

Hannah Elliott



From: Taryn Stetson <tstetson@thekeithcorp.com>
Sent: Wednesday, June 5, 2024 2:27 PM
To: Plan
Cc: Will VanVactor; Katie McDonald; Beth Godfrey; Knox Campbell
Subject: Crook County, OR Applicant Response 06-05-2024
Attachments: Crook County, OR Applicant Response 06-05-2024.pdf

Crook County Community Development,

Please see our final written argument attached.

We thank you for this opportunity and considering our application.

Best,
Taryn Stetson
Project Coordinator

THE KEITH CORPORATION
4500 Cameron Valley Pkwy | Suite 400
Charlotte, NC 28211
Direct | 704.319.8178
www.thekeithcorp.com
f | in | t



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THE KEITH CORPORATION

June 5, 2024

Crook County Planning Commission
300 NE 3rd Street, Room 12
Prineville, Oregon 97754
Attn: Planning Commission Chairman

Via Electronic Mail

Re: Proposed Dollar General, Record Number: 217-24-000020-PLNG, Applicant Response

Dear Planning Commission Chairman and Members of the Planning Commission:

Attached to this letter is our tenant's response to the open record period which began on May 15, 2024 and ended on May 22, 2024.

Additionally, TKC CCCXXXIX, LLC wanted to reiterate responses to the common themes and objections received by the planning commission and referenced during the public testimony on May 15, 2024.

Traffic:

- Per the traffic impact analysis that TKC completed and the third-party review of the traffic study - there are no turn lanes required for this development.
- A key factor to consider is the impact on VMD's (vehicle miles driven) that a local Dollar General (DG) has. Currently, the only place for local residents and those visiting at the reservoir to purchase general merchandise is to travel to Prineville. With a local DG the number of local vehicle miles driven is reduced. A local DG will serve the residents and those recreating at the reservoir and beyond. The DG will not bring traffic from outside the local area. In this case there are plenty of retail outlets in Prineville, where residents of Prineville would not drive so far south to shop.

Safety and congestion at proposed access:

- Per the traffic impact analysis, we are complying with what the traffic impact analysis says and no congestion is expected.

Real Estate Development/Brokerage/ Management Services
4500 Cameron Valley Parkway, Suite 400 • Charlotte, North Carolina 28211
Telephone 704-365-6000 • Facsimile 704 365-0733 • www.thekeithcorp.com

Left turn safety:

- A left turn is not warranted per the traffic impact analysis and the third-party review letter of the TIA.

Increase in use of local roads with no maintenance agreements:

- Local roads are built for public use and maintenance agreements are not typically required.

A single access in and out for Juniper Canyon Rd as a whole:

- Traffic is not expected to be an issue at the entry of Juniper Canyon. This site only has 39 number of trips at AM peak hour and 85 for PM peak hour.

Lighting:

- DG tries to maintain some lighting near the front door and maybe one on the side(s) that has parking. These would be the lights on the building. Also if codes dictate which lights need to be on, then DG will comply with that.
- Parking lot lighting is for safety and security.
- Emergency lights go on when power is interrupted. DG has 2 or 3 dusk to dawn exterior lights for safety.
- Sign lighting is turned off 1 hour past store close. (Store hours vary, typical closing hours are at 10:00 PM)
- Once the specific local requirements are known, DG would develop plans to comply with the requirements. Things that were done on prior projects in order to comply:
 - Height of light poles
 - Down shades on wall pack lights installed on the building
 - Turn lights off at night
 - Dimmers installed on pylon sign
 - Dimmers installed on pole lights

Proposal not being needed / Proposal not being wanted:

- We believe the addition of each new store provides positive benefits including additional access to affordable products for customers; the creation of new jobs for local residents and career development opportunities for employees; the generation of additional tax revenue for the County; and the ability for local nonprofits, schools and libraries to apply for literacy and education grants through the Dollar General Literacy Foundation.
- DG offers essential items like cleaning and paper products, food, health and beauty, pet supplies and more and provides convenience to shoppers and serves as a spot for those to stop in while enjoying recreational activities.

Protecting residents' rural way of life:

- There will be a 6-foot-high wooden privacy fence on the rear property lines to screen from neighbors.
- The vast majority of DG's across the country are located in rural areas. DG is one of the few retailers that is committed to providing goods and services to rural communities.

Increase in noise:

- Typical store hours are 8 AM – 10 PM
- Typically, there is one delivery per week from the DG distribution center...as in one 53' tractor trailer per week. The DC needs to be able to schedule deliveries in a manner that is efficient and cost sensible, however, in some cases such as the Amity OR store the DC was able to accommodate a local request on delivery time frames. Local jobbers are more frequent...ie...the local Umpqua Dairy distributor or the local soda pop distributor. These deliveries are smaller box type trucks and occur multiple times throughout the week. Local jobbers are likely to come out of Prineville, so in a sense this is another way a local DG supports employment in the area.

Disruption in wildlife pattern:

- We are purchasing a large lot and only using less than half of it in order to not disturb the least amount of land as possible.

Increase in crime/ general safety:

- DG takes crime very seriously. They are committed to providing a safe environment for employees and customers. They have invested and will continue to invest in various security measures, as appropriate for each store. To protect the integrity of these measures, they do not publicly comment on their details.

Water usage:

- DG water usage is approximately 1 EDU (Equivalent Dwelling Unit) which is the same or less than a typical home. DG only has 2 bathrooms and a mop sink making it a very low water user.

Fire risk:

- Our site plan includes an above ground water tank and our building will be built per Oregon and International Building Codes to meet fire code.

General Comments on Site Plan:

- The site plan presented is preliminary
 - Comments from residents and the Planning Commission will be taken into consideration as a full set of civil drawings are produced. The helpful

comments on RV parking and viability, well location, etc... will be addressed at a later date if the conditional use is approved.

We remain committed to developing the Dollar General to provide necessary goods and services for commuters, visitors, and residents as they enjoy nature and recreational activities in Crook County.

We appreciate your consideration of our application.

Sincerely,

A handwritten signature in cursive script that reads "Taryn Stetson". The signature is written in black ink and is positioned to the right of the typed name.

Taryn Stetson

DOLLAR GENERAL

Crook County Community Development Department
300 NE Third Street, Room 12
Prineville, Oregon 97754

June 3, 2024

Dear Crook County Community Development Department,

I hope this letter finds you well. As leaders in the Prineville community, we understand, respect and appreciate that you are committed to serving your community. At Dollar General, we share in your desire to serve the community through our mission of *Serving Others*, which serves as the foundation of our business operations and culture, and we are writing to highlight the positive economic impacts that a new store would provide Crook County and Prineville residents.

For 85 years, Dollar General has been proud to serve as America's general store, and we believe our mission and intense customer focus differentiate Dollar General from other seemingly similar retailers. We strive to be a positive business partner and good community neighbor and believe the addition of each new store provides a positive impact in our hometowns through convenient access to affordable essentials, career growth opportunities for employees, and the ability for local nonprofits, schools and libraries to advance through Dollar General Literacy Foundation grants.

At Dollar General, we care about and are invested in the health of our communities. With approximately 75 percent of Americans within five miles of a DG store, thousands of customers across the country rely on us for convenient and affordable access to everyday household essentials.

In selecting store sites, we take a number of factors into consideration, carefully evaluating each potential new store location to ensure we can continue to meet our customers' price, value and selection needs. We're proud to serve customers all across the country in rural communities, small towns and big cities, and we often invest in communities other retailers have chosen not to serve.

Additionally, we have a consistent track record of service to the communities we call home, a few examples of which are outlined below:

- [Dollar General Literacy Foundation Awards More Than \\$10.6 Million](#)
- [Here for What Matters: Serving More Than 20 Million Individuals through the Dollar General Literacy Foundation – Dollar General Newsroom](#)
- [Dollar General Surpasses Milestone of 5,000 Stores Nationwide Offering Fresh Produce](#)
- [Dollar General Extends American Red Cross Partnership](#)
- [Dollar General Literacy Foundation Awards More Than \\$2 Million During 30th Anniversary](#)

We are proud to employ local residents and create opportunities for individuals to begin and grow a career with us. Our employees have access to award-winning and world-class training and development opportunities, as well as a pathway to advance their career in our organization, which is evidenced by the fact that approximately 70% of current employees at or above our lead sales associate position were

internally placed from within our organization. We offer benefits including day-one telemedicine eligibility, as well as health insurance coverage options, 401K savings and retirement plans, tuition reimbursement, paid parental leave and adoption assistance to eligible employees.

In closing, we appreciate the opportunity to highlight our stance as a strong business partner and good neighbor. We hope you will take the numerous, positive economic benefits our stores bring to your community into consideration. We are also optimistic for the opportunity to serve Prineville, and we would be happy to speak further as our hope is to make the relationship between the City and Dollar General a mutually beneficial one.

Sincerely,

Crystal Luce

Crystal Luce, APR
Senior Director, Public Relations
Dollar General Corporation
cluce@dollargeneral.com
615-855-5210