

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

1. PROJECT DESCRIPTION

Name of Project Area/Site: PLATORO CABIN 2.

Project Contact Person: Amanda Walker

Position Title Recreation Specialist Phone #: 719-274-8971

Forest: Rio Grande NF County: Conejos

Ranger District: Conejos Peak Congressional District: 3rd

BLM Field Office

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

Capacity: 6 Season of Use: May - October

Fee Type: Standard Amenity Expanded Amenity X Special Rec. Permit

Proposed Action: New fee X Change of fee

Existing Fee: \$
Proposed Fee: \$ 75.00
Date of last fee increase:

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

- Nostalgia of staying in a rustic cabin.
- Escaping physical and social pressures.
- Improved health maintenance.
- Greater respect for cultural heritage.
- A secluded site for family and friends to gather.
- Positive contribution to local economy.
- Improve maintenance of physical facilities.

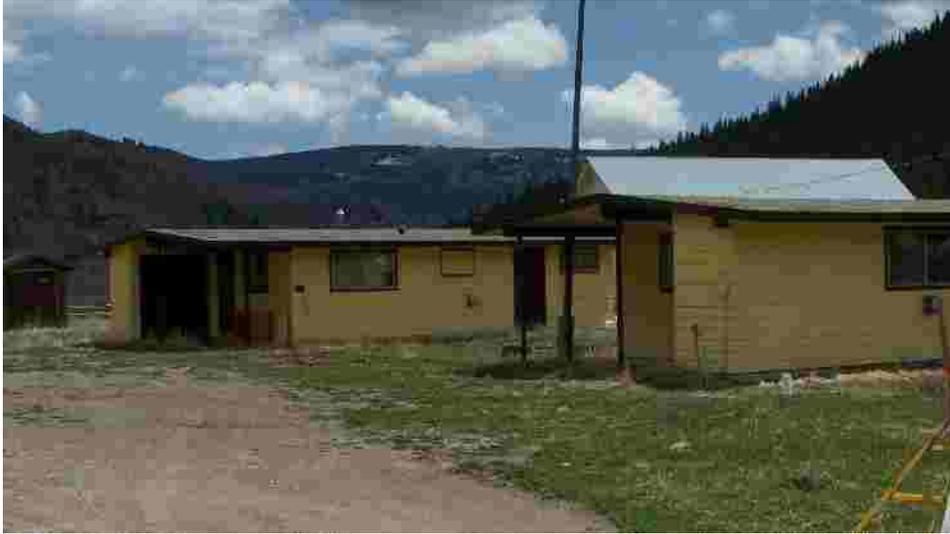
Facilities/Amenities Checklist (check all that apply, list each site separately):

Site Name: Platoro Cabin 2

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

Other Amenities: Garbage Removal, Paved Access Road, X Drinking Water, Information/Directional signs, X Shower/Bath House, Tent Pads, X Electricity, RV Hookups, Fire Rings/Grills, X Other: Telephone (local)

Photo(s):



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 Platoro Cabins are located in the heart of the Conejos Peak Ranger District, on the edge of the town of Platoro. Platoro is located along the Conejos River in the upper part of the Conejos Canyon at approximately 10,000ft in elevation. The town of Platoro has basic amenities and is accessible by vehicle during the summer and fall. Winter access varies due to snowfall, and spring access is restricted due to road closures. Recreational opportunities abound in the Platoro area; such as hiking, fishing, hunting, wildlife viewing, and scenic driving. Trailheads for wilderness access are a short distance away. Visitors can fish in the Conejos River, Platoro Reservoir, and Mix Lake.

The Platoro cabins, built in 1963, were originally used to house Forest Service workers when they would be working on projects in the Platoro area. The cabins are rustic, but have modern conveniences such as; electricity, running water, gas heat, and local telephone service.

NRHP Eligibility (Cabins/Structures): NO Archeologist's concurrence: X Y ___ N

Comments: **Platoro Work Center (5CN796) is officially not eligible to the NRHP.** There are no concerns pertaining to the sites historic significance and SHPO concurrence is not needed prior to inclusion into the recreation rental program or when any work is done on the building.

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

Currently, there are no revenues associated with this facility.

See Attachment A: Revenue/Cost projection spreadsheet.

3. COST OF BACKLOG WORK NEEDS:

Roads/Parking Areas:	\$_
Building/Facilities:	\$ <u>3,827</u>
Water/Waste water Systems:	\$_
Associated Trails:	\$_
Signs:	\$_
Other (list):	\$_
Total:	\$ <u>3,827</u>

4. FEE COLLECTION METHOD AND ESTIMATED FEE COLLECTION COSTS

Method: NRRS Reservations (Required)

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

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):

Facility type(s): Cabins, Motel, Ranch

Number of facilities compared: 13

Proximity to project area: within 200 miles

Price range: \$55 - \$450

Selected fee and method: \$75.00 nightly

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 its 8 new cabin rental opportunities and 3 existing cabin rentals (Brewery, Carnero, Ellwood)

Operator	Location	Amenities	Proposed Nightly Fee
Brewery Creek Guard Station	vic. Bonanza, CO	Rustic, Propane Appliances/Hand Pumped Water	\$50 (Proposed) \$35 (Current)
Carnero Guard Station	vic. Carnero Pass	Rustic, Propane Appliances/Hand Pumped Water	\$50 (Proposed) \$35 (Current)
Ellwood Cabin	vic. Summitville, CO	Rustic, Propane Lights/Wood Stove/No Water	\$50 (Proposed) \$20 (Current)
Upper Crossing Guard Station	vic. Saguache, CO	Standard Municipal	\$75
Stone Cellar Guard Station	vic. Saguache Park	Rustic, Propane Appliances/Hand Pumped Water	\$50
Saguache Bunkhouse	Saguache, CO	Standard Municipal	\$50
Alder Creek Guard Station	South Fork, CO	Standard Municipal	\$50
Fitton Cabin	vic. Bennett Peak	Rustic, Wood Stove	\$50
River Springs Guard Station	vic. Antonito, CO	Standard Municipal	\$75
Platoro Cabin #1	Platoro, CO	Standard Municipal	\$75
Platoro Cabin #2	Platoro, CO	Standard Municipal	\$75

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.

Comments: A Fair Market Value comparison of numerous cabin rental operators was conducted in order to determine appropriate fees for current and proposed rental cabins on the Rio Grande National Forest. The only government agency that offers rental cabins within our market segment area (within 200 miles of the Forest) is the U.S. Forest Service. Cabins with little or no amenities (i.e. no drinking water) rent at an average of \$50/night. Cabins with significant amenities (i.e. electricity) rent for as much as \$150/night. In the private sector, there are relatively few cabin rental operators located in the San Luis Valley; the exception being South Fork. Private rental cabins differ significantly from Forest Service cabins in several ways, most notably that they tend to be resort-like with a number of cabins located within that private property and are almost all located along major highways and offer most standard amenities to highway travelers and vacationers. By comparison, Forest Service Guard Stations tend to be individual cabins located in remote areas of the National Forest well away from many standard services.

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

1. Electric and Propane Service
2. Install Picnic Tables and fire ring outside
3. Repair split rail fence around cabin
4. Improve interior furnishings
5. Exterior siding

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): County Commissioner Meetings, Congressional Briefings, Fed. Register Notice

See Attachment B: Summary of Public Involvement for details.

8. PUBLIC PARTICIPATION RESULTS

See Attachment B: Summary of Public Involvement for details.

9. ADDITIONAL ATTACHMENTS

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

INFRA Deferred Maintenance
News Releases
Recreation Facility Analysis
Federal Register Notice
Public Comments
Fair Market Value Study
Archaeologist's Report

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/ Dan Dallas_____
Forest Supervisor/ BLM Field Manager

____5/9/2008_____
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