



United States Department of the Interior



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August 21, 2012

In Reply Refer To:
2740 (COS060) COC-15671

Dear Interested Party:

This is to notify you that we have received an application from the Town of Lake City for a conveyance of approximately 43 acres of public land under the Recreation and Public Purposes Act (R&PP Act). The subject lands are located approximately 2 miles south of Lake City (see attached map). The lands are currently being leased to the Town of Lake City under authority of the R&PP Act for recreational purposes, primarily operating the Lake City Ski Hill. The purpose of the R&PP Act is to authorize acquisition or use of public lands by States, counties, municipalities, or nonprofit organizations for recreational or other public purposes.

The proposed action is to convey approximately 43 acres of public lands to the Town of Lake City via a Recreation and Public Purposes Act patent. The proposed action also includes amending the 1972 R&PP classification and withdrawal to reflect the proposed conveyance of approximately 43 acres, rather than the lease of approximately 25 acres.

The Lake City Ski Hill has been operated as a community ski area under various BLM authorizations since at least 1966. In October 1972 the BLM classified and withdrew approximately 25 acres of the public lands for Recreation and Public Purposes under the R&PP Act. The ski hill has been operated under an R&PP lease from the BLM since 1972; the lease has been issued to the Town of Lake City since 1995. The 25-acre area did not include all of the ski area and associated developments, such as the parking lot, access roads, and some of the ski runs.

The Town of Lake City has leased and managed the Ski Hill in accordance with the approved Development Plan and Management Plan since 1995. Under the proposed action, the Lake City Ski Hill would be managed according to the following updated Development, Management, and Financial Plan:

Description: The Lake City Ski Hill is located 2 miles south of Lake City (population 500) on Colorado State Highway 149. The current lease area contains 24.85 acres; the [proposed] patent area contains an additional 18.241 acres, for a total of 43.091 acres.

The existing lift is a Poma EC-15 surface platter which was purchased from Arapahoe Basin Ski Area and installed in 1966. It is the oldest operating ski lift in Colorado. The lift is 1,000 feet long and has 247 vertical feet. Other facilities presently on the site include a small warming hut and an outhouse.

Statement of Need: The Ski Hill services the beginning and younger skiers in the Lake City area. This lift provides an opportunity for the school-aged children to learn to ski. The next closest ski area is Cranor Hill, which is approximately 60 miles away and is open only in heavier snow years. This lift adds needed winter recreation for Lake City. The ski area averages approximately 250 skier days per season.

The Town of Lake City, Recreation Department has developed a local ski team, with the possibility of a snowboard team in the future. In addition, the Town has been hosting various ski competitions through the years and anticipates continuing to do so.

Current and Future Development/Improvements

Ski Area:

1. Maintain the existing ski runs by cutting brush and trees, removing rocks, and mowing vegetation.
2. Maintain the existing lift by replacing parts when necessary and other routine maintenance.
3. Maintain the existing warming hut and outhouse.
4. Continue biannual inspections of the lift as required by the State of Colorado, and annual inspections of the wire rope.
5. As funding allows, replace and/or remodel the existing facilities and potentially add additional facilities; i.e., a new lodge, storage buildings, etc.
6. Within the additional acreage and as funding allows, develop additional ski runs, which may include new lifts/rope tows.
7. As funding allows, develop a water source for the warming hut/lodge and potentially for snow making.

Summer Use:

1. Promote/allow mountain bike use of the area that is compatible with the ski area management.
2. Promote/allow other summer recreational activities that will be compatible with the ski area management.

Management Plan

1. To maintain the lands open to use by the public for skiing and other recreation without discrimination or favor.
2. To make no more than a reasonable charge for the use of the facilities on the land and to charge no more for lift fees than is charged at other comparable facilities managed by state and local agencies.
3. To manage the lands in accordance with the approved Development, Management, and Financial Plan.
4. To secure the approval of the BLM of all plans of construction prior to commencing actual construction.
5. To operate this area in accordance with regulations set forth by the State of Colorado, Department of Regulatory Agencies, Colorado Passenger Tramway Safety Board and by the Colorado Ski Safety Act.

6. To maintain in safe and satisfactory condition the facilities on these lands.

Financial Plan: The Lake City Ski Hill is funded by ski area revenues, the Town of Lake City general fund, and by private donations. Much of the maintenance work is done by volunteers under the direction of the Lake City Recreation Department. The annual operating budget for the Ski Hill is \$18,671. The Town makes up the difference between expenses and revenues out of other revenues in its general fund. A municipality cannot obligate more than one year of funding at a time; however, the Ski Hill has been funded by the Town every year since 1995.

All monies collected as lift fees (approximately \$5,750 per year) will be used for operations and maintenance of the lift and slopes. In 2012, lift ticket prices will be:

- Adult Day Ticket: \$15 Adult Season Pass: \$75
- Child Day Ticket: \$7 Child Season Pass: \$40

In addition, the Town hosts the annual Matt Milski Memorial Ski Race, as a fun event and fundraiser for the Ski Hill. The Town of Lake City carries a general liability insurance policy for the Ski Hill.

Price: The proposed conveyance, for recreational purposes to a city government, would be issued at no cost to the Town of Lake City (43 CFR 2741.8).

Reversionary Clause: The proposed conveyance would be subject to a reversionary clause (43 CFR 2741.9). This clause is a patent provision that title to the land shall revert to the United States if it is determined that without the approval of the authorized officer:

- the patentee attempted to transfer title to or control over the lands to another;
- the lands have been devoted to a use other than that for which the lands were conveyed;
- the lands have not been used for the purpose for which they were conveyed for a 5-year period; or
- the patentee has failed to follow the approved development or management plan.

Please submit any comments you have about this proposal to the above address or via e-mail to mmedina@blm.gov by September 21, 2012. If you have any questions, please contact Marnie Medina of my staff at (970) 642-4954.

Sincerely,

/s/ Brian St. George

Brian St. George
Field Manager

Enclosure: Map