

# Dollar General under city design scrutiny

## Eyeing east Astoria location

By KATIE FRANKOWICZ  
The Daily Astorian



Colin Murphey/The Daily Astorian  
**A new branch of the national retailer Dollar General is being proposed near the Mill Pond neighborhood.**

City staff have recommended denying an application to build a Dollar General store on property near NAPA Auto Parts in the Mill Pond neighborhood, saying the design does not meet Astoria's criteria.

"I generally try to avoid sending projects to (Design Review Committee) for denial, but your project does not quite meet criteria yet," City Planner Nancy Ferber wrote in an email to Cross Development in June.

The proposed retail store will be discussed at a Design Review Committee meeting Thursday.

The committee could deny an application if it misses even

one requirement; the Dollar General application missed more than 10, Ferber said on Tuesday. However, the developer can continue to submit information up to and at the meeting Thursday.

Ferber noted in her findings that the proposed building does not complement the downtown area or "establish visual or physical linkages to the Columbia River riverfront area ... The street frontage and

design does not create a pedestrian-friendly environment."

The orientation of the building would also make for a roundabout pedestrian route.

She also noted that the height, mass and scale of the building are "out of proportion with the other commercial structures."

"I assure you, we aim to provide you with an approvable plan," wrote developer Mike Stults in an e-mail as he submitted additional changes to the design plan.

The new, 9,100-square-foot building would be located in "one of the first major commercial areas encountered when approaching the city from the east end of town," Ferber wrote in the staff report.

The property straddles two overlay zones: the Civic Greenway Overlay zone that extends from 16th Street to 41st Street and is intended to, among other

things, "protect views of and access to the Columbia River" and the Gateway Overlay zone, an "intensively developed, mixed-use area which complements downtown Astoria and the community as a whole."

It is an area that, while home to busy facilities like the Astoria Aquatic Center, Columbia Memorial Hospital and Columbia River Maritime Museum, also contains several large stretches of vacant land ripe for redevelopment.

Dollar General has more than 13,000 locations nation-

wide. The Astoria location is expected to employ six to 10 people. The land is zoned local service development, which would allow — outright — uses such as retail stores like Dollar General. The Design Review Committee is the only city panel that will review an application from the business — since the property falls within the two overlay zones — however any decision could be appealed to the City Council.

"While I'm not thrilled about the kind of business that wants to build, I would like

to encourage the city to minimize the 'strip mall' appearance of their typical signage and building style and require something that blends in with the motif that is Astoria," wrote Astoria resident Tom Leiner in response to the application.

The Design Review Committee could choose to approve the application despite staff's recommendation, but would need to amend the findings of fact to support such a decision. The committee will meet at 5:30 p.m. Thursday at City Hall.



Jennifer Dawn Hernandez, David James Prahl, Adam Wentworth, Jennifer Kosala, Kevin Cosmen, Luanne Cleveland, Wayne Brooks

## Seven arrested in Seaside meth bust

### Children and dogs were inside house

By JACK HEFFERNAN  
The Daily Astorian

Seven people were arrested during a drug raid Saturday in Seaside.

Multiple police agencies, with the help of a police dog, executed a search warrant at 1226 East Avenue. Authorities found methamphetamine, digital scales and packaging material.

Jennifer Dawn Hernandez, 47, and David James Prahl, 55, were charged with delivery of methamphetamine and first-degree child neglect. Two minor children and two dogs were inside the residence at the time of the raid.

One of the children was transferred to Child Protective Services, and the other was returned to his parent or guardian. The Clatsop County Animal Shelter is housing the dogs.

Five other people — Kevin Cosmen, 47, Jennifer Kosala, 43, Wayne Brooks, 47, Luanne Cleveland, 48, and

Adam Wentworth, 38 — were arrested and charged with frequenting a place where controlled substances are used.

Further charges may follow as the investigation continues and the evidence is analyzed, according to the Clatsop County Sheriff's Office.

Both Prahl and Hernandez have been convicted of past felonies. In late June, Hernandez was indicted on charges of possession methamphetamine and two counts of driving under the influence of intoxicants.

Their arraignments for the most recent charges have been scheduled for next week.



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- **The East Oregonian** won General Excellence for the sixth time in the past seven years
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# PORT OF ASTORIA COMMISSION VACANCY ANNOUNCEMENT



Due to the recent announcement by Port Commissioner Robert Mushen of his immediate resignation from the Port Commission, the Commission is seeking candidates for Dr. Mushen's position (Position 4). Position 4 remains active until June 30, 2019. Position 4 will be up for election in May of 2019.

The Commission is seeking to appoint a new Commissioner to Position 4 at the August 22, 2017 Regular Meeting of the Commission in Open Session. (Note: this is a change from the Port's Regular Meeting originally scheduled for August 15). The Commission will be interviewing candidates during the August 22 meeting.

To be considered for the position, the Commission requests that interested candidates please forward a letter of interest expressing your desire for consideration. Please include your qualifications and stated desire as to why you should be considered. Also, please provide a brief biography or resume along with your letter of interest.

**All applications will be reviewed by all Commissioners prior to the August 22, 2017 Commission Meeting. Candidates must be registered voters of Clatsop County.**



Please mail or hand deliver your documents to the Port Office in Astoria in sealed envelopes addressed to:

**Port of Astoria Commission  
Attention: Frank Spence, President  
#10 Pier One, Suite 308  
Astoria, OR 97103**

Applications must be received no later than 12:00 noon, August 16, 2017.  
For any questions please contact Frank Spence at: 503-325-2365