

Hannah Elliott



From: AUDRA OLIVER <dogsplus@prodigy.net>
Sent: Friday, May 3, 2024 12:05 PM
To: Plan
Subject: File # 217-24-000020-PLNG

May 3, 2024

Crook County Planning Department

CROOK COUNTY
MAY 03 2024
PLANNING DEPT

Re: proposed retail space at west side of Juniper Canyon (file # 217-24-000020-PLNG)

Please deny this application

I live on Coyote Lane, about 5 miles up Juniper Canyon.

I chose this location because it is rural residential, it has natural beauty.

The proposed store (Dollar General) is a stark contrast to our residential neighborhood. Both aesthetically and practically.

I see no need for a retail establishment regardless of the quality however, in particular, I see no need for a dollar store. The merchandise is cheap and cheaply made with both short and long term impacts on the environment.

The development of a retail space would require disruption of the land both by the building and by the accessories such as parking. The size of the proposed development is also of concern. Increased light pollution and increased water use will impact all of us in the long run but those of us living up here immediately.

Nationwide, many dollar stores are reported closing. Allowing this development has the potential for quickly turning into an empty blot that has impacted the environment negatively.

While the store was operating, it would be another entrance to Juniper Canyon Road, a road which sees significant traffic at different times of day. Such a situation carries the potential for more traffic accidents.

This location is near existing shopping. Prineville is about 7 miles down the canyon from the proposed site. Prineville has a downtown core and several strip developments, most recently ones developed along the eastern edge of town. These stores offer a variety of goods including groceries. If this community needs another dollar store, site it in town in one of the developed strip malls. I do not want to see Juniper Canyon Road turned into a strip mall.

Thank you for your consideration

Audra Oliver

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