

Hannah Elliott



From: Dave snow <leftyx22@yahoo.com>
Sent: Friday, May 3, 2024 5:35 PM
To: Hannah Elliott
Subject: Re: Dollar General Proposal

CROOK COUNTY
MAY 06 2024
PLANNING DEPT

Jolene Simmons
541 740 0264

Dave Leftwich

- > On May 3, 2024, at 3:24 PM, Hannah Elliott <Hannah.Elliott@crookcountyor.gov> wrote:
- >
- > Good afternoon,
- >
- > Would you like to submit your full name for the record? As it stands, your comment will be submitted to the Planning Commission and the record but not give you appeal rights without your name listed.
- >
- > Thank you for your comments on application number 217-24-000020-PLNG, a Conditional Use application for a retail store, Dollar General. Your comments will be posted as an exhibit and submitted to the Planning Commission for review.
- >
- > Notice is hereby given that the Crook County Planning Commission has rescheduled a public hearing from Wednesday, April 24, 2024, to 4:00 p.m. on Wednesday, May 15, 2024 to consider the following: A conditional use approval for a retail store, Dollar General. The subject property is a 5.22-acre parcel, on the west side of SE Juniper Canyon Road, approximately 7.2 miles south of Prineville. The property is identified as map/tax lot number 1616020000900.
- >
- > Information about the hearing and any documents that will be presented
- > to the Planning Commission will found here:
- > <https://co.crook.or.us/planning-commission/page/crook-county-planning-commission-dollar-general-application>
- >
- > For application materials and documents that pertain to the record
- > beyond what is presented at this hearing to the Planning Commission,
- > please visit Oregon ePermitting at:
- > https://urldefense.proofpoint.com/v2/url?u=https-3A__aca-2Doregon.acce
- > la.com_oregon_Cap_CapDetail.aspx-3FModule-3DPlanning-26TabName-3DPlann
- > ing-26capID1-3D24CAP-26capID2-3D00000-26capID3-3D0007T-26agencyCode-3D
- > CROOK-5FCO-26IsToShowInspection-3D&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrw
- > qOf-v5A_CdpgnVfiiMM&r=QZ0xGEQIUwoywytkoTTvTHCp23ge3v7MFllzRO5i8RngNlu
- > wVzuWZwiQYbBego7&m=IISPEC_SyzdXOOK7kOjadwKcXvN7ABtVjZLcDa8o90FmtWbGJTD
- > LxZfs8h9SZOOF&s=3_12791u4Psf_vo2zMAftTPVphrX8dlj4jvpsFhR8Ss&e= (Once
- > to the page click on "Record Info/Schedule Inspections" in the bottom
- > left corner, then "Documents Upload/View." It may take a couple
- > minutes to load. This will load all documents pertaining to this
- > application.)
- >
- > The Staff Report will be posted to both locations 7 days prior to the hearing.
- >
- > Thank you,

>
> Hannah Elliott
> Associate Planner
> Crook County Community Development
> Office: (541) 447-3211 Ext. 243
> 300 NE 3rd St, Room 12
> Prineville OR, 97754
> www.co.crook.or.us
>
>
> Department hours:
> Monday-Thursday 8-12 & 1-4, Friday 8-12
>
> plan@crookcountyor.gov (planning related) bld@crookcountyor.gov
> (building related) onsite@crookcountyor.gov (septic related)
>
> -----Original Message-----
> From: Dave snow <leftyx22@yahoo.com>
> Sent: Friday, May 3, 2024 3:18 PM
> To: Plan <plan@crookcountyor.gov>
> Subject: Dollar General Proposal
>
>
>
> Dear Planning Committee,
>
> My wife and I have been residents of Juniper Canyon for 2 years. We came here to enjoy the quietness and beauty of this canyon and to get away from town. We wish to state in the strongest possible terms that we oppose the building of Dollar General or any other chain store in the canyon--at the location currently being considered or anywhere else. There are many reasons they are not a good fit for our community:
>
> 1. The company is known to pay lower wages than regular grocery stores and has been cited for poor labor practices.
>
> 2. The proposed location is ludicrous--in the middle of "no-where", several miles from town, where there are no other comparable stores or buildings.
>
> 3. We have a Dollar Tree store in town that serves the purpose just fine.
>
> 4. Juniper Canyon is a quiet, rural neighborhood. The extra traffic, noise and lights it will bring are simply incompatible with our lifestyle.
>
> 5. The traffic is a MAJOR concern! We already DO NOT HAVE ADEQUATE FIRE EGRESS in Juniper Canyon! This has been a point of discussion and contention for decades, as I understand it. No responsible county entity should even consider allowing a business like this anywhere in Juniper Canyon until there are adequate roads built to accommodate the folks who already live here. I'm aware this is a multi-million dollar proposition and we don't have the money.
>
> 6. Building a Dollar General will only be the beginning. "If you build it, they will come". We DO NOT want or need a mall, or conglomerate of chain stores popping up out here. It will be an eyesore and an attractant of questionable activity. We are the "bedroom community" of Prineville, not a retail district.
>
> 7. Dollar General in particular has a habit of moving into new areas and destroying small town, home-grown businesses. They have enough resources to take a loss for as long as it takes to put the mom-and-pops out of business.

Adding this particular store to the mix of what's available to Crook County residents will put current small businesses out of business.

>

> 8. Dollar stores create food deserts by putting full-service grocery stores out of business. It may take a few years but that's the usual outcome in small communities. Many people don't realize how narrow the margin of profit is for grocery stores. Dollar General does not sell fresh, healthy food. It's all processed, pre-packaged food. If even one of our grocers goes out of business because of them it will reduce the availability of the foods people actually need to have good nutrition.

>

> Thank you for your time. I trust our commission will do the right thing and not approve this request.

> [CAUTION:This email originated from outside of the organization. DO

> NOT CLICK LINKS or open attachments unless you recognize the sender

> and know the content is safe]

> Disclaimer: Please note that the information in this email is an informal statement and shall not be deemed to constitute final County action effecting a change in the status of a person's property or conferring any rights, including any reliance rights, on any person.

>

> _____
> CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]