



# Rockin' River Ranch Master Plan

## Public Meeting #2 Notes - Draft

<b>Project Info:</b>	Meeting Notes	<b>Meeting No.:</b>	02
<b>Re:</b>	Public Meeting #2	<b>Meeting Date:</b>	July 17, 2017
<b>Attachment(s):</b>	PowerPoint, Three Conceptual Alternatives	<b>Meeting Time:</b>	6:00 pm-8:00 pm, Presentation at 6:15 pm
<b>Meeting Location:</b>	Camp Verde Middle School	<b>Address:</b>	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  
 Glenn Schlottman, Chief of Marketing/PIO  
 Keith Ayotte, Northern Regional Manager  
 Russell Moore, Chief of Development

#### Logan Simpson

Wayne Colebank, Diane Simpson-Colebank, Eileen Baden, Brad Remme

#### Technical Advisory Committee (TAC)

Dana Donahue Salt Mine Road Community  
 Dan Daley Salt Mine Road Community  
 Brent Hallock 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

### PURPOSE OF MEETING

The review the master planning process, briefly review the open house discussion and comments, briefly summarize the Inventory and Analysis phases findings, and review and discuss three alternatives currently being developed.

### MEETING NOTES

#### A. ASPT Welcome:

- a. Skip Varney, Deputy Director, Operations & Development at Arizona State Parks & Trails (ASPT) began the presentation by welcoming everyone to the second public meeting for the Rockin' River Ranch Master Plan. Mr. Varney identified Executive Director Sue Black and the fourteen members of the Technical Advisory Committee, which are helping to provide feedback to ASPT as they go through the master planning process.

- b. Logan Simpson, a consulting firm hired to assist ASPT with development of the Master Plan has completed an Inventory and Analysis report. Tonight the aim is to share the alternative master plan concepts and receive feedback from the public.
  - c. ASPT has spoken with Yavapai County Public Works and reviewed the existing condition of Salt Mine Road (SMR) near the Park road intersection. Yavapai County is in the process of completing a new traffic count and study. With the last traffic count done in April, there were over 450 vehicles that drove on the road.
  - d. ASPT does not receive any general fund dollars. ASPT needs to produce enough funds to be sustainable. There is \$4 million dollars appropriated in the FY18 budget to construct the Park. With the necessary infrastructure improvements (water, sewer, utilities, internal road network), ASPT needs to be conscious of the other improvements that can be made. ASPT is in this for the long-run and wants to be a partner with the neighbors, residents of Arizona, the County and the State.
  - e. The Park is still working to identify the necessary amenities in order to have enough revenue to sustain the Park.
  - f. ASPT is trying to utilize existing buildings such as the main house, which may become overnight accommodations. Other buildings, such as the red barn, would cost too much to be rehabilitation in order to be safe for the public. The older home (bunk house) near the main house may be restored.
  - g. Introductions were made from ASPT and Logan Simpson, as well as identification of the TAC members.
    - i. Keith Ayotte, ASPT, is the regional manager for the north and Dustin Humphreys, ASPT, will manage the Park once it is open.
- B. Mr. Colebank asked everyone who has questions or comments to fill out a question/comment card. He mentioned we want to discuss the inventory and analysis completed, the three conceptual alternatives and concerns about Salt Mine Road.
- a. A section of the access road entering into the Park is currently owned by the U.S. Forest Service, and ASPT will work towards getting an easement from them for the access route.
  - b. Salt Mine Road land ownership varies between Town of Camp Verde, Yavapai County, US Forest Service, and private property.
  - c. Mr. Colebank reviewed the general characteristics of various areas of the Park. He discussed that we met with the TAC last week and reviewed these alternatives.
  - d. The Rockin' River Ranch Master Plan will wrap up in September and will go into design, which is set to wrap up in December 2017. Park construction will start in early 2018 and will end in November 2018.
  - e. Mr. Colebank summarized comments and concerns we've heard from the public so far, and that we are using those in our development of the plans (refer to PowerPoint).
  - f. The SMR improvements will be on their own timeline compared to the Park. It will take time to conduct the engineering work and further construction needed to fix SMR.
- C. Steve Ayers, Camp Verde Economic Development Director, spoke about SMR and the major issues and concerns.
- a. Approximately 2 ½ years ago Camp Verde started talking about the Park project and fixing the SMR is at the top of the list.
  - b. Fixing SMR will be a coordinated effort between local, County, and State partners.

- c. Before SMR is fixed, we need to see how many people the Park may support, in order to provide the necessary engineering for the road based on projected use. Camp Verde has a meeting set up on August 16<sup>th</sup> with Yavapai County to discuss the Road improvements.
  - d. Mr. Ayers mentioned we can find the funding, but we need everyone to help.
  - e. Mr. Ayers commented on the question, "Why don't we wait until Salt Mine Road is fixed and then build the Park?" He mentioned that the safety issues exist even without the Park being built. The Park will help initiate funding towards improving the Road.
- D. Mr. Colebank described the 3 conceptual alternatives and mentioned they all contain fundamental elements, such as RV spaces and cabins, which would provide revenue needed to keep the Park open. (See 3 conceptual alternatives plans for more details). Each alternative lists the different amount of cabins and RVs, as well as other general characteristics on the bottom left corner. Each alternative includes a contact station, day-use area, and a boardwalk down to the river, the main house as a overnight accommodations, a market store, and opportunities for people to recreate on the river from the northern access point to the southern one.
- a. Alternative A: 50 RV camping spaces, 20 cabins
  - b. Alternative B: 20 RV camping spaces, 50 cabins
  - c. Alternative C: 40 RV camping spaces, 30 cabins

BREAK: ASPT officials and Logan Simpson representatives collected question/comment cards.

- E. Question and Answer Session: Questions/comments were read out loud and responses were given.
- a. What is the TAC? Technical Advisory Committee. Mr. Varney explained more about the group that is providing recommendations to ASPT for the Park plan.
  - b. How much did ASPT pay for the Park? \$7 million in 2008. The property was purchased from The Nature Conservancy.
  - c. Park Noise: close to owners and other properties. Mr. Varney mentioned ASPT has quiet hours and at most state parks that is typically 10pm. We do not want to have generators and hook-ups near those properties.
  - d. ATVs: is ATV use limited in the parks? Mr. Varney mentioned what we do is recommend that they trailer in. Street legal ATV's can drive into/out of the Park, but we are not planning to allow ATV use within the Park.
    - i. Would they have access to the River area with their ATVS? There are no designated trails to the River for ATVs or OHVs per Mr. Varney.
  - e. Mr. Ayers responded to questions about Salt Mine Road.
    - i. We know there are no shoulders, it needs widening, there are a number of safety issues, bad corners, sight distance issues, but asked the audience to try to put this in perspective. Development could have been a neighborhood subdivision with increased traffic as well.
    - ii. ASPT brings a number of other partners and will help get the Road fixed sooner than later-yes it needs to be fixed. ASPT, Yavapai County, and Camp Verde want to get the road fixed but it won't happen overnight.
  - f. The project timeline is only 2 months for construction, how will this time be utilized and what does it mean for residents? Mr. Colebank mentioned construction will take longer and that construction vehicles and trucks will

be driving up and down Salt Mine Road with equipment. There will be a lot of utility line work (backhoes, trucks, trailers).

- g. Were any archaeological resources found on the site? No pre-historic archaeological resources found on the site and the cultural resources report is in the process of being prepared.
- h. Did the Verde Valley Archaeological Society get contacted? Not yet.
- i. Will there be more than 2 restrooms? Yes.
  - i. May have other types of toilets in the less developed areas.
- j. Why is the barn being demolished? The barn is not structurally sound based on initial evaluations and would cost too much to rehabilitate.
- k. Wouldn't the barn accommodate horses for the Park? It would if it were safe but the barn is not safe.
- l. Why are the campground and cabins placed close to adjacent property when there is open space? The closer you are to the River the more susceptible you are to flooding. However, it is possible that camping areas could be located in non-adjacent areas of the property.
- m. Comment on moving camping out of the Mesquite Bosque.
- n. Question about the arena status -the arena will stay in place and holds activities related to equestrian activities.
- o. Who would operate the Park? Mr. Ayotte mentioned Rockin' River Ranch is anticipated to have one Park Manager, two Park Rangers, and 2000 hours of seasonal staff and volunteer campground hosts. Full-time Park staff will also be at the Park. Our volunteer hosts are there 24/7, and camp hosts are there for busy seasons. There is some coverage of the Park at all times.
  - i. Sarah Steele: Park Rangers make sure people are following recreational rules. Noise levels-make sure folks comply with them as well.
- p. A few questions about what keeps people from trespassing? Fencing options as it relates to private property with proper signage. How can residents continue to access the Verde River from their property? ASPT will continue to work on trespassing and security issues.
- q. What will stop people from going all the way to Beasley Flats? It would be discouraged because we want to keep people in the Park.
- r. Can anyone access the River from the Park? Yes, if you pay to enter the Park.
- s. Any discounts for the Park entrance? The agency has a fee schedule that can include discounts on a general basis to school group's, residents, local citizen's discount- Sarah Steele confirmed ASPT is looking at this. ASPT also has an annual pass. The fee structure for the Park has not been determined yet.
- t. Mr. Tom Palmer from the U.S. Forest Service, who is a member of the TAC, responded to questions about whether Clear Creek day use area would remain open. It is not clear at this point if this location will stay open. There is an archaeological site near the parking lot so they cannot expand the parking lot. Clear Creek is not a desirable site for boaters due to the steep access. The hope is some of the use would shift down to Rockin' River Ranch. If it does not take away the need to keep Clear Creek open, they will keep it open and at this time it is staying open.
- u. If they were just putting in at Rockin' River do you have to pay? Yes.
- v. Is it fair to charge someone who is passing though? Yes, because facilities such as restrooms and showers would be made available. Day use fees are the same for everyone.

- w. Other communities had problems with tubers: amount of trash, intoxication, public safety issues will be promoted with tubers. This will be looked into.
- x. Will there be provisions for an educational facility. Mr. Colebank mentioned we're hoping to incorporate that into the plans as much as we can within the \$4 million budget. We will add signage with information on the story of Rockin' River Ranch if possible.
- y. Diane Simpson-Colebank asked the public to submit comments on which alternative they prefer and why. The why is important so the project team gets a better understanding of the reasons why that alternative is preferred.
- z. Mr. Varney confirmed ASPT will work with Yavapai County and emergency services in the area to set up mutual-aid agreements to make sure emergency services are available within Rockin' River Ranch. It is very important and we will be working with fire and police departments on these matters.
- aa. A question was asked about where the Camp Verde parcels were within the Park. The saw-toothed corners along the northern boundary of the Park are within the Town of Camp Verde.

*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.*