

August 19, 2024

✓ City of La Pine Planning Committee
City of La Pine City Council
16345 Sixth Street
La Pine, OR 97739

Dear Sir or Madam

On May 2, 2024, I purchased a home on Tannenhorst Drive, La Pine, Oregon. At that time, I was not aware of the land use plans for areas next to Crescent Creek Community. However, recently I became aware of the Habitat for Humanity proposal for 34 townhomes adjacent to the Clubhouse and Park. I am part of the concerned homeowners of Crescent Creek HOA who are worried about property values, quality of life and financial impact on maintaining common areas, walking trails and park.

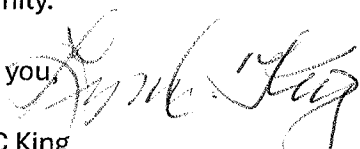
I understand that the HOA and others in our Crescent Creek Community have listed 9 bullet points regarding the building of Habitat for Humanity, which are listed below:

1. Habitat development is including our HOA common area properties to satisfy land use requirements for their new development.
2. Currently the new parcel was "divided" from a larger area. It should be treated as a self-contained new development following all land use requirements.
3. Each new development is required to have green spaces and their own park which does not show on their site plan.
4. CC HOA is requesting a boundary fence between the developments for ease of monitoring and keeping a safe environment for activities.
5. Since this is now a "stand alone" development, there should be greenspaces included which are not currently shown on their site plan.
6. Also, not shown on the site plan is a buffer zone between Crescent Creek and Habitat.
7. Crescent Creek is known as a "dark" sky viewing community. Street lamps and individual house lighting has taken this into consideration. I have so enjoyed the ability to sit out on my patio and enjoy some of the latest events such as the Aurora Borealis, Perseid meteor shower, and the most recent Super Blue Moon. Will the new neighborhood designate themselves the same way?
8. Our streets are very narrow in Crescent Creek. No street parking is allowed because of that. Will there be adequate parking within the new community to sustain them?
9. The threat of wildfire danger is present every year in Central Oregon. We are in the process of becoming a certified fire wise community as our HOA has taken precautions to be so. That is one of the reasons I purchased here instead of in other areas of La Pine. Will Habitat become a threat to our homes if they do not do the same?

I have heard others comment on the amount of traffic that this new "subdivision" would add to Crescent Creek and Findley Drives. Additionally, it's been commented that there is another area closer to Rosland Elementary that already has the infrastructure for a community and could be a better location for Habitat.

Your consideration of concerns would be greatly appreciated before approving the site plans of Habitat for Humanity.

Thank you,


Lynn C King
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