

# Places of Coconino County

## Native American Tribal Lands

**Navajo:** 27.7 percent of the Navajo Nation is located within Coconino County, representing approximately 3.2 million acres or around 27 percent of the County. The 2000 Census reported that there were 23,216 tribal members residing in the Coconino County portion of the reservation with a total of 5,736 occupied dwelling units. Over time the tribe's economy has diversified but varies from location to location. In some areas, especially those in Coconino County, ranching provides a livelihood for many tribal members. However, in 2012 the Twin Arrows Casino, located on Tribal Trust land near I-40, opened providing a wider variety of employment. The land was purchased through the Navajo-Hopi Land Commission to aid economic development to the former Bennett Freeze area. (The Bennett Freeze Act was lifted by President Obama in 2008.)

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In 1989 the Navajo Nation purchased the 491,000 acre Boquillas Ranch located in western Coconino County directly adjacent to the Hualapai Reservation. The land remains in fee simple ownership and has been a working ranch since purchase. To date no requests have been made for these lands to be reclassified to Tribal Trust lands. It is possible they can be sold for development in the future, which could have a significant impact on the amount and type of development that occurs within that area of the county. The Navajo Nation has explored the possibility of developing a wind farm on the ranch.

The Navajo Nation is unique to the tribes within Coconino County due to its vast size and style of tribal government. The tribal government is currently headquartered in Window Rock, Arizona with a 24-member council representing 110 separate chapters. There are 13 chapters that are either entirely or partially located in Coconino County. Due to the *Local Governance Act of 1998* chapter houses have gained certification for greater control of their planning and development processes. This Act allows each chapter to develop its own government after developing an approved management system, while continuing to regulate land use with a Community Land Use Plan (CLUP). Many chapters within Coconino County are working to acquire Local Governance Certification to better establish local control. This process has spurred additional communication, coordination of resources, and government to government partnerships between individual chapters and the County.

**Hopi:** The Hopi reservation is centered on three mesas at the southern edge of Black Mesa. The village of Oraibi is the oldest continually occupied village in the United States and has been in existence since 1100 AD. The reservation, with 673,456 acres, makes up 5.64 percent of the total land area within Coconino County. Today the Hopi reservation is surrounded entirely by the Navajo Nation. In the early 2000s, the Hopi Tribe was presented with \$50 million from the U.S. Congress for purchasing additional land. A maximum of 500,000 acres of land purchased with this money can be taken into Tribal Trust status. To date the tribe has applied to Congress for 300,000 acres consisting of a mix of both private and State Trust lands located in the County southeast of Flagstaff to be taken into Tribal Trust status. If and when lands are taken into Tribal Trust status, development would no longer be subject to County regulations. The Hopi Tribe also works with the Navajo-Hopi Land Commission as some Hopi land was under the Bennett Freeze.

43 **Havasupai:** The Havasupai reservation is located entirely within Coconino County and is  
44 located at the southwest corner of Grand Canyon National Park. The reservation occupies  
45 188,077 acres or approximately 1.46 percent of Coconino County. Supai, the capital, is home to  
46 approximately 500 people and located in the Grand Canyon. The town can only be reached by  
47 trail or helicopter and contains more than 130 houses, a café, store, lodge, post office, school,  
48 churches and other buildings. The Havasupai government consists of a 7 member tribal council  
49 with elections held every two years. The Havasupai Tribe manages and operates its own water  
50 and sewer system. Electricity is provided and maintained by the Bureau of Indian Affairs. The  
51 Tribe manages and operates its own internet services and land line services are available. Health  
52 services are provided by the Indian Health Service from a limited service clinic. Head Start,  
53 elementary, and junior school education up to 8th grade is available. Today the tribe is the  
54 largest employer on the reservation and the main occupation is working for tribal enterprises  
55 related to tourism, with more than 20,000 visitors each year.

56  
57 **Hualapai:** The Hualapai reservation includes 579,470 acres along 100 miles of the Colorado  
58 River and Grand Canyon and extends into three counties. That portion of the reservation located  
59 in Coconino County represents approximately 4.85 percent of the County. The Hualapai are  
60 represented by a 9 member tribal council. The Hualapai government provides emergency,  
61 cultural, educational, elderly, finance, Game and Fish, Head Start, health, human resources,  
62 natural resources and planning services. Economic development is tourism driven. In 1988, the  
63 tribe created Grand Canyon West as a tourist destination which includes the Grand Canyon  
64 Skywalk, suspended 4,000 feet above the canyon floor.

65  
66 **Kaibab-Paiute:** The Kaibab-Paiute reservation covers over 13,370 acres on the Arizona strip  
67 north of the Grand Canyon and straddles two counties in addition to southern Utah. That portion  
68 of the reservation located in Coconino County represents approximately 0.1 percent of the  
69 County. The tribe operates under a seven member council representing their six villages, and it  
70 operates a gas station and RV park. This land is also the home to Pipe Springs National  
71 Monument.

72  
73 **San Juan Southern Paiute:** The San Juan Southern Paiute are a newly recognized tribe and  
74 the tribe is currently in the process of petitioning the Bureau of Indian Affairs (BIA) for tribal  
75 lands. The future location of any Tribal Trust lands could have an impact on the County  
76 depending on their location and the types of uses that may occur on site to support the tribe.  
77 Currently they are predominantly located south of Tuba City and have an active tribal council.

## 78 79 **Incorporated Cities & Towns**

80 **Flagstaff:** The City of Flagstaff has been a transportation and economic hub since its inception  
81 and is the Coconino County seat as well. Economic activities are centered on government,  
82 education, transportation, tourism, and NAU draws a potential workforce of educated  
83 millennials. The County coordinates development closely with the City of Flagstaff through the  
84 *Flagstaff Regional Plan 2030* which was also adopted by the Board of Supervisors in 2013. The  
85 Regional Plan identifies Rural Growth Boundaries and Rural Activity Centers within several of

86 the County's adopted Area Plans and provides a higher level of detail in these areas. The  
87 *Coconino County Comprehensive Plan* identifies Flagstaff as a Gateway Community.

88 ***Fredonia:*** Fredonia is the most northern town in Coconino County located at the intersection  
89 of U.S. Hwy 89A and State Highway 389 near the Utah border on the Arizona Strip. The  
90 location is important for connecting with residents on the Arizona Strip. Fredonia residents are  
91 closely tied to activities in Kanab, Utah as developed areas are adjacent to each other. Fredonia  
92 is the activity center for the unincorporated area of White Sage. The *Coconino County*  
93 *Comprehensive Plan* identifies Fredonia as a potential Gateway Community.

94 ***Page:*** The City of Page is located in the northern portion of the county near the Utah border off  
95 Highway 89 adjacent to Lake Powell. Today the economic structure supporting Page depends  
96 largely on tourism drawn by the Lake as well as the Salt River Project Navajo Generating  
97 Station. . The census projections estimate that the 2015 population is 7,483 residents within the  
98 community. Nearby Greentown residents rely heavily on Page as an activity center and the  
99 *Coconino County Comprehensive Plan* identifies Page as a potential Gateway Community.

100 ***Sedona:*** The City of Sedona is located in both Coconino and Yavapai Counties at the  
101 intersection of State Routes 89A and 179. Coconino County still administers the floodplain  
102 management program for the portion falling within the County boundaries which includes the  
103 uptown commercial area and adjacent residential areas. The Oak Creek Canyon Area Plan  
104 coordinates development in the area adjacent to and north of the City of Sedona. The *Coconino*  
105 *County Comprehensive Plan* identifies Sedona as a potential Gateway Community.

106 ***Tusayan:*** The Town of Tusayan incorporated in 2010. The Town adopted the 1995 County  
107 Area Plan as its first general plan but needed to update it in 2014 to meet State Statutes. As of  
108 2014, a new general plan was adopted which increases its desire to be an economic hub. This  
109 community has served as the gateway to Grand Canyon National Park since its inception and  
110 depends upon tourism for economic sustainability. The *Coconino County Comprehensive Plan*  
111 continues to identify Tusayan as a potential Gateway Community.

112 ***Williams:*** The City of Williams is located 30 miles west of Flagstaff on Interstate 40 at the  
113 base of Bill Williams Mountain in the Kaibab National Forest. The City is well known for its  
114 connection with historic Route 66 and this *Comprehensive Plan* identifies the City as a potential  
115 Gateway Community for travelers to the Grand Canyon approximately 58 miles to the north.  
116 Much of the unincorporated County adjacent to Williams has been developed as residential  
117 areas.

118

## 119 **Unincorporated Communities – with Area Plans**

120 Coconino County Area Plans are adopted by the Board of Supervisors as amendments to the  
121 Comprehensive Plan. These Area Plans are heavily relied upon to guide development in the  
122 areas which they serve and were created through an extensive public participation process.  
123 Because reliance on the plans to guide development is significant, continual assessment and  
124 updating of the Area Plans is a priority for the Community Development Department. As such  
125 future development is preferred and expected to occur within these Area Plans as opposed to

126 outside these areas in more remote parts of the County that are not adequately served with  
127 infrastructure.

128 Within the adopted Flagstaff Regional Plan 2030 Rural Growth Boundaries have been identified  
129 within portions of the following Area Plans: 1) Bellemont, 2) Doney Park, Timberline, &  
130 Fernwood, 3) Fort Valley Highway 180 Scenic Corridor, 4) Kachina Village and, 5)  
131 Mountainaire. Additionally, within those Rural Growth Boundaries the Regional Plan has  
132 identified areas that might be appropriate for the establishment of Rural Activity Centers.  
133 However, the precise location, size, and land uses of these Rural Activity Centers within the  
134 above listed Area Plans has not been established; only that there may be a potential for such.  
135 What purpose, if any, for the establishment of a Rural Activity Center shall be vetted by the  
136 residents of the specific Area Plan through the Citizen Participation Process for an amendment to  
137 the Area Plan.

138

139 ***Bellemont:*** The Bellemont area is centered around the interchange on I-40, 8 miles west of  
140 Flagstaff, and includes all private lands approximately 1.5 miles east and west of the interchange,  
141 and is bordered on the south by the railroad and the north by national forest lands. Camp  
142 Navajo, an Arizona National Guard base, is located south of the railroad. The area has a mixed-  
143 use zoning classification under the Planned Community (PC) Zone, which designates specific  
144 properties for heavy commercial, light industrial and residential uses. Although utilities are  
145 available and access to both interstate and railroad is good, a considerable amount of  
146 undeveloped property remains. Development constraints include floodplain areas affecting some  
147 properties and poor soils resulting in constraints with onsite wastewater disposal. There are two  
148 private water companies in the community, both of which are drawing from deep wells. The  
149 Bellemont Area Plan was adopted by the Board of Supervisors on July 1, 1985. The Regional  
150 Plan has identified a Rural Growth Boundary within this Area Plan as well as the potential for a  
151 Rural Activity Center. Because of significant development in the Bellemont area since the  
152 creation of the Area Plan, this area is a high priority for an update.

153 ***Doney Park, Timberline, & Fernwood:*** The Doney Park/Timberline/Fernwood area is  
154 the largest unincorporated community in the County and consists of about 60 square miles  
155 located northeast of Flagstaff extending from Camp Townsend at the southwest corner to Lenox  
156 Park at the north end and east to Winona. About 30 percent is privately owned, with the  
157 remainder under Forest Service jurisdiction. The predominant land use is large lot residential,  
158 with about 60 percent of the parcels being 2 ½ acres. Neighborhood commercial areas are  
159 located at a few of the major intersections. Growth has been fairly rapid and complete build-out  
160 of the area at zoned densities has nearly occurred and will result in a population of about 15,000.  
161 The Board of Supervisors adopted a County Area Plan and design review guidelines for the area  
162 in 2001, which was an update of a previous plan adopted in 1988. The intent of the Area Plan is  
163 to retain the large lot rural character and predominantly residential land uses. The Regional Plan  
164 has identified a Rural Growth Boundary within this Area Plan as well as the potential for as  
165 many as four (4) Rural Activity Centers.

166 ***Fort Valley Highway 180 Scenic Corridor:*** The Fort Valley Highway 180 Scenic  
167 Corridor area extends from the Flagstaff city limits on Fort Valley Road out to Kendrick Park,

168 excepting Hart Prairie. There are three non-contiguous areas of development: South Fort  
169 Valley, Fort Valley and Kendrick Park. This plan is one of the most recently updated plans,  
170 having been adopted in 2011. Route 180 is one of the most scenic corridors in the County  
171 offering spectacular views from both directions of the San Francisco Peaks. The area is not fully  
172 built out and has potential for continued development. Maintaining the rural character and  
173 pristine environment are significant priorities for residents and current zoning in most of the area  
174 is for 2-acre parcels. The plan includes Design Review Overlay Guidelines for commercial and  
175 industrial development. Fort Valley is one of the few areas of the county where most residents  
176 have their own well, and a concern about aquifer viability was one factor leading to the desire for  
177 low density development. The Regional Plan has identified a Rural Growth Boundary within  
178 this Area Plan as well as the potential for a Rural Activity Center.

179 ***Kachina Village:*** Kachina Village is located on the west side of Interstate 17 approximately  
180 six miles south of Flagstaff. Originally intended as a vacation home community in 1965,  
181 Kachina Village has evolved into a suburb of Flagstaff primarily occupied by full time residents.  
182 According to the 2010 Census, there were 2,622 residents and 1,376 dwelling units in the  
183 Village. Recreational facilities include Raymond County Park and Pumphouse Greenway.  
184 Kachina Village is nearly built-out with the exception of a handful of lots and a 36-acre parcel of  
185 undeveloped subdivision. Forest Highlands Unit Five includes an 18-hole golf course and  
186 vacation homes in an exclusive gated community with very few full time residents. A County  
187 Area Plan and Design Review Overlay for Kachina Village were originally adopted in 1997 and  
188 updated in 2008. The Regional Plan has identified a Rural Growth Boundary within this Area  
189 Plan as well as the potential for a Rural Activity Center.

190 ***Mountaineire:*** The Mountaineire area includes land east of Interstate 17 and south of the  
191 City of Flagstaff. This area is limited to five private inholdings within the National Forest  
192 including the Mountaineire subdivision consisting of 140 acres under medium density residential  
193 zoning, and surrounding properties under large lot rural residential zoning. Within this area the  
194 2010 Census reported 556 housing units and a total population of 1,119. This area originally  
195 consisted of summer homes and has more recently converted to a year round community due to  
196 close proximity to Flagstaff. There have been problems with inadequate septic systems, water  
197 shortages and adverse road conditions. A few parcels with commercial zoning have yet to be  
198 developed. A County Area Plan and Design Review Overlay guidelines for the Mountaineire  
199 Community were adopted by the Board of Supervisors on December 16, 1991. The Regional  
200 Plan has identified a Rural Growth Boundary within this Area Plan as well as the potential for a  
201 Rural Activity Center.

202 ***Oak Creek Canyon:*** The Oak Creek Canyon area includes both sides of Highway 89A from  
203 the corporate limits of the City of Sedona north to Pumphouse Wash south of Flagstaff. This  
204 area represents one of the few riparian habitats in the County and the Oak Creek Canyon Area  
205 Plan focuses on preservation of this precious resource. Oak Creek is designated a “unique water  
206 of exceptional circumstance” by the State of Arizona. Highway 89A has been designated by  
207 ADOT as an Arizona Scenic Roadway. There are a wide variety of housing types, property  
208 development standards, and commercial development in the Canyon. However, there is a recent  
209 trend of tearing down the older, smaller cabins to build new, larger houses that are changing the  
210 historic character of the Canyon. Occupants tend to live in the Canyon on a seasonal basis  
211 although year round inhabitants are becoming more common. Commercial uses vary from

212 resorts and motels to restaurants, convenience stores, arts and crafts shops, as well as a trout  
 213 farm. The Area Plan includes policies for development and redevelopment that address  
 214 floodplains, slopes, and impervious surfaces. The Plan was amended in 1989 to address  
 215 redevelopment and emphasizes maintaining the historic and environmental qualities inherent in  
 216 the Canyon, while limiting human impact. The County has worked with the Forest Service in  
 217 identifying private parcels in the Canyon which would be suitable for exchange for National  
 218 Forest lands. A County Area Plan and Design Review Overlay for the Oak Creek Canyon were  
 219 adopted by the Board of Supervisors on February 6, 1984 and amended in 1989.

220 **Parks:** The Parks area encompasses 265 square miles north and south of I-40 between  
 221 Bellemont and Williams. Of the total area, approximately 30 square miles is private land,  
 222 approximately one square mile is State Trust land, and the remainder is national forest. The 30  
 223 square miles of private land consists of widely scattered sections intermixed with national forest  
 224 land. The community of Parks sits roughly at the center of the planning area, but residents tend  
 225 to identify more with their immediate neighborhood community, such as Government Prairie,  
 226 Spring Valley, Elk Springs, Pittman Valley, Maine Townsite, and Garland Prairie. Early  
 227 settlement was primarily related to ranching and farming, and a distinctly rural character and  
 228 Ranchette – Rural Residential development remain hallmarks. Water is scarce, occasionally  
 229 occurring in springs and shallow aquifers in a few locations, but effectively out of reach in the  
 230 deep regional aquifer characteristic of most of the area. The County Area Plan was completed  
 231 and adopted for the Parks area on September 17, 2001.

232 **Red Lake:** The Red Lake area extends north 14 miles from the Williams city limits. Highway  
 233 64 bisects the area with boundaries extending five to six miles to the east and west encompassing  
 234 about 40,000 acres of private land within a 150 square mile area. The Highway 64 corridor  
 235 provides views of surrounding mountains including Bill Williams, Kendrick, Sitgreaves, and the  
 236 San Francisco Peaks. The area was historically used for ranching activities. Several residential  
 237 subdivisions were platted in the 1960s and early 1970s, and the area is primarily zoned for 10  
 238 acre minimum parcel size. Water is one of the major factors affecting future growth in the Red  
 239 Lake area, as there is no local water source. Highway 64 is the primary travel route to the South  
 240 Rim of the Grand Canyon and has some potential for scenic highway status. Thus the visual  
 241 character of development along this corridor is of critical concern. A County Area Plan for the  
 242 Red Lake Community was adopted by the Board of Supervisors on September 21, 1992.

243 **Valle:** The Valle area extends from the Red Lake Area Plan boundary at Howard Lake north to  
 244 the Kaibab National Forest boundary, and approximately 7 miles west and 8 miles east of  
 245 Highway 64. The Valle area is sparsely populated in relation to the total land area of  
 246 approximately 300 square miles. The only commercially developed area is in the vicinity of the  
 247 junction of Highway 180 and 64 and businesses rely primarily on tourists traveling to the Grand  
 248 Canyon. For this reason this *Comprehensive Plan* identifies Valle as a potential Gateway  
 249 Community. Although the area is very sparsely populated, there are over 8,000 platted  
 250 subdivision lots within Valle as a result of subdivisions created in the 1960s and 1970s. Growth  
 251 has been limited by a lack of utility services such as phone, water, and electric, and by essential  
 252 commercial services. Outside of Grand Canyon subdivision, most private land is zoned 10 acre  
 253 minimum parcel size. A County Area Plan for the Valle Community was adopted by the Board  
 254 of Supervisors on October 18, 1999. Residents of the area have been considering significant  
 255 changes to the area and may wish to undertake an Area Plan update in the near future.

256

257 **Unincorporated Communities – without Area Plans**

258 The following identified unincorporated communities within the County do not have Board of  
259 Supervisors adopted Area Plans nor are they within the boundaries of the Regional Plan.  
260 Therefore, any future development in these areas should be limited to the existing zoning and/or  
261 conditional use permitting process. Zone changes to more intense land uses will typically not be  
262 recommended until and unless an Area Plan is adopted by the County Board of Supervisors.

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263 ***Alpine Ranchos:*** This community is located approximately 15 miles northeast of Flagstaff  
264 between Doney Park and the Navajo Reservation. The area is a checkerboard of State Trust  
265 lands and private 40-acre parcels, some of which have been split into 20-acre or 10-acre parcels.  
266 This community is separated from the Doney Park community by Forest Service land and is  
267 categorized as very remote, Ranchette Residential with limited utility infrastructure available.  
268 Alpine Ranchos represents an area of the county like many others where residents have a sense  
269 of camaraderie in their desire to be left alone.

270 ***Blue Ridge, Happy Jack & Clints Well:*** This area includes three place names but has  
271 been more recently categorized as the Blue Ridge area stemming from the Blue Ridge Ranger  
272 District. Blue Ridge is located in the southeastern portion of the county, and is accessible via  
273 Lake Mary Road/Forest Highway 3 and Highway 87. Residential subdivisions in the area date  
274 back to 1963, including Clear Creek Pines, Starlight Pines, Blue Ridge Estates, Pine Canyon  
275 Estates, Tamarron Pines, and Mogollon Ranch. The earlier subdivisions allowed both  
276 manufactured and site built homes, however, newer subdivisions allow only site built homes and  
277 require design review approval by homeowner's associations. Commercial uses are extremely  
278 limited and are oriented towards tourists traveling in the area. Additional development in this  
279 area is severely restricted by National Forest.

280 ***Gray Mountain:*** This area is located approximately 40 miles north of Flagstaff along  
281 Highway 89. Historical uses in the area are tourist-oriented including a hotel, restaurant, curio  
282 shop, and convenience market with gas sales. As of 2002, a cellular tower has also been located  
283 in the area. Surrounding areas include private ranchland and State Trust land with the Navajo  
284 Reservation to the north.

285 ***Greenehaven:*** Greenehaven consists of 491 acres bordered on the north by the Arizona-Utah  
286 state line. The area is located on the western side of Lake Powell. Development of this  
287 community began in 1980 with a rezoning to Planned Community and creation of a master plan  
288 for a mixed use community encompassing resort, residential, commercial, and light industrial  
289 uses. Originally State Trust land, the area is now entirely surrounded by Glen Canyon National  
290 Recreation Area lands. Since the initial master plan was submitted, areas have been subdivided  
291 for single family homes, condominiums, and commercial uses. Single family homes are the  
292 most prevalent form of development. Attached town homes have recently been built and the  
293 commercial areas have seen only development of a convenience market with gas sales and a boat  
294 storage facility. Potential for exchanges for State Trust land could increase the availability of  
295 developable land in the area though the planned community is almost built out.

296 **Forest Lakes:** The Forest Lakes area consists of the 11-unit Forest Lakes Estates subdivision  
297 located in the southeast corner of the county in the area once known as Mertzville. The  
298 subdivision has 975 lots platted between 1965 and 1970, with a majority of the subdivision under  
299 one acre minimum residential zoning and commercially-zoned properties along Highway 160.  
300 Commercial uses in the area include RV parks, a restaurant, a convenience store and gas station,  
301 and rental cabins oriented to recreational activities. Historically, the area consisted of travel  
302 trailers and modest site-built cabins for summer use by Phoenix area residents.

303 **Kaibab Estates West:** This area is located in the western portion of the county approximately  
304 50 miles west of Flagstaff off Interstate 40 and just north of the community of Ash Fork, which  
305 is located in Yavapai County. Development consists of a 12,000-acre ranch that was divided  
306 into 1-acre to 5-acre parcels in the 1960s. The area was zoned and planned for areas of  
307 commercial, multi-family, and rural residential though development has not occurred as planned.  
308 There is little to no commercial development, other than a few stone yards that operate quarries  
309 outside of the subdivision, and a few cottage industries including feed sales. Many of the  
310 commercial and multi-family zoned parcels have been rezoned to agricultural residential. The  
311 subdivision does provide some electric and phone utilities, roads are cindered, onsite septic  
312 systems are used, and water must be hauled from nearby Ash Fork.

313 **Mormon Lake:** Large portions of the land in this area are impacted by floodplain and wetland  
314 requirements. The Mormon Lake area consists of a limited private land base surrounded entirely  
315 by National Forest Service lands. Uses in the area include a lodge/restaurant, trailer park,  
316 summer cabins and residential uses, youth camp, and other recreational uses. Subdivisions in the  
317 area date back to 1927 when the Mormon Lake Townsite was platted. An Area Plan was  
318 initiated in conjunction with the Coconino National Forest in 1997 for the Mormon Lake  
319 community but it was never completed due to concerns of area property owners.

320 **Munds Park:** The Munds Park community is located approximately 15 miles south of  
321 Flagstaff on both sides on Interstate 17. There is a mix of housing types including areas  
322 designated for manufactured housing and areas set aside for site-built and modular homes.  
323 These residential subdivisions were created around a golf course within the pines and surrounded  
324 by national forests. A commercial corridor runs through the community along Pinewood  
325 Boulevard on the east side of the interstate and includes a motel, gas stations, post office, realty  
326 offices, restaurant, and plant nursery. Along the west side of the highway separated from  
327 residential subdivisions by I-17 are an RV park, church, restaurant, and gas station.

328 **Tuba City & Cameron:** Tuba City and Cameron are unique communities because they  
329 contain small private inholdings with historic trading posts on the Navajo Nation. The Cameron  
330 trading post still exists where it was constructed in the early 1900s after construction of a  
331 suspension bridge across the Little Colorado River. The total inholding includes just over 100  
332 acres of land. Today the site includes the original trading post plus a lodge, RV park, restaurant,  
333 post office and gift shop. For this reason this *Comprehensive Plan* identifies Cameron as a  
334 potential Gateway Community. Tuba City, located in the westernmost portion of the Navajo  
335 Nation near the junction of State Highways 264 and 160 was originally settled by Mormons. In  
336 1903 it was discovered that the town site was built on Indian land and the government bought all  
337 improvements except for an 80-acre parcel of land. This private land has since been subdivided  
338 into the Babbitt's Moenave Center. Several uses occur within this subdivision including a

339 mobile home park, offices, motel and restaurant, service commercial uses, and a large  
340 community park.

341 ***Winslow West:*** There are two developments in this area situated near the west end of the City  
342 of Winslow. The first is Hopi Hills subdivision, which was created in the late 1960s early 1970s.  
343 The subdivision abuts the Coconino and Navajo County line south of I-40 approximately one  
344 mile from the City of Winslow and consists of 58 acres of land divided into 235 lots averaging  
345 7,000 square feet. Only one unit of the proposed two-unit subdivision was approved due to the  
346 requirement that roads be constructed prior to submittal of final plat. The second development  
347 includes Turquoise Ranch which consists of 40-acre parcels located near Interstate 40 and  
348 Highway 99 about 7 miles west of Winslow and about 50 miles east of Flagstaff.

349 ***Vermilion Cliffs, Marble Canyon, Cliff Dwellers & Badger Creek:*** These areas are  
350 located on the Arizona Strip approximately 120 miles north of Flagstaff at the edge of the  
351 Vermilion Cliffs National Monument. All four sites are accessed via Highway 89A which is also  
352 a designated scenic route and an important viewshed recognized by the County. Marble Canyon  
353 includes 173 acres surrounded by lands managed by the National Park Service and Bureau of  
354 Land Management. Only a small portion is developed with a motel, restaurant, trading post, post  
355 office, gas station, air strip, and employee residences. Vermilion Cliffs is where Lee's Ferry  
356 Lodge is located which is developed with a lodge, restaurant, fishing supply and jewelry/metal  
357 art store and employee housing. Badger Creek is located adjacent to Vermilion Cliffs and  
358 encompasses 38 acres of land split into 27 parcels ranging in size from one to three acres  
359 primarily developed with residential single family homes, and a commercial warehouse used for  
360 a local river outfitter. Cliff Dwellers includes a lodge, restaurant, fly shop, gas sales, employee  
361 housing, and a river company warehouse **All four communities are located at the base of the  
362 Vermilion Cliffs, which are part of the Paria Canyon-Vermilion Cliffs Wilderness.  
363 Additional development is severely restricted in the wilderness. These communities also are  
364 adjacent to Vermilion Cliffs National Monument. Bureau of Land Management  
365 administered lands south of Highway 89A near these communities are outside wilderness  
366 and national monument where development may occur, provided it complies with Federal  
367 and state law and county requirements.**

368 ***Twin Arrows & Glittering Mountain:*** Development of the Twin Arrows Casino on  
369 Navajo Nation lands near I-40 is having a considerable impact on land uses of adjacent fee land  
370 in Coconino County. A proposal for a multi-phase development at Glittering Mountain has been  
371 approved and the need for an Area Plan to guide continued development in this area has been  
372 identified. For both the Twin Arrows and Glittering Mountain developments the County does  
373 not provide water or fire service.

374

