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Organization:

Title:

Comments: My name is Ted Morgan, and my wife Julia and I are some of the youngest property owners in Condon.

We are vehemently against the expansion of Holland Lake Lodge. The Special use permit should not be granted until there is a detailed plan submitted to the community of what this expansion looks like. The irreparable harm that can be caused from Venture Capital to small rural communities such as Condon is insurmountable unless a detailed and responsible plan is submitted and truly reviewed.

A list of issues that need to be taken into account:

1. Strain on fully volunteer emergency services that is aging rapidly

2. Harm to local county infrastructure. More people=More people exploring our public lands. However, those Public lands many time are accessed through our county roads and bridges. We currently have bridges in need of repair, and will need to coordinate with county to grade more than currently is being done with increased traffic. Our PILT money and SRS are not used for road maintenance or bridges specifically in Condon. There would need to be a more active roll by the FS. Perhaps the shared gravel pit up Barber Creek could be used to benefit the local community before a resort? Locals should not have to pay in tax dollars or more potholes for vacationers.

3. Creation of local jobs/housing. If this were to scale up, then so would the amount of jobs. Many of our friends and other young people are being forced out of Condon because of lack of jobs and housing. If there is plans for housing to accompany a lodge open 365, we would hope the lodge is hiring locals and not importing seasonal workers. The Condon Community for the most part, knows eachother. We don't know random seasonal workers, who get to benefit off housing in a place that is becoming more and more unaffordable.

4. We look forward to seeing environmental and economic assessments on how an expanded lodge will affect our community. Especially the lagoon that has yet to be fully repaired and is only big enough to host current size operations.