

Pie Day raises \$11,000 for White Clover Grange

WILL CHAPPELL
Citizen Editor

White Clover Grange celebrated its 16th annual Pie Day on February 7, with a theme of Happy 250th Birthday, America, and a 26-pie auction and feast raising around \$11,000 to support the grange.

Chip MacGregor auctioned the tasty treats, which were donated by 40 residents and restaurants and ran the gamut from savory to sweet, before attendees tucked into a smorgasbord of yet more delectable pastries.

Pie Day is an important fundraiser for the grange and in the past ten years has helped to support extensive upgrades to its building, including structural repairs, a new roof and windows for the building's front, upgrades to the restroom and the digging of a new well.

The auction got off to a slowish start with the first three pies selling for \$130, \$200 and \$170, before the fourth pie, a triple coconut cream pie from James Lambert elicited a bidding frenzy that only ended at \$310. From there, only five of the remaining 21 pies sold for less than \$200, with a cheesecake from Evelyn Mast matching the coconut cream's pie \$310 winning bid price, before the day's final pastry, a goat cheese and roasted vegetable pie from Jennifer Childress set a new highwater mark with a winning bid of \$320.

In all, the 26 pies brought in \$5,255, while a round of "zero calorie" pie purchases, i.e. donations, raised another \$1,150 for the grange.

In addition to home bakers who donated pies, restaurateurs from Offshore Grill, Wild Grocery & Café, NeahKahNie Smokehouse, the Roost, Bunkhouse Restaurant, Downie's Café and the Big Wave Café donated pastries for the auction.

The auction was followed by a raffle which included a quilt, two pies and a gift certificate to the Salmonberry Restaurant, which along with entry fees paid by attendees and donations from event sponsors brought the fund-raising total to approximately \$11,000, according to event organizers.

Following the auction's conclusion, winners were invited to take



Pie Day attendees peruse the pies available for auction before the bidding begins. PHOTO CREDIT: TRAV WILLIAMS, BROKEN BANJO PHOTOGRAPHY



Grange member Gail Nelson welcomes Chip MacGregor to the stage as Bob LaTorre (left) and Scott Wagner (right) trumpet his arrival. PHOTO CREDIT: TRAV WILLIAMS, BROKEN BANJO PHOTOGRAPHY

Wheeler mayor wins third EVCNB Emergency Cooking Competition

WILL CHAPPELL
Citizen Editor

In a culinary showdown at Manzanita's Pine Grove Community House on February 10, Wheeler Mayor Denise Donohue was crowned the Emergency Volunteer Corps of Nehalem Bay's top emergency chef.

Donohue achieved that honor by preparing an entrée and dessert using only shelf-stable ingredients as part of the Emergency Volunteer Corps of Nehalem Bay's (EVCNB) third annual emergency food cooking contest.

Conceived by EVCNB President Trish Johnson in 2024, the contest serves as a fundraiser for the group while giving local cooks the opportunity to demonstrate techniques to spice up the culinary situation in an emergency.

Donohue was joined in the contest by Tillamook County Commissioner Mary Faith Bell and Manzanita Police Sergeant Mike Simms, while Frank Squillo from Wanda's Bakery, Eric Kammerer from Yolk and Christopher Mullins, the inaugural contest's winner, served as judges.

Contestants were given 20 minutes to prepare four servings of each dish—three for the judges and one for auction to event attendees—without the use of heat or water, as a crowd of 100 watched and enjoyed shelf-stable emergency snacks and wine.

For the entrée, Simms prepared shredded chicken salad two ways, in a spring roll and on a black bean chip, with a peanut sauce on the side. Judges complimented the dish's flavor profile but were

See **WHEELER**, Page A2

Developers present housing projects

WILL CHAPPELL
Citizen Editor

Eight developers presented their plans for multifamily workforce and affordable housing projects across the county to the Tillamook County Housing Commission on February 5, seeking a portion of the \$400,000 available from the housing production solutions fund.

The projects would span the county from Beaver to Manzanita, adding nearly 300 units, if fully realized, and the commission will discuss its funding recommendations at their March meeting.

Alder Ridge

Lisa and Ralph McRae have been working for the past several years towards transforming the property that used to house the family's paintbrush handle factory in Bay City into a multi-use residential and commercial develop-

ment with up to 58 units.

Those units would constitute a mix of different housing types with a 16-unit apartment building, 12 1,100-1,200-square-foot, single-family houses, each of which would also include a 400-square-foot accessory dwelling unit, eight townhomes and a ten-home cottage cluster. The 25,000-square-foot factory building and another building being rented for storage space on the site would be used to house businesses.

The McRaes requested \$125,000 from the housing commission to help move forward with civil engineering for the project and to begin building the infrastructure that will be necessary to support the large development.

Most of the units in the development would be affordable for residents making between 80% and 120% of the area's median income (AMI), the McRaes said, with some of the apartments reserved for those making 60% AMI.

Housing commission members asked the McRaes which part of the project they would tackle first, and Ralph said that they were debating between the apartments and the single-family

Country Media, Inc., has announced that this is the final issue of North Coast Citizen

Country Media, Inc., which has owned the North Coast Citizen for nearly 15 years, has announced that this is the newspaper's final issue.

"Simply put, for several years we've struggled to generate enough sub-

scription and advertising revenue to support this every-other-week newspaper," said Country Media's CEO, Steve Hungerford.

"By discontinuing its publication," said Hungerford, "we'll be able to sharpen our focus on

the sustainability of our company's eight other paid-subscription Oregon newspapers."

Hungerford said that subscribers to The Citizen who have \$5 or more in prepaid subscriptions will be mailed refunds.

Country Media is a family-owned newspaper company based in Salem. It publishes the community weeklies in Tillamook, Dallas, Coos Bay, Cottage Grove, Coos Bay, Florence, Newport and Brookings.

Rockaway council approves Thursday markets for wayside, STR updates, Lake Lytle restroom

WILL CHAPPELL
CITIZEN EDITOR

Rockaway Beach's city council approved an updated application from the city's chamber of commerce to use the wayside for their Thursday artisan markets at their meeting on February 11.

The decision came after councilors expressed concern in January over the impact the group's original proposed hours would have had on parking for downtown busi-

nesses and with councilors saying they hoped to see the market look for a different solution for future seasons.

Council also approved an update to the city's short-term rental (STR) regulations that will require license holders to rent their unit for a minimum of 30 days a year to maintain their license and approved a \$302,000 contract with Romtec Inc for a new restroom at Lake Lytle.

An updated application for wayside use for

the Thursday markets came before the council after a previous application submitted in January sought exclusive use of the wayside from 9 a.m. to 8 p.m., drawing concern from councilors about hurting local businesses by limiting parking during the busy tourist season. The chamber's updated application, reviewed in February, reduced the requested time of closure to 1-8 p.m. on Thursdays from June 4, through August 20.

When the application came up for discussion, it was clear that there were still mixed feelings about the application, particularly after a public commenter suggested that the market could be held in the area covered with pavers adjacent to the caboose rather than the wayside's parking lot to prevent parking concerns.

Several councilors were intrigued by the idea, with Councilor

See **ROCKAWAY**, Page A3



See **HOUSING**, Page A5



Donohue puts the finishing touches on her lasagna dishes during the EVCNB's Emergency Cooking Competition.

WHEELER Mayor

From Page A1

less enthusiastic about its plating, one of the evaluation criteria.

Bell prepared a Nicoise salad with a from scratch

dressing, pickled asparagus and green beans, and locally sourced smoked tuna. Judges complimented the dish's appearance and flavor.

For her main dish, Donohue prepared a lasagna, with tofu mixed with cream cheese powder standing in for ricotta cheese and flour tortillas marinated in marinara sauce serv-

ing as noodles, with roasted peppers, pesto and sun-dried tomatoes also included. Judges raved about the dish, saying that Donohue's substitutions worked spectacularly well and that they would have been unable to distinguish the dish from a traditional lasagna in a blind taste test.

Moving on to dessert, Simms made dessert skewers, with no-bake confection balls including graham cracker, coconut and evaporated milk, and maraschino cherries and their sauce accompanying, which the judges enjoyed.

Bell presented the judges with a tropical trifle, consisting of layered passion fruit, lemon curd and marshmallow fluff, which they said was the sweetest of the three contestant desserts but quite good.

Donohue made a deconstructed cannoli for dessert, using lemon pudding mix and evaporated milk for the batter, with chocolate chips, cinnamon, orange and nutmeg mixed in, Biscoff crumbs on the bottom and confectionary sugar sprinkled on top. Donohue's dish again drew rave reviews for both flavor and appearance from the judges.

After conferring briefly, the judges named Donohue the winner and Bell runner up.



Contestants Mike Simms, Denise Donohue and Mary Faith Bell (standing, left to right) with judges Eric Kammerer, Frank Squillo and Frank Mullins.

Photo credit Brad Hart

ATTENTION ALL NEAH-KAH-NIE GRADUATES

The Neah-Kah-Nie District #56 Graduate Scholarship Committee will be awarding over \$20,000 in scholarships this coming May.

Any graduate of Neah-Kah-Nie High School from 1954 forward who wishes to pursue advanced academic, vocational or technical education can apply.



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H26475



(From left) Donohue, Simms and Bell at work on their entrees.



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Jessie Just displays one of the pies up for auction.

PHOTO CREDIT: TRAV WILLIAMS, BROKEN BANJO PHOTOGRAPHY

PIE DAY

From Page A1

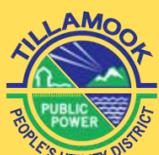
a first pass at the pie buffet, where another 30+ pies were divided into sampling portions, with vanilla ice cream and whipped cream also available. Pies ranged from apricot

to Reese's, with cherry and berry pies the best represented.

Major sponsors for the event included Manzanita Lumber, Manzanita Grocery and Deli, Fresh Foods, Mohler Sand and Gravel, Home and Sea Realty, and Coast Construction.

Funds raised will help to finance projects to replace the

grange main hall's windows, refinish its hardwood floor and repaint and add acoustic tiles. White Clover Grange hosts weekly gatherings and community events including a Spring Garden Fest, Fall Apple Festival, Holiday Bazaar and Heart of Cart'M's annual Trash Bash, and is available to rent.



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Pirates headed to state

BY MIKE WEBER
For The Headlight Herald

Amid a successful season, the Neah-Kah-Nie High School boys' basketball team has clinched its fourth straight berth in the Class 3A state basketball tournament.

The Pirates guided by sixth-year Coach Erick White, captured an eighth straight Coastal Range League victory with an 84-59 road win over the Rainier High Columbians (1-10 CRL, 4-18 overall) on February 12. Senior wing Clayton Dante helped lead the Pirates to the victory while scoring a season-high 31 points. The Pirates scored a

season-high point total in the win.

"After a slow start to our league schedule (losing two out-of-three), we've kind of bounced back and then we avenged the losses that we had earlier in the season," said White. "Hopefully, we'll keep our momentum going in the final game of the regular season against a team that we've already beat."

The Pirates (9-2 CRL, 16-6 overall) will look to extend their CRL winning streak to nine straight games when they play their regular season finale at home Tuesday at 7:30 p.m. versus the Corbett High Cardinals (6-5 CRL, 7-16 overall).

The Pirates won 61-53 in a Jan. 27 matchup versus the Cardinals at Corbett High School and they'll hope to duplicate those results and sustain their momentum.

"Corbett always worries me and they have some talent," said White. "In the first game that we played them, they (Cardinals) led almost the entire game and we had a to make a come-from-behind fourth quarter comeback to get the win."

The No. 14-ranked Pirates recorded one of their biggest wins of the season with a 63-59 road win over the first place, defending CRL champion and No. 20-ranked Banks High

Braves (10-1 CRL, 13-9 overall) on February 6. The Pirates finished in second place in the seven-team league standings behind the Braves.

Senior wing Jordan Lewis (career-high 21 points) led four Pirate players in double figures and was followed by Dante (12 pts.), senior post Kason Fletcher (11 pts.) and sophomore Dylan Sigman (10 pts.). Senior wing Brady Douma (two pts.) also helped contribute to the Pirates offense.

"The win at Banks was a lot of fun," said White. "It was good atmosphere and they always have a loud crowd that's very rowdy. It's a fun place to play at and it's even more

fun to get a win there too. For some reason, we always seem to play with a high confidence level there and we've won games three years in a row at Banks."

The Pirates followed with a 66-35 home win over the Warrenton High Warriors (5-5 CRL, 13-9 overall) February 10. Dante scored 27 points and led the Pirates in rebounding, assists and steals while playing in only the first three quarters, before being pulled in the fourth as the Pirates led by a substantial margin.

"It's been a fun run all season and hopefully we'll keep our momentum going in the playoffs," said White.

"Clayton and Dylan have kind of been taking turns this year in regard to being the leading scorers. Dylan has had two games when he scored 26 points. We don't usually have both of those guys scoring a lot of points at the same time, but that's not necessarily a bad thing. We just try to take advantage offensively with wherever we're having the most success on a particular night.

The Pirates have qualified for a February 24 OSAA OnPoint Community Credit Union first-round matchup in the 20-team state playoffs versus a yet-to-be-determined opponent.

Lady Pirates in playoff hunt

BY MIKE WEBER
For The Headlight Herald

With the regular season drawing to a close, Neah-Kah-Nie High School's girls' basketball team is in the thick of the playoff race and working to secure a spot in the tournament for a second straight year.

The No. 13-ranked Pirates (7-4 CRL, 14-8 overall) have won three of six and are in third place in the seven-team Coastal Range League standings with one contest remaining. They sought a key win in a matchup at the fourth place Rainier High Columbians

(6-5 CRL, 14-6 overall) on February 12, but fell just short in a 48-43 loss.

The top two teams - the No. 2-ranked Banks High Braves (11-0 CRL, 18-4 overall) and the No. 12-ranked Yamhill-Carlton High Tigers (8-4 CRL, 18-6 overall) earn an automatic state playoff berth. The third, fourth and fifth place teams will compete in district playoffs this week to determine the CRL's No. 3 seed to the OSAA OnPoint Community Credit Union 3A state playoffs beginning Feb. 25.

The Pirates have had an uneven February, with a road game in Banks on

the sixth seeing them take a tough 48-21 loss, their largest margin of defeat and lowest point total of the season.

Neah-Kah-Nie, guided by longtime Coach Corey Douma (21 years), turned things around though, regaining their confidence with a February 10 46-24 home win over the Warrenton High Warriors (3-8 CRL, 8-14 overall).

"We still have a little bit of work to do to improve, but other than that, everything is looking pretty good for us," said Douma. "Finishing in the top three was one of our goals this year and I'm glad we were able

to do that, so we're doing pretty good."

Junior Jasmine Jones led the Pirates in scoring with 16 points. Senior Bianca Smith was also a double-figure scorer with 13 points. Junior Marilyn Dante (seven pts.), senior Acacia Christensen (six pts.) and the freshmen duo of Lucy Smith (three pts.) and Carsyn Douma (one pt.) also helped contribute to the Pirates offense. Christensen has been the Pirate's leading rebounder throughout the season.

"The team is playing really hard, everyone is playing very well and we're having lots of fun,"

said Coach Douma, who is doing double duty as an assistant coach for the Pirate boys' team.

The Pirates will be seeking a win in their final CRL contest at 6 p.m. Tuesday at home versus the struggling Corbett High Cardinals (0-11 CRL, 0-24 overall). Corbett has lost 26 consecutive games overlapping the last two years.

Christensen has been the leading rebounder as she had career-highs in rebounding twice earlier this season with 18 and 19 rebounds. Smith has been providing a key boost offensively as she scored a season-high of 18 points in a game recently.

The CRL has been one of the toughest leagues in the state in recent years with five of the seven teams qualifying for the state playoffs a year ago. The No. 12-ranked Yamhill-Carlton High Tigers (8-4 CRL, 18-6 overall) are in second place in the standings, followed by the Pirates in third.

The two-time CRL champion Braves are considered as one of the top contenders to win the state title with nine of their 13 players returning from a squad that reached the state championship game last year (a 43-41 loss to Amity on Mar. 8, 2025).

Neah-Kah-Nie wrestling update

WILL CHAPPELL
Headlight Editor

The Neah-Kah-Nie High Pirates boys and girls wrestling teams concluded their OSAA Class 3A Special District 1 regular season schedule February 4 in a five-team dual meet at Warrenton High School, with strong performances from several wrestlers.

The 11-member boys' squad was led by seniors Nathaniel Tinnes (1-1 record)

who had a solid performance in the 165-pound division and Alex Lessor, who won both of his matches in the 157-pound weight class. Freshman Talon Zink (190 lbs.) had a solid effort too as he won a match and lost one in the 190-pound division.

The Pirates also had a solid overall finish by other wrestlers, who helped their team win two-out-of-three dual events at Warrenton. The Pirates won dual meets against Corbett and Amity

and lost a dual to Rainier.

The Pirates boys' squad, guided by fifth-year Coach Alejandro Quintana and assistant Aleksandar Karlovic, competed with seven wrestlers in the SD1 District Tournament February 13-14 at Yamhill-Carlton High School (results unavailable) and the top three finishers qualified for the OnPoint Community Credit Union Wrestling State Championships Tournament February 26-28 at Veterans Memorial

Coliseum in Portland.

"I think Alex and Nathaniel will have a good chance to qualify for the state tournament," said Quintana. "We've had some

illness and injuries and so our team is much smaller now, so we had only seven at the district meet.

Pirate senior Sara Vega (113 lbs.) will compete at

the Class 4A/3A/2A/1A district 1 meet February 20 at Yamhill Carlton High School. The top four finishers will qualify for the state meet.

ROCKAWAY

From Page A1

Penny Cheek asking if the vote on approving the application could be delayed until it was more fully explored, though staff said it could not.

Councilor Pat Ryan said that he remained on the fence about approving the application because of its parking impacts and that he would like to investigate the alternatives but that he realized the council needed to render a decision.

Councilor Mary McGinnis said that she also still had reservations about the market and that she had been "bombarded" by people who didn't want the market at the wayside since the last meeting.

McGinnis also said that the chamber should look at ways to monopolize use of the wayside less, pointing out that other nonprofits in the community had requested exclusive use of the wayside for three days in the summer while the chamber was asking for 24 days. McGinnis said that other community groups used other parks in the city for their events and said that the chamber should look at doing the same in the future.

On the other hand, McGinnis said that she had spoken with the Rockaway Beach Renaissance Artists since the last meeting and that members of the group had told her they deeply depended on the exposure provided by the market to sell their goods. McGinnis also said that she felt there was a lack of data about the market's impacts on

nearby businesses and that she did not like making decisions based on guesswork.

McGinnis concluded by saying that she thought it was too late to ask the chamber to switch their plans for the market this season and requested that interested parties gather data on the parking impacts of the market this year and that chamber representatives work with city staff to look at ways to hold the event elsewhere.

With that, council unanimously approved the chamber's application.

The STR code updates also caused a slight stir, with a public commenter who lives in the city full time but holds an STR license for her home. The commenter said she had obtained the license at the suggestion of Mayor Charles McNeilly after the city instituted a limit on STRs, to protect her ability to rent the property on a short-term basis should health concerns force her to change her primary residence to a larger city. The commenter said that she felt it was unfair of the city to change the rules and force her to contemplate kicking out a long-term renter at the property just to maintain the license.

When the ordinance update came up for a vote, McGinnis said that the requirement had been added to encourage movement on the waitlist that exists for STR licenses. McGinnis continued that renting a property for the required 30 days was not "daunting," and offered to sit down with any concerned property owners about ways to meet the requirement.

McNeilly chimed in, saying that Rockaway Beach's economy depends on tourist visits and that the licenses were intended to create an opportunity for housing for visitors, not an investment for property owners, and that it was incumbent on the city to ensure they served that goal.

Council unanimously passed the code update, which also removed a requirement that property owners' names and email addresses be listed on exterior signage at their property. The 30-day minimum usage provision will begin to be enforced for licenses renewed after July 1, 2027.

Finally, council approved a \$302,000 contract with Romtec Inc for an upgrade to the restroom at Lake Lytle, where two family-accessible, ADA-compliant restrooms will be added. Public Works Director Mary Mertz told councilors that the project will begin this spring with the addition of utilities and be completed with restroom installation in the fall. The new restrooms will feature running water and electricity, and temporary restrooms will be available during construction.

Funding for the restroom upgrade is coming from grants from the Oregon Parks and Recreation Department and Tillamook Coast Visitors Association, as well as the city's own transient lodging tax dollars. Additional upgrades will be pursued depending on more funding becoming available, according to Mertz.



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Find the listed words in the diagram. They run in all directions forward, backward, up, down and diagonally. Unlisted clue hint: AN ESKIMO'S CANOE.

- | | | | |
|-----------|-------------|----------|-------|
| Kendrick | Kinfolk | Knack | Kook |
| Kennewick | Kink | Knapsack | Kopek |
| Kerplunk | Kiosk | Knock | Kursk |
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Weekly SUDOKU

Answer

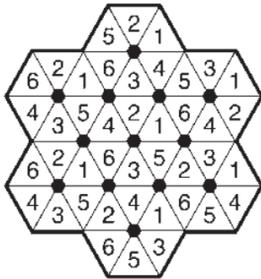
5	3	9	4	8	7	1	6	2
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9	7	8	1	2	6	4	3	5
6	5	2	3	4	9	8	1	7
4	8	7	5	1	2	3	9	6
1	9	3	6	7	8	2	5	4

CryptoQuip answer

Peculiar human society whose members always tend to hit each other on the head: bop culture.

SNOWFLAKES

solution



ACROSS

- 1 Little jump
- 4 Brains
- 10 Teeny bits
- 15 Female horse
- 19 Friend, in Paris
- 20 Social outcast
- 21 Ice cream utensil
- 22 Female gamete
- 23 Cap production place
- 25 — firma
- 26 "I saw," to Caesar
- 27 Newspaper stories
- 28 Vehicle attachment to transport watercraft
- 30 "Get it?"
- 31 "Ender's Game" star
- 33 Actress Long or Vardalos
- 34 Closes in on
- 35 Cry while wearing a costume
- 41 Some boxing punches
- 43 On top of, in verse
- 44 Divine figure
- 45 Feel poorly
- 47 Pub barrel
- 51 Pundits' paper pieces
- 54 Power to attract others
- 57 Unceasingly
- 59 Newbie at a law school
- 60 Sculling tool
- 61 Org. that screens bags
- 62 Patron of sailors
- 63 "Second gentleman" Emhoff
- 65 Forget to say
- 67 Lots and lots
- 68 Logical thought process
- 72 Some sharp turns
- 75 Coll. lecturer
- 76 Low-fat, informally
- 77 Piña —
- 81 "I have it!"
- 82 Hosp. test in a big tube
- 83 Christian of fashion
- 85 Led to a seat
- 86 Typical D.C. dealings
- 91 County in New Mexico or Colorado
- 92 Method
- 93 Muscle: Prefix
- 94 University of Maine's city
- 96 Neighbor of Kan. and Ia.
- 97 Pro at taking dictation
- 99 Swear words and such
- 103 Clear wrap
- 106 Says "yes" to
- 108 USN officers
- 109 Sleuth, in old slang
- 110 Straight, flexible wire receiving waves
- 113 Rather little
- 118 Prefix with present
- 119 Gorge of song
- 120 Post-event bash ... or where eight key words in this puzzle might appear
- 122 Diatribe
- 123 U. of Maryland team
- 124 Band flunky
- 125 Atlas feature
- 126 Pivotal WWII event
- 127 Eye maladies
- 128 Prods
- 129 "Yes" vote
- 2 Vizquel of baseball
- 3 Brad of "Fight Club"
- 4 Sissy of the screen
- 5 Gavin of "The Mary Tyler Moore Show"
- 6 Jester Johnson
- 7 Ocho — (resort in Jamaica)
- 8 Pothole filler
- 9 Sheepish
- 10 Colon's meaning in an analogy
- 11 Whale locale
- 12 Burrito base
- 13 Large arteries
- 14 Trade jobs
- 15 Apt place to make a scene
- 16 Birthplace of St. Teresa
- 17 Less courteous
- 18 Kuwaiti chiefs
- 24 Finance-related: Abbr.
- 28 Lamb's cry
- 29 Growth on an elk's head
- 31 Intro studio class
- 32 Jane of "Live and Let Die"
- 35 Horn blasts
- 36 Transplant, as a flower
- 37 Cara of "Fame" fame
- 38 Enjoy a novel
- 39 Element #50
- 40 Chronicle
- 42 Zealots
- 46 "This makes no sense to me"
- 48 Singer Eartha
- 49 Canadian gas brand
- 50 FBI guy, e.g.
- 52 Barbies, e.g.
- 53 Big rig
- 55 Poet Maya
- 56 Enter
- 58 Like numbers with more than two divisors
- 63 "Whoop-de-—!"
- 64 When a team travels, perhaps
- 66 TV bartender
- 67 Shoelace tag
- 69 "Will & Grace" actor
- 70 Ventilates
- 71 Big Apple neighborhood
- 72 Microwaves, informally
- 73 Sailor's cry
- 74 Lassies
- 78 Sports center
- 79 Removal of govt. controls
- 80 Pueblo brick
- 82 E. Sicilian volcano
- 84 "Time — the essence!"
- 85 Forearm part
- 87 "How sad"
- 88 Cure by
- 89 E-addresses
- 90 Gmail rival
- 95 A Great Lake
- 98 "Later"
- 100 Rock- — jukebox
- 101 Alternative to a ballpoint
- 102 Golden State sch.
- 103 Fencing need
- 104 Ex-NFLer
- 105 Lisa of "Melrose Place"
- 107 Marsh bird
- 111 Fish snares
- 112 Scottish loch
- 113 Forest buck
- 114 Contents of Rx bottles
- 115 "— la Douce"
- 116 Go nowhere
- 117 Really promote
- 120 "How — you?"
- 121 Haze

DOWN

- 1 "Funny joke!"

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North Coast CITIZEN

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The North Coast Citizen has several options for submitting obituaries.

- **Basic Obituary:** Includes the person's name, age, town of residency, and information about any funeral services. No cost.
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- All obituary announcements are placed on the North Coast Citizen website at no cost.

North Coast CITIZEN

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CryptoQuip

This is a simple substitution cipher in which each letter used stands for another. If you think that X equals O, it will equal O throughout the puzzle. Solution is accomplished by trial and error.

Clue: F equals C

UJFGSRZD VGOZH TWFRJIK
 BWVTJ OJOQJDT ZSBZKT IJHC
 IW VRI JZJV WIVJD WH IVJ
 VJZC: QWU FGSIGDJ.

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Weekly SUDOKU

5				7	1	6		
		1				4	3	
7	4	6		3	1	5		
				4				
			8	5		9	7	
9	7	8		2		4		5
	5	2		4				7
4		7		1	2			6
1	9		6	7				

Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

DIFFICULTY THIS WEEK: ◆◆

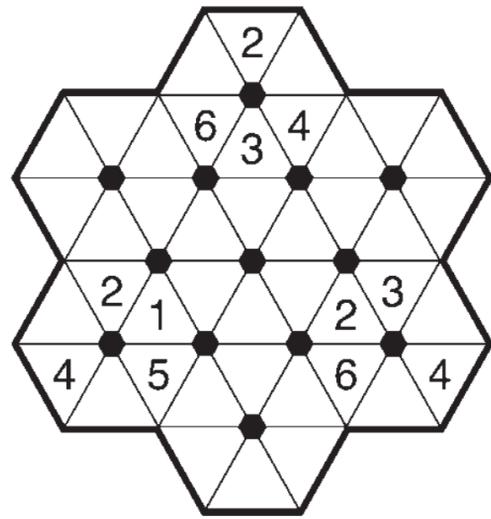
- ◆ Moderate
- ◆◆ Challenging
- ◆◆◆ HOO BOY!

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SNOWFLAKES

by Japheth Light

There are 13 black hexagons in the puzzle. Place the numbers 1 - 6 around each of them. No number can be repeated in any partial hexagon shape along the border of the puzzle.



DIFFICULTY THIS WEEK: ◆◆◆

- ◆ Easy
- ◆◆ Medium
- ◆◆◆ Difficult

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Super Crossword

FETE-FUL FOLLOWERS

Answers

H	O	P	S	M	A	R	T	S	I	O	T	A	S	M	A	R	E		
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O	M	N	I	E	Y	D	I	E	A	F	T	E	R	P	A	R	T	Y	
R	A	N	T	E	R	P	S	R	O	A	D	I	E	M	A	P			
D	D	A	Y	S	T	Y	E	S	E	G	G	S	O	N	A	Y	E		



Tillamook Bay Commons



Manzanita Heights



School Yard LLC



Nehalem Workforce Housing Pilot

Housing Project

From Page A1

homes with ADUs.

For a more in-depth look at the McRaes' vision, check the February 10th edition of the Headlight Herald or our website.

Tillamook Bay Commons

Planned for a property adjacent to Adventist Health Tillamook, the Tillamook Bay Commons project is poised to bring 72 new apartments affordable to residents making 80 to 120% AMI onto the market by the end of 2027.

Stephen Lay from the Oregon First Housing Group, the nonprofit leading the project, appeared before the commission and requested \$200,000 in support.

Lay told commissioners that the project, which received \$100,000 from the housing production solutions fund last year, has tax-exempt bond financing in place to cover 80% of the project's cost. The project team has also applied for a \$1.575 million loan from the state of Oregon's Middle Income Revolving Loan (MIRL) program.

Meanwhile, the team is working through the process of remediating environmental concerns around sawdust used as fill at the site and contractors from Eichler Construction Group, the company that will lead construction, are reviewing the project's feasibility and working up firm pricing numbers.

Lay said that necessary soil and civil engineering studies were also underway and that the team was pushing to have all work done to submit permit applications to the county by June and hopefully begin construction by July, which would allow the apartments to open in quarter four of 2027.

The 72 one- and two-bedroom apartments would be spread across three three-story, walk-up buildings, and the three-plus acre property would also feature a one-story leasing building, 109 parking spaces, a playground and walking trail at the property's rear. Lay also noted that each of the apartments would have windows on two sides of their building, for plentiful natural light.

While the project has solid financial backing, participation in the MIRL program triggers a prevailing-wage requirement, which Lay said had added \$1.6 to \$2 million in additional labor costs, creating a funding gap. Lay said that the team has applied for a \$1 million grant from Oregon Housing and Community Services' agricultural housing program, which would require ten apartments be reserved for agricultural workers and restricted to 80% AMI, and that staff at the agency have

said they look to be in a good position to receive it.

Lay said that a grant from the housing commission would be applied towards the gap and that the team was also looking into taking a loan from Business Oregon to support some of the \$800,000 in expected sewer work necessary for the project, freeing some funds previously allocated for that.

Lay also told commissioners that local businesses had reached out to express interest in preleasing up to 70% of the apartments in the complex, but that he had paused work on those discussions until ground is broken, at which point he plans to reach out. Lay also explained that because of Oregon First Housing Group's nonprofit status, they would only be able to enter master leasing agreements with other nonprofit organizations.

Thompson Springs

Already underway in Nehalem, the Thompson Springs project is being led by local nonprofit Sammy's Place and will see a ten-cottage cluster added just west of the city limits on Thompson Lane, with hopes that five will be set aside for individuals with intellectual and developmental disabilities (IDD). The project will give residents making between 80% and 120% AMI the opportunity to purchase the one- and two-bedroom homes for an average of around \$150,000.

In a pre-recorded presentation, Kevin Shluka, a Sammy's Place board member, said that the \$200,000 being requested for the project would help pay for infrastructure improvements necessary for the project, which represent a substantial portion of the project's \$5.3-million total cost.

Shane Boland from Owen Gabbert LLC, the development firm helping Sammy's Place with the project, then discussed the project's funding, explaining that \$3.7 million of the budget would come from government funds, with the remaining \$1.6 million to come from the sale of the homes. The project has already received a \$1.8-million grant from OHCS, a \$620,000 grant from the Fairview Trust and \$840,000 from the KUNI foundation.

Boland also explained that Proud Ground would be managing the land trust that will own the property itself, and that the homeowners will be restricted on resale price to 25% of the change in the home's appraised value.

To help homeowners in the community with maintenance, Boland said that there will be a relatively high homeowners association fee of between \$300 and \$400 monthly, which will be used to help with exterior and interior maintenance of the homes, as well as common features. Boland said that the high fees would be factored into the

purchase price of the homes to maintain their overall affordability for residents.

Boland said that the project currently has enough funding to proceed, but not enough to subsidize the purchase prices enough for those with IDD to afford them. The project team has applied for a MIRL, as well as the county funding, and Boland said that funds from either would increase the units' affordability.

School Yard LLC

With the sole project south of the City of Tillamook, School Yard LLC, headed by Sammy's Place Board Member Kevin Shluka and his wife, Katie, aims to repurpose the former Beaver Middle School into a 32-unit, mixed use development, with recreation facilities and a library also onsite.

The Shlukas purchased the property last year and previously developed the 23-unit Kingfisher Apartments in Pacific City, which are affordable to residents earning 80-120% AMI and received a \$100,000 grant from the housing solutions fund.

Kevin again appeared in a prerecorded video to discuss the project, saying that the site already had more than 34,000 square feet of covered area between the school building, a gymnasium and bus barn, all of which have been closed for more than 15 years and registered as a brownfield site because of environmental concerns.

Shluka said that the plan was to convert the school building itself into 20 apartments and add a new stand-alone structure with 12 units. Half of the gymnasium, meanwhile, would be used for a new branch of the Tillamook County Library and the other half for sports programming in conjunction with the Tillamook YMCA, while the bus barn would be converted for use by local businesses. Shluka also said that there would be ample space for parking onsite, allowing residents to own local vehicles, increasing economic opportunities and matching with local lifestyles.

Apartments in the development would be affordable to residents making between 30% and 80% AMI, and Shluka said that the team was pursuing agricultural workforce housing grants to support two thirds of the units. Shluka said that they also planned to reserve two of the apartments for those with IDD and that nearly 75% of the units would be easily accessible.

Thus far, Shluka said that he and Katie have purchased the property, identified funding pathways and done traffic impact and environmental studies among others. The \$100,000 grant from the county would be used to pay for predevelopment and holding costs, as well as infrastructure work and help to leverage further state, federal and private funding, Shluka said.

Laura Mounts from Knot-



Thompson Springs

works, the development firm partnering with the Shlukas on the project, said that the team was aiming to start construction by the end of 2026, and expected it to take around ten months to complete.

Nehalem Workforce Housing Pilot

Brought forward by a duo with a background in the tech sector, the Nehalem Workforce Housing Pilot is looking to construct a four-cottage cluster on 12th Street in Nehalem, as a proof of concept before expanding in future phases.

AFF Homes Founder Vishal Vishal and Investor Partner Ben Tallman presented at the housing commission meeting. Both have a background in tech having worked at Microsoft and Meta, and Tallman grew up in the area and has two brothers, as well as his mother still living in Nehalem.

Vishal explained that the cottage cluster would be made up of prefabricated homes, two with two bedrooms and two with one, affordable to residents making 80-120% AMI. Vishal explained that he and Tallman hoped to use the cluster to prove such a project's sustainability, before adding an additional ten to 20 units in the city, and that they hope to have the initial cluster complete by the end of 2026.

Tallman's family already owns the property on which the cluster will be sited and Vishal said that he and Tallman were planning to invest \$530,000 of their own funds into the project, while applying for \$900,000 in total grant funding, including \$80,000 from the housing production solutions fund, to support the total cost of \$1.4 million.

Vishal said that the pair could complete the project with other capital, but that gaining grant support would allow their plan to use the cluster as a springboard for a larger development to proceed. Tallman said that the \$80,000 grant from the county would be used to help pay for site planning.

Manzanita Heights

The Northwest Oregon Housing Authority (NOHA) and Community Development Partners are working in collaboration to add a 72-unit, three-building apartment complex in the Manzanita Highlands neighborhood, across the street from the currently under development Spruce Pines project.

Lucy Corbett from Community Development Partners presented on the project to the commission, explaining that her organization and NOHA had previously collaborated on the Broadleaf Harbor complex, completed in St. Helens in 2023, and are currently working on the Owens Adair 2 project in Astoria, set for completion this spring. Community Development Partners lead the development of the projects before NOHA takes over their long-term ownership and operation.

Corbett said that the organizations had come together on the project after the developers of the Manzanita Highlands neighborhood offered the eight-acre property on Legacy Place for sale, with a deed restriction requiring that whatever housing was built be affordable to those making 80% AMI or less and include at least 68 units.

With the property in hand, the project team referred to Tillamook County's housing needs analysis completed last year to help inform their plans. That led to the 72-apartment design, which would be divided between 36 one-bedroom units, 27 two-bedroom units and nine three-bedroom units in three buildings with roughly the same footprint. Corbett said that eight of the apartments would be affordable to those making 30% AMI, 49 to those making 60% AMI and 15 to those making 80% AMI.

The project's total budget is \$26.1 million, according to Corbett, and the team has applied for a low-income housing tax credit from the state of Oregon that would contribute nearly \$17 million. Corbett said the team has also applied for a \$1.1-million loan from the state, a \$1.4-million grant aimed at low carbon projects

and a further \$5.7-million loan from a private lender. Corbett said that a grant from the housing commission would help to improve the project's odds of being selected for inclusion in the tax credit program.

Corbett said that the project was currently in schematic design, the first of three design phases, and that the team was close to submitting permits to Manzanita for approval. A tax credit award would arrive in June, and Corbett said the team hoped to begin construction late this year or early next and complete the complex 15 months later.

Old Wheeler Hospital

Marc Johnson, board chair of the Nehalem Bay Health District (NBHD), detailed the district's plans to build 35 units on the site of the old hospital in Wheeler.

Johnson explained that the housing project was the third and final phase in a major, multistage redevelopment for the district, which began with the construction of its new health center and pharmacy that opened in Wheeler last year and is continuing with the remodeling of the district's advanced care facility, also in Wheeler.

Though it is the smallest health district in the state, Wheeler said that with more than 80 staff, NBHD is the largest employer in north county and often finds housing to be a challenge when trying to recruit and retain staff, leading the board to identify redeveloping the property for housing as a priority.

The hospital currently at the site was built in the early 1950s, and Johnson said that it has since become dilapidated and that the district is working through the process of remediating asbestos and lead-paint issues to prepare it for demolition. A firm has been contracted for the remediation work, and a grant is pending with Business Oregon to pay for it.

Johnson said that the district was in the advanta-

Nature park envisioned for Netarts boat basin

WILL CHAPPELL
CITIZEN EDITOR

A group of engaged community members has been working on plans to enhance the boat basin in Netarts with the addition of a nature park in conjunction with Tillamook County Parks.

Roger Miller, one of those community members, presented plans he had helped develop for the park to Tillamook County commissioners on January 28, and told the board he would be matching donations toward the project up to \$35,000.

Miller presented to the commissioners at a board briefing and said that he had been a homeowner in Netarts for 40 years and full-time resident for ten, and that in recent years he felt there has been momentum building to make improvements in the community.

Progress towards the project to upgrade the boat basin began in 2024, when the Netarts Citizen Advisory Committee (CAC) was revived after a series of community conversations facilitated

by Nan Devlin of the Tillamook Coast Visitors Association. That revival included the establishment of several subcommittees, including the enhancement committee, of which Miller is the chair.

The subcommittee quickly identified the boat landing as their top priority given its status as the town's main gathering area and current lack of aesthetic appeal due to plentiful weeds. Miller and the subcommittee developed a preliminary plan for enhancing the area on the south side of the boat ramp and took it to the parks advisory committee for approval, which they received allowing them to move forward.

Miller, who has a background in landscape design, then put together a hard-landscape plan including built items that would be included in the park, like a new sidewalk and covered area for a picnic table in the grassy area north of the launch, as well as a planting plan. Both plans were endorsed by the parks committee.

Those plans would also include a new kiosk with



information about the bay, a new parking fee station and the addition of native plants with botanical labels in the new nature park area on the launch's south side. Miller said that 95% of the plants in his plan were native and that he is working with the Tillamook Estuaries Partnership to develop a plan for students in the Tillamook School District to seed the plants and plant them in the park.

Miller said that he roughly estimates the project will

cost \$121,000 and that he is working to find contractors to help him firm that number up, adding that the project had been designed to be completed in stages, if necessary. Miller also explained that members of the CAC had expressed their willingness to volunteer maintaining the new plantings.

If funding is secured, Miller said that planning for the park could be completed in time for planting to begin this fall and be completed in spring 2027.

Regarding funding, Miller said that he was working to find businesses that might be interested in the area in addition to speaking with the commissioners about their ideas for a way forward. Miller also explained that the CAC had set up the Netarts Bay Enhancement Fund through the Tillamook County Parks Foundation to facilitate charitable donations, and that he would personally match donations to the fund up to \$35,000. Miller concluded by

saying that he was excited for the project's potential to transform a diamond in the rough into a beautiful space for community use and noted that the boat ramp is the largest revenue producer among the park's departments boat ramps by a factor of two to one, an advantage that could grow with upgraded facilities.

All three commissioners were enthusiastic about the plans, with Commissioner Mary Faith Bell saying that Miller had answered all the questions she had about the project and that she felt it would be a great addition to the community. Commissioners Paul Fournier and Erin Skaar concurred, with Skaar adding that she appreciated the level of community engagement with and commitment to the plan.

Commissioners encouraged Miller to continue working with Parks Director Dan Keyes on next steps for the project and to return should he have more questions or need assistance. More information about the project and volunteer opportunities can be found at netartscac.org.

Housing

From Page A5

geous position of owning the residentially zoned property free and clear and that its former use as a hospital meant it had the necessary utilities to support development, though they would likely need upgrades.

Johnson said that the district needed to hire consultants to flesh out the concepts for the building, which could contain anywhere between 30 and 36 units, in a mix of studio, one- and two-bedroom apartments. Johnson said that many of the apartments would likely be occupied by district staff, but that the district's board had also considered the possibility of reserving several for specialized doctors or traveling nurses visiting the area, or of leasing some of the apartments

to employees of the Neah Kah Nie School District.

NBHD applied for \$50,000 from the housing solutions fund, with Johnson saying the funds would be used to hire a consultant to develop a pro forma and conduct an analysis to determine how many units are appropriate for the site.

Bay City Habitat for Humanity

Habitat for Humanity of Tillamook is working on plans to build a 13-unit development in Bay City between 7th and 8th Streets and Main Street and Ocean Avenue and requested \$100,000 from the housing production solutions fund.

Executive Director Briar Smith discussed the presentation with the commission and said that the development would consist of two four-cottage clusters, one of which may be dedicated to veterans, two duplexes and one single-family home. Smith said that the homes would be

governed by the same affordability covenant used for other habitat projects, requiring that properties be affordable to residents making 80% AMI, including future purchasers.

Smith said that the property has no infrastructure, that it would cost a minimum of \$800,000 to add it and that Habitat has applied for grants from the state to pay for the work. Habitat has also applied for several other state loans, including from MIRC and Local Innovation and Fast Track (LIFT) Housing program.

The houses would be built in the same way as other Habitat houses, Smith said, using concrete forms rather than wood for the structure, leading to lower utility bills and maintenance, and future homeowners will be asked to put in work during construction.

Smith said that Habitat would be building the development in stages, with the duplexes set to be developed first to meet LIFT requirements.

NBHD celebrates artists and donors

STAFF REPORT

Supporters of the Nehalem Bay Health District gathered for a reception recognizing artists and donors who contributed art to the district's new health center and pharmacy in Wheeler.

The Heart of the Community artist and donor reflection recognized the

important role that art plays in a healthcare setting and brought artists, donors, staff and board members together.

Nehalem Bay Health District's (NBHD) new pharmacy and clinic opened in Wheeler last fall and has since seen dozens of works donated by regional artists, estates and community mem-

bers. There are sculptures, photographs, paintings, textiles and other mixed media pieces displayed throughout the public spaces across the facility.

The signature piece and namesake of the reception is a Carrara marble sculpture named The Heart of the Community, symbolizing the spirit, care and lifeblood

of the new health clinic, which was donated by artist M.J. Anderson and served as a catalyst for the broader art initiative at the building.

Staff from both the dental and medical clinics in the new building said that patients often remarked on the beauty of the art and that it helped to bring joy to chaotic



Donors, artists, staff and board members socialized during the reception. PHOTO COURTESY NEHALEM BAY HEALTH DISTRICT



Artists who have donated pieces to the pharmacy and clinic in Wheeler at the reception. PHOTO COURTESY NEHALEM BAY HEALTH DISTRICT

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