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From: SMC <jsmcnaught@aol.com>
Sent: Sunday, May 19, 2024 8:52 PM
To: Plan
Subject: Dollar General in Juniper Canyon

CROOK COUNTY
MAY 20 2024
PLANNING DEPT

Planning Commission,

I am the one you muted at the May 15th meeting. I was confused about process, and I was not alone, so I know I wasn't the Lone Ranger.

I want to say THANKS for the full explanation of what is / was / will be taking place. You answered so many questions and asked excellent questions in return.

I fully appreciated the gentleman who held up the handful of letters and said everybody read them all and you hear us. That goes a long way and he understood! This deserves a special thanks because we all want to feel heard. This is really close to home, because it is our home.

I know many of us are in opposition and I believe the applicant and representatives would get it if this was their home. We don't want, and more to the point, we do not need Dollar General here. It is not essential. This is not a recreational or shopping mecca.

It is also not clear to many of us as to why we did not get notified. Had it not been for some neighbors who did get letters or my husband reading it on Facebook, we would not have known. Nor would our immediate neighbors. Some people still don't know. For us, we can hear the activity of people who live on Juniper Canyon even though we might be considered "far enough away".

Juniper Canyon has had residents for years and people will still move out here, because they want to be off the beaten path. A Dollar General was not / is not the reason people move here.

I want to know if in all the places in the west, the Pacific NW, Oregon - did Dollar General find Crook County, Prineville, specifically Juniper Canyon to be "the location" because we are such a hopping place and there is no other place in Crook County better suited for a Dollar General (which there are)? OR, was the idea of a Dollar General shopped to them by the "Applicants" to sell a piece of property? If I missed this - I apologize.

I was stunned when the representative acting for the applicant was surprised there was no vote the day of the meeting. This tells me, right or wrong, the applicants or representative just don't get it - they do not understand what this means for our homes / immediate community / our quality of life and therein lies the crux of the problem.

The Application:

PROJECT DESCRIPTION

"Centrally located between Ochoco Reservoir, Prineville Reservoir, and multiple other outdoor recreational activities,"

"an amenity... as well as transients commuting between these recreations"
"for users of nearby recreational areas."

- ☀ Areas? Which areas?
- ☀ Not true statements.

"APPLICANT RESPONSE: CCC §18.40.020(6) states that, within the RRM5 zone, "Commercial activity directly related to recreation, including but not limited to motel, food and beverage establishment, recreation vehicle gasoline service station, recreation vehicle rental and storage facility and gift or sporting goods store" can be a permitted conditional use. This applicant is requesting a Conditional Use Permit to permit a Dollar General store on the subject property as described in the project description. It will provide affordable grocery and general goods items for nearby residents. Centrally located between Ochoco Reservoir, Prineville Reservoir, and multiple other outdoor recreational activities, this Dollar General is conveniently located to serve as an amenity to the local population as well as transients commuting between these recreations"

- ☀ This is an industrial store, with a ~14-foot florescent yellow sign, that will be a blight on the neighborhood.
- ☀ It is not wanted, or needed, by the majority of those in the canyon.
- ☀ This is not a recreational destination - it IS recreational when the reservoir has enough water for good boating and fishing. As recent times have shown this is not reliable and it is only for part of the year.

18.40.100

"so any hikers/fishers/boaters looking to visit Prineville Reservoir State Park that live to the north will pass along the site as they travel south via SE Juniper Canyon Road."

- ☀ Really a stretch to not so, because they need to come through town with multiple options before hitting a Dollar General ~7 miles south of town that is an assumed desirable destination to shop.

18-14-110

"The proposed development is not residential; therefore, this section does not apply."

- ☀ Correct, it is only completely surrounded by residential.

18.40.100

"(1) An application for a conditional use in the RR(M)-5 zone may be denied if, in the opinion of the planning commission, the proposed use is not related to or sufficiently dependent upon the recreational resource of the area.

(2) An application for a conditional use in the RR(M)-5 zone may be denied if the applicant fails to demonstrate that a location in close proximity to the recreation resource to be served is essential to the public interest and to the full development of the recreation resource."

- ☀ When Richi's is up and running again - it is the closest location to the only recreational source in the area. They typically also have good food, so the incentive to run down to the Dollar General, even to town, just does not add up.
- ☀ "Granny's" location has lots of parking and space to grow; although, I don't wish this on any neighborhood.
- ☀ Again, I ask what / where are these multiple recreational activities and areas?

18.128.015

"(1) Applicability. Excluding uses listed in subsection (2) of this section, all proposed development where required new vehicle parking areas number 10 or more spaces must include a designated area for bicycle parking."

☀️ Any hazard for bicyclists is not in the parking lot, rather Juniper Canyon itself. I shudder at the thought.

18.128.020

"(6) Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only and **shall not be used for storage of vehicles or materials** or for the parking of trucks used in conducting the business or use"

☀️ One of the concerns already mentioned in the letters to the Planning Commission.

"(4) Owners of two or more uses or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap; provided, that satisfactory legal evidence is presented to the county in the form of deeds, leases or contracts to establish the joint use."

☀️ This is a red flag. Humans seem to have a way of trying to do things under the radar of the Planning Commission / Department. We had a neighbor who placed ads on Facebook to board, train... dogs at their "location" without any county / neighbor notification or approval.

18.160.110

"APPLICANT RESPONSE: The applicant requests that Crook County grant the proposed conditional use of a retail store in a recreational area on the grounds that it is supporting those utilizing local recreational facilities and is conveniently located on a major passageway to/from local recreational facilities."

☀️ I am being redundant now - Who? What? Where? Dead-end Road.

18-160-020

"Based on the applicant's research, the only applicability of the comprehensive plan to this site is the recreational use, which is the purpose of this Conditional Use Permit"

☀️ What happened to the residents desiring this????

☀️ What recreation is the applicant talking about beyond the reservoir? There are no golf courses, horseback riding trails, stables or public horse related facilities, hiking systems, biking paths along Juniper Canyon Road (today this would be dangerous at best) and certainly not around the built-up section of the reservoir.

☀️ Juniper Canyon is a dead-end road. Nobody is exiting the Paulina Hwy to take a gander down Juniper Canyon with the intent of stopping at a Dollar General.

18-160-030

"Typical Dollar General hours are established and change based on the market they serve. 8am to 10pm are typical hours to expect."

☀️ The hours are not 8am to 8pm as one resident stated in the meeting. 8am to 10pm in a residential neighborhood with residents right next door - not very neighborly hours.

☀️ Doubtful campers or boaters from the reservoir are headed down to the Dollar General at that time of night.

18.176.10

"i. The project is not proposing access to a state highway, so ODOT approval is not anticipated to be required"

- ☀ Correct. It is an access point (one way in and one way out) for the reservoir and the residents who live in the canyon.
- ☀ It may not be a state highway, but it acts like one in every other way.
- ☀ Did any counting take place on Davis Loop? It is not only Juniper Canyon that meets at the bottom of the hill. Davis Loop pulls onto Juniper Canyon, and we all head the last bit into town together. At the end north end of Juniper Canyon; however, it does not represent upper Juniper Canyon.
- ☀ Davis Loop residents are highly unlikely going to head up the canyon to the Dollar General when town is so close once they hit the main road.
- ☀ It will be hazardous for larger vehicles pulling boats / travel trailers or RVs onto Juniper Canyon with no middle lane - again, it happens in the summer months.

IF the worst happens and this is approved - does Dollar General want to add resident only operational locked gates (and maintain them) to Ridge View Road and View Top Lane to stop turn arounds or drive arounds to get into the property the easiest way? This already happens. These are both private roads and paid for by the residents to maintain.

Thanks so much for your dedicated time to this potential change to our Juniper Canyon lifestyle. I really hope Prineville figures out who they want to be, because it has been clearly stated in the past, we do not want to be another HWY 97, or Bend. I would like us to be the county where people want to come to get away from all that and plan / build accordingly. There is always hope...

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Prineville

It is the mark of an educated mind to be able to entertain a thought without accepting it. - Aristotle

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