

# **Proposed Road & Utility Easement**

## **Osborn Road**

### **(Beverly St. Alignment to Extension Rd.)**

## **Council Hearing**

***Salt River Pima-Maricopa Indian Community***  
***Engineering & Construction Services***

*Iva Smith*  
*Right of Way Agent*  
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*Iva.Smith@srpmic-nsn.gov*

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# Introductions of Project Team

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



### Engineering & Construction Services Department

- *Aaronn Mattingly*      *Design Division Manager*
- *Adrienne Smith*      *ROW Supervisor*
- *Iva Smith*      *ROW Agent*

### Public Works Department

- *Jennifer Jack*      *Roads Section Manager*
- *Sherrie Logg*      *Water Resources Section Manager*

### Office of General Counsel

- *Niccole King*      *Assistant 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*)

- *Based on 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

The allotments along Osborn Road (Beverly St. Alignment to Extension Rd.) are landlocked with no legal access for road or utility services. This makes it difficult for Landowners to obtain homesite leases, utility services, and tribal services.

The Community needs to obtain a 60-ft wide road and utility right-of-way easement to ensure there are no trespass issues over individually-owned lands.

- The goal is to ensure legal ingress/egress to every single allotment.
- Improved all-weather public roads for existing homes and future homesites.
- Provide tribal services (e.g. fire hydrants, fiber-to-home, etc.) to existing and future homes.

## Key Concepts:

Easement – Conveyance of certain property rights, but not ownership, to a parcel of real estate.

ROW Term – Road and Utility corridors typically have an indefinite term, so long as used for stated purpose.

Compensation – SRP-MIC is offering a one-time, lump-sum payment

## Osborn Road (Beverly St Alignment to Extension Rd.)

Removed from project








Slide: 6

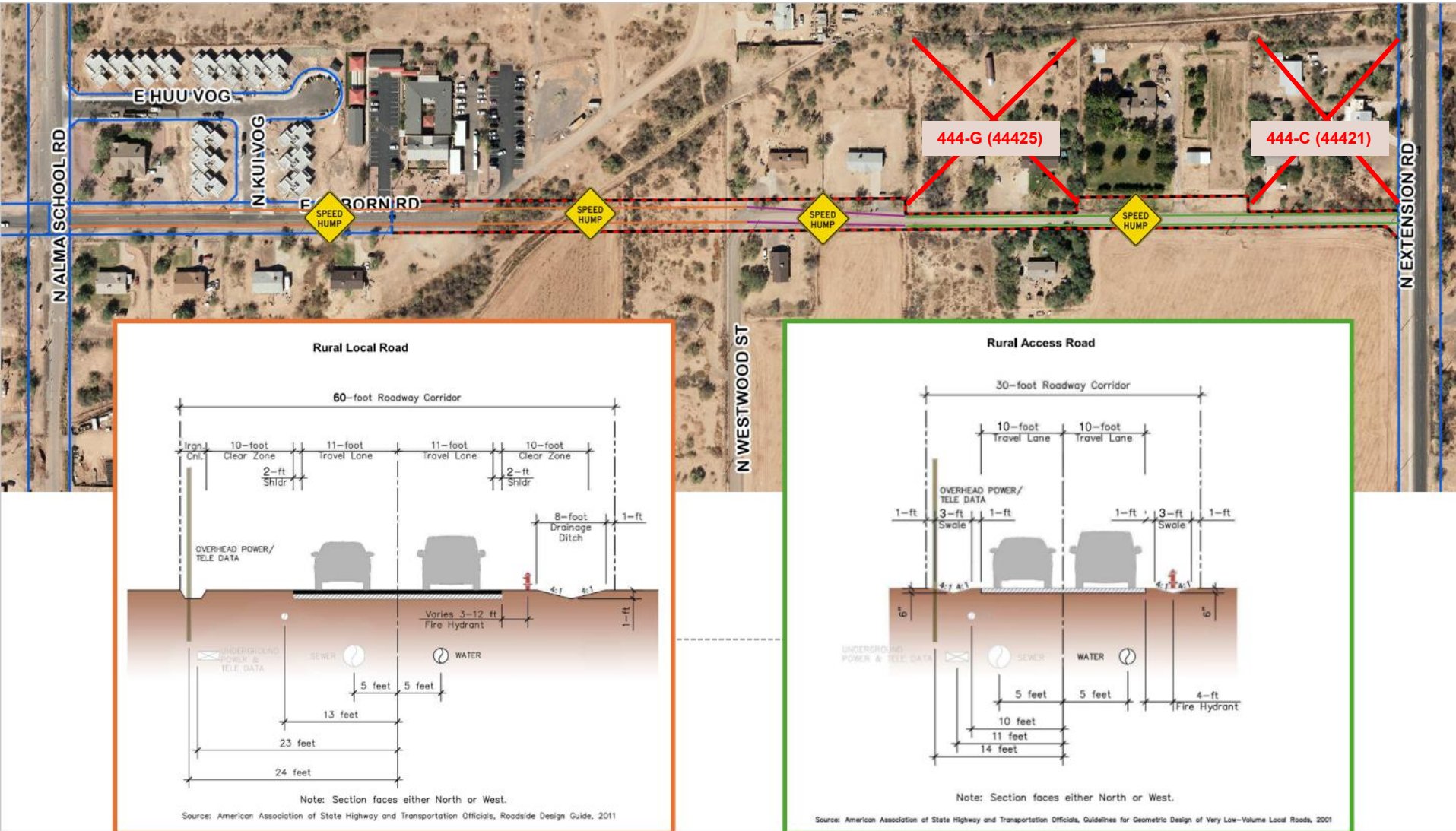


# Osborn Road Project Map

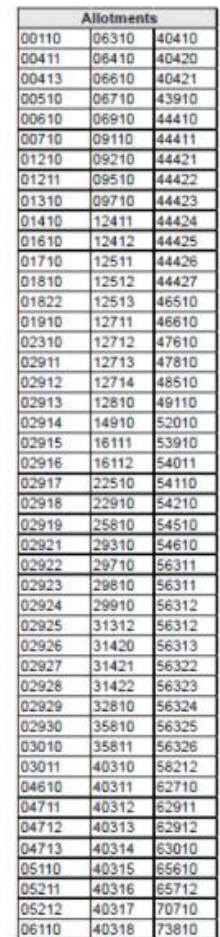
View of where the road will start to narrow and where the speed humps will be placed.

## Legend:

-  Existing ROW
-  Proposed ROW
-  30-foot wide (Rural Access Road)
-  60-foot wide (Rural Local Road)
-  Removed From Project



### Half-Mile Radius



Other Interest
Mountain States T & T Co.
SRP
SRPMIC Housing Authority
BIA



# Project Details

## Parcel Information:

- 6 Allotments / 1 Tribal
- 72 Landowners (+/-)

## Land Use (future) and Zoning (current):

- Agricultural / Low-Density Residential

## Other Encumbrances:

- 10-ft 12kV SRP electric easements (B-675.425.92) (B-675-425.203)
- 10-ft Mountain States Telephone & Telegraph Company easements (IS-431) (IS-1197) (IS-1078)
- Agricultural Lease (A-627)
- Several homes (residential leases)

## Appraisal:

- Report H55-615-24-24, prepared by Davis Valuation Group
- Effective Date of Value: 10/30/2024
- Review and Approved for use by the Appraisal Valuation Services Office: 2/7/2025

# Landowner Consent Summary



BIA Tract No.	SRAL No.	Location	Whole Acres	ROW Acres	Consent Received (Without BIA)	Consents-BIA (25 CFR 169-108 (C)(1))	Total Percent Received	Owners
12	01210	Section 28, T2N, R5E	9.375	0.341	57.89%	38.23%	96.13%	44
12-A	01211	Section 28, T2N, R5E	0.625	0.114	57.89%	38.23%	96.13%	44
13	01310	Section 28, T2N, R5E	10.000	0.434	100.00%	0.00%	100.00%	3
444-D	44422	Section 28, T2N, R5E	2.500	0.227	100.00%	0.00%	100.00%	1
444-E	44423	Section 28, T2N, R5E	2.500	0.227	100.00%	0.00%	100.00%	1
738-A	73810	Section 28, T2N, R5E	10.000	0.454	75.81%	15.47%	91.29%	19
T	Tribal	Section 28, T2N, R5E	10.000	0.454	100.00%	0.00%	100.00%	1

6 Allotments & 1 Tribal Tract

2.251

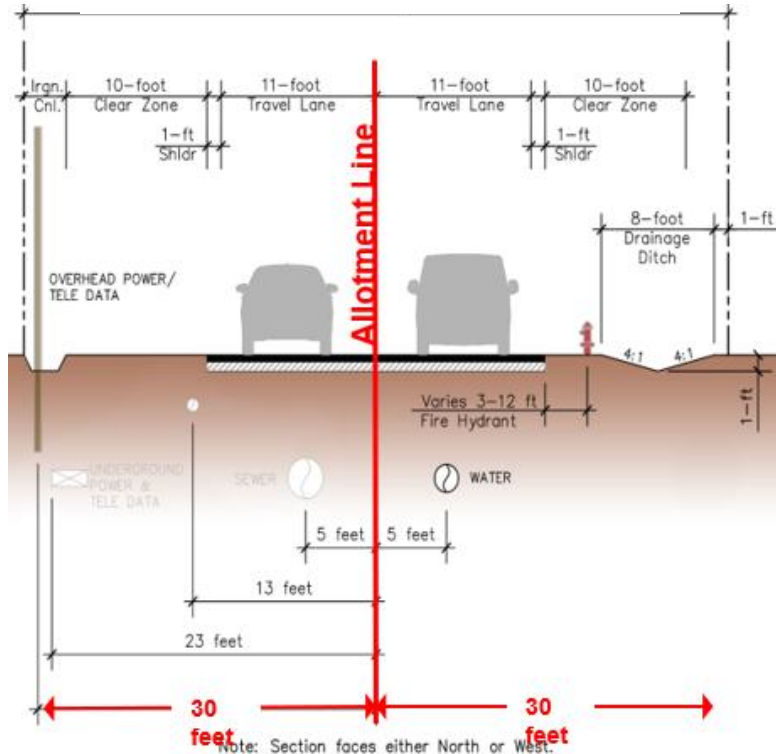
Total Landowners 72 (+/-)

- There is a total of 72 (+/-) landowners and of which 18 are deceased not probated.
- Majority consent (50.01%) was obtained from the landowners in all six (6) allotments.
- Two (2) allotments were removed (BIA Tract 444-C and 444-G) from the project because staff was unable to reach majority-consent.
- Landowners will be paid based on their respective ownership interest, once the ROW Easement is approved by the BIA. This is not a land sale. Landowners will maintain ownership over their undivided interests.

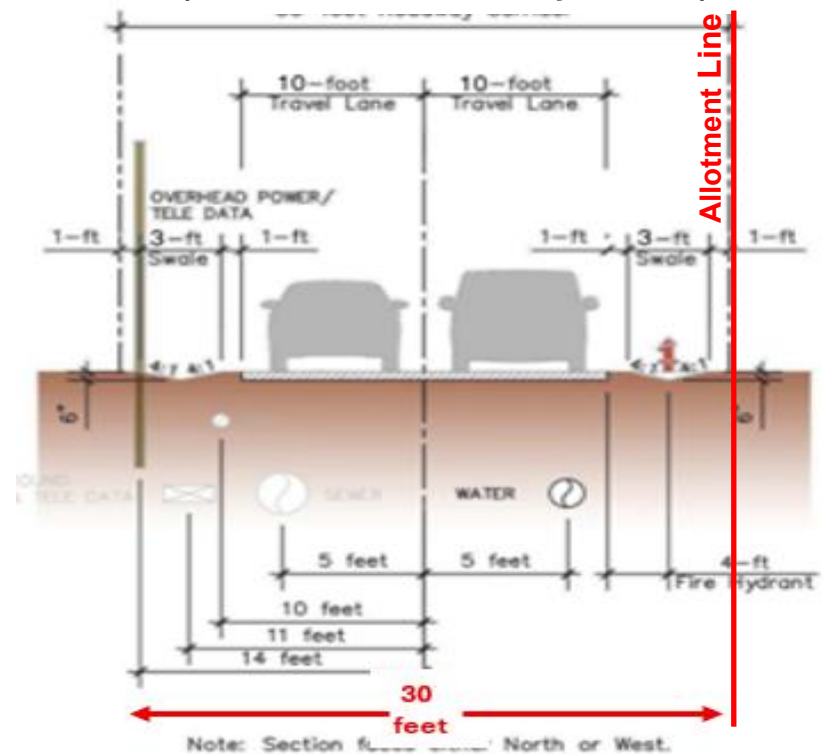
After we have the LMB Recommendation and Council Resolution, staff will ask the Superintendent to consent on behalf of the “deceased-not-probated” landowners.

# Typical Road and Utility Cross-Section

**Rural Local Road  
(60-ft wide Road and Utility Corridor)**



**Rural Access Road  
(30-ft wide Road and Utility Corridor)**



1. ROW width is based on traffic volume, design speed, utility requirements, and safety considerations.
2. ROW Easement will be "centered" on the allotment line; 30-feet both sides of the allotment line.

1. ROW width is based on traffic volume, design speed, utility requirements, and safety considerations.
2. ROW Easement will be 30-feet south of BIA Tract 444-C and BIA Tract 444-G.

# Photographs

## Legend:



ROW Project



Removed from project



Proposed ROW limits



Allotment line



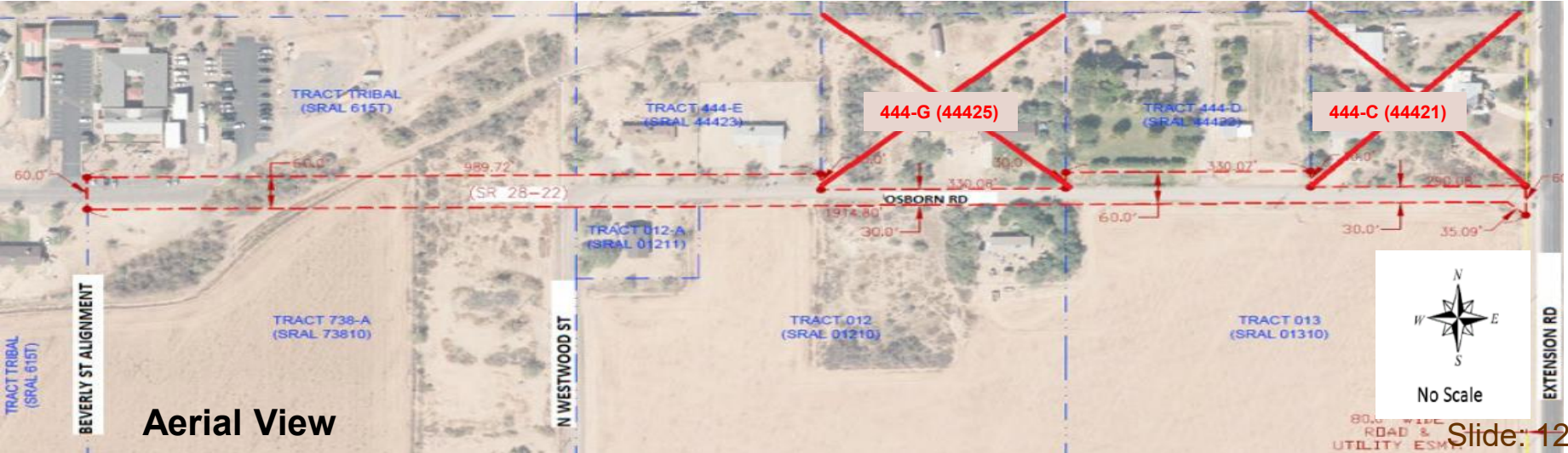
Existing ROW limits



Osborn Road at Beverly Street  
(Looking East)



Osborn Road at Extension Road  
(Looking West)



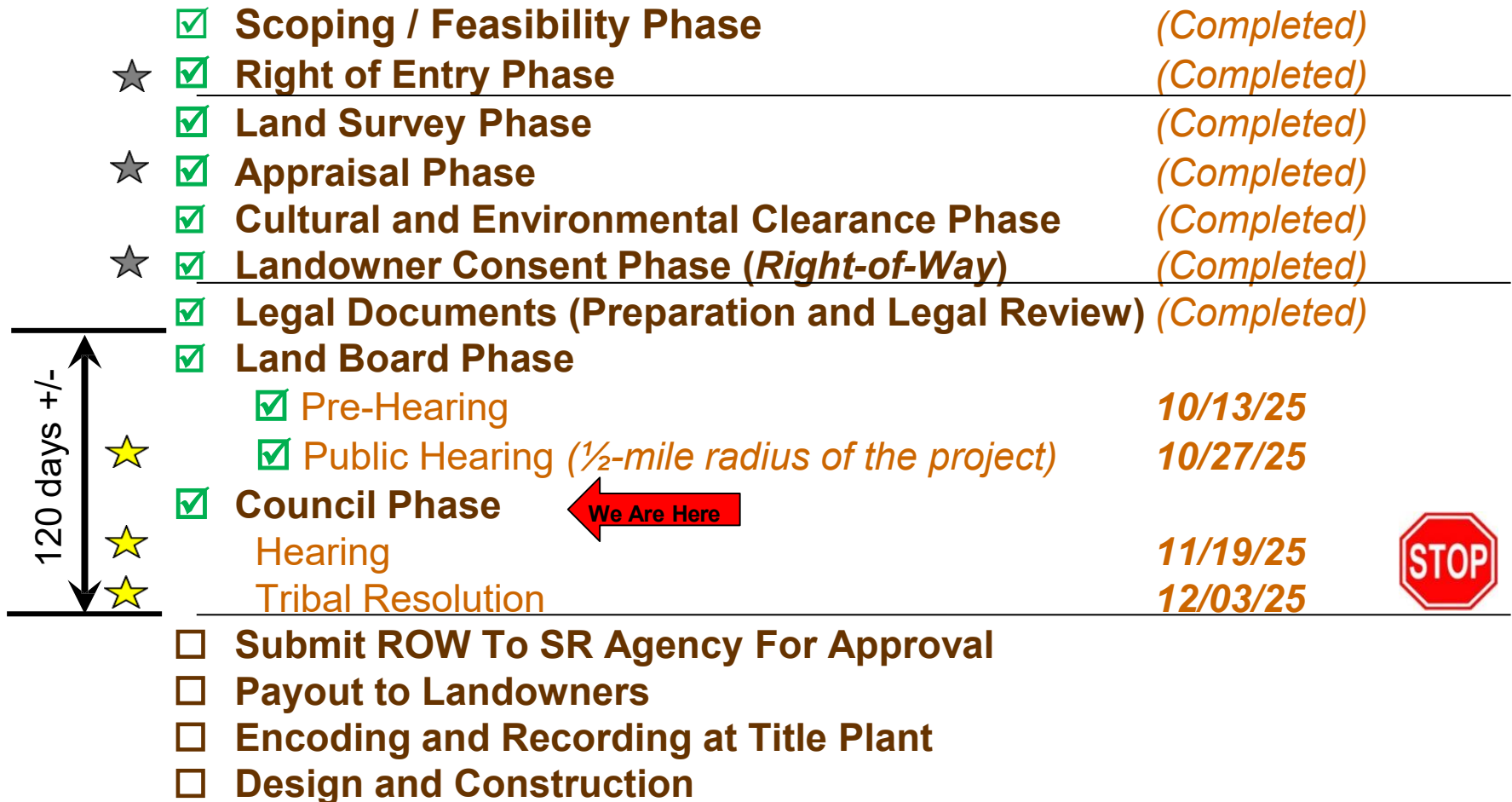
Aerial View



# Right of Way Process

★ Landowner Meetings

★ Public Meetings



# PUBLIC COMMENTS

Community members and other interested parties are highly encouraged to submit comments by **December 3, 2025 at 5:00PM**

- **SRPMIC Website:** <https://www.srpmic-nsn.gov/government/1879-phc/>
- **Email:** [Public\\_Hearing\\_comments@srpmic-nsn.gov](mailto:Public_Hearing_comments@srpmic-nsn.gov)
- **Phone / Text:** 623-282-5757
- **US Mail:** CDD, ATTN: Public Comments, 10005 E Osborn Rd, 85256
- **Scan Code:**



## Next (tentative dates):

- Council Resolution: 12/3/2025
- BIA approval (60-days, typically) TBD

# Questions / Comments

