

Eileen Baden

From: Brad Remme
Sent: Tuesday, June 13, 2017 7:41 AM
To: Russell Moore; Wayne Colebank; Eileen Baden
Subject: RE: General Comment - Arizona State Parks

Good morning Russell –

Thank you for forwarding the comments below from Maria Wilson and Alana Neary; regarding their concerns associated with RRR-SP.

Brad Remme
Logan Simpson
[C] 480-435-0742

From: Russell Moore [mailto:rmoore@azstateparks.gov]
Sent: Monday, June 12, 2017 5:48 PM
To: Wayne Colebank; Brad Remme; Eileen Baden
Subject: FW: General Comment - Arizona State Parks

Russell G. Moore, ASLA, AICP
Chief of Planning and Development
Arizona State Parks

Phone: (602) 542-6944
Cell: (480) 338 7796
rmoore@azstateparks.gov
<http://azstateparks.gov>
Arizona State Parks
23751 N. 23rd Ave, Ste 190
Phoenix, AZ 85085

From: Sarah Steele <ssteele@azstateparks.gov>
Date: Monday, June 12, 2017 at 8:16 AM
To: "sunyinaz@gmail.com" <sunyinaz@gmail.com>
Cc: Russell Moore <rmoore@azstateparks.gov>
Subject: Re: General Comment - Arizona State Parks

Good morning,

We appreciate you taking the time to comment on the proposed park at Rockin' River Ranch. We are currently working on a master plan for the property and public input is very important to help guide the process. Below is a link to the project page where you can review updates. I will pass your comments along with the information you have provided to the appropriate individuals to be documented.

<https://azstateparks.com/projects/#RockinRiverRanch>

Please let us know if you have any other concerns or questions.

Thank you,



Sarah Steele
Chief of Operations
Arizona State Parks & Trails
23751 N 23rd Ave, #190
Phoenix AZ 85085
(602) 542-7150
ssteele@azstateparks.gov
1-877-MY-PARKS | AZStateParks.com

From: "azstateparks@itinio.com" <azstateparks@itinio.com>
Date: Sunday, June 11, 2017 at 3:55 PM
To: Sarah Steele <ssteele@azstateparks.gov>
Subject: General Comment - Arizona State Parks

Name: maria wilson & alana neary

Email: sunyinaz@gmail.com

Phone: 928 5679128

Park: Arizona State Parks

Zip: 86322

Message: I am writing to comment on the proposed park at the Rockin River Ranch. I am a resident of Camp Verde, live on South Salt Mine Road and am very concerned about the amount of traffic that the proposed park will generate. Salt Mine Road is a hilly, winding two lane road that is a dead end and not designed to accommodate the numerous and large vehicles that this park will attract. I am also concerned about the trash that will accumulate along the road and at the Ranch as well, polluting the Verde River - the last free flowing river in Arizona. Trash is a major issue,(I am reminded of the problems at Fossil Creek). Since my granddaughter and I have taken on the responsibility of cleaning a portion of Salt Mine Road for the last 7 years and have had to clean up the enormous amount of garbage left by the people who visit the salt mine for a few hours, I can state for a fact that the issue of trash is a very important one. Another possible issue will be the safety of the horses, as the fences are low enough and wide enough for any person to go through or over and simply having signs around is never enough to keep people out and stop them from feeding the horses whatever food they have on hand. This is especially problematic as there are almost always foals and yearlings at the ranch which are irresistible to any normal tourist. And as these horses are privately owned their safety is a necessity, whether it be issues such as the feeding, or trespassing, or simply trash that will be left by the tourist that could pose as dangerous (anything sharp that can get wedged in a hoof, or something interesting that a

horse or especially a foal might eat/bite out of curiosity). There is also the matter of expensive tack (saddles, bridles, etc.) that the owners leave at the ranch and could be stolen.



Northern Arizona Audubon Society

*To promote the understanding and appreciation of birds and other wildlife
and the conservation and restoration of their natural habitats*

June 12, 2017

Town Clerk
Camp Verde
473 South Main Street, Suite 102
Camp Verde, AZ 86322

Dear Ms. Jones,

The Northern Arizona Audubon Society is excited about the soon to open Rockin' River Ranch State Park. Not only will it be a wonderful amenity for our local residents but an exciting ecotourism asset as well.

Our members live throughout northern Arizona, including Camp Verde. Some of our members attended the recent open house about the park and were concerned that the proposed master plan allows for a significant overdevelopment of the site. Of particular concern is the fact that very little natural area is being left. This can be seen in the encroachment of facilities on the riparian and mesquite bosque areas.

We have sent the attached letter to Arizona State Parks expressing our concern. It seems to us that the primary reason for people to go to a park is to experience nature and the proposed plan leaves very little of the park in a natural state.

Camp Verde's river recreation plan and the proposed Important Bird Area designation are truly exciting and the town is to be commended. Indeed, the town is a leader in the Verde Valley with regard to the preservation and sensible utilization of the Verde River and its related resources. We thank you for your leadership and we hope that you share our concern about Rockin' River.

Please circulate this letter and attachment to the Mayor and Council.

Sincerely Yours,

A handwritten signature in blue ink that reads "Brent W. Sitt". The signature is written in a cursive, flowing style.

Northern Arizona Audubon Society



Northern Arizona Audubon Society

*To promote the understanding and appreciation of birds and other wildlife
and the conservation and restoration of their natural habitats*

June 11, 2017

Ms. Sue Black, Executive Director
Arizona State Parks
23751 N. 23rd Ave., #190
Phoenix, AZ 85085

Dear Director Black,

The Northern Arizona Audubon Society would like to compliment Arizona State Parks with regard to the creation of Rockin' River State Park. This unique piece of land will provide our community with a wonderful resource both for our own use but also as an exciting ecotourism resource.

However, after attending the recent Open House where the draft master plan was presented, we have serious concerns about the overdevelopment of this park. Virtually every inch of land will have some development use and almost no space will be left to preserve the land in a natural condition. In particular, the unique riparian corridor and the mesquite bosque forest will be damaged.

We support equestrian and camping facilities but not to the extent that they completely overrun what little natural landscape is left. We strongly encourage State Parks to:

- Eliminate the proposed picnic area adjacent to the riparian corridor and relocate these to a more suitable area.
- Leave the proposed pedestrian trail along the riparian corridor and enhance it with interpretive signs informing visitors as to its unique nature given that we have destroyed most of the states riparian habitat already.
- Relocate the proposed remote camping from the mesquite bosque area to a more suitable location that is already disturbed and provide an extension of the trail system as the only access.

One of the main reasons that people visit our state parks is to enjoy nature and we encourage you to preserve the most important sections of Rockin' River in a natural state for all to enjoy.

Sincerely Yours,
Northern Arizona Audubon Society

Copy: Camp Verde City Council



Brent Birtz
200 Calle Francesca
Sedona, AZ
86336

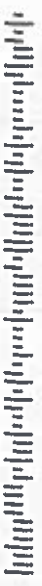
EILEEN BARRIS
LOGAN SIMPSON
31 WESTHARD ST., SUITE 950
TEMPE, AZ 85281

PHOENIX AZ 852



RECEIVED
JUN 15 2017
Logan Simpson
- TEMPE

85281-288300





ROCKIN' RIVER RANCH MASTER PLAN PUBLIC COMMENT

Re:	Public Comment from Bob Rugloski	Comment No.:	01
		Phone Call Date:	June 13, 2017
Address:	537 E Gail Lane, Camp Verde 86322	Time:	3:15pm
	bkrugloski@gmail.com or		
Email:	bkrugloski@live.com	Phone:	928-202-0218

COMMENTS RECEIVED:

- He lives south of Camp Verde in Yavapai County
- Major concern regarding Salt Mine Road and safety of passengers using the road as well as during emergencies. Ranch is on a dead-end road. Concerned there is only one egress point especially due to the increased number of people in the area due to the users in the park.
- If something major should happen, there is only one-way in and one-way out.
- Recent fire in Prescott National Forest (PNF) brought in 6 different fire stations including firefighters from Jerome, AZ.
- Concern over not having enough water to fight the fire. Fire started when something exploded and there were at least 100 people putting out the fire which covered about 2 acres in 15 minutes. They were evacuating one side of Salt Mine Road; fire was on the west side of the road.
- Salt Mine Road has not been maintained, especially within Camp Verde. The road needs to be improved considerably and add shoulders. Yavapai County has done a good job maintaining the road in their part.
- Park would bring considerable traffic. Accident could block road and several hundred people would be stranded. People moved to a rural area; don't want too much increased traffic.
- Big motorhomes have a big impact on the road. The large motorhomes that sometimes have trailers attached are too large for Salt Mine Road.
- Semi-trucks on the road are taking a toll on the road too. There should be a sign that limits the tonnage on the road.
- Would like to see portion of the \$4 million allocated for the park put towards the road. Would like to see \$2-\$3 million go towards improving Salt Mine Road.
- County should help with road improvements and the state too.
- Would like to see a bridge added to provide a route to get out of the area. Back in the 1930's and 1940s, people could cross through where the river was wide and get to Strawberry (6 inches or less shallow but 300 feet wide). Road was rough.
- Concerned about proposal showing 70-100 RV parcels, there shouldn't be any.
- Only tent camping and small campers should be allowed.



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

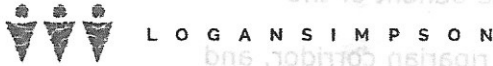
ROCKIN' RIVER RANCH MASTER PLAN PUBLIC COMMENT

- Concerned about location being somewhere that insurance companies for RV's may not cover. It's considered a Class 10 area unprotected area as identified by the Insurance Service Organization (ISO), which means that fire department services are far enough away that the insurance would not cover them.
- If horse trailers are allowed, there shouldn't be too many.
- The park should not be improved until the road is fixed.
- Please pass these comments along to the governor's office. It's a big expense to fix the road and we need more funding.
- Reach out the historical society to find out about any restrictions to building across the river.
- Mr. Rugloski has a 5-page handout that included the public meeting notification, comment form distributed by ASPT, and a list of over 40 questions that appear to have been put together by an outside source.
- Some of the 40 questions on the sheet included:
 - How would the park increase development around the park?
 - Does the schedule include maintenance of the road and the addition of a bridge at the south portion of Salt Mine Road?
 - Would the development of the park increase local taxes?
 - Who will be allowed to access the park?
 - Will there be access across the river to the park?
 - Will 911 and the fire department and police department cover this area?
 - Who would provide ambulance services?
 - Will there be an increased response for fires?
 - How will the park impact the ranches?
 - What's the potential injury to cattle?



Rockin' River Ranch Master Plan Open House #1

Thursday, June 1, 2017, 4 p.m. to 7 p.m.
Camp Verde Middle School Cafeteria
370 Camp Lincoln Road, Camp Verde, AZ 86322



COMMENT SHEET

Thank you for attending today's Open House. We sincerely appreciate any input you may have regarding the Rockin' River Ranch Master Plan. Please use this Comment Sheet to provide any of your comments, questions, or concerns. You can leave the Comment Sheet with any Arizona State Parks and Trails (ASPT) or Logan Simpson staff member here at this Open House or mail it to Eileen Baden, Logan Simpson, 51 West Third Street, Suite 450, Tempe, AZ, 85281; via email to ebaden@logansimpson.com; via phone at 480-967-1343; or via fax at 480-966-9232 before June 30th, 2017.

CONTACT INFORMATION (Optional* - Please Print)

NAME:	<u>Tina Whitley</u>
ADDRESS:	<u>264 Fox Road</u>
CITY, STATE, ZIP:	<u>Sedona, AZ, 86336</u> EMAIL: <u>whitleyt4@gmail.com</u>
Representing Self	<input checked="" type="checkbox"/> Representing Organization <input type="checkbox"/> Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

Please see next page.

*Please note that under state law, any identifying information provided above will become part of the public record and, as such, must be released to any individual upon request.

I am happy to learn that Arizona State Parks is creating yet another place where Arizona's natural resources will be preserved for the benefit of the environment, Arizona residents and visitors.

The present proposal places picnic tables near the riparian corridor, and locates the proposed remote camping in the mesquite bosque area. Both of these locations are sensitive to human impact. I strongly urge that these be moved to a more suitable area. The riparian area and the mesquite bosque are important habitats for our local and migratory birds and other animals. Most of the states riparian habitats have been destroyed, so it is crucial to preserve what still exists. And it is important to remember that the Verde Valley is becoming a national and international destination point for bird watchers and eco-tourists.

I thank you for bringing another state park to the Verde Valley, and strongly urge you to preserve the riparian corridor and mesquite bosque at Rockin' River State Park, as well as leave the proposed pedestrian trail with an enhancement of interpretive signs. In doing so, the park will draw bird watchers and eco-tourists, and give local residents a place to observe, learn about and treasure the importance of the unique and fragile flora and fauna at Rockin' River State Park.

Sincerely,
Tina Whitley

Northern Arizona Audubon-Education Outreach Chair
264 Fox Road
Sedona, AZ, 86336

Eileen Baden

From: T Whitley <whitleyt4@gmail.com>
Sent: Tuesday, June 13, 2017 4:15 AM
To: Eileen Baden
Cc: webmaster@campverde.az.gov
Subject: Rockin' River State Park Master Plan
Attachments: Rockin'RiverStatePark.pdf

Please see attached PDF for my comments.

Kind regards,
Tina Whitley

Northern Arizona Audubon Society-Education Chair
928-963-1202
whitleyt4@gmail.com

Eileen Baden

From: macranch@macdonaldsranch.com
Sent: Tuesday, June 27, 2017 8:15 AM
To: Eileen Baden
Subject: RE: Rockin' River Ranch State Park Master Plan- MacDonalds Ranch

Thank you so much for the information Eileen! We appreciate it!

Sincerely,

Kelcie D. Binnion
Office Manager and Event Coordinator

MacDonald's Ranch
26540 N. Scottsdale Rd.
Scottsdale, AZ 85255
P: 480-585-0239
F: 480-585-1519
www.macdonaldsranch.com

From: Eileen Baden [<mailto:EBaden@LOGANSIMPSON.COM>]
Sent: Wednesday, June 21, 2017 1:08 PM
To: macranch@macdonaldsranch.com
Subject: Rockin' River Ranch State Park Master Plan- MacDonalds Ranch

Good afternoon Mr. Richardson,

We appreciate you taking the time to comment on the proposed Arizona State Park Rockin' River Ranch and the information on MacDonald's Ranch. Arizona State Parks and Trails (ASPT) is currently working on a master plan for the property and public input is very important to help guide the process. As we are still in the planning process, ASPT is not yet soliciting vendor applications for assistance with equestrian services. Below is a link to the project page where you can review updates.

<https://azstateparks.com/projects/#RockinRiverRanch>

I will pass along your comments and the information you have provided to the appropriate individuals at ASPT to be documented and incorporated into our plan development. To find out more about working for the state, please visit this website: <https://spo.az.gov/contractor-resources/procureaz-resources-for-vendors>. There is more information on that website about a webinar training next Wednesday, June 28th at 10 a.m. to assist vendors who are responding to solicitations.

Please let us know if you have any additional comments or questions.

Thank you.

Eileen Baden, AICP
Environmental Planner

Logan Simpson
51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: "azstateparks@itinio.com" <azstateparks@itinio.com>
Date: Thursday, June 15, 2017 at 11:16 AM
To: Sarah Steele <ssteele@azstateparks.gov>
Subject: General Comment - Arizona State Parks

Name: Robert Richardson

Email: macranch@macdonaldsranch.com

Phone: 6027405628

Park: Arizona State Parks

Zip: 85255

Message: To whom it may concern: My name is Robert Richardson and I am the owner and operator of MacDonald's Ranch in North Scottsdale. At our location we offer guided tours on horseback, onsite cookouts, wagon rides, a petting zoo, and pony rides, for the public. A true taste of Arizona and western experience for tourists and locals. We have been in operation since 1970 and are very proud of how we have grown with our community for nearly 5 decades. I understand that Rockin' River Ranch is now a State Park and will be offering outdoor activities in the future. I am familiar with this ranch and have even provided horses to this ranch in the past. I wanted to reach out and inquire about the equestrian aspect of the park that will be offered to the community and see if anyone has been selected to provide these services yet? Would the ASPT be open to discussing this opportunity further? I appreciate the opportunity to speak with a representative of the ASPT at your convenience. Please feel free to call or email with my information listed below. Thank you. Sincerely, Robert Richardson Owner and Operator MacDonald's Ranch 602-740-5628 macranch@macdonaldsranch.com
www.macdonaldsranch.com



COMMENT SHEET

Thank you for attending today's Open House. We sincerely appreciate any input you may have regarding the Rockin' River Ranch Master Plan. Please use this Comment Sheet to provide any of your comments, questions, or concerns. You can leave the Comment Sheet with any Arizona State Parks and Trails (ASPT) or Logan Simpson staff member here at this Open House or mail it to Eileen Baden, Logan Simpson, 51 West Third Street, Suite 450, Tempe, AZ, 85281; via email to ebaden@logansimpson.com; via phone at 480-967-1343; or via fax at 480-966-9232 before June 30th, 2017.

CONTACT INFORMATION (Optional* - Please Print)

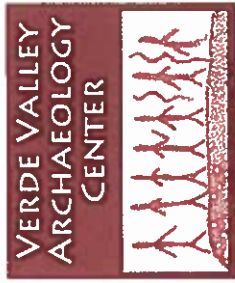
NAME: SUSAN KING
ADDRESS: 385 SOUTH MAIN STREET
CITY, STATE, ZIP: Camp Verde EMAIL: manager@vrvranchcenter.org
Representing Self Representing Organization Name of Organization: Verde Valley Archeology Log

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

I really think you should have had a Q+A like it was advertised!
Are there any plans to provide Salt Mine Road more lanes? There's nowhere for lost people to turn around. Also - will there be State Park sign posted on Interstate? So many unanswered questions for people.

Verde Valley Archaeology Center, Inc.

385 S. Main St.
Camp Verde, AZ 86322



*Conservation
Preservation
Education*



PHOENIX AZ 852

13 JUN 2017 PM 5:1

*Eileen Baden
51 W. 3rd Street, Ste 450
Tempe, AZ 85281*

85281-288300



Eileen Baden

From: Brad Remme
Sent: Monday, June 19, 2017 2:16 PM
To: Eileen Baden
Subject: FW: General Comment - Arizona State Parks

Brad Remme
Logan Simpson
[C] 480-435-0742

From: Russell Moore [<mailto:rmoore@azstateparks.gov>]
Sent: Monday, June 19, 2017 12:09 PM
To: Wayne Colebank
Cc: Brad Remme
Subject: FW: General Comment - Arizona State Parks

Russell G. Moore, ASLA, AICP
Chief of Planning and Development
Arizona State Parks

Phone: (602) 542-6944
Cell: (480) 338 7796
rmoore@azstateparks.gov
<http://azstateparks.gov>
Arizona State Parks
23751 N. 23rd Ave, Ste 190
Phoenix, AZ 85085

From: Sarah Steele <ssteele@azstateparks.gov>
Date: Monday, June 19, 2017 at 9:11 AM
To: Russell Moore <rmoore@azstateparks.gov>
Subject: FW: General Comment - Arizona State Parks

Input from a customer on Rockin' River.

Thank you,

Sarah Steele
Chief of Operations
Arizona State Parks & Trails

From: "azstateparks@itinio.com" <azstateparks@itinio.com>
Date: Saturday, June 17, 2017 at 3:36 PM
To: Sarah Steele <ssteele@azstateparks.gov>
Subject: General Comment - Arizona State Parks

Name: Tamara James

Email: tamitajojames@gmail.com


Phone: 928-451-1740

Park: Arizona State Parks

Zip: 86335

Message: Good afternoon. My name is Tammy James and my husband and I are new to the area. We would like to know if there will be a designated dog park area for the new Rockin' River Ranch State Park? We have to drive all the way to Cottonwood or Sedona, just to let our pup get out and play with other dogs in a safe and controlled environment. It would benefit so many people and their pets if an area could be added in to the plans. It would not take much. Some fencing, accessible water, and some shade! You would make not only a lot of dog owners happy, but I am sure that non dog people would be happy that they did not have to share their areas with the dogs. Please, please consider adding in a dog area if you have not already done so. Thank you all so much for your time and I look forward to hearing about the addition of a dog area to Rockin' River Ranch State Park! Please let me know if there is anything I can help with, in order to get this moving along. Please feel free to email me at tamitajojames@gmail.com Sincerely, T. James



Bernell Lawrence's 
2110 S. Squaw Peak Rd.
Camp Verde, AZ 86322

928 530 7327 Bernell
530 -6790 Peggy Daughter

Date 6-9-2017
to
From Bernell Edmund Lawrence 2110 Squaw Peak Rd. C.V.
Subject Rocking River State park Verde River Arizona
My(our) parents moved to the Ranch in the late forties with 6 boys & 2 girls. Our Father Nathan Elven Lawrence developed health problems in the late 1950's & had to eventually sell the place. We came off a farm near Chandler Arizona so the Verde Valley was the greatest place we had ever seen. We are all happy that the RRR is becoming a state park, that thousands can now enjoy. Access is limited & most unhandy especially for older people to get to the River bank. If nothing but a good launching Pick up area & River shade ^{Picnic area} ~~Park~~ was created it would be really great, for the Thousands who enjoy the River annually.
The 100 year flood area plan is great no buildings just trail, picnic & access. I saw 6 foot of water pass by our home where there is now a roping arena & buildings? Please keep paving buildings & ect where the Farm land is now. After the 100 year floods a little clean up will restore the river bank trail, Picnic and Kyack canoe tube in & out.
I & my siblings married locals & raised families here, many have moved on but some were born & raised here & still here. My Daughter Peggy & husband Norm Rowdon & I own a get away place in Quarter Horse

2 (Camp Verde west clear creek)

June 18-17
(2018) → have area we will visit The R R R during a Bernell + Merridy Lawrence families reunion over Father's Day week end. We look forward to holding a reunion at the old home place in the near future, now the lady with the horses, has been good to let us drop by and visit our old home happy place of many years.

I personally can't imagine folks protesting the Park + keeping so many people out of enjoying the River \$7 million plus to buy it \$4 million to open it Why try to stop this long awaited project, that so many people can enjoy? Keep up the good work & thank you + governor to.

Bernell + Merridy Lawrences have over 80 direct decendents, 43 are greats, with #44 to arrive in December. we have started on the Great greats Weston, 1 year old for sure will be here to see The R R Ranch for the first time to. on June 18-2017

Sincerely + Best wishes

DOB 3-6-1931 Bernell E. Lawrence (86) ^{age}

2011 REUNION

Bernelle & Merridy E. Lawrence & Family



Eileen Baden

From: Steve Ayers <Steve.Ayers@campverde.az.gov>
Sent: Monday, June 19, 2017 10:35 AM
To: sblack@azstateparks.gov; Wayne Colebank; Eileen Baden; wwarney@azstateparks.com; rmoore@azstateparks.gov; Brad Remme; Dusty Humphreys (dhumphreys@azstateparks.gov); kayotte@azstateparks.gov
Subject: Rockin River previous owner letter
Attachments: Bernell and Merridy Lawrence comments.pdf

Dear Sue,

The attached letter was dropped off at the Camp Verde Town Clerk's office on Friday. It comes from Camp Verde resident Bernell Lawrence whose family owned the Rockin' River Ranch property from the 1940 to the late 50's. Please include his comments as you consider how to develop the property.

Thanks,
Steve

Steve Ayers
Economic Development Director
Town of Camp Verde
928-554-0007
steve.ayers@campverde.az.gov
www.visitcampverde.com



Hours of operations for all Town offices are Monday - Thursday 7 am to 5 pm and Friday 7 am to 11 am.

All messages created in this system belong to the Town of Camp Verde and should be considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. § 39-121 et seq.) Town employees, Town public officials, and those who generate email to them, should have no expectation of privacy related to the use of this technology. The content of this message may contain the private views and opinions of the sender and does not constitute a formal view and/or opinion of the Town unless specifically stated. The contents of this email and any attachments may contain confidential and/or proprietary information, and is intended only for the person/entity to whom it was originally addressed. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error please notify the sender immediately by return e-mail and delete this message and any attachments from your system.

Furthermore, to ensure compliance with the Open Meeting Law, Council or Board/ Commission / Committee members who are recipients of this message should not forward it to other members of the Council or Board / Commission / Committee of the Town of Camp Verde. Council Members or Board / Commission / Committee members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board / Commission / Committee members.

Please consider our environment before printing this email. 🌱

ROCKIN' RIVER RANCH MASTER PLAN COMMENTS

NAME: Janet Grove
ADDRESS: 1935 E. Myrtle Ave
CITY, STATE, ZIP: Phoenix, AZ 85020
EMAIL: janetgrove2009@live.com
REPRESENTING: self

I attended the Open House on June 1, 2017. Thank you. It was very well organized.

MY BACKGROUND: I have kept two horses at the Rockin' River Ranch (RRR) since 2012. Between 2012 and 2014 I would drive up from Phoenix about twice a month and stay one or two days in Camp Verde to ride and take care of my horses. Beginning in 2015, I began renting a house 2 miles north of the RRR at Lake Verde Club Estates for 3-4 months between May and September. I spend a lot of time at the ranch and surrounding area, riding horses, bicycling Salt Mine Road, kayaking the Verde River and hiking public lands around the ranch.

I am a retired career USDA Forest Service employee. I worked 20 years (1975-1995) in Montana and Idaho in riparian, range, fire and forest ecology. My career focused on wildland management issues at all levels of the agency (Regional, National Forest and Ranger District). The last 15 years of my career, I worked on the Tonto National Forest as a riparian ecologist, retiring in 2010.

ISSUES, CONCERNS AND OPPORTUNITIES

I begin with my two primary areas of interest and concern: riparian and mesquite forests and the uniqueness of the Rockin' River Ranch.

#1. Riparian and mesquite forests. Much of the native vegetation within the 208 acres of the Rockin' River Ranch (RRR) has been dramatically altered through agricultural practices and development. Native vegetation has been converted to irrigated pastures and hay meadows. Houses, barns, outbuildings, and corrals have been constructed. It seems likely that most of these converted acres were formerly mesquite bosques and riparian forests.. But there are sizeable areas of relatively undisturbed riverine broadleaf deciduous riparian forest and mesquite bosques. These two forests are some of the rarest and most ecologically valuable vegetation types in Arizona. At the same time, these forests are what makes the RRR so valuable for recreation, wildlife and aesthetics. These forests are the "heart and the soul" of the RR; the reason that this property is worthy to be made a state park.

I strongly urge you to maintain the relatively undisturbed forests within the RRR with minimal development. From the map, it looks like you are proposing day use areas, tent and remote camping in the mesquite bosques. If that is the case, I encourage you to reconsider this development, or at least minimize the disturbances associated with these uses.

I am encouraged that much of the planned construction (equestrian center, RV and group camping) is clustered in areas below and east of the irrigated pastures on areas where development has already occurred.

I recommend slow, well thought out, phased development, beginning in the areas that have already been highly impacted by land use management.

#2. The RRR is a special place. It is a place on the Verde where the river ecosystem is transitioning from the upstream wide, broad valley where towns and communities thread through the riparian area, to a wilder place downstream as a wild and scenic river. There are elk, mountain lion, bobcat, bear, otter, heron rookeries and many other species found along the stretch of river that includes the RRR that may not occur upstream in the more developed sections of the Verde Valley.

I encourage you to honor and feature these wildland values as you develop the RRR. You can find cabins, RV parks, camping and picnic areas anywhere in many parks. I am not necessarily objecting to these developments. I just hate to see these developments overwhelm the character of the of this stretch of the river.

#3. Other issues.

3a. I'm sure other people will discuss the ability of the Salt Mine Road to handle large RV's, traffic, etc.

3b. What about the existing structures? Did I miss proposals for the ranch house, barns, etc . The ranch house is spectacular.

3c. Mixing horse pasture and camping presents many problems. People camping and horses may not mix. Horses are Murphy's law in motion. Tent set up and accidental tents flying away in the wind spells trouble. And then there are flies and horse poop. Children, dogs, music ... something. I would keep the horse activities to the west end of the property.

#4. Future of the horse use on the ranch. I have loved having my horses there. In some ways it has been "my ranch". I am there most days, sometimes twice a day. I have senior horse in the upper west pasture - Bill. Every year he is re-united with his girlfriend Lucy and they spend the entire summer together, side by side, all day long.

My riding horse is in the dry lot by the caretaker's house and work barn. I saddle up at the old rock house that stays cool all summer, listening to the great blue herons crackling in the giant sycamore, a shared nursery. My horses grazes on the ranch house lawn after I ride and hose him. I have ridden every trail on the ranch and many on the adjacent National Forest. Most days I walk the 2 miles to the ranch from my house in the morning with my dogs. In the afternoon, evening, it's a quick bike ride over.

Elaine Theriault has been a steady, trusted, dependable manager of the horses and ranch through lots of challenges and adversity: funding or no funding, changing ranch hands, and the uncertainty of the direction that state will develop the ranch. No one knows the place like she does. It would be nice to have a future there with my horses and her care.

Whether the ranch continues as a private boarding facility or as an area that offers equestrian camping and riding to more individuals, I hope the ranch continues to provide a great place to be for horse lovers.

Eileen Baden

From: Eileen Baden
Sent: Wednesday, July 05, 2017 9:33 AM
To: 'janet grove'
Cc: janetgrove2009@live.com
Subject: RE: ROCKIN' RIVER RANCH MASTER PLAN COMMENTS - Invitation to edit

Good morning,

We appreciate you taking the time to comment on the proposed Arizona State Park Rockin' River Ranch. Arizona State Parks and Trails (ASPT) is currently working on a master plan for the property and public input is very important to help guide the process. Below is a link to the project page where you can review updates. I will pass along your comments and the information you have provided to the appropriate individuals at ASPT to be documented and incorporated into our plan development.

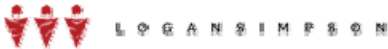
<https://azstateparks.com/projects/#RockinRiverRanch>

Please let us know if you have any additional comments or questions.

Thank you.

Eileen Baden, AICP
Environmental Planner

Logan Simpson
51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: janet grove (via Google Docs) [<mailto:janetgrove2009@gmail.com>]
Sent: Wednesday, June 28, 2017 2:53 PM
To: Eileen Baden
Cc: janetgrove2009@live.com
Subject: ROCKIN' RIVER RANCH MASTER PLAN COMMENTS - Invitation to edit

janet grove has invited you to **edit** the following document:



ROCKIN' RIVER RANCH MASTER PLAN COMMENTS



JANET GROVE'S COMMENTS ON THE ROCKIN RIVER RANCH MASTER PLAN 6/28/2017

[Open in Docs](#)

This email grants access to this item without logging in. Only forward it to people you trust.



COMMENT SHEET

Thank you for attending today's Open House. We sincerely appreciate any input you may have regarding the Rockin' River Ranch Master Plan. Please use this Comment Sheet to provide any of your comments, questions, or concerns. You can leave the Comment Sheet with any Arizona State Parks and Trails (ASPT) or Logan Simpson staff member here at this Open House or mail it to Eileen Baden, Logan Simpson, 51 West Third Street, Suite 450, Tempe, AZ, 85281; via email to ebaden@logansimpson.com; via phone at 480-967-1343; or via fax at 480-966-9232 before June 30th, 2017.

CONTACT INFORMATION (Optional* - Please Print)

NAME: Dennis and Laura Gagnon

ADDRESS: 5132 WINCHESTER TRAIL

CITY, STATE, ZIP: CAMP VERDE AZ 86322 EMAIL: _____

Representing Self Representing Organization Name of Organization: _____

Please provide any issues, concerns, and opportunities regarding the planning, design, and operation of the Park:

Winchester trail right next to Park - our concerns include:

RV traffic missing Park turn (could wind up on Winchester & Dead ends only no turn arounds)

Bicycles are dangerous on Saltmine, need pull offs with signs so traffic could pass now and then otherwise could take an hour to get to park's Back up street with cars.

Only one exit out of area. If fires happen from Campus it is a death trap for those of us beyond park.

Need signage about "NO RIVER ACCESS NO turn around."

*Please note that under state law, any identifying information provided above will become part of the public record and, as such, must be released to any individual upon request.

Ms Laura Gagnon
5132 S Winchester Trl
Camp Verde, AZ 86322

PHOENIX AZ 852

29 JUN 2017 PM 8 L



RECEIVED
JUL 03 2017
Logan Simpson
- TEMPE

Eileen Baden
Logan Simpson
51 West Third St Suite 450
Tempe, AZ 85281

85261-288300



Eileen Baden

From: Janet Grove <janetgrove2009@live.com>
Sent: Tuesday, August 08, 2017 2:48 PM
To: Eileen Baden
Subject: Re: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

Thanks for the information. I was in Phoenix the day of the second meeting, and have to return the 15th for a week. I am very interested in this meeting. I will probably just have to get information on the interaction of this meeting from friends who are able to participate.

If there is any written summary that results from this meeting that is available, I would very much appreciate reading it.

Thank you
Janet Grove

From: Eileen Baden <EBaden@LOGANSIMPSON.COM>
Sent: Monday, August 7, 2017 5:23 PM
To: janetgrove2009@live.com
Subject: FW: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

Good afternoon Ms. Grove,

I know in the past you had requested more information about the Rockin' River Ranch State Park public meetings. Please see below for additional information about the next meeting. Please feel free to pass it along.

Information about the next Technical Advisory Committee meeting is here as well: <https://azstateparks.com/rockin-river-ranch-tac>

[Rockin' River Ranch TAC | Arizona State Parks](#)

azstateparks.com

Arizona State Parks and Trails formed a Technical Advisory Committee for Rockin' River Ranch State Park development. The committee is made up of Salt Mine Road ...

Thank you,

Eileen Baden, AICP
Environmental Planner

Logan Simpson
51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: pio@azstateparks.gov [mailto:pio@azstateparks.gov]
Sent: Monday, August 07, 2017 8:32 AM
To: Eileen Baden <EBaden@LOGANSIMPSON.COM>
Subject: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

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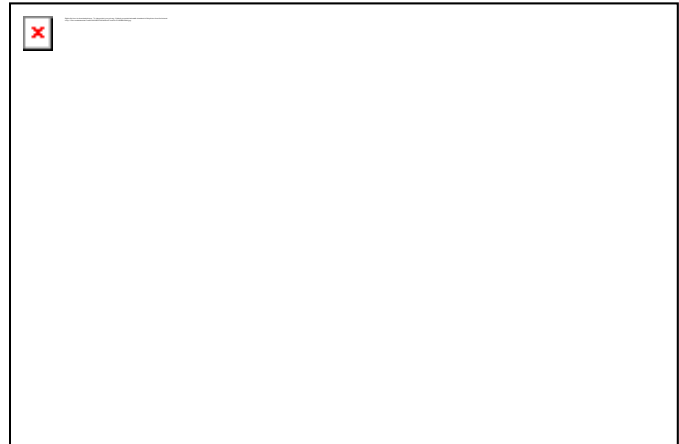
August 7, 2017

Rockin' River Ranch State Park - Preliminary Plans Will be on Display at the Second Public Meeting

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To gather input about the future for the park, ASPT held public meetings and created a Technical Advisory Committee to provide feedback, discuss concerns, and vote on uses for the park. This third public meeting is scheduled for August 16 from 5:30 p.m. to 8:00 p.m. at the Camp Verde Middle School Cafeteria at 370 Camp Lincoln Road, in Camp Verde.

The two prior meetings were held on June 1 and July 17.



With comments from the more than 100 people who attended the first public meeting, held in early June, three conceptual alternatives were developed and presented during the second meeting. Comments, suggestions and feedback from this meeting will help refine the vision for the park, which will be presented as a preliminary master plan at the third public meeting. The public will have a chance to comment on the preliminary master plan, which will be substantially revised from early options as ASPT has listened to neighboring property owners, the public, friends groups, local officials and others.

About the park: Rockin' River Ranch became a state park in 2008 and has not yet been available to the public. The property currently houses a horse boarding facility and has access to the Verde River. This year, the Governor's Executive Budget appropriated funds to develop this park. The Park is located on a 209-acre historic horse ranch on the Verde River south of Camp Verde.

When: Wednesday, August 16, 2017

Time: Between 5:30 p.m. and 8 p.m., with a presentation at 6:15 p.m.

Where: Camp Verde Middle School Cafeteria/Multi-Use Facility, 370 Camp Lincoln Road, Camp Verde, Ariz., 86322

Americans with Disabilities Act (ADA): People may request special accommodations, such as a sign language interpreter, by contacting Eileen Baden at (480) 967-1343 or ebaden@logansimpson.com. Requests should be made as early as possible to allow time to arrange the accommodation. This notice is also available in alternate formats by contacting Ms. Baden.

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PRESS CONTACT: Michelle Thompson at (602) 542-7151 or email pio@azstateparks.gov

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Arizona State Parks, 23751 N. 23rd Ave., Suite 190, Phoenix, AZ 85085

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Sent by pio@azstateparks.gov

Eileen Baden

From: Eileen Baden
Sent: Wednesday, August 09, 2017 3:28 PM
To: 'otterlimits7@aol.com'
Cc: 'michelle.thompson@azstateparks.gov'
Subject: RE: county roads and sheriff Dept. involvement

Good afternoon,

We appreciate you taking the time to comment on the proposed Arizona State Park Rockin' River Ranch. Arizona State Parks and Trails (ASPT) is currently working on a master plan for the property and public input is very important to help guide the process. Below is a link to the project page where you can review updates. I will pass along your comments and the information you have provided to the appropriate individuals at ASPT to be documented and incorporated into our plan development.

<https://azstateparks.com/rockin-river/>

Please let us know if you have any additional comments or questions. I will forward you the information relating to the upcoming public meeting next Wednesday, August 16th, from 5:30 p.m. to 8 p.m., with a presentation at 6:15 p.m. at the Camp Verde Middle School Cafeteria, in case you have not already received it.

Thank you.

Eileen Baden, AICP
Environmental Planner

Logan Simpson
51 W. 3rd St., Ste. 450
Tempe, AZ 85281
P (480) 967-1343
F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: otterlimits7@aol.com [mailto:otterlimits7@aol.com]
Sent: Tuesday, August 08, 2017 8:43 PM
To: Eileen Baden <EBaden@LOGANSIMPSON.COM>
Subject: county roads and sheriff Dept. involvement

We as a community have concerns as to public safety issues and environmental issues with this rapid development project. We would like to see some sort of impact study done on the traffic and environmental impact. The County has refused to address the Beasley Flat Road wash out, safety and pollution concerns with the added traffic. The Verde Acres community is deeply concerned about these issues and are ready to challenge them.

Eileen Baden

From: Eileen Baden
Sent: Wednesday, August 09, 2017 3:29 PM
To: otterlimits7@aol.com
Cc: 'michelle.thompson@azstateparks.gov'
Subject: FW: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

Good afternoon,

Please see the information below regarding the upcoming Rockin' River Ranch public meeting next week.

Thank you.

Eileen Baden, AICP
Environmental Planner

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51 W. 3rd St., Ste. 450
Tempe, AZ 85281
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F (480) 966-9232
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From: pio@azstateparks.gov [mailto:pio@azstateparks.gov]
Sent: Monday, August 07, 2017 8:32 AM
To: Eileen Baden <EBaden@LOGANSIMPSON.COM>
Subject: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

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ARIZONA
STATE PARKS & TRAILS

Media Advisory

August 7, 2017

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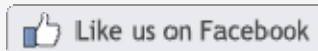
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Sent by pio@azstateparks.gov

Eileen Baden

From: Eileen Baden
Sent: Monday, August 14, 2017 11:11 AM
To: 'Janet Grove'
Subject: RE: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

Good morning Ms. Grove,

All the Rockin' River Ranch State Parks meeting materials have been uploaded to the website below.

Rockin' River Ranch State Park Website (under park facility and hours click on 'visit this page' for the meeting notes):
www.azstateparks.com/rockin-river

Direct Link to Meeting Notes and Other Materials <https://azstateparks.com/rockin-river-ranch-tac>

Thank you!

Eileen Baden, AICP
Environmental Planner

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51 W. 3rd St., Ste. 450
Tempe, AZ 85281
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F (480) 966-9232
ebaden@logansimpson.com
www.logansimpson.com



From: Eileen Baden
Sent: Wednesday, August 09, 2017 3:39 PM
To: 'Janet Grove' <janetgrove2009@live.com>
Subject: RE: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

Good afternoon Ms. Grove,

I am looking into this and will follow-up as soon as possible.

Thank you!

Eileen Baden, AICP
Environmental Planner

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From: Janet Grove [<mailto:janetgrove2009@live.com>]

Sent: Tuesday, August 08, 2017 2:48 PM

To: Eileen Baden <EBaden@LOGANSIMPSON.COM>

Subject: Re: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

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From: Eileen Baden <EBaden@LOGANSIMPSON.COM>

Sent: Monday, August 7, 2017 5:23 PM

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[Rockin' River Ranch TAC | Arizona State Parks](#)

azstateparks.com

Arizona State Parks and Trails formed a Technical Advisory Committee for Rockin' River Ranch State Park development. The committee is made up of Salt Mine Road ...

Thank you,

Eileen Baden, AICP
Environmental Planner

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From: pio@azstateparks.gov [<mailto:pio@azstateparks.gov>]
Sent: Monday, August 07, 2017 8:32 AM
To: Eileen Baden <EBaden@LOGANSIMPSON.COM>
Subject: Arizona State Parks and Trails Seeks Input on Rockin' River Ranch State Park

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The logo for Arizona State Parks & Trails features the word "ARIZONA" in large, bold, green, distressed-style capital letters. The letter "O" is replaced by a white silhouette of the state of Arizona with a green saguaro cactus inside it. Below "ARIZONA" are the words "STATE PARKS & TRAILS" in a smaller, bold, green, distressed-style font.

Media Advisory

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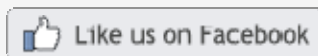
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