

Hannah Elliott



From: Denis Sieben <denismsieben@gmail.com>
Sent: Wednesday, May 15, 2024 2:59 PM
To: Plan
Subject: Dollar General - Comprehensive Plan

CROOK COUNTY
MAY 15 2024
PLANNING DEPT

Good Afternoon,

As many have stated before, this purposed location isn't in close proximity to the recreational resources they "claim" and intend on serving.

They claim that it's centrally located between Ochoco, Haystack and Prineville Reservoir, that's simply untrue, Ochoco Reservoir is approximately 13 miles away, an 18 minute drive, Haystack Reservoir is approximately 30 miles away, a 43 minute drive. Many testimonies provided agree that people recreating will not drive seven miles up Juniper Canyon to "stock up on good," as this location is not centrally located.

The City of Prineville is at odds with policy one and agree this is NOT inline with the comprehensive plan. The comprehensive plan is clear and their burden of proof does not go in to detail on how they will actually satisfy the requirements below.

"1. Energy consequences shall be considered by all recreation plans to the extent that non-motorized types of recreational activities shall be preferred over motorized activities.
Facilities directly serving the recreational needs of Prineville shall be built as close to the population center as possible in order to conserve energy of transportation to the site.

ECONOMICS

3. To require that development plans are based on the best economic information available and to take into account areas suitable for economic development, the effects on the existing economy, available resources, labor market factors, transportation and livability.

ENERGY

3. To prohibit moving or flashing signs.

RECREATION

2. Planning for recreation facilities and opportunities shall also give priority to meeting the needs of the Prineville metro area and all Crook County citizens, persons of limited mobility, and handicapped individuals.

Prineville Reservoir and Crook County have experienced significant drought in the past decade. That has caused many recreational users to recreate at other places that actually have water for the activities that they have listed, fishing, boating, etc. This drought that will worsen over the coming years directly affects the economy, especially here in Juniper Canyon. Though this location is convenient for some, with the limited staffing they provide on a daily basis they will not be able to help the "citizens, persons of limited mobility, and handicapped individuals." The existing economic factors have NOT been addressed, such as the impact on Richie's, Juniper Pantry, R&R as well as Grannies.

1. The site is located on SE Juniper Canyon Road, which is the main thoroughfare between Prineville and the Prineville Reservoir State Park. State Route 26 passes through Prineville, 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. The

proposed general goods store offers recreational users the opportunity to stock up on last-minute items and groceries before or after their activities." (pg. 9)

(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.

PROPOSED FINDING: The Applicant has provided in its Revised Narrative:

"The site is located on SE Juniper Canyon Road, which is the main thoroughfare between Prineville and the Prineville Reservoir State Park. State Route 26 passes through Prineville, 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. The proposed general goods store offers recreational users the opportunity to stock up on last-minute items and groceries before or after their activities". (pg. 8)

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