

Salt River Pima-Maricopa Indian Community
COMMENT TRACKER (PUBLIC PROCESS) – Osborn Road (Beverly St. Alignment to Extension Rd.) ROAD AND UTILITY EASEMENT PROJECT
As-of November 24, 2025

Activity Code	Question/Comment/Statement	Staff/Applicant Response
LMB-Pre_Q1	How long will it take before construction can begin?	The right-of-way approval process can take up to 2 years. The actual construction can take an additional 1.5 to 2 years after ROW approval.
LMB-Pre_Q2	Why didn't the two allotments (44421 & 44425) meet majority consent?	Allotment 44421: The new heir is not in-favor of the project; he feels the right-of-way will take up more of his land, which is his personal preference. Allotment 44425: Majority consent for each allotment is needed; we only reached 50%. One (1) landowner was unresponsive. If landowners in allotment 44421 & 44425 express enough interest to have their allotment included, then we can work with those landowners as a phase 2 project.
LMB-Pre_Q3	Will the road still be paved if the two (2) allotments were removed from the project?	Yes, the road along Osborn Road from Beverly St. Alignment to Extension Rd. will be paved. It will start to narrow to a 30-foot-wide rural access road from allotment 44425 to Extension Rd. The new road will include four (4) speed humps.
LMB-Pre_Q4	Will the water main line be improved only where right-of-way was obtained?	Yes, the approved right-of-way will allow for replacement of the existing 6-inch water main line with either a new 6-inch or an 8-inch water line. The water line will be relocated within the new right-of-way.
LMB-Pre_Q5	What happens if landowners have personal properties in the proposed right-of-way?	If the right-of-way gets approved and there is any personal property in the right-of-way, we will work with the landowner to move their property out of the approved right-of-way; or the landowner can choose to move it on their own at their expense. and will be compensated for moving it, which is referred to as "cost to cure". Was the landowner offered "just compensation" when they signed their ROW signature consent sheet as part of the appraised value of their interest? If that wasn't included then we cannot reimburse them for moving their property out of the new right-of-way.
LMB-Pre_Q6	Will landowners be compensated for the same amount?	No, each landowner will be compensated based on their respective ownership interest held.

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LMB-Pre_Q7	Will the landowners in the allotments that were removed be compensated?	No, those allotments have been removed from this project. If the right-of-way is approved, only the landowners in the remaining allotments that have reached majority consent will be compensated.
LMB-H_Q8	Is the total right-of-way 30-ft. wide or 60-ft wide where BIA tract 444-D is located?	The right-of-way will be 60-ft wide along BIA tract 444-D. The roadway will be built on the south half with a narrower width that is typical for a 30-ft wide right-of-way.
C-H	Will the water main that needs to be repaired fall within the 30-foot-wide road and utility easement for?	I believe the water line currently falls within the 30-feet. When the new roadway is constructed the new water line will be within the right-of-way.
C-H	How will the road be designed if it is a 60-foot ROW and then narrows down to a 30-foot wide right-of-way?	The road will be 60-foot-wide from Alma School to just past the Westwood Street alignment and along allotment 444-D. It will be reduced to a 30-foot-wide road along allotments 444-G and 444-C. There will be speed humps installed to reduce speed.
C-H	Will there be a sidewalk along Osborn Road for this project?	This project will not be designed with pedestrian sidewalks. Although we have some roadway sections in the Community that have sidewalks, this road is not identified as one of the streets on the Communities proposed pedestrian corridors map. In addition, the section of the road that is narrow would not be wide enough for a sidewalk.
C-H	I represent BIA Tract 444-C and I do not agree with the proposed road and utility easement at Osborn and Extension; I am not going to consent.	BIA Tract 444-C was one of the two allotments that were removed from this project. The road right of way will only be 30-foot wide along allotment 444-C. Therefore, no improvements will be made on Allotment 444-C.
C-H	Will there be a stop sign at Westwood and Osborn Road?	There will be a stop sign on Westwood at the corner of Westwood and Osborn going north bound. There will not be a stop sign on Osborn Road. The speed humps will help slow traffic down.
C-H	Will the appraisal be re-evaluated for land value, I believe it was appraised in 2021?	The appraisal was done on October 30, 2024. It has been just a little over a year; therefore, a new appraisal will not be necessary.

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C-H	Are there other roads that are 60-foot wide to 30-foot wide and then 60-foot and back to 30-foot again?	I don't know of any current roads that have a similar situation. However, there are a couple roads that narrow down at an allotment where the majority of landowners did not consent. A few that are paved then become a dirt road, like McDonald and Alma School Rd., Clarendon Ave. (south of way of life facility), also Mesa Dr. to the Arizona Canal. In those instances, the majority of landowners signed for the right-of-way. The allotments that did not consent have the option to be included in the right-of-way at any time in the future.
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