



Arizona State Land Trust Engagement Plan

Objective:

To monitor and participate in the State Land Trust planning process for state land near DC Ranch and evaluate its potential impacts, both positive and negative, on the DC Ranch community-at-large. Depending on evaluation results, an official DC Ranch position on the proposal may or may not be adopted by the DC Ranch Community Council at the appropriate time.

Background:

The Arizona State Land Department manages approximately 9.2 million acres of State Trust lands within Arizona. The lands were granted to the State under the provisions of the federal Enabling Act that provided for Arizona's statehood in 1912. The lands are 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 education.

It is important to note that the sale and development of State Land is often a long and slow process, taking from two to ten years. All State Trust Land transactions must be in accordance with the State's mandate, to assure the highest and best use of the land, and to act in the best interest of the Trust. The purchasing process is initiated by an application, which is completed by the applicant and filed with the Land Department. Submission of an application does not guarantee the land will be sold.

Several large swaths of state land are located near DC Ranch, to include but not limited to land along the east and west side of Pima Road south of Legacy Boulevard and near the 101. At some point in time, the State Land Department will receive applications for the sale and development of the land. There are currently applications filed for the land on the east side of Pima Road from Trailside View to Bell Road (see map). Prior to any auction taking place, the State Land Department staff has stated they will conduct an engineering study to define needed flood control.

The land's proximity gives the DC Ranch community an opportunity to contribute to the dialogue as it relates to factors that could impact our residents in a positive or negative way. DC Ranch Community Council has been and will continue to actively monitor the State Land planning process and participate in discussions related to the identified Key Factors as defined below.

The DC Ranch Community Council will provide updates to residents on the Newsworthy section of DCRanch.com. The Council welcomes input from any resident, Ranch Association, Covenant Commission member, and any other relevant group as it pertains to this engagement plan. The Council may conduct outreach to gather community input.

If appropriate, the DC Ranch Community Council may develop a position and a related message to the broader community on behalf of DC Ranch. This position would only reflect impacts on DC Ranch specifically, not peripheral issues such as financial aspects or business models.

DC Ranch's civil dialogue policy will be upheld: *Residents and DC Ranch employees shall conduct themselves in a manner that is civil and respectful, refraining from abusive, demeaning, or hostile language or behavior.*

The process below outlines the DC Ranch approach to State Trust Land:

Targeted audiences: DC Ranch residents, State Land Department, Scottsdale's various development staff, Scottsdale City Council

Approach: DC Ranch Community Council will:

- Schedule and participate in various meetings and conversations with the State Land and City of Scottsdale Planning Departments, land developers, planning consultant and other relevant groups as appropriate
- Communicate with State Land/City Staff and elected city officials on areas of potential impact on the community-at-large and desired solutions to mitigate that impact
- Inform residents of opportunities for individual engagement and solicit resident feedback as appropriate
- Provide updates to the Community Council and Ranch Association Boards and residents as information becomes available

Spokesperson: Chris Irish with support from Jenna Kohl, DC Ranch communications team and, if appropriate, a lobbying firm

News media inquiries: Attribute all quotes and comments to spokesperson

Resident questions: Direct to Chris Irish

Anticipated timeline: February 2019 – TBD

Key factors:

1. **View Shed** – The Community Council will carefully review any significant impacts on the view shed from DC Ranch as it may relate to DC Ranch's standards that are regularly reviewed by the Covenant Commission.
2. **Traffic** – The Community Council will carefully consider studies presented during the public process that may relate to traffic impacts on nearby roads that DC Ranch residents typically utilize. The Council will review information from required traffic studies and rely on city staff analysis to ensure road design can appropriately accommodate predicted traffic patterns.
3. **Noise** – The Community Council will carefully evaluate the developer's plan for operations and events regarding noise levels. The Council will look at operating hours and noise levels as compared to DC Ranch's current enforcement levels.
4. **Light** – The Community Council will carefully examine the venue's plan for indoor and outdoor lighting as it may relate to dark sky levels near DC Ranch. Shielding and other lighting elements will be reviewed and compared to DC Ranch's standards that are regularly reviewed by the Covenant Commission.
5. **Safety / Security** – The Community Council will study and consider the development's potential impacts on the community as it compares to safety and security matters, to include drainage, impact on resources, etc.

March 28, 2019 – Revised and adopted by Community Council Board of Directors
Reviewed and supported by Ranch Association Board of Directors