

Hannah Elliott

CROOK COUNTY

APR 12 2024

PLANNING DEPT



From: Denis Sieben <denismsieben@gmail.com>
Sent: Thursday, April 11, 2024 10:57 PM
To: Plan
Subject: Regarding Juniper Canyon - Proposed RR(M)-5 Zoning - 217-24-000020-PLNG

To whom this may concern:

My family and I purchased 10 acres at 9924 Se Ridgeview Rd. Prineville, OR a few years back. The development in questions is adjacent to our property line. We strongly OPPOSE the possible approval and sale of the property listed above for any kind of commercial development.

RR(M)-5 zoning states a few exceptions on uses like utility facilities "NECESSARY" to serve the area or county, or other public uses or buildings "NECESSARY" to serve the area or county.

A commercial development at that location is NOT necessary, especially when we have other options up Juniper Canyon, like Juniper Pantry, a small local business that provides items/groceries for those of us who live up the canyon. There are properties that already provide the opportunity for a commercial development, such as "Grannies" also known as Coffee Reservoir as well as Richie's which should be opening soon under new local ownership. Those are much better options and are already established. This is a rural area and a commercial development is not needed at this location.

We have CC&R's in place for all of Ironwood Estates residents, which highly limit our use and what kind of buildings/signs we can have on our properties. I realize that property is not part of Ironwood Estates however that will infringe on our property values and diminish what we have had established since the 1970's.

Traffic volume on Juniper Canyon Rd has increased substantially over recent years due to new residential developments. I can tell you from first hand experience that people often drive 70+ mph along that part of Juniper Canyon Rd. It is NOT safe for a development to be located along that stretch of the highway. I applied for a road approach to my property along that portion of the Hwy and was NOT granted one. If something is to be built there, the only approach that is SAFE is using the existing rd (Frances Ln) and a possible easement across someone else's property.

This development NOT make sense for so many reasons, it's doesn't fit the RRM5 zoning requirements outlined in the <https://www.codepublishing.com/OR/CrookCounty/html/CrookCounty18/CrookCounty1840.html#18.40> Crook County Zoning. This is going to become a big problem for many and I look forward to seeing you all at the meeting.

Regards,
Siebens/Andrade owners at 9204 Se Ridgeview Rd. Prineville, OR 97754.

Denis Sieben
Licensed Oregon Broker

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