



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

Project Info:	Meeting Notes	Meeting No.:	03
Re:	Technical Advisory Committee (TAC) Workshop #3	Meeting Date:	August 16, 2017
Attachment(s):	PowerPoint, Site Plan	Meeting Time:	9:00 am-12:00 pm
Meeting Location:	675 Dead Horse Ranch Road, Cottonwood, AZ, 86326, VRG Studio	Location:	Dead Horse Ranch State Park

ATTENDEES:

Skip Varney	Arizona State Parks and Trails (ASPT)	Wayne Colebank	Logan Simpson
Dustin Humphreys	Arizona State Parks and Trails (ASPT)	Brad Remme	Logan Simpson
Keith Ayotte	Arizona State Parks and Trails (ASPT)	Eileen Baden	Logan Simpson
Tom Palmer	U.S. Forest Service (USFS)	Jody Norris	The Nature Conservancy
Anna Schrenk	Friends of the Verde River Greenway	Dana Donahue	Salt Mine Road Community
Laura Jones	Friends of the Verde River Greenway	Dan Daley	Salt Mine Road Community
Elaine Theriault	Camp Verde, LLC Concessionaire	Rich Friedberg	Public
Steve Ayers	Town of Camp Verde		

PURPOSE OF MEETING

The purpose of the Technical Advisory Committee (TAC) Workshop #3 is to discuss the updates and revisions made to the Rockin' River Ranch Master Plan based on program changes and comments received from agency coordination, prior TAC meeting, and members of the public.

MEETING NOTES

WELCOME/SELF-INTRODUCTIONS

1. **Wayne Colebank, Logan Simpson:** Welcomed everyone, said we made a lot of changes since our last meeting and went through the agenda. Attendees introduced themselves and their respective organizations. Changes to the site plan and a conceptual video will be shown/discussed.
2. **Skip Varney, Arizona State Parks and Trails (ASPT):** We want to maintain the character of the ranch. We've had a lot of good feedback so you'll see we changed the plans quite a bit from the last meeting. We have had meetings with some of the neighbors. We've had conversations with various departments at Yavapai County including Public Works and the Sheriff's office, as well as Emergency Services.

TAC #2 WORKSHOP REVIEW

3. Discussion of key issues, potential uses, and budget (\$4 million):

- 3.1. Wayne mentioned concerns over development in Mesquite Bosque and concerns associated with longhorn cattle on an adjacent landowner's property. Another topic of conversation was improvements to Salt Mine Road. Skip mentioned they want to work on the access to the River and providing Americans with Disabilities Act (ADA) friendly access.
- 3.2. Regarding a question about closing down the Clear Creek river access point owned by the U.S. Forest Service (USFS), Skip mentioned that they are having conversations with the USFS but no decisions have been made.

4. General Items Discussed:

- 4.1. **South River Access Point:** The take-out area at the south River access point was discussed and the best location for it was identified from Anna as being upstream a couple hundred feet. Dana Donahue asked if the south River access point would have a wide enough turn around to accommodate emergency vehicles. Skip responded yes.
- 4.2. **Helipad:** Wayne mentioned we will need to designate a location for the helipad. Dana said that is great. Someone asked if it was required; we do not believe it is required. Dana mentioned it's important for emergency services to have a helipad. Skip mentioned ASPT has them at various parks so the coordinates are in the system. Dana said it's important for them to have a place to land.
- 4.3. **Trail System:** Dana mentioned the trail system is attractive and thinks it will go over well with the public. Dusty had been working on identifying the best trail location; the site plan would be modified per his findings. He would like to see loops with interpretive signs. On the current site plan approximately 3 miles of trail are shown.
- 4.4. **Threatened and Endangered Species:** Wayne mentioned that there are threatened and endangered species so we will need to do coordination with the U.S. Fish and Wildlife Service. There is also the chance that with the right-of-way permit that ASPT needs to acquire from the USFS, an analysis may need to be completed to comply with the National Environmental Policy Act (NEPA). The NEPA analysis may determine that the Park improvements are a 'connected action', therefore including the Park work in the environmental analysis. That determination will be made by the USFS. Any movement on the threatened and endangered species matter is on hold until we know the USFS's decision.

COOPERATION, COORDINATION AND PARTNERSHIPS

5. **Cooperation, Coordination and Partnerships:** We have started conversations with these entities. A few were discussed in more detail.
 - Town of Camp Verde
 - U.S. Forest Service, Prescott National Forest
 - Yavapai County: Board of Supervisors, Emergency Services, Public Works, Sheriff's Office-Eastern Area Command, Flood Control District (YCFCD)

- Copper Canyon Fire and Medical Authority
 - Arizona Department of Transportation (ADOT)
 - Arizona Department of Environmental Quality (ADEQ)
 - Arizona Department of Water Quality (ADWR)
 - Arizona Game and Fish Department
 - Friends of the Verde River Greenway
 - The Nature Conservancy: Any trails through the Nature Conservancy property will need to be discussed; currently they are shown as lighter gray circles on the site plan.
6. **Yavapai County Emergency Services:** Hugh Vallely was happy to hear we started coordinating with the Sheriff's office and Copper Canyon Fire and Medical Authority. As far as we understand there are no specific requirements set in place but he sent over example documents relating to emergency response, including a Child Abduction Response Team (CART) Resource Manual. A team should be established to address this situation. This is because this type of event would require a multi-agency response. To provide a quick response, if a child has gone missing, a CART plan should be developed.
 7. **Copper Canyon Fire and Medical Authority:** The fire department has provided to the ASPT team the Camp Verde Fire District Fire Protection Development Standards. We know about roadway width and weight requirements.
 - 7.1. **Elaine: Who would be responding if an RV caught fire on the site?** Eileen mentioned that the Copper Canyon Fire and Medical Authority would respond to the site even though it is outside of their District. ASPT would be responsible for the cost, unless mutual-aid agreements are set up ahead of time. Identifying a water source to fight fires is high on the priority list.
 - 7.2. **Walkthrough with Fire Department:** Dana: when the park is under construction do a walkthrough with the fire department, give them a tour, identify where the landing sites are and give them a map so they know exactly where to go. It is better to start the dialogue early and do the walkthrough with various first responders, that way if something happens it's a quicker response since they are familiar with the site.
 8. **Arizona Department of Public Safety (AZDPS):** Dan mentioned AZDPS has rescue helicopters; they could train with the Copper Canyon Fire and Medical Authority. Introducing training between AZDPS and the local fire department would provide a more coordinated response. There is no cost for the AZDPS helicopters.
 9. **ASPT Working with Other Fire Departments:** Skip mentioned ASPT just opened Granite Mountain Hotshots Memorial State Park. ASPT purchased some rope equipment for the local fire department. The local fire department trained on the ropes course. An AZDPS representative hiked the trail with Skip and the AZDPS official determined where the extraction points would be if there was an emergency. Dusty confirmed that all emergency phone numbers would be posted within the contact station and other offices.
 10. **ADOT:** Executive Director Sue Black contacted ADOT regarding Salt Mine Road. Steve Ayers from Camp Verde initiated conversations as well to discuss improvements to the road.
 11. **ADEQ:** We have met with ADEQ regarding the wastewater system on the property. There are criteria established regarding the sanitary sewer system due to the floodway and floodplain.

12. **Salt Mine Road Neighbors:** Skip mentioned ASPT wants to reach out to some more neighbors.
 - 12.1. **Nearby Property Concern:** Rich Friedberg asked about a halfway-buried wire fence issue near the river. It is something ASPT will discuss with their partners and look into; however, it does not exist on the ranch site per Rich and Elaine.
13. **Signage along Verde River:** Skip mentioned they want to add signage at private property boundary, as well as signage for takeout points. Rich mentioned he had two kayakers enter onto his property and has concerns about people trespassing. Everyone agreed the Park needs good signage to let visitors know where to exit the River.
14. **The Verde Front River Recreation Working Group:** They have been developing signage along the River in Clarkdale; it helps to create consistency and lets people on the river know what to look for. Anna mentioned the Verde Front group has a leadership meeting August 29th. Steve Ayers: the Verde Front is the organization in which all the agencies in the Verde Valley do their master planning work. Verde Front Website: <https://sites.google.com/site/verdefront/working-groups/verde-river-greenway>.

REVISED SITE PLAN BASED ON COMMENTS RECEIVED

1. **Contact Station:** Stable will be converted to a contact station.
2. **Park Roads/Parking:** The new entrance road provides access to parking and day use areas. The entrance road is encroaching about 100 feet south into the pasture. This is in order to widen the road and accommodate the parking and day use areas to provide access to the River. All roads are going to be gravel/crushed rock. Trails to be graded dirt. It was suggested to widen the trails 4 and 5 feet so people can pass and accommodate wheelchairs. It was suggested that having parking near cabins would reduce value. Parking lots will not be paved at this point.
3. **Cabins:** Seven cabins facing towards mountains and pasture.
4. **Fencing:** Rail fencing will be replaced and there will be a double fence for safety.
5. **Water:** Anna asked about water rights. Skip mentioned no determination has been made yet regarding that. ASPT needs to meet with SRP. They currently have almost 56 acres of water rights associated with the Park property. Portions of the water rights may go into pasture that is not currently being irrigated. The pastures are currently all flood irrigated, but with grants they may be able to improve the water delivery system. Verde Water Ditch water supply will be used to landscape around the cabins.
6. **Buildings:**
 - 6.1. **Main House/Bunkhouse:** Due to current budget constraints the main house and bunkhouse will remain untouched. The main house may be made available for rent and the bunkhouse turned into a store in the future. Once any building upgrades are made, it is required to be brought up to code. The upgrades would be costly since the buildings are located in a floodplain.
 - 6.2. **Options Include:** building a wall around the buildings. The wall would need to be 4 ft. to 5 ft. tall to meet the flood elevation. Building improvements are limited to 50% of the assessed value of the building unless flood protected. A wall could disturb the character of the site, so we could ask for a variance. A 4 ft. wall around the main house but the old ranch house would be different. Perhaps a wall with interpretive signage could work.

- 6.3. **Red Barn:** The red barn is not structurally sound so it will need to be taken down. Consider replacing it with another barn in the future. There is a possibility a temporary tent could be put in the current location, to be used for weddings and other special events.
7. **River Access:** Viewing areas near the Verde River were discussed being widened areas in the trails so people can sit down and enjoy the River. Skip mentioned they plan on including picnic tables. Need a separate trail for ADA access, as well as benches.
8. **Emergency Notification:** Possible notification system to let people know if a storm is coming to get people off the river. YCFCD early warning system may have something that can connect to a notification system at the Park. YCFDD has an "app" for smartphones that can let people know of emergency situations.
9. **Irrigation:** All irrigation lines drain towards the existing main road. The existing ditch along the south side of the road is proposed to be piped for public safety and convey excess irrigation water; there will no longer be an open ditch on that side of the road. It may also help with some ponding issues.
10. **Campground Bathrooms/Showers:** There was a recommendation to have restrooms closer to the group campground area. Right now, campers would need to walk to the current office building restroom. Adding closer restrooms, similar to the ones at the south River access point, was highly recommended. Dan mentioned having outdoor showers available for kayakers. Dana mentioned providing indoor showers to visitors for a minor fee and mentioned an example from Lyman Lake State Park where it was \$5 to take a shower.
11. **Septic system:** Floodway and floodplain complicates the situation. We cannot do some of the standard things we would normally do. We still need to do soil testing of the pastures and check subsurface conditions, etc. as well as look into the irrigation system associated with the pastures.
- 11.1. Separate septic tanks in the pasture were discussed. The system would collect at low point of site/line, pump up into pastures with a large septic tank/system there. ADEQ has said this could be a viable solution. We have studied three concepts and are working on determining the best approach. A treatment plant may be the best idea, but there is no funding for that level of expenditure at the moment.
- 11.2. Vault Toilets: It was asked if these could be put near the campsites with a wall around them or elevated. These concepts need to be reviewed with YCFCD. Composting toilets were brought up. The septic system and restrooms can cost upwards of \$1 to \$1.5 million.
12. **Geotech and Subsurface Testing** in central portion of property. We'll look at existing sanitary systems and possible improvements, as long as we do not touch the buildings, we can fix the pipes.
13. **Entry to the Park from Salt Mine Road:** Approximately \$300,000 will be needed to improve the entrance to the Park, but that is still being evaluated. During meeting with PNF and Yavapai County Public Works, a T-intersection entrance off Salt Mine Road was suggested, as well as moving the entry point south. ASPT is looking to improve the sight lines to enter the Park by ensuring vegetation is cleared. ASPT is looking at all options, including a place for people to turn-around if they miss the entrance to the Park. A turn-lane into the Park may be added. A traffic impact study will be done to analyze the road conditions and improvements.
14. **Drainage:** Drainages that cross on USFS land will be evaluated at a later point.

15. **Fishing Licenses:** Identify nearby locations to purchase fishing licenses in the local community on the associated state parks' websites since licenses are not sold in the parks.
16. **Solar:** Including solar on the new buildings construction was viewed positively.
17. **Native Seeds:** Anna mentioned the Verde Native Seed & Plant Cooperative just started; ASPT should reach out to them later for any assistance.
18. **Preliminary Video Flythrough of Rockin' River Ranch** was shown to the group. A few comments were made to take out some of the landscaping and plants, including plants that looked like invasive species. It was discussed that javalinas visit the property and will eat most of the smaller plants. Add details to the boat launch. Add trees to the riparian corridor. Add taller grass in pasture that looks less manicured. Some folks asked to show the Mesquite Bosque area and take out point and show the restroom on the trailer. Expand the white bluff across the River. Dan asked if the road would have a 96 ft. radius for fire trucks; road would meet State requirements and will be constructed to support the weight of a fire truck, per the Camp Verde Fire District, Fire Protection Development Standards.

OTHER NOTES:

- ▶ **Rockin' River Ranch State Park Website:** <https://azstateparks.com/rockin-river/>
- ▶ **TAC and Public Meeting Materials:** <https://azstateparks.com/rockin-river-ranch-tac>
- ▶ **Communication:** A list of Technical Advisory Committee team members and their associated email addresses were posted online in case the public has specific questions for them.

UPCOMING MEETINGS:

- ▶ **Technical Advisory Committee Meeting #4 – Tuesday, October 17th, 2017**
 - ▶ Tentative 9 a.m. meeting at Rockin' River Ranch.
- ▶ **Technical Advisory Committee Meeting #5 – Thursday, November 16th, 2017**
 - ▶ Tentative 9 a.m. meeting at Rockin' River Ranch.

ACTION ITEMS

Bolded items are new.

Action Items				
Action Item	Lead	Due Date	Representing	Status
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 and ASPT invasive species projects on Rockin' River Ranch.	Anna Schrenk	7/28/2017	Friends of the Verde River Greenway	Pending.
Update information on ASPT website relating to TAC Meetings #4 & #5 including the correct meeting location.	Michelle Thompson	10/1/17	ASPT	Pending.
Share comments about Salt Mine Road concerns with Yavapai County and Camp Verde, or direct to ASPT website where information is available.	Michelle Thompson	9/15/17	ASPT	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.	Skip Varney	7/28/2017	ASPT	Pending.
Verde Front Group is having a Leadership Meeting on Tuesday, August 29th, need more information.	Skip Varney	8/26/2017	ASPT	Pending.

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.