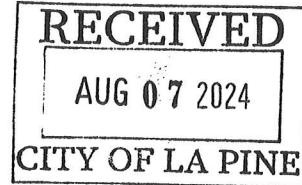


Comments and Concerns- Land Use File 01sub-24 Habitat

August 7, 2023

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Crescent Creek HOA Transitional Board Member



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To The City of La Pine Planning Commission.

I am responding to the public hearing on August 7, 2024, and request this be part of the record. I am a homeowner in Crescent Creek and on the Board of Directors. I speak for myself, and on behalf of concerns raised by members of the community during a recent community meeting.

History of Crescent Creek and Facilities:

It is important to understand the history of Crescent Creek and our capabilities within our community.

Crescent Creek is a development created in about 2004. It was developed before it was incorporated into the City of La Pine. Because of this, we are a unique community and development. Our streets are narrow, parking on the roadways is limited and restricted. We do not have streetlights or sidewalks and our residents, children and pedestrians, use the roadways for play and transportation. We do not allow our residents to park along the roadways as per HOA rules and for the safety of persons using our roads. We have private HOA common areas, a private clubhouse and a private park next to our clubhouse. We own the property of the clubhouse and the park. The park is unique as we have a public access use clause for the park. Yet, we own the park, maintain the park at the cost to the HOA and pay

taxes on the property. We also control the usage of the park with rules and regulations since we own it.

The clubhouse property and park were designed and created for 109 residential lots. Since that time, Crescent Creek has expanded to 225 residential lots. The clubhouse and park are inadequate for the population growth of our HOA and the developer did not address that issue with the new phases. We are very concerned about protecting our HOA Clubhouse, our HOA park and our HOA common areas.

We welcome neighborhood communities next to our community, but we want them to be self-sufficient with proper buffers to our housing lots, HOA clubhouse and HOA park properties. This includes a 20-foot buffer between our development including our clubhouse and park property. We want proper building setbacks. We want adequate common areas and parking within the new development, so they do not misuse our community property and our sub-standard roads. Most importantly we do not want the development to diminish the quality of our lives and our property values.

Specific Concerns and Comments of Proposed Plan.

15.32.02

B Transportation

Using Crescent Creek and Perimeter Collection Streets- This new development accesses their development through our community, Crescent Creek. Again, all our roadways within our community are sub-standard with pedestrians using the roadway for transportation. For safety, we are concerned of members of the new development parking along our roadways, especially on Crescent Creek Drive. We ask that the planning commission ensure the parking within the new development be adequate for their residents and guests. We also ask that no parking signs be installed on Crescent Creek adjacent to the new development and our HOA property for safety and to prevent short-term and long-term overflow parking from the new development. Finally, we ask that the City install a 4 way stop sign intersection at Findlay Drive and Crescent Creek Drive to slow down the additional traffic through our community and for the protection of pedestrians using that intersection.

Line item 4- parking- We strongly object to there not being continuous parking along their streets. It appears to be the intent of the developer.

G- Park District-

We protest the use of our HOA park to satisfy this requirement. Yes, our private park, owned, maintained and paid for by our HOA Community has public access. But it is too small and inadequate for the growth within our community, let alone the public. The City of La Pine parks department has failed to add any public taxpayer funded parks in our area with the large increase of residences in our area. So, we want to protect the park the best we can.

We request that a 6-foot screened or privacy fence be built on the development's boundary with our clubhouse property and park lot to control the access into these areas. Access onto our clubhouse property is restricted to Homeowners only and we are concerned about trespassing and vandalism to our clubhouse property. Access to our park is for Homeowners and open to the public. For the safety of all persons using our park, and for liability, we want to restrict access to the park, to the front, on Findley Drive. This will ensure the safety of persons using the park as we can properly monitor the park. Finally, a six-foot fence with screening, will maintain the visual quality of our HOA property, instead of looking directly into the backyards and homes. Think of the families and children using the park and sometimes views into backyards are not appropriate.

H- Open Space- We strongly protest the developments attempt to not require the 20-foot buffer between our clubhouse property and the park property. They are using the park and clubhouse property as an excuse to not provide the required buffer area between developments. This is an attempt to reduce common area for their residents and to infringe visually into our development. The developer is also trying to reduce the back setbacks for their residences using the park as an excuse. The buffers and required setbacks are in place for obvious reasons. Any reduced buffer and setbacks will be detrimental to the residents of the new development and our community.

15.32.02. B7

Network of Multi Use Paths

There are inadequate sidewalks and paths in our area and along the streets. There does not seem to be plans for adequate paths to access Huntington. Huntington is dangerous to pedestrians and the high speeds of 45 MPH make it even more dangerous for the existing land use of the area. The new development is on a restricted view corner of Huntington Road.

For the safety of children, handicapped persons and pedestrians, this development should be required to provide a walking trail along their property on Huntington Road that connects to Findlay drive.

Finally, we request that the City of La Pine, which has the authority to do so under state law, change the speed limit of Huntington Drive north and past the new development to 30 MPH as it is south of Findlay Drive. It is time for the city to look to the future to ensure the safety of our children and pedestrians using Huntington Road.

Thank you for your time and action on these matters,

Paul Henninger
Resident



Transitional HOA Board Member, Crescent Creek Homeowners Association

CC:

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