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State plans to seize ferry

Historic Tourist No. 2 could be crushed

By NICOLE BALES and KATIE FRANKOWICZ
The Astorian and KMUN

The state plans to seize the historic Tourist No. 2 and pursue enforcement action against the ferry's owner to try to recover some of the costs of emergency removal.

The estimate is already over \$1 million.

When the ferry capsized at a floating dock near the Sixth Street viewing platform in late July, the priority was to contain the fuel leaking from the vessel. The state has since taken the lead on a final disposition of the ferry in conjunction with the city and the owner.

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Ilwaco RV park owners sued

Washington state takes legal action

By KATIE FRANKOWICZ
KMUN

ILWACO, Wash. — The state has filed a lawsuit against the new owners of Beacon RV Park, alleging the owners are ignoring their tenants' legal protections.

The filing by the Washington Attorney General's Office for a preliminary injunction comes on the heels of a cease-and-desist order issued in late July. Only a few days after the order, Michael and Denise Werner of Deer Point Meadows Investments LLC ordered the demolition of several trailers at the RV park at the Port of Ilwaco.

All of this follows what the state, tenants and local advocates say have been

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Lydia Ely/The Astorian

Clatsop County is updating its comprehensive plan.

County Planning Commission signs off on comprehensive plan update amid concerns about late changes

Some involved in the process wanted more time for review

By ERICK BENGEL
The Astorian

An eleventh-hour legal review and modification of six community plans — a major part of Clatsop County's updated comprehensive plan — has rankled people who helped craft them.

The county Planning Commission on Tuesday voted to recommend that the Board of Commissioners approve the draft community plans for the county's six planning areas.

The votes, all unanimous, marked a crucial moment in the overhaul of the county's comprehensive plan, which has not been fully revised in over 40 years. The document will guide development — from housing and transportation to urbanization and natural resource management — in unincorporated areas over the next two decades.

The comprehensive plan includes the community plans for six regions — Northeast, Clatsop Plains, Lewis & Clark Olney-Wallooskee, Elsie-Jewell, Seaside Rural and Southwest Coastal — as well as statewide land use goals.

In recent months, the Planning Commission had approved all community plans except Southwest Coastal, which the commission ran out of time to review.

Meanwhile, the Portland-based firm Beery, Elsner & Hammond finished its legal review of the plans later than the county had anticipated, county staff explained.

"Subsequent revisions by counsel were significant enough that staff determined the Planning

Commission should have a second opportunity to review the drafts before forwarding to the Board of County Commissioners," according to the staff reports for the plans, except for Southwest Coastal.

Policies that the Planning Commission had already approved and sent to the board had been removed.

Some policies were general enough that they could apply to other zones or countywide. These were moved from community plans to the land use goals.

Other policies, such as proposed regulations and development criteria, were specific enough that county staff may move them to the Land and Water Development and Use Code.

A handful of policies were deleted because they were already mentioned elsewhere in the comprehensive plan. Additional policies were cut because the county lacked jurisdiction over them, or the policies ran afoul of state law.

County staff is creating a feature for the county website that will reveal the fate of the missing policies.

The abrupt intervention by legal counsel stunned members of community advisory committees who had volunteered on the plans over the last three years.

Patrick Corcoran, a member of the countywide citizen advisory committee, said, "The last-minute striking of so much text by legal counsel felt like a gut punch." He praised the work of county staff on the comprehensive plan and said the legal review, which he believed should have happened much earlier, was a rare process fumble.

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COUNTY STAFF IS CREATING A FEATURE FOR THE COUNTY WEBSITE THAT WILL REVEAL THE FATE OF THE MISSING POLICIES.



Lydia Ely/The Astorian

The former Dooger's Seafood and Grill in Warrenton has been demolished.

Chipotle, MOD Pizza on track in Warrenton

The new restaurants faced lengthy delays

By ETHAN MYERS
The Astorian

WARRENTON — Construction is underway at the North Coast Shops to prepare for the arrival of Chipotle Mexican Grill and MOD Pizza.

The restaurants are set to replace the former Dooger's Seafood and Grill, which is being demolished after a survey revealed that the structure was not viable, Van Wilfinger, the city's building official, said.

Plans for the restaurants were announced years ago but holdups with permitting and city concerns about traffic delayed the projects.

Five Guys Burgers and Fries was originally part of the plans but the chain has since backed out, Mayor Henry Balensifer said.

An eviction dispute between Atlas Investments — the owner of the complex formerly known as Youngs Bay Plaza — and Ross Stores also slowed the addition of new businesses and development, The Astorian previously reported.

Dooger's closed its Warrenton location in 2019 after 15 years. Doug Wiese, the founder of the seafood restaurant, cited difficulties in reaching an extension with Atlas at the time.

As conditional approval for the new restaurants, traffic in and out of the North Coast Shops onto E. Harbor Drive will be right-in, right-out only.

"That intersection has been a

key focus of ours for several years, as it has at least one near miss a week and multiple wrecks a year," Balensifer said in a Facebook post.

Pending construction, both restaurants are expected to open around the first of the year, RTG Property Management, the company that manages the North Coast Shops, said in a statement. But weather and supply chain disruptions will dictate the timeline, Wolfinger said.

Several other new tenants are also planning to join the shopping center, the property manager said, and will be announced in the near future.

