

Hannah Elliott



From: Denis Sieben <denismsieben@gmail.com>
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To: Plan
Subject: Dollar General - Livability, Value & Appropriate Development



The outright uses permitted in RRM5 zone are as follows:

these will also have the same negative impacts of traffic and lighting.

The following are the uses permitted outright:

1. Single-family dwelling on an individual lot, including a manufactured dwelling subject to the requirements
2. Farming, subject to the restrictions on animals
3. Utility facility necessary to serve the area or county.
4. Public park, recreation area, community or neighborhood center.
5. Other public uses or buildings necessary to serve the recreation residential needs for the area.
6. Subdivision, planned unit development or land partitioning, including those permitting or designed for mobile homes.
7. Church or other place of worship.
8. Noncommercial wind energy systems and meteorological towers
- (9) Noncommercial photovoltaic energy systems

The livability, value and appropriate development need to be considered. My professional opinion as a real estate agent is that NONE of these types of developments will affect our livability or value like a retail chain Dollar Store. This development will devalue ALL abutting property owners, that's not just one or two properties, there are nearly five residential properties that touch this proposed development. Some of the outright permitted uses may even have a positive impact, such as parks and recreation, though they may come with increased traffic they do NOT decrease property value and may even increase "livability" for those looking to live near the outright permitted use.

The Commissioners will need to identify why and what material specifically is in the record to support their finding.

(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.

Denis Sieben
Licensed Oregon Broker
ENGEL & VÖLKERS®

Engel & Volkers West Portland
4847 Meadows Rd. #151
Lake Oswego, OR 97035
Mobile: 971.645.9026

Denis Sieben, Secretary
Bend Cascade View Estates
Special Road District
D.Sieben@cvet2srd.com

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