

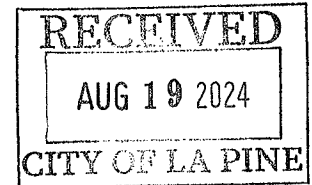
Sunday, August 18, 2024

To: City of La Pine Planning Commission

From: Mark & Theresa O'Brien

51880 Hollinshead Place, Crescent Creek Subdivision

Re: New Habitat community



To the City of La Pine Planning Commission,

My wife and I are homeowners and members of the Crescent Creek HOA adjacent to the proposed Habitat development. We have serious concerns about our property values our quality of life, our safety and the financial impact currently and in the future with the addition of this new development. We also believe that the Commission has purposely ignored certain land use requirements all in the name of creating housing for low-income earners. I could list these infractions, but I'm sure you have already received a letter from our Crescent Creek neighbor Paul Henninger.

First, I would like to point out that the proposed development of townhomes, condos or apartments would be aesthetically horrific amongst our beautifully treed neighborhood with single family residences. Another neighborhood without proper land use requirements and lack of planning just south of Crescent Creek "Reserve in the Pines", a more apt name would have been Reserve a Pine. That neighborhood does not fit the theme of a small-town quaint feeling. I'm sure just the beginning of many more ugly neighborhoods that are to come soon.

Maybe the Commission is unaware of what happens to Habitat type communities after just a few short years, I assume having never lived near one or just driving past one with blinders on, but inevitably these neighborhoods become run down quickly with the lack of maintenance and yardwork alone and then they become infested with drugs and other criminal activities including shootings. I can attest to this happening in a city I left just 8 years ago. This community started out to be very nice and just across the street from our middle school, with good hard-working families who put in sweat equity to build a home they could be proud of. Shortly after that and allowable of course, they would sell and move on in an improved lifestyle. The problem starts here, many of these homes were sold to people and/or companies who had no intention of living there and used as rental income properties, thus the start of decline in the neighborhood and the increase of criminal activity. You, the Commission are simply inviting this into our city and our neighborhood. If you think this won't happen here, it will, it's just a matter of time.

Why the Commission and the Deschutes County Commissioner decided to split this Habitat community into two sections in stead of selecting available land just a little further north? I find this to be just mind boggling. I for one have lost all faith in the Planning Commission, your job is to make sure that any new developments follow ALL land use requirements, not to sidestep them when it's convenient for you.

Cordially and with frustration,

Mark O'Brien