

Store: Developer could appeal the county’s decision

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The county’s Planning Commission last month voted unanimously to recommend denial of Cross Development’s application. Staff and planning commissioners found a larger Dollar General would fail to meet several of the criteria in the rural commercial zone, such as supporting existing businesses, contributing to the community’s identity and providing necessary services for the surrounding community.

“One of the reasons for limiting the size of new commercial developments to 4,000 square feet is to avoid undermining the viability of nearby existing businesses and communities,” a county staff report said.

Cross Development has argued that a larger store is necessary to create an economy of scale and sell products at a lower price. Josh Allen, a senior development manager with the company, said Wednesday that Dollar General would provide a budget-conscious shopper a cheaper alternative to higher-priced goods.

Staff found Cross Development had not demonstrated why the area needs more large-scale retail and failed to address the locally owned grocery store Country Market 3 miles away in Svensen. While Cross Development’s application would create an estimated eight to 10 new jobs, nearly half of them part time, the undercutting and closing of nearby businesses that offer the same services



Edward Stratton/The Daily Astorian

The Clatsop County Board of Commissioners voted Wednesday to deny a proposed Dollar General store in Knappa.

would negate any employment increases, county staff said.

“The applicant has focused on how the rural community of Knappa fits the growth strategy of Dollar General, but less emphasis is placed on the community itself and if Dollar General fits the community’s needs,” staff said.

Dollar General has recently opened locations in Gearhart, Clatskanie and Rockaway Beach as part of a rapid expansion into what the company perceives as underserved rural markets. Astoria’s Design Review Committee last year rejected the design for a proposed Dollar General in the Mill Pond neighborhood.

The new Dollar General in Knappa would have produced an estimated 583 daily trips, with access about 75 feet south of the intersection of Hillcrest Loop and Highway 30. State

transportation officials had not asked for any accommodations for a Dollar General along the highway, but county staff found Cross Development had not adequately addressed the impact of vehicles queuing near the intersection and outside the store’s parking lot.

“Queuing and stacking would be exacerbated by situations where school buses and emergency vehicles also are trying to access the highway,” the staff report said.

Local residents provided impassioned pleas to deny the application, arguing that a large Dollar General would

undermine locally owned businesses, not provide any living-wage jobs, make the highway’s intersection with Hillcrest Loop less safe and hurt the identity of Knappa.

“Do we want to be known as Knappa, Oregon, home of the Loggers, or do we just want to be another chain store strip mall?” asked Ted Messing.

Carol Webster argued on behalf of the store, saying it would add lower-priced goods, keep people from having to travel on Highway 30 to get groceries and serve customers who choose to go there.

Scott Lee, the chairman of

the county commission, also submitted into the record a petition signed by about 40 people supporting the store.

The argument that Dollar General would run other people out of business simply isn’t true, Allen said.

“A Dollar General store, or any other store opening up, does not directly run somebody else out of business,” he said. “It’s the consumer choosing to go there instead of choosing to go to a locally owned shop is what drives people out of business. So, if there are very strong feelings about shopping with local residents’ businesses, that’s great.”

But commissioners Lee, Kathleen Sullivan and Sarah Nebeker ultimately denied Cross Development’s conditional use application and a modification of the county’s comprehensive plan to accommodate a new store. Commissioners Lisa Clement and Lianne Thompson were not at the meeting.

“I have also lived in different rural communities,” Sullivan said. “I have seen the results of deep, discounted, large stores, and what that’s done to communities in Michigan and New Mexico, and also here. I think that this type of dynamic has been going on for quite a while.”

After the meeting, Allen said Cross Development could appeal the county’s decision.

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THURSDAY EVENING														OCTOBER 11	
A	L	6 PM	6:30	7 PM	7:30	8 PM	8:30	9 PM	9:30	10 PM	10:30	11 PM	11:30		
2 KATU	2	KATU News at 6 (N)		Jeopardy! (N)	Wheel Fortune (N)	Grey's A. "Momma Knows Best" (N)	Station 19 "Under the Surface" (N)	Murder "The Baby Was Never Dead" (N)	Murder "The Baby Was Never Dead" (N)	News (N)		(35) Jimmy Kimmel			
3 KOMO	4	KOMO 4 News (N)		Jeopardy! (N)	Jeopardy! (N)	Grey's A. "Momma Knows Best" (N)	Station 19 "Under the Surface" (N)	Murder "The Baby Was Never Dead" (N)	Murder "The Baby Was Never Dead" (N)	KOMO 4 News (N)		(35) Jimmy Kimmel			
5 KING	5	NBC News (N)	KING 5 News (N)	KING 5 News (N)	Evening	Superstore (N)	GoodPlace (N)	Will & Grace (N)	I Feel Bad (N)	Law & Order: S.V.U. "Revenge" (N)		KING 5 News (N)	(35) Tonight Show		
6 KOIN	6	KOIN Local 6 (N)	Evening News (N)	Extra	Ent. Tonight (N)	The Big Bang (N)	Young Sheldon (N)	Mom (N)	Murphy Brown (N)	S.W.A.T. "Fire and Smoke" (N)		News (N)	(35) Colbert		
7 KIRO	7	KIRO 7 News (N)	Evening News (N)	KIRO 7 News (N)	Ent. Tonight (N)	The Big Bang (N)	Young Sheldon (N)	Mom (N)	Murphy Brown (N)	S.W.A.T. "Fire and Smoke" (N)		KIRO 7 News (N)	(35) Colbert		
8 KGW	8	KGW News at 6:00 p.m. (N)		Tonight Cassidy	Inside Edition	Superstore (N)	GoodPlace (N)	Will & Grace (N)	I Feel Bad (N)	Law & Order: S.V.U. "Revenge" (N)		News (N)	(35) Tonight Show		
9 KRCW	3	Modern Family	Modern Family	The Goldbergs	The Goldbergs	Super. "Stranger in a Strange Land" (N)	All American "Pilot"	News (N)	Friends	Two and a Half		Two and a Half			
10 KOPB	10	Outside	Business (N)	PBS NewsHour (N)		Oregon Art Beat	Oregon Guide	Midsomer M.	(50) Midsomer "The Dogleg Murders"	(35) Masterpiece "Inspector Lewis: What Lies Tangled"		News (N)	Page Six TV		
12 KPTV	12	(5:20) NFL Football Philadelphia Eagles at New York Giants Site: MetLife Stadium (L)		Big Bang Theory	Big Bang Theory	Prime News (N)		Prime News (N)		Big Bang Theory	Family Guy	American Dad!	The Game		
13 KPDX	13	(5:20) NFL Football Philadelphia Eagles at New York Giants Site: MetLife Stadium (L)		Big Bang Theory	Big Bang Theory	Prime News (N)		Prime News (N)		Big Bang Theory	Family Guy	American Dad!	The Game		
15 KCPQ	15	(5:00) MLB Baseball American League Division Series (L)		Big Bang Theory	Big Bang Theory	Prime News (N)		Prime News (N)		Big Bang Theory	Family Guy	American Dad!	The Game		
20 TBS	20	(5:00) MLB Baseball American League Division Series (L)		Big Bang Theory	Big Bang Theory	Prime News (N)		Prime News (N)		Big Bang Theory	Family Guy	American Dad!	The Game		
23 KZJO	22	Black-ish	Black-ish	Mom	Modern Family	Mom	Modern Family	Q13 News at 9 (N)	SportsCenter With Scott Van Pelt (N)	SportsCenter (N)		Two and a Half	Two and a Half		
29 ESPN	29	(4:30) NCAA Football Texas Tech at TCU (L)		Drone Racing League (N)	Drone Racing League (N)	Drone Racing League (N)	Drone Racing League (N)	Baseball Tonight	ESPN FC (N)	NBA Rookie Special		Basketball: A Love Story	Friends		
30 ESPN2	30	(4:00) H.S. Football (L)		The Loud House	The Loud House	The Loud House	The Loud House	Double Dare	Double Dare	To Be Announced		Raven's Home	Raven's Home		
31 NICK	31	The Loud House	The Loud House	The Loud House	The Loud House	The Loud House	The Loud House	Double Dare	Double Dare	To Be Announced		Raven's Home	Raven's Home		
32 DISN	32	Bunk'd	Bunk'd	Bunk'd	Bunk'd	Bunk'd	Bunk'd	Stuck in Middle	Stuck in Middle	Bunk'd	Bunk'd	Raven's Home	Raven's Home		
34 FAM	34	ParaNorman		Grey's Anatomy	Grey's Anatomy	H.S. Football Hazen vs. Federal Way (L)		Unfinished Business	Unfinished Business	Press Pass (N)	Press Pass (N)	The Fantasy Football Hour (N)			
35 FMC	35	Movie		Grey's Anatomy	Grey's Anatomy	H.S. Football Hazen vs. Federal Way (L)		Unfinished Business	Unfinished Business	Press Pass (N)	Press Pass (N)	The Fantasy Football Hour (N)			
36 LIFE	36	Grey's A. "There's a Fine, Fine Line"		Grey's Anatomy	Grey's Anatomy	H.S. Football Hazen vs. Federal Way (L)		Unfinished Business	Unfinished Business	Press Pass (N)	Press Pass (N)	The Fantasy Football Hour (N)			
38 ROOT	38	(4:00) H.S. Football		Grey's Anatomy	Grey's Anatomy	H.S. Football Hazen vs. Federal Way (L)		Unfinished Business	Unfinished Business	Press Pass (N)	Press Pass (N)	The Fantasy Football Hour (N)			
39 FS1	39	(5:00) FIFA Soccer International Friendly		CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	Anderson Cooper 360	Tucker Carlson Tonight	Shark Tank	Beyond the Tank	Watch What (N)	Shahs of Sunset		
43 SPIKE	43	Mom	Mom	Chopped "Trick or Treat, Chicken Feet!"	Chopped "Trick or Treat, Chicken Feet!"	Chopped "Halloween Hijinks"	Chopped "A Chopped Halloween"	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
44 COM	44	(15) The Office	(50) The Office "The Return"	(25) The Office	The Office	The Office	The Office	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
45 HIST	45	Pawn Stars	Pawn Stars	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
46 A&E	46	The First 48 "Senior Year"	The First 48 "Senior Year"	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
47 TLC	47	90 Day Fiance: Before the 90 Days	Goodbye for Now	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
48 DISC	48	Gold Rush: Hawlin' Pay (N)	Gold Rush: Hawlin' Pay (N)	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
49 NGE0	49	Hotels "Fogo Island Inn, Canada"	Kingdom of North "Land of Legends"	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
50 TNT	50	NCIS: New Orleans "Breaking Brig"	NCIS: New Orleans "The Recruits"	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
51 AMC	51	(5:00) *** Shooter (2007, Action) Michael Peña, Danny Glover, Mark Wahlberg.		Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
52 USA	52	NCIS "M.I.A."	NCIS "The Wall"	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
53 FOOD	53	Beat Bobby Flay	Beat Bobby Flay	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
54 HGTV	54	Flip or Flop	Flip or Flop	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
56 FX	56	(5:30) *** Independence Day: Resurgence (16) Maika Monroe, Liam Hemsworth.		Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
57 CNN	57	Cuomo Prime Time		Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
58 FNC	58	Hannity		Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
59 CNBC	61	Shark Tank		Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
63 BRAV	63	Shahs "Emeralds Aren't Forever"	Shahs of Sunset	Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
64 TCM	64	(5:00) His Girl Friday (40) Cary Grant.		Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
65 SYFY	65	(4:55) The Texas Chainsaw Massacre		Mountain "Conquer the Mountain" (N)	Mountain Men "Milestones" (N)	Mountain Men "The Rising Storm" (N)	Mountain Men "The Rising Storm" (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	House Hunters (N)	Mr. Inbetween	Mr. Inbetween		
162 RFD	162	SF Machinery	Small Town	Rural America "Live" "Helena"	Steve Lantvit	Rural Eve. News	Grown	IGA Farm Monitor	SF Machinery	Small Town	Time Life Library				

GRIT AND INK

An Oregon Family's Adventures in Newspapering, 1908 - 2018

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MEET THE AUTHOR: William F. Willingham

A native of Pendleton, Oregon and a consulting historian working in the fields of American history, historic preservation, architectural history, and water resources development. He is the author of numerous scholarly articles, consultant reports, and books

Grit and Ink

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220 Pages with 60 B/W and Full Color Images

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