



Leana Kinley <leana@ci.stevenson.wa.us>

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## Rock Cove hospitality center project

1 message

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repar@saw.net <repar@saw.net>

Wed, Jun 17, 2020 at 7:45 PM

To: Leana Kinley <leana@ci.stevenson.wa.us>, Stevenson <citycouncil@ci.stevenson.wa.us>

Dear Council,

These are more comments on the project being proposed at this Rock Pond peninsula. I attended the Stevenson Planning Committee meeting about a week ago, on this project, and said that I would also submit my comments in writing. The project proposal is complex and there are a lot of questions that need to be answered, especially because this project is proposed to take place in phases, phases which it appeared the council is asked to approve without seeing each phase's planning.

My comments from the PCmeeting:

1. Public access appears to change. The existing public easement is a longer route around the property and I think that is the one that should be developed. This is not a gated community. It will be part of the City. And although the proposal is for overnight stays, the proponent did not exclude the possibility that some of the housing could be sold at a future date. The public should have access to public property, especially if at some future date the property becomes something that the City has to maintain.
2. Native species--a landscape plan was not evident. A landscape plan should be part of any development. Projects should use native vegetation, preferably fire and drought resistant.
3. Setbacks and buffers should be more clearly defined so that we know the actual landmass of developable land.
4. Does the Migratory Bird Treaty Act apply to this development since Rock Pond is actually on the Audubon Southwest Birding Loop. I did not see a Wildlife Survey, either. There are eagles, ospreys, swallows, buzzards, and many other bird species at the pond. There are also fish species that use the pond. I believe bass and it was mentioned, salmon, have been found here. Also, there is a fresh water clam here, too. Two swans have also been visitors the last 3 years. A wildlife survey should be part of the conditions for this project.
5. Water uses. Rock Pond has limited water uses. There are no mechanized boats allowed. There should be acknowledgement that overnight visitors will be advised what is or is not allowed in the pond.
6. Because this is a peninsula surrounded by water, the use of permeable surfaces that allow a recharging of Rock Pond should be used. The Pond is recharged from Rock Creek and live springs on the North bank. Putting a lot of impermeable surfaces, such as a development, would be detrimental to that recharging.
7. And, finally, any developments in our community should be of Net Asset Value to our entire community. We welcome development that will be of social and financial benefit to our community, but most of all we welcome developments that will be of environmental benefit to our community.

Thank you. I will, of course, have more comments as this project progresses.

Mary Repar  
50561 WA-14  
P.O. Box 103 Stevenson, WA 98648  
tel: (360) 726-7052