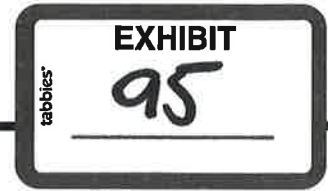


Hannah Elliott



From: Wendy Sieben <wlsieben@yahoo.com>
Sent: Friday, May 3, 2024 3:47 PM
To: Plan
Subject: Dollar General Opposition

CROOK COUNTY
MAY 03 2024
PLANNING DEPT

To Crook County Planning Commission:

I oppose the Dollar General development up Juniper Canyon. My husband and I originally bought in Ironwood Estates due to the rural residential setting, we bought a ten acre lot with CC&R's that are supposed to protect the livability and value of our property. We realize this conditional use permit that is being considered is on a RRM5 zoned lot, however this will greatly impact our property value and the intended use of its rural like setting in accordance with Crook County code. This also defeats the filed and recorded covenants, conditions and restrictions in place for Ironwood Estates Phase one that have been in place for nearly 30 years.

I read over the applicants planning documents and it seems to me that they plan to capitalize on revenues MOSTLY generated by residents who reside in Juniper Canyon. They made several statements that led me to believe that the only reason they want to build here is to serve our neighborhood and those living up here. Therefore the conditional use permit should not be approved because it doesn't directly relate to the recreational use as intended. People will not be driving up Juniper Canyon from Ochoco or Haystack to shop at the DG like they claim. Depending on the year, they will not be serving the needs of anyone recreating at the reservoir because people will NOT be coming when the water level is at 10%. We all know the reservoir fluctuates, sometimes it's dry for several years in a row. The winter months are even more challenging, Dollar General will NOT be catering to those recreating up Juniper Canyon during the winter. The applicant wants to take advantage of the locals by capitalizing on OUR dollars, not those directly related to recreation.

I don't see how they could possibly survive up here when we have several bad years of recreation and I do NOT want to see a vacant building from my property once they do not make it.

In addition to the reasons mentioned, we have safety issues relating to the second exit that has not been addressed. The physical aesthetic of the building does not belong in OUR RURAL RESIDENTIAL like setting, with bright lights and swaths of pavement. It may be better suited in a zone that is entirely RRM5 zoning but not here where traffic is already an issue between the several RV's/boats/trucks/cars coming and going at the storage. I don't see how that is even safe and they should not be getting an exemption from the road master.

We have valid concerns that relate to our property value, our way of life, the intended use of this development... none of which align with our values as a community and neighborhood. I didn't buy up Juniper Canyon for convenience and it seems that is the crowd they are relying on to support their business model which is NOT allowable in that zoning or our zoning.

I kindly ask that you OPPOSE this CUP and protect our way of life.

Thank you for your time.

Thank you,
Wendy & Shawn Sieben
Concerned Residents of Juniper Canyon

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