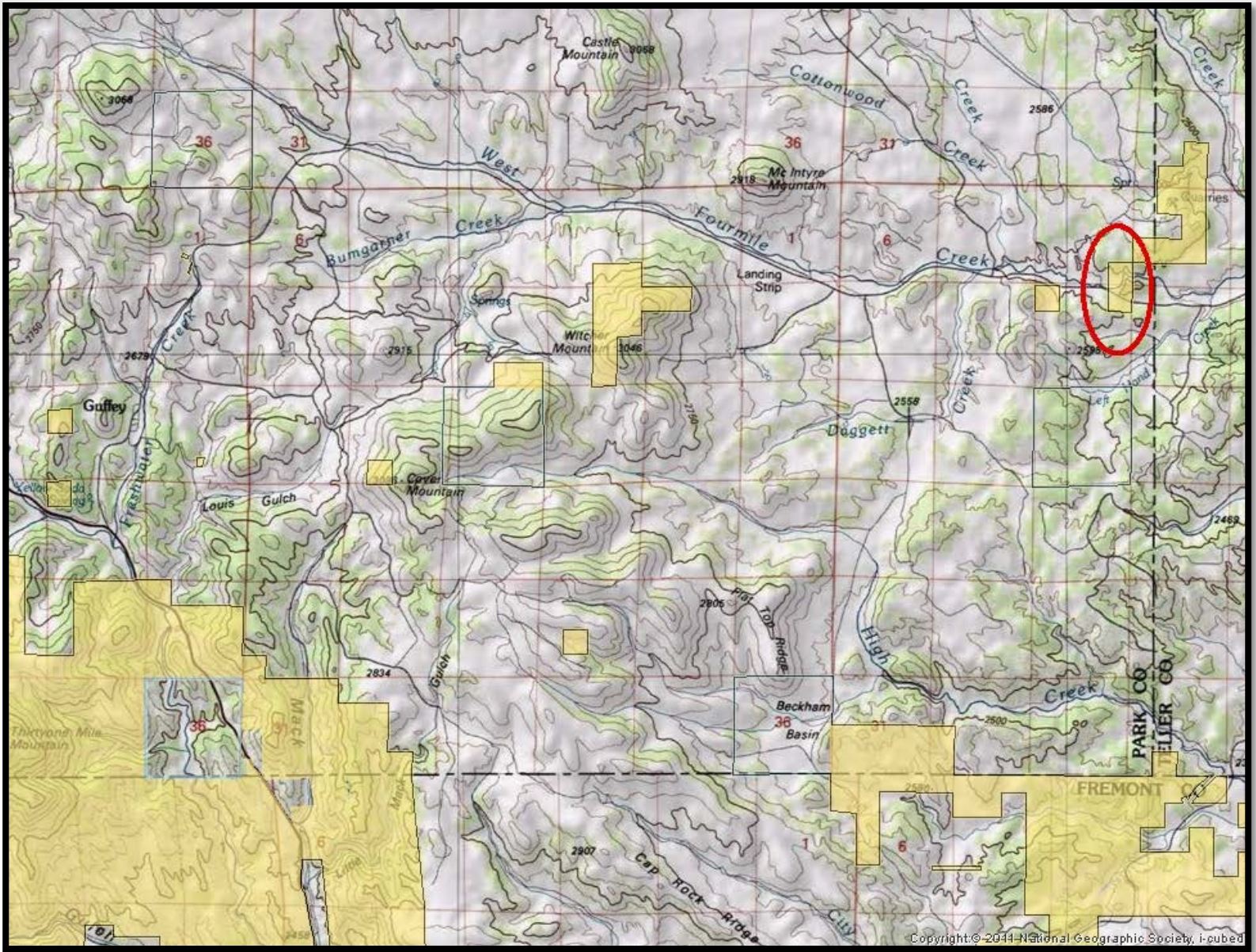


Guffey Gorge;
a small swimming hole located on BLM
managed lands in Park County outside of
Guffey, Colorado along County Road 102.



Guffey Gorge

a.k.a. Paradise Cove



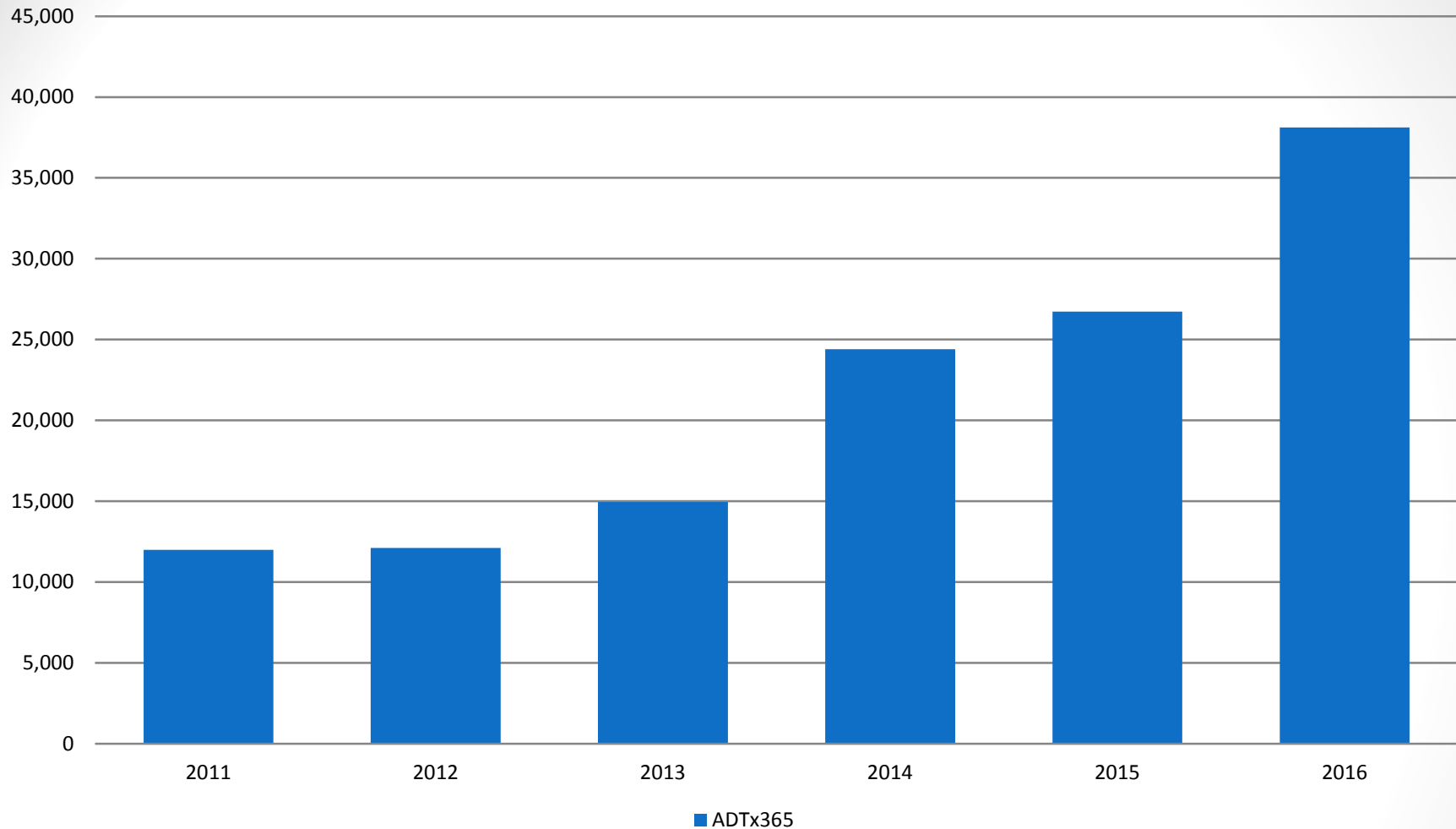
It is located approximately 12 miles east of Guffey, Colorado off of Park County Road 102 near the Park/Teller County Line.



Guffey Gorge receives an average of 250 visitors/day on average in the hot summer months with one July day receiving almost 1,000 visitors.



Average Daily Visitors 2011-2016

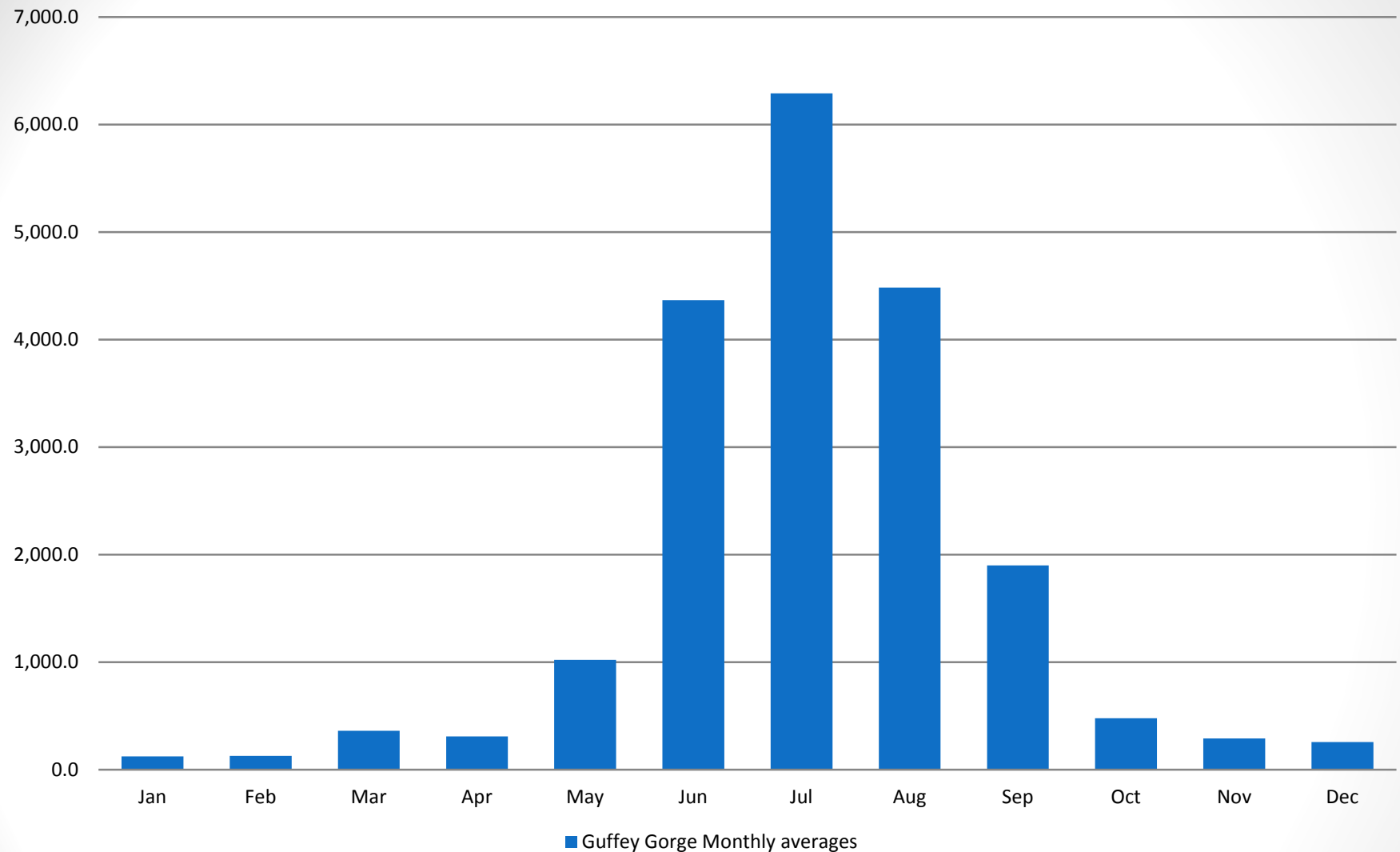


Annual Visitation over 6 years

Annual visitation is tracked using a traffic counter along the entrance trail.

Visitors: Minimum 11,997 visitors; Maximum 38,033; Average 21,369

Monthly visitor averages from 2011-2016



The use season is generally May-September with July seeing over 6,000 visitors
July 2016 peaked at 11,651 visitors for the month

Management Concerns:

High number of visitors for current facilities

- Human Impacts
 - Loss of vegetation in north parking area
 - Attempts to improve trails have not held up to crowds
- Health concerns
 - No toilet facilities until 2013 when 1 toilet was added
 - 2014-16; 2 portable toilets were provided by BLM
- Cleanliness
 - Increase in trash piled at site, trash service began in 2015
 - 2nd trash receptacle was added in 2016 in response to complaints
- Sheriff/law enforcement presence
 - Limited rules to enforce- day use only, no open flame fires, no glass, no fireworks, no firearms, and no littering.
 - Coming soon after published in Federal Register- alcohol ban, park in designated parking only, dogs on leash, no amplified sound



2013 North side parking



2015 North side parking

Operating Cost

Operating costs 2011-2015	2011	2012	2013	2014	2015
Toilets & trash	\$ -	\$ -	\$ 2,975.00	\$ 2,975.00	\$ 4,425.00
Patrolling Costs (2 x per week)	\$ 7,366.00	\$ 7,366.00	\$ 7,366.00	\$ 7,366.00	\$ 7,366.00
Vehicle cost	\$ 2,940.00	\$ 2,940.00	\$ 2,940.00	\$ 2,940.00	\$ 2,940.00
Miscellaneous supplies ²	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
Law Enforcement support ¹					\$ 7,500.00
Indirect ³ = 7%	7%	7%	7%	7%	7%
Annual Cost Totals	\$ 10,806.00	\$ 10,806.00	\$ 13,781.00	\$ 14,281.00	\$ 23,231.00
Annual Cost Totals + Indirect	\$ 11,562.42	\$ 11,562.42	\$ 14,745.67	\$ 15,280.67	\$ 24,857.17

¹ Contributed funds to the Park County Sherriff for law enforcement support.

² Includes costs of replacement signs, graffiti removal cleaner, trash bags, visitation counters

³ Indirect cost includes overhead, phone charges, supervisor check in and other items difficult to track.

Anticipated Costs

	2016	2017	2018	2019	2020
Toilets & trash	\$ 4,500	\$ 4,572	\$ 4,645	\$ 4,719	\$ 4,794
Patrolling Costs (2 x per week)	\$ 29,800	\$ 22,000	\$ 14,400	\$ 14,400	\$ 14,400
vehicle cost	\$ 2,940	\$ 2,987	\$ 3,034	\$ 3,083	\$ 3,132
Miscellaneous supplies	\$ 1,000	\$ 1,016	\$ 1,032	\$ 1,048	\$ 1,065
Indirect = 7%	7%	7%	7%	7%	7%
Annual Cost Totals	\$ 38,240	\$ 30,575	\$ 23,112	\$ 23,251	\$ 23,393
Annual Cost Totals + Indirect	\$ 40,916	\$ 32,715	\$ 24,730	\$ 24,879	\$ 25,030

Revenue with fee site

	2017	2018	2019	2020
Fee per Day per vehicle	\$6.00	\$6.00	\$6.00	\$6.00
Avg. visitor days, 4 months	134	134	134	134
Vehicles per day	20	25	30	33
Annual Revenues	\$ 16,080.00	\$ 20,100.00	\$ 24,120.00	\$ 26,532.00
Net Gain/ Loss¹	\$(24,836.80)	\$(12,615.29)	\$ 610.10	\$ 1,652.75

Public Involvement:

- ✓ Community Focus Groups
- ✓ Attempted User Focus Groups
- ✓ Public Scoping for Management Plan
- ✓ Public Scoping for Business Plan
- ✓ Federal Register Notice

Public Support:

Guffey community members have been pushing for changes to protect the resource.

Park County Land and Water Trust contributed half of the estimated cost for the parking facilities. This was approved by the Park County Commissioners.

Media provides feedback in new format- comments after news articles show very few negative comments about the fee. The negative comments are in response to the conditions of the site.

<http://www.koaa.com/story/32691447/free-paradise-cove-soon-could-come-with-a-fee>

Questions?

