

Amendment to the Designation of Land Use, Council Resolution No. SR-3732-2019

River People Health Center

LAND MANAGEMENT BOARD

PUBLIC HEARING

JUNE 23, 2025



Overview

- Welcome and Introductions
- Designation of Land Use (“DOLU”) Overview
- Project Location
- Proposed Amendment to Current DOLU
- Additional Acreage to the DOLU Premises
- Sublease Overview for Wells Fargo Bank ATM
- DOLU Reviews
- Questions & Comments



Introductions

Community Development Department (“CDD”):

- Christi Andrews, Director
- Quannah Dallas, Assistant Director
- Karshannon Gene, CDD/Economic Development Division, Division Manager
- Holly Barton, CDD/EDD, Economic Development Analyst

Office of General Counsel (“OGC”):

- Niccole King, Senior Counsel
- Simon Goldenberg, Assistant General Counsel

Engineering and Construction Services Department (“ECS”):

- Scott Thigpen, Director
- Harold Jones, Assistant Director
- Steve Pokrzywka, ECS/Construction Management, Division Manager
- Daniel Angulo, ECS/CM, Sr. Construction Manager

Health and Human Services Department (“HHS”):

- Joseph Remitera, HHS, Director



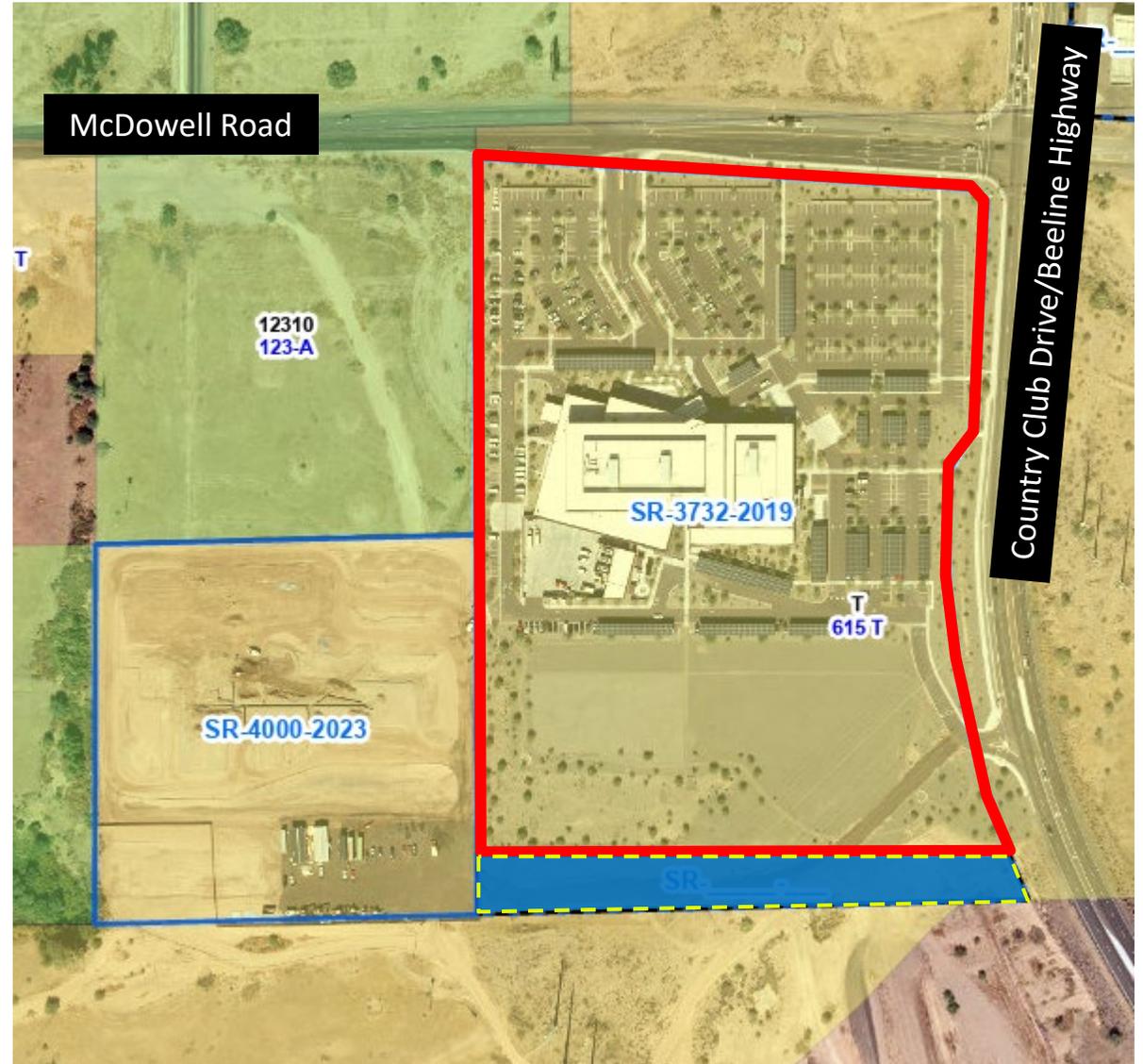
Designation of Land Use Overview

- Designation of Land Use (“DOLU”)
 - Salt River Pima-Maricopa Indian Community (“SRPMIC or Community”) Code of Ordinances Chapter 17-1 sets forth the process
 - Community-owned land may be designated for use by a division of the Community
 - Memorialized in writing with a description of the parcel and any conditions for use
 - Process usually through a Community Council resolution



Vicinity Map

-  **River People Health Center,**
formerly Northeast
Ambulatory Care Center
("NEACC")
-  Journey to Recovery DOLU
-  Proposed added premises
for Secondary Access Route



DOLU Background

- The River People Health Center (“RPHC”) is a three-story health care facility that provides services such as primary care, behavioral health, and a pharmacy.
- In 2019, Council approved the DOLU for RPHC - Resolution No. SR-3732-2019
 - SRPMIC’s ECS and HHS were designated for construction and operation of RPHC on 23.333 acres of Tribal land at the intersection of Country Club Drive and McDowell Road
- In 2022, Council approved the Journey to Recovery Facility DOLU – Resolution No. SR-4000-2023



Proposed Amendment to the DOLU

1. Enlarge the DOLU premises to allow for the construction of a secondary access route for the Journey to Recovery facility
2. Authorize the Community to enter into subleases for complementary uses to co-locate within the DOLU premises
3. Designate use of the DOLU premises by Engineering and Construction Services (“ECS”) Department, Health and Human Services (“HHS”) Department, and other SRPMIC departments, per Council direction, for future tribal governmental uses



Increasing DOLU Premises

- The DOLU will be amended to include an additional 2.0360 acres, more or less, for the construction of a secondary access route for the Journey to Recovery facility, resulting in a total site acreage of 25.369 acres of Tribal land
- The additional acreage will be located south of RPHC
- Current Zoning is Agricultural/Residential (AR) and Natural Resources (NR)
- Secondary access route was permitted through Short-Term Use Permits since July 2023



Well Fargo ATM Sublease

- In February 2022, Council requested the location of a Wells Fargo drive-thru on the Community.
- The ATM site is .034 acres, more or less, on the east side of the RPHC facility in the parking lot.
- Council approved Resolution No. SR-4228-2025 authorizing SRPMIC to enter into a Space Lease with Wells Fargo Bank, N.A., A National Banking Association.
- The ATM is currently in Design Review.



DOLU Amendment Reviews

- CDD/Planning Services Division reviewed the application (Case 23-LUR-04) for the proposed Amendment site and found the proposed use is allowed in the AP zoning district on May 26, 2023. Additional conditions are:
 - The proposed Amendment site is in the process of being amended from the AR and NR zoning districts to the Administrative Public (AP) zoning district as part of a larger rezoning effort; and
 - The secondary access route must be approved through Design Review and will need to meet certain development standards and regulations of Chapter 6 of the Zoning Ordinance including site planning, landscaping, and drainage.
- CDD/Environmental Protection & Natural Resources Division determined that there are known environmental and biological concerns known to the area and issued an environmental clearance memorandum on April 27, 2023 with the following conditions:
 - Biological monitoring is required; and
 - Consultation with the EPNR Wildlife Biologist is required on species of concern prior to ground disturbance activities.
- SRPMIC's Tribal Historic Preservation Office (THPO) reviewed and issued a concurrence memorandum on April 27, 2023.

Conclusion

- Questions or Comments

Public Comments

Community Members and other interested parties are encouraged to submit comments by 5 pm, July 30, 2025.

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

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

Phone/Text: 623-282-5757

Email: Public_Hearing_Comments@srpmic-nsn.gov

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



Thank you

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