

Completeness Review for file number 217-24-000020-PLNG

Katie McDonald <Katie.McDonald@crookcountyor.gov>

Wed 2/28/2024 3:48 PM

To: Beth Godfrey <bgodfrey@thekeithcorp.com>

Cc: Knox Campbell <kcampbell@thekeithcorp.com>; Willmot, Liz <Liz.Willmot@kimley-horn.com>; Plan <plan@crookcountyor.gov>

FILE NUMBER: 217-24-000020-PLNG

Map/Tax Lot: 1616020000900

Completeness Review for a conditional use application for a retail store; Dollar General

Liz Willmot

Kimley-Horn and Associates

1201 Third Avenue, Suite 2800

Seattle, WA 98101

Dear Liz,

The application for a conditional use application was received by our office on January 29, 2024. Currently, the application is incomplete as of February 28, 2024.

During the completeness review staff determined that a third party Traffic Engineer will need to be hired to review the submitted Traffic Impact Analysis. The fee for the third party review is an \$1,100 deposit required, with actual costs being charged.

Below are areas staff has identified where more substantial information is required to demonstrate compliance with the applicable criteria, or portions of your request that do not meet the criteria:

Crook County Code

Title 18, Zoning

18.40.020 Conditional uses permitted.

In an RR(M)-5 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth by this section and Chapter 18.160 CCC.

(6) 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.

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.

Staff Response: The response provided by applicant does not address how the commercial activity is directly related to recreation. Instead, applicant notes that it will supply groceries and goods to local residents.

18.160.020 General criteria.

In judging whether or not a conditional use proposal shall be approved or denied, the planning director or planning commission shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

(1) The proposal will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies and regulations of the county.

Applicant Response: 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.

Staff Response: The comprehensive plan includes additional goals and policies. For example, there are policies addressing transportation and economy that are applicable.

(2) Taking into account location, size, design and operation characteristics, the proposal will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.

Applicant Response: The proposed improvements are situated in approximately the center of the triangular lot. It is the intention of the applicant to leave the southern and northern portions of the triangular lot undisturbed to both minimize earthwork disturbance and also provide adequate buffer from adjacent properties. A screening fence is proposed to run the entire length of the northwestern and southwestern property lines as an additional buffer between existing properties and the proposed use. The proposed use as a general store provides an additional amenity of affordable groceries to nearby residents. Based on the overall lot size relative to the proposed developments, ample setbacks, addition of a screening fence, and the offer of grocery use to residents, the property will not affect the livability, value, or appropriate development of abutting properties or the surrounding area.

Staff Response: What adverse impacts could the proposal have and how do those compare to the outright permitted uses to the proposed use and potential impacts.

(4) The proposal will preserve assets of particular interest to the county.

Applicant Response: Given the size of the lot relative to the area of proposed improvements, there will be ample space on the northern and southern portions of the site that will be left undisturbed, which is consistent with adjacent developments that appear to have low density.

Staff Response: What are some of the assets that are of interest to the county and how does proposal help preserve those?

Overall, It is staff's recommendation that more information be submitted to the record which specifically addresses each of the above standards.

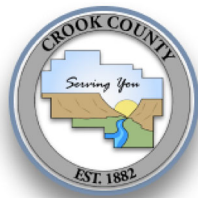
The applicant has 180 days from the original submittal date to respond to this email of Incompleteness. If the applicant does not respond in writing within 180 days, then the application will be deemed void on the 181st day July 28, 2024.

To prevent this application from being deemed void, please respond in writing to this email of Incompleteness by submitting the following:

- All of the missing information; OR
- Some of the missing information and written notice that no other information will be provided; OR
- Written notice that none of the missing information will be provided.

This letter does not convey tacit approval or denial of any development on the subject property.

Best,
Katie



Katie McDonald

Katie McDonald

Sr. Planner, Community Development

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My hours: Monday - Friday 8:00am - 4:00pm

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