



# ROCKIN' RIVER RANCH MASTER PLAN TAC MEETING #2 NOTES - DRAFT

<b>Project Info:</b>	Meeting Notes	<b>Meeting No.:</b>	02
<b>Re:</b>	Technical Advisory Committee (TAC) Workshop #2	<b>Meeting Date:</b>	July 13, 2017
<b>Attachment(s):</b>	Schedule	<b>Meeting Time:</b>	9:00 am-1:00 pm
<b>Meeting Location:</b>	675 Dead Horse Ranch Road, Cottonwood, AZ, 86326, VRG Studio	<b>Location:</b>	Dead Horse Ranch State Park

### ATTENDEES:

Anna Schrenk	Friends of the Verde River Greenway	Wayne Colebank	Logan Simpson
Laura Jones	Friends of the Verde River Greenway	Brad Remme	Logan Simpson
Elaine Theriault	Camp Verde, LLC Concessionaire	Eileen Baden	Logan Simpson
Steve Ayers	Town of Camp Verde	Diane Simpson-Colebank	Logan Simpson
Tom Bagley	Arizona Game and Fish (AGFD)	Brent Hallock	Salt Mine Road Community
Skip Varney	Arizona State Parks and Trails (ASPT)	Dana Donahue	Salt Mine Road Community
Dustin Humphreys	Arizona State Parks and Trails (ASPT)	Dan Daley	Salt Mine Road Community
Keith Ayotte	Arizona State Parks and Trails (ASPT)	Teresa Ottesen Binder	Salt Mine Road Community
Russell Moore	Arizona State Parks and Trails (ASPT)		

### PURPOSE OF MEETING

The purpose of the Technical Advisory Committee (TAC) Workshop #2 is to introduce the newest members of the TAC and their respective organizations, reiterate how the TAC is anticipated to participate through the master planning process, review the updated project schedule, briefly review Workshop #1 discussion and conclusions, summarize the Inventory and Analysis phases findings, review and discuss three alternatives currently being developed, and discuss public outreach approach. At the end of the meeting a summary will be given relating to future steps, TAC workshops, and ASPT meetings.

### MEETING NOTES

1. ASPT Welcome:
  - 1.1. Skip Varney, Deputy Director ASPT: Welcomed everyone and covered the purpose of the Technical Advisory Committee (TAC) for Rockin' River Ranch State Park (Park). Arizona State Parks and Trails (ASPT) is excited to have new members on TAC, are excited about project, and want to do it right. Skip has worked on building 17 parks, with the last one being the Granite Mountain Hot Shots Memorial Park, and he knows how sensitive it can be to move through the process.
2. Introductions (self, organization):
  - 2.1. Self-introductions were made and went around the table. Four new TAC members are representing the Salt Mine Road (SMR) Community. Dana Donahue lives 5 miles south of Rockin' River Ranch near Beasley Flats.

Dan Daley lives approximately 2 miles north of Rockin' River Ranch. Brent Hallock lives just south of Rockin' River Ranch. Teresa Ottesen Binder has also joined the TAC.

### 3. Review Site Map

- 3.1. Mr. Colebank reviewed the site map and discussed limitations of development on the site due to the floodway and floodplain.
- 3.2. Mr. Colebank reviewed adjacent land uses and owners, such as: Prescott National Forest to the west, Coconino National Forest to the southeast (SE), and Shields Ranch to the northeast, which is owned by The Nature Conservancy (TNC).
- 3.3. Mr. Colebank reviewed the Rockin' River Ranch property and mentioned in the northern portion of the site are the horse pastures, the most southern and western portion is the mesquite Bosque and the southern central portion formerly was used for wheat farming. The southeast portion of Rockin' River Ranch is mostly sand, so it is problematic to grow crops there. Reviewed existing buildings and stated we will discuss the conceptual alternative plans for the Park.

### 4. Workshop Outline

- 4.1. Wayne Colebank, Logan Simpson, mentioned this is an open discussion and people can ask questions as they come up. Mr. Colebank reviewed the agenda topics.

### 5. Project Budget/Development Considerations

- 5.1. Mr. Varney mentioned we are looking at RV sites, cabins, parking, equestrian areas, but the key thing is to maintain the character of the site and continue it being a ranch. There are \$4 million dollars to build the Park. Mr. Varney mentioned bathrooms could cost \$500k each with the infrastructure needed. The road can also become costly to develop. Some buildings may be utilized and others may not be due to rehabilitation costs. We are starting to work on the business plan to see how much can be done for the Park with \$4 million.
- 5.2. Mr. Varney: The three conceptual alternative plans have a lot of consistent programming due to the budget. There is shifting and moving of things around such as the number of RV sites and cabins in the alternatives. In general, approximately 70 units (combination of RV sites and cabins) need to be developed in order to provide enough funding to sustainably operate the Park.

### 6. TAC Roles/Responsibilities

- 6.1. Mr. Colebank reviewed TAC roles and responsibilities; ultimately it's a recommending body. The notes and recommendations will go to ASPT. The TAC will help to develop goals and objectives.

### 7. Schedule/Process (TAC meeting dates, public meeting dates, Master Plan preparation, etc.)

- 7.1. Planning objectives include the Park planning process, design, construction, and then hold the opening ceremony. September the planning process will conclude with a proposed master plan. Once it's been accepted by ASPT the design will take 6 months, and then the construction can start, opening in November 2018.
- 7.2. Teresa asked about tent camping opening up this year and the announcement that was posted. Mr. Varney stated that the article may have been optimistic. Mr. Colebank mentioned that is not included in the Master Plan.

7.3. After this meeting and meeting on Monday, we will take the alternative with the most support and take it forward as the draft Master Plan. The public meeting will be next Monday. In mid-August we will propose the draft Master Plan. TAC can continue to make comments through the process.

## 8. TAC Workshop #1 Review

8.1. The key issues, potential uses, and budget.

8.2. Potential uses reviewed from PowerPoint. A lot of the site is within a floodway. Yavapai County is the agency that manages the FEMA floodplain management activities and there are rules about what can and cannot be developed there. With the \$4 million budget, there is not much funding to be able to do a lot of construction in the floodway. Teresa Ottesen Binder would like to see RV's outside of the floodway for safety reasons.

8.3. Keep it horse friendly.

8.4. Strike a balance between uses and programs. Mixture of activities on site.

8.5. Dana Donahue: Given what you said about the floodway, every plan shows RV parking in the middle, is the pasture at the entrance a safer place? Or can the RVs and cabins be moved?

8.5.1. Brent Hallock: No, because that's where the horses are. Concerned what would happen to the horses if development moved to the pasture. Development may be understandable in portions of the pasture area, but limit it in pasture area. Mr. Hallock asked about current revenue streams from the concessionaire but no data was available at the meeting.

8.5.2. Steve Ayers: due to anticipated water use and cost factors, most of the growth should occur outside of the floodway. Use some of the pasture-already have water rights on the pasture that would facilitate putting the RVs in the pasture area. RV areas shown aren't large enough. Wastewater system in floodway is very expensive. Or pumping uphill to wastewater treatment plant on site would be needed. The current pasture is anticipated to decrease in size from what it currently is.

8.5.3. Ms. Ottesen Binder thinks the RV's should be totally eliminated as the infrastructure is too costly.

8.6. TNC mentioned putting development on the pasture as well.

8.7. Per state law, the site concessionaries will need to be announced and opened up to bid for other vendors.

8.8. Mr. Hallock: People boarding their horses there now may not want to once the public will be nearby; some of the horses are expensive.

8.9. Mr. Ayers: Would like to come up with a compromise so more intensive development can occur on the pasture with an area still retained for the horses.

8.10. TAC Goals and objectives: Integrate the Master Plan with other USFS and Camp Verde trail plans.

8.10.1. Review ideas from the 3 conceptual alternatives and discuss best course of action and program options.

## 9. Community Outreach

9.1. Expanded TAC membership: discussed earlier in notes.

9.2. Public Meeting #1 Comments: Reviewed what types of comments received, see PowerPoint. 103 people attended the meeting, 27 comment forms received at meeting, 41 people submitted comments total to-date. Mr. Varney mentioned we are utilizing the comments as we develop the alternatives for the Park.

9.3. Primary topics of conversation

9.4. Safety on Salt Mine Road;

9.4.1. Ms. Ottesen Binder had concerns about traffic backing up onto Salt Mine Road similar to what's going on at Slide Rock State Park. Mr. Varney mentioned it's a process, and ASPT is working on how to cue traffic at Slide Rock, they are also working with the Forest Service on trash and erosion issues. ASPT started a permit system there to help with traffic, and if that's needed here it would be determined later depending on use.

9.4.2. Need sufficient space so traffic does not back up on Salt Mine Road.

9.4.3. Salt Mine Road representatives would like to see an information sign posted at Oasis Road/State Route 260 to advise when the Park is full.

9.4.4. Yavapai County completed a traffic count on April 24th and found 436 cars drove the road in a 24 hour period. ASPT has requested another traffic count, Mr. Varney said, so they have information on what type of traffic, how many vehicles, line of sight, and so forth. Mr. Hallock would like to see a traffic count done just below Oasis Road on Salt Mine Road.

9.4.5. Mr. Hallock mentioned concerns over a turn-lane having traffic back-up and concern about the curve in the road prior north of the entrance, not enough sight distance. Mr. Colebank mentioned the County did not have concerns with that area and that there appears to be enough sight distance. Mr. Hallock mentioned the potential to move the intersection further south when entering the Park. Mr. Hallock will not gate his road, Winchester Trail, as he has many neighbors; however, he does not want RVs to turn around on the road so an RV turnaround should be identified further down Salt Mine Road.

9.4.6. Keith Ayotte confirmed that we know SMR has issues. Mr. Ayers mentioned he has been contacting Yavapai County and others to start the process of improving the Road.

9.4.7. Thomas Thurman, Chairman and District 2 Supervisor on the Yavapai County Board of Supervisors have been made aware of the project and needed roadwork, according to Ms. Donahue and Mr. Ayers.

9.5. Adjacent landowners and impacts to them.

9.6. Preservation of mesquite and riparian areas.

9.7. Format of Public Meeting #2: Will present 3 alternative concepts and gathered background information, then will take a break. ASPT and Logan Simpson staff will read question cards and answer questions. Mr. Varney will do the meeting welcome and introductions, and Mr. Colebank will review the inventory and analysis and alternatives. Discussed collecting questions and comments from the public and having a representative read the question out loud in order to avoid duplicating questions and in order to be able to get through a greater variety of questions and concerns. Logan Simpson will make nametags for the TAC members so they are represented at the public meeting.

10. Inventory and Analysis Draft Report and Key Findings

10.1. There are not many established trails adjacent to the Park that could be connected to.

10.2. The slope of the Park is generally flat and under 3%.

10.3. Dust control is a concern so some roads may be paved; however, dirt roads fit with the character of the ranch, so this will be reviewed more in future discussions.

10.4. Existing utilities exist mostly on the northwest portion of the site.

- 10.5. Existing water rights are mostly on the west portion of the site, but according to Mr. Moore and James Meza with ASPT and their discussions with SRP, the water rights could be moved to other portions of the Park but would need to go through the ADEQ process to do so. Elaine Theriault mentioned the southeast portion of the site is mostly sand, so it would be hard to grow anything there.
- 10.6. Plan to screen in the Park from the plant nursery to the south.
- 10.7. Floodway concerns were brought up; any new buildings would need to be elevated or meet flood control requirements.
- 10.8. Threatened and Endangered Species were discussed. There are six of these species, and coordination with the U.S. Fish and Wildlife Service and Arizona Game and Fish Department (AGFD) will be needed, including discussion of any sensitive species per AGFD.
- 10.9. Site Suitability was discussed which showed the area's most suitable for development and those that are not, which is mostly within the floodway. Optimum land is at the west end of the pasture. Dan Daley mentioned he knows people who stayed at the main house, and they always comment on how beautiful the scenery is with the mountains and horses in the pasture. Mr. Varney mentioned that to keep the character of the ranch site, it may be necessary to move some development to the southern portions.
- 10.10. Russell Moore mentioned there is a huge demand for RV's and cabins.
- 10.11. Mr. Varney mentioned the Park needs approximately 60-70 units (combination of RV and cabins) self-sustaining. The cabins will have AC/heat combination units to maximize use of the cabins.
- 10.12. Mr. Colebank mentioned Dead Horse Ranch State Park has similar needs as Rockin' River Ranch. Dead Horse Ranch State Park is approximately double the acreage of Rockin' River Ranch. There is a high demand for camping, RV's, cabins, trails, wildlife viewing, and holding special events.
11. Three (3) Potential Site Plan Alternatives: Alternative A, Alternative B, Alternative C
  - 11.1. The site plans are similar due to the \$4 million budget to build the Park.
  - 11.2. The question about the U.S. Forest Service (USFS) closing Clear Creek Day Use Area and River Access point came up, but that is something that the USFS would decide, not ASPT. Mr. Varney said ASPT would work with the USFS on this.
  - 11.3. Contact station will have parking and a turn-around spot will be located about half-way to the contact station. There would be an RV dump station located near the entrance in the most convenient area.
  - 11.4. Parking would allow approximately 50-60 vehicles.
  - 11.5. A boardwalk will be built to provide ADA accessibility to view the River as well as to serve as a spot to take photos. Some picnic tables will be added near the River.
  - 11.6. Main house can sleep up to 16 people, per Ms. Theriault. There may need to be renovations done for ADA accessibility. Mr. Varney mentioned ASPT is looking into the cost for this. Other buildings may be demolished if the cost to renovate it too high. The red barn may need to be demolished for this reason and for the safety of the public.
  - 11.7. Mr. Daley asked what the contact station would have and what kind of staffing that Park would have. Mr. Varney mentioned the contact station could have offices, a gift shop, a greeting area, and an interpretive center. He also mentioned they plan to have one Park manager, two Park rangers, and 2000 hours of seasonal staff and volunteer campground hosts as part of the overall staffing plan.

- 11.8. Ms. Donahue asked when is the busy season for Dead Horse Ranch? Mr. Ayotte mentioned the cabins stay busier with AC, but that mid-February and mid-September are the high seasons.
- 11.9. Ms. Ottesen Binder asked if any RVs and tents be mixed? Mr. Varney mentioned they try to keep them separate; however, Dead Horse Ranch does have some combined camping areas.
- 11.10. Mr. Varney mentioned fencing will be added, especially near the property of concern with longhorn cattle.
- 11.11. Mr. Hallock, Ms. Theriault and Ms. Ottesen Binder both said they prefer cabins over RV spaces.
- 11.12. Mr. Hallock expressed concern about how there are no bathrooms near the River, especially in the SE portion of the site. Composting toilets were mentioned as options.
- 11.13. Concept B was discussed and it mentioned this alternative maximizes cabin usage. Additional space between cabins and RV spots from the adjacent properties was discussed.
- 11.14. Concept C was discussed. This shows the RVs located in another area. This concept has fewer cabins and has approximately 50 RV spots. Preference was shown in the meeting for this alternative; however, with fewer RVs and more cabins.
- 11.15. Ms. Theriault brought up equestrian camping; Mr. Colebank said that has not yet been decided. Mr. Ayotte mentioned that use can be spotty. Ms. Theriault thought it's a missed market and if it were advertised they may get a better response and would like to see trails to ride on and connect to nearby USFS trails. Mr. Daley agreed and would like to see the site maintain the integrity of the horse ranch.
- 11.16. Ms. Ottesen Binder mentioned the idea of a mare motel where the horses could stay overnight with a covered roof. The roof could also hold solar panels, which could make it dual-use.
- 11.17. Mr. Daley mentioned that tent camping options are important too, as not everyone can afford an RV or horses.
- 11.18. Mr. Varney mentioned there is no extra charge for horses at ASPT right now, but that may change if facilities are improved and provided for horses.
- 11.19. The \$4 million for this project came from revenue from other state parks, we need this Park to sustain itself through fees and renting out cabins and camping spots. ASPT does not get any more lottery money and does not get any general revenue funds from taxes.
- 11.20. Mr. Colebank mentioned we will consider what was discussed today and well as what questions and concerns come up at the public meeting being held on Monday, July 17<sup>th</sup> when choosing/developing the draft Master Plan.
- 11.21. Ms. Theriault mentioned her favorite is Alternative C because it is the least invasive and there are less cabins in the pasture area. She likes that the RVs are close to the property line because it keeps the space open for views. She also thinks the north end of the RV area could incorporate equestrian camping. She is concerned about dust near the cabins and RVs if they are too close to the pasture.
- 11.22. Dustin Humphreys mentioned that cabins take more maintenance than RV spots.
- 11.23. Mr. Daley likes B and C, but favors C more but would like to see an additional barrier to keep people from entering other people's property. Ms. Donahue agreed.

- 11.24. Anna Schrenk would like to see tent camping eliminated from all alternatives. She has concerns over remote camping in the Mesquite Bosque due to yellow-billed cuckoo habitat. She likes the RV concept from B but the cabin concept from C.
- 11.25. Mr. Varney mentioned ASPT's standard is typically to have one restroom facility per 20 cabins.
- 11.26. Mr. Ayers preferred Alternative C, similar reasons as Ms. Theriault and equestrian camping could be made available in the northern area.
- 11.27. Laura Jones is for less RV's but does not prefer the placement of the cabins in alternative B, so she prefers C. However, would like to see an increased buffer from the property line to the RVs.
- 11.28. Tom Bagley would like to see a comparison chart of the different alternatives and their components and does not have a preference at the moment. (This information was since added to the legend for each alterative concept, which were used during the public meeting on Monday, July 17th).
- 11.29. Mr. Hallock did not have a strong preference on one alternative over the other, but he would like to see the equestrian use maintained and expanded as that is the least amount of impact on adjacent landowners. If he had to, he would choose C, but would like to see the number of RVs and cabins split more evenly. He would like to see the barrier enlarged between the camping facilitates and adjacent properties.
- 11.30. Ms. Ottesen Binder would also like to see a more even split of RVs and cabins. She still has concerns about too many RVs. She would also like to see equestrian camping.
- 11.31. Ms. Donahue would also prefer less RVs.
- 11.32. Mr. Daley would like to see more funding go towards fixing Salt Mine Road. He also mentioned he would like to hear more about conversations related to emergency response, including police and fire department services. Mr. Daley mentioned the Copper Canyon Fire District needs a fire station closer and that a police substation should be closer as well. Everything south of Verde Estates is billed to the individual person if the fire department responds for assistance.
- 11.33. Mr. Ayers mentioned the Park would be a catalyst to improve SMR. We need to look at the overall programming of the Park, including projected use in order to engineer the road improvements appropriately. He also mentioned the need for cost-sharing agreements between various agencies and municipalities. Salt Mine Road underlying land ownership varies from Camp Verde to Yavapai County to private to Forest Service. The site could have been turned into a housing development and traffic on Salt Mine Road which would have increased traffic from that as well.
- 11.34. ASPT would like to create a connection to Prescott National Forest with a box culvert under Salt Mine Road where people could cross safely to access other trails.
- 11.35. Ms. Donahue asked if the road would be fixed prior to the Park opening. Mr. Colebank mentioned that it likely would not; due to the time it takes for road funding to come through, engineering to occur and the improvements to take place.
- 11.36. Concern over use of Off-Highway Vehicles was discussed at the meeting. Per state rules, if the vehicle is licensed they can drive it out of the Park. There is no intent to allow OHV use within the Park, except as noted.
- 11.37. Comments about SMR improvements should also be sent to Yavapai County so they have an understanding of the public's concerns.

11.38. Logan Simpson was asked to send the public meeting #2 announcement to the TAC, this was completed by Eileen Baden shortly after the meeting.

12. Communication Protocols: TBD.

13. Action Items (see below)

<b>Action Items</b>				
<b>Action Item</b>	<b>Lead</b>	<b>Due Date</b>	<b>Representing</b>	<b>Status</b>
Send Logan Simpson and ASPT the Northern Arizona University Recreation Study of the Verde Valley	Steve Ayers	5/26/2017	Camp Verde	Done.
Send Logan Simpson and ASPT the Focus Future 2 Plan (Economic and Community Development Strategy)	Steve Ayers	5/26/2017	Camp Verde	Done.
The Camp Verde Library Construction Plans and requirements from Yavapai County Flood Control District	Steve Ayers	5/26/2017	Camp Verde	Done.
Send a copy of the Water Settlement Agreement with SRP on this property to Logan Simpson and ASPT.	Kim Schonek	7/28/2017	TNC	Pending.
Send Logan Simpson analysis of roads, historic buildings and water and wastewater systems completed by ASPT.	Skip Varney	5/26/2017	ASPT	Done.
ASPT to provide information from the state governor's office on the proposed budget.	Keith Ayotte/Dusty Humphreys	5/26/2017	ASPT	Done.
Add river as a trail on the trails map and include river access points.	Eileen Baden	5/22/2017	Logan Simpson	Done.
Send copy of public meeting announcement to TAC.	Eileen Baden	ASAP	Logan Simpson	Done.
Follow-up with Russell Moore, ASPT, about communication protocols for the TAC.	Wayne Colebank	5/26/2017	Logan Simpson	Done.
Send Logan Simpson and ASPT information on the Truswell property.	Tom Palmer	5/26/2017	PNF	Done.
Send Logan Simpson and ASPT invasive species projects on Rockin' River Ranch.	Anna Schrenk	7/28/2017	Friends of the Verde River Greenway	Pending.

Action Items				
Action Item	Lead	Due Date	Representing	Status
Provide the TAC with a comparison chart of the different alternatives and their components.	Eileen Baden	7/25/17	Logan Simpson	Pending. Will send over 3 conceptual alternatives used at the public meeting #2 as the data was added to those.
Check with Glenn Schlottman from ASPT on sharing comments about Salt Mine Road concerns with Yavapai County and Camp Verde.	Eileen Baden	7/25/17	Logan Simpson	Pending.
Ask Yavapai County to conduct traffic count on Salt Mine Road near Oasis Road. Also consider where a sign could be posted near this intersection to let people know the Park is full.	Russell Moore	7/28/2017	ASPT	Pending.
The questions was asked about the current revenue stream at Rockin' River Ranch from the concessionaire.	Russell Moore	7/28/2017	ASPT	Pending.

**Upcoming TAC Workshops & Public Meetings**

- ▶ TAC Workshop #3 – Preliminary Master Plan – Wednesday, August 16<sup>th</sup>, 2017
- ▶ Public Meeting #2 – Open House on Alternatives – Monday, July 17<sup>th</sup>, 2017
- ▶ Public Meeting #3 – Presentation of the Master Plan – Wednesday, August 16<sup>th</sup>, 2017
- ▶ ASPT Board Presentation – Friday, August 18<sup>th</sup>, 2017

*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.*