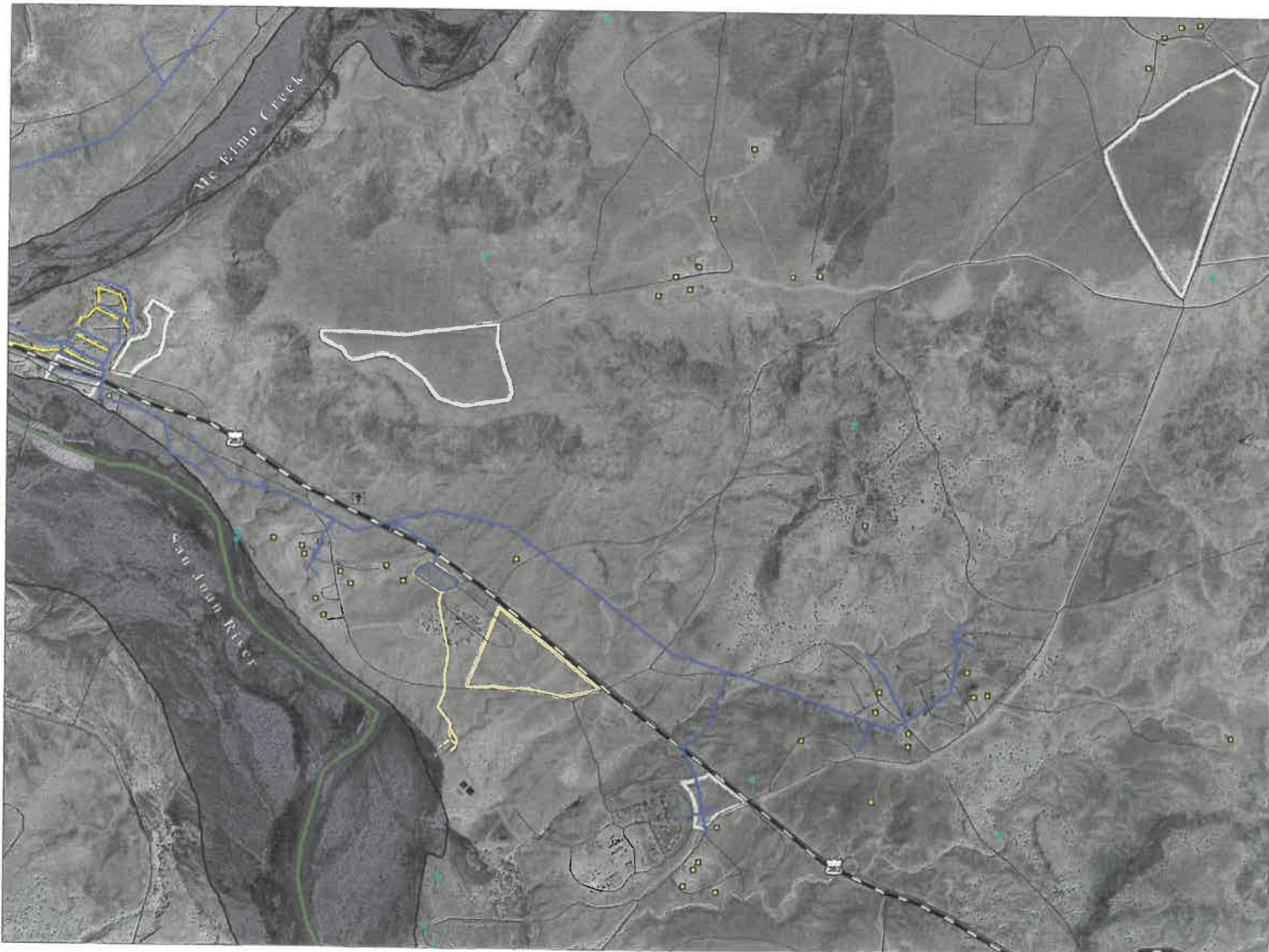
### PROPOSED ACTION IMPROVEMENTS | BINDOO NISHÍGÍÍ

1. Widen shoulders
2. Improve and/or reconstruct pavement
3. Improve safety features such as guardrail, signing, and pavement markings
4. Install fiber optic conduit
5. Construct a livestock crossing under SR-162
6. Construct roundabout at the SR-162 and SR-262 intersection (see figure below)
7. Replace the SR-162 bridge over McElmo Creek

1. Atiin niteelgo ádoonííł
2. Atiin bikáágii ándoonííł
3. Atiin béesh báh ní'áhigíí dóo atiin bee' édahozinígíí adaaz'áigíí dóo bikáá' da'idzoógíí ádoonííł
4. Saad dilwoo'íí dóóbéesh ántsékeesii báh anit'ii' dooleeł
5. Naaldlooshi atiin SR-262 yiyah ch'edakah ádoonííł
6. SR-162 dóo SR-262 ahi'ditinigíí nahasbasgo ahee'iijeego adoonííł (wóo yahgii naash ch'áá')
7. McElmo Creek dii SR-262 naa'ni'ah ándoonííł

#### PROPOSED ROUNDABOUT AT

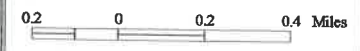




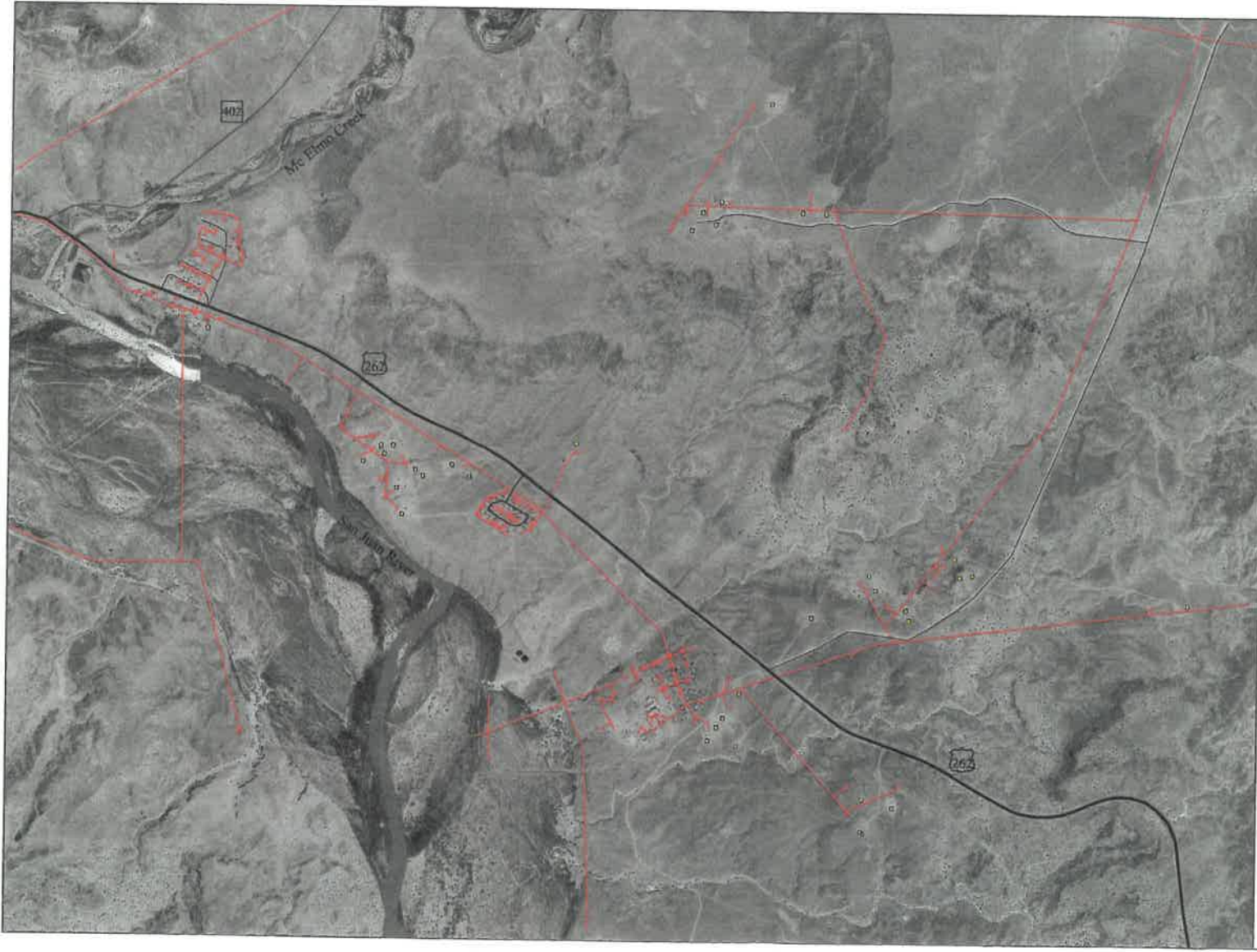
**Aneth Chapter**  
**Aneth**  
**Development Planning Area**  
**Infrastructure Map**

**Legend**

-  Water Lines
-  Sewer Lines
-  Well
-  Cemetery
-  State Highway
-  Other Roads
-  Home Sites
-  Chapter Border
-  Floodplain
-  Potential Development Sites



Aneth Photo Unit Geographic Center 2011

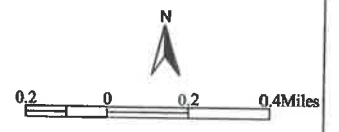


**Aneth Chapter**

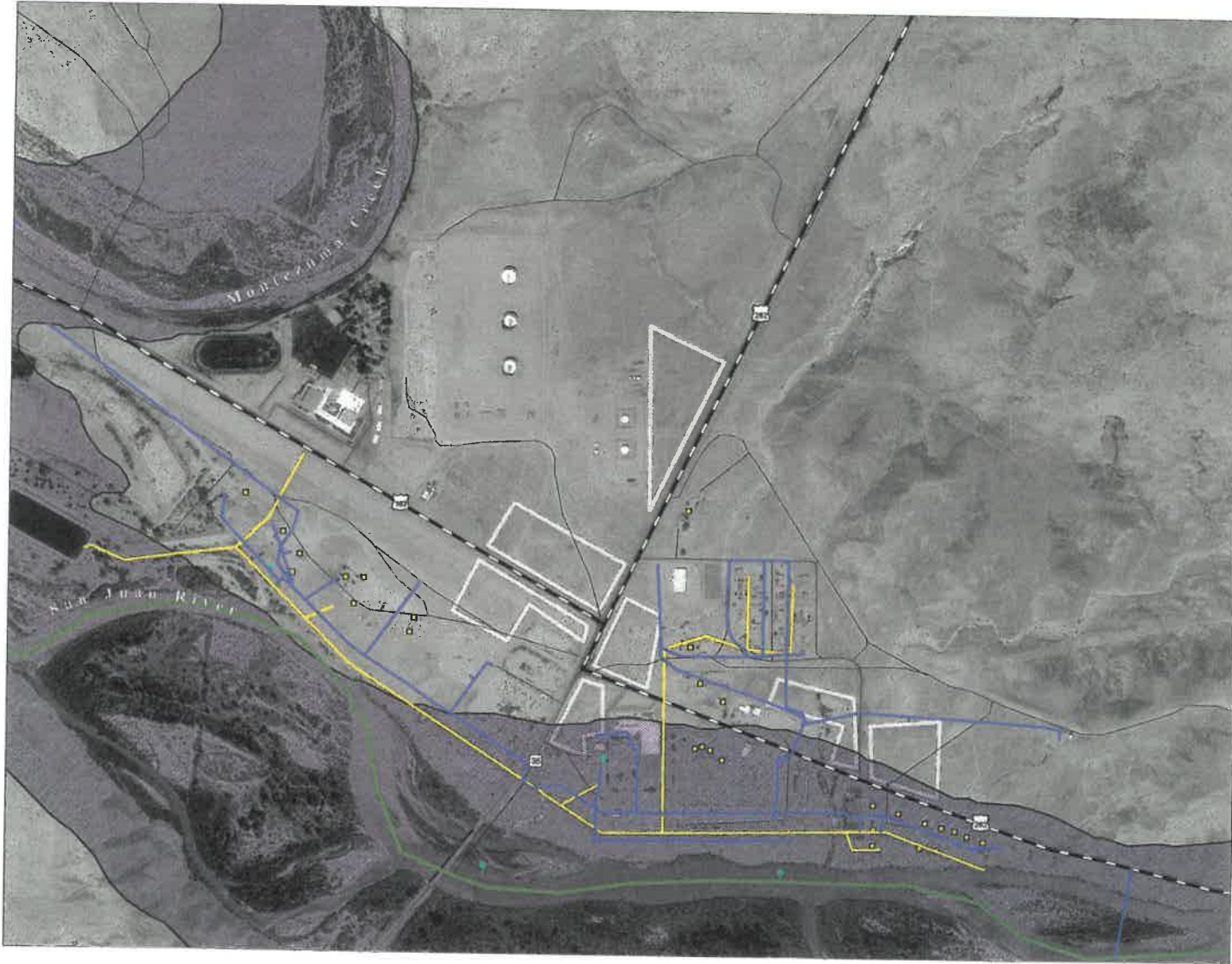
**Aneth  
Development Planning Area**

**Electricity Map**

- Legend**
-  Electrical Lines
  -  State Highway
  -  Other Roads
  -  Home Sites




Aerial Photo: Utah Geographic Center 2011

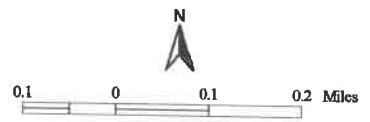


**Aneth Chapter**

**Montezuma Creek  
Development Planning Area**

**Infrastructure Map**

- Legend**
-  Water Lines
  -  Sewer Lines
  -  Well
  -  Home Sites
  -  State Highway
  -  Other Roads
  -  Chapter Border
  -  Floodplain
  -  Potential Development Sites



Aerial Source: Ethix Geographic Center 2001

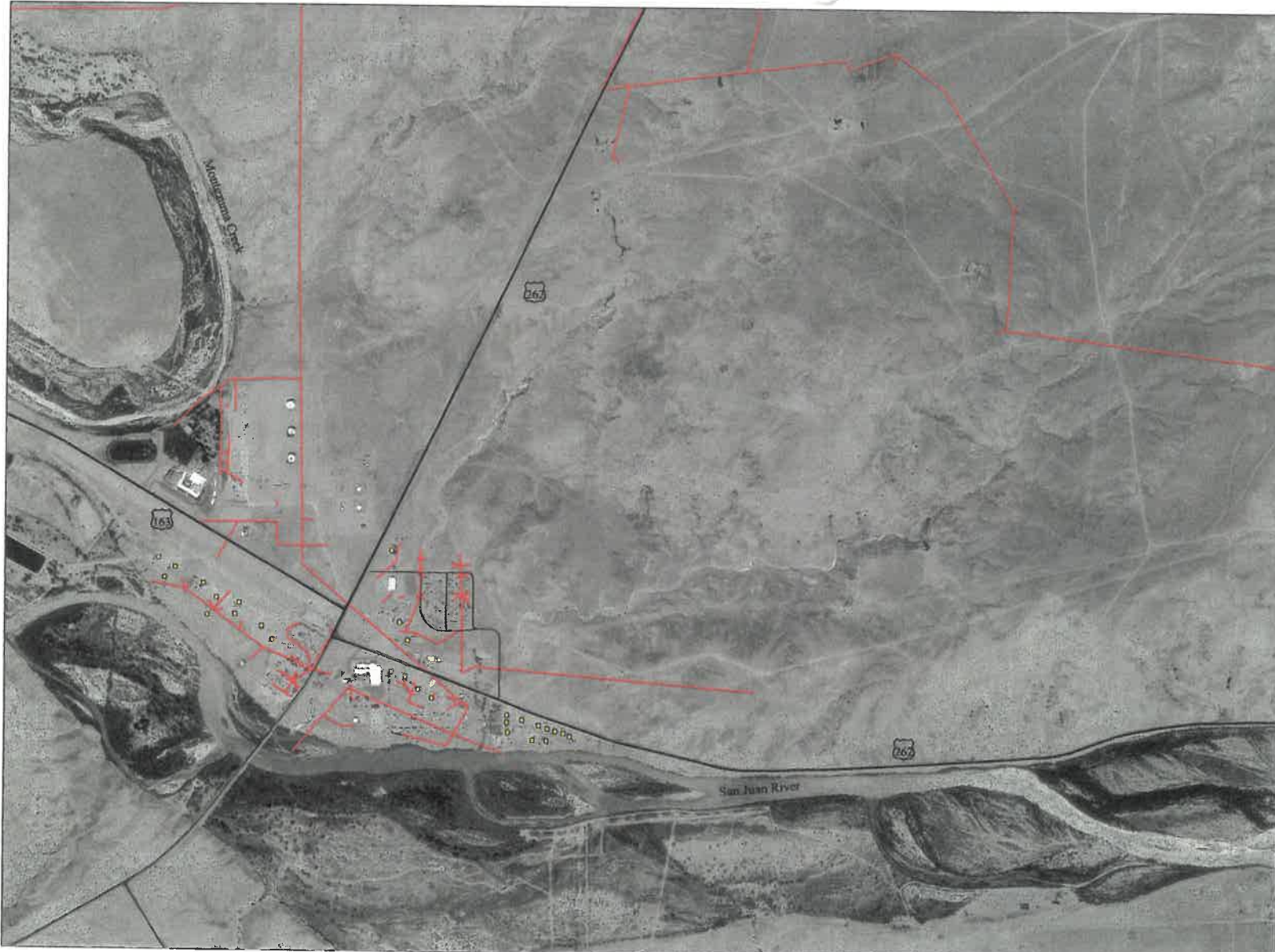
# Aneth Chapter

## Montezuma Creek Development Planning Area

### Electricity Map

#### Legend

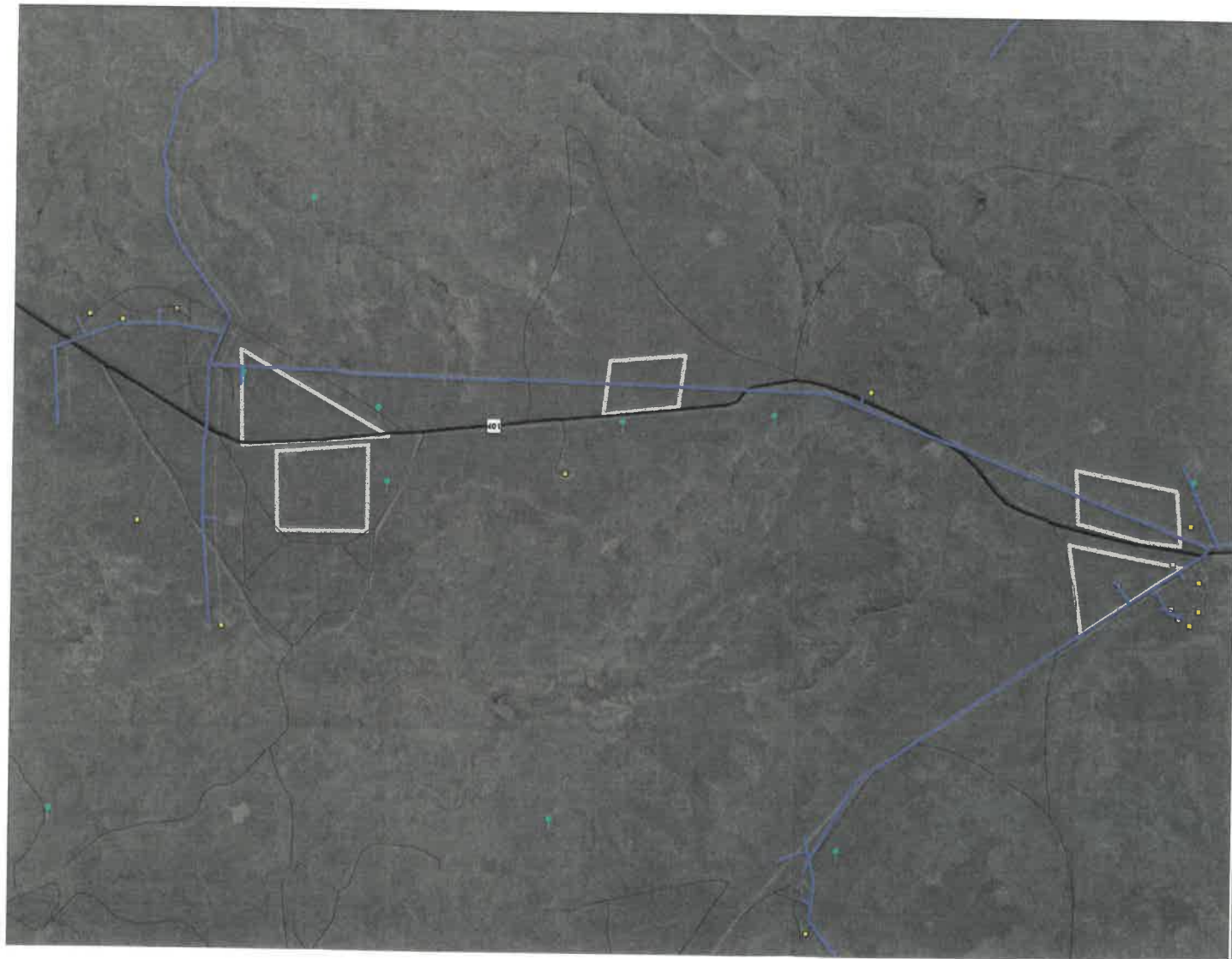
-  Electrical Lines
-  State Highway
-  Other Roads
-  Home Sites



0.1 0 0.1 0.2 Miles

Aerial Photo: Utah Geographic Center 2001











Aerial Source: Esri Geographic Center 2001

## Aneth Chapter

### Cajon Mesa Development Planning Area Infrastructure Map

#### Legend

-  Water Lines
-  Paved Roads
-  Other Roads
-  Well
-  Home Sites
-  Potential Development Sites



0.4 0 0.4 Miles

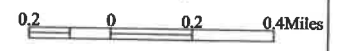
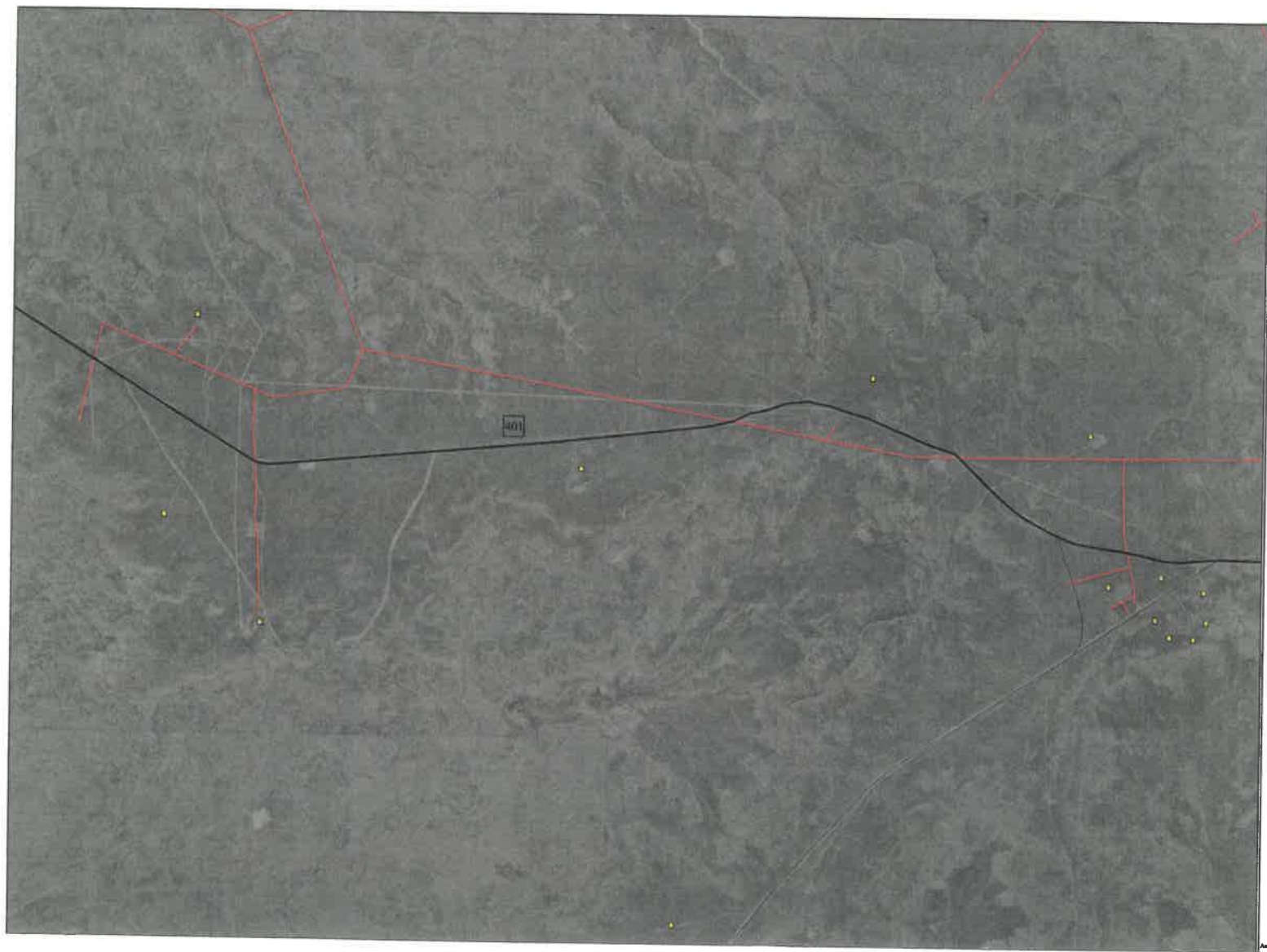
**Aneth Chapter**

**Cajon  
Development Planning Area**

**Electricity Map**

**Legend**

-  Electrical Lines
-  County Roads
-  Other Roads
-  Home Sites

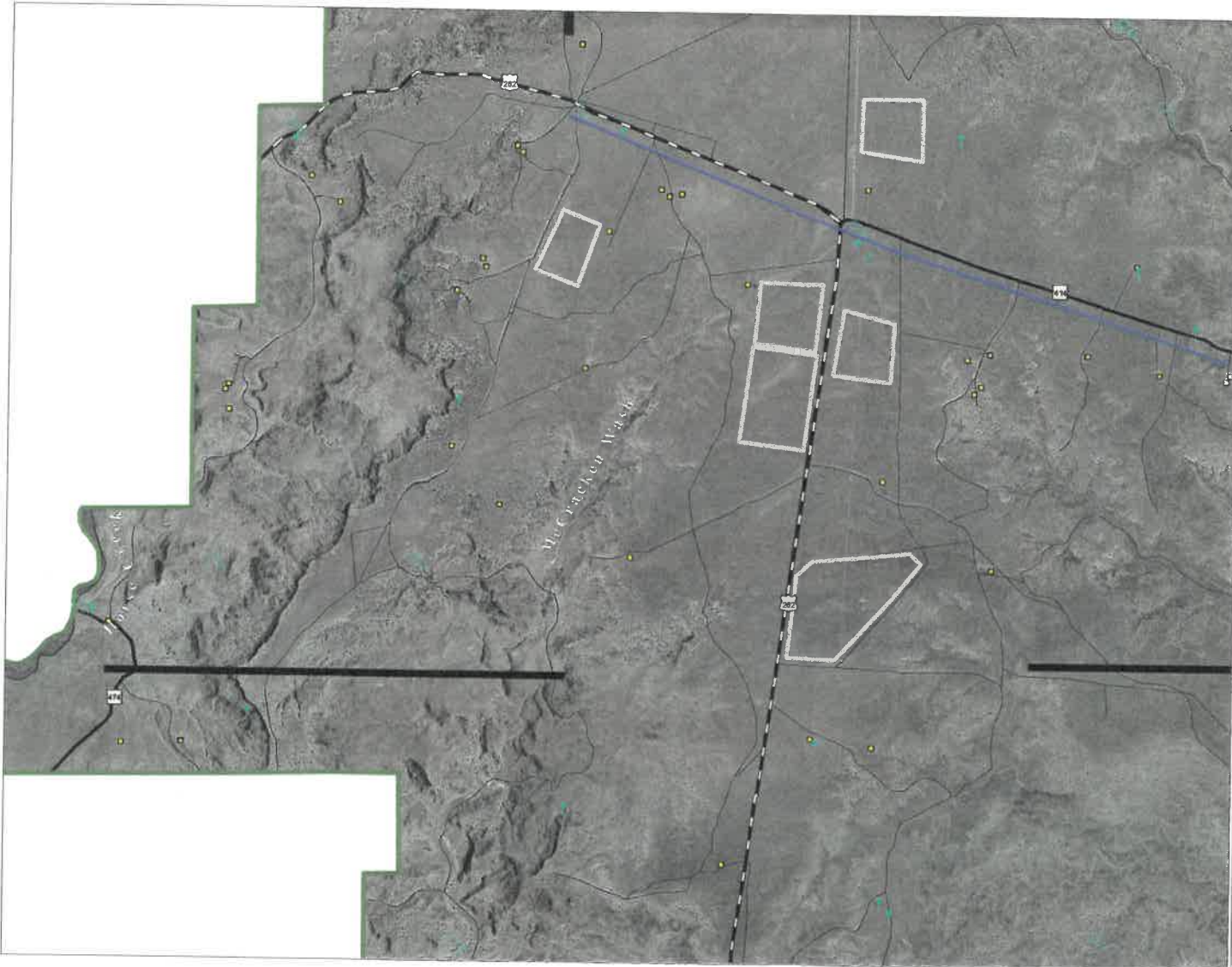
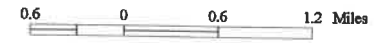


Aneth Plans: Utah Geographic Center 2001

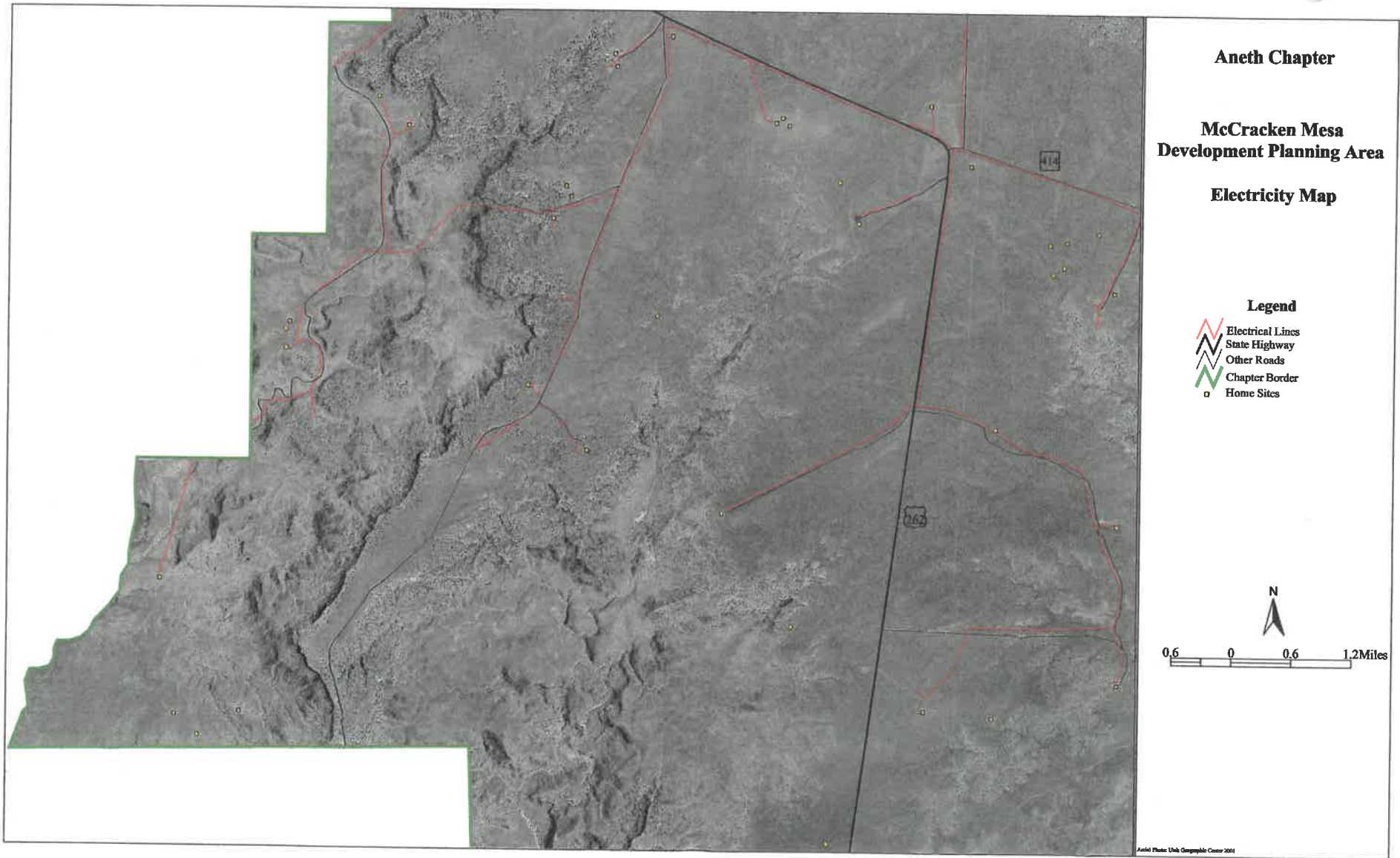
**Aneth Chapter**  
**McCracken Mesa**  
**Development Planning Area**  
**Infrastructure Map**

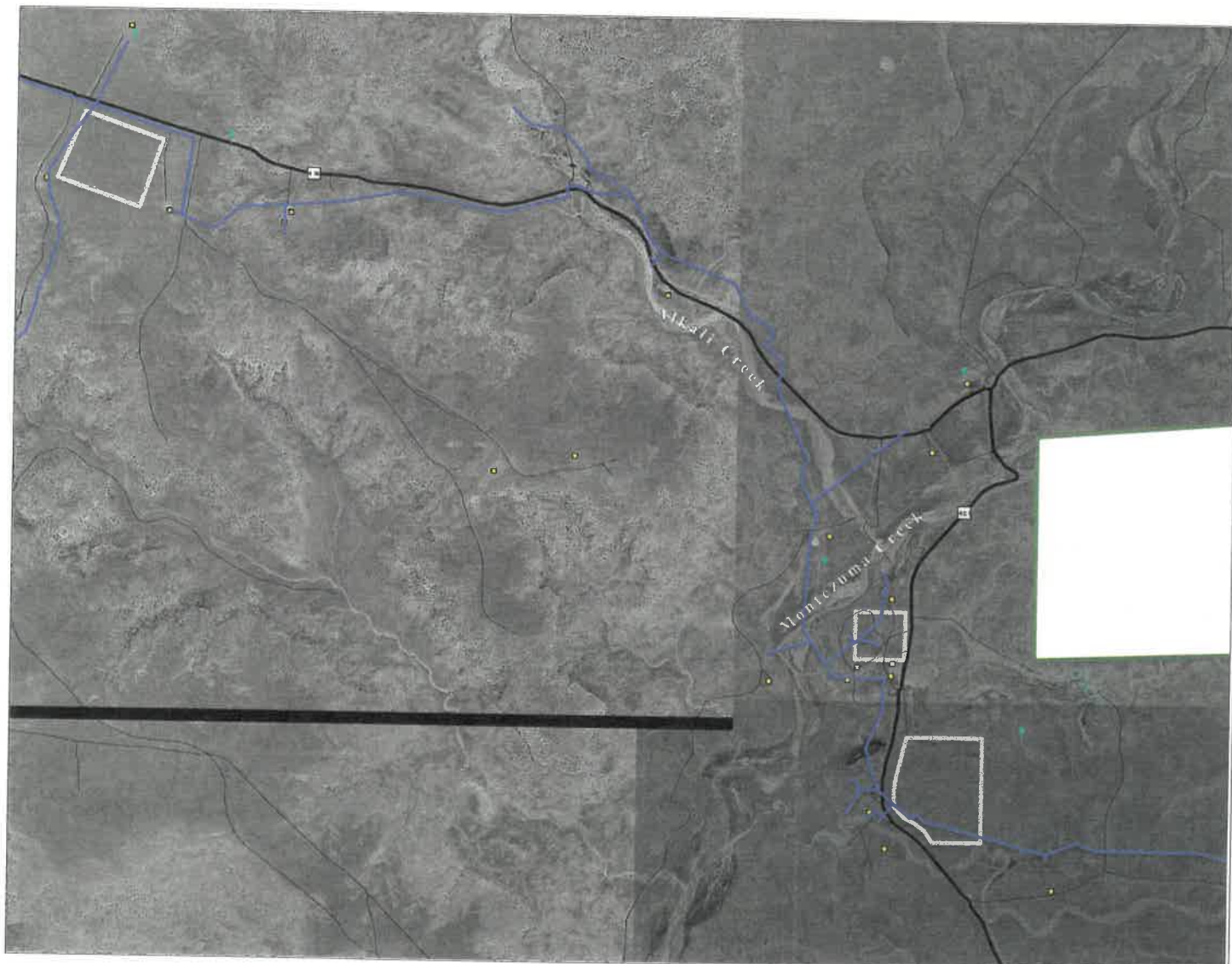
**Legend**

-  Water Distribution Line
-  Windmill
-  Well
-  Spring
-  Chapter Border
-  Potential Development Sites
-  Home Sites
-  State Highway
-  Paved Roads
-  Other Roads
-  Floodplain





Aerial Source: 1986 Orthographic Center 2001

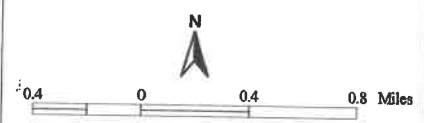




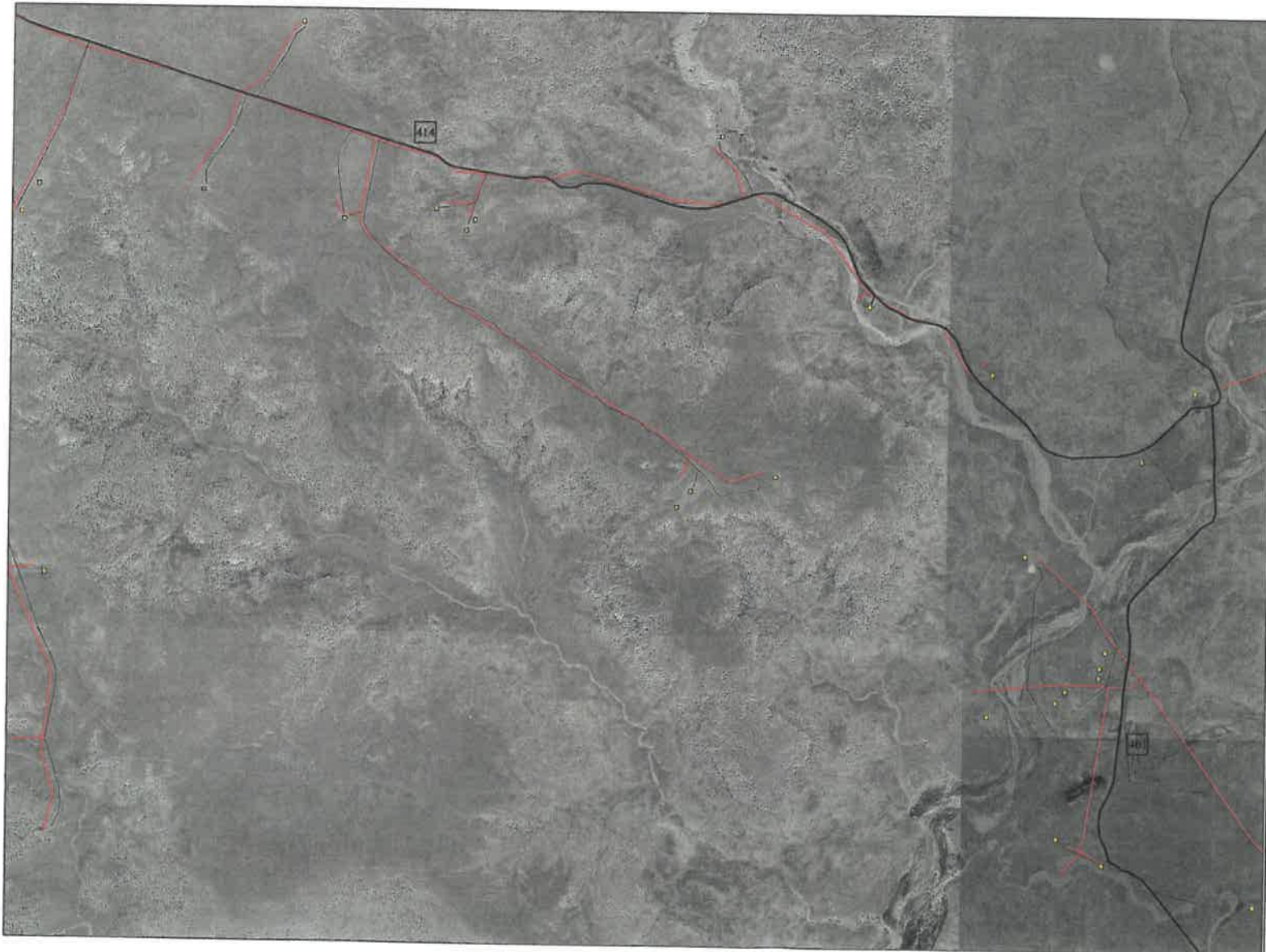
**Aneth Chapter**  
**Diwoozhibikoooh**  
**Development Planning Area**

**Infrastructure Map**

- Legend**
-  Water Lines
  -  Spring
  -  Well
  -  Home Sites
  -  Paved Roads
  -  Other Roads
  -  Potential Development Sites
  -  Chapter Border



Aneth Source: Utah Geographic Center 2001







**Aneth Chapter**

**Diwoozhibikoooh  
Development Planning Area**

**Electricity Map**

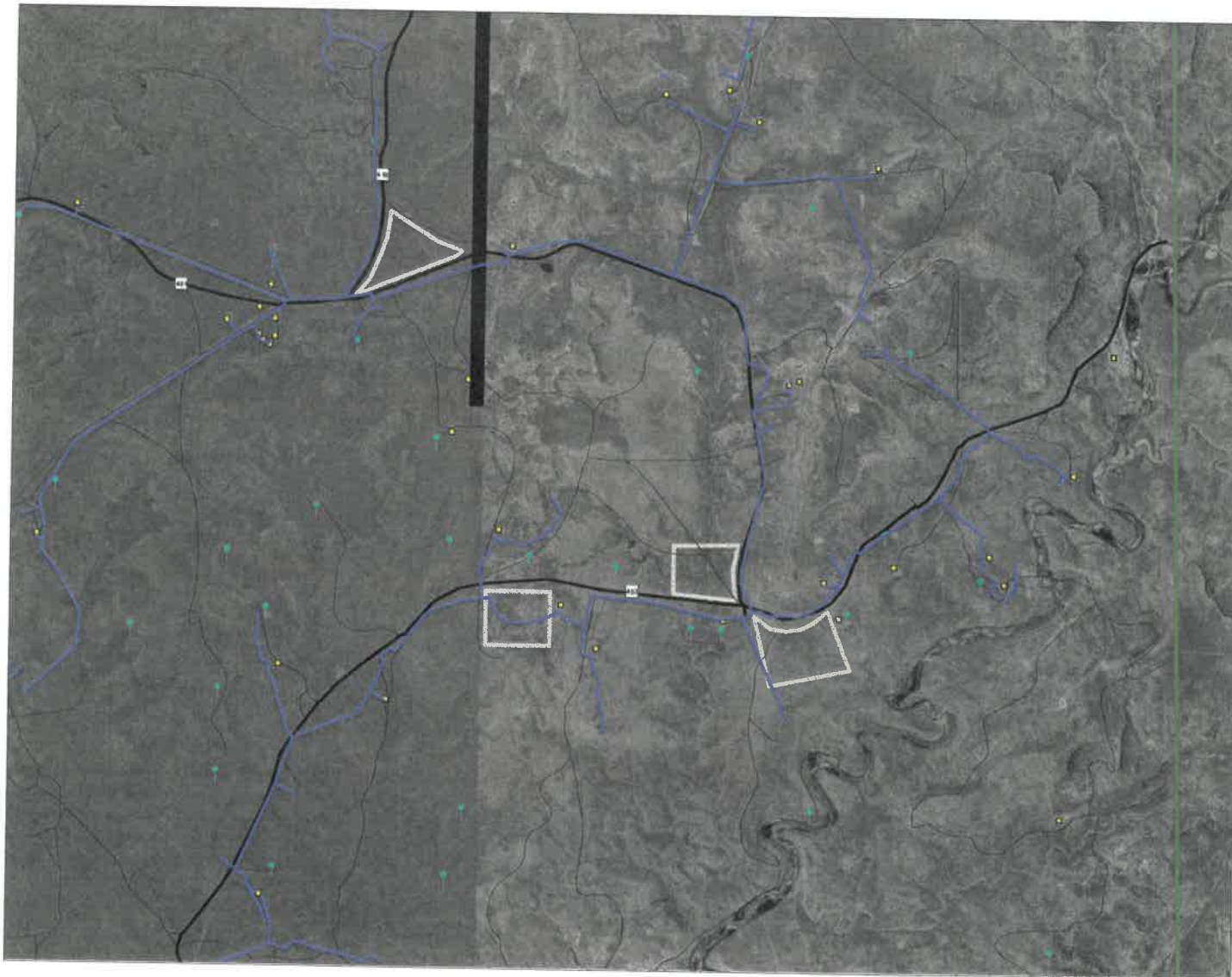
**Legend**

-  Electrical Lines
-  County Roads
-  Other Roads
-  Home Sites

**N**

0.4 0 0.4 0.8 Miles








Aerial Photo: Utah Geographic Center 2001



**Aneth Chapter**

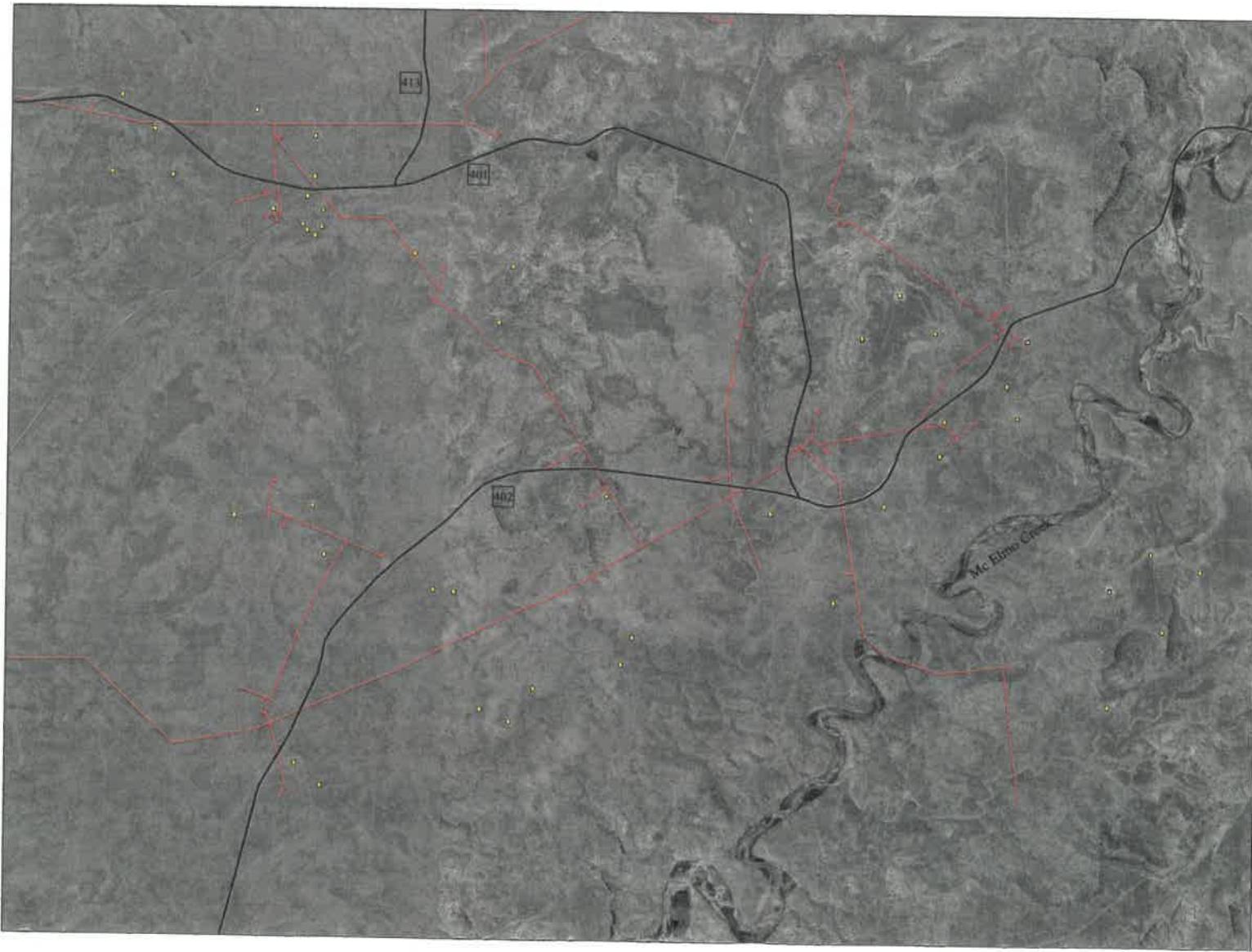
**Ismay  
Development Planning Area  
Infrastructure Map**

**Legend**

-  Water Lines
-  Well
-  Home Sites
-  Paved Roads
-  Other Roads
-  Chapter Border
-  Potential Development Sites



Aerial Source: Utah Geographic Center 2001







**Aneth Chapter**

**Ismay  
Development Planning Area**

**Electricity Map**

**Legend**

-  Electrical Lines
-  County Roads
-  Other Roads
-  Home Sites

**N**

0.5 0 0.5 1 Miles

Aerial Photo: Utah Geographic Center 2001



# LAND USE PLAN

# Land Use Plan

Phase 5 uses data gathered for Phases 2, 3 and 4 to determine the highest and best use of land throughout the Aneth Chapter. General recommendations are made for the Chapter as a whole, followed by specific land use recommendations for the potential development sites. Maps identify both the existing land uses and the recommendations for each potential development site.

## **General Land Use**

### **Open Space/Grazing**

This plan recommends that most of the land throughout the Chapter remains open space/grazing. This is consistent with the present use of undeveloped land, and supports the expressed desire of Chapter members to protect their natural resources from inappropriate development.

The only development that should be allowed within open space/grazing areas is very low density, scattered housing; infrastructure; agriculture, parks and outdoor recreation.

### **Resource Protection**

Resource protection buffers are recommended for environmentally or culturally sensitive areas. For all buffered areas, any new development must come to the Chapter for approval.

The resource protection buffer is recommended along all major water courses within the Chapter. These include the San Juan River, McElmo Creek and its major tributaries, and Montezuma Creek ephemeral wash and its major tributaries. Resource protection buffers are also recommended around cultural/religious areas, historic sites, gathering areas, critical wildlife habitat, springs, and any wetlands or riparian areas that would not receive protection under a buffer designated along a watercourse. Cultural/religious areas include, but are not limited to, sites used for the Enemy Way, YeiBiChei and Fire Dance ceremonies.

Family Burial sites are located throughout the Chapter and due consideration should be given to these areas when sites are being reviewed for their development potential.

### **Commercial Areas**

Easy access and visibility are key to the success of most commercial endeavors. It is recommended that a strip of approximately 100 feet adjacent to the main roads throughout the Chapter be reserved for future commercial development.

### **Scenic View Points**

The topography within the Aneth Chapter provides many roadside locations that can be developed as scenic viewpoints. Such locations can include picnic facilities, cultural, environmental and area information boards for tourists, and vending facilities from which local entrepreneurs can market their wares to tourists. It is recommended that scenic

viewpoints are designated as soon as possible to prevent other development from encroaching on desirable scenic locations.

### **Development Planning Areas**

There are six development planning areas of the Aneth Chapter: Cahone Mesa, McCracken Mesa, Diwoozhibikoooh, Ismay, and the communities of Aneth and Montezuma Creek.

To achieve a sound balance between open space and community development, all commercial, industrial and higher density residential development should take place within the development planning areas. It is recommended that in the future, Chapter members establish borders around these areas. These borders are not fixed structures or fences, but are similar to city limits around towns. They designate the development planning areas as growth points and protect the adjacent open space/grazing areas from encroachment.

### **Potential Development Sites**

Specific land use recommendations are made for numerous sites which were identified by Chapter members as potential development sites. These sites are clustered within the six development planning areas.

An on-site review was performed to determine the availability of infrastructure, ease of site access, level of potential soil compaction, drainage, amount of earthwork necessary for leveling the site, and the environmental sensitivity of the area. Potential obstacles to site development were also identified. Sites that were determined to be suitable for development were designated a recommended land use.

The recommended land use for each development site, which is numerically identified within the six development planning areas, is presented on maps of these areas.

### **Aneth**

There are six potential development sites within Aneth. The four sites adjacent to Highway 262 and Highway 162 are approximately 4,000 feet in elevation. Sites 3 and 6 are approximately 4,800 feet in elevation. There are no culturally significant or traditionally sensitive areas within any of the sites.

**Site 1** is located to the east of the housing subdivision adjacent to McElmo Creek and a little to the north of Highway 162.

- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ There is no direct access from Highway 262 but good access can be secured.
- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. Soil throughout the site is suitable for compaction.

- ◆ The site is flat and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 2, which is a moderate level of environmental sensitivity. However, existing development in the immediate vicinity suggests that no threatened or endangered species inhabit this particular area. A Biological Evaluation must be conducted before the site can be developed.
- ◆ The moderate level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ◆ This site has been significantly disturbed and minimal vegetation is present.
- ◆ No potential obstacles to construction were observed.

The Aneth Chapter has begun Master Planning efforts for this site in total of 24 acres. The proposed plans include a new chapter house, veteran's center, senior center, Aneth Head start, water purification building, women's shelter, recreation center, wellness center, senior care center for public facilities. There will also be 8 acres designated for public safety to include Aneth District Court, Public safety and fire bays.

Additionally, as an extension to development Site 1 the Aneth Chapter plans to construct and operate a Solid Waste Drop Box location immediately east of the Aneth Chapter Compound on approximately 2.5 acres. This drop box location will be operated in collaboration with San Juan County, Utah to transport waste to the County Landfill.

The central location of this site within the community of Aneth, and the chapter as a whole, makes it desirable for a public or community facility. In particular, the adjacent housing and ball field makes this an excellent location for a business district center. This center should serve as a general community center, cater to the elderly and youth, accommodate a day care facility, house a library, and include recreational features such as a gymnasium, volleyball court, additional ball fields, and walking trails within a park.

**Site 2** is located east of McElmo Creek and is bisected by Highway 162.

- ◆ All utilities: water, sewer, electricity, natural gas and telephone are available in the immediate vicinity.
- ◆ Access is excellent from Highway 162.
- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. Soil throughout the site is suitable for compaction.
- ◆ The soil is rocky and some imported fill may be necessary to make it suitable for compaction. The site is located in a soil group that is susceptible to gulley erosion.
- ◆ The site is flat and minimal earthwork will be necessary to prepare it for construction.
- ◆ A portion of the site drops into the floodplain of the San Juan River and it is recommended that no development takes place in this area. There are no potential drainage concerns for the remaining portion of the site.

- ◆ The site is located within Wildlife Area 1, which is a high level of environmental sensitivity. However, existing development within the site suggests that no threatened or endangered species inhabit this particular site. A Biological Evaluation must be conducted before the site can be developed further.
- ◆ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ◆ This site has been significantly disturbed and minimal vegetation is present.
- ◆ No potential obstacles to construction were observed.

It is recommended that development be limited to low-impact, infill commercial along the road frontage to minimize potential impacts to the environment. The north side of Highway 162 has more vacant land available than the south side of the road and development should be concentrated here. Suitable activities include a bank, a hardware store, a feed store and a fast-food restaurant.

**Site 3** is located on top of a ridge which is north of Highway 162 and a cemetery. The site is enclosed by a loop formed by Navajo Route 493.

- ◆ There are no utilities available in the immediate vicinity.
- ◆ Access to the site is poor via rocky and rough dirt roads that extend from Navajo Route 493.
- ◆ The soil type is 46EM-2 FH-7, which has an undifferentiated erosion class. The soil is rocky and some imported fill may be necessary to make it suitable for compaction.
- ◆ The site is flat and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as snakeweed, and grasses.
- ◆ No potential obstacles to construction were observed.

The site is not immediately accessible from a paved road and it is too far from Highway 162 to be a suitable location for commercial activity. There are more suitable locations along within Aneth for a community or public facility. This site is highly suitable for a housing subdivision.

**Site 4** is located on the south side of Highway 162, between an existing housing subdivision and a large drainage.

- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ Access is difficult from Highway 162. It will be more cost effective to access the site from the existing subdivision to the west.
- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. Soil throughout the site is suitable for compaction.

- ◆ The site has fairly steep slopes and significant earthwork will be necessary to prepare it for construction.
- ◆ Drainage is a concern because of the steep slopes and a wash that runs along the east side of the site.
- ◆ The site is bisected by two wildlife areas. The south side of the site adjacent to the San Juan River is located within Wildlife Area 1, which is a high level of environmental sensitivity. However, the existing subdivision to the west suggests that no threatened or endangered species inhabit this particular area. The north side of the site adjacent to Highway 162 is located in Wildlife Area 3, which is a low level of environmental sensitivity. A Biological Evaluation must be conducted before the site can be developed.
- ◆ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ◆ Vegetation includes desert shrubs such as rabbitbrush, snakeweed, and grasses.

The difficulty of accessing the site from the highway and the higher cost of site development makes it an undesirable location for road-side commercial endeavors and public or community facilities. This site is most suitable for low density, scattered housing.

**Site 5** is located on the south side of Highway 162, between the road and the community school.

- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ Access is good from Highway 162.
- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. Soil throughout the site is suitable for compaction.
- ◆ The site is on a gentle slope and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as rabbitbrush, snakeweed, and grasses.

The road frontage is an excellent location for road-side commercial endeavors. In particular, the proximity of this site to sewer lagoons makes this an excellent location for a Laundromat and a carwash. The central location of this site within the community of Aneth, and the chapter as a whole, and the ease of access from Highway 162 makes it an excellent location for law enforcement and emergency service facilities. This area is also highly suitable for an elderly care/nursing home or a housing subdivision.

**Site 6** is located on the west side of Navajo Route 407 and a little to the north of the intersection of Navajo Route 407, 461 and 493. This area lies on top of a ridge approximately 2 miles north of Highway 162.

- ◆ Only electricity is available in the immediate vicinity. Evidence of water, sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 407 and 461.
- ◆ The soil type is 11Q-2 BE-3, which is subject to severe erosion. Soil throughout the site is suitable for compaction.
- ◆ The site is flat and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as rabbitbrush, snakeweed, and grasses.
- ◆ No potential obstacles to construction were observed.

The site is not immediately accessible from a paved road and it is too far from Highway 162 to be a suitable location for road-side commercial endeavors. There are more suitable locations within Aneth for a community or public facility. This site is highly suitable for a housing subdivision.

### **Montezuma Creek**

There are seven potential development sites within Montezuma Creek. The five sites within the center of Montezuma Creek are approximately 4,500 feet in elevation. Site 7 is approximately 4,600 feet in elevation. There are no culturally significant or traditionally sensitive areas within any of the sites.

**Site 1** is located on the north west corner of the intersection of Highways 262 and 162.

- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ Access is excellent from both Highways 162 and 262.
- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. Soil throughout the site is suitable for compaction.
- ◆ The site is flat and minimal earthwork will be necessary to prepare it for construction.
- ◆ Drainage is a minor concern because the site sits a little below the grade of both Highways 162 and 262. It appears that ponding in a small depression in the middle of the site occurs during precipitation events. Imported fill may be necessary to construct slightly elevated building pads.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.

- ♦ Vegetation includes Russian thistle, desert shrubs such as rabbitbrush, snakeweed, and grasses.

This is an excellent location for the proposed shopping center. Due to the industrial nature of the surrounding development, housing is not recommended for this site.

**Site 2** is located on the south west corner of the intersection of Highways 262 and 162.

- ♦ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ♦ Access is excellent from both Highways 162 and 262.
- ♦ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. Soil throughout the site is suitable for compaction. Evidence of an abandoned airstrip indicates that soil throughout the site is already compacted.
- ♦ The site is flat and minimal earthwork will be necessary to prepare it for construction.
- ♦ There are no potential drainage concerns, although imported fill may be necessary to construct slightly elevated building pads.
- ♦ The northern portion of the site adjacent to Highway 162 is located within Wildlife Area 3, which is a low level of environmental sensitivity. The southern portion of the site is located within Wildlife Area 1, which is a high level of environmental sensitivity. There is existing development in the vicinity and the abandoned airstrip indicates that this area was significantly disturbed in the past. It is unlikely that any endangered or sensitive species inhabit this area. A Biological Evaluation must be conducted before the site can be developed.
- ♦ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ♦ The site was previously used as an airstrip and minimal vegetation is present.

A long strip of land adjacent to Highway 162 was previously used as an airstrip. It is presently abandoned but Chapter members expressed a need for an airstrip for medical evacuations. This is an inappropriate location for an airstrip for a number of reasons: Montezuma Creek Elementary School and a housing subdivision are located under the takeoff and landing path of aircraft; the airstrip is located too close to Highways 262 and 162 and poses a potential hazard to traffic on these roads; there are numerous surface storage tanks in the immediate vicinity which contain highly flammable and toxic materials; and this is a highly sensitive wildlife area. Additionally, the abandoned airstrip is constrained to its existing size and cannot accommodate any expansion. It makes more sense to locate an airstrip at a site that will be able to accommodate expansion should the Chapter choose to develop a tourism program that offers scenic air tours.

The site would be better suited to a truck stop or other road-side commercial endeavors such as an auto repair shop, fast food restaurant or a motel.

**Site 3** is a small area located on the south east corner of the intersection of Highway 162 and Route 35.



- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ Access is excellent from both Highway 162 and Route 35.
- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. Soil throughout the site is suitable for compaction.
- ◆ The entire site lies on a slope and has small hills. A large amount of imported fill and extensive earthwork will be necessary to prepare it for construction.
- ◆ Drainage is a major concern because the site sits a little below the grade of both Highways 162 and Route 35. A small wash crosses the east side and a large wash is located at the southern end of the site. The southern portion of the site is located in the floodplain of the San Jan River.
- ◆ The site is located within Wildlife Area 1, which is a high level of environmental sensitivity.
- ◆ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ◆ Vegetation includes Russian thistle, desert shrubs such as rabbitbrush, snakeweed, and grasses.
- ◆ There are many potential development obstacles which will significantly increase construction costs. Two power poles and two natural gas lines are located in the middle of the site and there are two small structures which appear to be wells.

Development of this site is not recommended.

**Site 4** is located on the east side of the intersection of Highways 262 and 162.

- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ Access is excellent from both Highways 162 and 262.
- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. The soil is silty and some treatment may be necessary to make it suitable for compaction.
- ◆ The site has a few small hills but minimal earthwork will be necessary to prepare it for construction.
- ◆ Drainage is a concern because the site sits a little below the grade of Highway 262. Additionally, the silty soil and vegetation indicate that water from upstream properties drains to this area during precipitation events. Imported fill may be necessary to construct slightly elevated building pads.
- ◆ A small strip along Highway 262 is located within Wildlife Area 1, which is a high level of environmental sensitivity. However, existing development in the immediate vicinity suggests that no threatened or endangered species inhabit this particular area. The bulk of the site is located within Wildlife Area 3, which is a low level of environmental sensitivity. A Biological Evaluation must be conducted before the site can be developed.
- ◆ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.

- ◆ Vegetation includes Russian thistle, desert shrubs such as rabbitbrush, snakeweed, and grasses.
- ◆ A natural gas line crosses the site from the southwest to northeast corner which may affect development.

The road frontage is an excellent location for road-side commercial endeavors such as an auto repair shop, a fast-food restaurant and a motel. The northern and eastern portions adjacent to the existing subdivision are suitable for infill housing.

**Site 5** is located on the north side of Highway 162, on the west side of the entrance road to the housing subdivision.

- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ Access is excellent from Highway 162.
- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. The soil is silty and some treatment may be necessary to make it suitable for compaction.
- ◆ The site is approximately 20 feet below the surrounding area and significant earthwork will be necessary to prepare it for construction. A large amount of imported fill will be necessary to elevate the site to an acceptable grade.
- ◆ Drainage is a major concern. The site is significantly below the surrounding area and all runoff from the surrounding area is diverted here. A culvert directs water under Highway 162 but evidence of ponding was observed. The road frontage along Highway 162 is located in the floodplain of the San Jan River.
- ◆ The site is bisected by two wildlife areas. The southern portion of the site along Highway 162 is located within Wildlife Area 1, which is a high level of environmental sensitivity. The northern portion of the site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ◆ Vegetation includes Russian thistle, tamarisk trees desert shrubs such as rabbitbrush, snakeweed, and grasses.
- ◆ A natural gas line crosses the site on the north side which may affect development.

The significant level of site preparation that will be necessary to make this site suitable for development makes it cost prohibitive. This site is not recommended for development.

**Site 6** is located on the north side of Highway 162, immediately east of the main access road into the housing subdivision.

- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ Access is excellent from Highway 162.

- ◆ The soil type is 50SAX-1 AC-4, which is subject to gullied erosion. Soil throughout the site is suitable for compaction.
- ◆ The site has a few small hills adjacent to the road, but approximately 300 yards from the highway and further north it flattens to a gentle slope. Some earthwork will be necessary to prepare this flatter portion for construction.
- ◆ Drainage is a major concern in the northwest portion of the site. Silt was observed on the entrance road to the housing subdivision, indicating significant water flow west into site 5. Additionally, the road frontage along Highway 162 is located in the floodplain of the San Jan River.
- ◆ The site is located within Wildlife Area 1, which is a high level of environmental sensitivity. However, existing development in the immediate vicinity suggests that no threatened or endangered species inhabit this particular area. A Biological Evaluation must be conducted before the site can be developed.
- ◆ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ◆ Vegetation includes Russian thistle, desert shrubs such as rabbitbrush, snakeweed, and grasses.
- ◆ A petroleum line crosses the site from the southeast to northwest corner which may affect development.

The topography of this site will require moderate site preparation and increase construction costs. It is recommended that the northern portion of the site be used for housing and the road frontage be given a low priority for road-side commercial development.

**Site 7** is located on the west side of Highway 262, immediately below the ridge that lies to the north of Montezuma Creek.

- ◆ All utilities: water, sewer, electricity, and telephone are available in the immediate vicinity.
- ◆ Access is excellent from Highway 262.
- ◆ The soil type is 46EM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ There are no potential drainage concerns.
- ◆ The site slopes upwards slightly to the north, and minimal earthwork will be necessary to prepare it for construction.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes Russian thistle, desert shrubs such as rabbitbrush, snakeweed, and grasses.
- ◆ A 30-inch crude oil pipeline crosses the site from north to south, parallel to Highway 262.

The proximity of this site to the Running Horse Petroleum facility and Western Refining sub-station, the industrial nature of surrounding development makes it an undesirable

location for housing. The road frontage is suitable for a variety of light industrial uses, in particular a waste transfer station and an animal control facility. This would also be an appropriate location for a veterinary office.

### **Cahone Mesa**

There are five potential development sites within the Cahone Mesa area. All of the sites are approximately 5,200 feet in elevation. There are no culturally significant or traditionally sensitive areas within any of the sites.

**Site 1** is located on the south side of Navajo Route 401, to the west of Navajo Route 462.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 401.
- ◆ The soil type is 46EM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ The site slopes upward gently to the south and minimal earthwork will be necessary to prepare it for construction.
- ◆ Drainage is a minor concern because there is a slight downward slope towards a small depression in the center of the site.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as snakeweed, and grasses.
- ◆ No potential obstacles to construction were observed. Wolfberry, which can be indicative of archaeological sites, was observed in the area.

Although the road frontage at this site is suitable for road-side commercial endeavors, it is too remote to support commercial activity. The site is most suitable for a housing subdivision.

**Site 2** is located on the north side of Navajo Route 401, to the west of Navajo Route 462.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 401.
- ◆ The soil type is 46EM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ The site slopes downward gently to the north and minimal earthwork will be necessary to prepare it for construction.
- ◆ Drainage is a minor concern because there is a slight downward slope towards the road and a small depression in the center of the site.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as snakeweed, and grasses.

- ◆ No potential obstacles to construction were observed. Wolfberry, which can be indicative of archaeological sites, was observed in the area.

Although the road frontage at this site is suitable for road-side commercial endeavors, it is too remote to support commercial activity. The site is most suitable for a housing subdivision.

**Site 3** is located on the north side of Navajo Route 401, approximately one mile west of the turnoff to Hovenweep National Monument.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 401.
- ◆ The soil type is 46EM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ The site slopes downward gently to the north and minimal earthwork will be necessary to prepare it for construction.
- ◆ Drainage is a minor concern because there is a downward slope towards a small drainage that crosses the center of the site.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as snakeweed, and grasses.
- ◆ No potential obstacles to construction were observed. Wolfberry, which can be indicative of archaeological sites, was observed in the area.

Although the road frontage at this site is suitable for road-side commercial endeavors, it is too remote to support commercial activity. The site is most suitable for a housing subdivision.

**Site 4** is located on the north side of Navajo Route 401, approximately 1 mile east of the turnoff to Hovenweep National Monument.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 401.
- ◆ The soil type is 46EM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ The site slopes downward gently to the north. Minimal earthwork and some imported fill will be necessary to prepare the site for construction.
- ◆ Drainage is a minor concern in portions of the site because of a slight downward slope to the north.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site is dominated by sagebrush.

- ◆ No potential obstacles to construction were observed. Wolfberry, which can be indicative of archaeological sites, was observed in the area.

The proximity of this site to the turnoff to Hovenweep National Monument, which is a major tourist destination, makes the road frontage at this site highly suitable for road-side commercial endeavors, such as a gas station and convenience store. The remaining portion of the site is highly suitable for a housing subdivision.

**Site 5** is located on the east side of the junction of Navajo Route 401 and 405 on south side of road, approximately 1 mile west of the turnoff to Hovenweep National Monument.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 401 and 405.
- ◆ The soil type is 46EM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ The site is flat and minimal earthwork and some imported fill will be necessary to prepare the site for construction.
- ◆ Drainage is a minor concern in portions of the site.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site is dominated by sagebrush.
- ◆ No potential obstacles to construction were observed.

The proximity of this site to the turnoff to Hovenweep National Monument, which is a major tourist destination, makes the road frontage at this site highly suitable for road-side commercial endeavors, such as a gas station and convenience store. The remaining portion of the site is highly suitable for a housing subdivision.

### **McCracken Mesa**

There are six potential development sites within the McCracken Mesa area. All of the sites are approximately 5,200 feet in elevation. There are no culturally significant or traditionally sensitive areas within any of the sites.

**Site 1** is located on the east side of Navajo Route 408 and half a mile north of Navajo Route 414.

- ◆ Only electricity is available in the immediate vicinity. A water line lies half a mile to the south along Navajo Route 414. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 408.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. Soil throughout the site is suitable for compaction.
- ◆ The site slopes downward gently to the east and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no drainage concerns.

- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site is dominated by sagebrush and grasses.
- ◆ A natural gas line and a petroleum line cross the middle of the site from north to south.

The road frontage of this site is too far from Navajo Route 414 to make it a suitable location for small road-side commercial endeavors. The site is most suitable for housing.

**Site 2** is located on the east side of Highway 262, half a mile south of the junction of Highway 262 and Navajo Route 414.

- ◆ Only electricity is available in the immediate vicinity. A water line lies half a mile to the north along Navajo Route 414. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is good from Highway 262.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. Soil throughout the site is suitable for compaction.
- ◆ The site slope downwards gently to the east and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site is dominated by sagebrush, and it also contains grasses, snakeweed, and prickly pear.
- ◆ A natural gas line crosses the middle of the site from north to south which may affect development.

The road frontage of this site is highly suitable for small road side commercial endeavors, such as a gas station and convenience store. Housing is recommended for the remaining portion of the site.

**Site 3** is located on the west side of Highway 262, half a mile south of the junction of Highway 262 and Navajo Route 414.

- ◆ Only electricity is available in the immediate vicinity. A water line lies half a mile to the north along Navajo Route 414. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is good from Highway 262.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. Soil throughout the site is suitable for compaction.
- ◆ The site slopes downwards gently to the west to a flat area. Minimal earthwork will be necessary to prepare it for construction.

- ◆ Drainage is a minor concern on the eastern portion of the site because it slopes to approximately 10 feet below the grade of the road. A culvert diverts water under Highway 262 from the east side of the road and it appears that some ponding may occur during precipitation events. Imported fill may be necessary to construct slightly elevated building pads.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site is dominated by sagebrush and grasses.
- ◆ No potential obstacles to construction were observed.

The road frontage at this site is highly suitable for small road-side commercial endeavors such as a gas station and convenience store. Housing is recommended for the remaining portion of the site.

**Site 4** is approximately half a mile south of Highway 262, and is bisected by Navajo Route 411.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is good from Navajo Route 411.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. Soil throughout the site is suitable for compaction.
- ◆ The site slopes gently downwards from the road to both the east and west. Minimal earthwork will be necessary to prepare the site for construction.
- ◆ There are no drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site includes rabbit brush, snakeweed, grasses and sagebrush.
- ◆ No potential obstacles to construction were observed.

This site is too remote for road-side commercial endeavors and is most suitable for housing.

**Site 5** is located on the west side of Highway 262, approximately one and a half miles south of the junction of Highway 262 and Navajo Route 414.

- ◆ Water is available from a line that runs parallel to Highway 262 and Navajo Route 414, approximately one and a half miles north of the site. Electricity is available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is good from Highway 262.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. Soil throughout the site is suitable for compaction.



- ◆ The site is on a gentle slope and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site is dominated by sagebrush.
- ◆ No potential obstacles to construction were observed.

Although the road frontage at this site is suitable for road-side commercial endeavors, it is too remote to support commercial activity. The site is most suitable for a housing subdivision.

**Site 6** is located on the east side of Highway 262, approximately three miles south of the junction of Highway 262 and Navajo Route 414.

- ◆ Water is available from the line that runs parallel to Highway 262 and Navajo Route 414, approximately three miles to the north of the site. Electricity is available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is good from Highway 262.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. Soil throughout the site is suitable for compaction.
- ◆ The site is on a gentle slope and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site is dominated by sagebrush.
- ◆ No potential obstacles to construction were observed. Wolfberry, which can be indicative of archaeological sites, was observed in the area.

Although the road frontage at this site is suitable for road-side commercial endeavors, it is too remote to support commercial activity. The site is most suitable for a housing subdivision.

### **Diwoozhibikoooh**

There are three potential development sites within Diwoozhibikoooh. Sites 1 and 2 are approximately 4,600 feet in elevation, and Site 3 is approximately 4,800 feet in elevation. There are no culturally significant or traditionally sensitive areas within any of the sites.

**Site 1** is located on the south side of Navajo Route 414, approximately 2 miles west of Alkali Creek.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.

- ◆ Access is good from Navajo Route.
- ◆ The soil type is 6FM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ The site is flat and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation on the site is dominated by sagebrush.
- ◆ No potential obstacles to construction were observed.

Although the road frontage at this site is suitable for road-side commercial endeavors, it is too remote to support commercial activity. The site is most suitable for a housing subdivision.

**Site 2** is located on the west side of Navajo Route 401, approximately 1 mile south of the bridge over Montezuma Creek.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is good from Navajo Route 401.
- ◆ The soil type is 6FM-1 BD-2, which is subject to moderate erosion. Soil throughout the site is suitable for compaction.
- ◆ A portion of the site is flat and minimal earthwork will be necessary to prepare it for construction. The remaining portions are hilly and some earthwork will be required to prepare these areas for construction.
- ◆ There are minor drainage concerns in the area adjacent to Montezuma Creek. Evidence of some ponding was observed in the flat areas adjacent to the creek.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ There is minimal vegetation on the flat portions of the site adjacent to Montezuma Creek. Tamarisk and desert shrubs are found on the remaining portions.
- ◆ No potential obstacles to construction were observed.

This site is too remote to support commercial activity. It is recommended that a no-build buffer area is established along Montezuma Creek. Scattered housing is recommended for the remaining portion of the site.

**Site 3** is located on the north side of Navajo Route 401, approximately 2 miles south of the bridge over Montezuma Creek.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.

- ◆ Access is good from Navajo Route 401.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. Soil throughout the site is suitable for compaction.
- ◆ A portion of the site is flat and minimal earthwork will be necessary to prepare it for construction. The remaining areas are hilly and rocky. Significant earthwork will be necessary to prepare these areas for construction.
- ◆ Drainage is a concern because it appears that significant runoff is generated by the rocky hills. Imported fill will be necessary to construct slightly elevated building pads.
- ◆ Most of the site is located within Wildlife Area 3, which is a low level of environmental sensitivity. A small portion of road frontage is located in Wildlife Area 2, which is a moderate level of environmental sensitivity. A Biological Evaluation must be conducted before the site can be developed.
- ◆ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ◆ Vegetation includes desert shrubs such as snakeweed, and grasses.
- ◆ No potential obstacles to construction were observed. Wolfberry, which can be indicative of archaeological sites, was observed in the area.

This site is too remote to support commercial activity. It is most suitable for scattered housing.

### **Ismay**

There are four potential development sites within the Ismay area. All of the sites are approximately 4,800 feet in elevation. There are no culturally significant or traditionally sensitive areas within any of the sites.

**Site 1** is located in the north west corner of the junction of Navajo Route 401 and 413.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 401 and 413.
- ◆ The soil type is 46EM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ The site is flat at the roadside but it drops steeply downward to the northeast. Some earthwork will be necessary to prepare the site for construction.
- ◆ There are potential drainage concerns because of the slope.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as snakeweed, sagebrush and grasses.
- ◆ No potential obstacles to construction were observed.

Navajo Route 413 is the only paved access to Hovenweep National Monument, a major tourist destination. It is recommended that a gas station and conveniences store be located at this site, as well as a small arts and crafts market, with outside vending facilities for local entrepreneurs to sell their wares.

**Site 2** is located on the north west corner of the intersection of Navajo Route 401 and 402.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 401 and 402.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. The soil is rocky and appears to have a high clay content. Some imported fill may be necessary to make it suitable for compaction.
- ◆ The site is hilly and some earthwork will be necessary to prepare it for construction.
- ◆ There are major drainage concerns because of the hilly nature of the site. A small drainage crosses the center of the site from east to west.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes grasses, rabbit brush, shadscale, and snakeweed.
- ◆ A gas line crosses the site from north to south.

The level of earthwork that will be necessary to prepare the site for construction will increase development costs. This site is not recommended for development, although flatter portion of land to the immediate north and east appear to be suitable for commercial and housing development.

**Site 3** is located on the south side of the intersection of Navajo Route 401 and 402.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is good from Navajo Route 402.
- ◆ The soil type is 6FM-2 BD-2, which is subject to moderate erosion. The soil is rocky and some imported fill may be necessary to make it suitable for compaction.
- ◆ The portion of the site adjacent to the road is hilly and drops approximately 20 feet below the grade of the road. Significant earthwork and imported fill will be necessary to prepare this area for construction. The southern portion of the site has gentle slopes and is rocky. Some earthwork will be necessary to prepare this area for construction.
- ◆ There are potential drainage considerations in the lower areas of the site. A drainage feature crosses the site adjacent to the road and evidence of ponding was observed. There are minor drainage considerations in the southern portion of the area.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.

- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as snakeweed, and grasses.
- ◆ A natural gas line crosses the south side of the site which may affect development.

The road frontage at this site will require extensive earthwork and increase the cost of construction. It is recommended that this portion be left vacant. Scattered housing is recommended for the remaining portion of the site.

**Site 4** is located on the south side of Navajo Route 402, approximately one and a half miles west of the intersection of C Navajo Route 401 and 402.

- ◆ Only electricity and water are available in the immediate vicinity. Evidence of sewer, natural gas and telephone lines was not observed.
- ◆ Access is excellent from Navajo Route 402.
- ◆ The soil type is 46EM-2 FH-7, which is an undifferentiated erosion class. Soil throughout the site is suitable for compaction.
- ◆ The site slopes upwards gently to the south and minimal earthwork will be necessary to prepare it for construction.
- ◆ There are no potential drainage concerns.
- ◆ The site is located within Wildlife Area 3, which is a low level of environmental sensitivity.
- ◆ There are no wildlife issues associated with this site.
- ◆ Vegetation includes desert shrubs such as snakeweed, and grasses.
- ◆ No potential obstacles to construction were observed.

Although the road frontage at this site is suitable for road-side commercial endeavors, it is too remote to support commercial activity. The site is most suitable for a housing subdivision.

### **Bluff**

A January 30, 1997 memorandum from the United States Department of the Interior, Office of the Solicitor in Salt Lake City, Utah, provided a title opinion that a tract of land between the meander line of the San Juan River and St. Christopher's Mission the is part of the Navajo Reservation. This tract is considered part of the Aneth Chapter. It was not identified as a potential development area during the Land Suitability Analysis, but the Aneth CLUP Committee later requested a site analysis of this area.

This site is located south of Highway 162, between St. Christopher's Mission and the San Juan River and is approximately 4,000 feet in elevation.

Only electricity and telephone are available in the immediate vicinity. Evidence of water, sewer, and natural gas lines was not observed. The proximity of this area to the San Juan River makes drilling a well into alluvium a feasible option for water. The proximity of this site to the San Juan River may preclude the use of septic systems.

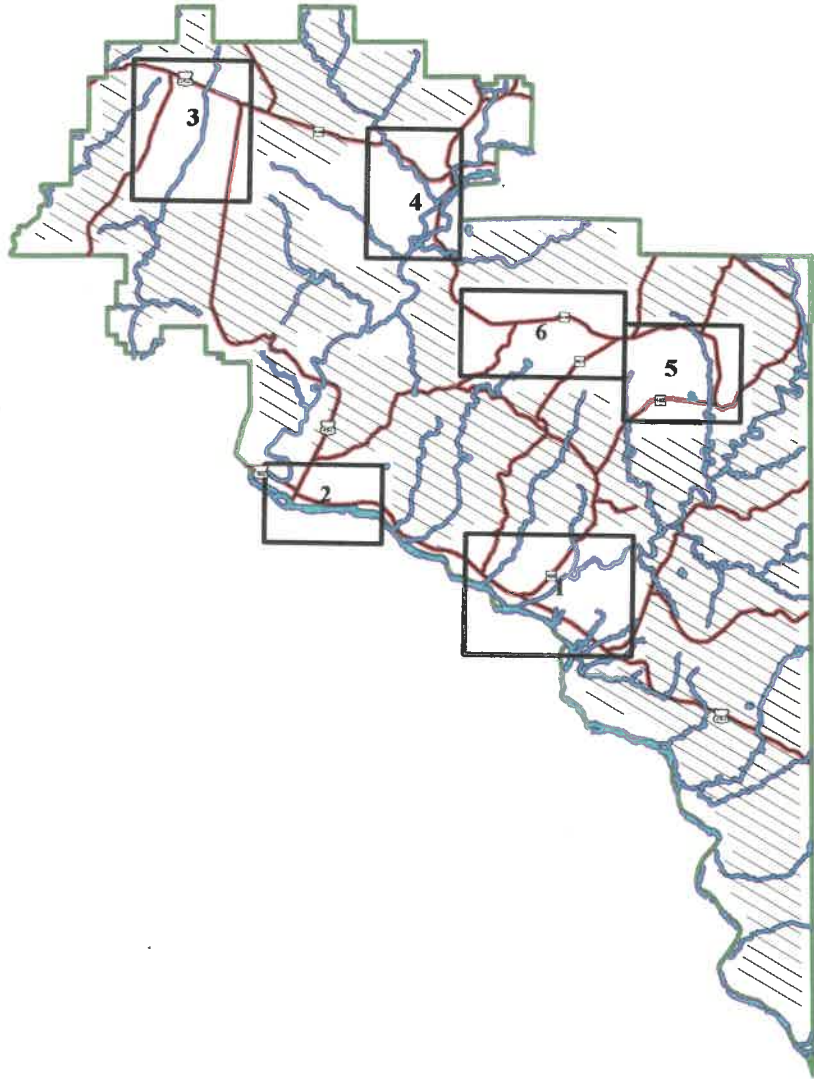
- ◆ Access is excellent from Highway 162.

- ◆ The soil is silty and some imported fill may be necessary to make it suitable for compaction.
- ◆ The site is flat and minimal earthwork will be necessary to prepare it for construction. Imported fill may be necessary to construct slightly elevated building pads.
- ◆ Drainage is a major concern. The soil surface throughout much of the site was cracked after drying out from a previous precipitation event, and the riparian vegetation within the site indicates frequent events of surface water flow.
- ◆ The site is located within Wildlife Area 1, which is a high level of environmental sensitivity. A Biological Evaluation must be conducted before the site can be developed.
- ◆ The high level of environmental sensitivity indicates that endangered or threatened wildlife species may be found within the vicinity of the site.
- ◆ Vegetation includes cottonwood trees and desert grasses.
- ◆ No potential obstacles to construction were observed.








The high level of environmental sensitivity and the proximity of this site to the San Juan River make it undesirable for development. It is recommended that development be limited to low density, scattered housing.

**Aneth Chapter**

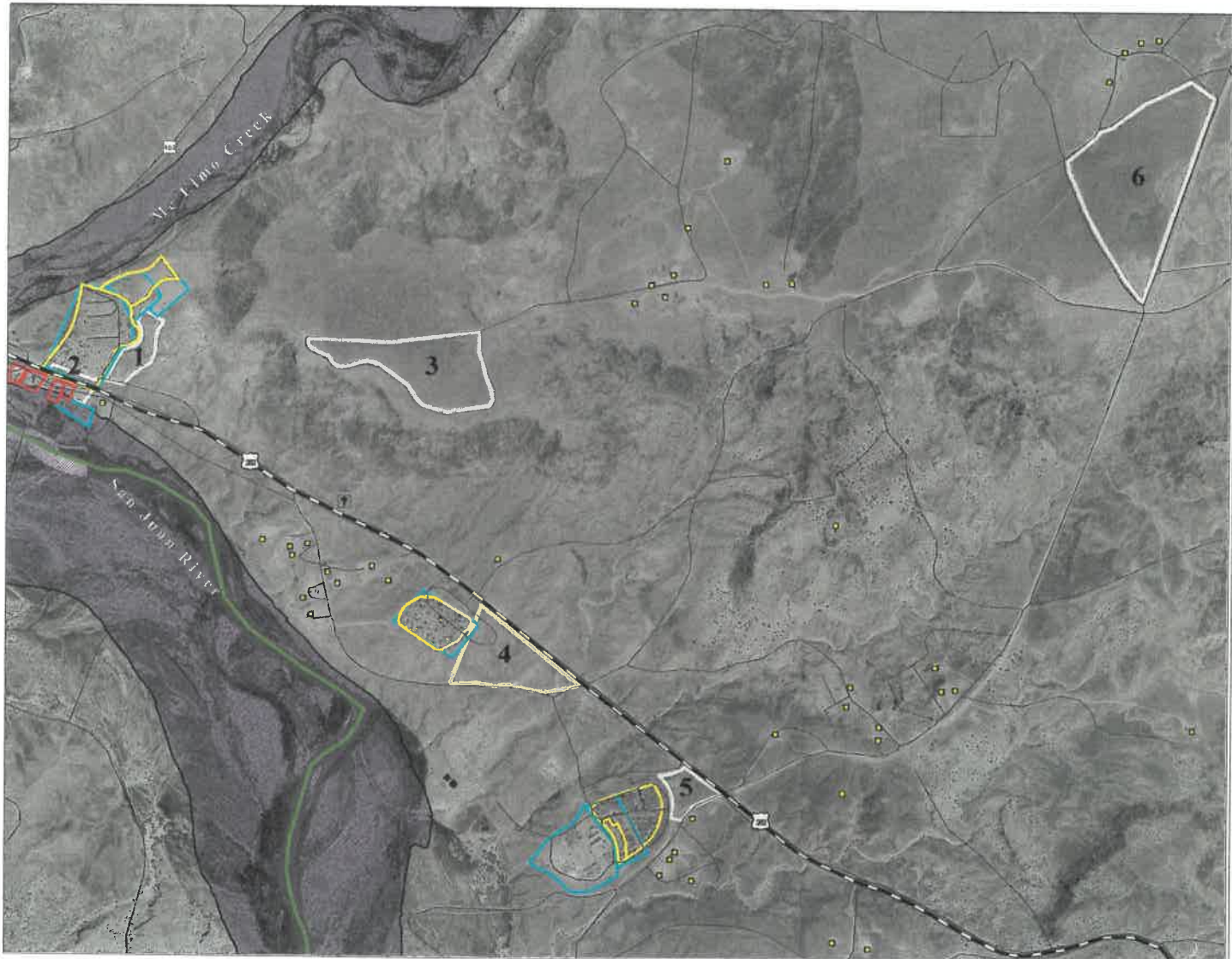
**Overall Land Use Map**



**Legend**

-  Open Grazing
-  Potential Development Areas
-  Drainage
-  Resource Protection Buffer
-  Roads
-  Commercial Buffer
-  Chapter Border

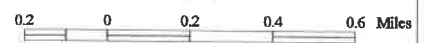




**Aneth Chapter**  
**Aneth**  
**Development Planning Area**  
**Land Use Map**

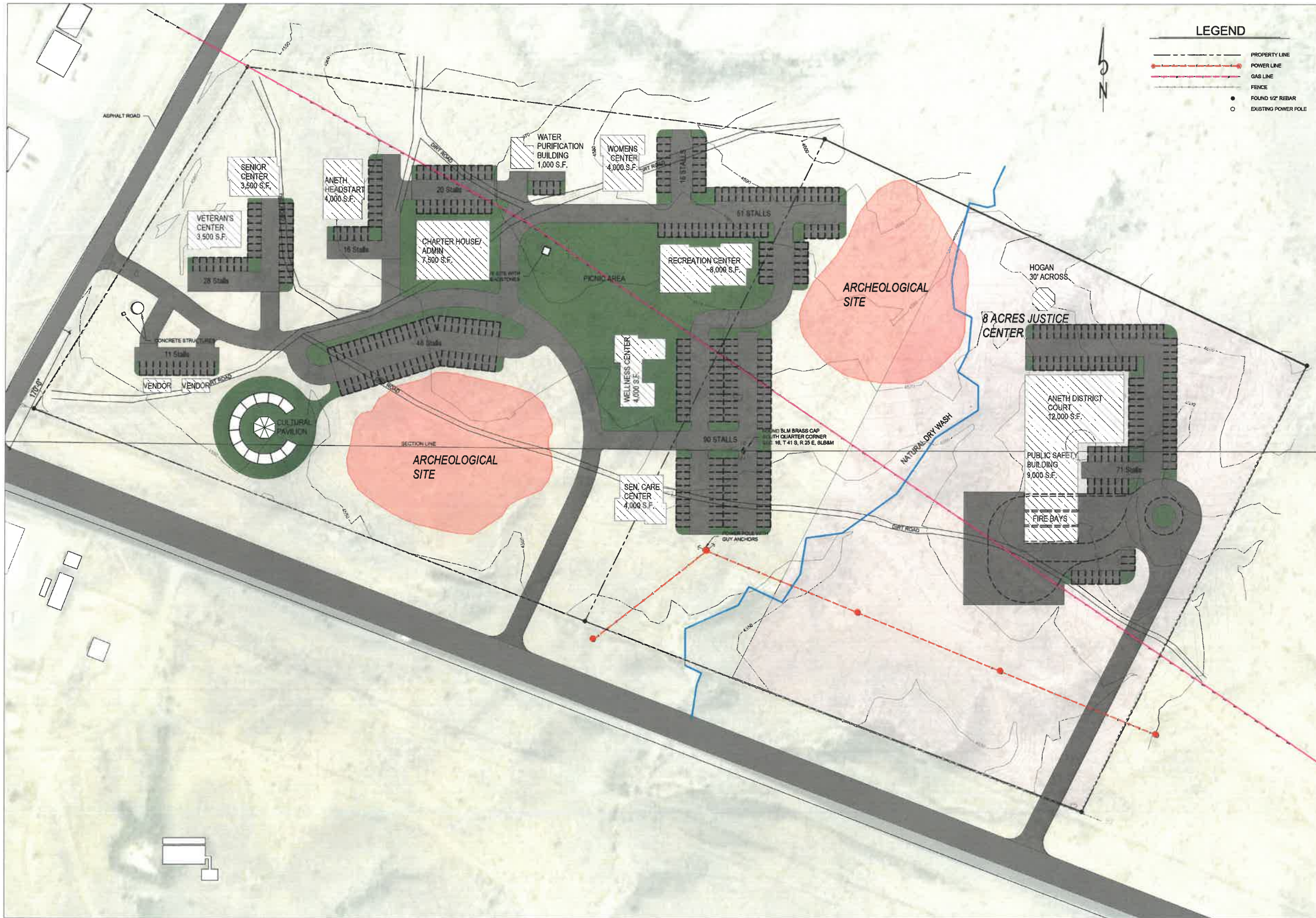
**Legend**

- Home Sites
- State Highway
- Other Roads
- Commercial
- Residential
- Community and Public Facilities
- Cemetery
- Chapter Border
- Floodplain
- Potential Development Sites
- Site 1 - Multi-purpose Community Recreation Center
- Site 2 - Commercial
- Site 3 - Residential
- Site 4 - Residential
- Site 5 - Commercial  
Institutional  
Residential
- Site 6 - Residential



Aerial Source: Utah Geographic Center 2001





**LEGEND**

- PROPERTY LINE
- POWER LINE
- GAS LINE
- FENCE
- FOUND 1/2" REBAR
- EXISTING POWER POLE



**ANETH MASTERPLAN**

20 DECEMBER 2021



233 SOUTH PLEASANT GROVE BLVD.  
SUITE #105  
PLEASANT GROVE, UTAH 84062  
PHONE: (801) 769-3000  
FAX: (801) 769-3001  
cma@cmautah.com



# Aneth Chapter

## Montezuma Creek Development Planning Area

### Land Use Map

#### Legend

- Home Sites
- State Highway
- Other Roads
- Community and Public Facilities
- Commercial
- Residential
- Floodplain
- Chapter Border
- Potential Development Sites

Site 1 - Commercial

Site 2 - Commercial

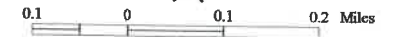
Site 3 - No Development

Site 4 - Commercial  
Residential

Site 5 - No Development

Site 6 - Residential

Site 7 - Light Industrial







Aerial (Source: Esri, Geographic Center 2001)

# Aneth Chapter

## Cajon Mesa Development Planning Area Land Use Map

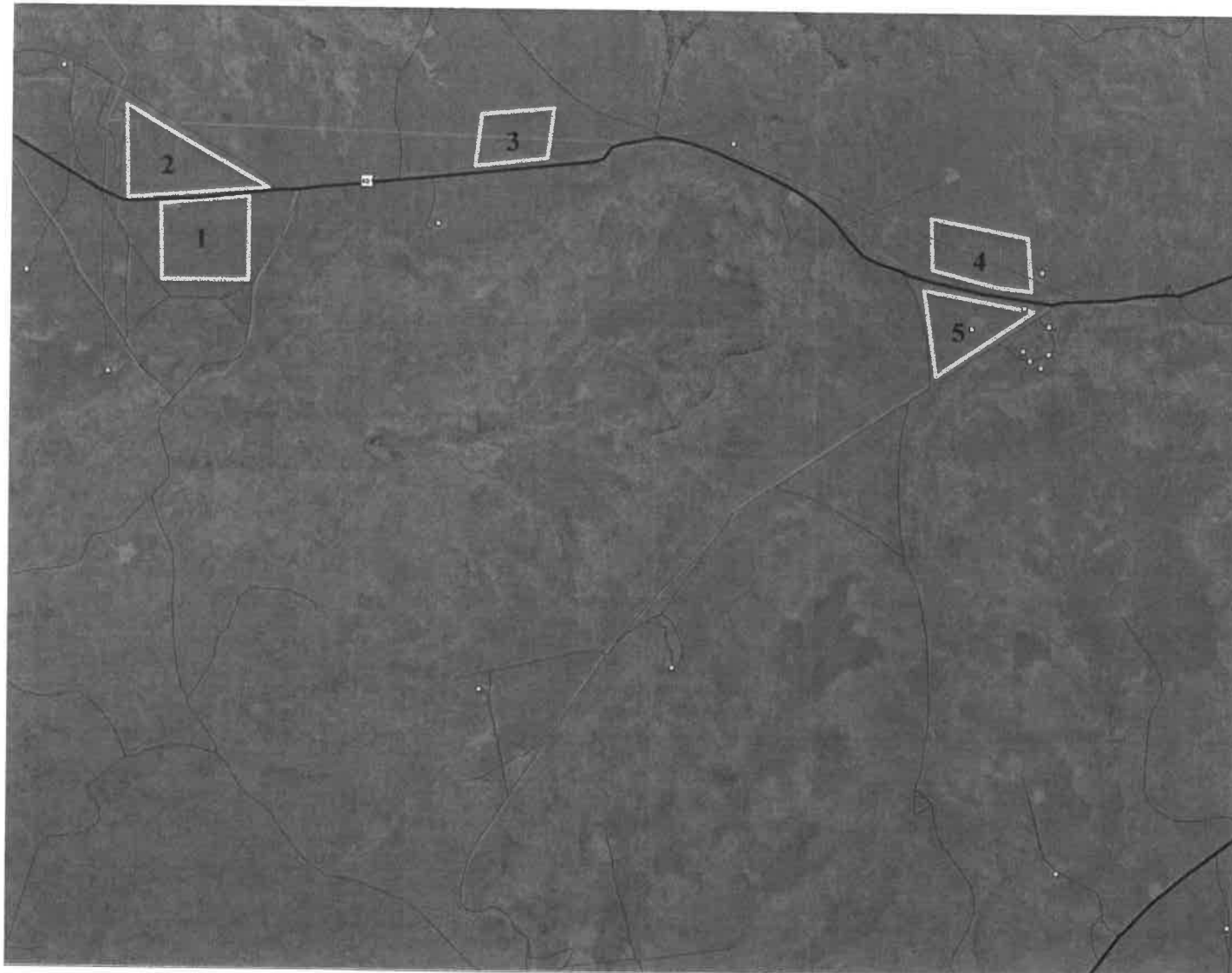
### Legend

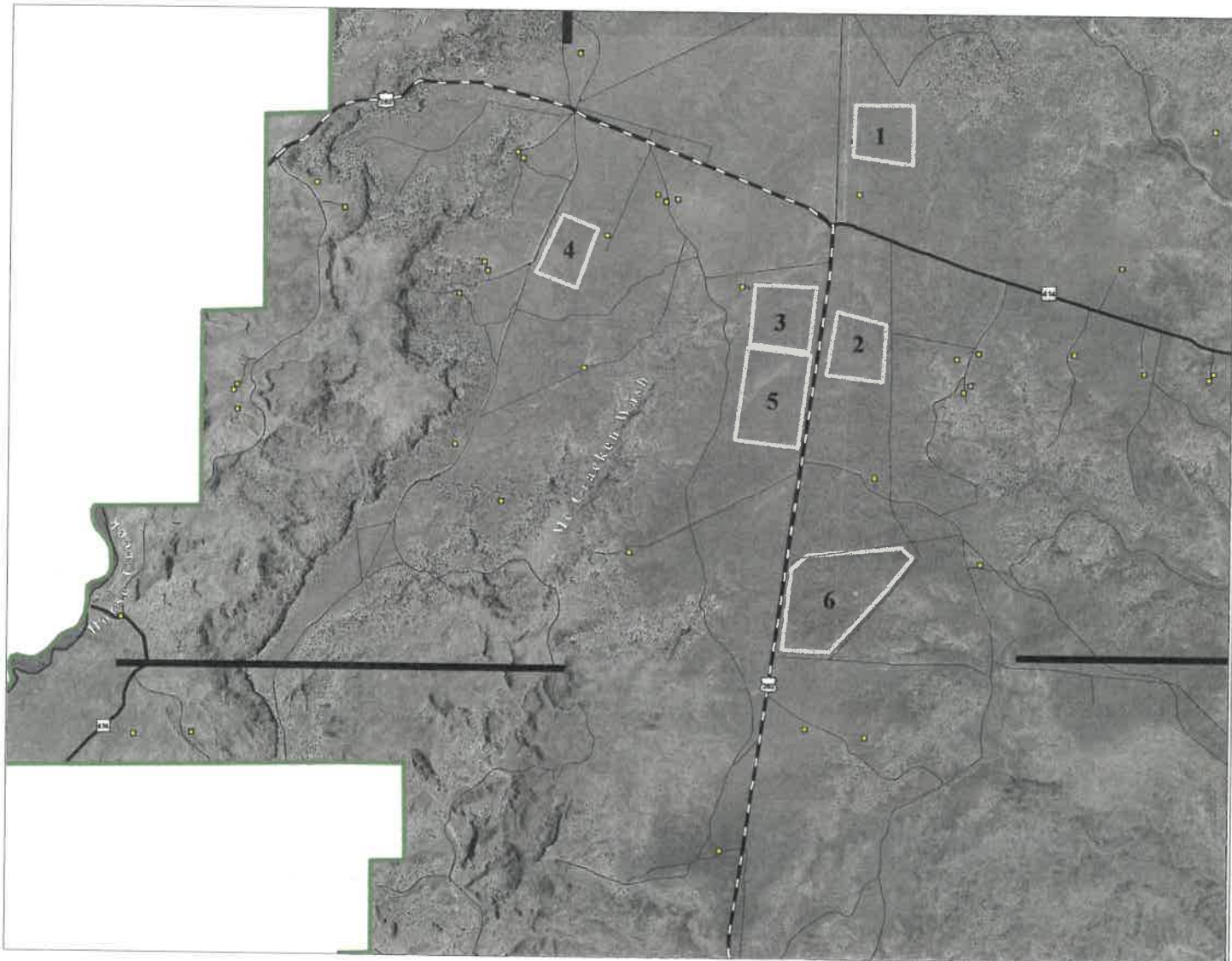
-  Home Sites
-  Paved Roads
-  Other Roads
-  Potential Development Sites
- Site 1 - Residential
- Site 2 - Residential
- Site 3 - Residential
- Site 4 - Residential
- Site 5 - Future Commercial  
Residential



0.3 0 0.3 0.6 Miles

Aerial Source: Utah Geographic Center 2003

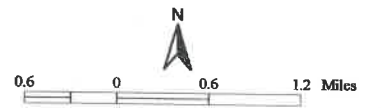




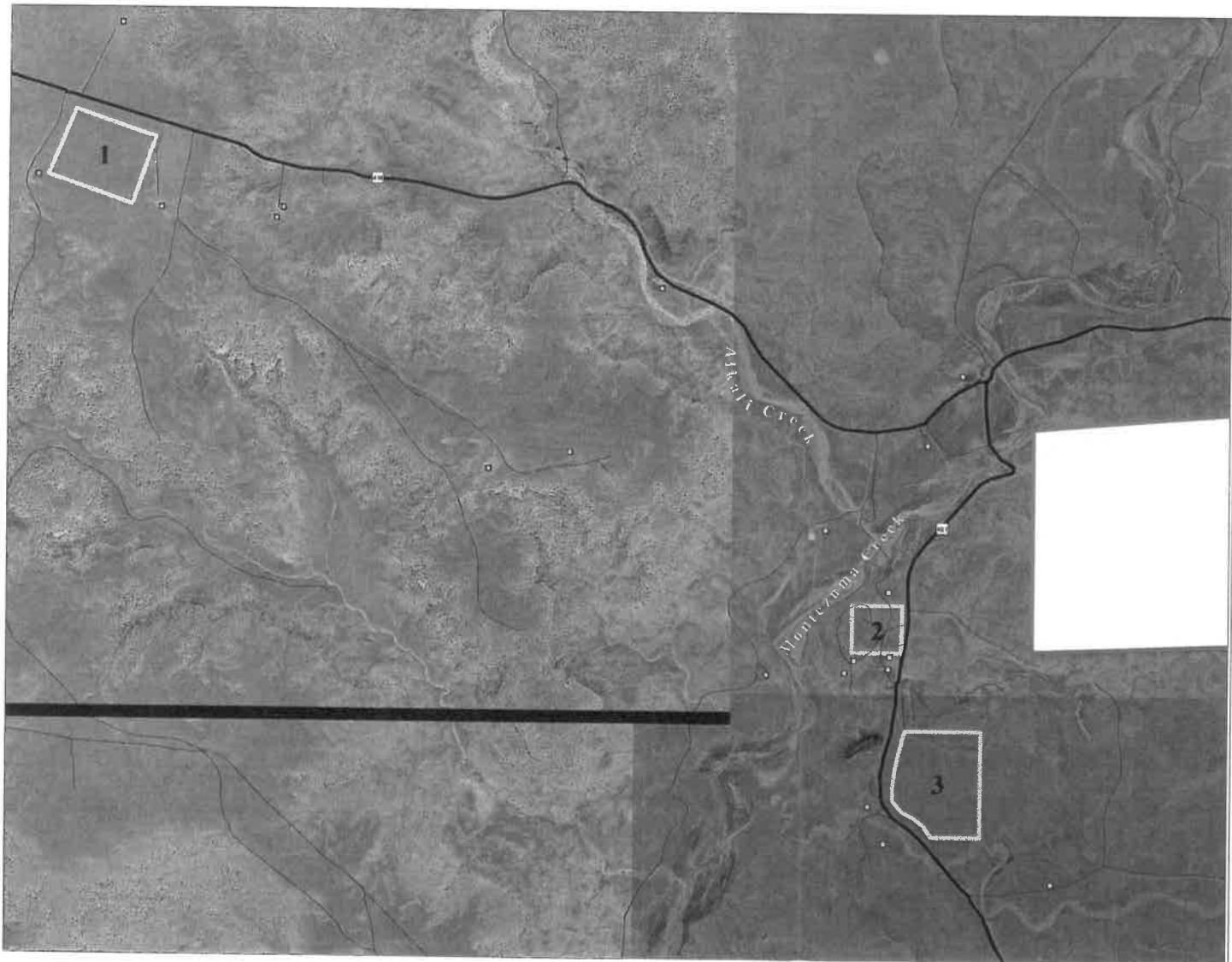
**Aneth Chapter**  
**McCracken Mesa**  
**Development Planning Area**  
**Land Use Map**

**Legend**

-  Chapter Border
-  Floodplain
-  Home Sites
-  State Highway
-  Paved Roads
-  Other Roads
-  Potential Development Sites
- Site 1 - Commercial  
Residential
- Site 2 - Residential
- Site 3 - Commercial  
Residential
- Site 4 - Residential
- Site 5 - Residential
- Site 6 - Residential



Aerial Source: Utah Geographic Center 2001








## Aneth Chapter

### Diwoozhibikoooh Development Planning Area

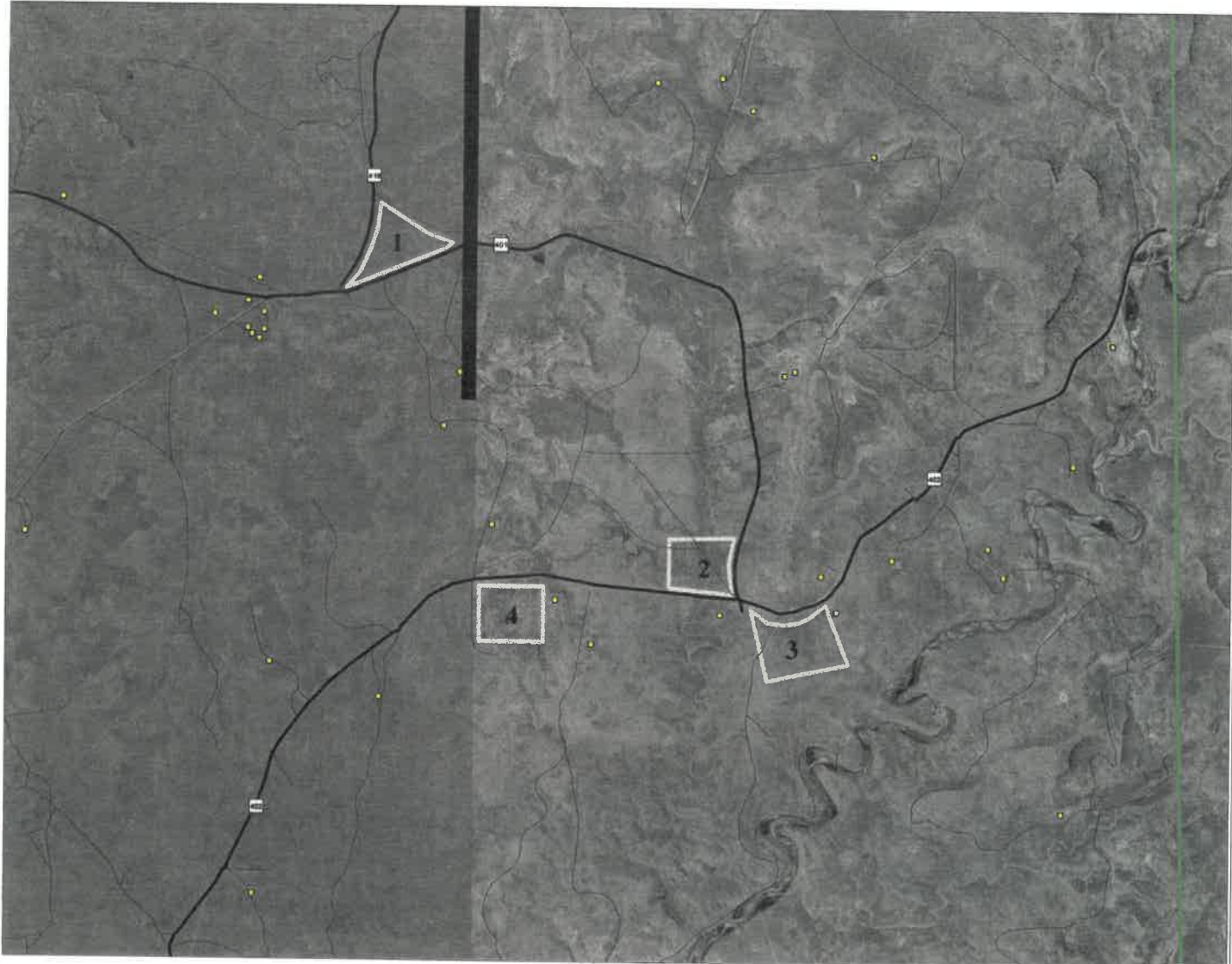
### Land Use Map

#### Legend

-  Chapter Border
-  Home Sites
-  Paved Roads
-  Other Roads
-  Potential Development Sites
- Site 1 - Residential
- Site 2 - Residential
- Site 3 - Residential



Aerial Source: Utah Geographic Center 2001









## Aneth Chapter

### Ismay Development Planning Area

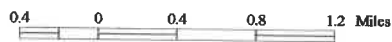
### Land Use Map

**Legend**

-  Home Sites
-  Paved Roads
-  Other Roads
-  Chapter Border
-  Potential Development Sites
- Site 1 - Residential
- Site 2 - No Development
- Site 3 - Residential
- Site 4 - Residential



N



0.4 0 0.4 0.8 1.2 Miles

Aerial Source: Orbis Geographic Center 2001

# **IMPLEMENTATION**

# Implementation

## **Undeveloped/Grazing**

In order to maintain land as undeveloped or for grazing use, the only development that should be allowed within undeveloped/grazing areas is very low density, scattered housing; parks and outdoor recreation; infrastructure; agriculture and livestock grazing.

Very low density, scattered housing is defined as a maximum of one homesite per one square mile. It is recommended that each homesite be designated one acre for residential use, and four adjacent acres for agricultural use, livestock corrals, and other development that is not residential, industrial or commercial. It is also recommended that each homesite be restricted to one access road that links the homesite to the closest collector road. Hence the typical “spider-web” of roads leading to remote homesites should be discouraged.

It is recommended that range management techniques are applied to all grazing areas throughout the Chapter. These include such measures as fencing pastures to allow for rotational grazing, and providing man-made watering points in each pasture to ensure that there is water available that is not associated with springs, washes and riparian areas. The Chapter should also consider implementing an ordinance that establishes a range carrying capacity which is periodically reviewed in accordance with prevailing weather conditions. The ordinance should also designate how many head of livestock a grazing permit authorizes an individual to have on the range, and provide authority for livestock reductions during periods of drought.

Agricultural operations within undeveloped/grazing areas should be limited to growing crops that do not require irrigation, intense use of pesticides or herbicides, or any other practice that is harmful to the fragile desert environment.

Appropriate recreation and outdoor facilities within undeveloped/grazing areas include low-impact features such as hiking/bicycle/horseback riding trails, picnic and tent-camping facilities, scenic overlooks, and other recreation facilities that do not negatively impact the environment. Motorized vehicles such as ATV's, motorbikes and off-road vehicles should be restricted to carefully located trails and roads that are specifically designated for their use.

## **Resource Protection Buffer**

Resource protection buffers are recommended for environmentally or culturally sensitive areas. For most buffered areas, no new development of any type should be permitted under any circumstances. However, certain areas within this buffer may be determined to be suitable for low-impact recreation such as walking/riding trails. No high impact recreation such as off-road vehicles, motor bikes and ATV's should be permitted within buffered areas. For all buffered areas, any new development must come to the Chapter for approval.

The resource protection buffer is recommended along all major water courses within the Chapter.



Resource protection buffers are also recommended around cultural/religious areas, historic sites, gathering areas, critical wildlife habitat, springs, and any wetlands or riparian areas that would not receive protection under a buffer designated along a watercourse.

A minimum of a quarter mile buffer is recommended around each site or along each water course.

No livestock grazing or watering, and no agriculture should be permitted within a resource protection buffer.

### **Development Planning Areas**

To achieve a sound balance between open space and community development, all commercial, industrial and higher density residential development should take place within the development planning areas. It is recommended that in the future, Chapter members establish borders around these areas. These borders are not fixed structures or fences, but are similar to city limits around towns. They designate the development planning areas as growth points and protect the adjacent open space/grazing areas from encroachment.

### **Residential**

Higher housing densities are recommended for residential development within the development planning areas. Benefits to this type of development are:

- ◆ It is more cost effective to provide utilities to dense development, which increases the attraction for utility companies to provide services.
- ◆ Federal agencies are mandated to provide services to eligible individuals, but these mandates generally only apply when the service population reaches a specific threshold. For example, IHS only provides wastewater treatment facilities for housing clusters of 25 units or more.
- ◆ Other public services such as police, fire protection and public transport are only cost effective when they service larger concentration of people.
- ◆ Concentrated development leaves land available for other community uses such as recreation and sports facilities.

It is therefore recommended that subdivisions are built with a minimum density of one house per half acre, and that a minimum of 25 units are built in each housing development project.

For areas where the terrain makes only scattered housing appropriate, the density is recommended at one house per acre serviced by individual septic systems.

### **Commercial Areas**

Easy access and visibility are key to the success of most commercial endeavors. It is recommended that a strip of approximately 100 feet adjacent to the main roads throughout the Chapter be reserved for future commercial development.

**Burial Sites**

Family Burial sites are located throughout the Chapter and due consideration should be given to these areas when sites are being reviewed for their development potential.

**OUTSTANDING ISSUES AND  
RECOMMENDATIONS**

# Outstanding Issues and Recommendations

## **Policies and Procedures**

This Land Use Plan recommends where specific types of development in the Aneth Chapter should take place. However, this plan does not provide policies and procedures to guide the process by which the development pattern will be achieved. For the Land Use Plan to be fulfill its intent, it is key for the Aneth Chapter administration to define specific land use policies, procedures and guidelines and formally adopt them. Adopted policies enable land use decisions to be made in an impartial manner, provide consistent guidelines for everyone engaged in any form of development, and clearly lay out what acceptable development is.

Most counties and incorporated urban areas across the United States define their development policies and procedures in zoning ordinances. Generally, zoning ordinances support the visions expressed in land use plans, and the one is an integral part of the other.

Once the Aneth Chapter is governance-certified under the LGA, Chapter officials should establish a set of policies and procedures to guide Chapter-wide development.

## **Development Patterns**

The most desirable pattern of development is when it takes place within a core area. Such a development pattern is highly desirable for a number of reasons:

- ◆ Larger populations enjoy lower prices and a greater variety of services, consumer goods, entertainment, and housing;
- ◆ Concentrated populations attract businesses because they offer a large labor pool;
- ◆ Concentrated development leaves the remainder of the Chapter as open space.

Chapter officials should consider adopting growth management policies that promote concentrated development and control sprawl.

## **Infrastructure**

Providing infrastructure to scattered housing and other sparse development is expensive and difficult to maintain. Scattered development lessens the ability of utility providers to keep up with changes in technology, maintenance and repairs are more costly and take longer, and the range of services is generally limited.

Growth management policies that promote concentrated development will also serve to keep the cost of providing utilities down, and thus enable utility providers to better serve their customers.

Chapter officials should also investigate alternatives to traditional infrastructure and utility services, such as:

- ◆ Solar and wind power for electricity;

- ◆ Composting toilets;
- ◆ Recycling to reduce the amount of solid waste generated;
- ◆ Promote water-saving measures such as the use of low flow and low flush fixtures;
- ◆ Proactively encourage telecommunication companies to provide cellular telephone service;
- ◆ Establish a local shuttle service to provide transportation service to individuals without vehicles.

### **Range Management**

On the whole, range conditions throughout the Aneth Chapter are medium to poor. The combined effects of an extended drought throughout the Southwest and overgrazing have reduced the ability of grazing land to support both domestic animals and wildlife.

Sheep are an integral part of Navajo culture, and protecting this traditional heritage will require range management practices that protect natural resources while allowing them to be used in a sustainable manner.

Additionally, livestock businesses provide an important source of income to many families. This is particularly important because of the limited number of available employment opportunities in the area.

The Navajo Nation has for a number of years tried to establish a grazing ordinance, but has met with strong resistance across the Navajo Reservation. Chapter officials should actively participate in education efforts to gain Chapter-wide support for a grazing or range management ordinance.

Alternatively, once certified under the LGA, the Aneth Chapter can establish its own grazing or range management ordinance. A crucial component of this will be establishing effective enforcement measures to ensure that the ordinance achieves its goals.

# **APPENDIX I**

**Aneth Chapter Resolution ACJUL-22-056**

**THE ANETH CHAPTER**  
**ANETH, NAVAJO NATION (UTAH)**



**WESLEY JONES** PRESIDENT  
**ELMERSON PHILLIPS** VICE PRESIDENT  
**BRENDA BROWN** SECRETARY/TREASURER

**RESOLUTION OF  
THE ANETH CHAPTER**

ACJUL-22-056

APPROVING AND ADOPTING THE ANETH CHAPTER COMMUNITY LAND USE PLAN (CLUP) AND REQUESTING THE RESOURCES AND DEVELOPMENT COMMITTEE OF THE 24<sup>TH</sup> NAVAJO NATION COUNCIL TO GRANT RECERTIFICATION OF THE COMMUNITY LAND USE PLAN

**WHEREAS:**

1. Pursuant to Navajo Tribal Council Resolution No. CMY-23-79, the Aneth Chapter is duly certified and recognized as an official local unit of the Navajo Nation Government with all duties, responsibilities, and authorities conferred according to 26 N.N.C. § 1 *et seq.* and has the power and authority to enact plans and development goals that are in the best interest of the community and to recommend, support, and approve community related projects); and
2. The Aneth Chapter is a Local Governance Act Certified Chapter pursuant to Resources and Development Committee Resolution RDCMA-07-15; and
3. Pursuant to the Local Governance Act, the Aneth Chapter authorized and established the Aneth Chapter Community Land Use Planning Committee to oversee land use planning activities as well as to develop and implement a Community-Based Land Use Plan; and
4. The Aneth Chapter developed the Community Land Use Plan based upon results of a community assessment pursuant to 26 N.N.C. § 101(B); and
5. The Aneth Chapter community members were given the opportunity to participate in in the planning process through public committee meetings and multiple public hearings; and
6. The Community Public Hearings were completed on the following dates which included a 60-day comment period:

April 28, 2022	1 <sup>st</sup> Review
May 12, 2022	2 <sup>nd</sup> Review
July 12, 2022	Final Review
7. The Aneth Chapter Community Land Use Plan (attached hereto as Exhibit A) was prepared in the best interest of the Aneth Chapter Community Members.

**NOW THEREFORE BE IT RESOLVED:**

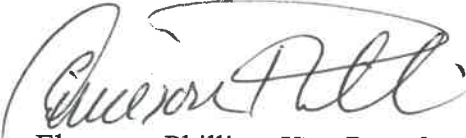
1. The Aneth Chapter hereby approves and adopts its Community Land Use Planning Manual in accordance with the requirements of the Local Governance Act of the Navajo Nation Code.
2. The Aneth Chapter further requests the Resources and Development Committee of the 24<sup>th</sup> Navajo Nation Council to grant recertification of its Community Land Use Plan pursuant to 26 N.N.C. § 2004(D)(2).

### CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Aneth Chapter membership at a duly called meeting at which a quorum was present and that the same was passed by a vote of 4 in favor, 0 opposed, and 3 abstained on this 19<sup>th</sup> day of July 2022.

Motioned By: Elmerson Phillips  
Seconded By: Hayden Lansing

  
Wesley Jones, *President*  
**THE ANETH CHAPTER**

  
Elmerson Phillips, *Vice President*  
**THE ANETH CHAPTER**

  
Brenda Brown, *Secretary/Treasurer*  
**THE ANETH CHAPTER**



# **APPENDIX II**

**Resources & Development Committee Resolution**

**PROPOSED**

**RESOLUTION OF THE RESOURCES AND DEVELOPMENT COMMITTEE  
24th Navajo Nation Council --- Fourth Year, 2022**

**AN ACTION**

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

**BE IT ENACTED:**

**SECTION ONE. AUTHORITY**

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

including, but not limited to, recreation areas, schools, libraries, and other public buildings. It will also show related public utilities and services and indicate how these services are associated with future land use."

**SECTION TWO. FINDINGS**

Pursuant to Aneth Chapter Resolution ACJUL-22-056, attached as **Exhibit B**, the Aneth Chapter approved the Community Land Use Plan which is attached as **Exhibit A**.

**SECTION THREE. CERTIFICATION OF ANETH CHAPTER'S REEVALUATED AND READJUSTED COMMUNITY LAND USE PLAN**

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

**CERTIFICATION**

I, hereby, certify that the following resolution was duly considered by the Resources and Development Committee of the 24<sup>th</sup> Navajo Nation Council at a duly called meeting at the Aneth Chapter, Aneth, Navajo Nation (Utah), at which a quorum was present and that same was passed by a vote of \_\_ in favor, and \_\_ opposed, on this \_\_\_ day of \_\_\_\_\_ 2022.

Rickie Nez, Chairperson  
Resources and Development Committee  
of the 24<sup>th</sup> Navajo Nation Council

Motion: \_\_\_\_\_  
Second: \_\_\_\_\_

Chairperson Rickie Nez not voting.

# **APPENDIX III**

**Meetings & Community Participation Activities**



# ANETH CHAPTER CLUP MEETING SCHEDULE

Plan Element	Date/Time/Location	Activity	Objectives	Participants
* CLUP Meeting	Wednesday, February 9, 2022 at 4:00pm – Aneth Chapter Conference Room	CLUP Committee Meeting	Overview of projects.	CLUP and Admin.
* Coordination Meeting	Thursday, February 17, 2022 at 10:00am	CLUP Committee Meeting	CLUPC Requirements & CLUPC Manual recertification	CLUP, Admin., and NNDCD
* CLUP Update	02/28/2022 at 11:30am	CLUP Committee Meeting	Review of changes to CLUP Manual	CLUP, Admin., and NNDCD
<del>CLUP Update</del>	<del>Tuesday, March 1, 2022 at 11:30pm</del>	<del>CLUP Committee Meeting</del>	<del>Review notes/comments from Latasha James, NNDCD</del>	<i>Meeting rescheduled due to timing confusion.</i>
CLUP Update	03/03/2022 at 10:00am – Aneth Chapter Conference Room and Virtual (Hybrid)	CLUP Committee Meeting	Review notes/comments from Latasha James, NNDCD	CLUP and DCD
CLUP Update	03/18/2022 at 2:00pm – Aneth Chapter Conference Room and Virtual (Hybrid)	CLUP Committee Meeting	Update on progress of CLUP manual revisions.	CLUP and Admin. Staff.
CLUP Meeting	03/24/2022 at 1:00pm – Aneth Chapter Conference Room	CLUP Committee Meeting	Update on progress of CLUP Manual revisions	CLUP, Admin. & NNCPMD
* CLUP Update	04/11/2022 at 10:00am – Aneth Chapter Conference Room	CLUP Committee Meeting	Update on progress of CLUP Manual revisions	CLUP & Admin.
* + Manual Review	04/21/2022 at 11:00am – Aneth Chapter Conference Room & Virtual (Hybrid)	Informal w/ Committee	Receive updates and comments from NNDCD, Latasha James	Admin. Staff, Officials, & NNCPMD
Public Hearing	04/28/2022 at 10:00am – Aneth Chapter Meeting Hall	Public Hearing for 1 <sup>st</sup> review	Provide public information and receive input on first draft.	CLUP & community
Public Hearing	05/12/2022 at 10:00am – Aneth Chapter Meeting Hall	Public Hearing for 2 <sup>nd</sup> review	Provide public information and receive input on second draft.	CLUP & community
Public Hearing	07/12/2022 at 10:00ma – Aneth Chapter Meeting Hall	Final Public Hearing for Final Review	Provide public information and receive input on final draft.	CLUP & community
Chapter Meeting	07/19/2022 at 1:00pm – Hybrid (in-person and virtual via Zoom)	Approve and adopt CLUP for recertification	Approve readjusted and revised CLUP manual for RDC consideration.	Chapter Officials

\* - no sign in sheet

+ - no agenda

**THE ANETH CHAPTER**  
ANETH, (NAVAJO NATION) UTAH



**WESLEY JONES PRESIDENT**  
**ELMERSON PHILLIPS VICE PRESIDENT**  
**BRENDA BROWN SECRETARY/TREASURER**

Aneth Chapter  
Community Land Use Planning Committee (CLUPC)  
Regular Meeting  
February 09, 2022  
At 4:00 PM

**AGENDA**

Conducting: Elmerston Phillips, Vice President, Aneth Chapter

**CLUPC members:** Wesley Jones (Chapter President), Brenda Brown (Chapter Secretary/Treasurer), Marion Filfred (Farm Board Member), Hayden Lansing, (Grazing Officer), Elmerston Phillips (Chapter Vice President)  
**Guest:** Brendyna Holmes, Chapter Planning Aide, Yolanda Francisco-Nez, Executive Director, Restoring Ancestral Winds

1. Call Meeting to Order/Welcome
2. Introductions
3. Why? CLUPC - Navajo Nation Code, Title 26, Section 2004; Zoning; Community Based Land Use Plan; Land Use Variations
4. What does CLUPC do? CLUPC - Title 26, Section 2004, C.,1.-E.
5. Overview of updated CLUP booklet (Done 2020)
6. Overview of current projects underway:
  - Phase I:**
    - a. Aneth Water Treatment Station
    - b. Aneth Chapter Administration Building/Chapter House
    - c. Aneth District Courthouse
    - d. Aneth Public Safety Substation/Fire Station
  - Phase II**
    - e. Senior Center
    - f. Veteran Center
    - g. Headstart Center
  - Phase III**
    - h. Women Shelter
    - i. Recreation Center
    - j. Wellness Center

*The Aneth Chapter Administration Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Aneth Chapter Staff Administrative Assistant at 435-651-3525.*

**Aneth Chapter & Navajo Nation Division of  
Community Development (NNDCD)**

**February 17, 2022 Meeting Agenda**

**CONDUCTING: ELMERSON PHILLIPS, ANETH CHAPTER VICE  
PRESIDENT**

1. Welcome
2. Introductions
3. 24 – Acre Land Development
4. CLUP C Requirements & N.N. Code – Latasha James,  
NNDCD Senior Planner
5. Aneth CLUP C recertification – Elmerson Phillips, Aneth  
Chapter Vice President & Brenda Brown, Aneth Chapter  
Secretary/Treasurer
6. Next meeting: TBA (NNDCD & Aneth Chapter) via email  
\*Next meeting on: Monday, Feb. 28, 2022 @  
10:30 AM. – Latasha is available, but Marion  
is working(?) \*

*The Aneth Chapter Government Administration Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids & services. Please make requests at least two business days in advance. To make a request, please contact the Aneth Chapter Government Staff Administrative Assistant at (435) 651-3525, from 8:00AM to 5:00PM – Monday through Friday.*

Compose

Mail

**Inbox** 235

Starred

Snoozed

Important

Sent

**Drafts** 6

Categories

Social

**Updates** 34

**Forums** 4

**Promotions** 420

[Imap]/Drafts

[Imap]/Sent

[Imap]/Trash

Follow up

Junk

Misc

Priority

More

Chat

Spaces

Meet



**Aneth Chapter**  
to mjcfilfred

----- Forwarded message -----

From: <[darrellwilliams08@gmail.com](mailto:darrellwilliams08@gmail.com)>

Date: Wed, Feb 16, 2022 at 7:44 PM

Subject: Accepted: Aneth Chapter CLUPC Meeting @ Thu Feb 17, 2022

To: <[aneth@navajochapters.org](mailto:aneth@navajochapters.org)>

**[darrellwilliams08@gmail.com](mailto:darrellwilliams08@gmail.com) has accepted this invitation.**

**Aneth Chapter CLUPC Meeting**

When Thu Feb 17, 2022 10am – 11am Mountain Time - Denve

Joining info Join with Google Meet  
[meet.google.com/mqj-rjsu-qmg](https://meet.google.com/mqj-rjsu-qmg)

Join by phone  
(US) [+1 423-788-4072](tel:+14237884072) (PIN: 430721596)

Calendar [aneth@navajochapters.org](mailto:aneth@navajochapters.org)

- Who
- [aneth@navajochapters.org](mailto:aneth@navajochapters.org) - organizer
  - [james\\_adakai@nndcd.org](mailto:james_adakai@nndcd.org)
  - [ljames@nndcd.org](mailto:ljames@nndcd.org)
  - [yolanda@restoringawcoalition.org](mailto:yolanda@restoringawcoalition.org)
  - [erphillips0316@gmail.com](mailto:erphillips0316@gmail.com)
  - [darrellwilliams08@gmail.com](mailto:darrellwilliams08@gmail.com)
  - Sony Franklin
  - Shayla Draper
  - Marlene Hoskie

Invitation from [Google Calendar](#)

You are receiving this email at the account [aneth@navajochapters.org](mailto:aneth@navajochapters.org) because you

To stop receiving these emails, please log in to <https://calendar.google.com/calendar>

Forwarding this invitation could allow any recipient to send a response to the o. <



**Aneth Chapter & Navajo Nation Division of Community Development (NNDCD)**

**MEETING AGENDA**

**February 28, 2022**

**11:30 AM – 1:00 PM**

**Via Google Meets and in-person at the Aneth Chapter Government Administration Building – Conference Room, Aneth, Utah.**

---

**Join Google Meets**

**meet.google.com/iay-zmfg-fgg**

**Phone # 1 562-232-9216 (PIN: 433422341)**

---

***Conducting meeting; Aneth Chapter Vice President, Elmeron Phillips***

- 1) Welcome**
- 2) Introductions**
- 3) Review – Review of the Aneth Chapter CLUP C booklet, what changes were made and what changes still need to be made.**
- 4) Next meeting: TBA via email.**

*The Aneth Chapter Government Administration Building is an accessible facility. People with disabilities may make requests for reasonable accommodations, which may include alternate formats, interpreters, and other auxiliary aids & services. Please make the request at least two business days in advance. To make a request, please contact the Aneth Chapter Government Staff Administrative Assistant at (435) 651-3525, from 8:00 am to 5:00 pm – Monday through Friday.*

*\* Meeting rescheduled due to schedule conflicts w/ senior planner Latasha James.*

**Invitation: Aneth Chapter CLUPC Meeting @ Mon Feb 28, 2022 11:30am - 1pm (CST)**  
**(denalholmes@gmail.com)**

1 message

aneth@navajochapters.org &lt;aneth@navajochapters.org&gt;

Thu, Feb 17, 2022 at 11:49 AM

Reply-To: aneth@navajochapters.org

To: denalholmes@gmail.com, ljames@nndcd.org, erphillips0316@gmail.com, yolanda@restoringawcoalition.org, darrellwilliams08@gmail.com, gjohnson@navajochapters.org, mjcfilfred@yahoo.com, bb\_anethchp@yahoo.com

**You have been invited to the following event.****Aneth Chapter CLUPC Meeting**

When Mon Feb 28, 2022 11:30am – 1pm Central Time - Chicago

[more details »](#)Joining info Join with Google Meet  
meet.google.com/iay-zmfg-fggJoin by phone  
(US) +1 562-232-9216 (PIN: 433422341)

Calendar denalholmes@gmail.com

Who

- aneth@navajochapters.org - organizer
- ljames@nndcd.org
- erphillips0316@gmail.com
- yolanda@restoringawcoalition.org
- darrellwilliams08@gmail.com
- denalholmes@gmail.com
- gjohnson@navajochapters.org
- mjcfilfred@yahoo.com
- bb\_anethchp@yahoo.com

Going (denalholmes@gmail.com)? **Yes - Maybe - No** [more options »](#)

Invitation from Google Calendar

You are receiving this email at the account denalholmes@gmail.com because you are subscribed for invitations on calendar denalholmes@gmail.com.

To stop receiving these emails, please log in to <https://calendar.google.com/calendar/> and change your notification settings for this calendar.Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More.](#) **invite.ics**  
3K

**Aneth Chapter & Navajo Nation Division of  
Community Development (NNDCCD)**

**MEETING AGENDA**

**March 3, 2022**

**10:00 AM - 11:30 AM**

**Conducting meeting : Aneth Chapter President, Wesley Jones**

**1) Welcome**

**2) Introduction**

**3) Review of CLUP C booklet**

**4) Next meeting / adjournment** 11<sup>03</sup> AM  
3/24  
@ 9 AM



**ATTENDANCE SIGN-IN SHEET**  
Aneth Chapter Community Land Use Planning Committee  
Aneth Chapter Conference Room / Aneth, Utah  
March 3, 2022 / 10:00am

	NAME	COMPANY/DEPT./COMMNTY	EMAIL	TELEPHONE #
1.	Wesley Jones	Aneth Chptr Pres.	—	928-489-2354
2.	Darrell Williams	Aneth Chptr Managr	dwilliams@navajochntrs.org	435-651-3525
3.	Latasha James	NN DCD		
4.	BB	Aneth Chp. Sec. Tres.	bb_aneth_chp@yahoo.com	928-212-0596
5.	Genevieve Johnson	Admin. Assist.	gjohnson@navajochapters.org	435-651-3525
6.	Marion Filfred	Farm Board	mjcfilfred@yahoo.com	
7.	Emmerson Phillips	Aneth Chp. V-President	e.phillips0316@gmail.com	435-651-3525
8.	J. Adakai	NN DCD		
9.				
10.				
11.				

**THE ANETH CHAPTER**  
Community Land Use Planning Committee  
March 18, 2022 at 2:00 p.m. (Hybrid: Virtual & In-Person)

**AGENDA**

**Call-in #:** 1-669-900-9128

**Meeting ID:** 868 8868 4169

**Passcode:** 207 398

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/86888684169?pwd=U0tvZy90VDg4ZlNlMlUzZ6TnRQZzRXUT09>

**I. Welcome, Roll Call, & Introductions**

Members Present:     Wesley Jones                       Brenda Brown  
                                  Elmeron Phillips                       Hayden Lansing  
                                  Marion Filfred

**II. Review & Approve Agenda**

**III. Receiving Reports**

A. Update on progress of CLUP Manual revisions.

**IV. Old Business: None.**

**V. New Business: None.**

**VI. Close of Meeting; Announcements; Adjournment**



**ATTENDANCE SIGN-IN SHEET**  
Aneth Chapter Community Land Use Planning Committee  
Aneth Chapter Conference Room & Virtual via Zoom / Aneth, Utah  
March 18, 2022 / 2:00pm

	NAME	COMPANY/DEPT./COMMNTY	EMAIL	TELEPHONE #
1.	Darrell Williams	Aneth Chptr	dwilliams@navajochntrs.org	435-651-3525
2.	Brenda Brown	Aneth Chp.	bbanethchp@yahoo.com	435-651-3524
3.	Wesley Jones	Aneth Chptr		928-489-2354
4.	Marion Fiffred	AC Farm Board	mjfiffred@yahoo.com	
5.	Genevieve Johnson	Aneth Chapter	gjohnson@navajochapters.org	435-651-3525
6.				
7.				
8.				
9.				
10.				
11.				

## **THE ANETH CHAPTER**

Community Land Use Planning Committee  
March 24, 2022 at 1:00 p.m.  
Location: Aneth Chapter Admin. Conf. Room

### **AGENDA**

I. **Welcome, Roll Call, & Introductions**

Members Present:   \_\_\_ Wesley Jones                   \_\_\_ Brenda Brown  
                          \_\_\_ Elmerson Phillips       \_\_\_ Hayden Lansing  
                          \_\_\_ Marion Filfred

II. **Review & Approve Agenda**

III. **Receiving Reports**

- A. Update on progress of CLUP Manual revisions.
- B. 24-Acre on site visit/walk

IV. **Old Business:** None.

V. **New Business:** None.

VI. **Close of Meeting; Announcements; Adjournment**



**CULP C Meeting**  
Sign In Sheet  
Thursday, March 24, 2022

NAME

NAME

1 Wesley Jones

20 \_\_\_\_\_

2 [Signature]

21 \_\_\_\_\_

3 [Signature]

22 \_\_\_\_\_

4 Marlene Hestie - CPMD

23 \_\_\_\_\_

5 Sam Franklin - CPMD

24 \_\_\_\_\_

6 Latasha James - DCD <sup>Senior Planner</sup>

25 \_\_\_\_\_

7 Emerson Phillips

26 \_\_\_\_\_

8 [Signature]

27 \_\_\_\_\_

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## THE ANETH CHAPTER

Community Land Use Planning Committee  
April 11, 2022 at 10:00 a.m.  
Location: Aneth Chapter Admin. Conf. Room

### AGENDA

**Call-in #:** 1-669-900-9128

**Meeting ID:** 896 6379 9185

**Passcode:** 694 412

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/89663799185?pwd=MmpyaTQ5aEhtc1dobG5tS0pteEdUZz09>

I. **Welcome, Roll Call, & Introductions**

Members Present:     Wesley Jones                     Brenda Brown  
                                  Elmerston Phillips             Hayden Lansing  
                                  Marion Filfred

II. **Review & Approve Agenda**

Motion to approve agenda by Elmerston and 2<sup>nd</sup> by Brenda. Motion carries with vote of 3 in favor 0 opposed Chair not voting.

III. **Receiving Reports**

a. CLUP Update - Darrell Williams, Chapter Manager

IV. **Old Business:** None.

V. **New Business:** None.

a. Set dates for public hearings.

VI. **Close of Meeting; Announcements; Adjournment**

Motion to adjourn made by Elmerston and 2<sup>nd</sup> by Brenda. Motion carries with vote of 4 in favor, 0 opposed.



JOIN US IN REVIEWING REVISIONS AND PARTICIPATE IN  
COMMUNITY PLANNING.

# *Community Land Use Planning Manual*

## **PUBLIC HEARING**

APRIL 28, 2022 | 10:00 AM | ANETH CHAPTER MEETING HALL

**WE WELCOME ALL STAKEHOLDERS AND COMMUNITY  
MEMBERS TO ATTEND AND PARTICIPATE. LUNCH WILL BE  
PROVIDED.**



**CULP-C Public Hearing Meeting**  
Sign In Sheet  
Thursday, April 28, 2022

<u>NAME</u>	<u>NAME</u>
1 D. Williams	20 Alex
2 Yolanda Fransisco Nez	21 Tabacaha Asdzaa
3 #.0002	22 Mary Cilla
4 #.6377	23 Elizabeth Nakai
5 <del>Phunnie Phunnie</del>	24
6 Tynesia West	25
7 <del>Quasar Hill</del>	26
8 <del>Brenda Brown</del>	27
9 Pearlene Lansing	28
10 Ophelia Benallie	29
11 Bradford Yazzie	30
12 Linda Hemann	31
13 Helen Lake	32
14 Elsie Mitchell	33
15 <del>[Signature]</del>	34
16 Jamie Harvey	35
17 Catherine E. Deschene	36
18 Wesley Jones	37
19 Ana Vigil	38

## **THE ANETH CHAPTER**

Community Land Use Planning Manual Public Hearing

May 12, 2022 at 10:00 a.m.

Location: Aneth Chapter Meeting Hall

### **AGENDA**

- I. **Welcome** – Wesley Jones, *President*
- II. **Purpose of Public Hearing** – Elmeron Phillips, *Vice President*
- III. **Community Land Use Planning Manual**
  - a. Introduction
  - b. Community Participation Plan
  - c. Community Assessment
  - d. Land Suitability Analysis
  - e. Infrastructure Analysis
  - f. Land Use Plan
  - g. Implementation
  - h. Outstanding Issues and Recommendations]
- IV. **Public Comment**
- V. **Close of Meeting; Announcements; Adjournment**



ATTENDENCE SIGN-IN SHEET  
COMMUNITY LAND USE PLANNING MANUAL PUBLIC HEARING  
May 12, 2022 / 10:00 A.M. / Aneth, Utah

1. BB
2. Nisley Jones
3. Denise Johnson
4. Robert Kearns
5. Louis Williams
6. Bobby Arter
7. Armeda Carter
8. Tynesia Nero
9. Casey Benally
10. Ophelia Benallie
11. Bradford
12. Linda Heman
13. Elizabeth Clay
14. Catherine Deshene
15. Pernella Thomas
16. Tabaana Askrara
17. Chrissy Mai
18. Urban Trucking
19. \_\_\_\_\_

20. Darrell Williams, Chapter Manager
21. \_\_\_\_\_
22. \_\_\_\_\_
23. \_\_\_\_\_
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Call-in

**THE ANETH CHAPTER**  
**ANETH, NAVAJO NATION (UTAH)**



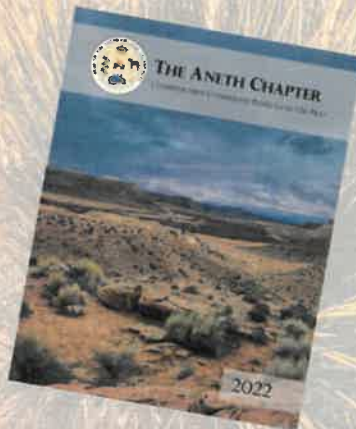
**WESLEY JONES PRESIDENT**  
**ELMERSON PHILLIPS VICE PRESIDENT**  
**BRENDA BROWN SECRETARY/TREASURER**

## **NOTICE OF FINAL PUBLIC HEARING**

**TUESDAY, JULY 12, 2022 AT 10:00AM**

**IN-PERSON AT THE ANETH CHAPTER MEETING HALL**

Join us in reviewing changes and updates to the Aneth Chapter's Comprehensive Community-Based Land Use Planning Manual. This hearing is an opportunity to provide recommendations and express comments in the development of this manual.



Minimum of 25 people within the Meeting Hall, masks required, and social distancing requirements observed per Navajo Nation Executive Order.

*Refreshments and Lunch will be provided.*



**ATTENDANCE SIGN-IN SHEET**  
Aneth Chapter Community Land Use Planning Committee  
**FINAL PUBLIC HEARING**  
Aneth Chapter Conference Room / Aneth, Utah  
July 12, 2022 / 10:00am

1. <i>BB</i>	22.
2. <i>Dymeka West</i>	23.
3. <i>Darrell Williams</i>	24.
4. <i>Adanya Laniog</i>	25.
5. <i>SA</i>	26.
6. <i>Kaelin Ku</i>	27.
7. <i>Aiden Hamm</i>	28.
8. <i>Christian Begaye</i>	29.
9. <i>Alonnie Johnson</i>	30.
10. <i>Darrell Williams</i>	31.
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19.	40.
20.	41.
21.	42.

**THE ANETH CHAPTER  
ANETH, NAVAJO NATION (UTAH)**



**WESLEY JONES PRESIDENT  
ELMERSON PHILIPS VICE PRESIDENT  
BRENDA BROWN SECRETARY/TREASURER**

**PROPOSED AGENDA  
OF THE ANETH CHAPTER**

**MONTHLY REGULAR MEETING  
TUESDAY, JULY 19, 2022 - 1:00PM**

**Call-in Number: (669) 444-9171**

**Meeting ID: 819 5096 2920**

**Passcode: 519 136**

**AGENDA**

**1. CALL MEETING TO ORDER, ROLL CALL, INVOCATION**

Meeting called to order at 1:17pm by President Jones

Agenda read by Brenda Brown

Invocation by Hayden Lansing

- 5 amendments

**2. REVIEW & ADOPT MEETING AGENDA**

**3. OLD BUSINESS**

a. NONE

**4. NEW BUSINESS**

- a. Supporting the petition to the Navajo Nation Office of the President and Vice President, Office of the Speaker, and Judicial Branch in support of the local farmers and livestock owners along San Juan River in Utah in regards to the settlement of the Gold King Mine Spill.
- b. Appointing Tynesia Wero to serve on the Aneth Chapter Housing Assistance Committee.
- c. Removing Donald Keith and Melanie Tso Young as members of the Aneth Chapter Housing Assistance Committee.
- d. 54 Requesting the NN Budget and Finance Committee, the Resources and Development committee, Naabik'íyáti' Committee, and the 24<sup>th</sup> Navajo Nation Council to appropriate \$2.5 million from the NN SIHASIN for the renovation and conversion of a community multi-purpose facility.
- e. 55 Accepting and approving CY-2022 Navajo Nation Chapter Summer Youth Employment funds in the amount for \$44,329.00 and its budget.



- f. 56 Approving and adopting the Aneth Chapter Community Land Use Plan (CLUP) and requesting the Resources and Development Committee of the 24th Navajo Nation Council to grant recertification of the Community Land Use Plan.
- g. Approving budget transfer of funds within the General Activity Fun 01, in the amount of \$2,300.00 from account #01-6505 Repair and Maintenance into line item #6722-Funeral Assistance for the amount of \$2,000.00 and into line item #6999 Other Miscellaneous expense in the amount of \$300.00.
- h. Approving public sale of the following Aneth Chapter property:
  - i. 2005 GMC C4500/Diesel
  - ii. WHITE Road Xpeditor 2
  - iii. Chevrolet 427 C/60
  - iv. International 510 Frontend Loader
  - v. 400-gallon water tanks (3)
  - vi. 200-gallon water tank
  - vii. Windows
  - viii. Bathtubs
  - ix. Komatu Motor Grader
  - x. Old Flatbed
  - xi. Gasoline Storage Tanks
  - xii. 3 row bleachers (5)  
 Motion: Brenda Brown  
 Second: Hayden Lansing  
 Vote:
- i. Approving amendments to the Aneth Chapter Capital Improvement Plan Priority Listing to include the Aneth Judicial District and Public Safety Substation facilities

## 5. ANNOUNCEMENTS/REPORTS

- a. Elsie Dee, SJC Election Liaison - Update on San Juan County/State Election
- b. Chapter Officials
  - i. Elmerston Phillips, Vice President (Projects)
  - ii. Brenda Brown, Secretary/Treasurer (financial report)
- c. Hayden Lansing, Grazing Member
- d. Marion Filfred, Farm Board
- e. Darrell Williams, UNHS Board Member
- f. Charlaine Tso, NN Council Delegate
- g. Melvin Capitan, Jr./Jamie Harvey, UNTF DAC
- h. Kenneth Maryboy, SJC Commissioner

## 6. CLOSE OF MEETING & ADJOURNMENT

**ANETH CHAPTER  
SIGN-IN SHEET  
PLANNING AND CHAPTER MEETING  
TELECONFERENCE  
FISCAL YEAR "2022"**

Chapter Meeting: 07/19/2022

Type of Meeting: Planning / Chapter / Special  
(A legal Quorum is 17 registered voters)

PRESIDENT:	_____	13.	_____
VICE-PRESIDENT:	<u>Chuson Taylor</u>	14.	_____
SEC./TREASURER:	<u>BB</u>	15.	_____
COUNCIL DELEGATE:	_____	16.	_____
GRAZING OFFICIAL:	<u>Hugh G. Young</u>	17.	_____
FARM BOARD:	_____	18.	_____
1.	<u>Darrell Williams</u>	19.	_____
2.	<u>Brendyna L. Holmes</u>	20.	_____
3.	<u>Alfonzo Neff</u>	21.	_____
4.	<u>Melanie Tso-Young</u>	22.	_____
5.	<u>Virginia Jim</u>	23.	_____
6.	<u>Cora Charley</u>	24.	_____
7.	<u>Rueshama Jim</u>	25.	_____
8.	_____	26.	_____
9.	_____	27.	_____
10.	_____	28.	_____
11.	_____	29.	_____
12.	_____	30.	_____

# **APPENDIX IV**

**Aneth Chapter Community Land Use Planning Committee  
Plan of Operation**



**RESOLUTION OF  
THE ANETH CHAPTER**

**AC-MAR-22-026**

**ANETH CHAPTER REQUEST TO AMEND RESOLUTION #AC-MAY-2021-060, TO READ: ANETH CHAPTER APPROVING NEWLY APPOINTED CLUP COMMITTEE MEMBERS: WESLEY JONES, ELMERSON PHILLIPS, BRENDA BROWN, HAYDEN LANSING AND MARION FILFRED.**

**WHEREAS:**

1. Pursuant to Navajo Tribal Council Resolution No. CMY-23-79, the Aneth Chapter is duly certified and recognized as an official local unit of the Navajo Nation Government with all duties, responsibilities, and authorities conferred according to 26 N.N.C. § 1 et seq. and has the power and authority to enact plans and development goals that are in the best interest of the community and to recommend, support, and approve community related projects; and
2. Aneth Chapter Community Land Use Committee will develop and implement plans, policies and procedures and ordinances, necessary that will guide the chapter administration and multiple uses of community lands, and such other purposes as may be determined.; and
3. Pursuant to the LGA, Aneth Chapter authorized to re-establish Aneth Chapter Land Use Planning Committee (CLUPC) to update for re-certification of the CLUP booklet to continue all land use planning activities; and
4. The Committee members and advisors, if any, shall be subject to the Navajo Nation Policy and Procedures, with respect to such matters as, development of zoning ordinances, determining chapter boundaries, implementation of Rural Addressing, issuance of business site or home site leases, etc.; and
5. The Aneth Chapter accepts and approves this request, which was presented during an Aneth Chapter teleconference meeting at which a legal quorum was present.

**NOW, THEREFORE, BE IT RESOLVED THAT:**


1. Aneth Chapter request to amend Resolution #AC-MAY-2021-060, to read: Aneth Chapter hereby approves the newly appointed Community Land Use Planning Committee: Aneth Chapter Officials: Wesley Jones, Elmerson Phillips, Brenda Brown;


Aneth Chapter Farm Board, Marion Filfred and Aneth Chapter Grazing Member, Hayden Lansing to update the CLUP Booklet for recertification.

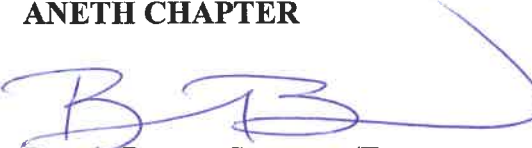
### CERTIFICATION

We hereby certify that the foregoing resolution was duly considered by the Aneth Chapter Membership at a duly called meeting at which a quorum was present and that same passed by a vote of 5 in favor, and 0 opposed and 2 abstained on this 15th day of March, 2022.

Motioned by: Harriett Lansing  
Seconded by: Elmerson Phillips

  
Wesley Jones, *President*  
**ANETH CHAPTER**

  
Elmerson Phillips, *Vice-President*  
**ANETH CHAPTER**

  
Brenda Brown, *Secretary/Treasurer*  
**ANETH CHAPTER**

**ANETH CHAPTER**  
**COMMUNITY LAND USE PLANNING COMMITTEE**  
**PLAN OF OPERATION**

**SECTION I. ESTABLISHMENT**

- A. The members of the Aneth Chapter establish, creates and confirms the existence of the Aneth Chapter Community Land Use Planning Committee (hereinafter referred to as “CLUP Committee”), as an entity of the Aneth Chapter.

**SECTION II. PRUPOSES**

- A. The purpose of this CLUP Committee is to develop and approve the process for local land use planning and to oversee all land use planning activities. The CLUP Committee shall promote an orderly growth pattern for the community and comply with all Navajo Nation laws and any laws related to land use planning.

**SECTION III. AUTHORITY**

- A. Navajo Nation Code Title 26, Section 2004, (c) authorizes this Chapter to establish a Community Land Use Planning (CLUP COMMITTEE) Committee to carry out the purposes of this Plan of Operation. It also gives the CLUP Committee the authority to set up technical sub-committees as advisory committees.

**SECTION IV. COMMITTEE SELECTION & MEMBERSHIP**

- A. The selection of the membership to the CLUP Committee shall be carried out by a legal notice, by advertisement in the local paper, radio announcement, and verbal announcement at a Regular Meeting. The CLUP Committee members shall be registered voters of the Community, have background in land use planning and leadership abilities.
- B. The Chapter President shall recommend the committee as a standing committee to the Chapter for confirmation. The Chapter President shall appoint these members through a chapter resolution at a dully called chapter meeting.
- C. The term of the CLUP Committee shall not exceed four (4) years and upon expiration of the term of office, shall ensure that all land use planning maps, data, and records be submitted to the Chapter Manager with three (3) months prior to chapter election. Membership will be staggered terms, so that continuity will be observed.

**SECTION V. COMMITTEE DUTIES & RESPONSIBILITIES**

- A. Educate the community on the concepts, needs, and process for planning and implementing a land use plan.
- B. The Committee will develop a participation plan and conduct public hearings for review and approval of community-based land use plan.

- C. Ensures that the development of a community-based land use plan is based upon the guiding principles, priorities, and vision as articulated by the community and approved a participation plan.
- D. Shall work closely with chapter membership, consultants, and the designated coordinator as planning progresses
- E. The Committee shall work with NAHASDA organization on all housing developments.
- F. The Committee shall work closely with the chapter on all zoning.
- G. The Committee shall submit its land use plan to the Chapter for review, debate, and approval prior to certification.
- H. The Committee shall submit its community-based land use plan to the Transportation and Community Development Committee of the Navajo Nation Council for certification.
- I. The plan shall be subject to review and amendments every five (5) years.

#### **SECTION VI. MEETINGS AND COMPENSATION**

- A. The CLUP Committee shall hold a series of meetings to accomplish the general purposes of the Committee, designating the date, time, and location by public notice.
- B. During the first meeting the CLUP Committee shall select and appoint Committee Officers to conduct their meetings. The President, Vice-President, and Secretary/Treasurer shall be appointed voted among them.
- C. All meeting minutes shall be recorded and filed with the Chapter Administration and made available to community members upon request.
- D. During the first meeting, the CLUP Committee shall determine how to devise the budget, how many meetings and rate of stipends will be determined.

#### **SECTION VII. DUTIES & RESPONSIBILITIES OF LAND USE PLANNER**

- A. Once hired by the CLUP Committee, the Planner shall provide a progress chart and establish a time table to accomplish certain activities with the Chapter.
- B. The Planner shall develop a community education and participation plan that will be utilized to educate, inform, and keep community members current of all planning activities.
- C. The Planner shall develop; produce a research data base with all entities that are involved in community infrastructure and land use planning.
- D. The Planner shall provide community inventory and community assessment for the CLUP Committee which may be used to study the existing land use and future land use plan.
- E. The Planner shall provide maps and reports that may be used to produce a comprehensive land use plan.

- F. The Planner shall facilitate all public hearings.
- G. The Planner may write a proposal for future funding for the CLUP Committee and may develop an economic or business plan that will assist the Chapter to generate revenues.
- H. The Planner shall assist the CLUP Committee to present their land use plan to the Resources and Development Committee of the Navajo Nation Council for approval.

#### **ARTICLE VIII. TECHNICAL ASSISTANCE**

- A. The CLUP Committee may seek assistance from the Agency Planners, Navajo Nation, County, State, and Federal Agencies to gather important information related to land use planning.
- B. The CLUP Committee may request specialized training that may produce informing techniques and technology in land use planning. The CLUP Committee may attend conferences at the county and state levels to retrieve ideas and future plans to foster growth patterns that would be beneficial to the community.

#### **SECTION XI. ETHICS**

- A. The CLUP Committee shall not use its authority to intimidate or conduct that may be unprofessional during the course of projects development of the community land use plan.
- B. The CLUP Committee shall abide by all Navajo Nation Laws.

#### **SECTION X. AMENDMENTS**

- A. The Plan of Operation shall be amended based upon changing circumstances and necessary tasks that are anticipated in the future. All amendments shall be submitted before the chapter membership and subject to referendum vote. This plan shall be subject to review every five (5) years.



# **APPENDIX V**

## **Community-Based Land Use Plan Guidelines**

COMPREHENSIVE COMMUNITY-BASED  
LAND USE PLANNING GUIDELINES

I. PURPOSE

The guidelines herein set forth are the requirements Navajo Nation chapters shall comply with when seeking certification of their comprehensive community-based land use plan by the Transportation and Community Development Committee (TCDC).

II. DEFINITIONS

- A. "Community-Based Land Use Plan" means a document adopted by chapter resolution setting forth current and proposed uses of land within chapter boundaries, illustrating such uses by map or plat.
- B. "Community Land Use Planning Committee" (CLUPC) means a duly established chapter committee responsible for approving and overseeing land use planning activities. The committee is also responsible for presenting the comprehensive community-based land use plan to the TCDC for certification.

III. GENERAL INFORMATION

- A. During the planning process, chapters shall seek technical assistance from NTUA, IHS, BIA and other appropriate agencies. However, in no event shall these chapters be penalized in their certification application due to the above-mentioned entities refusal or failure to provide technical assistance.
- B. The purpose for requiring chapters to develop a comprehensive community-based land use plan is to identify and put into practice land uses that will best meet the needs of the community while safeguarding resources for the future. Within the Navajo Nation, there are three (3) basic needs to develop a land use plan. They are: 1) to comply with the Navajo Nation Local Governance Act (LGA); 2) to leverage for tribal, state and federal project development funding; and 3) to identify areas of land for community facilities, residential and commercial

developments, and to preserve grazing, cultural and open areas.

- C. A comprehensive community-based land use plan shall be based upon assessments of natural, cultural and human resources; current and alternative land use options; environmental, economic and social conditions; and community needs, goals and values.
- D. The basis of review and approval provided by the TCDC shall be to ensure compliance with the requirements set forth in the LGA. Pursuant to 2 N.N.C. § 422(B), the committee shall rely on the technical advice and recommendations provided by the Division of Community Development, the Navajo Tribal Utility Authority, the Indian Health Service and other appropriate agencies.
- E. The review and approval provided by the TCDC shall also be based upon compatibility and consistency with Navajo Nation land use priorities, including, but not limited to, Navajo Nation land management, infrastructure and commercial development initiatives.

#### IV. COMPREHENSIVE COMMUNITY-BASED LAND USE PLAN REQUIREMENTS

A chapter's comprehensive community-based land use plan shall contain the following information:

- A. Community education and participation plan describing the methods employed by the CLUPC to educate the community about the land use planning process.
- B. Community assessment information describing the goals, priorities, and vision for the future of the community.
- C. Inventory and assessment of pertinent existing data such as the natural, cultural, and human resources, land carrying capacity, as well as community infrastructure.
- D. An open space plan, which preserves for the community certain areas of land to be retained in its natural state or developed for recreational purposes.

- E. A land use plan which projects future community land needs, shown by location and extent, areas to be used for residential, commercial, industrial, and public purposes. The plan shall include corresponding maps.
- F. A thoroughfare plan which provides a system of and design for major streets, existing and proposed, distinguishing between limited access, primary, and secondary thoroughfares, and relating major thoroughfare to the road network and land use of the surrounding area.
- G.. A community facilities plan which shows the location, type, capacity, and area served, of present and projected or required community facilities including, but not limited to, recreation areas, schools, libraries, and other public buildings. It will also show related public utilities and services and indicate how these services are associated with future land use.

#### V. APPLICATION PROCESS

- A. Each chapter seeking certification of its comprehensive community-based land use plan must prepare an application package to the TCDC for consideration. The application package shall include:
  - 1. A chapter resolution approving the land use plan. [SEE SAMPLE CHAPTER RESOLUTION]
  - 2. A proposed TCDC resolution approving the land use plan. [SEE SAMPLE TCDC RESOLUTION]
  - 3. Compliance with the requirements set forth above. [SEE ATTACHED CHECKLIST]
- B. Upon meeting the requirements herein, the TCDC shall grant certification of the comprehensive community-based land use plan by TCDC resolution. The following must surname the proposed resolution: [SEE SAMPLE 164 REVIEW COVER SHEET]
  - 1. Sponsor; (Chapter President or CLUPC President)
  - 2. Division of Community Development;
  - 3. Navajo Nation Environmental Protection Agency;
  - 4. Division of Natural Resources;
  - 5. Department of Justice;
  - 6. Office of Legislative Counsel; and

7. Chairperson of the TCDC
- C. Upon approval of the comprehensive community-based land use plan, it shall be the responsibility of the TCDC and its Legislative Advisor to inform the following of the approved land use plan:
1. Office of Navajo Nation President and the Vice President;
  2. Economic Development Committee;
  3. Resources Committee;
  4. Environmental Protection Agency;
  5. Division of Community Development;
  6. Division of Economic Development; and
  7. Division of Natural Resources
- D. Upon approval of the comprehensive community-based land use plan, the chapter shall provide a copy of the approved land use plan and any amendments or modifications thereof to the Navajo Nation Central Records Management Department.

#### VI. AMENDMENTS TO THE APPROVED LAND USE PLAN

Consistent with 26 N.N.C. § 103(E)(1) and 2 N.N.C. § 423(C)(1) & (2), a chapter may amend the land use plan pursuant to local ordinance, so long as such amendments are considered and approved by the TCDC. The sections herein shall govern the amendment process.

#### VII. AMENDMENTS

The *Comprehensive Land Use Planning Guidelines* may be amended from time to time as deemed necessary by the Transportation and Community Development Committee.