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The view of the city hall's exterior and secure parking garage from the corner of Classic Street and Manzanita Avenue.

Manzanita city hall and police station framing nears completion

WILL CHAPPELL
Citizen Editor

Manzanita city staff and councilors gathered for a tour of the new city hall and police station construction site at the corner of Manzanita Avenue and Classic Street on November 14. Jason Stegner, owner of Cove Built, the company constructing the facilities, led the tour and said that the project is on pace to open in late May 2025, as scheduled, with crews nearing completion on framing. Framing began in early September and has been completed on the exterior of both buildings as well as on the interior of the smaller, police station building. Stegner said that he expects crews to complete framing the city hall structure by the end of November.



Councilors and staff inspect the city hall's interior, looking from the staff area towards the city council chamber at the west end of the building.

See **CITY HALL**, Page A5

A tragic day in Nehalem Bay

Two perish in separate incidents

STAFF REPORT

North Tillamook County First Responders were busy with two tragic calls on November 18, as deadly incidents unfolded simultaneously in Wheeler and Nehalem. Local fire and EMS crews were frantically fighting a fully involved structure fire in Wheeler and extricating an 83-year-old female victim who was trapped in the house, when a call came in from Tillamook 911 Dispatch about another emergency just up the road at the North County Recreation District in Nehalem. “The fire call came in at 11:33 a.m.,” said TCSO Deputy Chris Rondeau. “Then at 12:47 p.m., just as Tillamook Ambulance crews were rushing the fire victim to the hospital, the call of an unconscious/not breathing man at NCRD came in. Personnel from Cannon Beach Fire Department, that had



Firefighters responding to the structure fire in Wheeler.

PHOTO BY HAL MCMAHAN

responded to assist with the fire, were able to break away and respond to NCRD while local fire personnel continued to fight the Wheeler fire.” In the NCRD incident, a 68-year-old Nehalem man was swimming laps in the pool when the lifeguard noticed he had stopped moving.

“The lifeguard pulled the man from the pool with the assistance of other staff, and they began CPR and used an Automated External Defibrillator (AED) and called 911,” said Deputy Rondeau. “When fire personnel arrived on scene, they continued to work on the man for over a half hour, but unfortunately,

they were unable to resuscitate him.” Tragically, the elderly female victim from the Wheeler fire also succumbed to her injuries after being transported the hospital. The victim’s names were not released by the Tillamook County Sheriff’s Office, per their standard policy.

Test results improve in Tillamook school districts

WILL CHAPPELL
Citizen Editor

Student test scores in English language arts, math and science improved across the board in Tillamook’s three school districts between the 2022-23 and 2023-24 school years, Oregon Department of Education data showed. North county’s Neah-Kah-Nie School District continued to lead the county in achievement, overperforming state averages in each of the tests, while Tillamook and Nestucca continued to trail those averages in most results. In math testing, 27.0% of Tillamook students tested proficient for their grade level, compared with 31.0% across the state, 33.9% in Neah-Kah-Nie and 12.4% in Nestucca. That marked a 5.6% increase in performance from last year for Tillamook and fourth graders had the strongest results, with 45.1% achieving proficiency in the testing. Neah-Kah-Nie’s fifth graders performed the strongest of any grade level in any district in the county, with 51% testing at grade level, helping to drive a 1.4% increase in overall proficiency for the district. English language arts scores were higher across the state as well as the county, with 42.5% of Oregon students demonstrating grade-level proficiency, a slight dip from last year’s 43% result. Tillamook school district saw its proficiency percentage increase from 35.0% to 38.4%, with eighth graders and high school juniors each achieving a 54.2% mark to lead the way. 57% of Neah-Kah-Nie’s students showed grade-level proficiency in English language arts, up from 54.2% last year, and Nestucca students improved from 28.6% showing proficiency in last year’s test to 34.8% in this year’s. Science results showed a small increase statewide, with 30.6% of students demonstrating proficiency as compared to 29.4% last year.

In Tillamook, a significant jump in performance occurred, with 30.5% of students proficient compared to 24.8% last year and high school juniors performing strongest with 46.0% demonstrating proficiency. Neah-Kah-Nie students also showed improved proficiency, with 37.7% testing at grade level as compared to 35% last year and 21.7% in 2021-2022. Nestucca students took a slight step back in science testing, with 15.4% showing proficiency in the subject compared with 19% last year. This year was the third that standardized testing returned after the coronavirus pandemic forced a one-year hiatus and students statewide have still not matched the performance of their pre-pandemic peers. Prior to the pandemic, 39.4% of students statewide tested as grade-level proficient in math, 53.4% in English language arts and 36.9% in science. That trend is largely the same in Tillamook’s school districts, although Neah-Kah-Nie’s English language arts and science test scores were higher this year than in 2018-19, as were Tillamook’s science scores. All three districts also showed strong performance in the percentage of high school students on track to graduate, with 89% of Tillamook students on track, 82% of Neah-Kah-Nie students and 88% in Nestucca, compared with the statewide average of 85%.

Councils decide on floodplain development updates in response to FEMA

WILL CHAPPELL
Citizen Editor

With a December 1 Federal Emergency Management Agency deadline to update ordinances regulating developments in area of special flood hazard looming, cities across Tillamook County made changes to their zoning ordinances in November. Rockaway Beach and Bay City signaled their intention to adopt a Federal Emergency Management Agency (FEMA) model ordinance, Nehalem selected a permit-by-permit approach, Wheeler’s council did not take action and will default to a permit-by-permit regime, Garibaldi opted to let staff decide based on neighboring cities’ decisions, Tillamook opted to pursue a fourth approach suggested by county leaders and Manzanita was unaffected. Originally triggered by a 2009 Audubon Society lawsuit, updates to the Federal Emergency Management Agency’s (FEMA) flood insurance plan and its recommended flood plain development ordinances are expected to be finalized by 2026. The updates will follow recommendations laid out in a biological opinion from the National Marine

See **FLOODPLAIN**, Page A5



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Pacific Restaurant hosts Shop with a Cop fundraiser

WILL CHAPPELL
CITIZEN EDITOR

Members of the public gathered for a dinner on November 19, at Pacific Restaurant in Tillamook to help raise funds for the county's Shop with a Cop program, which is celebrating its 20th anniversary this year.

Funds raised at the dinner will help law enforcement officers from across the county take a group of 45-50 youth shopping for

presents at Fred Meyer on December 21, as part of an ongoing effort to foster trust between law enforcement and the community.

The program originally started in 1978 in Las Vegas, Nevada, as a partnership between the Las Vegas Metropolitan Police and Kmart, before quickly expanding nationwide. Troxel said that he grew up with the events in Corvallis and was surprised when he arrived in Tillamook in 2003 to

find that the program had not reached the county, so started working to introduce it the following year.

Since its inception, the program has served more than 1,200 kids and is now starting to serve the children of some early participants, according to Troxel. Nominations to participate are accepted from community partners and kids aged four to 12 are typically selected but exceptions are made for older siblings.

Fred Meyer has partnered with the program since its inception to facilitate the shopping spree for the youngsters and offers breakfast to the officers and kids to start the day.

In addition to Tillamook Police officers, representatives from the Tillamook County Sheriff's Office, Manzanita Police Department, Oregon State Police and United States Coast Guard will participate on the day of the event. Troxel said

that he was hoping to raise enough funds to give each kid \$200 to go shopping.

Troxel said that the program's purpose is to help children who might have had stressful or traumatic experiences involving law enforcement see officers in a different light and foster trust with the kids.

"The idea behind the program is we're going to invite that child in and take them shopping so that our hope is their brain will go,

'hey, these are good people, these are people I can actually trust,' versus having that trauma association with law enforcement," Troxel said.

At the fundraising dinner, attendees enjoyed a three-course meal, featuring, salad, tri-tip and a brownie, prepared Pacific Restaurant owner Nelia Seratista, and had the opportunity to purchase raffle tickets for gift cards donated by Sheldon Oil.

Tillamook County partners with Genoa Healthcare to bring pharmacy to Tillamook

WILL CHAPPELL
CITIZEN EDITOR

Since the 2023 closure of the Tillamook Pharmacy, thousands of patients have been left scrambling to fill their prescriptions in the county, with just three available pharmacies.

That shortage will be alleviated when Genoa Healthcare opens a new pharmacy in a Suite A of the building at 800 Main Street in downtown Tillamook owned by Tracy and Todd Riggert sometime next year. Tillamook County Community Health Centers (TCCHC) partnered in the process for Genoa to secure the lease and will be using the part of the building not

occupied by the pharmacy for new clinic space.

"It's just exciting to get the pharmacy agreements in place and to know that we have a plan and a partner to be able to deliver this much needed service for our community," said Tillamook County Health and Human Services Administrator Marlene Putman.

When the Tillamook Pharmacy made the decision to close its doors in September 2023, citing the economics of the industry, it wasn't long before Putman started hearing from concerned patients and residents.

Putman said that the pharmacy had been serving around 8,000 patients in the



county and that with only three other options available, many patients were concerned about long wait times and other difficulties in accessing those pharmacies. "It created a lot of stress for the community and our patients were anxious as well as others," Putman said.

In response, Putman reached out to the Columbia Pacific Coordinated Care Organization to ask for advice and was put in touch with several other community health centers in the state. Some said that they successfully ran their own pharmacies, while other partnered with companies, including Genoa, to administer theirs and were happy with the results.

Given the relatively small size of TCCHC and staffing constraints, Putman said that the center's leadership had opted for the contract option, to avoid potential financial issues.

"Our clinical team and our community health council, they said, if we can do something, we want to do something, but we can't afford to go in the hole to help out the community," Putman said.

After reaching this conclusion, Putman reached out to several companies to gauge their interest and solicit proposals. Several proposals would have required the

county to pay a fee for pharmacy management, whereas Genoa will operate at zero cost to the county, helping lead to its selection.

On September 18, the Tillamook County board of commissioners approved a TCCHC lease with the Riggerts, and on October 9, approved a sublease with Genoa Healthcare for the half of the building on Main Street that is not occupied by Edward Jones.

Putman said that the team from Genoa has visited the site several times and is working on designs to renovate the interior to house the

pharmacy. Putman said that the exact timing of the opening will depend on the wait for permits and construction, but that she hopes the pharmacy will be open by the spring or early summer of 2025.

Once the pharmacy is complete, TCCHC will complete any necessary renovations to the rest of the building to house clinical facilities. Putman said that the centers' leadership is still working to determine which services will be in the building, but that she does not expect many renovations will be necessary, as the building

used to house an optometrist's office, and its layout is well-suited for medical purposes.

The new pharmacy will be available to patients of TCCHC as well as other community members and accept private insurance as well as Medicare and Medicaid. Genoa Healthcare also offers a mail-order program, which Tillamook County residents can already access, and will even pre-sort medications into pill organizers for patients. For more information on Genoa's offerings or to sign up for their prescription delivery service, visit genoahealthcare.com.

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County weighs alternate approach to FEMA flood plain development demands

WILL CHAPPELL
CITIZEN EDITOR

A lawyer representing Tillamook County in its ongoing response to the Federal Emergency Management Agency’s attempt to force an update to the county’s flood plain development codes presented a possible alternate approach for the county at a meeting on November 14.

Molly Lawrence, a Washington attorney representing the county and Oregonians for Floodplain Protection, said that the county should consider adopting a take avoidance approach to permitting development in areas of special flood hazard while a lawsuit against the Federal Emergency Management Agency (FEMA) progresses.

Commissioners and members of the planning commission reached a consensus to move forward with the proposal, despite meeting attendees encouraging them to take a more confrontational approach.

The meeting occurred at the Port of Tillamook Bay in front of a standing room only crowd and with both the board of county commissioners and planning commission, which hears proposed ordinance updates before the board, in attendance.

Background

The meeting started with an extended presentation on the winding history of the threatened changes that would require extensive restrictions on development in areas of special flood hazard by Lawrence and Tillamook County Director of Community Development Sarah Absher.

Absher started by discussing the areas that would be impacted by the proposed updates, which includes areas in zones impacted by river, stream and creek flooding as well as coastal inundation and floodways. She also clarified that FEMA defines development, which would be restricted by the FEMA-proposed updates, as any human caused change to improved or unimproved real estate, which would include road building and septic tank

installation.

31 of Oregon’s 36 counties are being impacted by the demanded updates, as well as 230 cities. In Tillamook County, 17 communities are being impacted, with Manzanita, Idaville, Siskeyville and Oceanside excepted.

Lawrence then discussed the legal history behind FEMA’s proposed updates to its National Flood Insurance Plan (NFIP), which began with a lawsuit by the Audubon Society in 2009, alleging that the NFIP caused a take of endangered species in violation of federal law. Eventually, the suit settled, with FEMA agreeing to commission a biological opinion (BiOp) from the National Marine Fisheries Services.

When completed in 2016, the BiOp found that the NFIP was causing an illegal take of 16 anadromous fish species, including Coho salmon, as well as Orca whales, and proposed a reasonable and prudent alternative to bring the program into compliance with federal law.

In response to the decision, FEMA began the process of revising the program in Oregon, pledging that it would not require any changes to partnering agencies’ development ordinances until a National Environmental Planning Act review process had been completed.

A group of Oregon counties formed Oregonians for Floodplain protection in 2016, and filed a suit in 2017 challenging the BiOp, but the suit was dismissed in 2018 because FEMA had not yet taken any action adverse to the counties.

In 2018, then Congressman Peter DeFazio sponsored and helped to pass a three-year delay on the implementation process, which was extended for another three years in 2021.

However, spurred by a new lawsuit from the Centers for Biological Diversity, FEMA sent a letter to impacted Oregon counties in July of this year, instructing them to choose between three presented options to come into compliance during the pre-implementation

phase by December 1.

Lawrence then discussed the three options presented by FEMA. The first was to adopt a model ordinance, the second was to require environmental reviews on a permit-by-permit basis for development in the areas of special flood hazard and the third was to implement a moratorium on development.

According to Lawrence, each of these three options would bring ordinances and consequently the NFIP into compliance with the BiOp in FEMA’s opinion by meeting three key standards outlined in the reasonable and prudent alternatives attached to that document. Those three standards are that the program should achieve a no-net-loss standard for floodplain storage functionality by new development, protect water quality by restricting impervious surfaces and protect native plant buffers in riparian zones around waterways.

Facing a severely compressed timeline presented by the July letter, Oregon jurisdictions began having discussions with FEMA officials immediately, with Absher taking a leading role.

Absher said that Oregon land use laws require extensive public noticing before changing ordinances as envisioned by the FEMA request and that those requirements could not be met in the shortened timeframe. In addition to this complexity, apparently unaccounted for by FEMA officials, Absher said that those officials have still failed to provide final documents detailing implementation procedures and that discussions have continued to evolve since the letter was received.

Absher also described what the proposed mitigation standards included in the model ordinance or required in the take-by-take approach would mean for projects in the county. For example, a 6,000 square-foot-lot in pacific city with an 1,800 square-foot building would need to create 23,000 cubic feet of new flood storage capacity, an impossibility on a lot of that size.

Several other examples showed that a proposed park-

ing lot project and culvert-to-bridge project by county public works in areas of special flood hazard would similarly be unable to meet mitigation standards, and thus be impossible to permit.

Path forward

Lawrence then discussed the county’s options to respond to FEMA’s demands.

Oregonians for Floodplain Protection are preparing to file a lawsuit, similar to the 2018 suit, challenging FEMA’s actions by the beginning of 2025, relying on four legal arguments.

First, the suit will argue that the proposed updates are premature as FEMA has not completed the National Environmental Planning Act review process and is therefore uninformed about the environmental effects of the proposed changes. The failure to complete that process has also deprived the public of an opportunity to give feedback during the decision-making process.

Second, no provision of the act creating the NFIP gives FEMA the authority to implement the options that it has presented to counties.

Third, even if FEMA does have the authority, the only way for it to implement the change is through passing updated regulations, which it has not done.

And fourth, none of the presented options exist in the county’s code and they need time to meet Oregon land use public noticing requirements.

After discussing the planned litigation, Lawrence presented a possible fourth option that the county could choose to pursue to update its development codes, in lieu of those proposed by FEMA.

Lawrence suggested that the county require applicants to include a statement from a qualified biologist that proposed projects in areas of special flood hazard would not cause a take of endangered species. Lawrence said that, in her opinion, this phraseology would meet the requirements of federal statute while being far less restrictive than the no-net-

loss standard achieved by FEMA’s proposals.

Lawrence said that she has drafted a letter regarding this fourth option to FEMA, which the county can send in December should it choose to pursue it. She said that she expected FEMA officials would not like the proposal but that the gap between the no-take standard required by statute and no-net-loss standard set forth in the BiOp was their problem, not Oregon counties’.

The risk to the county in pursuing such an approach would theoretically be suspension or removal from the NFIP, but according to Lawrence that risk is low.

Lawrence said that the fastest such a process could progress would be six months, and that in her experience in a similar situation in Washington state in the 2000s it would take at least a year. Lawrence also said that the county would have the option to change course on its decision and come into compliance if leaders got cold feet, without penalty.

Discussion

Following the presentation, Commissioner Mary Faith Bell kicked off a discussion of the issues by saying that the looming threat had been removal from the NFIP and that she wanted to consider all options, including withdrawing from the program. Bell said that if the county chose to pursue that option, she wanted to give residents a chance to get other flood insurance to meet requirements in their mortgages, but that she hoped it would not come to that.

Bell said that she was in favor of pursuing the proposed fourth option and that she wanted to move forward in a way that was legally defensible, in compliance with Oregon land use laws and county ordinances, and that she believed complied with the Endangered Species Act. Bell emphasized that this was a big decision to make and that there was risk involved in taking the approach, namely to property owners with mortgages requiring they hold flood

insurance.

Public comment then began and extended for over an hour, with more than a dozen citizens offering their thoughts.

Representatives of the Neskowin Citizen Advisory Commission and Tillamook Bay Flood Improvement District supported pursuing litigation.

Citizens speaking on their own behalf overwhelmingly took extreme umbrage at FEMA’s machinations and demanded that the county just say no to the updates and move forward with litigation. Multiple commenters likened the proposed regulations to communism and were opposed to making any motion in the direction of compliance.

After the public commenters had spoken, Bell reiterated that the situation was fraught with risk and added that if the county refused to comply with FEMA, the same environmental protection groups that have sued them would file suit against Tillamook County.

Commissioners Erin Skaar and Doug Olson and Commissioner elect Paul Fournier all said that they were in favor of the fourth option and litigation approach.

This emerging consensus drew ire from the crowd, with several commenters interjecting and demanding that the county take a harder line.

Skaar and Olson responded that doing so would be foolhardy and that participating in the legal process was necessary to mitigate risk to the county, even though they might like to tell FEMA no.

Asked to weigh in, planning commission members concurred with commissioners that moving forward in a legally defensible way was necessary and voiced support for pursuing option four.

With that, commissioners agreed that there was a consensus to move forward with the alternate approach presented by Lawrence and that it should be formally discussed at a meeting in the coming weeks.

Oregon Food Bank pursues Food for All Oregonians bill

WILL CHAPPELL
CITIZEN EDITOR

Oregon Food Bank’s Tillamook County Organizer Janet Orozco Ortiz has been working to increase community awareness of food banks and pantries, and warm meal sites across the county in recent months.

Those efforts dovetail with a push by the food bank’s statewide leadership to lobby state legislators to pass a bill that would create a state-run program to complement the federal Supplemental Nutrition Assistance Program (SNAP) and expand eligibility to undocumented residents of the state.

“We know that food pantries, food banks, sometimes just aren’t enough for individuals who have special diets or special needs,” Orozco Ortiz said, “and so this would really benefit the individuals who have the special needs.”

In Tillamook County, Orozco Ortiz and other staff from the foodbank have hosted a



PHOTO COURTESY OREGON FOOD BANK
Supporters of the Oregon Food Bank gathered for a march on the Second Street Plaza in downtown Tillamook in October.

series of four workshops over the past year to help educate the community about food insecurity and their offerings to address it.

The first workshop, held last year, focused on ways to

build a movement to support food security as well as the resources that are already available in the community.

Orozco Ortiz said that the Oregon Food Bank works with around a dozen different food banks and pantries across the county, with a list of sites available at oregonfoodfinder.org. Oregon Food Bank data show that one in seven Oregonians struggles with food insecurity, with one in five children affected, leading to 1.9 million visits to food pantries across the state last year.

A major focus of the first meeting and her general community outreach is making sure that residents know that food banks are open to all residents, according to Orozco Ortiz. She said that people from minority communities or especially noncitizens were unsure about going to a food bank but that she was trying to increase the diversity of food offerings and work with pantry volunteers to ease concerns.

“What we’re trying to really emphasize is everyone’s

welcome at food pantries,” Orozco Ortiz said, “so we’re trying to make it really culturally appropriate for all and welcoming for all.”

The second meeting again focused on spreading awareness of the group’s offerings, before the third meeting traced the history of race relations in the county, according to Orozco Ortiz. She said that she had discussed the displacement of natives by the original white settlers in the area, the Ku Klux Klan’s history in the county and advancements made during the civil rights movement.

Orozco Ortiz said that addressing racial inequities was an important part of the food bank’s mission and that they worked with the department of justice and others to help residents address instances of discrimination in the community. Orozco Ortiz said that barriers to accessing housing, employment or education are major contributing factors to food insecurity and that lowering those was key to expand-



PHOTO COURTESY OREGON FOOD BANK
State Senator Suzanne Weber, Janet Orozco Ortiz and Tillamook County Commissioner Erin Skaar at the most recent workshop held by the Oregon Foodbank in Tillamook to promote awareness of their Food for All Oregonians campaign.

ing access to food.

“Our mission is to eliminate hunger and its root causes because we know that it’s not just food,” Orozco Ortiz said, “there’s a lot more factors than that.”

The fourth meeting, which was held in October, focused on educating the public about the Food for All Oregonians campaign. The campaign arose in response to inequalities that Oregon Food Bank staff noticed were heightened during the coronavirus pandemic and seeks to ensure food security for all residents of the state, regardless citizenship status.

A bill proposed by the Oregon Food Bank would see the state establish a program to expand the federal government’s SNAP benefits using general fund dollars. The change would match a similar expansion in California, which Orozco Ortiz said has been successful.

Orozco Ortiz said that the

program will initially cover the elderly and adolescents and that she and other food bank staff are working to marshal support among legislators, including State Senator Suzanne Weber.

In addition to the workshops, the food bank also organized a march on October 19, in Downtown Tillamook, attended by Tillamook County Commissioner Erin Skaar, to help increase awareness of food insecurity in the community.

Orozco Ortiz encouraged any community members who were interested in getting involved in volunteering to visit oregonfoodbank.org and said that she liked to remind people of the centrality of food to everyday life.

“One thing I always like to mention is how food is really like the universal language and it really like unites us all,” Orozco Ortiz said. “Like we’re all happy when we’re fed.”



PHOTO COURTESY OREGON FOOD BANK
Marchers proceeding through downtown Tillamook during the October event.

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Super Crossword

[illegible]

HOOKED-UP HYBRIDS

HOCUS-FOCUS

BY HENRY BOLTINOFF

BY
HENRY BOLTINOFF



Find at least six differences in details between panels.



BY
HENRY BOLTINOFF

Differences: 1. Lamp is moved. 2. Arm of chair is different. 3. Wall is wider. 4. Picture frame is different. 5. Pillow is different. 6. Boy's hair is different.

Weekly SUDOKU

by Linda Thistle

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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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Church Services by the Sea
Cannon Beach to Nehalem

Nehalem
Nehalem Bay
United Methodist Church
36050 10th Street, Nehalem, OR
(503) 368-5612
Pastor Celeste Deveney +
Sunday service 11 a.m.
Food Pantry
Open Friday, Saturday & Monday
10 a.m. to 2 p.m.
Wednesday

March - October 2 p.m. to 6 p.m.
November - February noon to 4 p.m.
Nehalem Senior Lunches
Tuesday & Thursday served at noon
email: nbumcns12020@gmail.com

*To feature your spiritual
organization on this panel:*
Contact Katherine at
(503) 842-7535,
headlightads@countrymedia.net.

Weekly SUDOKU

Answer

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

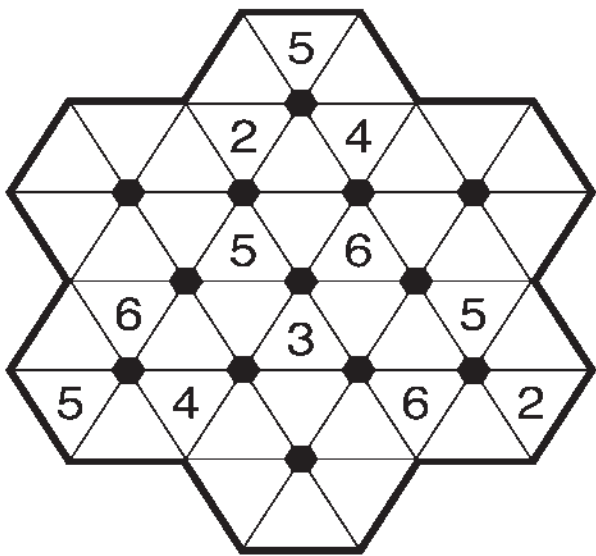
SNOWFLAKES

solution

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

Answers

C	I	C	A	D	A	S		S	T	E	P	I	N		A	S	T	R	A	Y	
A	M	O	R	O	S	O		P	E	T	I	T	E		S	P	H	E	R	E	
M	A	N	D	R	I	L	L	A	M	A	C	A	W		C	A	R	A	T	S	
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N	A	R	W	H	A	L	L	I	G	A	T	O	R	A	N	G	U	T	A	N	
I	N	D	O	O	R	S		P	O	T		S	A	N	D	Y					
M	Y	S	O	R	E		L	E	N	I	N		I	E	R		A	M	Y	S	
			F	L	A	M	I	N	G	O	R	I	L	L	A	M	P	R	E	Y	
L	A	M			S	U	N		N	A	G			N	E	L	S	O	N		
B	R	A	S	S		M	E	A	L			O	A	K		L	E	C	H	E	
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The interior of the city hall building looking from the new council chambers towards the staff area.

CITY HALL

Manzanita

From Page A1

On a dry day in the first week of November, construction crews put temporary roofs on both roofs and will install a waterproofing layer in the coming weeks. The waterproofing layer can remain exposed to sunlight for several months without issue before metal roofing is installed, though Stegner

said that he also hopes to have that installed by early December. Following the completion of framing, crews will move on to installing windows and doorframes, which Stegner said should be complete by the middle of December and will make the project's interior dry. This will allow for the installation of electrical, mechanical units and sprinklers to begin in the second half of the month, with most of the work already complete on plumbing. After about a month of

work on utilities, a third-party contractor will review the work in late January, before sheet rock installation takes place in the first half of February, followed by painting and ceiling installations. March will see cabinet installation, with flooring added in April and May reserved for final details ahead of the project's completion. Stegner said that the police station had been framed out first because of its smaller footprint and that it would probably also have exterior cladding installed



The rear of the city hall with the police station in the foreground as well as preparatory work done to extend Classic Street to the entrance of the facility's eastern parking lot.

first, for the same reason. Crews have also mostly completed preparatory work on the parking lot at the west end of the facility and are working on roughing in the matching parking lot on the east end now, as weather permits. Stegner said that they hope to have sidewalks installed by April and to pave the lots in May. Stegner said that in addition to being on schedule, the project is also within budget. The owner's contingency has been depleted on direct adds during the construction

process, like the addition of solar paneling to the roof, but the contractors' contingency still has around \$150,000 remaining, and Stegner said he was optimistic that he would be able to return some money to the city when the project is complete. "So far, so good. There are always glitches, but the team's been working well together and there's a pretty minor list of questions out there and we're working through it," Stegner said. Work on the project began this spring and once

the new facility is complete, it will see city staff housed in one location, as opposed to their current placement between three different buildings across the city. The new police station's foundation was built to withstand a maximum Cascadia subduction zone earthquake and will serve as the city's emergency operations center. The city hall will feature the council chamber, office space for the city's six staff, a conference room, several smaller meeting rooms, a secure garage for police use

Rockaway Beach council adopts strategic plan

WILL CHAPPELL
CITIZEN EDITOR

Rockaway Beach City Council adopted a strategic plan to help guide the city's policy actions over the next five years at their November 13 meeting. Council also received an update on design plans being developed for the Salmonberry Trail segment through the city, as that project's design moves into its next phase. Sara Singer Wilson from SSW Consulting gave a detailed presentation on the strategic plan development process and contents to the council at the beginning of the meeting. The planning process started this spring, before an all-day council workshop in June and community outreach conducted from July to September. Wilson said that engagement helped the project team to identify the community's values and gain knowledge about the projects already being pursued in the community. Rockaway Beach's survey had a high rate of participation, with 638 responses to an online survey and more than 60 people participating in an open house this summer. From those responses, the team identified many priorities that the community wished to see addressed and developed a plan in recent months. Wilson said that the intention of the plan was to provide a road map

for the city and that the goals identified should be worked toward and completed. The first goal identified by the report was public safety, with several subcategories including transportation, law enforcement and emergency preparedness. In terms of increasing transportation safety, the plan suggested that the city update its transportation system plan, work towards completing the Salmonberry Trail project through town and continue upgrading road and railroad crossings and beach accesses. The plan identified fully staffing the contracted sheriff's deputy position as well as increasing code enforcement capacity and looking at options to expand law enforcement in the town as goals. As for emergency preparedness, the plan encouraged increasing emergency medical technician training for fire department staff, pursuing the high ground project to move the city's fire station out of the tsunami inundation zone and establishing an emergency management program as objectives. Goal two related to securing the city's economic health, with focus areas being supporting year-round vitality, enhancing the city's atmosphere to help businesses succeed and helping to address the affordable housing crunch constricting the workforce. To drive year-round traffic to the businesses, the plan

envisioned increasing shoulder-season events in the city, creating a beautification plan for the city's downtown business corridor and enhancing the partnership with the Tillamook Coast Visitors Association. Enhancing the city's attractiveness to businesses can be achieved through promoting the city's existing small-business grant program, improving high speed internet access in the city and recruiting new businesses. Addressing the housing shortage will take a multi-faceted approach with other governments, but the city can help by promoting accessory dwelling unit development, reevaluating their systems development charges and creating an inventory of developable lands. The third goal laid out in the plan was related to infrastructure and preservation of the natural environment. The largest project under this goal was the acquisition of the Jetty Creek Watershed to secure the city's drinking water source, but others included drafting a water and sewer improvement plan, funding expanded infrastructure and updating the city's systems development charge methodology. Goal four was community connection and engagement, with expanding recreation opportunities in partnership with the North County Recreation District and completing the Salmonberry Trail and Lake Lytle improvement projects identified as objectives.

The fifth and final goal related to ensuring the city had good governance, with the two main items for completion being an update to the city's charter and comprehensive plans before aligning staffing with community need based on the new documents. Wilson said that the next step after the plan's adoption would be for the council to prioritize the identified actions in a coming meeting and assign project leads to shepherd each project. The project leads will then develop project timelines, identify the resources needed to accomplish their tasks and work towards achieving them while delivering updates along the way. Prioritizing the actions will help staff to set timelines for the various projects and guide their allocation of resources during the annual budget process, according to Wilson. She also said that there should be a comprehensive annual review of the actions before another update to the plan in five years. Council unanimously approved the plan. After Wilson's presentation, Mike Rose from Alta Planning and Design, the firm consulting on the Salmonberry Trail segment through the city, delivered an update on the developing plans for the trail. Rose said that the team working on the project has now completed the planning phase, which included an existing condition sum-

mary, public outreach and an alternative analysis to evaluate design options and develop a 10% cost estimate for the project. The project's next phase will see those plans developed more fully to a 30% cost estimate, as well as geotechnical, environmental and other necessary surveys undertaken, and will allow the city to apply for grants to support further development and construction, according to Rose. The survey conducted by the project team this summer received 153 responses, according to Rose, with one third coming from city residents and the remainder coming from area residents or visitors. Half of respondents indicated that they would use the trail occasionally, less than once a month, with 40% saying they would use it more frequently and 10% indicating they would not use it at all. Rose said that most respondents said they would use the trail to access the beach, and that exercise and relaxation had also rated high on the list of use cases. Respondents said that having the trail surface be paved would be a key to them using it and that they were concerned about limiting parking and increasing traffic, especially around the wayside. Rose then discussed the 10% design of the trail, which will be divided into three general sections. From Washington Street

to South Third, the trail will be located to the east of the railroad tracks, with a vegetation buffer shielding it from the highway. At South Third, the trail will switch to the west side of the railroad tracks and run along Miller Avenue, before splitting into two, one-way sections around the caboose and rejoining to run along Miller before the final section, north of North 20th Street, runs along the shoreline. Rose said that the total budget to complete the three sections was estimated at \$6.6 million including a 30% contingency. The section from Washington to South Third Streets is projected to cost \$1.5 million, the section between South Third and North 20th, \$2 million, and the section north of North 20th, \$3 million. Rose said the high estimate for the northernmost section was due to several creeks that would need to be bridge in that area. Rose said that the city could consider constructing the trail in segments if funding could not be secured for the entire project and recommended prioritizing the middle section through town if that was how the project progressed. City Manager Luke Shepard also announced that the city's annual tree lighting event would take place on November 29, starting at 5:30 p.m., with the illumination set to occur at 6:30 p.m.

FLOODPLAIN

Development

From Page A1

Fisheries Service in 2016 that called for new development in floodplains to meet a no-net-loss standard to the floodplains' functionality to preserve habitat for 16 endangered species, including coho salmon and orca whales. After the biological opinion was issued in 2016, the process was paused by then-Congressman Peter DeFazio in 2018 for three years. When the implementation stay expired in 2021, progress resumed on updating the program, with a proposal for updates released in 2023. The biological opinion called for the program to update the ordinances for building in flood plains to achieve zero net loss in three areas of floodplain functionality that help preserve fish habitat: flood storage, water quality and riparian vegetation. Under the new rules, any projects proposed in the 100-year floodplain would have to include mitigation efforts that would lead to no loss in any of the three fish habitat functions to receive building permits. The new regulations would

allow agricultural, forestry and fishing activities in the floodplain but would make obtaining permits to place fill, add water impervious surfaces or remove vegetation more difficult. Earlier this year, spurred by further litigation filed by the Centers for Biological Diversity, FEMA officials determined that waiting until the flood insurance plan updates were complete for partner governments to update their ordinances would cause further harm to endangered species and decided to require those governments to implement interim measures. Partnering governments received a letter in mid-July informing them of the change and laying out three options to comply, as well as a December 1 deadline to inform FEMA of which option they would pursue. Those options were adopting a model ordinance from FEMA that includes a no-net-loss standard for new development, requiring developers to obtain habitat assessment and mitigation plans for their projects showing that they meet the no-net loss standard or prohibiting development in areas of special flood hazard entirely. Tillamook County leadership has taken a hard line in response to the demand and

at a mid-November meeting unveiled a plan to propose their own option to FEMA, requiring that projects in areas of special flood hazard submit assessments showing they will cause no take of endangered species. Lawyers for the county argued that this language mirrors that in applicable federal statute and that it will allow for more development activity than the no-net-loss standard put forward in FEMA's proposals. County attorneys said that they did not expect a positive response from FEMA but that they believed the option was legally defensible while the county pursued legal challenges to the update requirements as part of Oregonians for Floodplain Protection, a coalition fighting the changes. In city council meetings throughout November, most city leaders seemed more tepid at the prospect of taking on the federal agency, with only Tillamook's council opting to follow the county's course of action. Councilors in Bay City and Rockaway Beach approved temporary moratoria on floodplain development starting December 1, with plans to adopt the model ordinance going forward. Nehalem's council voted to move forward towards implementing the

permit-by-permit approach and Wheeler's council declined to act, reasoning that doing so might run afoul of Oregon's land use laws, which means the city will default to the permit-by-permit approach.

Garibaldi's council directed staff to evaluate the responses of neighboring cities and make a decision that was in line with those. Manzanita does not have any areas of special flood hazard in its city limits.

Tillamook's board of county commissioners is expected to make a formal decision this week and all local jurisdictions have until June of next year to implement their selected option.

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Neah-Kah-Nie robotics finishes runner up at Hillsboro meet

KATHRYN HARMON
Library Media Specialist
and Robotics Coach

On Saturday, November 16th, NKN Robotics attended meet one at Hillsboro High School, and ended the day in 2nd place out of 21 teams.

NKN Robotics had a strong autonomous program which gave the team the tie-breaker edge over the other teams who also ended the day with a 4-1 record overall.

Tie breaker autonomous points are measured by averaging all round autonomous scores and dividing by two. Of the 68 points NKN's alliances scored during autonomous- 65 of those points were earned by our team. Even more exciting - the team has yet to be allied with the number one team -- If luck allows, during meet two, the two top teams may be able to get a season high score together. The team flew through robot and field inspection today, though the head inspector recommended that we move towards a bluer acrylic and bolder font for our number signs by the State Competition. The number sign mounts were a particular success - with Alex and Xandre spending time developing the idea, and O'Ryan and Hunter CAD modelling brackets and finishing the build. Along with Ian they all learned that laser cutting and gluing acrylic is a stinky business.

During the wo-minute tele-op period, the team of



chassis driver Colly and Arm driver Karsten with coach Lily Hummel speedily placed items in the top basket for 8 points apiece. Backup arm driver Xandre operated during one of the top two rounds this meet for 122 points, only 3 points shy of the team's top score during the final round of the day.

The level of programming involved in the smooth operation of the robot during both autonomous and tele-op reflected the extra hours put in by the programmers, and from the first round of the competition it was evident that the extra hours of work by Dillon and Karsten paid off. NKN's programming team is robust this year, in addition to Dillon and Karsten, Lily and Xandre have also joined the

ranks making the future of NKN Robotics very bright.

Lead Engineer Colly put in many additional hours on the arm building and rebuilding intakes, and replacing the arm motor with the lowest gear motor ever mounted on a NKN Robot. The 30-rpm motor is excellent at reducing the pendulum action of the arm when it is extended. That change made a big difference in the operation of the arm during this meet.

Cad designer Hunter created handles, bumpers and a new intake for the robot between meet zero and meet one - with a few more tweaks, the design of the intake will be as good as it can get - inspiring team members to envision future improved designs. The team (particularly

Colly, Britton, and Jacob) are working on the development robot which will host new design ideas before adding those designs to the competition robot. This will allow the team to keep the competition robot in peak condition for competition while allowing for continued improvement and lots of driver practice. Look for new design ideas to evolve for future meets. Lily is working hard on never-before-seen intake designs, and Karsten on systems to host that intake and deliver samples and specimens as fast as possible.

What went on off the field on Saturday was just as important for the team. Team members worked together with gracious professionalism all day - helping each other with tasks and



stepping up before being asked. Each team member chose a "job" for the day - from documenting the competition, to maintaining the robot, to connecting with alliance partners. Team members were motivated, involved and watching the competition closely.

In other news: Recently Francisco and Lily wrote a grant for more programming computers, custom team sweatshirts, new PS5 controllers, and a parts order. The team

just heard that NWRES D STEMhub is giving NKN Robotics \$4,000. These funds will help NKN Robotics continue to grow moving forward.

Meet two will be on December 14th at Hillsboro High School.

Thanks to our sponsors: Mudd Nick Foundation, Eugene Schmuck Foundation, Tillamook County Creamery Association, and NWRES D STEMhub for their continued generous support of NKN Robotics.

Groundwork nearly complete on new TBCC healthcare education building with event center

WILL CHAPPELL
CITIZEN EDITOR

After breaking ground in June, crews are complet-

ing final preparations to lay the cement pad for the new healthcare education building at Tillamook Bay Community College in the

coming weeks.

Jason Lawrence, Tillamook Bay Community College's (TBCC) Director of Facilities and Safety, said

that the progress meant that the \$23.8-million project is on track for a fall 2025 opening.

The new 28,000-square-foot facility will serve as home to TBCC's recently introduced nursing program as well as a host of other spaces that will expand the college's offerings.

A designated EMT lab will allow TBCC to host emergency technician classes, which in recent years have been held at the Rockaway Beach Fire Department. A dedicated ambulance simulator as well as two decommissioned vehicles donated by Adventist Health will give students an opportunity for hands-on learning and the lab will be equipped so that students or teachers can attend class virtually.

An x-ray room will also be included in the new building, with equipment donated by Adventist, and allow students to train to become limited x-ray technicians, a less-involved accreditation process than that for radiation technologists.

TBCC President Paul Jarrell said that he hopes the facility expansion might also allow for the revival of the college's paramedicine program in the future.

Those healthcare education facilities will be located on the building's first floor, along with a large event center that will be ca-

pable of hosting up to 400 people or being subdivided into three smaller rooms. The event center will front a plaza that is being built between the new building and the college's existing building, with three large sets of doors allowing for an easy indoor-outdoor flow when the weather is suitable.

Lawrence said that the project was designed including the plaza to help create a sense of campus for the college. Lawrence said that the new plaza will feature artwork, places to sit and meet, and a small pavilion with a solar roof.

The healthcare building's second floor will be home to two flexible classrooms as well as a new office suite for the college's administrative team. Jarrell said that the college's offerings and staff size have increased significantly in the past five years, leading to crowding in the current building. The move will give the college's administrative team more room and free up the office space they currently use to expand TBCC's student services.

A new parking lot will also be added to the south of the healthcare education building as part of the project and expand TBCC's parking capacity from just under 100 spots to just under 200, while adding four electric vehicle charg-

ing points with the capacity to expand to 40 in the future. The college's main entrance will also shift to Brookfield Avenue due to the new layout.

So far, crews led by Kirby Nagelhout Construction Company have sunk 149 pilings to a depth of more than 30 feet to stabilize the building's foundation, installed footing and stem walls and are in the final stages of laying electrical and plumbing groundwork. Extensive wastewater management work has also been done, with a retaining tank installed beneath the new plaza.

Lawrence said that the crews will pour the building's concrete slab sometime late in November and following the completion of that process, the project will begin to go vertical. Crews will begin framing using panels assembled offsite, which will allow the process to be completed in six to eight weeks, according to Lawrence. After framing is complete, the building's roof will be installed sometime in early March.

Lawrence said that progress so far was on track with the project's timeline and keeping the building on pace for completion in October or November of 2025. Jarrell said that would allow classes to begin in the new facility in January 2026.





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