

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

1. PROJECT DESCRIPTION

Name of Project Area/Site: **Cold Springs Cabins**

May 8, 2008

Project Contact Person & Phone: Connie Clementson, District Ranger 970-242-8211

Forest: Grand Mesa, Uncompahgre and Gunnison
District: Grand Valley
Site Type: Cabin

County: Mesa
Congressional District: 3
Number of Cabins: 3

Cabin A Capacity = 5 people



Cabin B – Capacity 3 people



Cabin C Capacity = 2 people



Seasons of Use:

Cabin A - Weekends Only (Fri – Sun)

Summer – June 1 to August 30 = 91 days

Fall – Sep 1 to Oct 25 = 55 days

Cabin B and Cabin C

Summer – June 1 to August 30 = 91 days each

Fall – Sep 1 to Oct 25 = 55 days

Proposed Action:
New Expanded Amenity Fee

Proposed Fee: Cabin A = \$ 120 / night
Cabin B = \$ 60 / night
Cabin C = \$ 40 / night

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

- Historic relaxation in remote areas of the National Forest
- Easy access to local recreation opportunities
- A beautiful forested setting to enjoy
- Camping without the rain, bugs, or work of setting up camp

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

Site Name:

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:

X Drinking Water

X Benches

X Shower/Bath House

X Information Signs

X Electricity via generator

X Other: (list)

Pots, pans, utensils

single beds w/mattress

chairs, tables

Fireplace (Cabin A only)

Picnic Table

Game Rack

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

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

The Cold Springs cabins sit within aspen/mountain shrub vegetation at an elevation of 9,000 on the north end of the Uncompahgre National Forest.

The original cabins were constructed in the 1930s and are located just off the Divide Forks Road (FSR 402), about an hour and fifteen minute drive from the Grand Junction area of western Colorado via Colorado State Highway 141.

There are three cabins, barn, generator building, horse pasture and corral located at the site. The cabins will be available for public rental from June 1 to October 25 with Cabins B and C available both weekdays and weekends. Cabin A will only be available every Friday through Sunday. The Forest Service will continue to utilize Cabin A to house seasonal work crews Monday – Thursday during the summer and fall seasons. The cabins will not be rented during the winter season due to the need to winterize the water system.

Visitors can expect a semi-rustic cabin with indoor plumbing with showers and flush toilets. There is a refrigerator and propane cooking stove in each cabin. Electric lights and heat are provided by a propane generator that guests are responsible for turning on and off each day (located in the generator building – in an outbuilding).



A corral and pasture are available for horses, upon request.

The Cold Springs cabins can be accessed by passenger vehicle in summer and early fall (June 1 to Oct 1) and by 4WD from Oct 1 to October 25 (dependent on weather conditions).

Summer: From June 1 to August 15, mountain bike and ATV trails are accessible. The north Uncompahgre has an extensive ATV trail system known as the Divide Forks ATV complex, which provides 50+ miles of trails. Mountain biking is quite popular as well, with the well known Tabaguache trail bisecting the Uncompahgre NF. Some fishing is available at Big Creek Reservoir and several beaver ponds in the area, including several just east of the cabins.

Fall: From mid-August through mid-November, the main activities will include recreational trail use and hunting. All visitors should expect semi-rustic cabin accommodations.

NHPR Eligibility: Yes

Archeologist's signature: Sally Crum

Comments: Any alterations to outside appearance – windows, doors, steps, etc. will be subject to SHPO clearance.

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

See Attachment A: Revenue /Cost projection spreadsheet.

3. COST OF BACKLOG WORK NEEDS:

Roads/Parking Areas:	\$ 2,500
Building/Facilities:	
Cabin A	\$ 83,922
Cabin B	\$ 20,536
Cabin C	\$ 11,712
Water/Waste water Systems:	\$ 38,300
	Total: \$156,970

4. FEE COLLECTION METHOD AND ESTIMATED FEE COLLECTION COSTS

Collection Method: NRRS Reservations (Required)

Costs: \$0, there are no costs to the Forest for reservations under NRRS

5. FEE DETERMINATION PROCESS SUMMARY

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

Facility type(s): Cabin

Number of facilities compared: Within 200 miles

Proximity to project area: With in the Colorado / western slope area

Price range: \$90 to \$225 per night

Selected fee and method: Fee Estimate form (provided by the regional office) and comparison with other rentals on NFS lands.

Comments:

A Fair Market Value comparison of cabin rentals was conducted on a regional basis since the GMUG is new to the cabin rental program and the only government agency that offers rental cabins within the market segment (within 50 miles of the NF) is the USFS. Based on regional comparisons, cabins with little or no amenities (ie., no drinking water) rent at an average of \$50/night. Cabins with significant amenities (ie., power) rent for as much as \$150/night.

In the private sector, there are relatively few cabin rental operators located in and around the northern portion of the Uncompahgre (with the exception of a couple of outfitter/guides) National Forest. If private cabins rentals are available, they tend to be more resort-like and offer far more modern and extensive amenities and services than do the FS proposed cabin rentals (ie., the Ouray area, so the south). Forest Service cabin rentals tend to be more 'rustic' in nature, more remote and offer limited (if any) amenities and services. Therefore, the nightly fee was based on a regional review of comparable rentals as listed in the NRRS and Forest web sites.

See Attachments C-1 through C-3 and Attachment D for additional background information.

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

1. Upgrade kitchens, replace flooring
2. Refinish floors
3. Replace bed frames
4. Replace concrete steps on exteriors
5. Replace interior lighting/fixtures
6. Replace toilets and shower units.

7. CUSTOMER/PUBLIC FEEDBACK MECHANISM

- X Site Monitoring
- X Comment Log/Cabin Guest Book
- X Newspaper Articles
- X Website Listing
- X E-mails
- X Personal Contacts

8. PUBLIC PARTICIPATION RESULTS

See Attachment B: Summary of Public Involvement for details.

The District has had overwhelming support to the proposal to rent the Cold Springs Cabins during discussions with County Commissioners, the local Colorado Division of Wildlife, other agencies and recreation publics at the Grand Mesa Visitor Center. In addition, we use the main cabin at Cold Springs as our fall hunter contact station/information center and have many hunters and forest visitors express interest in the opportunity to rent that cabin and others on the GMUG NF both in the summer and during their various hunts.

We have not received negative comments from the public regarding the cabin rental proposals during personal contacts, nor in response to the published Federal Register. Prior to implementing proposal, the following tasks were completed to determine public support for this proposal --

1. The direction provided requires a six month notification in the Federal Register to notify the public of our intent to make these facilities available for rent. No comments have been received to date.
2. The Medicine Bow Routt NF was contacted in December 2007 regarding 'public reaction' to placing their administrative buildings and guard stations into a 'public cabin rental program'. John Baumchen (Rec Staff) indicated they had excellent public reaction and support for the program. In fact, within three years of initiating the program, their cabins are booked one year in advance typically. We expect the same response to making these cabins available to the general public.
3. At quarterly briefing meetings (November 2007 and February 2008) with the Delta and Mesa County Commissioners, the District Ranger received a supportive reaction to this proposal.
4. At recent (November 2007) meeting with Colorado Division of Wildlife (CDOW) managers responded with great support and wanted to see the cabins remain open during all hunting seasons (it was explained, however that our cabins were not able to keep open due to the water systems).

With this program being new to the GMUG, districts anticipate a ‘slow reaction’ by the public understanding these facilities will now be available to them for renting. However, it is anticipated that once ‘it catches on’ that extensive public support will be realized.

9. ADDITIONAL ATTACHMENTS

Attachment A: Revenue/Cost projection spreadsheet

Attachment B: Summary of Public Involvement

Attachments C-1: Cabin Price Form – Cold Springs Cabin A

-2: Cabin Price Form – Cold Springs Cabin B

-3: Cabin Price Form – Cold Springs Cabin C

Attachment D: Cabin Rental Comparison

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.

/s/ Corey Wong

for Charles Richmond

May 8, 2008

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.

/s/ Paul E. Cruz

Recreation Fee Board Chair

May 12, 2008

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