

**ARIZONA STATE LAND DEPARTMENT
BOARD OF APPEALS AGENDA
Final Agenda**

Thursday, September 8, 2022

**Location: Arizona State Land Department
1110 W. Washington, Room 215
Phoenix, AZ 85007**

Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona State Land Department Board of Appeals and to the public that the Board will hold a meeting open to the public on Thursday, September 8, 2022, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, Room 215, Phoenix, AZ 85007.

PURSUANT TO RECOMMENDATIONS FOR CURRENT COVID-19 GUIDELINES, IT IS ENCOURAGED THAT ANY PERSON WHO WISHES TO ATTEND THE MEETING DO SO BY PARTICIPATING VIA TELECONFERENCE CALL. A PERSON WISHING TO PARTICIPATE VIA TELECONFERENCE CALL MAY DO SO BY CALLING 1-928-793-9377 AND ENTERING PIN: 705 161 851#

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least twenty-four (24) hours prior to the meeting. The Board may discuss, deliberate, or vote on any item listed on the agenda. Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to hold an executive session for consultation with its attorney for legal advice concerning any item on the agenda. Executive sessions are not open to the public. Except for matters listed for a specific time, the Board may take any item on the agenda out of order. Members of the Board may appear by telephone.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Board will not discriminate on the basis of disability in admission to and observation of its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the ADA Coordinator at (602) 542-2629 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

I. CALL TO ORDER

Roll call

II. MINUTES

Approval of August 11, 2022 Minutes

III. REPORT BY LAND DEPARTMENT STAFF

A. Report by Land Department staff and discussion by the Board regarding recent and future land auctions (See attached list) *

B. Future Board Agenda Items

IV. REAL ESTATE AND RIGHTS OF WAY

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way & Commercial Leases-Short Term (for periods 10 years or less) on Consent Agenda (See attached) *
- B. Commercial Leases-Long Term-for periods longer than 10 years (See attached) *
- C. Land Sales (See attached) *

* Please note: The attachment with a detailed listing of agenda items I, II, and III will be available in the Board Clerk's office after August 29, 2022, or at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

- A.B. 1239 Larry and Cindi Pearson
Agriculture Lease No. 01-000428-00
Valuation of Improvements

VI. OTHER BUSINESS

- A. Arrangements for Future

| Meetings: <u>Date</u> | <u>Location</u> |
|-----------------------|-----------------|
| October 13, 2022 | |
| November 10, 2022 | Phoenix |
| December 8, 2022 | Pending |

- B. Schedule of Pending Appeals:

- A.B. 1240 Shea Homes Limited Partnership
Sales Application No. 53-122449-00
Valuation of Appraisal
Hearing has been scheduled for Thursday October 13, 2022, in Phoenix

VII. EXECUTIVE SESSION

The Board may vote to go into Executive Session on any of the above agenda items for legal advice from its attorney, pursuant to A.R.S. § 38-431.03(A)(3)

VIII. BOARD ADJOURNS

STATE LAND DEPARTMENT
BOARD OF APPEALS



for Trinity Perlberg, Clerk to the Board
1110 West Washington Street
Phoenix, AZ 85007
Telephone: 602-542-2505

BOARD OF APPEALS
IV. AGENDA
Thursday, September 08, 2022

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

| | <u>Application #</u> | <u>Applicant and County</u> | <u>Purpose</u> |
|----|-------------------------------|---|---|
| 1. | 14-121660 Amber Troidl | Ellwood Land Holdings, LLC (Maricopa County) | A 500kV overhead electric transmission line |
| 2. | 14-122766 Steve Kunzweiler | Dixie-Escalante Rural Electric Association, Inc. (Mohave County) | An Overhead 12.4kV/7.2kV Electric Distribution Line |
| 3. | 16-121689 Amber Troidl | City of Scottsdale (Maricopa County) | Drainage Facility (Headwalls); Flowage Rights with Natural Drainage; Landscape easement |
| 4. | 16-122869 Michael Romero | City of Apache Junction (Pinal County) | Public road with underground utilities |
| 5. | 16-123021 Michael Romero | Union Pacific Railroad Company (Maricopa County) | Railroad |

COMMERCIAL LEASES - REAL ESTATE DIVISION – Short Term (for periods 10 years or less)

New

| | <u>Application #</u> | <u>Applicant and County</u> | <u>Purpose</u> |
|--|----------------------|-----------------------------|----------------|
| | NONE | | |

Renewals

| | <u>Application #</u> | <u>Applicant and County</u> | <u>Purpose</u> |
|----|---------------------------|---|---|
| 6. | 03-000801 Frank Fletez | Casa Grande Trap & Skeet AZ, Inc. (Pinal County) | The operation and maintenance of a trap shooting club and related facilities. The lessee may allow overnight parking of “Recreational Vehicles” and the ancillary use of exiting septic, water and electrical hookups. See lease for details. |

Amendments

| | <u>Application #</u> | <u>Applicant and County</u> | <u>Purpose</u> |
|--|----------------------|-----------------------------|----------------|
| | NONE | | |

B. COMMERCIAL LEASES – REAL ESTATE DIVISION – Long Term (for periods longer than 10 years)

Urban Planning Projects

| | <u>Application #</u> | <u>Applicant and County</u> | <u>Purpose</u> |
|--|----------------------|-----------------------------|----------------|
| | NONE | | |

Other

| | <u>Application #</u> | <u>Applicant and County</u> | <u>Purpose</u> |
|--|----------------------|-----------------------------|----------------|
| | NONE | | |

C. LAND SALES – REAL ESTATE DIVISION

Urban Planning Projects

| | <u>Application #</u> | <u>Applicant and County</u> | <u>Purpose</u> |
|--|----------------------|-----------------------------|----------------|
| | NONE | | |

Other

| | <u>Application #</u> | <u>Applicant and County</u> | <u>Purpose</u> |
|----|---------------------------|--|--|
| 7. | 53-123292 Van Robinson | Chevelle Properties, L.L.C. (Maricopa County) | West of Tatum Blvd, South of Loop 101, along the Mayo Dr. alignment |

03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE
JULY 2022**

04-MINERAL
21-WATER
53-LAND

| APP. NO. | AUCTION DATE | LOCATION, COUNTY & ACREAGE +/- | APPRAISED VALUE | BENEFICIARY | TOTAL SELLING PRICE | SUCCESSFUL BIDDER & # OF BIDS | TERMS |
|------------------|---------------------|---|----------------------------|--------------------------------|------------------------------------|--|--------------|
| 53-122339 | 07/27 | T6N, R4E, SEC. 36 MARICOPA 47.815 | \$6,965,000.00 | PERMANENT COMMON SCHOOLS | POSTPONED | | |

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR
AUGUST 2022**

04-MINERAL
21-WATER
53-LAND

| APP. NO. | AUCTION DATE & TIME | LOCATION, COUNTY & ACREAGE +/- | APPRAISED VALUE | BENEFICIARY |
|---|--|---|------------------------|--|
| File Number GOLDER RANCH FIRE DISTRICT | 08/02 11:00 A.M. | T10S, R14E, SEC. 9 PINAL 2.00 | \$325,000.00 | COUNTY BOND |
| 16-122075 G-BAR RANCH INVESTORS, LLC | 08/19 10:00 A.M. | T16N, R29E, SECS. 16, 18, 20 & 32 APACHE 18.2 | \$8,108.00 | PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS) |
| 16-121403 ROBSON RANCH QUAIL CREEK, LLC | 8/25 11:30 A.M. | T17S, R14E, SEC. 31 PIMA 8.88 | \$65,934.00 | UNIVERSITY |
| 16-113699 CITY OF PHOENIX | 8/29 11:00 A.M. | T4N, R4E, SEC. 19 MARICOPA 0.12 | \$81,346.00 | PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS) |

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR
SEPTEMBER 2022**

04-MINERAL
21-WATER
53-LAND

| APP. NO. | AUCTION DATE & TIME | LOCATION, COUNTY & ACREAGE +/- | APPRAISED VALUE | BENEFICIARY |
|--|--|---|------------------------|--|
| 53-122339 TELLUS CAREFREE | 09/13 11:00 A.M. | T6N, R4E, SEC. 36 MARICOPA 47.815 | \$6,965,000.00 | PERMANENT COMMON SCHOOLS |
| 16-122800 CITY OF TOMBSTONE | 9/30 10:00 A.M. | T20S, R22E, SEC. 3 COCHISE 2.08 | \$3,089.00 | PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS) |
| | | | | |

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR
OCTOBER 2022**

04-MINERAL
21-WATER
53-LAND

| APP. NO. | AUCTION DATE & TIME | LOCATION, COUNTY & ACREAGE +/- | APPRAISED VALUE | BENEFICIARY |
|---|--|---|------------------------|--|
| 53-122036 SUNBELT ROSE GARDEN 7 LP | 10/12/2022 11:00 AM | T4N, R3E, SEC. 20 & 80.08 | \$23,710,000.00 | PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS) |
| | | | | |