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First name: Becky

Last name: Buska

Organization:

Title:

Comments: It's with much emotion that I submit this comment on the proposed Holland Lake Lodge expansion project. Emotion because Holland Lake and the Seeley/Swan valley are a safe haven for me, my family and countless other people. The thought of this project and the accompanying impacts is heartbreaking. My parents put down part time roots here in the mid 1960's. Since then there have been so many memories for me and now my children and grandchildren that I can't possibly enumerate. The charm of the area is that it is rustic and natural. We share the area with grizzly and black bears, lynx, bull trout, beavers, loons, mountain lions, eagles and I'm sure other wild creatures unknown to me. My family has always done our best to share the wild with these creatures with as little impact as possible....it is their home!

My concerns are many...the impact on the wildlife, water, lake shore, trails, roads, highway and rustic nature of the area have not been measured. The impact on the people from all over who can in the future experience this magical place will be enormous. If you are an outdoor recreation enthusiast, this is the perfect place to paddle board, kayak, hike, camp, jet ski, water ski, tube, swim and just enjoy the solitude. We are being told that the proposed plan is to increase the recreational opportunities in the area....why??? The public who enjoys this area can already recreate to their heart's content. There is no need to provide a 4 time increase of sleeping and restaurant capacity at Holland Lake Lodge. True outdoor recreation lovers don't come to see the views, sleep and eat fancy meals anyway!! Not building the new lodge and reducing the number of cabins and putting them back in the trees would cause much less impact on the wildlife, water and shore line.

A clearly defined and transparent environmental impact study needs to be completed and any impacts need to be mitigated before this plan is approved. The way in which this proposed plan has been presented and seemingly supported by the Forest Service is a travesty. Use of a categorical exclusion on this size of project is laughable....but I'm NOT laughing. To speed through the review of this plan is not acceptable or fair to the public especially the locals who live here!! In the very least the comment period need to be extended again!!

I have many questions about how this proposal has proceeded through the process:

The primary question is what problem are we trying to fix with this project? The USFS says it is being brought forward to "serve increased public demand for outdoor activities in the Swan Valley." Where is the data that supports the assertion that there is increased demand. If the demand is for outdoor activities, why does more lodging and a huge restaurant meet that need? Why isn't the plan focusing on the recreational activities needed instead of the amenities? Why not add more camping or day use space where people are really outdoors? I'm sure many tent campers would be happy with more approved camping space as proven by the increased number of people who are boon dock camping along the shores of the lake. Where is the proof that this project falls within the Flathead National Forrest Land Management Plan?

Why has the Holland Lake Lodge lease area increased from approximately 10 acres to 15 acres without any process? Can any other lease holder just ask for an increase and it be granted without a public process?

Why has the current lease operator been allowed to bring in a huge modular unit that has not been approved and is not on the current lease? The Forrest Service should demand that this building be removed immediately and remediations made to the area from the placement of said unit.

Why has the drilling of two new wells already been added to the current lease by an amendment signed on 8/22/22? This surely has an impact on the water tables and lake levels...was any environmental assessment done on this before the amendment was approved? Where is the documentation of such assessment?

Why has the Forrester Service not required the current lease holder to do ongoing maintenance of the structures? Other lease holders are monitored and sent letters when the slightest change happens on their structures. It's interesting that the only structure on the site that is not in need of repair is the owners cabin....funny (not funny) how he has been able to keep that cabin in repair and nothing else!

Why has the current lease holder not been able to keep up on maintenance financially? We are told that he has hosted 300 weddings in his years at the lodge. At an estimated profit of \$15,000 (a conservative estimate), that is \$4.5 million dollars...That is a lot of capital that surely could have been used for improvements. The bigger question on this subject is why is it expected that an expansion is the only way to make improvements?

How is the current and expected capacity of the facility calculated? From a quick calculation and estimate of the number of people in each newly proposed area, the new capacity seems to be well over 200, not the number of 156 in the plan. News articles have cited an increase from 11,340 user days to 46,980. This over a 400 percent increase!! With winter months assumed to be less occupancy, this makes it even a larger increase in the already busy months. THIS SMALL LAKE AND SURROUNDING COMMUNITY CANNOT WITHSTAND THIS KIND OF INCREASE!!

This project does not JUST affect the 15 acres being discussed, the impact on the surrounding area and wildlife must be studied. Proof that the Grizzly Bears, Lynx and Bull Trout who are endangered species and the loons who are a threatened species MUST is provided to the public.

How can part of the facility be kept in use in the winter? I don't believe this is doable with the proposed wastewater plan. Does that mean each cabin that is winter ready will have to have it's own septic system? Has the wastewater plan been studied to include increased capacity due to kitchens in many of the cabins and the huge increase of restaurant capacity? Just the laundry for this size of facility will require much more water and wastewater capacity. Why is the restaurant capacity so large, not all of the patrons of the facility will be sitting down to eat at one time? Local restaurants struggle for patronage now...what will be the negative impact on local business?

The impact on the local community is substantial. Currently all emergency services (including initial forrester fire response) are provided by volunteers, How can it possibly be expected that these hard working folks be expected to provide more volunteer hours? The impact on the people in the Swan Valley is the area of most concern to me. This is a rural/rustic area with wilderness values. This type of facility does not fit this current lifestyle.

In closing, please do not act hastily or without proper study in approving this project. If this proposed development happens, the on-going effects to our wild Montana outdoors and values cannot be undone!