

**COLORADO RECREATION RESOURCE ADVISORY
FEDERAL LANDS RECREATION ENHANCEMENT ACT
NEW FEE OR FEE CHANGE
PROPOSAL FORM**

1. PROJECT DESCRIPTION

Name of Project Area/Site: **Fitton Guard Station**

Project Contact Person: Steve Brigham

Position Title & Phone #: Natural Resource Specialist, 719-657-3321

Forest: Rio Grande County: Rio Grande

Ranger District: Divide Congressional District: 3

BLM Field Office__

Site Type (Cabin, Campground, Area, etc): Cabin

Capacity: 4 Season of Use: all year

Fee Type: Standard Amenity X Expanded Amenity__ Special Rec. Permit__

Proposed Action: New fee X Change of fee__

Existing Fee: \$0

Proposed Fee: \$25.00

Date of last fee increase: N/A

Summary of **benefits** the public receives or will receive:

- Rent and enjoy a forest service historic cabin in a picturesque setting.
- Rent income will help with maintenance/repairs to the cabin that may otherwise not be completed.
- Allow the cabin to remain on the site. A cabin producing revenue is more likely to be retained.
- Limit unauthorized/illegal use of an historic cabin, which would help keep the cabin in a more sanitary condition. In past years, the Forest Service has removed unauthorized items: food, rotten food, clothes, blankets, slippers, pillows, fuel, personal toiletries, etc.
- The cabin has been identified in the *Facility Master Plan 2003*: “*This cabin would make a great fee-demo rental where dollars could be used for maintenance and upkeep.*”
- The current cabin rentals on the forest have been positively accepted by the public as noted in the cabin log books and personal contacts.
- Updated restroom facilities with a vault/tank. The old outhouse facility was unsanitary and overflowing. Collecting fees would help with the maintenance and repairs to the outhouse (pumping, staining, etc.).
- If the building is not used as a rental cabin, it may be used as a crew quarters to help generate income for building maintenance.

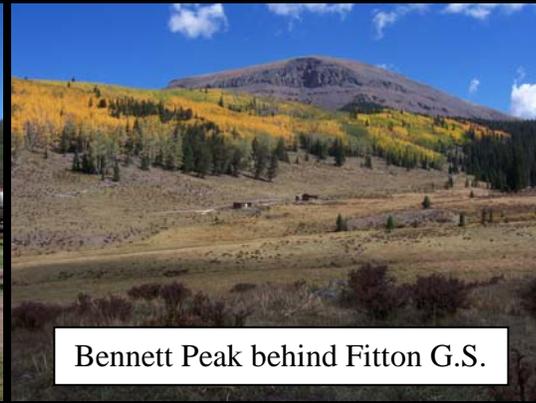
Facilities/Amenities Checklist (check all that apply, list each site separately):

Site Name: Fitton Guard Station

1. Designated developed parking
2. Permanent toilet facility: Flush Vault
3. Permanent trash receptacle
4. Interpretive sign, exhibit or kiosk
5. Picnic tables
6. Security services

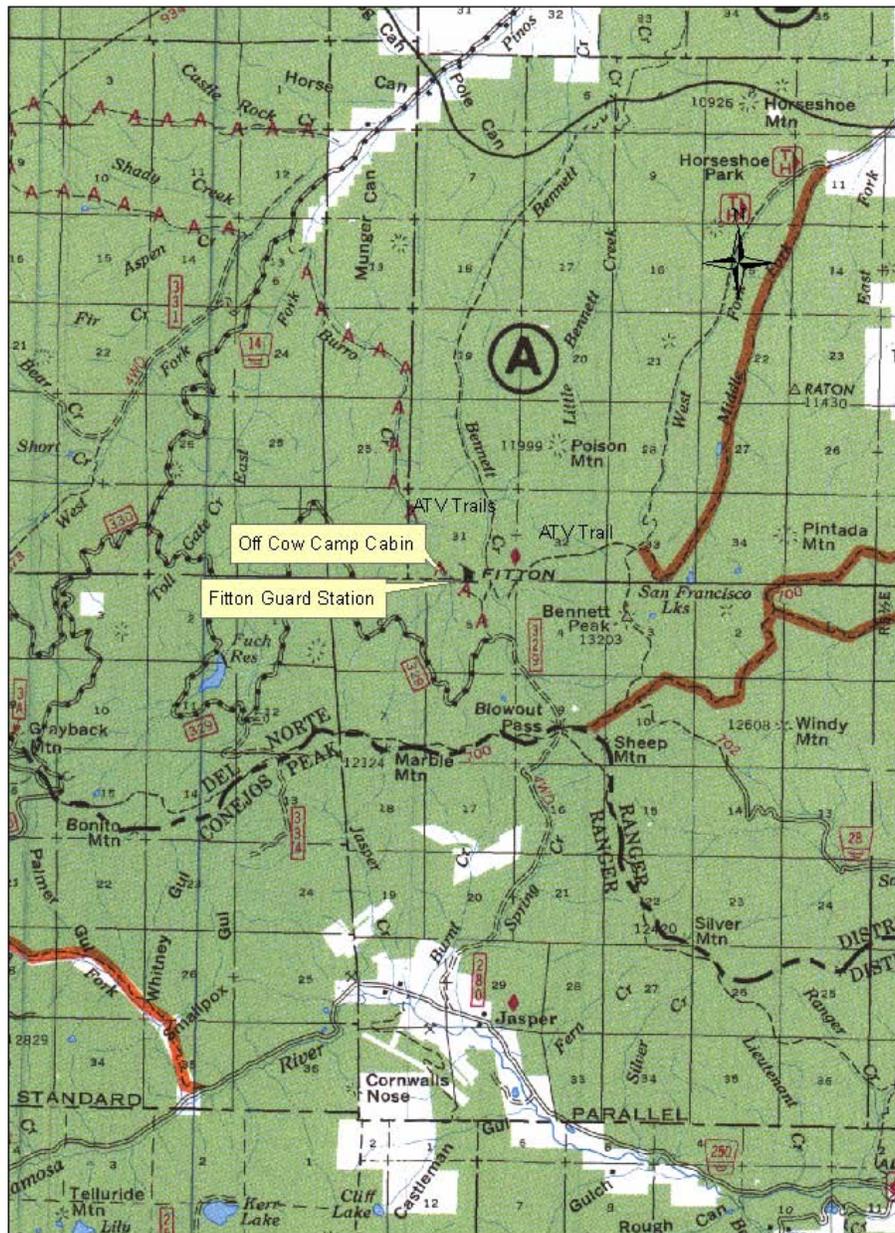
Other Amenities: Garbage Removal, Paved Access Road, Drinking Water, Information/Directional signs, Shower/Bath House, Tent Pads, Electricity, RV Hookups, Fire Rings/Grills, Other: Horse Barn and corral.

Photo(s):



Map (HIRA's show boundaries and ID amenities):

Fitton G.S. and Off Cow Camp Cabin Map



Setting & General Description (include description of the site, natural resources/features, scenic values, recreational attractions, amenities, current/projected visitation, etc.):

Fitton Guard Station is located on Burro Creek just west of Bennett Peak, approximately 17 miles southwest of Del Norte at 10,600 feet in elevation. The cabin is accessible by foot, horse, motorcycle, mountain bike, or ATV during the summer and by skis,

snowshoe, or snowmobile during the winter season. Access during the summer is from the Burro Creek ATV Trailhead approximately 1 ½ miles southeast of the cabin, or the Burro Creek ATV Trailhead 6.5 miles northwest of the cabin. During the winter, access depends upon snow conditions and if the main access road is plowed. The Off Cow Camp sits approximately ¼ mile northwest of Fitton Guard Station (Fitton G.S. and the Off Cow Camp are within view of each other). Recreation opportunities include hiking, fishing, hunting, motorized trail use, wildlife viewing, mountain biking, horseback riding, and enjoying the incredible scenery. The Elwood Cabin, currently on the rental program, is located at Elwood Pass approximately 12 miles from Fitton G.S.

Fitton Guard Station was constructed in 1906-1907 as a ranger cabin for the San Juan National Forest. It was renovated in 1983 by the Del Norte District, including roofing, windows, door, and porch. In 2007, the porch was rebuilt, windows and sills repaired or replaced, damaged boards on the outside of the structure replaced, the fence around the cabin rebuilt, and a new stove pipe cap installed. In 2010, the horse barn was rebuilt, a vault toilet was installed, the floors were sanded and treated with polyurethane, rock placed in front of the porch, the old fire pit removed, a new fire ring installed, native seed placed on the disturbed soil, new bunkbeds, table and chairs ordered, and erosion control work completed to direct water flow away from the cabin area. Also, 1.5 miles of the Burro Creek Trail #873 was improved (drainage work completed).

The cabin has a vault toilet, wood stove, firewood provided, and a metal fire ring for campfires. There is a spring box that needs to be rebuilt. Water is available from Burro Creek near the cabin, but must be treated before using.

Currently, the Fitton Guard Station is locked and closed to the public. Projected visitation is approximately 180 days per year, depending on the need for administrative use of the cabin.

NRHP Eligibility (Cabins/Structures): Archeologist's concurrence: Y N
Comments: See the Facility Master Plan 2003.

2. CURRENT AND PROJECTED REVENUES and ANNUAL OPERATION & MAINTENANCE COSTS

See Attachment A: Revenue/Cost projection spreadsheet.

Volunteers provided 500 hours of labor during the summer of 2010 to assist with renovations at the Fitton Guard Station and Off Cow Camp Cabin (1/3 of the 500 hours was for the Fitton Guard Station Barn or 165 hours and 335 hours for the Off Cow Camp Cabin).

3. COST OF BACKLOG WORK NEEDS:

Roads/Parking Areas: **\$3,000.00 Gravel for trailheads.**
Building/Facilities: \$ _

Water/Waste water Systems: **\$1,200.00 Rebuild the spring box.**
 Associated Trails: **\$30,000.00 Burro Creek Trail work downstream.**
 Signs: **\$ 500.00 Signs at the trailheads.**
 Other (list): **\$1,000.00 to repair/replace the metal gate.**
Total: \$35,700.00

4. FEE COLLECTION METHOD AND ESTIMATED FEE COLLECTION COSTS

Method: NRRS (required)

Costs: \$0

Note: No collection costs are incurred for sites under the National Recreation Reservation Service (NRRS).

5. FEE DETERMINATION PROCESS SUMMARY

Fair Market Value Comparison (compare similar fees at other FS, state, federal, or private recreation sites in the area with similar facilities & services):

A fair market value comparison of numerous rental operators was conducted in order to determine appropriate fees for rental cabins on the Rio Grande National Forest. Cabins with few amenities (i.e. no drinking water) rent for an average of \$50 per night. Cabins with amenities (i.e. electricity, running water, indoor toilet) rent for \$75 to \$200 or more. In the private business sector, there are few cabin rental operators in the San Luis Valley, with the exception of South Fork, CO. The private cabins differ from Forest Service cabins, most notably that they tend to be resort-like with a number of cabins located along major highways and offer most standard amenities to visitors. By comparison, the Forest Service Guard Stations/Cabins tend to be individual cabins located in more remote areas of the National Forest (Alder Guard Station is an exception, 2 miles from South Fork, CO).

Facility type(s):
Cabin rentals.

Number of facilities compared:

Operator	Location	Amenities	Nightly Fee
Riverbend Resort Cabins & RV Park	South Fork, CO	Standard Municipal	\$71-\$251
Goodnight's Lonesome Dove Campground & Cabins	South Fork, CO	Standard Municipal	\$75
Cascada Cabins	Creede, CO	Standard Municipal	\$65-\$95
The Inn Motel	South Fork, CO	Standard	\$85-\$110

		Municipal	
The Antlers	Creede, CO	Standard Municipal	\$109-\$164
Wason Ranch	Creede, CO	Standard Municipal	\$100-\$300
Cottonwood Cove Guest Ranch	vic. South Fork, CO	Standard Municipal	\$100-\$240
Chinook Lodge & Smokehouse	South Fork, CO	Standard Municipal	\$60-\$95
Lazy Bear Cabins	South Fork, CO	Standard Municipal	\$80
Aspen Ridge Cabins	South Fork, CO	Standard Municipal	\$55-\$75
Platoro Valley Lodge & Cabins	Platoro, CO	Standard Municipal	\$55-\$90
Skyline Ranch	Platoro, CO	Standard Municipal	\$70-\$450

Based on a Fair Market Value comparison of government and privately owned cabin rental operations, the Rio Grande National Forest proposes the following rates for Fitton Guard Station and Off Cow Camp:

Operator	Location	Amenities	Proposed Nightly Fee
Off Cow Camp	Bennett Peak	Rustic, Wood stove	\$25
Fitton Cabin	Bennett Peak	Rustic, Wood Stove	\$25

Special economic considerations were made in developing this price structure relative to fair market value, impacts to private operators (competition, capacity, demand, and market segmentation) and impact to local Forest visitors, especially as it relates to the depressed economy of the San Luis Valley. Although the market could easily bear higher rental rates, proposed rental prices have intentionally been set within reason for Valley residents.

Proximity to project area:

Comparison fees were obtained from South Fork, Creede, and Platoro, Colorado.

Price range:

\$55 to \$200 +

Selected fee and method:

\$25 per night

This fee was chosen based on the location of the cabin (accessible 1 ½ miles from a trailhead on an ATV trail), lack of potable water, no electricity, no running water in the building, small size of the cabin, distance to services and other amenities.

Comments:

6. PLANNED USE OF FEES RETURNED TO SITE (list by priority; include daily O&M if appropriate; add to list if appropriate)

1. Periodic maintenance and repairs to the building and barn.
2. Pump the vault toilet as needed.
3. Periodic maintenance and repair to the perimeter fence.
4. Rebuild and maintain the spring box.
5. Cut/mow the grass around the cabin inside the fence.
6. Rodent control inside and outside the cabin.

7. CUSTOMER/PUBLIC INVOLVEMENT MECHANISM TYPES

- Site Monitoring
 Customer Survey Card
 Comment Log / Cabin Guest Book
 Newspaper Articles
 Website Listing
 E-mails
 Direct Mail
 Personal Contacts
 On-site Posting
 Other (list): _

See Attachment B: Summary of Public Involvement for details. (in progress)

8. PUBLIC PARTICIPATION RESULTS

See Attachment B: Summary of Public Involvement for details. (in progress)

9. ADDITIONAL ATTACHMENTS

List and reference additional information (documents) that can be provided upon request to document this project proposal and the public response.

Facility Master Plan, April 2003

E-mail from HistoriCorps showing funds spent in 2010.

Deferred Maintenance Building Work Item Details.

10. PROJECT SUBMITTAL & CERTIFICATION

Project Submittal:

This recreation site is already, or being submitted for inclusion as, a fee site under the Federal Lands Recreation Enhancement Act (REA). This proposal has been reviewed by representatives on the unit. I understand that any reservations must be made through the NRRS system. I also fully understand and agree to comply with the accounting and reporting requirements necessary to participate in the fee program.

Forest Supervisor/ BLM Field Manager

Date

Project Certification:

This recreation site is already, or is now forwarded as, a fee site and the proposed fee schedule is forwarded to the RRAC for their review under REA.

Recreation Fee Board Chair

Date

BLM Washington Office Review ____Y ____N

RRAC Project Recommendation:

This site and proposed fee schedule is ____ / is not ____ recommended as a fee site.
This recreation site is already a fee site and the proposed fee schedule is ____ / is not ____ recommended to the Secretary for acceptance under REA.

Colorado Recreation RAC Chair

Date

Project Acceptance:

This site and proposed fee schedule is ____ / is not ____ accepted as, a fee site.
This recreation site is already a fee site and the proposed fee schedule is ____ / is not ____ accepted by the Secretary under REA.

Regional Forester/BLM State Director

Date

Attachment A: Revenue/Expenditure Worksheet

USFS/BLM & Colorado RRAC Form

Updated on 09/30/2010

Fitton Guard Station					
Annual Fee Revenue	FY 2008 Final Total	FY 2009 Final Total	FY 2010 Projected	FY 2011 Projected	FY 2012 Projected
Site or Pass Type					
site a	\$0	\$0	\$0	\$0	\$0
campground a	\$0	\$0	\$0	\$0	\$0
cabin a - Fitton Guard Station	\$0	\$0	\$0	\$4,500	\$4,500
1-day pass	\$0	\$0	\$0	\$0	\$0
3-day pass	\$0	\$0	\$0	\$0	\$0
7-day pass	\$0	\$0	\$0	\$0	\$0
Annual pass	\$0	\$0	\$0	\$0	\$0
Interagency pass	\$0	\$0	\$0	\$0	\$0
Total Annual Revenues	\$0	\$0	\$0	\$4,500	\$4,500

Note: Insert zero in cells with no value

Fitton Guard Station					
Annual Fee Expenditures	FY 2008 Final Total	FY 2009 Final Total	FY 2010 Projected	FY 2011 Projected	FY 2012 Projected
Operations/Visitor Services:					
Personnel	\$0	\$0	\$0	\$500	\$500
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$100	\$100
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$600	\$600
Collections:					
Personnel	\$0	\$0	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0
Capital Improvements:					
Personnel	\$0	\$0	\$15,100	\$0	\$0
Vehicles	\$0	\$0	\$1,100	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$9,800	\$0	\$0
Misc.	\$0	\$0	\$6,100	\$0	\$0
Subtotal	\$0	\$0	\$32,100	\$0	\$0
Safety/Security/Law Enforcement:					
Personnel	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Vehicles	\$500	\$500	\$500	\$500	\$500
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Annual Maintenance					
Personnel	\$500	\$500	\$500	\$2,500	\$2,500
Vehicles	\$300	\$300	\$300	\$300	\$500
Equipment	\$50	\$50	\$50	\$100	\$100
Materials & Supplies	\$50	\$50	\$50	\$70	\$70
Misc.	\$0	\$0	\$0	\$1,000	\$1,000
Subtotal	\$900	\$900	\$900	\$3,970	\$4,170
Deferred Maintenance					
Personnel	\$0	\$0	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$2,400	\$2,400	\$34,500	\$6,070	\$6,270

Attachment AA: Revenue/Expenditure Worksheet

USFS/BLM & Colorado RRAC Form

Updated on 09/30/2010

Fitton Guard Station					
Annual Non-Fee Revenue	FY 2008 Final Total	FY 2009 Final Total	FY 2010 Projected	FY 2011 Projected	FY 2012 Projected
Non-Fee Revenue Type					
Appropriations: NFRW	\$0	\$0	\$0	\$0	\$0
Appropriations: CMFC	\$0	\$0	\$1,000	\$1,000	\$1,000
Appropriations: CMTL	\$0	\$0	\$0	\$0	\$0
Appropriations: CMRD	\$0	\$0	\$0	\$0	\$0
Rec Fee Board Grant	\$0	\$0	\$0	\$0	\$0
Donations	\$0	\$0	\$0	\$0	\$0
Volunteers: Value in \$	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Total Annual Revenues	\$0	\$0	\$1,000	\$1,000	\$1,000

Note: Insert zero in cells with no value.

Fitton Guard Station					
Annual Non-Fee Expenditures	FY 2008 Final Total	FY 2009 Final Total	FY 2010 Projected	FY 2011 Projected	FY 2012 Projected
Operations/Visitor Services:					
Personnel	\$0	\$0	\$0	\$500	\$500
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$500	\$500
Collections:					
Personnel	\$0	\$0	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0
Capital Improvements:					
Personnel	\$0	\$0	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0
Safety/Security/Law Enforcement:					
Personnel	\$0	\$0	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0
Annual Maintenance					
Personnel	\$0	\$0	\$500	\$500	\$500
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$500	\$500	\$500
Misc.	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$1,000	\$1,000	\$1,000
Deferred Maintenance					
Personnel	\$0	\$0	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	\$0	\$0	\$0	\$0	\$0
Misc.	\$0	\$0	\$270	\$2,804	\$480
Subtotal	\$0	\$0	\$270	\$2,804	\$480
Total Expenditures	\$0	\$0	\$1,270	\$4,304	\$1,980