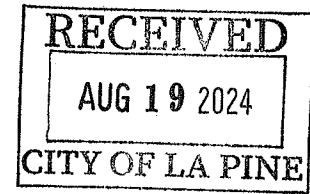


August 19, 2024



To: City of La Pine - Planning Dept.

From: Mario Marchi
51815 Fordham Dr.
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RE.: Habitat for Humanity proposed housing development along Crescent Creek Dr., north of the Pahlisch Club House and Soccer field.
Project File # 01SUB-24

The following are my comments and requests for considerations.

First I want to start by saying that Habitat for Humanity is a great organization that has a very noble mission of building affordable housing for low income people and needy family and I have great respect for what they do. I have good friends that have been involved with Habitat for Humanity for many years. However, this development as outlined in the proposal presented here, is **TOTALLY UNACCEPTABLE**. The City of La Pine and Deschutes County should have never even considered such proposal that violates many of the land use designations that were established for that parcel of land.

1. The proposal assumes that the Pahlisch property where the Club House and sport fields are located is part of the "Newberry parcel 2" and therefore satisfy the green space requirement for the Habitat development. That is not a valid assumption as that part of land was assigned as part of the Pahlisch Crescent Creek subdivision back in 2004. The Crescent Creek HOA owns manages and maintains this property even if the fields were designated originally as "public use".
2. The Habitat development, as proposed, also violates the requirement of a 20ft buffer space between the proposed new section of Barron Dr. and the Pahlisch property.
3. Habitat proposed development land was subdivided from the original Newberry parcel 2 and therefore should be considered as a stand alone subdivision and required to follow all land use requirements as other nearby established developments.
4. My major concern is FIRE danger to the proposed development.

The area north and west of the proposed development site is an area loaded with fire fuel and poses a considerable danger not only to the proposed development but also to the Crescent Creek Subdivision. The shoulders along Huntington are littered with cigarette butts and sooner or later, with the predominant wind coming from the West / NW, a fire could start.

I recommend that the City of La Pine **REQUIRE** Habitat to **ESTABLISH** and **MAINTAIN** a minimum 100 ft area of fire brake north of the proposed development.

5. My other concern is EVACUATION routes for the proposed development. The only present access and evacuation route is via Findley Dr. into Huntington (a dangerous and busy intersection even after the recent widening work).

If a fire was to start along Huntington and/or in the KB Ranch (presently overloaded with fire fuel!), the only escape route would be by 4 wheel drive, cross country to the east to Highway 97 or to the north via the minimal dirt road to Burgess Rd. The proposed Habitat development as well as the existing Crescent Creek and Reserve on the Pines subdivision would be trapped. The City of La Pine should consider, for the SAFETY of the residents, establish an evacuation route to the east by connecting Half Moon Dr. to the West to Huntington and to the East to Highway 97., or connect Findley Dr. to the east to Highway 97.

6. Also for SAFETY, because of the increased amount of vehicles from the proposed Habitat development entering and exiting the development into Huntington, the City of La Pine should extend the 30 MPH Speed Limit north on Huntington to just past the proposed development.

7. Finally, this development would be much more acceptable and less controversial if it was re-planned and moved on the very north end of the original Newberry parcel 2, along the extended Half Moon Dr. There it would have direct and safe access to Huntington Rd. alleviating traffic on Findley Dr. and an evacuation route to Highway 97 if a fire were to start from the north and west.

Respectfully submitted,



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