

## State Trust Land and Preserve Rezoning

### *Proposed Preserve Acquisitions of State Trust Land*

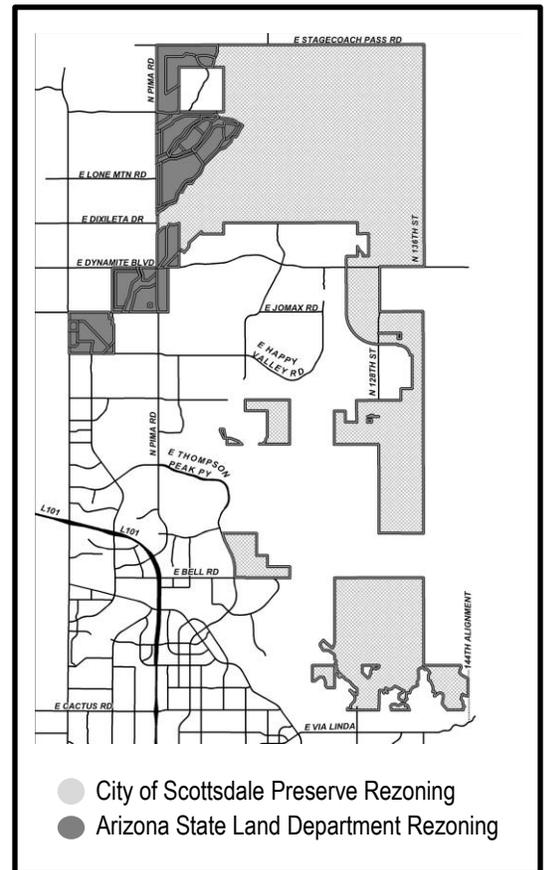
#### What land is being considered for rezoning?

There are currently two rezoning requests being considered, one for city-owned land in Scottsdale's McDowell Sonoran Preserve, and another for adjacent State Trust land not part of the Preserve.

#### Why does the zoning designation need to change?

The parcels City of Scottsdale is proposing to rezone are already part of Scottsdale's McDowell Sonoran Preserve. Some of the land within the Preserve currently has a residential zoning designation. The City is proposing to change to the zoning designation to Conservation Open Space which will provide another layer of protection for keeping these preserve lands in their natural state for perpetuity.

The state land department is pursuing rezoning for a number of parcels it currently owns adjacent to the preserve from a variety of single family districts to a variety of single family districts, 75 acres of resort and 40 acres of commercial, which is consistent with Scottsdale's approved General Plan. Rezoning State Trust land adjacent to the Preserve will aid in the City's acquisition of another 400 acres for the Preserve, and fulfill longstanding expectations between the City of Scottsdale and Arizona State Land Department regarding the future of State Trust lands in the vicinity of the Preserve.



#### Why is the change being considered now?

Scottsdale now seeks an additional 400 acres of state land for the Preserve. Per the expectations set forth in a reclassification order by State Land Commissioners which took place in 2001, ASLD is requiring the rezoning case to be approved prior to the auctions for the 400 acres of state trust land that Scottsdale is seeking.

#### Why does Scottsdale preserve land?

During the growth boom of the 1990s came strong citizen desire to conserve natural open space and protect it from development. Scottsdale is a leading city in that regard, with citizens creating the McDowell Sonoran Land Trust (now the McDowell Sonoran Conservancy) and advocating voter approval of dedicated sales taxes for the city to buy land for conservation. This has resulted in the protection of 30,000-acres for Scottsdale's McDowell Sonoran Preserve.

#### Has Scottsdale acquired land from the Arizona State Land Department in the past?

From 2009-2012, Scottsdale requested and ASLD authorized land sale auctions for approximately 12,800 acres of trust lands. Scottsdale successfully acquired all 12,800 acres of those trust lands for inclusion in Scottsdale's McDowell Sonoran Preserve.



## State Trust Land and Preserve Rezoning

### *Proposed Preserve Acquisitions of State Trust Land*

#### **What is “State Trust Land”?**

State Trust lands were granted to Arizona by the federal government under the provisions for Arizona’s statehood in 1912. The Arizona State Land Department (ASLD) manages approximately 9.2 million acres of State Trust lands within Arizona. State Trust land is not public land, but land that is held in trust and managed for the sole purpose of generating revenues for the 13 State Trust land beneficiaries, the largest of which is Arizona’s K-12 public schools.

#### **What is the Arizona Preserve Initiative and why was it created?**

At times in Scottsdale and elsewhere in Arizona, ASLD’s fiduciary responsibility to manage land for maximum return conflicted with citizens’ desire to conserve land and protect it from development. In 1996, the Arizona Preserve Initiative (API) was enacted into law. API lays out a process by which State Trust land in urban areas can be reclassified “suitable for conservation” and subsequently leased or sold at public auction for that purpose. As part of reclassification, the API must maintain the overall value of State Trust land, “The land value cannot be reduced because of the conservation purpose.”

#### **How has the API affected land preservation in Scottsdale?**

In 1998, the City requested that 16,600 acres of State Trust land be reclassified as “suitable for conservation” per the API. In response, the State Land Commissioner reclassified approximately 13,000 acres of the 16,600 acres requested (Order 078-2001/2002), designating it “suitable for conservation”. Additionally, to maintain the overall value of State Trust land, the State Land Commissioner set expectations for the City to work with the ASLD to accommodate an increase in value for approximately 4,000 acres of adjacent State Trust land through a general plan amendment and subsequent rezoning which would be accomplished by the rezoning requests currently under consideration.

#### **What Will Happen Next?**

The City Council will consider the request to rezone 22,300 acres of existing preserve land from residential to “conservation open space,” which will provide another layer of protection for keeping these preserve lands in their natural state for perpetuity.

To fulfill the expectations established between the City and the State Land Department per the 2001 State Land Commissioner’s order, the ASLD is requesting rezoning on about 4,000 acres of State Trust land to maximize its value for eventual sale at auction. This rezoning would conform to land designations approved by the City Council in a joint City/ASLD general plan amendment (4-GP-2002). With City Council approval of this request, the ASLD will place two parcels (totaling about 404 acres) up for auction – it is the City’s intent to bid on these and, if successful, make them part of the Scottsdale McDowell Sonoran Preserve.