

Hannah Elliott



From: Roxy AndraDe <roxy@clubhousefoster.com>
Sent: Friday, May 3, 2024 3:36 PM
To: Plan
Subject: Dollar General Store: file no. 217-24-00020-PLNG

CROOK COUNTY
MAY 03 2024
PLANNING DEPT

To Crook County Planning Commission:

I strongly oppose the Conditional Use Permit request for the proposed Dollar General store at 9660 Se Juniper Canyon Rd. Prineville, Oregon 97754.

I believe the application on file no. 217-24-00020-PLNG does not meet the required criteria in CCC 18.40.020(6). The request for a CUP does not "directly relate to recreation."

Exhibit 1: The first two lines of the applicant's request states, "The Dollar General will act as a grocery and general goods store for nearby residents. Dollar General's products cater to the community both in rural and populated areas by providing reasonably priced goods for all."

Response: The request and intent for a CUP does not "directly relate to recreation" as stated in CCC 18.40.020(6).

Exhibit 2: The applicant has claimed they are centrally located between "Ochoco Reservoir, Prineville Reservoir, Haystack Reservoir and multiple other outdoor recreational activities, including skiing."

Response: This statement is simply untrue, the proposed location is not centrally located for those seeking to recreate at the areas listed by the applicant, therefore the store will not "directly relate" to the recreational users they are claiming to serve. CCC 18.40.020(6).

18.176.010 - Access Management Standards

(4) The following minimum distances shall be maintained between approaches and street intersections, where distance is measured from the edge of an approach surface to the edge of the roadway at its ultimate designated width:

(b) On a major collector street: one half-mile.

Per the applicant, "the proposed development will **NOT** be able to meet this requirement." The applicant is requesting an **exemption** from the county road master. Other property owners were denied their request for access onto Juniper Canyon Rd. in the proposed development location. If an exemption is made, it should **ONLY** be made for those with the intended use of a residential development, like a single family home. Exemption of this rule for a CUP commercial development will further exacerbate safety concerns of the residents who reside on that portion of the road.

Despite their traffic analysis, which was conducted by an engineer who is employed by the applicant, Kimley Horn & Associates. I feel that that portion of the road is extremely dangerous and people drive in excess of 70+ mph on a regular basis, we're awaiting statistics from the Crook County Sheriff's office to support our concerns. I also feel that there is a conflict of interest in having a traffic study done by an employee/engineer of the applicant's firm.

18.40.080 - Site Plan Review

Per the applicant, "the tenant has determined that the 41 parking spaces plus space for oversized vehicles is more than sufficient for their use." The applicant has stated, "The parking lot lighting will be limited to the parking lot areas for safety only. Tenant does request that these stay on during the evening hours for security."

Response: The applicant has stated that the lights will be on during the night. This proposal is a threat to Prineville Reservoirs International Dark Skies Park designation. It is also in a Deer Migration Area which will deter all kinds of wildlife in Juniper Canyon Recreational Area.

Per the applicant, "There will be a 6' high wooden fence on the rear two property lines to screen from neighboring properties."

Response: Due to the topography, the proposed six foot wooden fence is not nearly sufficient to create (I-3) "Screening of the proposed use by a fence or landscaping" on a building that is 12,687 SF, with a 20ft. sign & a paved lighted parking area that is three times that size.

18.160.020 - General Criteria

Per the applicant, "The offer of grocery use to the residents, the property will not affect the livability, value, or appropriate development of abutting properties or the surrounding areas."

Response: The applicant has again stated that their intended use is to serve the RESIDENTS living in Juniper Canyon, which again does not "directly relate to recreation." The development will greatly impact the livability and the property values of the FIVE abutting residential lots around the proposed development and many others in the vicinity. The abutting properties that will be affected are of two different zoning characteristics, Ironwood Estates which is zoned RR10 & the neighboring lots being RRM5. As a Licensed Oregon Broker, it is in my professional opinion that this will decimate property values of the neighboring properties.

18.92 - Rural Residential Zone R10

8.92.005 Purpose.

The rural residential, R-10 zone is intended to provide for low-density rural home sites that have a minimum parcel size of 10 acres. (Ord. 321 § 4, 2020; Ord. 18 § 3.181, 2003)

Per the code, WE are designated as low-density rural home sites that have a minimum parcel size of 10 acres and this proposed development SEVERELY infringes on the intended use of such zoning. This has not been addressed by the applicant and does not comply with the counties intended use for rural residential zoning requirements.

There were a total of 938 responses to the Juniper Canyon Access Survey conducted in 2021.

1. 1.) 86% of residents stated their top concern was not having a second road into/out of Juniper Canyon.
2. 2.) 70% noted an increase in traffic.
3. 3.) 59% were concerned with accidents on Juniper Canyon Rd.

None of these issues have been addressed. This is relevant because continued expansion in Juniper Canyon is becoming an even greater safety risk for those of us who live here.

We still don't have a secondary exit out of Juniper Canyon even though that is the number one priority of residents who live in Juniper Canyon. The fire was dangerously close to us just a couple years back, the entire neighborhood and the proposed Dollar General would have been on a "Level Three" evacuation order. We know with increased expansion this will come with additional fire and safety risks for residents. This proposed development threatens our community in so many ways that others have already mentioned: small Businesses, water resources, waste, trash, light pollution, traffic and the overall safety of JC residents.

In addition to all of those reasons mentioned in this email, it is very clear by **SEVERAL** of the statements made by the applicant, that the applicant's intended use does NOT "directly relate to recreational." Their intention and motto on their website is "America's **Neighborhood** General Store." Therefore their request and intent for a CUP should be denied in accordance with CCC 18.40.020(6) & issues relating to 18.92 - Rural Residential Zone R10 and the counties intent to have low-density rural home sites in this zoning overlay area.

I trust that our Crook County Planning Commission will consider all factors related to this development and will make the right decision in denying this CUP for a proposed Dollar General at this location.

Thank you for your time.

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