

Data Submitted (UTC 11): 10/1/2022 5:41:30 PM

First name: Pamela and Maxwell

Last name: Davis

Organization:

Title:

Comments: Dear Mr. Steele,

We moved to Condon 2 years ago after being struck by its beauty, abundance of wilderness settings and peaceful solitude. We live here full time and and enjoy all seasons. Holland Lake lodge was one of the first gems we discovered. It is truly a magical place. We have enjoyed meals at the lodge, hikes up to the falls, bringing picnics to the lake and watching sunsets from the Adirondack chairs in front of the lodge.

It is clear to us Christian Wolfeil, current owner and operator, is in need of assistance to maintain and update structures, keep additional staff and have more help etc. After 20 years of keeping the business going, one can understand his reaching out to POWDR for assistance in expansion. We have big concerns however.

Our first and foremost concern is the request by POWDR in their MDP for a "categorical exclusion from NEPA" and to have improvements instead to fall under 36 CFR 220.6 Infrastructure.

We object to this request and believe a full environmental analysis is necessary. Having this project fall under 36 CFR 220.6 is not enough to assess the impact this project WILL have on the environment. All efforts should be made to analyze the environmental impacts ahead of any proposed changes. Sadly that does not happen often enough. Environmental damage is so often addressed AFTER the damage is done.

Our second objection after studying the MDP is the actual size of the proposed expansion. In our opinion, the number of proposed cabins and the increase in number of guests staying there to 150 daily is an overreach, too high and not sustainable for 13.9 acres. We did not see figures for the estimated increase in day trip visitors (which would go up considerably) and no evaluation on how this will affect traffic patterns. Living on Hwy 83, that is a concern to us.

We also did not agree with the proposed plan to to put 5 RV parking spots in front of the lodge to house additional staff. We believe that would detract from the quality of the experience for the visitors and for the staff that would live there. How do they spread out and relax on their days off? The number of cabins should be reduced overall and staff should have its own designated cabins for housing if this were to go forward.

Finally we have other questions we hope will be answered at the meeting in Condon on October 4th: Can POWDR eventually apply for other permits such as backcountry ski area permits? Can they apply for backcountry biking permits? Will it be put in writing in perpetuity: NO jet skis on the lake?

And again, please do not allow a categorical exclusion from a complete and full environmental impact analysis.

Thank you for your serious consideration of our objections and concerns. We look forward to learning more at the meeting.

Maxwell and Pamela Davis