

# Proposed Road & Utility Easement

Palm Lane

(Horne to Stapley Dr.)

## Council Hearing

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

*Iva Smith*

*Right of Way Agent*

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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.

**Compensation** – This is a compensated project and SRPMIC is offering a one-time, lump-sum payment

# Project Location Map

Palm Lane (Horne to Stapley Dr.)

Legend:

-  ROW Project
-  Removed Tract
-  Existing ROW

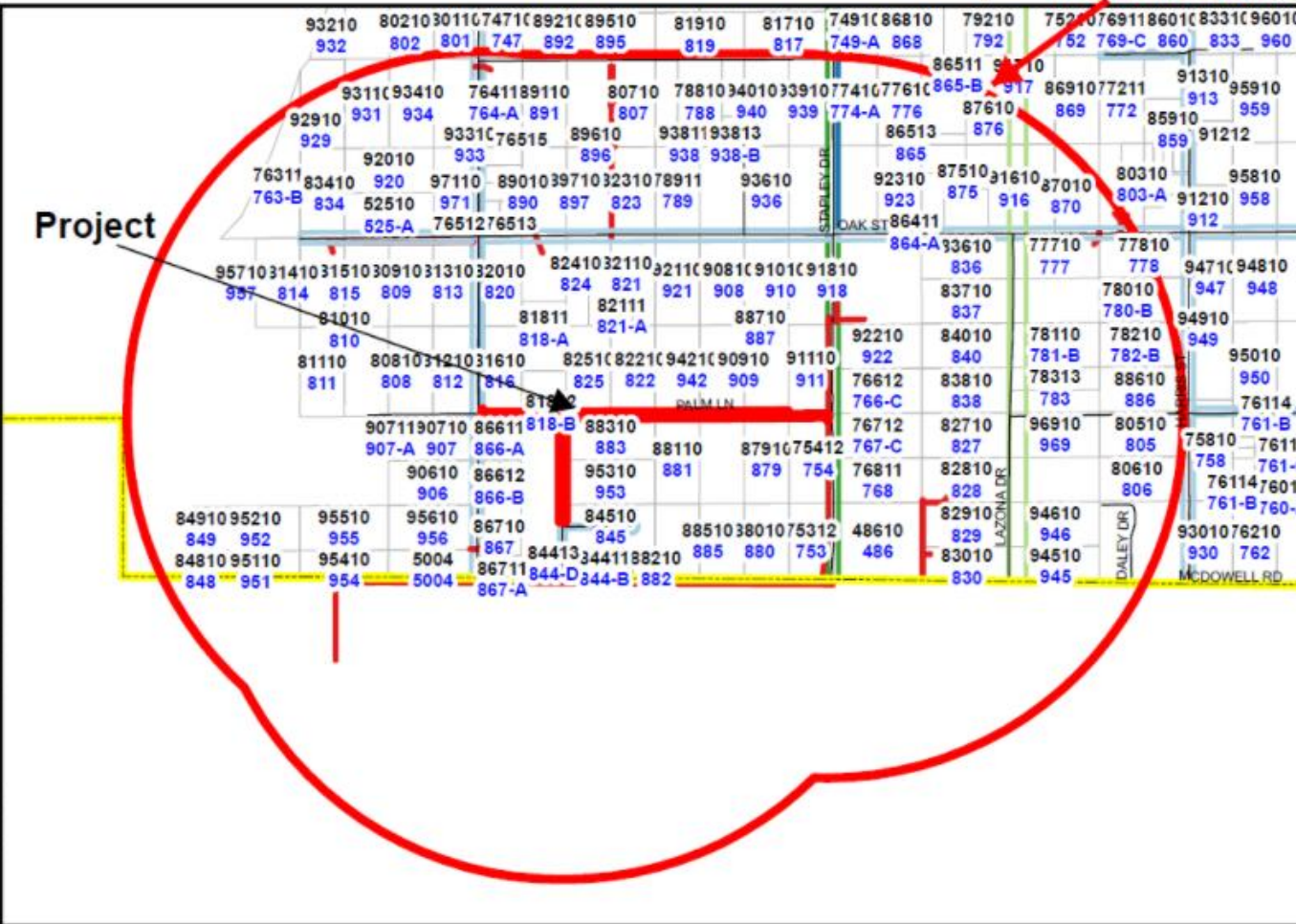


Tract 911 (SRAL No. 91110) was removed from the project due to not able to reach majority consent. I have received calls from LO's request to add tract as phase 2 project. Slide: 6

# 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
- Saddleback Communications
- 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	31.78%	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**

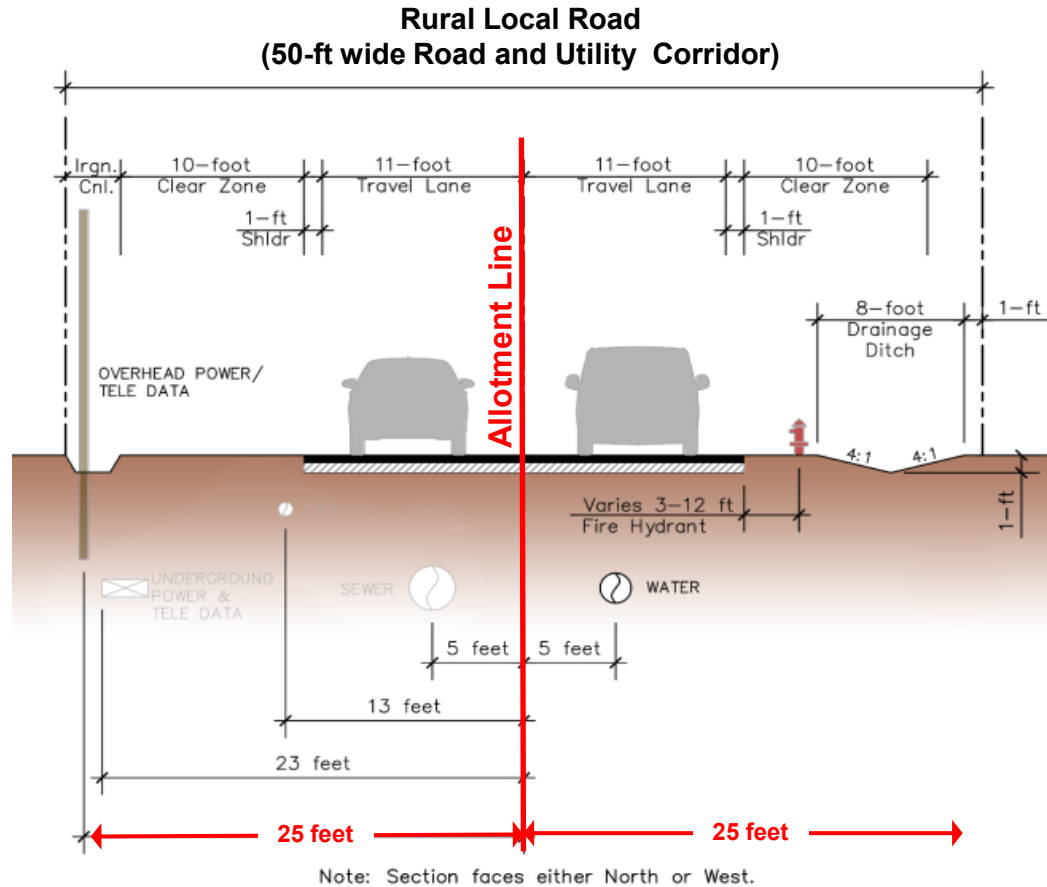
**3.693**

**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%.
- BIA Tract 816 (81610) has a shed that is in the proposed ROW. LO has declined cost-to-cure in exchange for Community to replace his shed, so it is out of the proposed ROW. We received LO's ROW 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 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

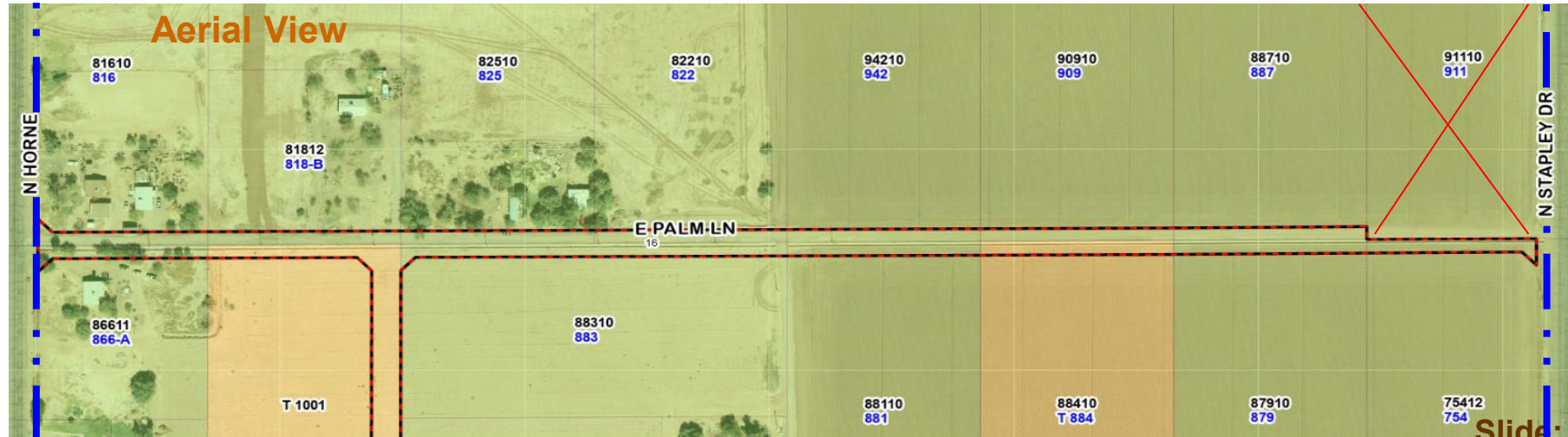
- - - Proposed ROW limits
- Allotment line
- . - . Existing ROW limits



Palm Lane at Horne  
(Looking East)



Palm Lane at Stapley Dr.  
(Looking West)

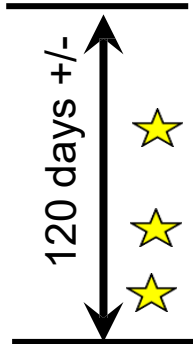


# Right of Way Process

★ Landowner Meetings

★ Community Meetings


- Scoping / Feasibility Phase Completed
- ★  Right of Entry Phase Completed
- Land Survey Phase Completed
- ★  Appraisal Phase Completed
- Cultural and Environmental Clearance Phase Completed
- ★  Landowner Consent Phase (*Right-of-Way*) Completed
- Legal Documents (Preparation and Legal Review) Completed
- Land Board Phase
- Pre-Hearing 2/09/2026
- Public Hearing (*1/2-mile radius of the project*) 2/23/2026
- Council Phase 3/25/2026
- Hearing
- Tribal Resolution
- Submit ROW To SR Agency For Approval
- Payout to Landowners
- Encoding and Recording
- Design and Construction



# PUBLIC COMMENTS

Community members and other interested parties are highly encouraged to submit comments before **April 1, 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):

- Council Resolution: 4/1/2026
- BIA approval (60-days, typically) TBD

# Questions

