



L O G A N S I M P S O N

ROCKIN' RIVER RANCH MASTER PLAN PUBLIC MEETING #3 NOTES - DRAFT

Project Info:	Meeting Notes	Meeting No.:	03
Re:	Public Meeting #3	Meeting Date:	August 16, 2017
Attachment(s):	PowerPoint	Meeting Time:	5:30 pm-8:00 pm, Presentation at 6:15 pm
Meeting Location:	Camp Verde Middle School	Address:	370 Camp Lincoln Rd. Camp Verde, AZ 86322

REPRESENTATIVE ATTENDEES:

Arizona State Parks and Trails

Sue Black, Executive Director
 Skip Varney, Deputy Director
 Dustin Humphreys, Park Manager
 Sarah Steele, Chief of Operations
 Keith Ayotte, Northern Regional Manager
 Michelle Thompson, Acting Chief of Marketing
 Dr. Will Russell, Cultural Resources Director

Logan Simpson

Wayne Colebank, Eileen Baden, Brad Remme

Technical Advisory Committee (TAC)

Dana Donahue Salt Mine Road Community
 Dan Daley Salt Mine Road Community
 Anna Schrenk Friends of the Verde River Greenway
 Laura Jones Friends of the Verde River Greenway
 Steve Ayers Town of Camp Verde
 Tom Palmer U.S. Forest Service, Prescott National Forest, Verde Ranger District
 Elaine Theriault Camp Verde Ranch LLC

PURPOSE OF MEETING

To review the master planning process, review updates to the Rockin' River Ranch Master Plan including discussing changes that were made to the Master Plan based on public comments. We also discussed communication and coordination with various agencies.

MEETING NOTES:

- A. Yavapai County Board of Supervisors Chairman Tom Thurman welcomed everyone to the meeting.
 - a. He asked attendees to contact him and his office if they have any questions.
- B. Executive Director of Arizona State Parks and Trails (ASPT), Sue Black, welcomed the attendees.

- a. We are finalizing the Rockin' River Ranch Master Plan.
 - b. We will include slides showing what "we heard" from the public comments received and "so what we did" to make changes to the Plan.
 - c. The spirit of the site needs to remain a rustic ranch.
 - d. We will open up the room to questions and answers at the end of the presentation (a microphone was set up for public to speak). We will be here until midnight, if need be. Let's solve it together. This is our state park, and we need to get it right together.
 - e. The Director introduced Skip Varney, the Director of Development. Skip introduced Sarah Steele, Chief of Operations, Keith Ayotte, Northern Regional Manager, and Dusty Humphreys, who will be the manager at Rockin' River Ranch. Dusty is the go-to guy on the property.
- C. Skip Varney, Director of Development welcomed everyone.
- a. Skip briefly went over the meeting outline. Will go over the inventory and analysis and what we did at the previous public meetings.
 - b. He introduced the Technical Advisory Committee (TAC) members.
 - c. Skip went over park location and planning objectives process slides.
 - d. Skip went over past public meetings and TAC meetings. He mentioned all the past meeting materials are on the ASPT website. Two additional TAC meetings are planned in October and November to increase the opportunity for feedback.
 - e. Cooperation and Partnership slide.
 - i. ASPT has contacted ADOT regarding Salt Mine Road, and worked with Yavapai County Public Works and U.S. Forest Service.
 - ii. ASPT contacted Yavapai County Emergency Services and Sheriff's Office, as well as Copper Canyon Fire and Medical Authority.
 - iii. Skip mentioned the example of the Granite Mountain State Park and working cooperatively with getting a helipad installed and getting them equipment and ropes courses. ASPT wants to work with all groups involved.
 - f. He introduced Dr. Will Russell, the cultural resources manager at Arizona State Parks and Trails (ASPT).
- D. Dr. Will Russell, Cultural Resources Manager
- a. He appreciates communities that care about their cultural resources. He reviewed the Class III Cultural Resources Survey report completed by Logan Simpson and said he talked personally with the project manager at Logan Simpson who he has known for many years. He considers Logan Simpson a top-tier organization. He said it was a surprise to everyone including Logan Simpson that nothing was found. He went out and spent the entire day out there and also didn't find anything. Maybe there was something there and isn't there now, and there could be something under the surface.
 - b. His recommendation is a "*no effect on historic properties*" but in areas where there is a high probability of finding something ASPT will have a qualified archaeologist on the site monitoring during ground disturbing activities.

- c. There is a tiered system with checks and balances. He gives a recommendation that goes with Logan Simpson's report to the State Historic Preservation Office (SHPO), they concur or recommend that more be done. Ultimately, the report goes to Arizona State Museum (ASM) in Tucson. They'll review what SHPO did, what he did, and what Logan Simpson did. He can assure the public that ASPT is going out of their way to be transparent relating to cultural resources.
 - d. Mr. Mike Noble, an adjacent landowner, asked about cultural resources relating to trails on Coconino National Forest and Prescott National Forest, outside of the Park site. Dr. Russell responded that it will be illegal for him to do survey on federal land, unless the U.S. Forest Service (USFS) would like to work together to see if cultural resources survey is needed on their property.
 - e. Introduced Mr. Wayne Colebank, the Project Manager from Logan Simpson
- E. Wayne Colebank, Project Manager from Logan Simpson
- a. Wayne went over Inventory and Analysis slide, discussed what other types of background research was done and mentioned the document is available online for public review. Mentioned other environmental studies may be needed due to a right-of-way easement across USFS land to access Rockin' River Ranch.
 - b. Wayne went over:
 - i. How access roads and parking were improved based on public comment (added parking area at the south river access point).
 - ii. How the cabin area was improved based on public comment (reduced number to seven and moved away from private property).
 - iii. How the camping area was improved based on public comment (moved away from adjacent private property.)
 - iv. How restrooms were improved based on public comment (added restrooms). The TAC earlier today discussed a need to have restrooms closer to the group camping area.
 - v. How trails and natural areas were improved based on public comment (moved disturbance out of Mesquite Bosque area). Approximately three miles of trails are shown on the Master Plan, this will likely be reduced to focus on primary trails based on funding. We want to have trail network opportunities to be accessible for mobility-challenged folks to be able to access the River. The trail network will provide opportunities for birders and other visitors as well.
 - vi. How fencing and trespassing was improved based on public comment (double fence added between cabins and horse pastures and along property line).
- F. Director Black would like to take more time showing the River access areas.
- a. Would like to work and hear from Friends of the Verde River Greenway on what we are going to do about the River for public health and safety, access, erosion control, etc.
- G. Wayne Colebank, Project Manager with Logan Simpson
- a. Walked through the site and where the road enters into the Park. Went through changes made to the Master Plan. Mentioned the possibility of some buildings being demolished based on public safety and funding. Director Black mentioned it is undetermined at this time which buildings will be

impacted. The stable may be converted into the contact station. Roads will be designed to meet roadway standards. Mentioned the parking area and south river access point.

- b. Discussed the cabins and double fence for safety between cabins and pasture. The infrastructure, including a sanitary system and utilities, are costly items that are needed. Trying to do it economically but also with quality care. If we have the money available we are going to look at modifying the buildings, on budget, on time, and to have the best Park that we can have.

QUESTION AND ANSWER SESSION NOTES:

A. Carletta Noble

- a. Mentioned she has the long-horn cattle, they have a fence that it's in bad shape - will that be removed? Those wires pop and break and the horses lean against it. Hoping it's totally removed and replaced. Do not use plastic.
- b. What will the new border fence be made of?
- c. Director Black mentioned we are having those discussions on what materials will be used for the fences - want to look at cost and maintenance. Director Black wants to look at the cost and the best long-term solution for the fencing.

B. Robert Goode:

- a. Is there a vision as to what is the maximum capacity?
 - i. Carrying capacity on properties is something we do for a living. Director Black mentioned that expected visitation is difficult to anticipate before a park is open. It's hard to be accurate. We are looking at this as well for the parking lots. It comes back to the business plan - we took out a lot of camping, the day-use part will have to carry the Park performance needs. Director Black mentioned Kartchner Caverns and the numbers of people they anticipated to attend the park was not even close.
- b. What is the fee structure going to be?
 - i. Sarah Steele mentioned the general fee schedule and that we are still looking into it as well as the business plan and carrying capacity.
 - ii. Director Black would like to look into options about charging a different cost if people are staying longer compared to people who are only staying shorter periods of time, but that has not yet been analyzed.

C. Cheryl Pugh: How do they prevent the tent camping area from becoming an area for homeless people?

- a. Sarah Steele mentioned that they have established park rules, and that there are limitations on how long people can camp in the park usually 14 days, they have a reservation process etc. People check campgrounds every day because ASPT does not want to have that as a customer experience as well.
- b. Director Black mentioned we have a new call center, website, and reservation system all with one company.

- D. Carletta Noble: At Slide Rock State Park, and the parking lot is full, people park along 89A; how do we stop this from happening on Salt Mine Road?
- a. Director Black mentioned ASPT is coming up with good solutions there. We want to get it right from the get-go to make sure this situation does not happen. We need to look into how the Park interfaces with Beasley Flats with the USFS.
 - b. ASPT wants to work with ADOT to have signs on I-17 that lets people know the park is full, and if it is, to turn-around earlier in order to reduce traffic on Salt Mine Road.
- E. Mr. Mike Noble mentioned we need the barns for the horses.
- a. He thanked ASPT and its staff for getting back and listening to us, this is better than what we started with. Director Black thanked Mr. Noble for being vocal. We're in this together.
- F. Chris Donahue:
- a. He wanted to know if ASPT has spoken with the Copper Canyon Fire and Medical Authority, especially regarding what happened with Brush Fire on Salt Mine Road recently.
 - b. Wondering if we had opened conversations with Fire Chief Terry Keller over fire and EMS access to the park.
 - i. Director Black mentioned we started conversations with them about the width of the road, access points, as well as brush that will need to be cleared but it is a longer conversation to be had. She asked Fire Chief Keller to speak if he wanted to say anything.
 - ii. Fire Chief Terry Keller introduced himself as representing the Copper Canyon Fire and Medical Authority and mentioned the conversation he and Fire Marshal Kristi Gagnon had with Eileen Baden from Logan Simpson regarding the Park development. They have shared the "*Camp Verde Fire District, Fire Protection Development Standards*" with the project team. ASPT has details on the requirements needed.
 - iii. Water supply is a concern. We need to make sure we have water flow to put out a fire if something catches fire.
 - iv. If there will be buildings there, we need adequate water supply if a building would catch fire. Also, we need access to the buildings.
 - v. The Park is technically not in the fire District, and they do not have authority over it; however, they are the closest fire department and would respond to a fire.
 - vi. Would like to see improved dialogue and appreciates that in order to provide good emergency response.
- G. Director Black would like to see improvements to the buildings and have the \$4 million to go as far as it can. We are not paving the road, in order to keep it rustic.
- H. Robert Goode:
- a. ASPT has been great. He lives near Beasley Flats and appreciates Todd Willard, Verde Ranger District, District Ranger from the USFS, Prescott National Forest is helping to discuss ways to alleviate concerns in that area. Is there any possibility down the road, there may be a shuttle service?

- b. Director Black got to drive down Salt Mine Road to Beasley Flats. She knows it needs some attention. The relationship between ASPT and the USFS, how we operate and how our policy and procedures work together is important. We need to spend significant time working together. We need good solutions before we cut the ribbon off and open the park. We would rather deal with it on the front end before opening the park.
- I. Director Black mentioned we have a video of a rendition of the Park. Described to the audience that it is just a conceptual design. She requested to not to hold the audience to it, as exactly what the Park will look like, but she wanted to share it to give people an idea of some of the developments. Audience asked to show the video.
 - a. Video was shared with the audience with the caveat that it's just to give people an idea; however, it will be more rustic. Eileen Baden from Logan Simpson mentioned we will add more of the natural areas to the video. Director Black was pleased when she saw it, wants to make sure details are added but it's a great start. Thanked everyone for being there and taking time out of their schedule.
- J. Mr. Skip Varney concluded the meeting stating all meeting minutes and notes are available on the websites shown on the PowerPoint slides and below. We will also add the TAC contact information with their emails to the website for reference.
 - a. **Rockin' River Ranch State Park Website**
www.azstateparks.com/rockin-river
 - b. **Meeting Notes and Other Materials**
<https://azstateparks.com/rockin-river-ranch-tac>

The above meeting notes summarize the substantive items discussed or issues resolved at the above meeting. Participants are encouraged to review these notes and respond to Wayne Colebank within five calendar days of the distribution date of these notes if any discrepancies exist. If no comments are received by this time, it will be assumed that these notes accurately reflect the substantive content of the meeting.