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Comments: As a resident of Western Montana and a cabin owner in the Swan Valley, I wanted to comment on the Holland Lake Lodge remodel/expansion project. I have spent many days recreating in the area in all seasons of the year. The proposal really needs a full environmental impact study as they are adding structures and expanding structures to the current facility. Additionally, a usage study needs to be conducted on the Holland Lake Recreation Area and the packers camp and the effects this expansion will have on the area.

Since the pandemic human impact on the area has only increased, the lake, surrounding trails, the campground, and the nearby packer's camp are filled with people every weekend and heavily used during the week. The lake and the critical habitat are stretched now as to the ability of the delicate ecosystem to sustain the current levels of use that they receive. Increasing overnight accommodations will only worsen the human impact on the area. For over 30 years our family has recreated there, hiking, hunting, using the trails to enter the Bob Marshall Wilderness, and swimming in the lake. The only season that we use it now is in winter to snowshoe or cross-country ski because of the heavy human use. The lake is beautiful but small and I worry about loving it to death with its proximity to Missoula and the main highway.

The land this expansion is taking place on is Public Land, on a public roadway. It is unknown the impact that this expansion will have on the roadway, surrounding wildlife, and the land itself. What if the lease is not renewed, how will the land be remediated if this company leaves? Would the land be restored to its earlier condition? Are they proposing a revenue share with the state for the increased fees they will generate because of this expansion?

POWDR itself is experienced at buying up local Ski Lodges and building them into destination resorts then selling them to other destination resorts (such as Vail). Their business model does not fit with keeping the lodge a rustic historic Montana destination. Nothing about what they currently do fits with what the lodge is or what the people of Montana want it to look like. The 9-26-22 Missoulian current owner/operator Wohlfeil, says that they want to restore it to its glory, however, that is not what POWDR does. They create destination Ski Resorts, can a proposal to build a ski area be far behind this acquisition and expansion project? They specialize in adventure experiences, the lodge will not be their only project will they be taking people into the Wilderness for Wilderness adventures, proposing a ski lodge, or helicopter tours of the Swan Valley? The point is we don't know, and we don't know the impact of their expansion or their future plans (just a lodge is not their business model). However, based on their current ventures, it is safe to assume that the current owner is not factual with his assertion that POWDR will restore the lodge to its former glory, expansion is what POWDR does at the expense of our wild places. Holland Lake Lodge is already too expensive for local residents this will be a resort for the rich, this is not for Montana or Montana families.

This land belongs to all Americans and the current buildings there are historic, removing them and creating a destination resort is not in the best interests of the people. Allowing a large company to profit from our land has historically not gone well for the state of Montana (think Butte mine, Libby mine). Preserving our historic places is in our best interest as a State, do we really want to become an Aspen or Park City? The USDA should really look at a full environmental impact study as well as the possibility of revoking this lease and having the Forest Service run and operate the property and upkeep the historic buildings. A Holland Lake Lodge visitor center or rental cabins would serve the people much better than a destination resort. This is public land not private, I can't think of a worse owner than a destination resort builder for this precious entrance to the Bob Marshall Wilderness.