



To: Crook County Community Development Department
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Prineville, Oregon 97754
Subject: Comments regarding application for Dollar General Retail Store to be built on
SE Juniper Canyon Road – File number 217-24-000020-PLNG

April 30, 2024

Crook County

APR 30 2024

Community Development
hand delivered

We live in a very nice neighborhood 8 miles out of the town of Prineville and a short 10 minute drive to town. We chose to buy and build our home here because of the quiet, safe, rural environment this location offers. The zoning in this area is recreational and residential. Here is the definition for Rural Residential-5:

'The Rural Residential-5 classification is intended to provide for low density rural home sites in an open space environment in order to encourage the continued existence of rural family life.'

We strongly protest against this initiative and feel a Dollar General store would go against everything this zoning stands for protecting. Here are the major concerns we have.

1. Traffic and safety concerns.

- Juniper Canyon road is a two lane highway with traffic traveling at 55 mph. Cars waiting on parking spaces in the tiny parking lot provided can and will stack out onto the highway causing obstructions for traffic and potential traffic hazards/accidents.
- This is very close to SE View Top Ln, the road I live on. The increased traffic will make it very difficult to pull out onto the highway safely and head to town. This will create high traffic volume and hazardous conditions for those of us that live on SE View Top Ln.

2. Crime and safety concerns.

- A store like this in a rural residential area brings a lot of different kinds of people into an area that otherwise would not be hanging out there. We are terribly concerned that there will be a spike in property crimes, theft, burglaries and potentially worse crimes. Vagrancy is a serious problem for many store fronts and surrounding areas.

3. Trash.

- The amount of trash on Juniper Canyon Road will increase! Creating a health concern. This is a fact that none of us can deny.

4. Noise and Air pollution.

- This will obviously increase the noise with all the additional traffic gathering within a mile of many of our homes. The noise and air pollution generated by the traffic and delivery semi-trucks will completely change the way of life we have here.

No longer will we be living in a quiet, rural setting.

5. Property Values.

- Property values will decline in the surrounding neighborhoods. Nobody in this area wants to live near a Dollar General Store for the many reasons stated above. Residences in these neighborhoods chose to live out of town in a quiet, rural setting.

6. Justification.

- There is already a Dollar Tree store in Prineville approximately 8 miles down Juniper Canyon Road that will be in direct competition with this proposed Dollar General store. Prineville does not have the commerce or need for two competing Dollar stores.
- The town of Prineville is where stores should be. There is the proper infrastructure to support many more stores.

Thank you for considering these critical points we have made.