

Council Hearing

N. 86TH STREET & E. WEBER DRIVE

1

Proposed Road & Utility Easements



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OUTLINE

Project Team

Why This Public Hearing?

Background

Project Location Map

Half Mile Radius Map

Project Details

- Landowner Consent Summary

- Typical Road Cross-Section

- Photographs (Aerial View)

Right-of-Way Process

Comment Period

Q&A

PROJECT TEAM

Salt River Pima-Maricopa Indian Community (SRP-MIC)



Engineering & Construction Services Department

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Adrienne Smith

ROW Supervisor

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Community Development Department

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Economic Development Manager

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Economic Development Analyst

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Economic Development Analyst

Public Works Department

Mike Byrd

Assistant Director (Roads & Utilities)

Jennifer Jack

Roads Division Manager

Sherrie Logg

Water Resources Division Manager

Sal Garcia

Irrigation Division Manager

Office of General Counsel

Simon Goldenberg

Assistant General Counsel

WHY THIS PUBLIC HEARING?

- Act of February 5, 1948 (62 Stat. 17, 25 U.S.C. 323-328)
- 25 CFR Part 169 (*Rights of Way Over Indian Land*)
- SRO, Chap. 17, Article I, Sect. 17-5 (*Council Authority...development*)
 - Recommendation from Land Board
 - Conduct Hearing Prior to Final Decision
- SRO, Chap. 17-7, Article I, Sect. 17-7 (*Land Management Board*)
 - Stewards of Allotted Lands, Public Lands, and Resources
 - Conducts public hearings for interests w/in 1/2-mile radius of project
 - Provides recommendations to Council
- SRO, Chap. 17, Article 1, Sect. 17-11 (*Grants of Right-of-Way*)
 - Compatible with General Plan and Zoning Ordinances
 - Will not adversely effect adjoining landowners
 - Approved by landowners

BACKGROUND

SRP-MIC proposes to acquire road-and-utility rights on:

- 86th St. (between McKellips Rd and Weber Dr) 110-ft wide
- Weber Dr. (between 84th St and 86th St) 110-ft wide (55-ft now; 55-ft later)
- Weber Dr. (between 86th St and Pima Fwy) 80-ft wide (40-ft now; 40-ft later)

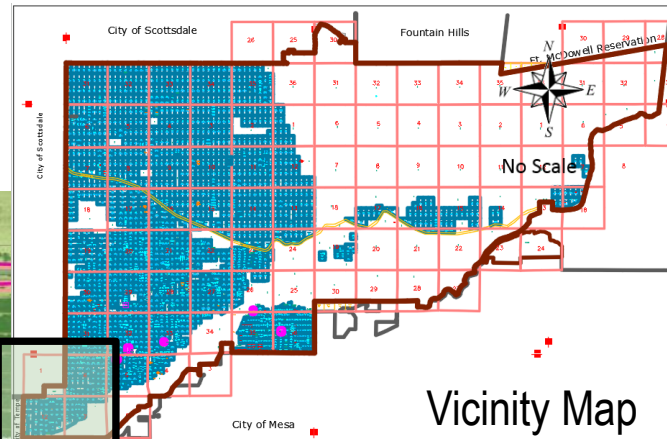
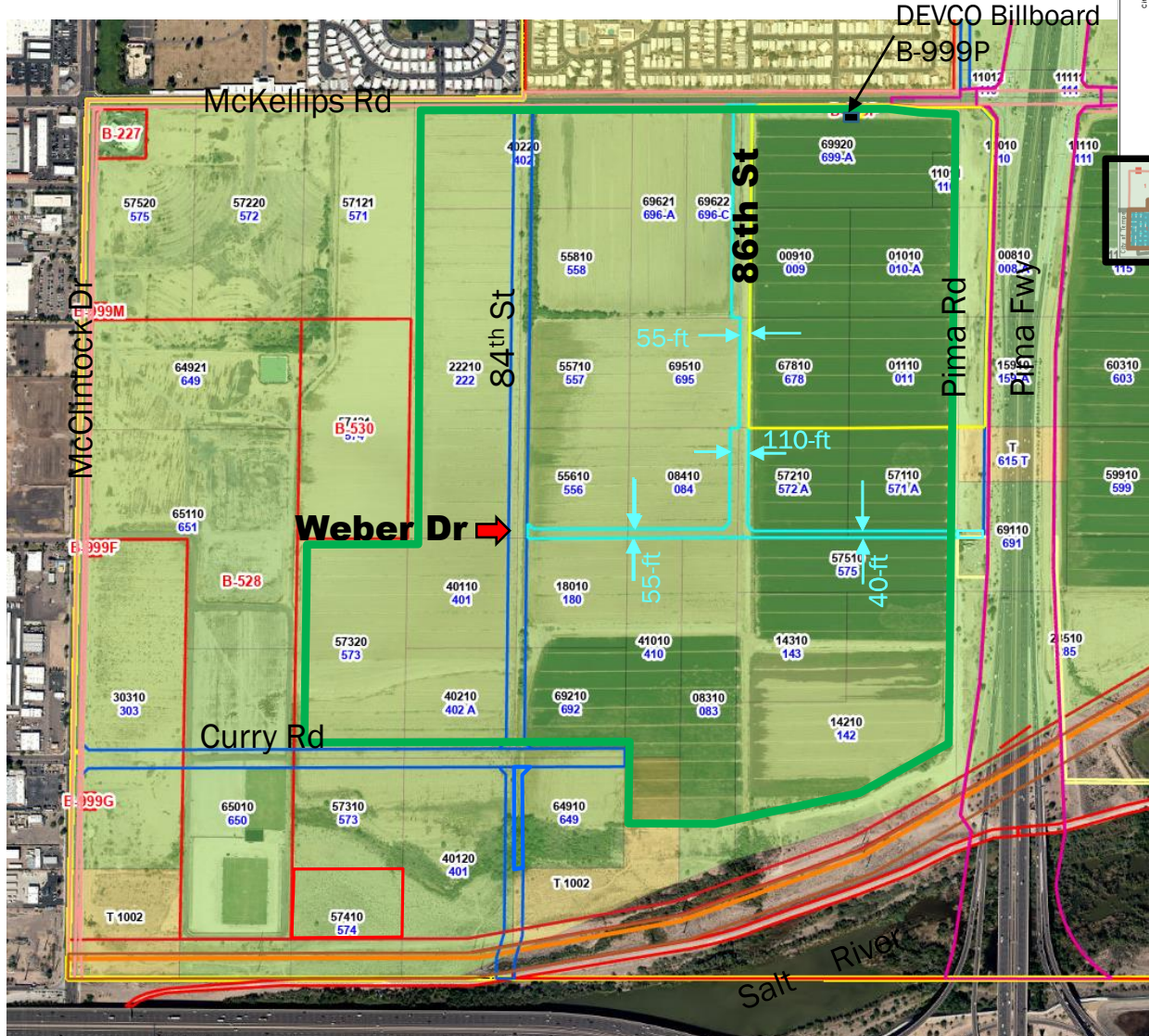
These easements are necessary to encourage commercial development in the northeast quarter of Section 12. They will also ensure the **landlocked** allotments have legal access (ingress/egress) and the necessary utilities for highest-and-best use of the land.

Key Concepts:







- Easement - Conveyance of certain property rights, but not ownership of tract.
- ROW Duration - All of our road & utility corridors have Indefinite Terms (or so long as used for stated purpose).
- Compensation - Community is offering a one-time, lump-sum payment, (like the new normal for BIA and SRP-MIC easements).

“SRPMIC Section 12 Master Plan” – to prepare for future commercial development in the area by the allottees and/or private developers.

PROJECT LOCATION MAP



Legend:

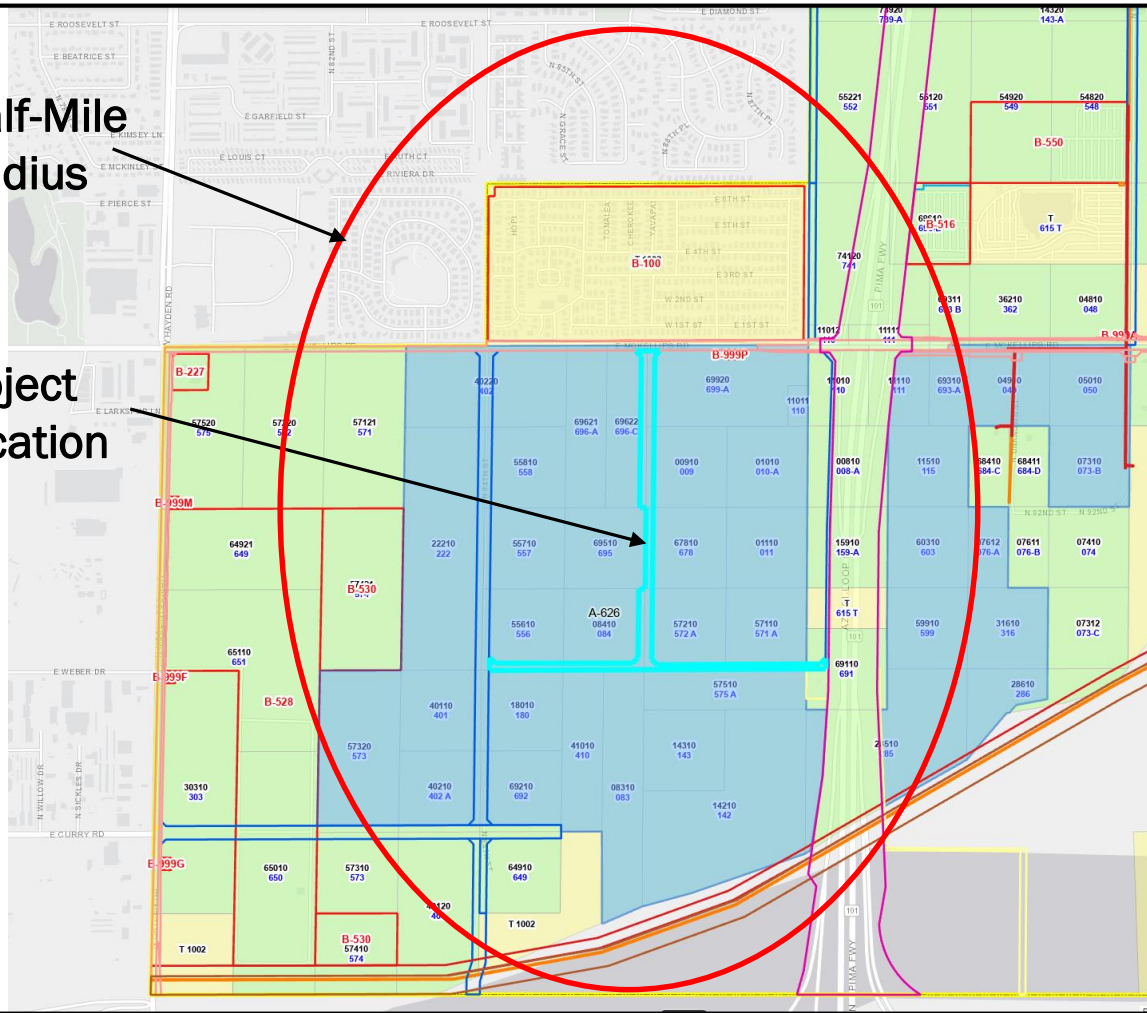
-  ROW Project Limits 
-  Proposed Business Ground Lease(s)
-  Ag. Lease A-626 (Ends 12/31/25)
-  SRPMIC ROW Easement
-  Business Leases

Focusing on the highlighted portion of 86th Street and Weber Dr right now.
We are aiming for legal ingress/egress and utilities for every allotment.

HALF-MILE RADIUS MAP

Half-Mile
Radius

Project
Location



Allotments

00810	55221
00910	55610
01010	55710
01110	55810
04910	57110
07612	57121
08310	57210
08410	57220
11010	57310
11011	57320
11012	57421
11110	57510
11111	59910
11510	60310
14210	64910
14310	64921
15910	65110
18010	67810
22210	68410
28510	69110
28610	69210
31610	69310
36210	69311
40110	69510
40120	69610
40210	69621
40220	69622
41010	69920
55120	74120

Lease No.	Leasee
B-100	Shadow Mountain, Ltd.
B-516	Casino Arizona
B-528	The Solanna Group, LLC
B-530	Wahum, LLC
B-999P	Salt River DEVCO Billboard
A-626	Roger Bros. Ag. Lease

Part of R/W Project

00910
08410
57120
57220
69110
69920
08410
57210
69622

Other Interest

ADOT
APS
COM
MCDOT
Saddleback Communications
SRP

PROJECT DETAILS

Parcel Information:

- Nine (9) allotments; 679 owners (includes 170 deceased not-probated interests)
- Some owners own in more than one allotment
- Allotments 9, 699-A and 678 are part of the proposed “Mainspring Capital Development) Business Lease
- The allotments, with the **exception** of Allotment 691, are currently under Ag Lease A-626.

Land Use (future) / Zoning (current):

- Commercial Mixed Use / C3-General Commercial

Other Encumbrances:

- MCDOT Road-Only easement on McKellips Rd, indefinite term
- SRPMIC “Matching” Utility easement on McKellips Rd, indefinite term.
- Roger Bros. Agricultural Lease (A-626), expires December 31, 2025
- SRPMIC Road-and-Utility Easement on N 84th St, indefinite term.

Appraisal:

- H55-615-23-24, ATI – Appraisal Technology
- Approved by BIA Appraisal and Valuation Service Office (AVSO), 1-25-2024

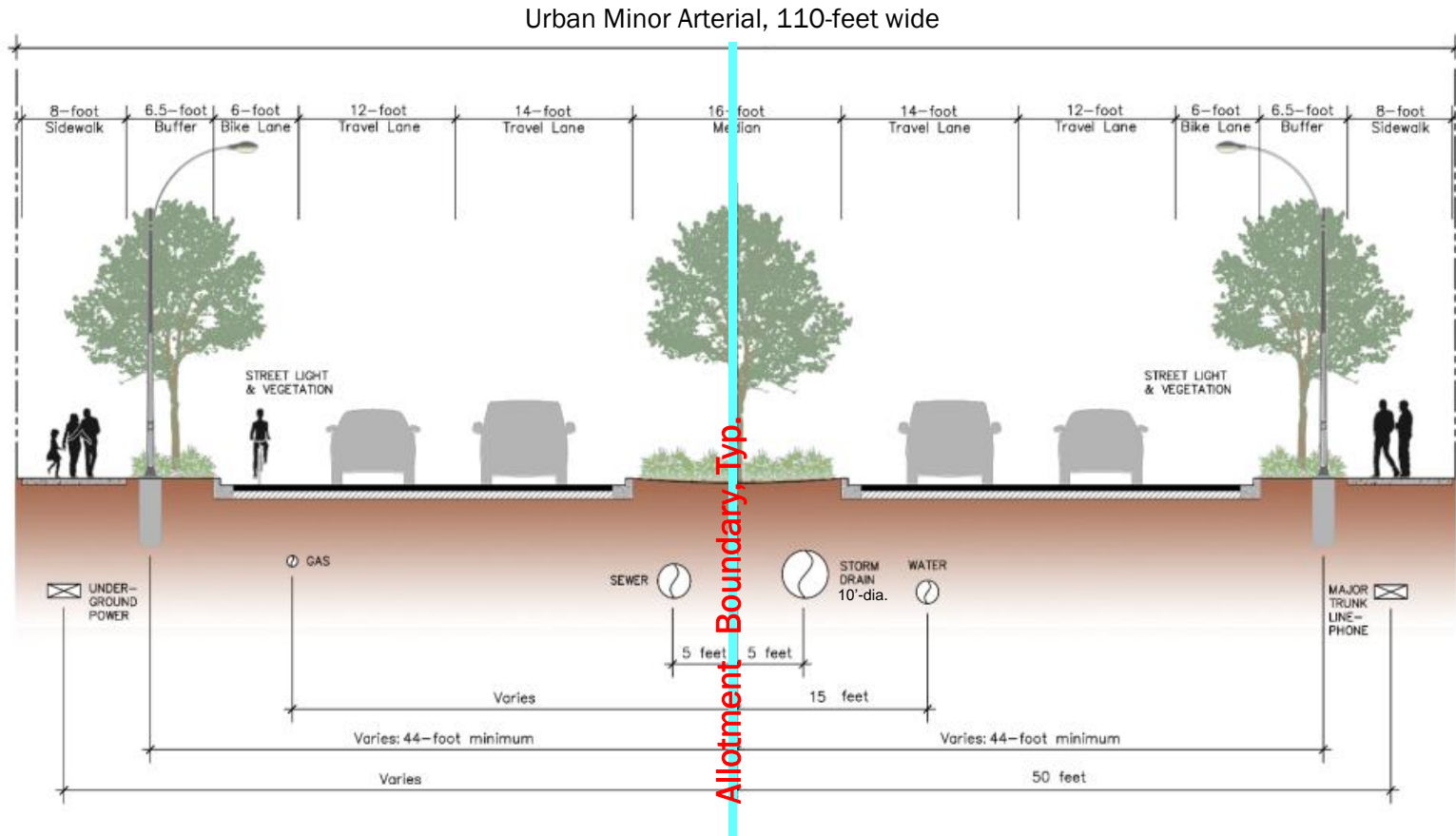
RIGHT-OF-WAY CONSENT STATUS

BIA Tract	SRAL	Gross Acres	Landowner Consents	BIA Consents	Consents Received	Number of Landowners	Total Consents
9	00910	10.02	29.167%	66.667%	3	7	95.83%
84	08410	10.07	67.522%	12.612%	9	23	80.13%
556	55610	10.06	54.167%	29.167%	8	11	83.33%
571 A	57110	10.06	61.288%	20.159%	32	80	81.45%
572 A	57210	10.07	70.966%	16.230%	35	83	87.20%
678	67810	10.04	49.770%	21.155%	56	544	70.93%
691	69110	10.00	35.530%	43.460%	8	22	78.99%
696-C	69622	10.01	62.500%	25.00%	4	7	87.50%
699-A	69920	18.75	76.563%	1.302%	5	8	77.86%

- We will need the BIA's help in Allot 9, 678, and 691 due to “deceased-not-probated” issue.
- BIA Superintendent has authority to consent on behalf of certain owners, presuming it is in their best interest.
- One (1) landowner “does not consent” holds 1.7857% interest in 08410 (84)
- We removed one hold-out allotment (BIA Tract No. 695) because an owner with a controlling interest was non-responsive.

Once we have 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.

TYPICAL ROAD CROSS-SECTION (ROAD-AND-UTILITY CORRIDOR)



Note: Light poles must be a minimum of four feet behind the back of curb and one-foot from the sidewalk edge. No shrubs taller than 3 feet and no tree limbs lower than 7 feet at mature size to be used in buffers or medians. Section faces either North or West.

Sources: SRPMIC Street Lighting Guidelines, 2018, American Association of State Highway and Transportation Officials, Roadside Design Guide, 2011

55-ft both sides of the allotment line; 110-ft wide at build-out.
40-ft wide (now) on Weber Dr (east of 86th Street); additional 40-ft wide at build-out.

PHOTOGRAPHS

Looking south from 86th St.



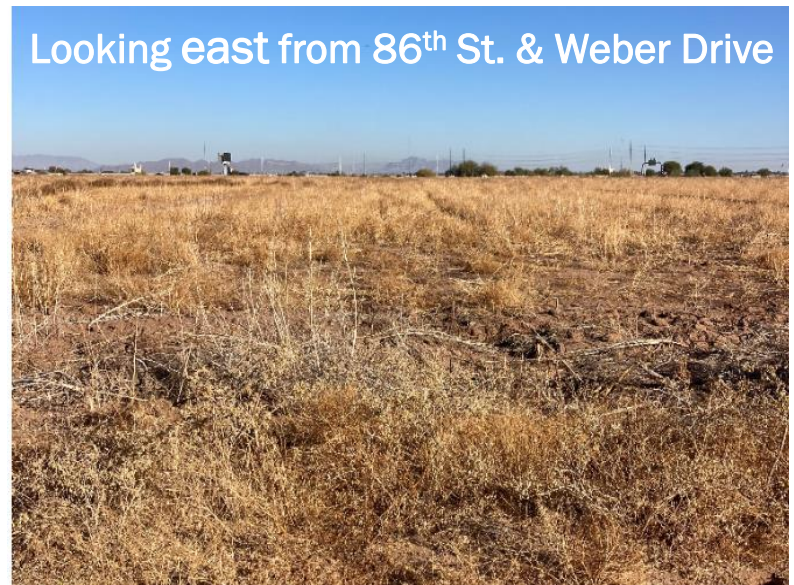
Looking north from 86th St.



Looking west from 86th St. & Weber Drive



Looking east from 86th St. & Weber Drive



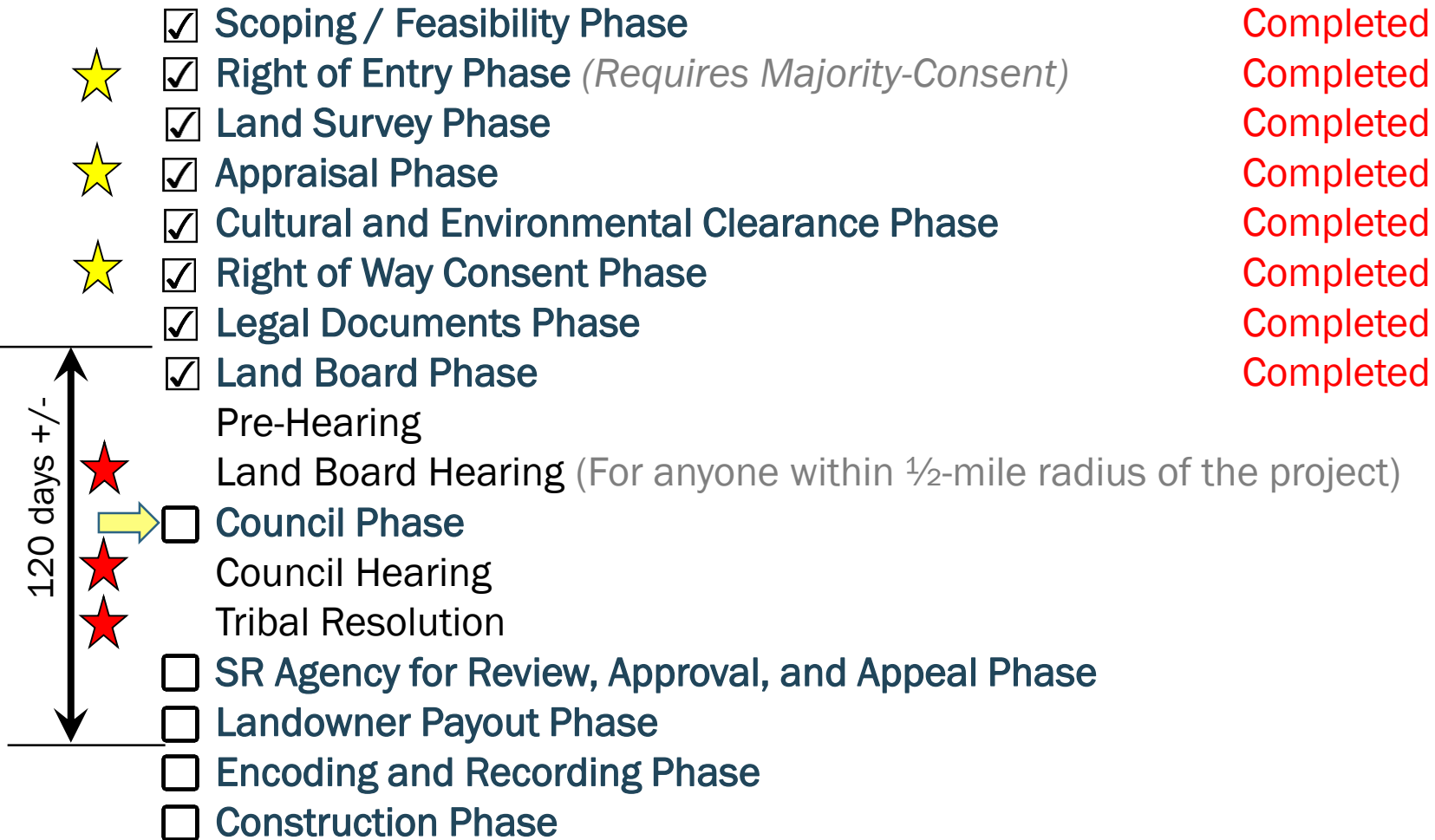
RIGHT OF WAY PROCESS



Landowner Meetings



Public Meetings



PUBLIC COMMENTS

(Due by 5PM, March 5, 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

Scan Code:

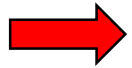


Your comments and questions are welcomed and important for both the Land Management Board and Council.

QUESTIONS OR COMMENTS



FOR MORE INFORMATION



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