

Data Submitted (UTC 11): 9/9/2022 9:36:45 PM

First name: Nick

Last name: Hogan

Organization:

Title:

Comments: At first blush, density seems to be the main issue with this proposal. Density is defined as the number of items present per unit of area. In this instance the issue of density revolves around the number of guests or phrased better, how many guests per acre will be present. Please follow me through an analysis of the density associated with this project, as is and as proposed, as well as the same analysis of two other similar type facilities in the immediate area.

A brief overview of Google Earth shows a very low density associated with the lakefront of Holland Lake, with one exception, Holland Lake Lodge; the only commercial use on the lake. To prove my theory, I uncovered two similar type uses, Tamaracks Resort and The Lodges at Seeley Lake, both lake front properties on Seeley Lake. The estimates noted were taken from the individual websites and the Montana Department of Revenue property data. I believe there is an apples to apples comparison using total guest potential for all analysis.

The Tamarack online website indicated a total guest capacity of 87 guests on roughly 30 acres. That appears to be a mix of fee owned land and leased land. I was unable to verify that amount, but have taken the website as accurate. That represents a density of 2.9 guests per acre. The Lodges at Seeley Lake has a total guest capacity of 64 guests per the online website on a total of 9.44 acres. That produces a total density of 6.78 guests per acre.

According to the Holland Lake Lodge master development plan, the as is guest capacity is roughly 50 persons and the proposed guest capacity is roughly 156 persons. The property has a total size of roughly 10.53 acres. That produces an existing guest capacity of 4.75 persons per acre and a proposed capacity of 14.81 persons per acre. That represents a significant increase in use that will have an impact not only on the leased site, but one that could trickle down to traffic issues, negative wildlife interaction and have other negative consequences.

\*Tamaracks - 87 Guests on 30 Acres = 2.9 guests per acre

\*Lodges - 64 Guests on 9.44 Acres = 9.4 guests per acre

\*Holland Lake As Is - 50 Guests on 10.52 acres = 4.75 guests per acre

\*Holland Lake Proposed - 156 Guests on 10.52 acres = 14.81 guests per acre

The proposed Holland Lake capacity exceeds the Lodges at Seeley Lake by a significant amount and the Tamaracks by an astronomical amount. In fact, the as is capacity of 50 guests on 10.53 acres appears to be a reasonable expectation looking at both the Tamaracks and the Lodges at Seeley Lake. Further, this analysis does not take into account the significant footprint of the Welcome Center and restaurant at 5,000 sq.ft. Which begs the question, does bigger always equal better at places like Holland Lake?

I would strongly encourage this plan be rejected on the basis of a significant overuse of the site. The comparison to other similar type uses proves this well beyond a reasonable doubt. In fact, there is some evidence the site is overused (or at least reasonable density) in its current configuration.