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 480-362-2738 office 480-362-5900 fax Iva.Smith@srpmic-nsn.gov

Outline

Introductions

Why This Public Hearing?
Background
Project Location Map
Half-Mile Radius Map

- Landowner Consent Summary
- Roadway Design Typical Road and Utility Cross-Section
- Photographs

Project Details

Right of Way Process

Public Comment Period

Questions / Comments

Introductions of Project Team

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

Engineering & Construction Services Department



• Adrianne 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 $\frac{1}{2}$ -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 Project Map

Legend:
ROW Project
Removed from project

Osborn Road (Beverly St Alignment to Extension Rd.)



BIA Tracts 444-C and 444-G were removed from project. Staff was not able to reach majority consent for these two allotments.

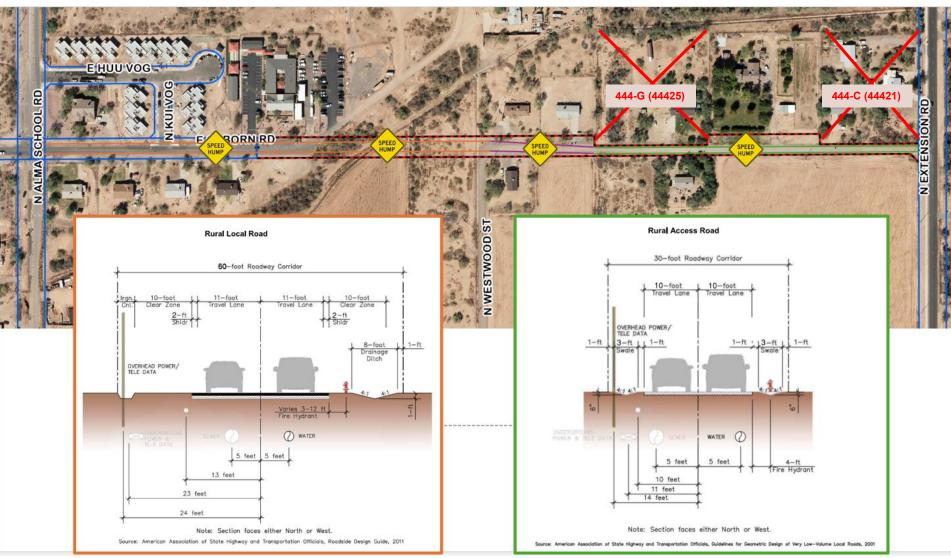
Osborn Road Project Map

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



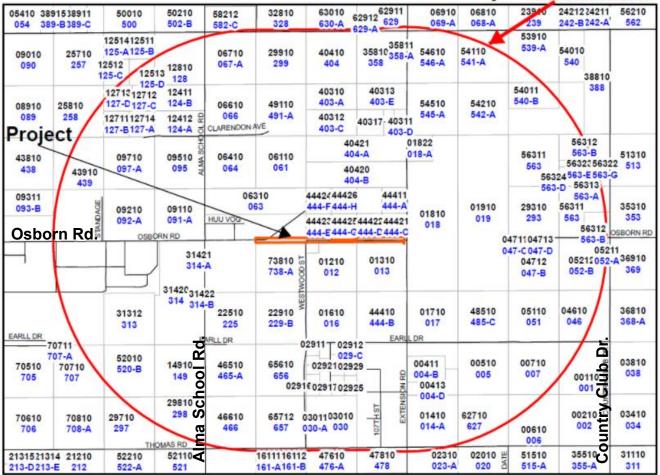
Existing ROW
Proposed ROW
30-foot wide (Rural Access Road)
60-foot wide (Rural Local Road)
Removed From Project





Half Mile Radius Map

Half-Mile Radius



	Allotmen	ts
00110	06310	40410
00411	06410	40420
00413	06610	40421
00510	06710	43910
00610	06910	44410
00710	09110	44411
01210	09210	44421
01211	09510	44422
01310	09710	44423
01410	12411	44424
01610	12412	44425
01710	12511	44426
01810	12512	44427
01822	12513	46510
01910	12711	46610
02310	12712	47610
02911	12713	47810
02912	12714	48510
02913	12810	49110
02914	14910	52010
02915	16111	53910
02916	16112	54011
02917	22510	54110
02918	22910	54210
02919	25810	54510
02921	29310	54610
02922	29710	56311
02923	29810	56311
02924	29910	56312
02925	31312	56312
02926	31420	56313
02927	31421	56322
02928	31422	56323
02929	32810	56324
02930	35810	56325
03010	35811	56326
03010	40310	-
04610	40310	58212 62710
04610		-
04711		62911
_	40313	62912
04713	40314	63010
05110	40315	65610
05211	40316	65712
05212	40317	70710
06110	40318	73810

Lease No.	ease No. Lease	
A-627	Associated Farming Co.	
A-633	Associated Farming Co.	
	Residential Leases	

Part of R/W Project
01210
01211
01310
44422
44423
73810
Tribal

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
Т	Tribal	Section 28, T2N, R5E	10.000	0.454	100.00%	0.00%	100.00%	1

6 Allotments & 1 Tribal Tract

2.251

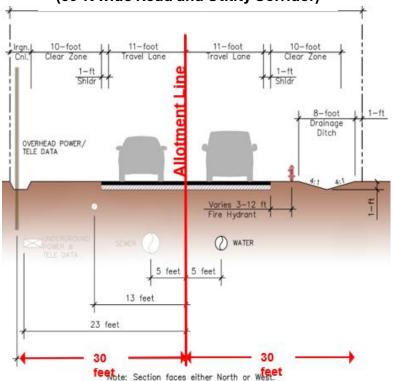
Total Landowners 72 (+/-)

- 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.

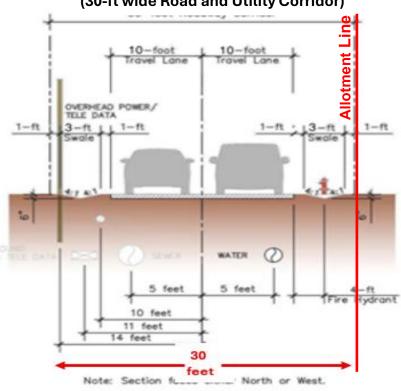
After we have the LMB Recommendation and Council Resolution, staff will ask the Superintendent to consent on behalf of the "deceased-not-probated" landowners.

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

X Removed from project

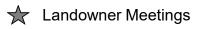


Proposed ROW limits Allotment line **Existing ROW limits**









Right of Way Process

→ Public Meetings

		V	Scoping / Feasibility Phase	(Completed)	
	\Rightarrow	$\overline{\mathbf{V}}$	Right of Entry Phase	(Completed)	
		\checkmark	Land Survey Phase	(Completed)	
	\Rightarrow	\checkmark	Appraisal Phase	(Completed)	
		$\overline{\mathbf{V}}$	Cultural and Environmental Clearance Phase	(Completed)	
	\Rightarrow	V	Landowner Consent Phase (Right-of-Way)	(Completed)	
		$\overline{\mathbf{V}}$	Legal Documents (Preparation and Legal Review)	(Completed)	
		$\overline{\mathbf{V}}$	Land Board Phase		
120 days +/-			✓ Pre-Hearing	10/13/25	
	\Rightarrow		☑ Public Hearing (½-mile radius of the project)	10/27/25	
р O		\checkmark	Council Phase We Are Here		
12	\Rightarrow		Hearing	11/19/25	STOP
	\checkmark		Tribal Resolution	12/03/25	

- □ Submit ROW To SR Agency For Approval
- □ Payout to Landowners
- ☐ Encoding and Recording at Title Plant
- □ Design and Construction

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
- 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)

Questions / Comments

