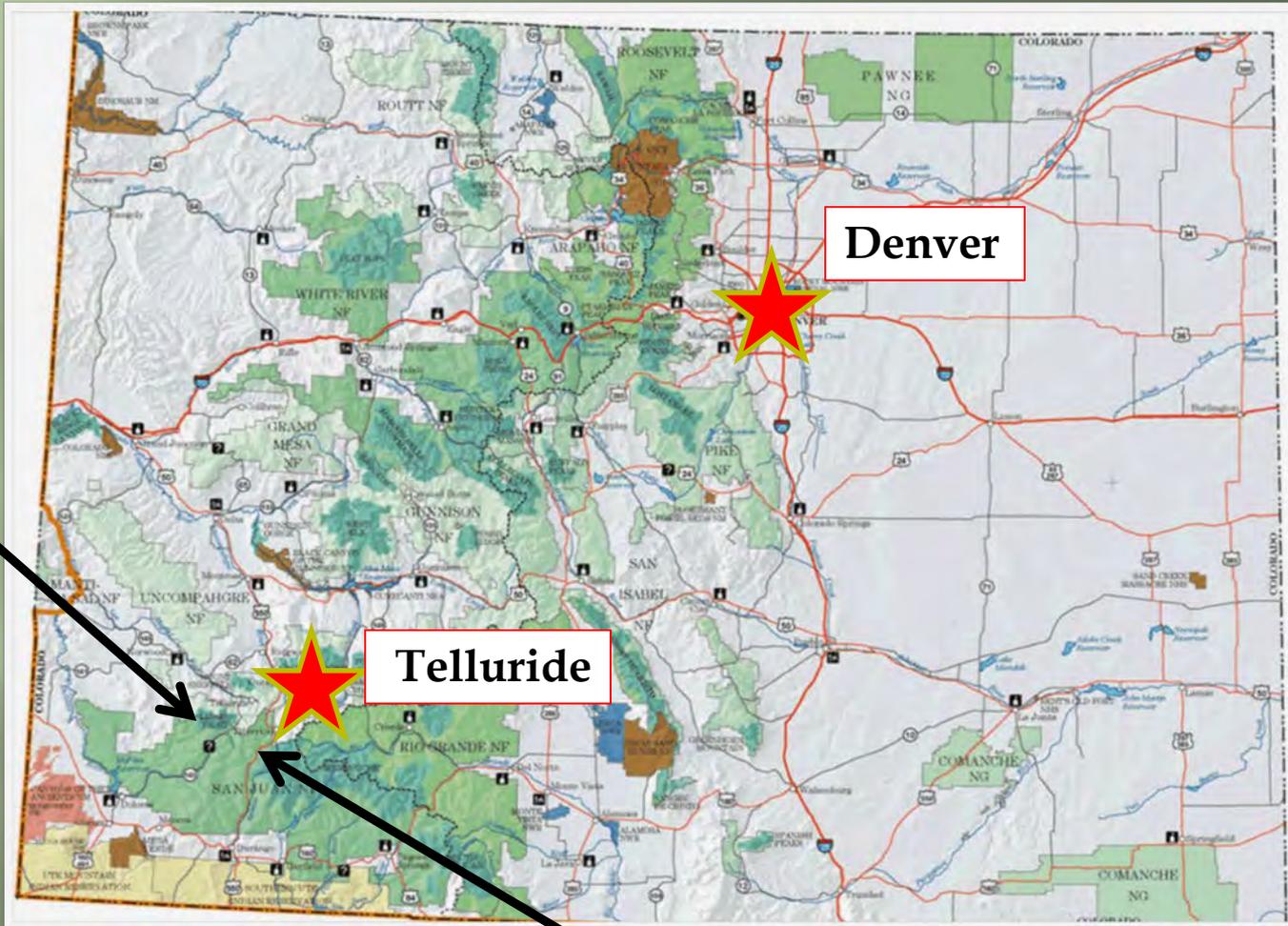


LONE CONE AND MATTERHORN CABINS

Norwood Ranger District

*Grand Mesa, Uncompahgre, & Gunnison
National Forests*





Denver

Lone
Cone
Cabin

Telluride

Matterhorn
Cabin

Lone Cone Cabin



Cabin *Amenities*

- ❑ Sleeps 6
- ❑ Electricity
- ❑ Full kitchen (stove, fridge)
- ❑ Woodstove, firewood
- ❑ Summer: Flush toilet, running water, shower
- ❑ Winter: Outhouse, no water
- ❑ No trash services



Recreation Opportunities



Proposed Fee

\$120/Night

Available year around
(except April 15 - May 15)

Fee Comparisons



Silesca Cabin



Black Bear Cabin



Ponderosa Cabin

“Historic” cabins

Rustic

Similar amenities

Capacity: Sleeps 6-8

Fee Comparisons

| | Fee/Night |
|------------------------|------------------|
| Lone Cone Cabin | \$120 |
| Silesca | \$120 |
| Black Bear | \$120 |
| Ponderosa Cabin | \$120 |

Revenue Projection

| Annual Fee Revenue | Rate Per Night | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------------|-----------------------|----------------|----------------|----------------|----------------|----------------|
| | | 9/1 - 12/31 | Yearlong | Yearlong | Yearlong | Yearlong |
| Nights rented | \$120 | 20 | 60 | 70 | 75 | 80 |
| Total Annual Revenues | | \$2,400 | \$7,200 | \$8,400 | \$9,000 | \$9,600 |

How will fees be used?

| Major Items | 2012 | 2013 | 2014 | 2015 | 2016 |
|---|------|------|------|------|------|
| Purchase replacement linens, cookware, dinnerware | | X | | | |
| Stain exterior | | | X | | |
| Purchase sofa hide-a-bed | | | X | | |
| Stain/repair interior walls | | | | X | |
| Improve horse facilities | | | | X | |
| Replace windows | | | | | X |

Public Participation

- ▣ News Release
- ▣ Posted at Norwood office
- ▣ San Miguel County Commissioners
- ▣ Scoping Letters
- ▣ GMUG Forest Website
- ▣ Snowmobile Club, Private Hut Owners
- ▣ Federal Register
- ▣ Congressional Staff Briefings
- ▣ Four newspaper articles, 1 radio broadcast

Comments

- ▣ West End Sledders Snowmobile Club: Very supportive. Offered to assist w/kitchen remodel.
- ▣ Congressional Staff (Bennet, Tipton): Very supportive. Fees seem reasonable.
- ▣ San Miguel County Commissioners: Very supportive.

Questions?



Matterhorn Cabin



Cabin Amenities

- ❑ Sleeps 12
- ❑ 5 bedrooms
- ❑ Flush toilets, showers
- ❑ Electricity, furnace, woodstove, firewood
- ❑ Full kitchen (microwave, dishwasher, stove, fridge)
- ❑ Telephone (local calls)
- ❑ Washer/dryer
- ❑ Snow plowing, trash removal and cleaning services provided
- ❑ Horse facilities
- ❑ On-site host*







Recreation Opportunities



Proposed Fees

\$300/Night: Ski season, holidays, festivals

\$240/Night: Remainder of year

Available year around

Fee Comparisons



Addie S Hut



High Camp Hut



Opus Hut

Large capacity (Sleeps 12 - 16)
Modern facilities and amenities
Water provided year around
Shower or Sauna year around
Offer outstanding rec. activities right from the cabin

Fee Comparisons

| | Access | Extras | Fee/Nt Prime* | Fee/Nt Other* |
|-------------------------|--------------------|---|---------------|---------------|
| Matterhorn Cabin | Paved Hwy | <ul style="list-style-type: none"> • Trash Service • Washer/Dryer • Dishwasher • Freezer • Phone • On-site Host | \$300 | \$240 |
| Addie S Hut | Paved Hwy | | \$360 | \$240 |
| High Camp Hut | Ski/Hike 2.5 miles | | \$374 | \$240 |
| Opus Hut | Ski/Drive 3 miles | <ul style="list-style-type: none"> • Indoor toilets | \$360 | N/A |

*Based on 12-person occupancy

Why Not Charge More?

- ▣ At \$300/night, we can still cover costs.
- ▣ Will be affordable to a broader segment of public
- ▣ Already scoped the \$300 fee (Fed. Register, etc.)

Revenue Projection

| Annual Fee Revenue | Rate Per Night | 2012 | 2013 | 2014 | 2015 | 2016 |
|-----------------------------------|-----------------------|----------------|-----------------|-----------------|-----------------|-----------------|
| | | 9/1 - 12/31 | 4/1 - 12/31 | Yearlong | Yearlong | Yearlong |
| Nights rented during prime season | \$300 | 0 | 0 | 35 | 40 | 45 |
| Nights rented remainder of year | \$240 | 20 | 50 | 50 | 55 | 60 |
| Total Annual Revenues | | \$4,800 | \$12,000 | \$22,500 | \$25,200 | \$27,900 |

How will fees be used?

| Major Items | 2012 | 2013 | 2014 | 2015 | 2016 |
|--------------------------------------|------|------|------|------|------|
| Expand parking area | | X | X | | |
| Stain exterior siding/decks | | X | | | X |
| Construct RV hookup for on-site host | | | X | | |
| Wheelchair accessible ramp | | | | X | |
| Queen beds (2) | | | | X | |
| Replace linoleum | | | | X | |
| Replace carpet | | | | X | |
| Replace windows | | | | | X |
| Energy-efficient blinds | | | | | X |

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Comments

- ▣ San Miguel County Commissioners: \$300 fee is reasonable, maybe low for Telluride area. Overall very supportive.
- ▣ High Camp Hut: \$300 fee may compete with their rates. Recommends variable rate structure.
- ▣ Telluride Nordic Assn: Concern about parking area capacity for cabin renters and nordic skiers.
- ▣ Congressional Staff (Bennet, Tipton): Very supportive. Fees seem reasonable.

Thank you!

Questions?

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