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City of Lapine

Planning Commission

Reference: Habitat proposal:

Crescent Creek resident.; Bert & Liz Lundmark, 16518 Charlotte Day Drive..Lot 82

As a home owner in the Crescent Creek subdivision, plus 40 years of building and developing as a Contractor, a Licensed Realtor, I'm witnessing the potential loss of 10% of my home's value by plopping unregulated, Low Income Units into the midst of our existing HOA Development.

According to academy.citystructure.com : Planning Departments function is to:

"Planning Departments manage the growth and change of a specific jurisdiction by: Engaging in long range planning. Preserve historic resources. Enforcing the Planning Code."

Further, their job is to:

"Planning Department works to **improve residents' quality of life**, from building a vision for healthier neighborhoods to monitoring and guiding changes in the land development. It creates a long-term plan called The General Plan. This is a roadmap for the City's growth and change over time."

Surface issues regarding this 5 acre development.

- The Planning Department's Main Function is to improve resident's quality of Life. I had this home constructed in 2006 as a second home as an investment. Pride of ownership is not evident in Habitat's other development 4 blocks away. Twelve trees in the "Beauty Strip" are dead from no watering. Weeds in yards several feet high, children's bikes and toys are left where they were last used. There are zero enforced regulations in these developments.
- Quality of Life. If this is a foundational factor in Planning all Developments, how come the specific guide lines as laid out in the bylaws are not followed once the project is completed?
- Where is the Development's Park as required in the city and county regulations? Crescent Creek's Park was designed for and belongs to it's HOA. This is a Concession, not permitted!
- Where is the required "Buffer Zone" between the 2 developments?
- Where is the dev. Greenspace and why isn't it required does it comply with regulations?
- Why is Parking of vehicles in various states of repair not regulated in Low Income Housing, what conditions are provided and why is "Enforcement" not addressed?
- Crescent Creeks streets were designed with pullouts for guests parking in front of homes, how will this development prevent the use of our parking spaces?
- Quick decisions by the Planning Department allowed this development to get this far. I attended and spoke at the meeting several years ago when Palisch submitted a planned unit development North of Crescent Creek. That submittal was 2 years in planning, it was well thought out, but our concern was fire and the LaPine Fire Marshall would not sign off on it.
- Is it possible for Low Income housing to co-exist within a community of SF residences? To create a healthy, vibrant and successful neighborhoods, we must have a public approved "Master Plan," representing our foundational long range planning goals and adhere to it.
- I ask the Planning Department how this proposal fits into La Pine's "Long Range Plan"? Concessions been made to make this work and it's at the expense of CC and the Reserve!

Bert and Liz Lundmark

