

Council Hearing

Beeline Highway Matching Utility Easement

SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY

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Outline

Project Team

Why This Public Hearing?

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Project Location Map

Half-Mile Radius Map

Project Details

- Landowner Consent Summary

- Typical Road Cross-Section

- Photographs (Aerial/Street View)

Right-of-Way Process

Comment Period

Questions or Comments



Project Team

Salt River Pima-Maricopa Indian Community (SRPMIC)



Engineering & Construction Services (ECS) Department

Harold Jones

Assistant Director (Technical Services)

Adrienne Smith

ROW Section Supervisor

Marrietta Naranjo

ROW Agent

Reuben Deer

ROW Technician

Public Works (PW) Department

Mike Byrd

Assistant Director (Roads and Utilities)

Office of General Counsel (OGC)

Niccole King

Assistant General Counsel

Simon Goldenberg

Assistant General Counsel

Arizona Department of Transportation (ADOT) holds SR-87 Road Easement

Purpose of this Public Hearing?

FEDERAL:

- Act of February 5, 1948 (62 Stat. 17, 25 U.S.C. 323-328)
- 25 CFR Part 169 (*Rights of Way Over Indian Land*)

SRPMIC:

- SRO, Chap. 17, Article I, Sect. 17-5 (*Council Authority... development*)
- SRO, Chap. 17-7, Article I, Sect. 17-7 (*Land Management Board*)
- SRO, Chap. 17, Article 1, Sect. 17-11 (*Grants of Right-of-Way*)

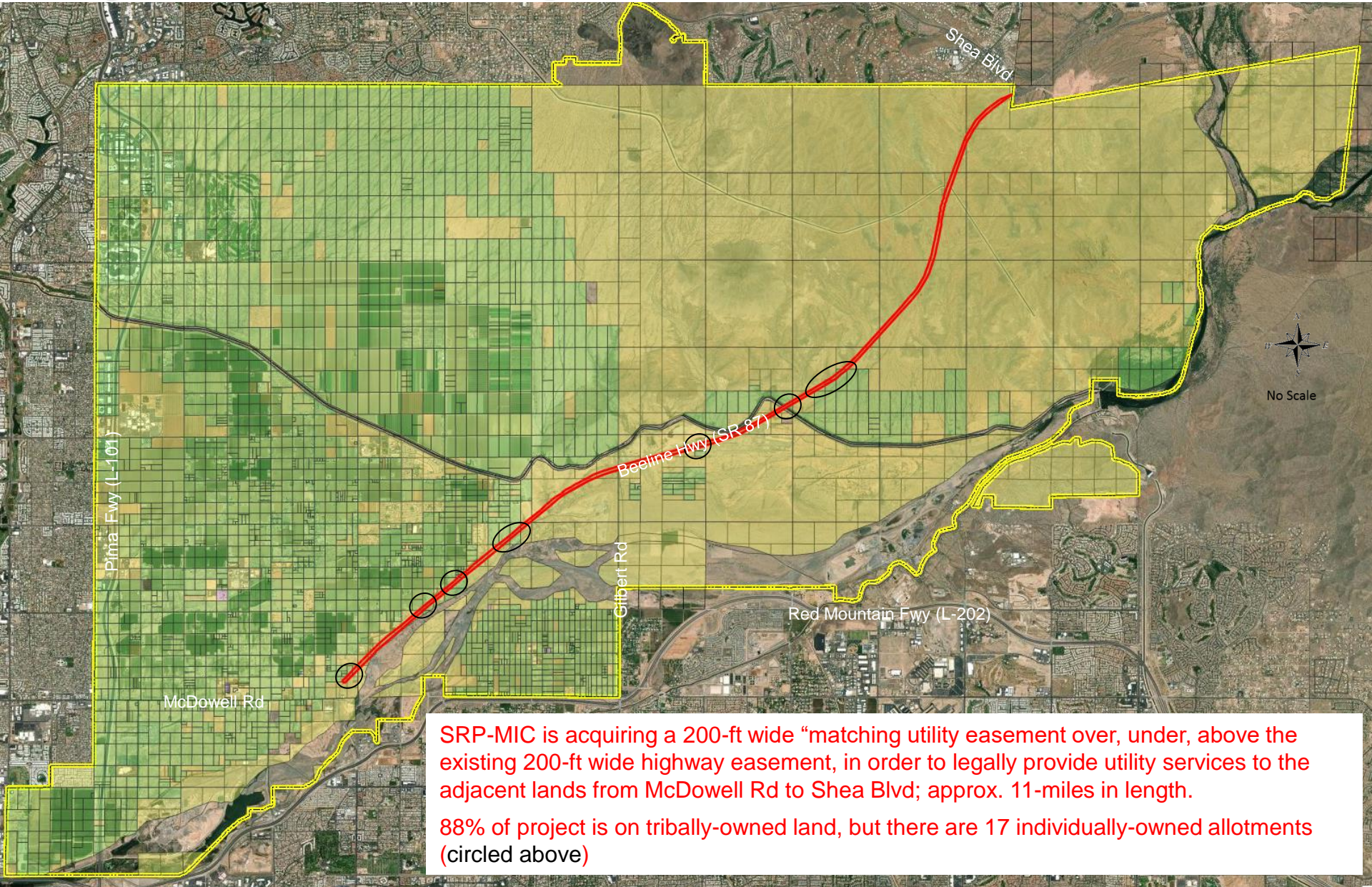
Background

- 1950s: A need for a better Phoenix-Payson highway was identified.
- Sep. 17, 1953: BIA approved ROW Easement for Beeline Highway from McDowell Rd to Shea Blvd to the County (200-ft wide and 11-miles long); for travel and transportation only...road-rights only.
- * Not to be used for any utility, communication line, power line, etc.
- July 1958: Beeline Highway opened (a two-lane paved highway).
- June 15, 1959: Beeline Highway became a State Route.
- June 28, 1961: ROW Easement transferred from County to ADOT.
- Aug. 1996: Beeline Highway widening was completed (a four-lane divided highway).

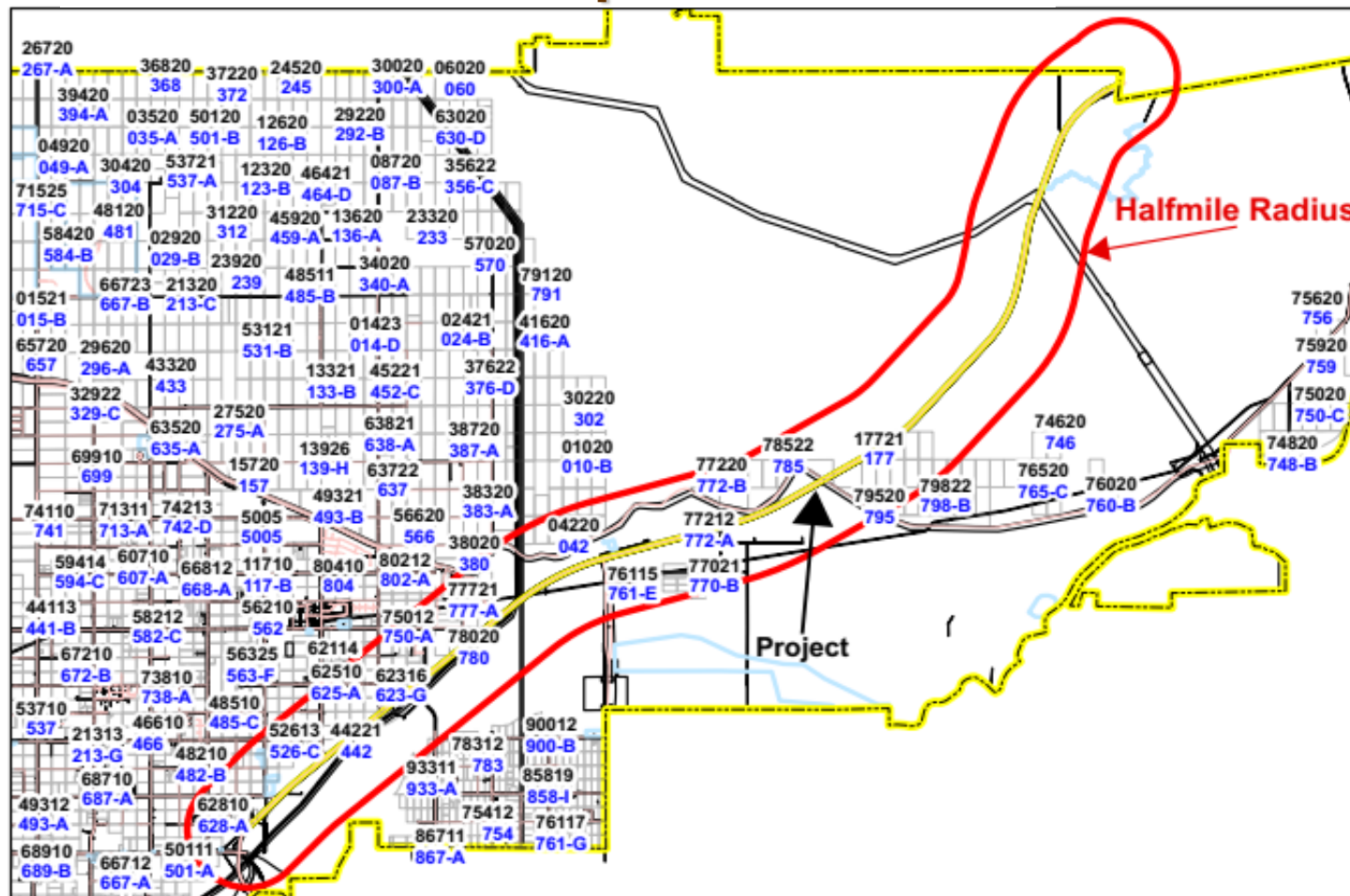
Any future utility improvements will simply require an ADOT Encroachment Permit and conformance with their “Guide for Accommodating Utilities on Highway Right of Way”.

Beeline Highway was originally a County road, it was re-assigned to ADOT in June 1961 and became part of the state highway system

Project Location Map



Half-Mile Radius Map



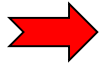
Allotments			
00210	43110	62303	76310
01510	43210	62304	76410
02111	44210	62305	76511
02112	44211	62306	76610
02211	44221	62307	76612
02212	44310	62308	76620
02411	44320	62309	77012
02412	46710	62311	77021
02413	46810	62312	77022
02510	46910	62313	77111
03310	47010	62314	77120
03410	47110	62315	77212
03510	47310	62316	77220
03610	47311	62317	77311
03710	47410	62412	77711
03810	5000	62413	77712
04220	50112	62414	77721
04320	50410	62415	77722
04420	51510	62510	77811
04520	52511	62511	77820
05420	53611	62512	78011
05520	53612	62513	78020
05620	53613	62514	78111
07810	52711	62515	78120
07910	52712	62516	78211
08011	53310	62517	78220
08012	53310	62518	78310
08110	53320	62519	78512
08210	55410	62610	78520
12310	55420	62610	78521
15920	55510	62611	78522
17721	55520	62612	78620
17820	57010	62613	78621
17920	57011	62614	78720
30810	57810	62615	78721
30910	57820	62616	78811
31110	57910	74311	78820
31210	57920	74312	78820
34010	58010	74510	78821
34110	58020	74511	79010
34210	58110	74610	79011
34310	58120	74611	79020
34410	60010	74711	79420
34820	60111	74811	79520
35510	60112	74911	79620
35612	60113	75011	79720
35710	60114	75012	80020
36510	60210	75120	80120
36610	60410	75512	80210
36710	60510	75611	80220
38020	61410	75911	80311
38920	61511	76011	80320
40711	61513	76111	80420
40712	61810	76112	82810
40713	62139	76115	93210
43010	62210	76211	

Lease Number	Lease
B-182	River Recycling, LLC
B-232	Associated Farming Co.
B-240	Agate Steel, Inc.
B-241	Agate Steel, Inc.
B-804	Saddleback Communications
B-999H	Salt River DEVCO

Part of R/W Project	
05420	55510
05620	55520
17721	62311
17920	77212
44221	78020
44320	78120
47310	78220
47410	78620
50410	

Other Interest
ADOT
APS
BIA
BOR
COM
MCDOT
Mountain States T & T Co.
Phoenix Gas Producers, LLC
Saddleback Communications
SRP
SRPMIC
WAPA

Project Details



Parcel Information:

- Eleven (11) miles, 88% on Tribal Land, seventeen (17) allotments. 434 owners (includes 94 deceased not-probated interests)
- Some owners own in more than one allotment

Land Use (future) / Zoning (current):

- Zoning – Varies along its length (Light Industrial, Agricultural/Residential)
- Land Use – Varies along its length (Open Space, Natural Resource/Industrial, AG/LOW Density Residential)

Other Encumbrances:

- MCDOT Road-Only easement - McDowell Road (SR101 to Country Club)
- MCDOT Road and Utility Easement - Gilbert Road
- Center Street (Beeline to Indian School)
- APS/SRP/WAPA Transmission Lines
- SRP Arizona Canal / CAP Canal
- Salt River Landfill / River Recycling

Appraisal:

- H55-615-23-22, Integra Realty Resources
- Approved by BIA Appraisal and Valuation Services Office (AVSO), 2-26-2024

Landowner Consent Summary

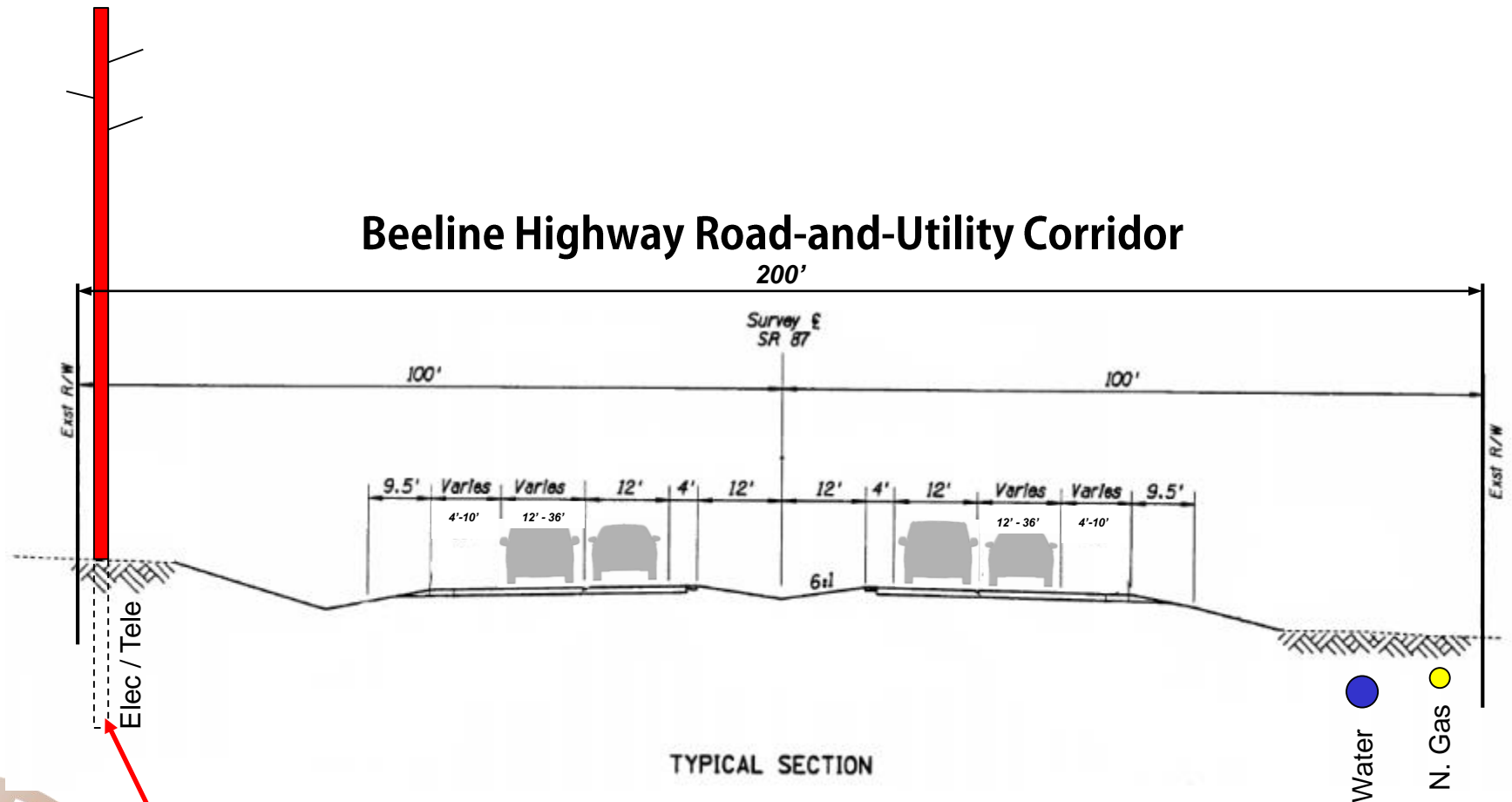


BIA Tract No.	SRAL No.	Section	TWN	RNG	Whole Acres	ROW Acres	Consent Received (Without BIA)	Consents-BIA (25CFR 169.108(c)(1))	Total % Received	Owners
54 B	05420	16	T2N	R6E	20.000	3.210	53.61%	38.44%	92.05%	20
56	05620	16	T2N	R6E	20.000	0.020	49.61%	31.99%	81.60%	16
177	17721	16	T2N	R6E	10.000	1.825	88.89%	11.11%	100.00%	10
179	17920	16	T2N	R6E	20.000	0.047	88.89%	11.11%	100.00%	10
442	44221	34	T2N	R5E	1.540	0.034	60.12%	10.32%	70.44%	40
443 A	44320	27	T2N	R5E	19.640	3.902	35.79%	20.32%	56.11%	51
473 -A	47310	33	T2N	R5E	1.250	0.008	100.00%	0.00%	100.00%	1
474 A	47410	33	T2N	R5E	10.000	2.702	56.36%	20.92%	77.28%	45
504 -A	50410	27	T2N	R5E	10.000	0.614	61.79%	10.32%	72.11%	40
555 -A	55510	26	T2N	R5E	19.014	4.789	91.94%	1.57%	93.51%	77
555	55520	26	T2N	R5E	14.575	1.139	43.98%	25.15%	69.13%	177
623 -B	62311	26	T2N	R5E	2.223	1.936	100.00%	0.00%	100.00%	2
772 A	77212	19	T2N	R6E	5.000	1.320	45.83%	37.50%	83.33%	9
780	78020	26	T2N	R5E	19.790	3.929	70.28%	6.11%	76.39%	18
781 -A	78120	26	T2N	R5E	20.000	3.263	76.66%	11.25%	87.92%	54
782 -A	78220	26	T2N	R5E	20.000	0.024	75.30%	9.99%	85.29%	54
786	78620	17	T2N	R6E	23.610	2.241	34.26%	65.74%	100.00%	8
T	Tribal					226.873	100.00%	0.00%	100.00%	1
17	Allotments					257.876				434

- There are 434 landowners total; 94 “deceased not probated” undivided interest.
- We need >50.01% consent from each allotment.
- We received a consent for one (1) landowner who “does not consent” to this project.
 - Landowner owns an undivided interest of 1.25% in BIA Tract 474-A

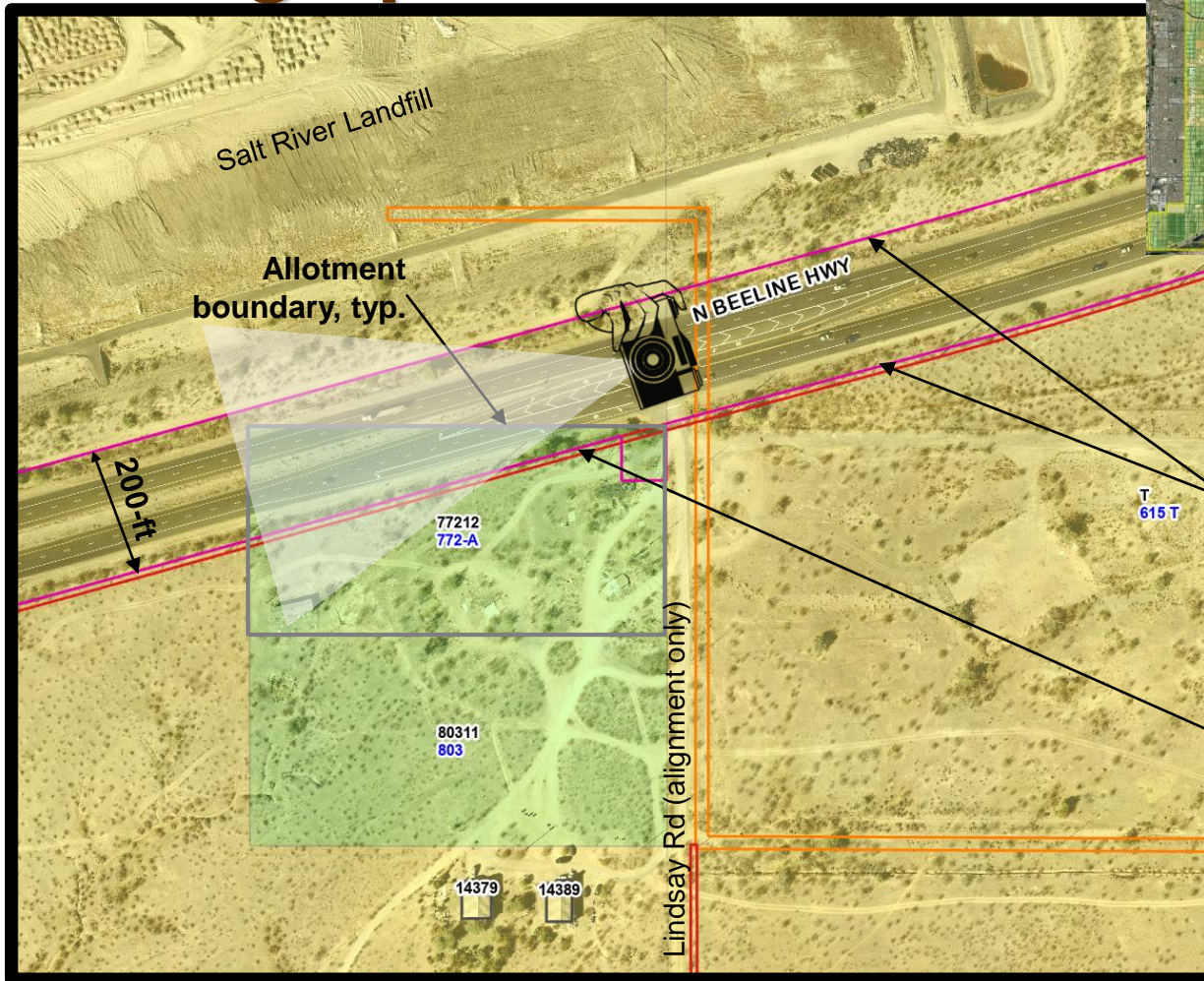
If we receive an approved Council Resolution, staff will ask the Superintendent to consent on behalf of “deceased-not-probated” and “whereabouts unknown” with payment of ROW market value compensation to those owners, of course.

Cross-Section (Looking Southwest)



In order to achieve highest-and-best use, staff can encourage SRP to relocate into the road-and-utility corridor, as shown

Photograph - Aerial



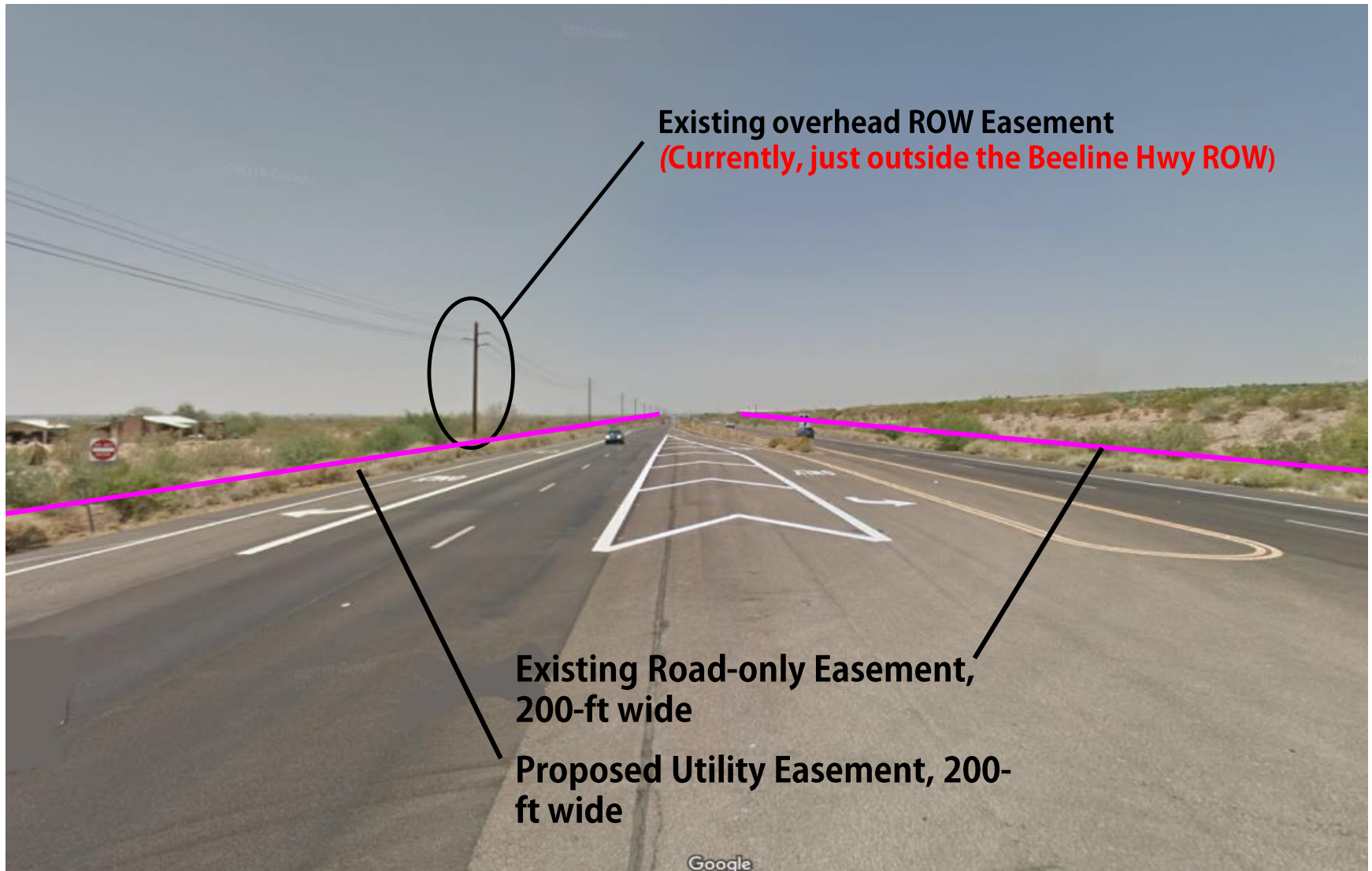
Proposed - SRPMIC Utility ROW Easement, 200-ft wide.

Existing - ADOT Road ROW Easement, 200-ft wide.

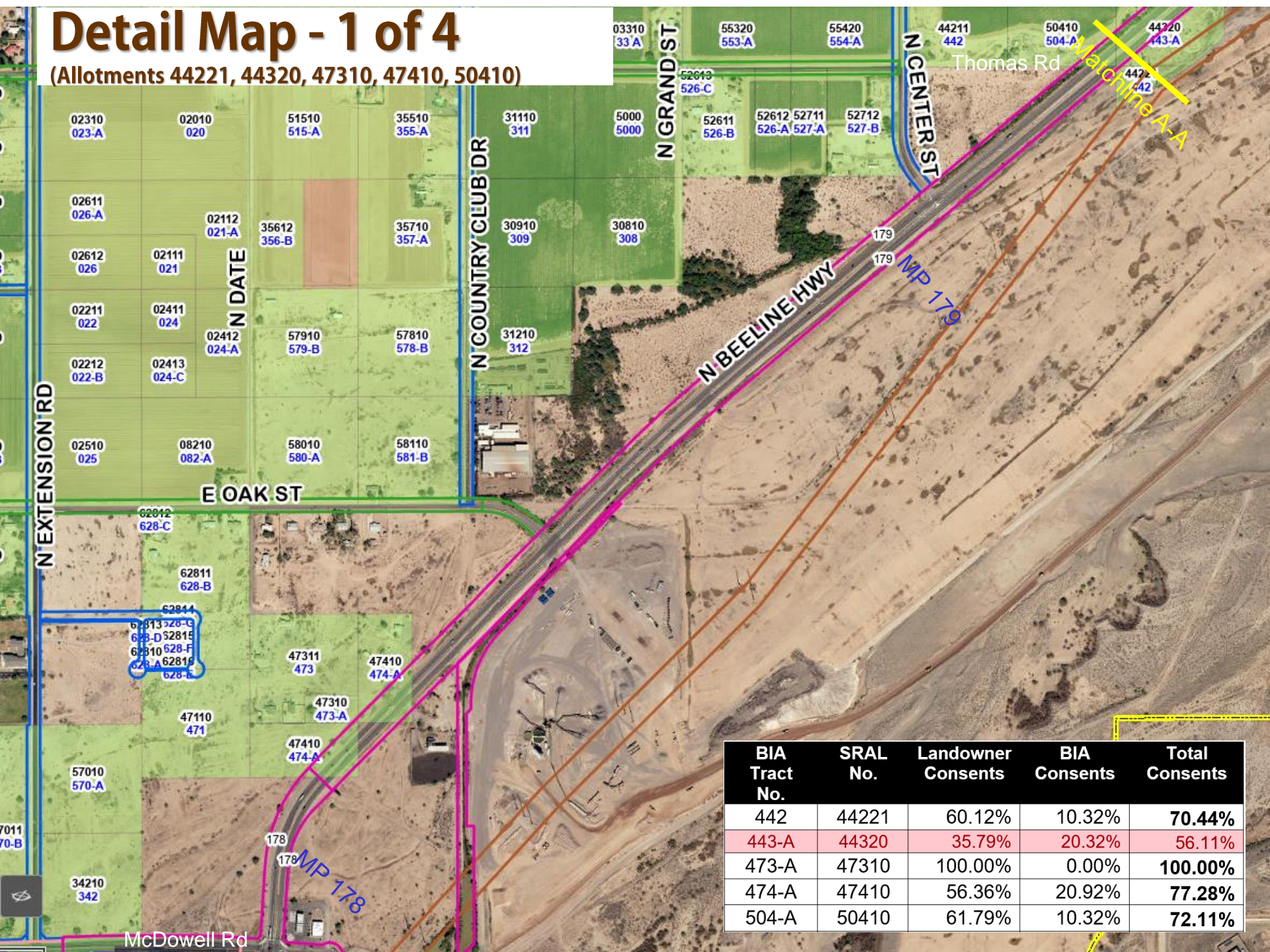
Existing Overhead Utility ROW Easement, 10-ft wide.

The matching utility rights will follow and be within the same path as the existing ADOT "road only" easement for the Beeline Hwy

Photograph (Street view looking southwest)



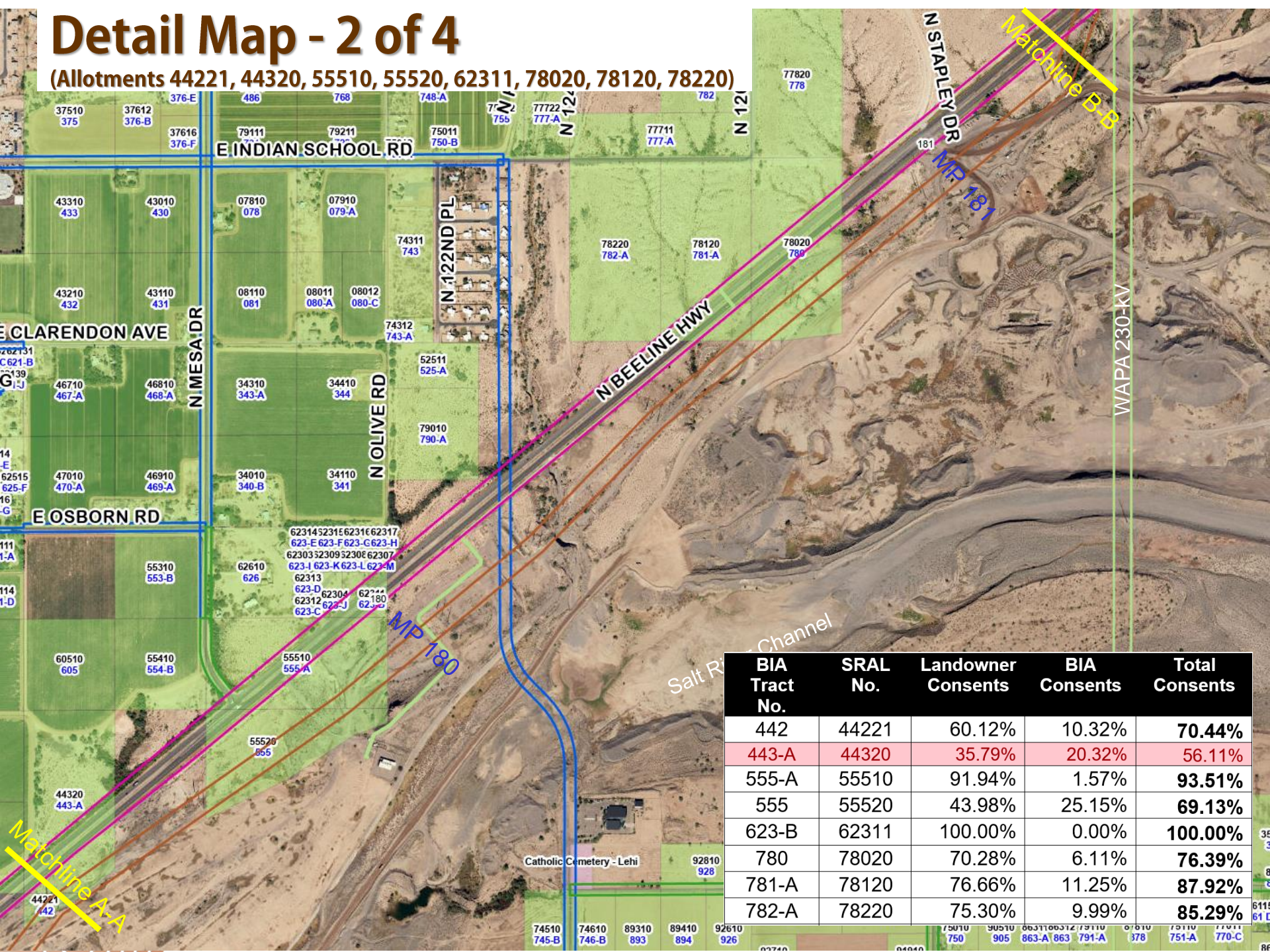
(Allotments 44221, 44320, 47310, 47410, 50410)



BIA Tract No.	SRAL No.	Landowner Consents	BIA Consents	Total Consents
442	44221	60.12%	10.32%	70.44%
443-A	44320	35.79%	20.32%	56.11%
473-A	47310	100.00%	0.00%	100.00%
474-A	47410	56.36%	20.92%	77.28%
504-A	50410	61.79%	10.32%	72.11%

Detail Map - 2 of 4

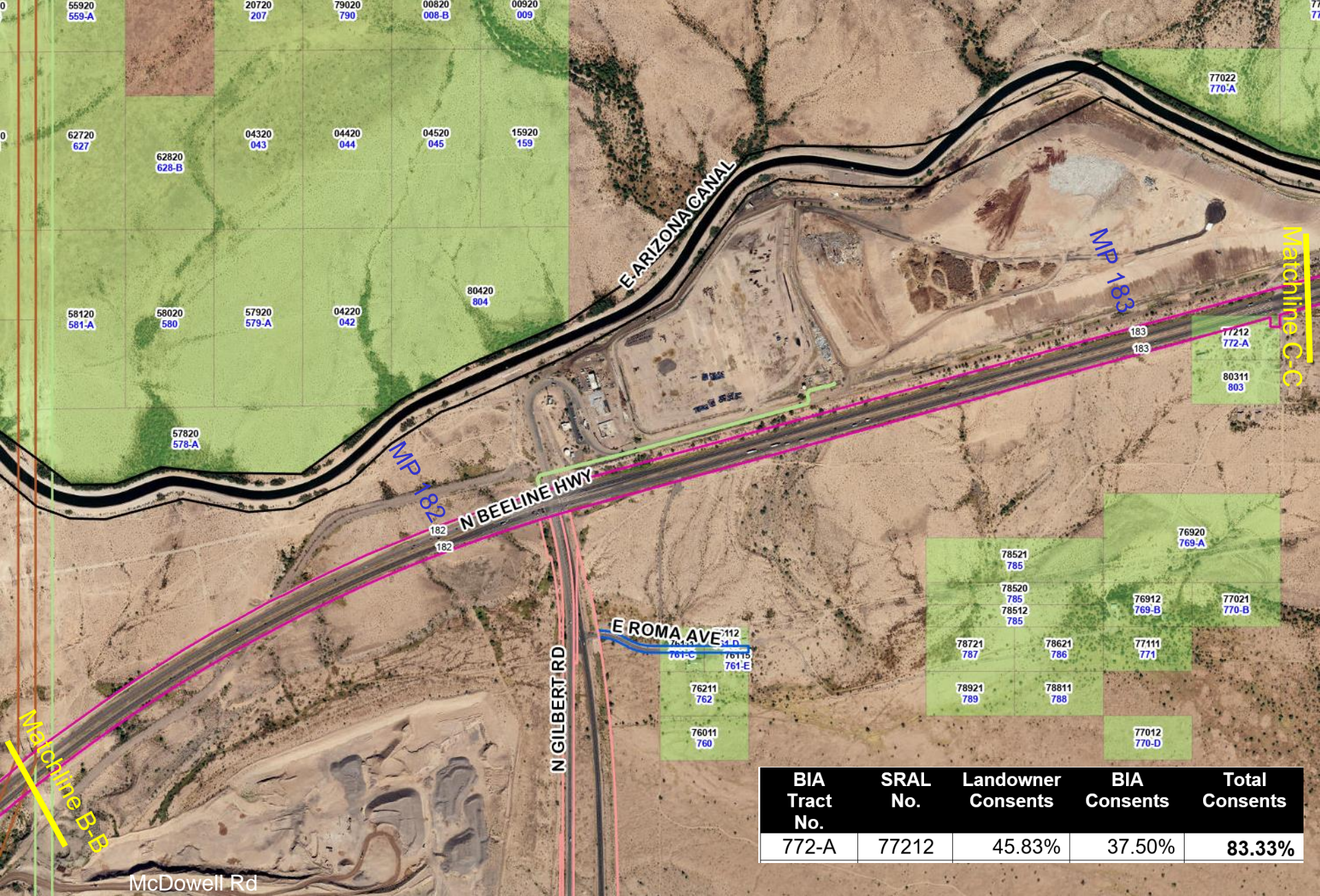
(Allotments 44221, 44320, 55510, 55520, 62311, 78020, 78120, 78220)



BIA Tract No.	SRAL No.	Landowner Consents	BIA Consents	Total Consents
442	44221	60.12%	10.32%	70.44%
443-A	44320	35.79%	20.32%	56.11%
555-A	55510	91.94%	1.57%	93.51%
555	55520	43.98%	25.15%	69.13%
623-B	62311	100.00%	0.00%	100.00%
780	78020	70.28%	6.11%	76.39%
781-A	78120	76.66%	11.25%	87.92%
782-A	78220	75.30%	9.99%	85.29%

Detail Map - 3 of 4

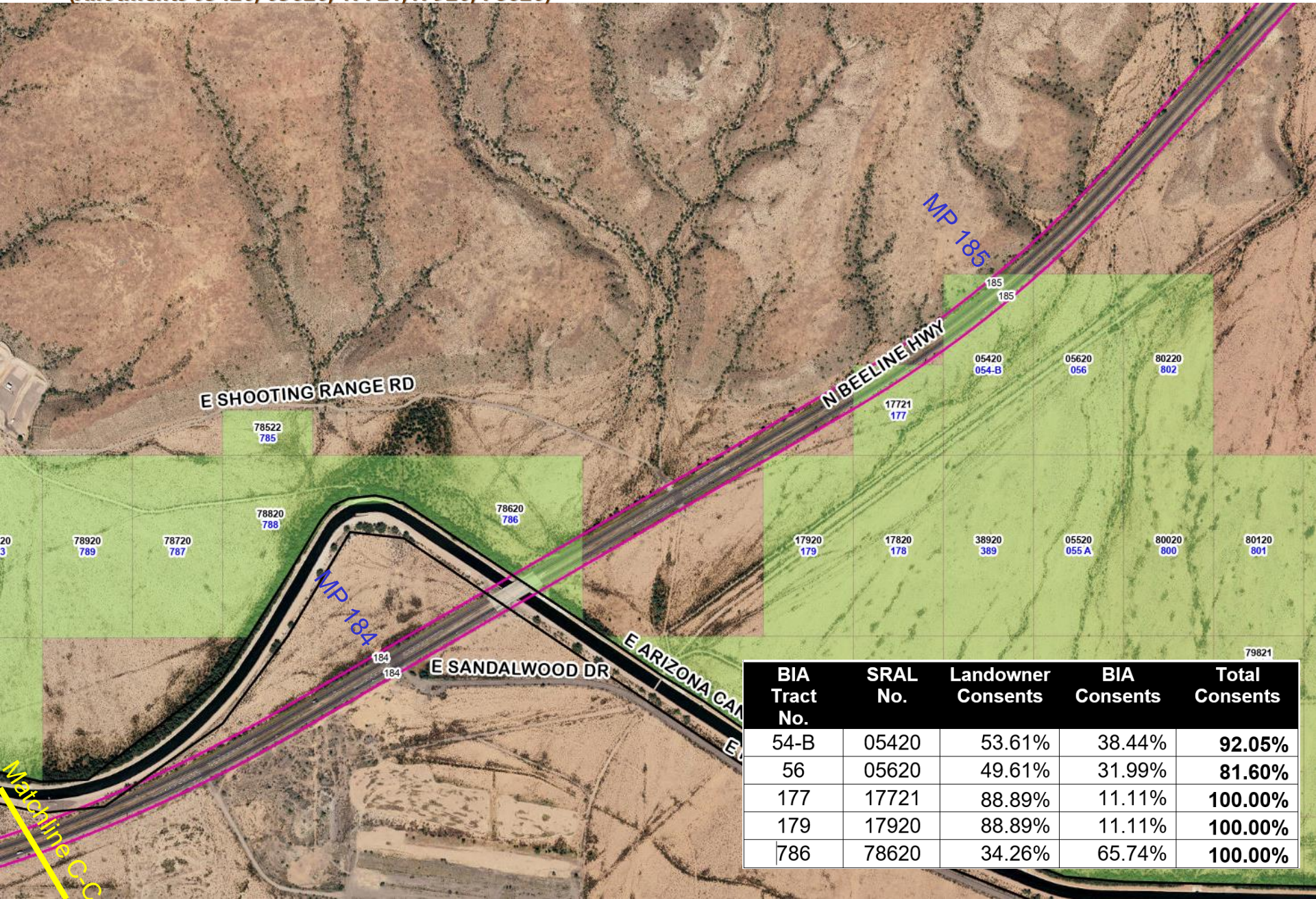
(Allotment 77212)



BIA Tract No.	SRAL No.	Landowner Consents	BIA Consents	Total Consents
772-A	77212	45.83%	37.50%	83.33%

Detail Map - 4 of 4

(Allotments 05420, 05620, 17721, 17920, 78620)



BIA Tract No.	SRAL No.	Landowner Consents	BIA Consents	Total Consents
54-B	05420	53.61%	38.44%	92.05%
56	05620	49.61%	31.99%	81.60%
177	17721	88.89%	11.11%	100.00%
179	17920	88.89%	11.11%	100.00%
786	78620	34.26%	65.74%	100.00%

Right of Way Process

- ★ Landowner Meetings
- ★ Public Hearing Meetings

- ✓ Scoping Phase
- ★ ✓ Right-of-Entry Phase
- ✓ Land Survey Phase
- ★ ✓ Appraisal Phase
- ✓ Cultural and Environmental Clearance Phase
- ★ ✓ Right-of-Way Consent Phase
- ✓ Legal Documents
- ☐ Land Board Phase
- ✓ *Pre-Hearing*
- ★ ✓ *Public Hearing (1/2-mile radius)*
- ★ ☐ **Council Phase**
 - ★ *Council Hearing*
 - ★ *Tribal Resolution*
- ☐ Submit ROW To SR Agency For Approval
- ☐ Encoding and Recording at Title Plant
- ☐ Utility Improvements (As Needed)

Completed

Completed

Completed

Completed

Completed

Completed

Completed

Completed

Completed

February 26, 2025

March 5, 2025

← Landowner Payout
spring 2025? (best case)

PUBLIC COMMENTS

(Due by 5PM, March 4, 2025)

Community members and other interested parties are highly encouraged to submit comments using any of the following resources:

Survey Monkey: <https://www.surveymonkey.com/r/SRPMICPublicHearing>

SRPMIC Website: <https://www.srpmic-nsn.gov/government/1879-phc/>

Phone: 623-282-5757

Text: 623-282-5757

Email: Public_Hearing_Comments@srpmic-nsn.gov

US Mail: CDD, ATTN: Public Comments, 10005 E Osborn Rd, 85256



Your comments and questions are welcomed and important to Council.

Questions or Comments?

