

**From:** [Info](#)  
**To:** [Brent Bybee](#)  
**Cc:** [Rachel Vickers](#)  
**Subject:** FW: Habitat 34 unit development "Park View"  
**Date:** Tuesday, August 20, 2024 2:22:13 PM

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-----Original Message-----

From: Sarah Malikowski <[semalley@bendbroadband.com](mailto:semalley@bendbroadband.com)>  
Sent: Tuesday, August 20, 2024 10:12 AM  
To: Info <[info@lapineoregon.gov](mailto:info@lapineoregon.gov)>  
Subject: Habitat 34 unit development "Park View"

Dear council members,

It has been brought to the attention of homeowners in the crescent creek subdivisions that the county sold a parcel to habitat for humanity for development.

Below are a few of our concerns for this development as a member of the Crescent Creek HOA. Please review for the upcoming planning meeting and consider the implications and necessary enforcements.

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To The City of La Pine Planning Commission,

We are homeowners and members of the Crescent Creek HOA adjacent to the proposed development. We are concerned about our property values, quality of life and the financial impact and possible burdens that the development places on our HOA property, including our Common Areas, Walking Trails, Clubhouse Property and Park. We ask and expect that the Planning Commission enforce all land use requirements for a stand-alone development. We ask the following:

1. The new parcel for the Habitat Development, since divided from a larger parcel, must be treated as a self-contained new development without exceptions.
2. Park Requirement- The new development should have its own park as required by the land use guidelines for a new development in that area. The new development does not include a park, common use areas and proper open spaces, as required by established Land use requirements for a new development in that area.
3. Development Boundary Fence. The developer installs a fence that meets our HOA standards and quality between the new development and our HOA Clubhouse property and our HOA Park property.
4. Greenspaces- Greenspaces for their residents should meet the proportional land use requirements of a stand-alone development and the original parcel. No exceptions should be granted.
5. Buffer Zones- Buffer spaces are required for all new developments and should be included as per established land use regulations and intent.
6. Light Pollution- We ask that the development adhere to light Pollution standards and does not cast light into our development. This includes the streetlights and building and property lighting.
7. Parking- The Habitat Development must have adequate and self-contained on street parking for their residences and guests. May not rely on crescent creek roads for additional parking needs
8. Fire and Wildfire Danger- We ask the developer to use "Firewise" fire prevention and control techniques.

Sarah Malikowski

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