

**Hannah Elliott**



**From:** Sue Matthews <dsmatthews82@gmail.com>  
**Sent:** Tuesday, April 23, 2024 7:41 PM  
**To:** Plan  
**Subject:** Juniper Canyon Dollar General

**CROOK COUNTY**

**APR 24 2024**

**PLANNING DEPT**

Ladies and Gentlemen,

Thank you for the opportunity to respond to the proposal to build a Dollar General store in our area. On behalf of my wife and myself and everyone I've talked to who lives on Ridge View Road, we implore you to deny this application to build.

Every Dollar General store I've ever seen is a very cheap block-type building. The store fronts are unattractive the signs are unattractive, the general construction style says "cheap ". Property values are historically impacted negatively. Traffic is increased, and in an area where traffic off/on Juniper Canyon Rd. could become a significant problem.

All property owners I know in our neighborhood are subject to an HOA. Two years ago, a property owner on Ridge View Rd. applied to start up a commercial dog boarding business and was denied the application because this is strictly a residential and largely retirement community.

Additionally, types of items sold at these stores, for whatever reason, seem to attract low income customers and generally seem to identify an area as "low income ".

Finally, it just seems like a strange place to put a store of this nature. There are no other stores or commercial buildings in the area. Plus there is already a Dollar Tree store at the bottom of the hill.

Thank you,  
Dan Matthews

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