

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

1. PROJECT DESCRIPTION

Name of Proposed Fee Site: Jackson G.S. Cabin



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

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

County: Gunnison

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:** 4 **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 is situated in the Silverjack Reservoir area at 8,800 feet, in a small aspen grove. The cabin was originally used as a Guard Station, and housed work crews for the forest. The cabin is approximately 1 hour from Montrose and 1 hour and 30 minutes from Gunnison. The scenic drive to the cabin is spectacular.

During the summer and fall, visitors can expect to experience a rustic cabin with turn of the century feel. The cabin has a small kitchen with propane cooking stove, refrigerator, and sink. Electric lighting and propane heat are some of the amenities. This would be an ideal residence artist retreat.

In the summer months this cabin in particular affords the visitors the widest array of activities. There are several hiking trails within a few miles, mountain biking, as well as opportunities for OHV use including both ATV and motorcycle. It also has fishing and boating areas nearby. Its central location allows the visitor to explore the Big Cimarron's, the Alpine Plateau, the Uncompahgre Wilderness, and Silverjack Reservoir. All of these locations are within a 20 minute radius, most of which are within walking distance. The Black Canyon National Park is approximately 45 minutes 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.



Alpine Plateau



Cimarron's



View from East Fork of Precipice, Chimney Rock, and Court House Peaks

Overall the Jackson G.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.

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

Site Name: Silesca R.S. Cabin

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|
| <input type="checkbox"/> | Drinking Water | <input checked="" type="checkbox"/> | Fire Grills or Rings |
| <input checked="" type="checkbox"/> | Picnic Tables | <input checked="" type="checkbox"/> | Benches |
| <input type="checkbox"/> | RV Hookups | <input type="checkbox"/> | Toilets |
| <input type="checkbox"/> | Shower/Bath House | <input type="checkbox"/> | Flush |
| <input checked="" type="checkbox"/> | Garbage Cans or Bins | <input checked="" type="checkbox"/> | Vault |
| <input type="checkbox"/> | Paved Access Road | <input type="checkbox"/> | Boat Ramp |
| <input type="checkbox"/> | Tent Pads | <input type="checkbox"/> | Garbage Removal |
| <input type="checkbox"/> | Information Signs | <input checked="" type="checkbox"/> | Firewood provided |
| <input checked="" type="checkbox"/> | Electricity | <input type="checkbox"/> | Other: |

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

Year Round Rate: \$75.00 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 (\$75/night)	\$975.00	\$1,950.00	\$2,925.00	\$10,400.00	\$16,250.00	\$4,062.50
Total Sales	\$975.00	\$1,950.00	\$2,925.00	\$10,400.00	\$16,250.00	\$4,062.50
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	\$100.00	\$300.00	\$500.00	\$1,500.00	\$2,400.00	\$600.00
5% to FDAS					\$0.00	
Total Expenses	\$125.00	\$345.00	\$600.00	\$1,700.00	\$2,770.00	\$692.50
Total Net Income	\$850.00	\$1,605.00	\$2,325.00	\$8,700.00	\$13,480.00	\$3,370.00

3. Cost of Backlog work needs:

Roads/Parking Areas:	\$ 0.00
Building/Facilities:	\$ 2,000.00
Water/Waste water Systems:	\$ 1,500.00
Associated Trails:	\$ 0.00
Signs:	\$ 0.00
Other (list):	\$ 0.00
Total:	\$ 3,500.00

4. FEE COLLECTION METHOD AND ESTIMATED FEE COLLECTION COSTS

Collection Method: NRRS Reservations (Required)

Costs: \$0, there are no local 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. Re-establish spring and water system
2. Purchase new wood burning stove
3. Purchase new/construct toilet
4. New furniture for living room and kitchen
5. Purchase bunks and wood burning stove for second cabin

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 there true opinions about their stay as well which activities they participated 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