

# MBD DEVELOPMENT

STRATEGIC LAND, BUILDING AND DEVELOPMENT SOLUTIONS  
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October 27, 2016

Lisa Northrop  
Forest Supervisor  
Mt. Hood National Forest -- United States Forest Service  
16400 Champion Way  
Sandy, Oregon 97055

**RE: Mt. Hood Meadows Oreg., LLC Proposed NEPA Projects  
South Lodge Expansion  
Response to October 11, 2016 Correspondence**

Dear Supervisor Northrop:

I am in receipt of your October 11, 2016 letter in which you rejected and returned, without review and without opportunity for appeal, our submittal for approval of a proposed project involving a \$12,000,000 new addition building (on previously disturbed ground) adjacent to the existing Mt. Hood Meadows South Lodge facility. This action was based on the Forest Service's inability to perform a timely review.

Such inability to timely review new special use proposals deprives the community of significant economic benefits that would accrue from construction and enhanced operational employment, as well as the enjoyment of updated recreational facilities by the public. We share your desire to resolve the constraints creating the backlog you describe in your letter, and to keep these projects moving forward.

Regulatory 'pauses' and other administrative delays should not create barriers to public interest use of the Mt. Hood National Forests. These pauses are avoidable. Avoidance of these barriers could be accomplished by a significant shift in the methodology used by the Mt. Hood National Forest in the processing and review of special use proposals.

Over the course of the past few years, we have discussed with you, District Ranger Janeen Tervo and now Special Use Permit Administrator Scott Kaden, various options for streamlining and improving NEPA processing within the Mt. Hood National Forest. These options include, but are not limited to:

- Creating Winter Sports Team of specialists, who expedite NEPA processes, consistent with law and administrative rule, for less invasive projects;
- Using third party specialists and other NEPA consultants who can apply their expertise to facilitate a more efficient NEPA Process;
- Guaranteeing annual "collection agreement" payments for multiple years to assure stable funding sources; and
- Working with the Oregon Congressional Delegation to obtain for the Agency authority to retain permit fees within the Mt. Hood National Forest to provide the resources necessary to expedite the permit application approval process, including funding a more robust

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NEPA capability. We note that this idea has already been included by Senator Wyden in the "Recreation, Not Red Tape" reforms being considered by the Congress.

We would like to meet with you, Janeen and Scott in November 2016 to discuss how we can move forward with alternatives to accomplish necessary NEPA work for the benefit of all the stakeholders of the Mt Hood National Forest, including that needed for the South Lodge Addition project at Mt. Hood Meadows

Please let me know your availability, and that of your staff, for this meeting as soon as possible.

Sincerely,



Matthew B. Drake  
President  
MBD Development  
Manager, Mt. Hood Meadows Oreg., LLC

Cc: Janeen Tervo, USFS  
Scott Kaden, USFS  
Ron Wyden, United States Senator  
Jeff Merkley, United States Senator  
Greg Walden, United States Congressman  
Earl Blumenauer, United States Congressman  
MHMO, LLC Board of Directors  
Steve Warila, MHMO, LLC  
Jake Bolland, MHMO, LLC  
Michael Berry, NSAA  
Geraldine Link, NSAA  
John Gifford, PNSAA  
Greg Leo, The Leo Company

Attachment: Letter from Supervisor Lisa Northrop dated October 11, 2016

File Code: 2720  
Date: October 11, 2016

Matthew Drake  
Chairman and CEO  
Mt. Hood Meadows, Oreg., LLC  
Post Office Box 490  
Mt. Hood, Oregon 97041

Dear Mr. Drake:

This letter is in response to your June 30, 2016 Standard Form 299 submittal, which proposes a substantial addition to Mt. Hood Meadows existing South Lodge facility.

As you are aware, the Mt. Hood National Forest is not currently accepting new special use proposals for new uses or actions requiring environmental analysis until the proposals accepted during the previous open seasons have been processed. The Forest must process proposals from all occupants of the Forest in a fair and equitable manner. The Forest established a process to ensure consistent management of proposals; to maintain access to National Forest System lands; and to safeguard stewardship of natural resources through a variety of land management efforts. Once the current proposals are processed, the Forest will initiate an open season for new proposals such as this one.

The Forest has staff and resources currently working on five projects of direct benefit to Mt. Hood Meadows, Oreg., LLC (MHM) – and a large, complex land exchange project that requires reallocation of Region 6 and Forest resources away from other projects to process. In addition to the projects of benefit to MHM, the Forest is processing 44 other special use-related proposals across the Forest, along with the many other land management projects and responsibilities outside of special uses.


The new South Lodge addition proposal was not submitted during a designated open season. The project does not qualify as an exceptional case - limited to projects where immediate health and safety issues exist. Given these circumstances and with more than 40 projects in the program of work queue, it is not in the public's interest (36 Code of Federal Regulations 251.54 Special Use Proposal Second-Level screening) to accept this proposal because there are no resources to process the request. For these reasons, your proposal is denied, and I am returning MHM's proposal.

I encourage you to submit this proposal during the Forest's next open season. I will give full consideration to a subsequent proposal submitted during future open seasons. Please contact Janeen Tervo at (541) 352-1201 to discuss any concerns or questions you have with this decision. If desired, Janeen and I are willing to meet with you to discuss the items noted above. Please note that return of your proposal is not subject to administrative appeal (Forest Service Handbook 2709.11, Section 12.4).

Sincerely,



LISA A. NORTHROP  
Forest Supervisor

OCT 18 2016  
FGD \_\_\_\_\_ MBD  JB \_\_\_\_\_  
JLH \_\_\_\_\_ ADR \_\_\_\_\_ AEH \_\_\_\_\_  
SRH \_\_\_\_\_ FILE \_\_\_\_\_

