



**APACHE COUNTY COMMUNITY
DEVELOPMENT**

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Director:
Matthew Fish

Senior Staff
Plan Reviewer:
Shaunna Pearce

September 28, 2026,

To: Apache County Planning & Zoning Commission

From: Matthew Fish, Community Development Director

RE: Conditional Use Permit CUP 2026-50, Northern Apache County Special Health
Care District (NACSHCD)

Staff Report

PROPERTY INFORMATION

Applicant:

Northern Apache County Special Health Care District (NACSHCD), dba Sanders Clinic

Contact:

Raina Roan, Executive Director

Assessor's Parcel Number:

207-26-049

Subdivision:

Arizona Park Estates, Unit 1

Lot:

49

Location:

Park Estates area, Sanders, Arizona

Parcel Size:

Approximately 1.15 acres

Existing Zoning:

Residential

Existing Land Use:
Residential

Proposed Use:
Multifamily/provider workforce housing consisting of five residential dwelling units

REQUEST

Northern Apache County Special Health Care District (NACSHCD), doing business as Sanders Clinic, is requesting approval of a Conditional Use Permit to develop provider and healthcare workforce housing on approximately 1.15 acres identified as Assessor's Parcel Number 207-26-049, Arizona Park Estates, Unit 1, Lot 49, in Sanders, Arizona.

The subject property is currently identified as Residential zoning and Residential land use.

The proposed development consists of two residential structures containing a total of five independent dwelling units:

1. One approximately 3,200-square-foot, 40-foot by 80-foot multifamily residential building containing four independent dwelling units:
 - Two two-bedroom, two-bathroom units; and
 - Two one-bedroom, one-bathroom units.
2. One approximately 1,000-square-foot octagonal, hogan-inspired single-family residence.

The applicant states that the proposed residences will primarily provide housing for physicians, medical specialists, nurses, behavioral health professionals, temporary and contracted healthcare providers, medical technicians, clinical support personnel, and other personnel associated with NACSHCD healthcare operations.

The proposed use remains residential in character; however, its purpose is specifically associated with supporting healthcare workforce recruitment and retention for Sanders Clinic and the surrounding northern Apache County communities.

PROJECT DESCRIPTION

NACSHCD proposes to develop the property as a small-scale residential housing development intended primarily to accommodate healthcare professionals serving Sanders Clinic and the surrounding area.

The four-unit residential building is proposed to contain approximately 3,200 square feet and measure approximately 40 feet by 80 feet. Each unit will contain independent living, kitchen, bedroom, and bathroom facilities.

A separate approximately 1,000-square-foot octagonal residence is proposed on the property and will provide an additional independent dwelling unit.

The applicant indicates that the project is intended to address difficulties associated with recruiting and retaining healthcare professionals in rural northern Apache County. According to the applicant, physicians, specialists, nurses, behavioral health professionals, and other healthcare personnel may travel to Sanders for temporary, recurring, or extended assignments, and suitable housing within the community is an important component of accommodating those personnel.

The submitted site concept depicts the four-unit residential structure, the separate octagonal residence, on-site parking, internal vehicular circulation, pedestrian access, and areas available for utility and wastewater infrastructure.

The applicant has also indicated that the project will include necessary utility connections, drainage improvements, exterior lighting, site stabilization or landscaping, emergency access, and other improvements necessary for residential occupancy.

OWNERSHIP

The documentation submitted with the application identifies Northern Apache County Special Health Care District as the owner of APN 207-26-049.

Apache County Assessor information identifies the property as Arizona Park Estates Unit 1, Lot 49.

ACCESS AND PARKING

Vehicular access is proposed from the existing roadway serving the Park Estates area.

The submitted conceptual parking plan depicts dedicated off-street parking immediately adjacent to the four-unit residential building, including an accessible parking space, together with an internal driveway and circulation area.

The applicant states that the site will provide sufficient access for residents, visitors, emergency response vehicles, utility providers, maintenance personnel, refuse collection, deliveries, and service vehicles.

Final parking configuration, driveway dimensions, ingress and egress, and circulation shall comply with applicable Apache County requirements, including Article 6 of the Apache County Zoning Ordinance and applicable County design and engineering standards.

Any final development plans submitted for building permits shall substantially conform to the site plan approved as part of this Conditional Use Permit unless otherwise approved by Apache County.

UTILITIES AND WASTEWATER

The applicant identifies Navajo Tribal Utility Authority (NTUA) as the provider of water and electrical utility services to the area. The applicant further states that an existing water meter and utility pole are located on the property.

Wastewater disposal is proposed through an on-site septic system. The applicant states that the septic system has been reviewed and approved by the Apache County Environmental Health Department.

Prior to issuance of applicable building permits and certificates of occupancy, the applicant shall demonstrate that adequate water, wastewater, electrical, and other necessary utilities are available to serve the proposed five dwelling units and that all systems comply with applicable County and utility-provider requirements.

DRAINAGE

The applicant identifies stormwater drainage as part of the proposed site improvements and states that final site development will consider existing drainage conditions and applicable County requirements.

Article 11, Section 1107 requires increased surface drainage resulting from a conditional use to be directed to appropriate natural or constructed drainage facilities and prohibits uncontrolled drainage onto neighboring properties unless an appropriate easement or other written authorization exists.

Accordingly, final grading and drainage associated with the development shall comply with applicable Apache County Engineering and Floodplain requirements. Development of the property shall not cause concentrated or uncontrolled stormwater runoff onto adjoining properties.

LIGHTING

Exterior lighting associated with the development is proposed to be located, directed, and shielded to minimize unnecessary impacts on neighboring residential properties.

Final exterior lighting shall comply with Article 7 of the Apache County Zoning Ordinance and other applicable County requirements.

CITIZEN PARTICIPATION

Article 11, Section 1106 of the Apache County Zoning Ordinance requires citizen participation for Conditional Use Permit applications.

NACSHCD mailed notification letters on June 29, 2026, to neighboring property owners identified for participation in the citizen review process. Six property owners or individuals were identified as being invited to participate.

A neighborhood meeting was conducted on July 21, 2026, at 6:00 p.m. at the Sanders Clinic. Two individuals, Ruth Storer and Bob Kirk, attended.

The applicant presented the proposed development and discussed the purpose of the provider housing, number and type of dwelling units, site layout, access, parking and circulation, utilities, drainage, potential impacts on surrounding properties, construction activities, and the residential nature of the proposed development.

One concern was raised regarding the type of tenants who might occupy the proposed housing. NACSHCD responded that the housing is intended for medical providers and clinic staff.

The Citizen Participation Report also documents subsequent contact with neighboring property owners. Lorenzo Curley contacted NACSHCD regarding the project and asked whether the development would result in increased property taxes. The applicant also reported personal contact with Anthony Lasiloo regarding the project.

The applicant reported no additional objections from notified property owners as of the date of the Citizen Participation Report.

Based upon the materials submitted, staff finds that the applicant has completed the citizen participation process required by Article 11, Section 1106.

ARTICLE 11 – SECTION 1107 EVALUATION

Section 1107 of the Apache County Zoning Ordinance establishes the criteria and general standards applicable to Conditional Use Permit applications. Staff has evaluated the proposed NACSHCD provider housing development according to those criteria as follows:

1. COMPREHENSIVE PLAN AND APPLICABLE PLANNING OBJECTIVES

Section 1107 requires that the proposed use be harmonious and in accordance with the general and specific objectives of the Apache County Comprehensive Plan and any applicable subarea plans.

The proposed development is residential in character and is located on property currently identified as Residential zoning and Residential land use. The project does not propose an industrial or intensive commercial land use.

The development would provide housing for healthcare professionals serving Sanders and surrounding rural communities. The proposed use supports continued availability of healthcare services within an existing community while placing residential development within an established residential area.

Staff finds that the nature and scale of the proposed development are generally consistent with the County's planning objectives for orderly development, provision of community services, and compatible residential development.

2. COMPATIBILITY WITH THE SURROUNDING AREA

Section 1107 requires the proposed use to be designed, constructed, operated, and maintained in a manner harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

The proposed development consists entirely of residential structures and associated residential improvements.

Although one structure contains four independent dwelling units, the project remains relatively small in scale. The separate octagonal structure is also residential in use and appearance.

The applicant has stated that final site design will consider building placement, setbacks, exterior lighting, parking, drainage, landscaping or site stabilization, traffic circulation, and long-term property maintenance.

The proposed residential use is therefore generally compatible with the residential character of the surrounding Park Estates area, subject to compliance with required setbacks, building standards, parking requirements, lighting standards, and other applicable County requirements.

3. TRAFFIC

Section 1107 requires traffic generated by a conditional use to be mitigated so as not to burden the traffic circulation system in the vicinity.

The development contains five dwelling units and is intended primarily for healthcare professionals and other NACSHCD personnel.

The applicant does not anticipate significant commercial traffic associated with the property. Traffic generated by the development is expected primarily to consist of normal residential vehicle trips associated with the occupants and occasional visitors, deliveries, maintenance, and service vehicles.

Based upon the scale and residential nature of the development, staff does not anticipate the project generating traffic volumes characteristic of a commercial or high-intensity development.

Final ingress, egress, driveway configuration, parking, and circulation remain subject to applicable **County requirements**.

4. FACILITIES AND SERVICES

Section 1107 requires the proposed use to be adequately served by facilities and services including roads, fire protection, stormwater drainage, refuse disposal, domestic water, and sanitary wastewater facilities.

The applicant identifies NTUA as the water and electrical utility provider and reports that an existing water meter and electrical utility pole are located on the property.

Wastewater will be handled through an on-site septic system.

The project will also require solid waste service, stormwater drainage, emergency access, exterior lighting, telecommunications, and other infrastructure customary for residential development.

Final construction shall be contingent upon demonstrating compliance with applicable requirements of Apache County Environmental Health, Building Safety, Engineering/Floodplain, applicable fire protection requirements, and utility providers.

5. ADDITIONAL PUBLIC COST

Section 1107 requires consideration of whether the proposed use will create additional requirements at public cost for facilities and services.

The project is proposed on property owned by NACSHCD and will be developed and maintained by the District.

The applicant states that NACSHCD will remain responsible for administration, operation, maintenance, utilities, waste collection, parking and access maintenance, building maintenance, and long-term maintenance of the residential development.

Nothing contained within the application indicates that the project is dependent upon construction of new County-owned facilities or expansion of County services specifically for the development.

Based upon the submitted information, staff has not identified a substantial additional public-facility cost resulting from the proposed use.

6. NOISE, SMOKE, FUMES, VIBRATION, GLARE, ODORS, OR OTHER DETRIMENTAL EFFECTS

Section 1107 requires consideration of whether the proposed use will involve activities, materials, equipment, or operating conditions detrimental to persons, property, or the general welfare because of excessive traffic, noise, smoke, fumes, vibration, glare, or odors.

The proposed use is residential.

Normal residential activities are not anticipated to generate substantial noise, smoke, fumes, vibration, glare, odors, or similar impacts.

Exterior lighting shall be appropriately located and shielded and shall comply with applicable County lighting requirements.

Construction-related impacts will be temporary and shall remain subject to applicable County requirements.

7. INGRESS, EGRESS, PARKING, AND ROAD IMPROVEMENTS

Section 1107 requires proposed ingress and egress, driveway widths, parking, and road improvements to comply with applicable provisions of the Zoning Ordinance and County design standards.

The conceptual site plan provides an internal driveway and off-street parking area serving the proposed residential structures.

Final driveway dimensions, parking-space dimensions, accessible parking, emergency access, and circulation shall comply with applicable Apache County requirements prior to occupancy.

Parking shall comply with Article 6 of the Apache County Zoning Ordinance.

8. BUFFERING AND PROTECTION OF ADJACENT PROPERTIES

Section 1107 provides for adequate buffering through fencing, landscaping, topography, or similar measures where necessary to protect adjoining properties from potential adverse visual or auditory impacts.

The submitted site concept depicts separation between the proposed structures and adjoining property boundaries and shows the development contained within the subject parcel.

The applicant has also committed to considering building placement, setbacks, lighting, landscaping or site stabilization, drainage, and long-term property maintenance as part of final development.

Because the proposed use is residential rather than commercial or industrial, substantial screening may not be necessary. However, the County retains the ability to require appropriate fencing, landscaping, lighting controls, or other buffering measures if necessary to address impacts on adjoining residential properties.

9. COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS

Section 1107 requires Conditional Use Permits to comply with the Apache County Zoning Ordinance and all applicable local, state, and federal regulations.

Approval of a Conditional Use Permit does not constitute approval of building plans, septic systems, drainage plans, utility installations, fire requirements, accessibility requirements, or other permits that may be required before construction or occupancy.

The applicant shall obtain all applicable permits and approvals before construction and occupancy of the proposed structures.

10. COMPLIANCE WITH THE UNDERLYING ZONING DISTRICT

Section 1107 provides that a conditional use shall ordinarily comply with the standards of the zoning district in which it is located unless specifically modified through approval of the Conditional Use Permit or otherwise authorized by the Zoning Ordinance.

The property is identified in the application as Residential zoning.

Final building placement, setbacks, building height, lot coverage, parking, accessory improvements, and other dimensional requirements shall comply with the applicable standards of the underlying zoning district unless specifically modified through the Conditional Use Permit process.

SITE PLAN REVIEW

Article 11, Section 1107 requires a site plan for proposed conditional uses showing structures, property lines, lot size, setbacks, adjacent roads, parking and traffic flow, drainage, wastewater facilities, and other information necessary to evaluate the proposal.

The applicant has submitted conceptual site information depicting the proposed four-unit building, octagonal residence, parking area, vehicular circulation, and general site arrangement.

The submitted four-unit building floor plan depicts an approximately 80-foot by 40-foot structure divided into four independent residential units.

The parking/site concept depicts parking immediately south of the four-unit structure, including an accessible parking space, internal vehicular circulation, and the separate octagonal residence located elsewhere on the parcel.

Final engineered or construction plans shall demonstrate compliance with all applicable setbacks, drainage, wastewater, parking, accessibility, building, fire, and utility requirements before issuance of applicable permits.

PUBLIC BENEFIT

The proposed housing development serves a residential function but is directly associated with NACSHCD's healthcare mission.

The applicant has identified the availability of suitable housing as a challenge when recruiting physicians, specialists, nurses, behavioral health professionals, temporary providers, and other healthcare personnel to serve Sanders and northern Apache County.

The proposed development would provide five dedicated residential units that may be used for temporary, recurring, or extended healthcare assignments.

Providing housing near Sanders Clinic may assist NACSHCD in recruiting and retaining healthcare personnel and may allow visiting providers and specialists to serve patients within the Sanders area rather than requiring residents to travel greater distances to obtain healthcare services.

This public-health purpose does not eliminate the requirement for the project to comply with applicable zoning and development standards, but it provides relevant context for the proposed Conditional Use Permit.

STAFF ANALYSIS

The request before the Planning and Zoning Commission is to determine whether the proposed provider housing development satisfies the requirements applicable to a Conditional Use Permit under Article 11 of the Apache County Zoning Ordinance.

The proposed use remains residential in nature. The principal distinction from a conventional residential development is that the five dwelling units will primarily support healthcare professionals and other personnel serving NACSHCD.

The scale of the development, consisting of one four-unit residential structure and one single-family residential structure on approximately 1.15 acres, does not appear to introduce an intensive commercial or institutional use into the surrounding residential neighborhood.

The applicant has completed the required citizen participation process and has submitted a project narrative, impact statement, site concept, building information, parking information, ownership documentation, and supporting materials.

Several elements of the project, including final building placement, drainage, parking dimensions, emergency access, utility connections, septic/wastewater facilities, lighting, and construction details, will require final review through the applicable County permitting processes.

These subsequent reviews do not change the underlying land-use request but are necessary to ensure that construction of the project conforms to the representations made in the Conditional Use Permit application and to applicable County requirements.

STAFF FINDING

Based upon review of the application, project narrative and impact statement, citizen participation report, site plans, ownership documentation, and the evaluation criteria contained in Article 11, Section 1107 of the Apache County Zoning Ordinance, staff finds that the applicant has met the threshold requirements for consideration of the requested Conditional Use Permit.

The proposed development is residential in nature, is located on property identified as Residential zoning and Residential land use, and is intended to provide five residential units primarily for healthcare professionals and other personnel serving Northern Apache County Special Health Care District.

Staff further finds that the proposal can satisfy the evaluation criteria of Section 1107 provided the development is constructed and operated in substantial conformance with the submitted application and site plan and remains subject to all applicable County, state, federal, utility, building, environmental health, engineering, fire, accessibility, and permitting requirements.

This staff finding is not a recommendation for approval or denial. It is a determination that the applicant has submitted sufficient information to demonstrate that the proposal meets the applicable threshold requirements for a Conditional Use Permit and may be considered by the Planning and Zoning Commission under Article 11 of the Apache County Zoning Ordinance.

PROPOSED CONDITIONS FOR COMMISSION CONSIDERATION

1. Development shall be substantially consistent with the application, project narrative, site plan, parking plan, and supporting materials submitted with CUP 2026-50.
2. The Conditional Use Permit shall authorize one four-unit residential building and one single-family octagonal residence, for a total of five independent residential dwelling units.

3. The residential units shall be used primarily for housing healthcare professionals, clinic personnel, contracted providers, and other personnel associated with Northern Apache County Special Health Care District operations, consistent with the purpose represented in the Conditional Use Permit application.
4. Prior to construction, the applicant shall obtain all required Apache County building permits and all other applicable local, state, federal, and utility-provider approvals.
5. Final building locations and setbacks shall comply with the applicable requirements of the underlying zoning district unless specifically modified through approval of this Conditional Use Permit.
6. The applicant shall provide adequate domestic water and wastewater facilities for all five dwelling units. Septic and wastewater facilities shall comply with Apache County Environmental Health requirements prior to occupancy.
7. Final grading and drainage shall comply with applicable Apache County Engineering and Floodplain requirements. Stormwater generated by the development shall not be discharged in an uncontrolled manner onto neighboring properties.
8. Ingress, egress, internal circulation, driveway configuration, and parking shall comply with applicable Apache County requirements. Required parking shall be maintained on site.
9. Emergency vehicle access and applicable fire-protection requirements shall be addressed prior to issuance of applicable certificates of occupancy.
10. Exterior lighting shall comply with Article 7 of the Apache County Zoning Ordinance and shall be located and directed to minimize glare and unnecessary illumination of neighboring residential properties.
11. Parking shall comply with Article 6 of the Apache County Zoning Ordinance, including applicable accessible parking requirements.
12. Any substantial expansion, material change in use, or material change to the approved site configuration may require review and approval by Apache County Community Development and, where applicable, modification of the Conditional Use Permit.
13. The Conditional Use Permit shall remain subject to the lapse and renewal provisions contained in Article 11, Section 1107 of the Apache County Zoning Ordinance.

Matthew Fish

A handwritten signature in black ink, appearing to read "Matthew Fish", written in a cursive style.

Director Apache County Community Development



APACHE COUNTY — Community Development Department
P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7526 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name Northern Apache County Special Health Care C
Mailing Address PO Box 489
Sanders, Arizona 86512

Contact Person Raina Roan
Phone (928) 688-3903 Fax (928) 688-4471
Email raina.roan@nac.healthcare

PROPERTY INFORMATION

Assessor's Parcel # 207-26-049
Township N/A Range Section
Subdivision Arizona Park Estates
Unit # 1 Lot # 49
Address/Location Park Estates Lot #49
Sanders, Arizona 86512

Existing Zoning Residential
Existing Land Use Residential
Lot Size 1.15 acres

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.
Conditional Use Permit for provider housing
including one four-unit residential
barndominium and one single-family home, to support
healthcare services in the community.
Temporary Use: ☐ Yes ☒ No

OFFICE USE ONLY

Received By [Signature] Date 9/4/26
Receipt # 204331407 Fee \$500
Permit # 2026-50
Related Cases
Appeal Filed By Date
Receipt # Fee

SUBMITTAL CHECKLIST

- ☒ Pre-application meeting with a staff planner.
- ☒ A non-refundable filing fee.
- ☒ Proof of Ownership.
- ☒ Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- ☒ Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ☒ ADOT permit granting ingress / egress access
- ☒ Map to property.
- ☒ All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

[Signature] Date 7-29-2026

Signature of Property Owner (if not the applicant)

 Date

COMMISSION ACTION

☐ Approved ☐ with Conditions ☐ Denied
Resolution # Date
Chairman Date

BOARD ACTION

☐ Approved ☐ with Conditions ☐ Denied
Ordinance # Date
Supervisor Date

December 1, 2021

PROJECT NARRATIVE AND IMPACT STATEMENT

MULTIFAMILY HEALTHCARE WORKFORCE HOUSING DEVELOPMENT

Northern Apache County Special Health Care District
Doing Business as Sanders Clinic
Sanders, Apache County, Arizona

Project Site: Old Dental Lot – Park Estates Area Sanders, AZ

Parcel No.: 207-26-049

Approximate Site Area: 1.15 Acres

1. EXECUTIVE SUMMARY

Northern Apache County Special Health Care District (NACSHCD), doing business as Sanders Clinic, proposes the development of a small-scale multifamily healthcare workforce housing project in Sanders, Apache County, Arizona.

The purpose of the project is to provide safe, stable, comfortable, and conveniently located housing for physicians, medical specialists, nurses, behavioral health professionals, temporary and contracted healthcare providers, and other essential personnel serving Sanders Clinic and the surrounding rural communities of northern Apache County.

The development will be constructed on an approximately 1.15-acre parcel located in the Park Estates area of Sanders, commonly referred to as the Old Dental Lot. The proposed development consists of:

- One approximately 3,200-square-foot, 40-foot-by-80-foot multifamily residential building containing four independent dwelling units:
 - Two two-bedroom, two-bathroom units; and
 - Two one-bedroom, one-bathroom units.
- One approximately 1,000-square-foot octagonal, hogan-inspired residence.

Together, the two structures will provide five independent residential units dedicated primarily to supporting NACSHCD's healthcare workforce.

The development will also include required parking, pedestrian access, utility connections, drainage improvements, exterior lighting, site stabilization or landscaping, emergency access, and other improvements necessary to support safe residential occupancy.

Although residential in nature, the project serves a direct public-health purpose. Reliable workforce housing will strengthen NACSHCD's ability to recruit, accommodate, and retain qualified healthcare professionals in a rural and geographically isolated community. By reducing

housing-related barriers to recruitment, the project will support continuity and expansion of healthcare services for residents of Sanders and surrounding communities.

2. PROJECT BACKGROUND

Sanders Clinic provides healthcare services to residents of Sanders and surrounding rural communities in northern Apache County. The geographic isolation of the area presents challenges not only in delivering healthcare services, but also in recruiting and accommodating the professionals needed to provide those services.

Physicians, specialists, nurses, behavioral health professionals, and other healthcare personnel may travel to Sanders for temporary, recurring, or extended assignments. When qualified professionals are willing to serve the community, appropriate housing must be available within a reasonable distance of the clinic.

The proposed development represents a proactive investment by NACSHCD in the infrastructure necessary to support its healthcare workforce. Development of the Old Dental Lot will transform an existing District property into a productive, long-term asset supporting healthcare delivery, workforce stability, and community health.

3. STATEMENT OF NEED

Sanders and the surrounding communities of northern Apache County are rural and geographically isolated. Recruiting qualified healthcare professionals to serve rural communities can be challenging, particularly when physicians, specialists, and other providers live and practice outside the immediate area.

When Sanders Clinic secures a physician, specialist, nurse, behavioral health professional, or other provider willing to travel to Sanders, suitable accommodations must also be available. Safe, dependable, and conveniently located housing is an important component of making temporary, recurring, and extended healthcare assignments feasible.

Limited availability of suitable rental and temporary housing near Sanders can create an additional recruitment barrier. Providers may otherwise be required to secure lodging outside the community and travel additional distances to and from the clinic, resulting in increased commuting time, transportation expenses, and inconvenience.

Providing local workforce housing can also benefit patients. Bringing physicians and specialists into Sanders allows multiple patients to receive services closer to home rather than requiring individual patients and families to travel significant distances for care.

The proposed development will address this infrastructure need by providing NACSHCD with five dedicated residential units for healthcare personnel. In doing so, the project will help remove housing as a barrier to recruitment and strengthen the District's ability to provide consistent healthcare services within the community.

4. PROJECT PURPOSE

The primary purpose of the project is to strengthen NACSHCD's ability to recruit, accommodate, and retain healthcare professionals by providing dependable residential accommodations within Sanders.

The residences are intended to accommodate:

- Physicians and medical specialists;
- Nurses and traveling healthcare professionals;
- Behavioral health professionals;
- Temporary and contracted healthcare providers;
- Medical technicians;
- Clinical support personnel; and
- Other essential personnel supporting NACSHCD healthcare operations.

The development will provide flexibility for short-term, recurring, and extended assignments. Its multi-unit configuration will allow NACSHCD to accommodate several healthcare professionals simultaneously while maintaining independent residential living spaces.

5. PROJECT GOALS AND OBJECTIVES

The project is intended to:

- Construct five safe, durable, and high-quality residential units for healthcare personnel.
- Increase the availability of suitable workforce housing within Sanders.
- Support recruitment and retention of physicians, specialists, nurses, behavioral health professionals, and other healthcare workers.
- Reduce housing-related barriers associated with rural healthcare recruitment.
- Provide accommodations within reasonable proximity to Sanders Clinic.
- Reduce commuting requirements for visiting healthcare professionals.
- Support temporary, recurring, and extended healthcare assignments.
- Allow NACSHCD to accommodate multiple healthcare professionals simultaneously.
- Support continuity and future expansion of medical and behavioral health services.
- Reduce patient travel burdens by enabling visiting specialists and providers to deliver services locally.
- Transform the Old Dental Lot into a productive, long-term District asset.

- Provide sustainable housing infrastructure that supports NACSHCD's healthcare mission for many years.
-

6. PROPOSED DEVELOPMENT

The project is planned as a small-scale, low-density residential development designed to remain compatible with the surrounding community.

The approximately 3,200-square-foot multifamily building will measure approximately 40 feet by 80 feet and contain four independent dwelling units consisting of:

- Two two-bedroom, two-bathroom units; and
- Two one-bedroom, one-bathroom units.

Each unit will contain its own living area, kitchen, bedroom or bedrooms, bathroom or bathrooms, and standard residential amenities. This configuration will provide privacy and independence for occupants while allowing NACSHCD to accommodate several healthcare professionals at the same time.

An additional approximately 1,000-square-foot octagonal residence will provide a fifth independent housing option.

The structures will be positioned on the approximately 1.15-acre parcel to provide adequate access, parking, setbacks, drainage, emergency access, utility service, and reasonable separation from neighboring properties.

Final building placement will be based on survey information, engineering recommendations, utility locations, drainage conditions, applicable zoning requirements, and Apache County development requirements.

7. OCTAGONAL HOGAN-INSPIRED RESIDENCE

The approximately 1,000-square-foot octagonal residence will provide an additional independent accommodation for healthcare personnel while incorporating an architectural form that respectfully acknowledges the cultural and geographic character of the region.

The residence will provide the modern amenities necessary for safe and comfortable occupancy while maintaining the general octagonal architectural character associated with the traditional hogan form.

The structure is intended for temporary, recurring, or extended occupancy by healthcare professionals serving NACSHCD. Final design and construction will comply with applicable building, structural, fire, energy, accessibility, utility, and safety requirements.

8. CULTURAL CONSIDERATIONS

NACSHCD recognizes the cultural history and identity of the region in which the project will be developed.

The octagonal residence is intended to respectfully acknowledge the architectural character associated with the traditional hogan while functioning as a modern residential structure. Final architectural decisions will consider the cultural context of the surrounding community while meeting applicable construction, safety, accessibility, energy, and residential requirements.

Where appropriate, NACSHCD may seek input from community representatives and other stakeholders regarding culturally relevant design considerations.

9. SITE ACCESS AND PARKING

Vehicular access will be provided from the existing roadway serving the development area. Sufficient on-site parking will be provided for residents and visitors in accordance with applicable Apache County requirements.

The site will be designed to provide safe circulation and reasonable access for residents, visitors, emergency response vehicles, utility providers, maintenance personnel, refuse collection, deliveries, and service vehicles.

Accessible parking and routes will be incorporated where required. Parking and circulation improvements will be designed to maintain the small-scale residential character of the development.

10. UTILITIES AND INFRASTRUCTURE

The development will require utility infrastructure appropriate for residential occupancy. Prior to construction, NACSHCD and its project team will verify utility locations, availability, capacity, and applicable connection requirements.

Navajo Tribal Utility Authority (NTUA) provides water and electrical utility services to the area. An existing water meter and utility pole are located on the property. A new septic system is

scheduled for installation beginning September 5, 2026, and has been approved by the Apache County Environmental Department.

The project team will coordinate the design and installation of necessary infrastructure, including:

- Domestic water service;
- Septic/wastewater service;
- Electrical service;
- Telecommunications;
- Solid waste service;
- Stormwater drainage;
- Fire and emergency access;
- Exterior lighting; and
- Other required site infrastructure.

All utility improvements will be designed and constructed in accordance with applicable federal, state, county, and utility-provider requirements.

11. COMMUNITY COMPATIBILITY

The project has been intentionally planned as a small-scale residential development. NACSHCD recognizes the importance of maintaining compatibility with surrounding residential properties and being a responsible neighbor.

Final design will consider building placement, setbacks, exterior lighting, parking, drainage, traffic circulation, landscaping or site stabilization, and long-term property maintenance.

Exterior lighting will be appropriately located, directed, and shielded to minimize unnecessary impacts on neighboring properties. The development is not intended to generate significant commercial traffic or introduce intensive commercial activity into the neighborhood.

Its primary use will remain residential and directly related to supporting NACSHCD's healthcare workforce.

12. ACCESSIBILITY AND UNIVERSAL DESIGN

Applicable accessibility requirements will be incorporated into the final project design.

Where required or reasonably feasible, the development may include accessible parking, accessible routes, appropriate door widths, accessible entrances, and other features that improve usability.

Universal-design principles may also be incorporated to improve the long-term functionality and adaptability of the residences for a broad range of occupants.

13. ENERGY EFFICIENCY AND SUSTAINABILITY

Because the residences will become long-term assets of NACSHCD, durability, energy efficiency, and reasonable operating costs will be considered throughout design and construction.

Potential features may include high-performance insulation, energy-efficient windows and doors, efficient HVAC systems, LED lighting, water-efficient plumbing fixtures, durable roofing and exterior materials, appropriate air sealing and weatherization, low-maintenance exterior finishes, and energy-efficient appliances.

Where financially and technically feasible, NACSHCD may also evaluate renewable-energy opportunities or solar-ready construction.

14. HEALTHCARE WORKFORCE RECRUITMENT AND RETENTION

The project will provide NACSHCD with an important workforce recruitment and retention resource.

Rural healthcare organizations often compete with larger communities for a limited pool of qualified professionals. Housing availability can influence whether a physician, specialist, nurse, behavioral health professional, or other provider is willing or able to accept an assignment in a rural community.

Dedicated housing near Sanders Clinic will allow NACSHCD to offer appropriate accommodations as part of its recruitment strategy. The five-unit configuration will also allow multiple providers to be accommodated simultaneously when staffing and scheduling needs overlap.

As assignments conclude, units can be prepared for incoming healthcare professionals, allowing the housing development to support recruitment and healthcare service delivery on an ongoing basis.

15. PUBLIC AND COMMUNITY BENEFIT

Although the proposed project is residential, its broader purpose is directly connected to public health.

The ultimate beneficiaries are the patients, families, elders, and communities that depend on Sanders Clinic for healthcare services.

Anticipated community benefits include:

- Increasing the supply of quality housing within Sanders;
- Supporting recruitment and retention of healthcare professionals;
- Providing accommodations for visiting physicians and specialists;
- Reducing housing-related barriers to rural healthcare recruitment;
- Supporting medical and behavioral health services;
- Reducing provider commuting requirements;
- Supporting local construction and economic activity;
- Improving NACSHCD's ability to accommodate multiple providers simultaneously;
- Supporting continuity of healthcare services; and
- Strengthening long-term healthcare capacity in northern Apache County.

Most importantly, bringing healthcare professionals into Sanders can help reduce the need for rural patients and families to travel long distances to obtain needed care.

16. ECONOMIC AND OPERATIONAL IMPACT

Construction of the project will generate economic activity through labor, materials, equipment, transportation, professional services, contractors, subcontractors, vendors, and suppliers. Whenever practical, the use of local and regional resources may help retain a portion of the project's economic investment within Apache County and surrounding communities.

The completed residences will also provide long-term operational value. Dedicated housing can reduce NACSHCD's reliance on hotels, short-term rentals, extended-stay accommodations, and lodging located significant distances from Sanders.

Rather than relying exclusively on recurring temporary lodging expenses, NACSHCD will own a physical asset capable of supporting numerous healthcare assignments throughout its useful life.

17. PROJECT READINESS

Prior to construction, the project will proceed through applicable planning, design, engineering, utility coordination, permitting, procurement, and approval processes.

Project readiness activities may include:

- Boundary and topographic surveying;
- Verification of property and development requirements;

- Geotechnical investigation, if required;
- Preliminary and final site planning;
- Utility availability and capacity verification;
- Architectural and engineering design;
- Zoning and land-use review, as applicable;
- Building permit applications;
- Utility approvals and connection coordination; and
- Contractor procurement and construction planning.

Construction will begin following completion of applicable approvals and authorization to proceed.

18. CONSTRUCTION AND PROJECT MANAGEMENT

NACSHCD anticipates utilizing qualified architects, engineers, contractors, subcontractors, and/or a design-build team to complete the development.

The project team will prepare final construction documents, coordinate required professional disciplines, obtain applicable approvals, and construct the development in accordance with approved plans and applicable requirements.

NACSHCD will provide overall project oversight and coordinate with Apache County, design professionals, regulatory agencies, utility providers, contractors, neighboring property owners, and other project stakeholders.

19. ANTICIPATED PROJECT PHASES

Phase 1 – Predevelopment

Surveying, geotechnical evaluation if required, preliminary site planning, utility coordination, zoning review, drainage evaluation, and required project approvals.

Phase 2 – Design and Permitting

Preparation of architectural, civil, structural, mechanical, electrical, plumbing, drainage, and other required construction documents and submission for applicable permits and approvals.

Phase 3 – Site Preparation

Site clearing, grading, utility installation, drainage improvements, access improvements, building-pad preparation, and foundation preparation.

Phase 4 – Building Construction

Construction of the approximately 3,200-square-foot multifamily building and approximately 1,000-square-foot octagonal residence.

Phase 5 – Project Completion

Final utility connections, parking and pedestrian improvements, drainage completion, exterior improvements, inspections, occupancy approvals, punch-list completion, project closeout, and placement of the residential units into service.

20. FOUR-MONTH CONSTRUCTION SCHEDULE – OCTAGONAL RESIDENCE

The approximately 1,000-square-foot octagonal residence is anticipated to require approximately four months of construction following receipt of required approvals and authorization to proceed.

Month 1 – Site Preparation, Foundation, and Underground Utilities

Activities will include mobilization; construction layout; clearing and grading; building-pad preparation; excavation; underground plumbing and utilities; foundation forming and reinforcement; inspections; concrete placement; and curing.

Month 2 – Structural Framing, Roofing, and Building Dry-In

Activities will include exterior and interior framing; octagonal roof framing; structural sheathing; roofing; weather-resistive barriers; window and exterior-door installation; exterior siding and trim; and completion of building dry-in.

Month 3 – Mechanical, Electrical, Plumbing, and Interior Construction

Activities will include plumbing, electrical, and HVAC rough-in; required inspections; insulation; drywall installation and finishing; preparation for interior painting; and continuation of exterior finishes.

Month 4 – Interior Finishes, Site Completion, and Closeout

Activities will include painting; flooring; cabinets and countertops; doors and trim; plumbing and electrical fixtures; HVAC startup and testing; exterior completion; final grading and drainage; parking and walkway connections; utility connections; cleanup; quality-control inspection; punch-list completion; final inspections; NACSHCD walkthrough; warranty and closeout documentation; occupancy approvals; and placement of the residence into service.

The schedule may be adjusted based on permitting, material lead times, utility coordination, weather, inspections, contractor availability, and unforeseen site conditions.

21. OPERATIONS AND MAINTENANCE

Following completion, NACSHCD will be responsible for administration and operation of the healthcare workforce housing development.

The District will establish appropriate procedures governing assignment and occupancy of the residential units. Operational responsibilities will include unit scheduling, cleaning between occupants, preventive maintenance, HVAC maintenance, plumbing and electrical repairs, exterior and site maintenance, parking and access maintenance, utility management, waste collection, component replacement, and long-term capital maintenance planning.

Maintaining the residences as District assets will help protect the public investment and ensure their continued availability for healthcare personnel.

22. MEASURABLE OUTCOMES

Following occupancy, NACSHCD may evaluate project effectiveness using measures such as:

- Five completed and operational residential units;
- Number of healthcare professionals housed annually;
- Number of physicians and specialists accommodated;
- Number and duration of healthcare assignments supported;
- Residential occupancy rates;
- Number of providers accommodated simultaneously;
- Estimated reduction in temporary lodging expenditures;
- Reduction in provider commuting requirements; and
- Number of specialty-service assignments supported by the housing program.

Tracking these measures will help NACSHCD demonstrate the relationship between its investment in workforce housing and its broader healthcare mission.

23. RISK MANAGEMENT AND MITIGATION

NACSHCD recognizes that rural construction projects may be affected by material lead times, transportation requirements, weather, utility coordination, contractor availability, inspections, and unforeseen site conditions.

The project team will mitigate these risks through early procurement planning, utility coordination, realistic scheduling, appropriate contingencies, qualified contractors, regular project communication, and timely inspections.

Long-lead materials and equipment will be identified as early as reasonably possible to minimize potential impacts to the construction schedule.

24. LONG-TERM SUSTAINABILITY

The development will provide a long-term physical asset for NACSHCD whose value will extend beyond any single healthcare professional or assignment.

Over the useful life of the development, the five residential units can accommodate numerous physicians, specialists, nurses, behavioral health professionals, and other healthcare personnel. As one assignment concludes, a unit can be prepared for another professional.

The development therefore creates a sustainable workforce-housing resource capable of supporting healthcare recruitment, retention, visiting specialists, temporary assignments, and healthcare service delivery for many years.

Responsible maintenance, durable construction, energy efficiency, and ongoing management will further protect NACSHCD's investment.

25. IMPACT STATEMENT

Sanders is a rural community where access to physicians, specialists, nurses, behavioral health professionals, and other qualified healthcare providers can present significant challenges.

When NACSHCD successfully recruits a healthcare professional to serve the community, appropriate housing is an essential part of supporting that professional's assignment.

The proposed multifamily healthcare workforce housing development directly addresses this need by creating five independent residential units capable of accommodating multiple healthcare professionals and assignments.

The project represents more than the construction of residential buildings; it represents essential supporting infrastructure for rural healthcare delivery.

Dedicated workforce housing can remove an important logistical barrier to recruitment and strengthen NACSHCD's ability to encourage qualified professionals to accept assignments in Sanders. In turn, bringing specialists and other healthcare professionals into the community can increase opportunities for residents to receive care closer to home and reduce the need for long-distance travel.

The project represents a long-term investment in healthcare access, workforce recruitment and retention, continuity of care, responsible use of District property, community development, and the health and well-being of northern Apache County.

26. CONCLUSION

The proposed Multifamily Healthcare Workforce Housing Development represents an important investment in Sanders and in NACSHCD's ability to recruit and retain the healthcare professionals necessary to serve a rural and geographically isolated population.

The approximately 1.15-acre Old Dental Lot will be transformed into a productive long-term asset consisting of an approximately 3,200-square-foot, four-unit multifamily residential building and an approximately 1,000-square-foot octagonal, hogan-inspired residence.

The project has been intentionally planned as a small-scale residential development that increases housing availability, supports NACSHCD's healthcare mission, and maintains compatibility with the surrounding community.

Most importantly, these residences will provide accommodations for physicians, specialists, nurses, behavioral health professionals, visiting providers, and other essential personnel who travel to Sanders to care for the community.

NACSHCD is committed to developing the property responsibly; complying with applicable Apache County and State of Arizona requirements; coordinating with relevant agencies, utility providers, and neighboring property owners; and ensuring that the completed development provides a safe, functional, sustainable, and beneficial long-term asset.

By investing in housing for healthcare professionals, Northern Apache County Special Health Care District is ultimately investing in the people those professionals come to Sanders to serve.



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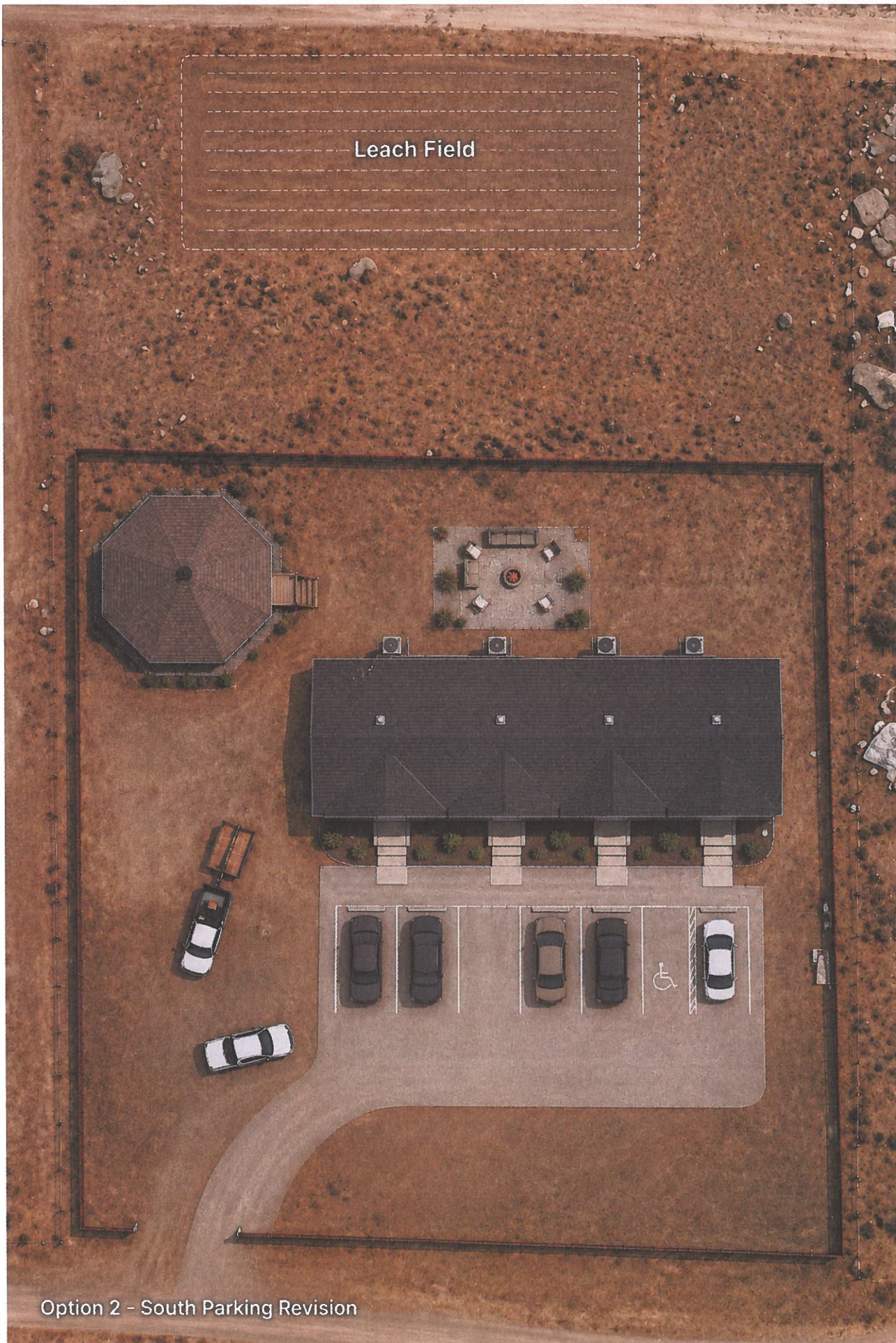
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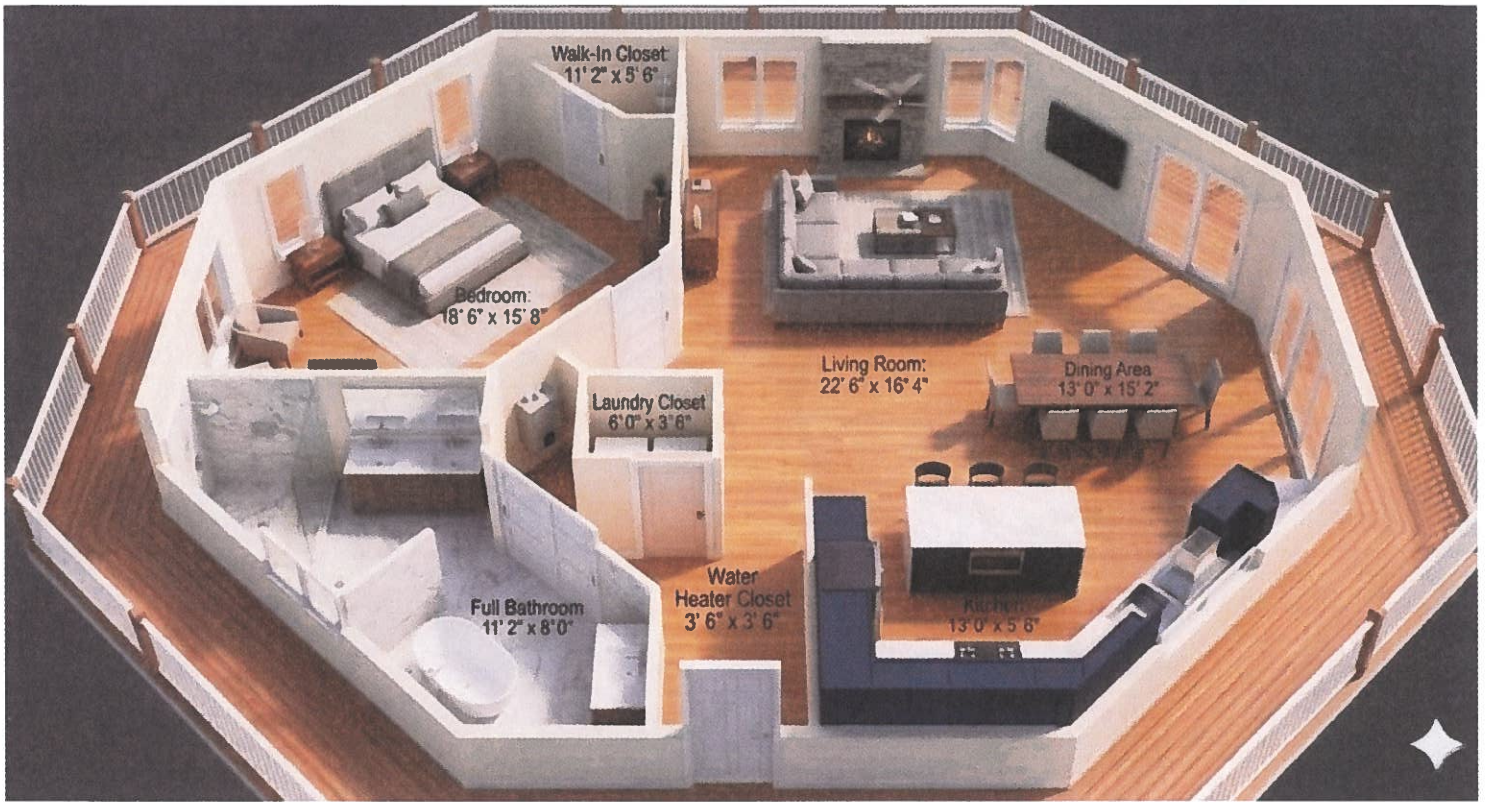
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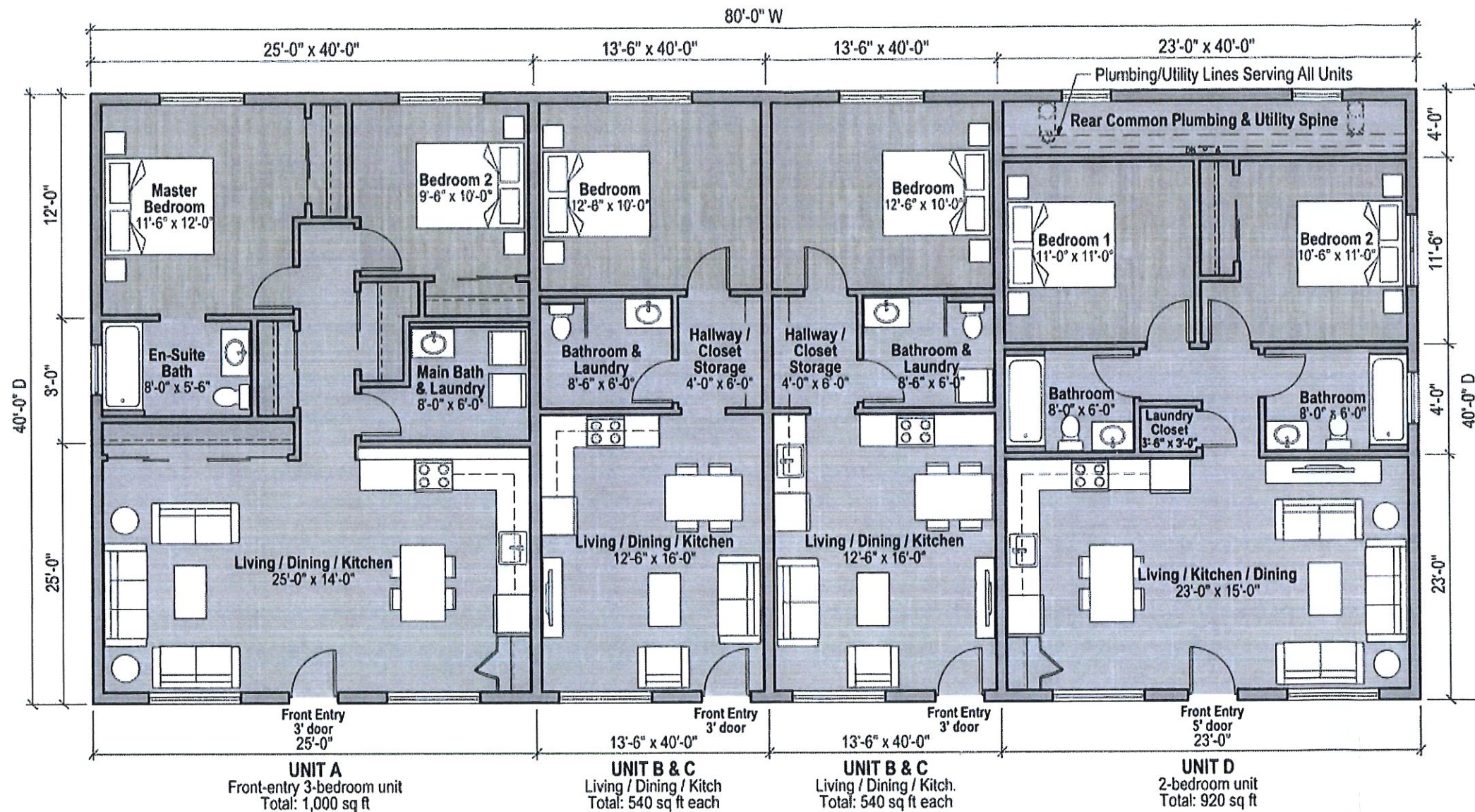
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6 PVC



Option 2 - South Parking Revision





2D FLOOR PLAN: 80'x40' MULTI-UNIT BUILDING - EXACT MODIFICATIONS

Scale 1/4" = 1'-0"





3D Rendering - Barndominium Multi-Unit, 80' x 40'.
Modified Entries as per 2D Plan.