

**REGION 2
CABIN RENTAL
FEDERAL LANDS RECREATION ENHANCEMENT ACT
BUSINESS PLAN SUMMARY FORM**

1. PROJECT DESCRIPTION

Name of Proposed Fee Site: Silesca R.S. Cabin



Project Contact Person & Phone #: Tammy Randall Parker (970)-240-5415

Forest: Grand Mesa, Uncompahgre, Gunnison N.F.

County: Montrose

District: Ouray R.D.

Congressional District: 3

NHPR Eligibility: Yes **Archeologist's signature:** Sally Crum

Comments: Any alterations in outside appearance; windows, doors, etc will be subject to NHPA clearance.

Number of Cabins, Lookouts, etc: 1 **Capacity:** 8 **Season of Use:** year-round

Setting & General Description (include natural resources/features, visual values, reasons people want to visit this site, amenities, and photo. Include a separate description for each site):

The cabin site is situated on the Uncompahgre Plateau at 9,200 feet, in a beautiful meadow with aspen and spruce/fir dominating the backdrop. This cabin was originally used as a Ranger Station, and housed work crews for the forest. The cabin is approximately 45 minutes from Montrose. On your travel to the cabin along Highway 90 there are many scenic viewing opportunities. Highway 90 traverses through the Bureau of Land Management area where there is an astonishing view of the Mt. Sneffles range, which has been photographed by many.

During the summer and fall, visitors can expect to experience a semi-rustic cabin with some modern amenities. There is an indoor bathroom with a shower and flushing toilet. The cabin has a modernized kitchen with propane cooking stove, refrigerator, and sink. Electric lighting, a pot belly stove, and propane heat are a few of the other extras. Although the cabin has indoor plumbing, the water system is not winterized and will only be available from approximately mid June to mid October.

Summer months afford visitors many outdoor activities. There are several hiking trails within a few miles, mountain biking, as well as opportunities for OHV use including both ATV and motorcycle. This cabin also has a horse corral and small pasture, offering the opportunity for horseback riding. The main attraction for this cabin is its popularity for wildlife viewing and photography. Its central location also offers 2 scenic overlooks within a 1 hour drive and the Black Canyon National Park approximately an hour away as well.

During the fall and winter months the views are just as beautiful. The outdoor recreation opportunities include snowmobiling, snowshoeing, and cross country skiing. This area is also very popular with hunters due to the proximity to major hunting units.

Overall the Silesca R.S. offers a wonderful retreat to our forest. With a backdrop to accommodate almost anything; weddings, family gatherings or just a quiet retreat to the beauty of the forest, visitors can expect to enjoy their time here.



Hwy 90, view of the Mt. Sneffles Range

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

Site Name: Silesca R.S. Cabin

- | | | |
|------------------------|---|----------------------|
| Drinking Water | X | Fire Grills or Rings |
| X Picnic Tables | X | Benches |
| RV Hookups | X | Toilets |
| X Shower/Bath House | X | Flush |
| X Garbage Cans or Bins | | Vault |
| Paved Access Road | | Boat Ramp |
| Tent Pads | | Garbage Removal |
| Information Signs | X | Firewood provided |
| X Electricity | X | Other: Horse Corral |

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

Seasonal rates will apply. Regular season rate \$120.00; July 1st through November 30th, off season rate \$80.00; December 1st through June 30th.

Regular Season Rate: \$120.00 per night

Income estimate is based on no change in nightly rate or cost of inflation, adjusting for occupancy increase logarithmically through the years.

	2008	2009	2010	2011	Sum	Avg
Sales						
Individual (\$120/night)	\$1,560.00	\$4,680.00	\$9,360.00	\$14,040.00	\$29,640.00	\$7,410.00
Total Sales	\$1,560.00	\$4,680.00	\$9,360.00	\$14,040.00	\$29,640.00	\$7,410.00
Annual O/M Expenses						
Propane						
Project Mgr salary (GS-11)						
Maintenance Crew (2 GS-4)						
Vehicle Mileage/FOR						
Cleaning Supplies	\$25.00	\$45.00	\$100.00	\$200.00	\$370.00	\$92.50
Annual Maintenance	\$50.00	\$75.00	\$300.00	\$400.00	\$825.00	\$206.25
5% to FDAS					\$0.00	
Total Expenses	\$75.00	\$120.00	\$400.00	\$600.00	\$1,195.00	\$298.75
Total Net Income	\$1,485.00	\$4,560.00	\$8,960.00	\$13,440.00	\$28,445.00	\$7,111.25

Off Season Rate: \$80.00 per night

Income estimate is based on no change in nightly rate or cost of inflation, adjusting for occupancy increase 5 more nights per year.

	2008	2009	2010	2011	Sum	Avg
Sales						
Individual (\$80/night)	\$400.00	\$800.00	\$1,200.00	\$1,600.00	\$4,000.00	\$1,000.00
Total Sales	\$400.00	\$800.00	\$1,200.00	\$1,600.00	\$4,000.00	\$1,000.00
Annual O/M Expenses						
Propane						
Project Mgr salary (GS-11)						
Maintenance Crew (2 GS-4)						
Vehicle Mileage/FOR						
Cleaning Supplies	\$25.00	\$45.00	\$100.00	\$200.00	\$370.00	\$92.50
Annual Maintenance	\$50.00	\$75.00	\$300.00	\$400.00	\$825.00	\$206.25
5% to FDAS					\$0.00	
Total Expenses	\$75.00	\$120.00	\$400.00	\$600.00	\$1,195.00	\$298.75
Total Net Income	\$325.00	\$680.00	\$800.00	\$1,000.00	\$2,805.00	\$701.25

3. Cost of Backlog work needs:

Roads/Parking Areas:	\$ 0.00
Building/Facilities:	\$ 2,000.00
Water/Waste water Systems:	\$ 0.00
Associated Trails:	\$ 0.00
Signs:	\$ 0.00
Other (list):	\$ 0.00
Total:	\$ 2,000.00

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

Fair Market Value Comparison (compare fee pricing at other FS, state, federal, private, or concessionaire recreation sites in the area with similar facilities & services): Explain the process, what facilities/ fees you reviewed and how you decided on the fee.

The nightly fee was based on regional review of comparable Forest Service Cabins available for rent as listed in the NRRS and Forest web sites. A comparison to privately owned sites with similar recreation opportunities within the area was also performed. The Cabin Price Form V1.0 was also completed.

6. PLANNED USE OF FEES RETURNED TO SITE (list top 5 priorities other than daily O&M)

1. Change the location of the wood stove: from middle of living area to corner
2. Remodel old bathroom
3. Remodel kitchen
4. New furniture for living room and kitchen
5. New toilet and shower for bathroom remodel

7. CUSTOMER/PUBLIC FEEDBACK MECHANISM

Site Monitoring

Customer Survey Card

Comment Log

Other (list): Voluntary occupant log or diary of visitors.

Explain how this information will be used: After reviewing the feedback the appropriate concerns would be addressed whether maintenance or general issues. The voluntary occupant log offers the visitors opportunity to write down their true opinions about their stay as well as maybe what activities they partook in.

8. INITIAL LOCAL REACTION TO THE FEE PROPOSAL (primarily for sites where fees are not currently charged, or for sites where an increase in fees is proposed)

The concept of renting some of the Ouray Ranger District Guard Stations was discussed in several meetings and with several recreation user groups on the Western Slope over the past year. These groups include Public Land Partnership (PLP), Ouray County Commissioners, Thunder Mountain Wheelers, Western Slope 4-Wheelers, and the Ouray Trail Group. There has been an overwhelming positive response with the proposal. In addition, our fall hunter contacts at Silesca and 25 Mesa Ranger Stations found the hunters to be very supportive and excited about the prospect of renting the cabins for

family outings and future hunting trips. Several volunteered their time to help get the cabins ready for the program.

No negative comments have been received during these meetings and hunter contacts.

We received no comments to a six month notice in the Federal Register which advised the public that the GMUG National Forest proposed to begin implementation of a cabin rental program allowing public rental of several Ranger Stations.

9. PROJECT SUBMITTAL & CERTIFICATION

Project Submittal:

This recreation site is submitted for inclusion in the Federal Lands Recreation Enhancement Act. I understand that all reservations must be made through the NRRS system and that only when these sites are on the NRRS system are they fully approved. I also fully understand and agree to comply with the accounting and reporting requirements necessary to participate in the fee program.

/s/ Corey P. Wong
for FOREST SUPERVISOR

December 18, 2007
DATE

Project Certification:

This recreation site is accepted into the Federal Lands Recreation Enhancement Act. These sites are approved pending their inclusion in the NRRS system. If they are not included in the NRRS system this approval is rescinded.

REGIONAL FORESTER

DATE