



U.S. Department of the Interior
Bureau of Land Management

BLM Gunnison Field Office Business Plan for Campground Fee Increase



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WE WANT TO HEAR FROM YOU!



SCAN TO VIEW THE DRAFT PLAN!



COMMENT THROUGH SEPTEMBER 21, 2023

THE BLM IS SEEKING FEEDBACK ON A PROPOSAL FOR REGULAR FEE INCREASES AT FOUR GUNNISON FIELD OFFICE CAMPGROUNDS IN ALIGNMENT WITH FEES AT COMPARABLE AREA CAMPGROUNDS.

THE DRAFT BUSINESS PLAN IS AVAILABLE ONLINE AT:
<https://www.blm.gov/sites/default/files/docs/2023-08/Gunnison%20Field%20Office%20Business%20Plan%20for%20Fee%20Campgrounds%20DRAFT.pdf>

EMAIL COMMENTS TO blm_co_gu_admin@blm.gov OR MAIL TO:
GFO DRAFT BUSINESS PLAN, 2500 E NEW YORK AVE, GUNNISON, CO 81230

**GUNNISON
FIELD OFFICE
PROPOSED
CAMPGROUND
FEE INCREASES**

Public Outreach for the Business Plan:

- Plan posted to www.blm.gov with comments accepted for 30 days beginning 8/22/23
- News Release in local newspapers
- Flyers posted on site in each of the campgrounds directing interested parties to the plan.
- No public comments received.



Four Campgrounds Recommended for Fee Increase:

- **Oh Be Joyful (Including River Flats):** new nightly fee of \$20
- **Red Bridge:** new nightly fee of \$10
- **The Gate:** new nightly fee of \$10
- **Mill Creek:** new nightly fee of \$20





Federal Lands Recreation Enhancement Act (FLREA) 2004

- Authorizes charging fees for the use of certain facilities and services, including day use sites and campgrounds. Fees are collected through fee envelopes or e-commerce (recreation.gov).
- **Expanded Amenity Recreation Fees** cover specialized outdoor recreation sites and services including but not limited to developed campgrounds with at least a majority of the following amenities: (1) tent or trailer spaces, (2) picnic tables, (3) drinking water, (4) access roads, (5) fee collection by an employee or agent of the BLM, (6) reasonable visitor protection, (7) refuse containers, (8) toilet facilities, (9) simple devices for containing a campfire (Sec.6802.(g)(2)(A) of FLREA).





Table 1: Rates and Service Comparison in Crested Butte Area Comparable for Oh-Be-Joyful Campground (Compiled in 2021)

Campground Name	Public/Private	# of Sites	Fee (\$)	Picnic Table	Fire Grate or Ring	Trash Collection	Potable Water	Toilet	Electricity	Notes
Oh-Be-Joyful	BLM	36	\$10	X	X			X		Including 5 River Flats sites
Gothic	USFS	4	\$12	X	X			X		\$4/day for day use/picnic
Cement Creek	USFS	13	\$16	X	X			X		
Lost Lake	USFS	18	\$20	X	X	X	X	X		\$4/day for day use/picnic
Lottis Creek	USFS	45	\$22	X	X		X	X	X	\$8/night for electric
Lake Irwin	USFS	32	\$18	X	X		X	X		
Elk Creek	NPS	157	\$16 Standard \$22 Electric	X	X	X	X	X	X	
Campfire Ranch	City of Gunnison – Concessionaire	10	\$60	X	X	X	X	X		Taxes extra. Gear rentals
Crested Butte RV Resort	Private	21	\$75	X	X	X	X	X	X	*Communal fire pit
Tall Texan RV Park	Private		\$29 Tent \$49+ RV	X	X	X	X	X	X	Glamping Wagons \$109
Gunnison KOA	Private	93	\$80	X	X	X	X	X	X	Wifi, cabins

Average Fee (Excluding BLM) = \$35

Average Fee (Public) = \$22

Oh Be Joyful
Comparable
Campgrounds
(Crested Butte
Area)



Table 2: Rates and Service Comparison in Lake City Area
Comparable for Mill Creek, The Gate, and Red Bridge Campgrounds (Compiled in 2022)

Campground Name	Public/Private	# of Sites	Fee (\$)	Picnic Table	Fire Grate or Ring	Trash Collection	Potable Water	Toilet	Electricity	Notes
Mill Creek	BLM	22	\$7	X	X	X	X	X		
The Gate	BLM	8	\$5	X	X		X	X		
Red Bridge	BLM	7	\$5	X	X			X		
Deer Lakes	USFS	12	\$12	X	X	X	X	X		
Williams Creek	USFS	23	\$16	X	X	X	X	X		
Castle Lakes	Private	50	\$34	X	X	X	X	X	X	
Elkhorn	Private	24	\$46 RV	X	Shared	X	X	X	X	Rates based on 2-person occupancy. Each additional person is \$5 per day. Taxes extra.
Highlander RV	Private	38	\$43	X	X	X	X	X	X	Rates based on 2-person occupancy. Each additional person is \$3 per day. Taxes extra. Internet, laundry, pavilion.
Riverfork	Private	26	\$44 RV \$25 Tent	X	X	X	X	X	X	
Woodlake Park	Private	50	\$38	X	X	X	X	X	X	
Wupperman	Hinsdale County	31	\$20	X	X	X	X	X		RV Dump \$10

Average Fee (Excluding BLM campgrounds) = \$29
Average Fee (Public) = \$16

Red Bridge,
The Gate, and
Mill Creek
Comparable
Campgrounds
(Lake City
Area)



Cost to Manage: Average
revenue collected annually =
\$45,509

Cost Type (averages, including benefits)	FY21	Projected FY23
Park Rangers (2)	\$35,000	\$35,000
Vehicles (1)	\$5,000	\$5,000
Equipment & Supplies	\$20,000	\$25,000
Services (water testing, toilet pumping, trash pickup, etc.)	\$10,000	\$15,000
Camp Host stipends	\$5,000	\$5,000
Law Enforcement	\$15,000	\$15,000
Totals	\$90,000	\$100,000

Site		Current Fee	Proposed Fee
<u>Oh</u> Be Joyful	Individual Site	\$10	\$20
<u>Oh</u> Be Joyful	Group Site	\$30	\$60
<u>Oh</u> Be Joyful	Day Use*	\$0	\$5
Mill Creek	Individual Site	\$7	\$20
The Gate	Individual Site	\$5	\$10
Red Bridge	Individual Site	\$5	\$10

All fees stay at the Gunnison
Field Office. Fees will go
towards seasonal labor,
campground hosts, services,
supplies, and site improvements.



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