

# **Proposed Road & Utility Easement**

**Palm Lane  
(Horne to Stapley Dr.)**

## **Land Management Board Public 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*

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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 Palm Lane (between Horne to Stapley Dr.) are landlocked with no legal access for road or utility services; making it difficult for Landowners to obtain homesite leases, utility services, and tribal services.

The Community needs to obtain a 50-ft wide road and utility right-of-way easement to ensure there are no trespass issues on 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.

# Project Location Map

## Legend:

-  ROW Project
-  Removed Tract
-  Existing ROW



No Scale

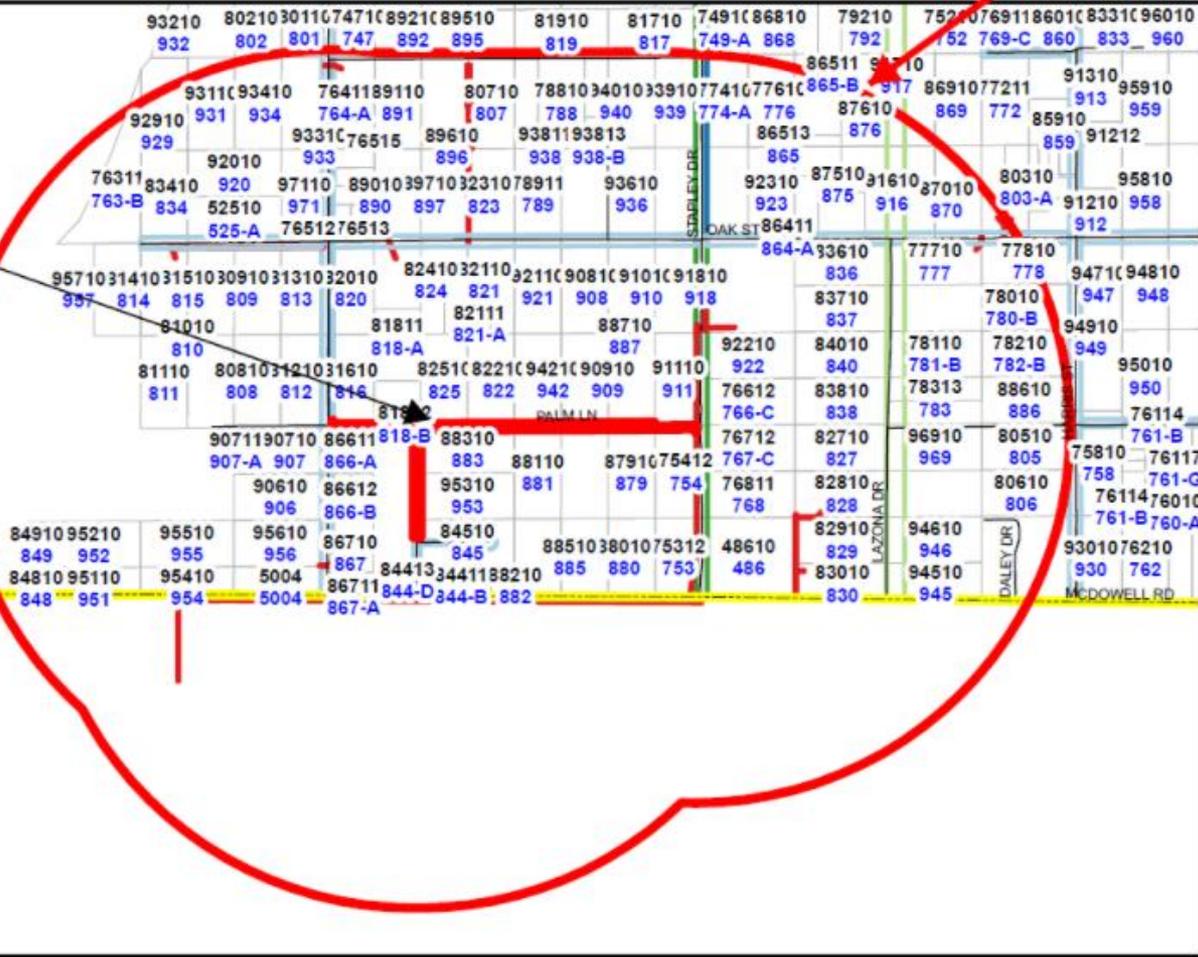


Tract 911 (SRAL No. 91110) was removed from the project due to not able to reach majority consent. I have received calls from LO's request to add tract as phase 2 project. Slide: 6

# Half Mile Radius Map

Half-Mile Radius

Project



## Allotments

|       |       |       |       |
|-------|-------|-------|-------|
| 48610 | 80910 | 84910 | 91110 |
| 5004  | 81010 | 86411 | 91610 |
| 5006  | 81110 | 86412 | 91710 |
| 52510 | 81210 | 86511 | 91810 |
| 74710 | 81310 | 86512 | 92010 |
| 74910 | 81410 | 86513 | 92110 |
| 75312 | 81510 | 86610 | 92210 |
| 75412 | 81610 | 86611 | 92310 |
| 76311 | 81710 | 86612 | 92511 |
| 76411 | 81811 | 86710 | 92910 |
| 76512 | 81812 | 86711 | 93110 |
| 76513 | 81910 | 86910 | 93310 |
| 76514 | 82010 | 87010 | 93311 |
| 76515 | 82110 | 87510 | 93410 |
| 76516 | 82111 | 87610 | 93610 |
| 76612 | 82210 | 87910 | 93811 |
| 76712 | 82310 | 88010 | 93811 |
| 76811 | 82410 | 88110 | 93812 |
| 77410 | 82411 | 88210 | 93813 |
| 77610 | 82510 | 88310 | 93910 |
| 77710 | 82710 | 88510 | 94010 |
| 77810 | 82810 | 88610 | 94210 |
| 78010 | 82910 | 88710 | 94510 |
| 78110 | 83010 | 89010 | 94610 |
| 78210 | 83410 | 89110 | 95110 |
| 78313 | 83610 | 89210 | 95210 |
| 78810 | 83710 | 89510 | 95310 |
| 78911 | 83810 | 89610 | 95410 |
| 80110 | 84010 | 89710 | 95510 |
| 80210 | 84411 | 90610 | 95610 |
| 80310 | 84412 | 90710 | 95710 |
| 80510 | 84413 | 90711 | 96910 |
| 80610 | 84414 | 90810 | 97110 |
| 80710 | 84510 | 90910 |       |
| 80810 | 84810 | 91010 |       |

| Lease No. | Lease                |
|-----------|----------------------|
| A-650     | Rousseau Farming Co. |
|           | Residential Leases   |
|           |                      |

| Part of R/W Project |        |
|---------------------|--------|
| 75412               | 88110  |
| 81610               | 88310  |
| 81812               | 88410  |
| 82210               | 88710  |
| 82510               | 90910  |
| 86611               | 94210  |
| 87910               | Tribal |

| Other Interest            |
|---------------------------|
| Mountain States T & T Co. |
| SRP                       |
| SRPMIC                    |
| WAPA                      |
| BIA                       |

# Project Details

## Parcel Information:

- 12 Allotments / 2 Tribal Tracts and 275 Landowners

## Land Use (future):

- Agricultural / Low-Density Residential

## Zoning (current):

- Agricultural / Residential

## Other Encumbrances:

- Agricultural Lease (A-650)
- SRPMIC Road & Utility easement on Stapley Dr. and Palm Lane
- Mountain States T&T Co.
- SRP 10-ft 12 kV electric line
- Several homes (residential leases)

## Appraisal:

- Report H55-615-24-23
- Effective Date of Value: October 29, 2024
- Review and Approved for use by the Appraisal Valuation Services

Office: January 21, 2025

# Landowner Consent Summary



| BIA Tract No. | SRAL No. | Location             | Whole Acres | ROW Acres | Consents Received (Without BIA) | Consents-BIA (25 CFR 169-108 (C)(1)) | Total Percent Received | # of Owners |
|---------------|----------|----------------------|-------------|-----------|---------------------------------|--------------------------------------|------------------------|-------------|
| 754           | 75412    | Section 35, T2N, R5E | 5.000       | 0.174     | 81.25%                          | 18.75%                               | 100.00%                | 8           |
| 816           | 81610    | Section 35, T2N, R5E | 5.000       | 0.174     | 49.79%                          | 17.86%                               | 67.66%                 | 46          |
| 818-B         | 81812    | Section 35, T2N, R5E | 2.500       | 0.190     | 75.00%                          | 12.50%                               | 87.50%                 | 5           |
| 822           | 82210    | Section 35, T2N, R5E | 5.000       | 0.190     | 43.91%                          | 12.73%                               | 56.65%                 | 58          |
| 825           | 82510    | Section 35, T2N, R5E | 5.000       | 0.190     | 17.14%                          | 82.85%                               | 100.00%                | 11          |
| 866-A         | 86611    | Section 35, T2N, R5E | 2.500       | 0.174     | 23.15%                          | 53.59%                               | 76.75%                 | 24          |
| 879           | 87910    | Section 35, T2N, R5E | 5.000       | 0.190     | 44.53%                          | 14.14%                               | 58.67%                 | 38          |
| 881           | 88110    | Section 35, T2N, R5E | 5.000       | 0.190     | 68.95%                          | 25.41%                               | 94.37%                 | 14          |
| 883           | 88310    | Section 35, T2N, R5E | 5.000       | 0.387     | 41.66%                          | 15.44%                               | 57.11%                 | 48          |
| T 884         | 88410    | Section 35, T2N, R5E | 5.000       | 0.190     | 100.00%                         | 0.00%                                | 100.00%                | 1           |
| 887           | 88710    | Section 35, T2N, R5E | 5.000       | 0.190     | 44.53%                          | 14.14%                               | 58.67%                 | 38          |
| 909           | 90910    | Section 35, T2N, R5E | 5.000       | 0.190     | 30.85%                          | 41.45%                               | 72.30%                 | 76          |
| 942           | 94210    | Section 35, T2N, R5E | 5.000       | 0.190     | 29.41%                          | 35.69%                               | 65.10%                 | 77          |
| T 1001        | Tribal   | Section 35, T2N, R5E | 9.350       | 1.074     | 100.00%                         | 0.00%                                | 100.00%                | 1           |

**12 Allotments & 2 Tribal Tracts**

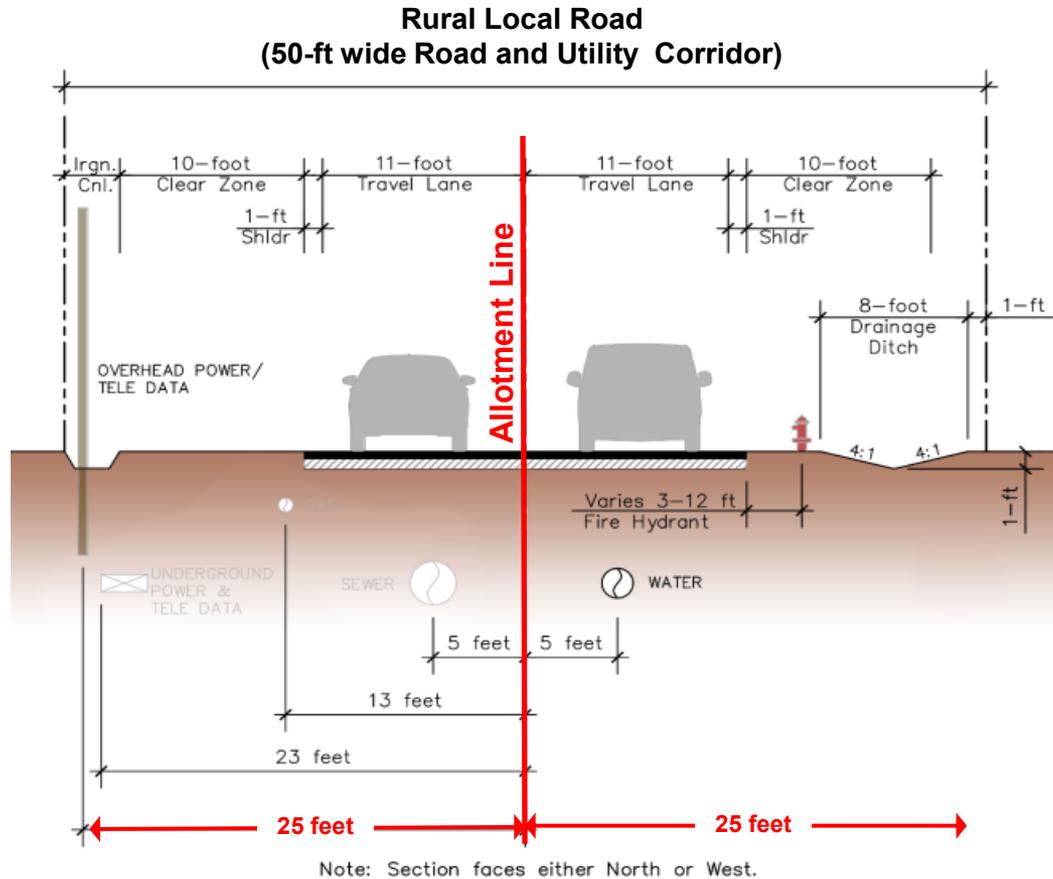
**3.693**

**Total Landowners 275 (+/-)**

- There is a total of 275 (+/-) landowners and of which 79 are deceased not probated.
- One (1) LO verbally declined to consent to this project. The LO in BIA Tract 816 (SRAL No. 81610) owns an undivided interest of 25.00% & BIA Tract 942 (SRAL No. 94210) owns an undivided interest of 11.11%.
- LO in BIA Tract 816 (81610) has a shed that is in the proposed ROW and has declined cost-to-cure in exchange for Community to replace his shed, so it is out of the proposed ROW.
- One (1) BIA Tract 911 (SRAL No. 91110) was removed from the project due to not reaching majority consent. However, Staff has received calls from LO's to include BIA Tract as phase 2 project.
- 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 intends to ask the BIA Superintendent to consent of behalf of the "deceased-not-probated" landowners.

# Typical Road and Utility Cross-Section



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; 25-feet both sides of the allotment line.  
\*Except road and utilities will be shifted south of allotment line at BIA Tract 754 due to unable to obtain ROW in BIA Tract 911\*

# Photographs



No Scale

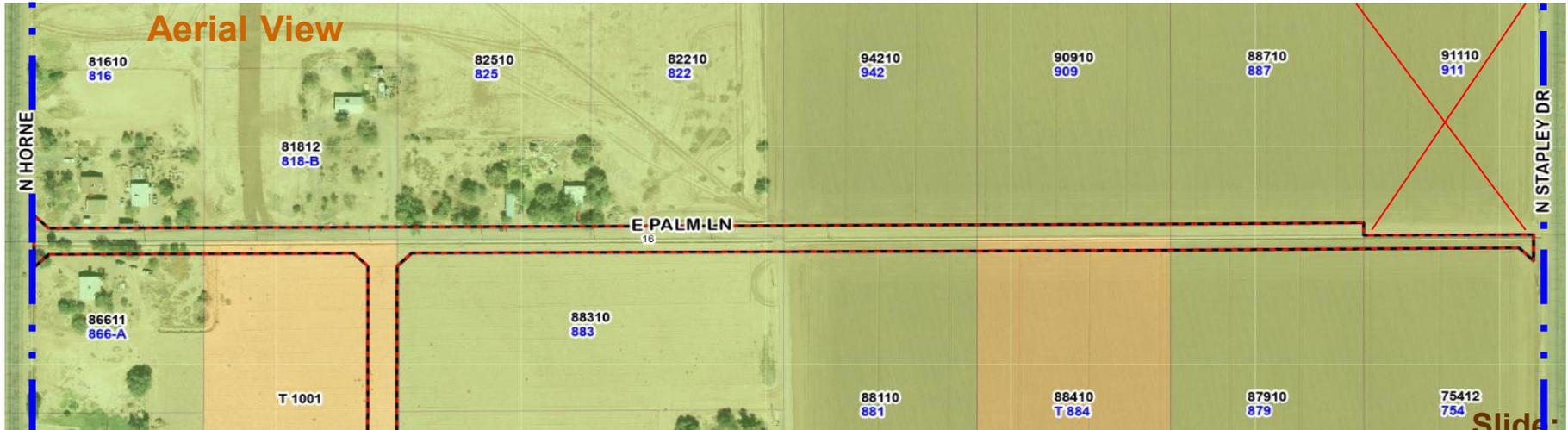
- Proposed ROW limits
- Allotment line
- Existing ROW limits



Palm Lane at Horne  
(Looking East)



Palm Lane at Stapley Dr.  
(Looking West)



# Right of Way Process

★ Landowner Meetings

★ Community Meetings

- Scoping / Feasibility Phase Completed
- ★  Right of Entry Phase Completed

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- Land Survey Phase Completed
- ★  Appraisal Phase Completed
- Cultural and Environmental Clearance Phase Completed
- ★  Landowner Consent Phase (*Right-of-Way*) Completed

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- Legal Documents (Preparation and Legal Review) Completed
- Land Board Phase Completed
  - Pre-Hearing 2/09/2026
  - Public Hearing (*1/2-mile radius of the project*) 2/23/2026
- Council Phase Completed
  - Hearing
  - Tribal Resolution

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- Submit ROW To SR Agency For Approval
- Payout to Landowners
- Encoding and Recording
- Design and Construction

120 days +/-



# PUBLIC COMMENTS

Community members and other interested parties are highly encouraged to submit comments before **March 6, 2026, 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, Scottsdale, AZ 85256
- **Scan Code:** 

## Next (tentative dates):

- Land Board Hearing: 2/23/2026
- Council Hearing: TBD
- Council Resolution: TBD
- BIA approval (60-days, typically) TBD

# Questions

