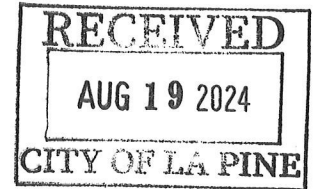8/16/24

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To the City of La Pine Planning Commission

This letter is intended as public comment on a proposed Habitat for Humanity development "Park View Subdivision". We would like to go on record opposing the acceptance of that development plan as submitted.

We are currently full time residents in the Crescent Creek neighborhood and members of their HOA.

The plan attempts to use an existing park district which is outside the Quadrant proposed in the development. That park land was constructed and is maintained by and for the residents of Crescent Creek HOA. Any new development must, as the city has cited, Sec. 15.32.100 G " ...provide neighborhood parks in each of the four neighborhoods". It is unreasonable to assume that the Crescent Creek HOA should be responsible for or that this new development is in some form part of an existing neighborhood and entitled to existing park land in fulfilling required components for development.

We also call into question the proposed development's adherence to open space requirements as laid out in Sec.15.32.100. H. There is not a 20 foot buffer between the proposed Habitat Property and Crescent Creek. This is a new quadrant development and it seems disingenuous for the developer to (as attempted in the park land requirement) use existing open space in meeting city development standards. It is equally misleading to suggest that the undeveloped land North of Findley (still held by Deschutes County) should even be considered "open space" to this proposal.

There are numerous other issues with this proposal but these two stand out as very problematic. This also suggests less than a good neighbor approach to developing new houses in La Pine. We strongly suggest that the commission reject the proposal as submitted and direct the developer to re-work their plan.

Sincerely,

Jacqueline Schommer

John and Jacqueline Schommer