



Our Time 55+
Special Section
Inside

North Coast

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CITIZEN

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\$1.50



Kites in the sky over Rockaway Beach during the 2023 festival. Photo by Manuel Cota

Rockaway Beach Kite Festival set to take flight June 14-16

STAFF REPORT

The 48th Annual Rockaway Beach Kite Festival will take to the skies this weekend, with demonstrations by professional kite flyers and opportunities for everyone to get in on the fun. Festivities begin at noon on Friday, with relaxed kite flying, before competitive kite flying takes center stage on Saturday and yields to a blend of competitive and relaxed flying on

Sunday to round out the weekend. The festival is hosted by the Rockaway Beach Chamber of Commerce and sponsored by the American Kitefliers Association, which travels the country to spread the joy of kiting. A menagerie of extra-large, sea-creature-shaped kites will fly over the beach all weekend and other demonstrations of kite flying skill will be performed on Saturday and Sunday, including a lighted, nighttime show,

weather allowing. Saturday's competitive flying will include awards for a variety of accomplishments, ranging from prettiest kite to kite that drags on the ground the longest before becoming airborne. There will also be live music and vendors located at the wayside throughout the festival, with almost 30 businesses signed up to participate from Pronto Pup to the Rockaway Renaissance Artists, Native American

Fry Bread, Sharp Henna and many more. Attendees are invited to bring their own kites to join in the action, while children will have the opportunity to participate in classes that will teach them to build a small kite. The festival will take place on Friday, June 14, from noon to 6 p.m., on Saturday, June 15, from 10 a.m. to 6 p.m., and on Sunday, June 16, from 10 a.m. to 2 p.m.

Manzanita council approves solar for new city hall and police station

WILL CHAPPELL
Citizen Editor

The Manzanita city council approved the installation of a solar array at the under-construction city hall and police station at their meeting on June 5, greenlighting the use of contingency funds for the addition. The council also named David Matthews Citizen of the Year, took the first step in annexing and rezoning land to facilitate affordable and workforce housing at the Manzanita Highlands development and were updated on a November referendum on water billing frequency.

City hall solar

The decision to move forward on a solar array for the new city hall and police station was made possible by the lack of unforeseen costs during the early stages of work on the project. Project Manager Jessie Steiger started the discussion by telling the council that work was progressing apace, with

the site cleared and foundation work set to begin shortly. Steiger said that the largest portion of the \$375,000-plus contingency fund had been designated for potential issues during the early stages of the project that have been complete. With that in mind, Steiger and City Manager Leila Aman brought the question of adding solar capacity to the project to the council, which had expressed a desire to include the technology during earlier design discussions. According to Aman, a solar expert had told her and Steiger that there were two basic formats that systems could employ. The first would see the facility's electric system hooked up to the power grid so that it could sell unused, excess power back to the Tillamook Peoples' Utility District. The other configuration would include a large battery wall that would be charged by the solar array and capable of powering the facility's emergency operations center for up to three days. Either option would cost around \$150,000 and be eligible for a 30% tax rebate from the internal revenue service on material costs. Steiger mentioned that there was a grant that could be used to pay for most of the battery option. Councilors were not immediately sure which

option would be preferable. Council President Linda Kozlowski said she favored the battery option to boost emergency preparedness while Councilors Tom Campbell and Jerry Spegman said they were intrigued by the revenue generating possibility of selling excess power back into the grid. Councilor Brad Hart asked if there was the possibility to install a hybrid system, with both batteries and a connection to the grid, and Aman and Steiger said that they weren't sure. Councilors reached a consensus that they wanted to proceed with installing solar and asked Aman and Steiger to return with more information about configuration options at a future meeting.

Citizen of the Year

David Matthews was selected as Manzanita's Citizen of the Year, with the honor announced by Mayor Kathryn Stock. Matthews first visited manzanita more than 60 years ago and moved to the city in 1990. Since then, he has been heavily involved in community activities, most notably volunteering with the Eugene Schmuck and helping to keep Manzanita's beach clean. Matthews was selected

by past honorees and will serve as grand marshal for the city's Fourth of July parade.

Water billing referendum

Aman updated the council on the situation surrounding the frequency of water billing, which became contentious after the council voted to change from quarterly to monthly billing. The billing change had taken effect last October, before city staff became aware that the billing frequency was dictated by an ordinance, requiring a council vote to amend, leading to a March vote in favor of the change. Following that vote, Randy Kugler, erstwhile city manager and resident, challenged the ordinance and submitted a petition for a referendum to allow voters to weigh in on the matter, as allowed by city code. Shortly after he also submitted a petition asking for an initiative regarding the matter. Aman said that the city's attorney had determined that since the proposed referendum and initiative were redundant, they would only need to place the referendum on the ballot. The referendum will ask voters whether they support monthly or quarterly billing. Until the vote is held though, the city will be

forced to return to quarterly billing, which will force it to conduct a water rate study to set those rates. A study was conducted last year based on the plan to transition to monthly billing, but its results cannot be used to set quarterly rates. Aman said that the repetitious study will cost the city \$8,500.

Annexation and rezoning

The council also heard the first reading for an ordinance that would annex 12 acres of land into the city and change its zoning to special residential to pave the way for the Manzanita Highlands project. Aman said that the annexation and rezoning would allow the property owner to add up to 170 units of affordable housing stock to the area and that they were willing to add a deed restriction on the property guaranteeing it would never be used for short term rentals. Aman also recommended that the council make the ordinance an emergency declaration so that it would take effect immediately upon passage, as allowed under state laws aimed at combatting the housing crisis. The first reading passed unanimously and the second reading will be held at July's council meeting.

Man settles wrongful arrest claims against Manzanita police officer, state trooper

WILL CHAPPELL
Citizen Editor

A man who accused a Manzanita police officer and Oregon state trooper of falsely arresting and assaulting him during a 2023 encounter has reached two settlements in a lawsuit filed against the officers, receiving a total of \$80,000. The man, Noah Schaeffer, was pulled out of his home and arrested after a tense standoff where officers held his arm through a partially opened door, while he declined to answer their questions. Schaeffer's attorney, Lake Perriguet, said that his client was still suffering psychologically following the confrontation and hoped that the incident would be a learning experience for the officers and prevent others from going through a similar scenario. "Primarily, he was hoping that the officers would be educated about people's rights in their own homes so that this doesn't happen again and so that the financial compensation that he's received might stimulate the government to train the officers or give them a refresher course about this," Perriguet said. The incident began late on the evening of January 31, 2023, when officers received a call from dispatch about a woman claiming to have been elbowed in the face in front of her Manzanita home. The woman told dispatchers that a couple had been speaking loudly in the street and when she exited her home, approached the couple and asked them to quiet down, the man had elbowed her in the face. Manzanita Police Officer Sean Mumey began investigating the accusation, calling the owner of a dog that had been seen with the couple, who pointed him in the direction of the couple's accommodation. Joined by Oregon State Trooper Joseph Zepeda, Mumey made his way to the building where Schaeffer and his partner were staying in an apartment above a vacation rental business. In their reports, the officers said that they observed Schaeffer watching them from a window in the apartment before ducking out of view. Mumey and Zepeda knocked on the door right around midnight. Schaeffer answered but quickly told the officers that he did not wish to speak with them and attempted to close the door. Body camera footage of the initial confrontation is partially obscured, but in a lawsuit filed last November, Schaeffer said that Mumey put his foot in the doorjamb, blocking the door from closing, before grabbing him by the arm. It is clear in the body camera footage that after the scuffle, Mumey and Zepeda had a firm hold of Schaeffer's arm, which was wedged between the door and doorjamb. A standoff ensued, with Schaeffer repeatedly telling the officers to let go of him, saying, "you do not get to pull me out of my house." The officers repeatedly told Schaeffer that they just



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The eighth-of-a-mile pier leading to the historic Coast Guard boathouse in Garibaldi.



The interior of the boathouse, with one of the sets of rails used for lowering boats into the water visible in the middle bay.

Historic Coast Guard boathouse reinvigorated as educational asset

WILL CHAPPELL
CITIZEN EDITOR

The historic United States Coast Guard boathouse in Garibaldi has been given new life as an education destination for students from across the Pacific Northwest since the Garibaldi Cultural Heritage Initiative took over in 2017.

Work by dedicated volunteers has helped to restore and maintain the 1936 boathouse and updates have made it better suited to welcome students for outdoor school and serve as a museum.

“There’s a lot of people from Garibaldi and the surrounding area their fathers, grandfathers, great grandfathers, (are) heroes and we want to put that out there,” said Steve Denning, the Garibaldi Cultural Heritage Initiative’s (GCHI) volunteer director.

The boat house was originally constructed between 1935 and 1936 to house two

new 36-foot lifesaving boats, as well as a 26-foot, manually propelled surfboat that had previously been the only vessel stationed in Tillamook Bay. Located at the end of a 650-plus-foot pier, the boathouse previously contained three sets of rails, down which carriages holding the boats would be lowered into the water.

At the time, it was standard practice for the coast guard to construct boat houses in this manner, according to Denning, although the Tillamook Bay boathouse was the last built using this design.

Operations began at the boat house in 1937, after a delay in procuring the carriages to move the boats prevented a 1936 opening. For the first six years of the boathouse’s existence, guardsmen still lived in the old station in Barview, until new housing opened across Highway 101 from the boathouse in 1943.

The boathouse’s mission began to scale down in the

mid-1960s when two new 44-foot lifesaving boats were stationed at the Port of Garibaldi. For the next decade, the boathouse remained operational as guardsmen used the aging boats for towing practice, but by the mid-1970s it was decommissioned before ownership was transferred to the Port of Garibaldi in 1980.

Over the next three-plus decades, the port leased the structure to businesses, first to a bait shop and then to a scuba diving instructor, who closed shop in the early 2010s. During this period the building’s upstairs was converted into living quarters and one of the three sets of rails was removed from the floor.

After sitting abandoned for several years, the boathouse came to the attention of Clair Thomas, retired natural resources education coordinator for the Tillamook School District and current president of GCHI’s board of directors, in 2015.

Thomas, along with other volunteers, began restoration work on the boathouse, which had fallen into disrepair, and began holding field trips for students from local school districts almost immediately.

By 2017, with work progressing and educational activities increasing, Thomas helped to found the GCHI, which has held the lease and managed the boathouse since.

Port of Garibaldi Manager Mike Saindon said that teaming up with the GCHI to preserve the historic boathouse was an easy decision for leaders at the port.

“The port values and wants to preserve and share this area’s rich history,” Saindon said. “Partnering with the GCHI and their expanding programs is an honor and preserving the boathouse is very important to port staff and commissioners.”

Now, the boathouse welcomes schoolchildren participating in outdoor school programs throughout the

year, for hands-on learning opportunities about marine biology, robotics and other subjects. Thomas, who also coordinates educational activities at the boathouse, said that more than 1,000 students from as far away as Spokane had visited the boathouse for outdoor school in May alone.

Thomas also leverages the boathouse’s location to help local robotics teams practice their underwater skills, offering a series of workshops to learn to build and operate underwater robots. Thomas said that both the Tillamook and Neah-Kah-Nie robotics teams had participated, as well as teams from two charter schools, and that the waters of the bay provided an added challenge.

“Both of those teams will come and do things here because here, they have challenging situations, while there, they just have a pool,” Thomas said.

In addition to scholastic pursuits, the boathouse is also

open to the public on Saturdays and Sundays from noon to 4 p.m., containing exhibits relating to local history.

GCHI is a 501(c)3-registered, non-profit organization, which accepts donations and volunteers to help with ongoing maintenance and programs at the boathouse. The group is hosting a meeting on June 5, from 5-6:30 p.m. at the boathouse for residents to tell stories about local history.

Denning, who served in the coast guard at Tillamook Bay in the 1980s, said that hearing and sharing stories about the building, area and coast guard was one of his favorite aspects of volunteering at the boathouse.

“A lot of people come in, they have stories, they came in here for a reason, and a lot of times it’ll be something like this, ‘you know, my brother-in-law was in the coast guard,’ and they want to tell me about that experience and I want to hear it,” Denning said.

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Tillamook County Criminal Convictions

STAFF REPORT

On November 13, 2023, Joylynn Marie Hilman, 41, pled no contest to one count of driving under the influence of intoxicants and one count of reckless driving, both class A misdemeanors, committed on or about February 13, 2023. On May 24, Hilman was sentenced to two weeks in jail and three years' probation, and her driver's license was permanently revoked.

On May 2, Kelly Edward Callahan, 51, pled no contest to one count of harassment, a class B misdemeanor, committed on or about January 5, 2023. Callahan was sentenced to one year on probation.

On May 6, Angel Ann Allen, 42, pled no contest to one count of disorderly conduct in the second degree, a class A violation, committed on or about February 29. Allen was assessed a \$440 fine.

On May 6, Beato Fran-

cisco Boyd, 42, pled no contest to two counts of recklessly endangering another person, a class A misdemeanor, committed on or about August 12, 2023. Boyd was sentenced to time served and his driver's license was suspended for 90 days.

On May 6, Dallas Wayne Baughman, 58, pled no contest to one count of failure to perform the duties of a driver relating to property damage, a class A misdemeanor, committed on or about November 12, 2022. Baughman was sentenced to five days in jail, his driver's license was suspended for 90 days and he was ordered to pay \$500 in restitution.

On May 9, Andrew Joseph Dawson, 33, pled no contest to one count of theft in the second degree, a class A misdemeanor, committed on or about September 25, 2023. Dawson was sentenced to 180 days in jail.

On May 9, Oreain J Pearson, 21, pled no contest to one count of rape in the third degree, a class C felony, committed on or about April 30, 2023. Pearson was sentenced to 62 days in jail and five years' probation.

On May 9, Thomas Clay Pickett, 29, pled guilty to one count of driving under the influence of intoxicants, a class A misdemeanor, committed on or about March 11, 2022. Pickett was sentenced to two years' probation, his driver's license was suspended for one year and he was ordered to pay \$1,255 fines and fees.

On May 10, Jonathan Ray Stevens, 38, pled no contest to one count of criminal mischief in the first degree, a class C misdemeanor, committed on or about February 14, and one count of resisting arrest, a class A misdemeanor, committed on or about May 1. Stevens was sentenced to 30 days in jail.

On May 10, Zachory Joseph Dose, 30, pled no contest to one count of failure to report as a sex offender, a class A misdemeanor, committed on or about February 19, 2022. Dose was sentenced to ten days in jail.

On May 15, Pedro Tapia Rubio, 54, pled guilty to one count of careless driving, a class A violation, committed on or about October 23, 2023. Rubio was ordered to pay a \$445 fine.

On May 17, Andre Tito Pascua, 41, pled no contest to one count of disorderly conduct in the second degree, a class B misdemeanor, committed on or about May 2. Pascua was sentenced to six months in jail.

On May 20, Sequoia Elizabeth Burge, 24, pled guilty to one count of theft in the second degree, a class A misdemeanor, committed on or about January 23. Burge was sentenced to two days in jail.

On May 20, Craig Yuri Klascius, 43, pled guilty to one count of driving under the influence of intoxicants, a class A misdemeanor, committed on or about October 15, 2023. Klascius was sentenced to two years' probation, his driver's license was suspended for one year and he was ordered to pay \$1,255 in fines and fees.

On May 20, Ian Timothy Borman, 33, pled guilty to one count of driving under the influence of intoxicants, a class A misdemeanor, committed on or about November 22, 2023. Borman was sentenced to three years' probation, his driver's license was suspended for one year and he was ordered to pay \$1,755 in fees and fines.

On May 20, Mason Amos, 48, pled no contest to one count of driving under the influence of intoxicants, and one count of criminal driving with a suspended or revoked license,

both class A misdemeanors, committed on or about November 15, 2023. Amos was sentenced to 100 days in jail, his driver's license was suspended for three years and he was ordered to pay \$1,500 fine and \$368 in attorney's fees.

On May 21, Cornelio Mariscal Jimenez, 62, pled no contest to one count of driving under the influence of intoxicants and one count of criminal driving with a suspended or revoked license, both class A misdemeanors, committed on or about May 9. Jimenez also pled no contest to a further count of driving under the influence of intoxicants and one count of recklessly endangering another person, also both class A misdemeanors, committed on or about January 19, and admitted to being in contempt of court. Jimenez was sentenced to six months in jail and his driver's license was suspended for life.

ARREST

From Page A1

wanted to talk to him and that they had only grabbed his arm because he tried to close the door on him. At times both officers held onto Schaeffer's arm, at others Mumeley let go to speak on the phone, at no point was Schaeffer's arm released.

After several minutes, Mumeley told Schaeffer that he "matches the description of a suspect in a crime," at which point Schaeffer immediately asked for a lawyer and said he did not wish to speak without one present.

About eight minutes into the standoff, Mumeley called the manager of the vacation rental company that owned the property. After a brief conversation, the manager confirmed that Schaeffer and his partner, who worked for the company, were legally permitted to stay at the property. Around the same time, the officers were able to speak with Schaeffer's partner, who remained upstairs during the incident but told the officers that she was okay.

Following several more

tense minutes, around 15 minutes after his arm was first grabbed, Schaeffer asked the officers to deescalate the situation and let him go back to bed. The officers told him that that wasn't going to happen and, for the first time, detailed the accusation leveled against Schaeffer.

Five minutes later, the officers informed Schaeffer that they were going to arrest him before barging through the door, taking him to the ground, dragging him onto the front porch and cuffing his hands behind his back.

"Why? Why did you do this? I know you, you've always been a nice guy, why did you do this," one of the officers asked Schaeffer as they restrained him.

After being arrested, Schaeffer and his partner told the police that they had been trying to find an owner's phone number on the loose dog's collar in the middle of the street, when the woman who called the police ran at them. Schaeffer said that he had held up his arm in self-defense, hitting the woman inadvertently, a story which his partner corroborated.

Mumeley then took Schaeffer to the Tillamook

County Jail, where he was held for the night on charges of resisting arrest and assault, before being released the next morning with all charges dropped a day after that.

In November, Perriguy filed a lawsuit against Zepeda and Mumeley on Schaeffer's behalf in the United States District Court in Portland. The suit included one claim of false arrest and excessive force, one claim of negligence,

one claim of assault and battery, and a further claim of false arrest.

The suit said that Schaeffer had spent around \$5,000 on medical expenses to treat injuries to his arm and shoulder, as well as for psychological injuries, which the suit said were ongoing.

Mumeley was represented by Citycounty Insurance Services, while Zepeda was represented by the Oregon Department of Justice.

The case against Mumeley was settled in late April, with Schaeffer receiving \$40,000 to release all claims while acknowledging that the settlement was not an admission of liability, fault or wrongdoing. The case against Zepeda was settled on the same terms in the middle of May.

Manzanita Police Chief Erik Harth said in a statement that the settlement had been reached by the department's insurance carrier

and "expressly disavows any fault or wrongdoing by the officer."

Perriguy said that Schaeffer continues to suffer lingering psychological effects from the incident and that his main goal with the settlement was to keep another citizen from going through the same thing.

"He's primarily interested in encouraging education about constitutional issues with the police," Perriguy said.

STICKELERS

by Terry Stickels

Can you match the shape names on the left with their meanings on the right?

- | | |
|---------------|-----------------|
| 1) hastiform | a) hook-shaped |
| 2) cruciform | b) spear-shaped |
| 3) aliform | c) wing-shaped |
| 4) conchiform | d) shell-shaped |
| 5) unciform | e) cross-shaped |

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YJU UCA QVHVDIV JSX ERQVJX

NBV FQVJNVEN FDLNE CL JOO -

OCIV JSX RVJHV LCQ NBV ZBCOV

ZCQOX.

- UCAQ RAMMOV LQDVSXE

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North Coast CITIZEN

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Deadline for letters is noon Thursdays.
The date of publication will depend on space.

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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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Garibaldi Utility Worker 2 Annual Salary \$63,764 - 73,964

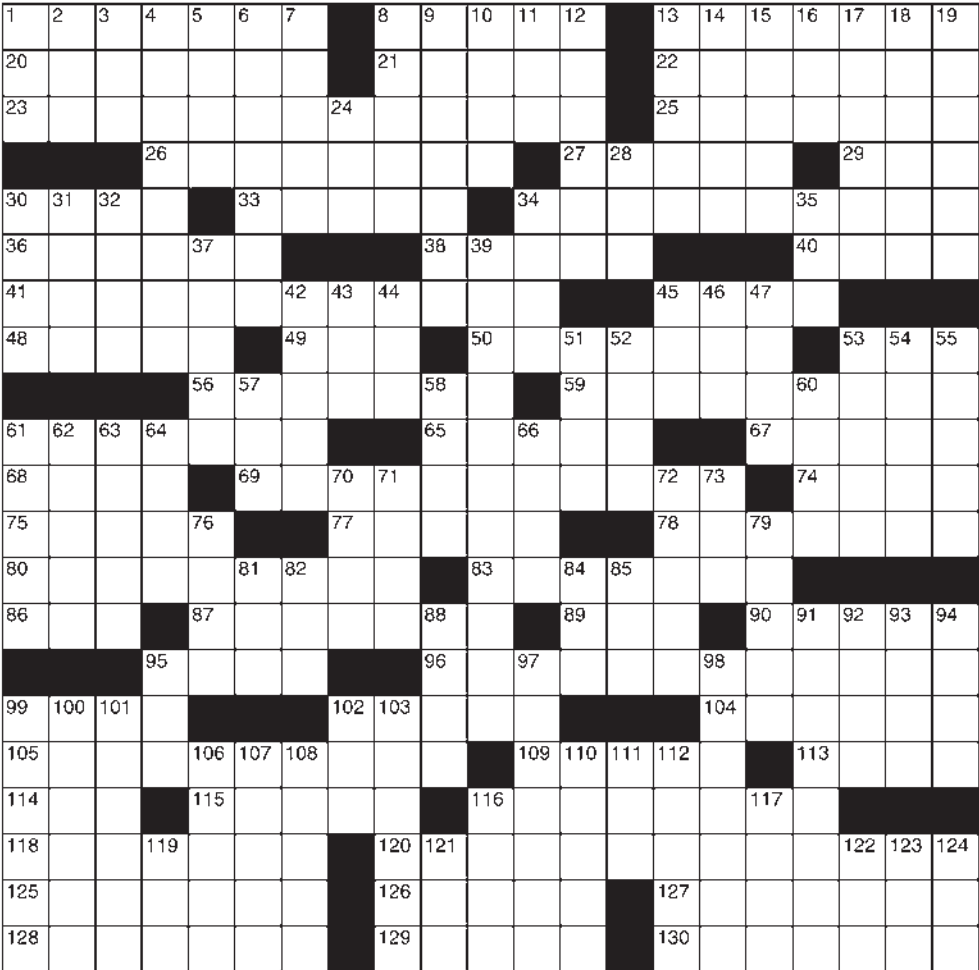
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H23849

Super Crossword

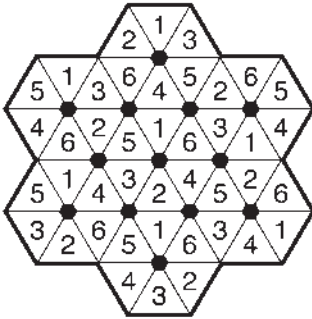
ACROSS
1 Grappler, backwoods-style
8 Skylit courts
13 Astronaut Wally
20 "The Stranger Beside Me" true-crime writer
21 Flowers in the iris family
22 Some sweatshirts
23 Swift warship for law enforcement?
25 Finales
26 Makes mother's milk
27 Comic Radner
29 "How about that!"
30 Lugosi of "The Raven"
33 Hefty books
34 Defectively built flat-bottomed boat?
36 Pumpkin's odor
38 Resident of Tehran
40 Makes a choice
41 Light, speedy boat transporting Oreos?
45 Just barely
48 Indian state known for silk
49 United
50 In a smoothly elegant way
53 Neon, e.g.
56 French mime master
59 High-sterned ship orbiting Earth?
61 "Brooklyn Nine-Nine" star Andy
65 Central Canadian tribe members
67 Upscale hotel quarters
68 Small combo
69 Discovering a sharp-bowed rowboat?
74 Safe, at sea
75 Do a tally of
77 "Get what I'm sayin', man?"
78 Zealous
80 Paint a passenger ship?
83 Soapmaking solution
86 Auditing org.
87 Message on a tombstone
89 Kabuki sash
90 Enthusiasm
95 Prison, in London
96 Very fast ship decorated with shrubbery?
99 Coll. reunion attendee
102 Father Sarducci of old 3-Down
104 Quick-witted
105 Racing boat with lots of mollusks attached?
109 Fill with joy
113 Lyric verses
114 Billiards stick
115 They make up molecules
116 Abstruse
118 Reproductive organs
120 Sub-sinking ship full of aquariums?
125 Lay aside
126 Bert's pal
127 Introductions
128 In clothes
129 Actors O'Neal and Reynolds
130 Says "OK"
DOWN
1 Jay-Z's music
2 Year, in Portugal
3 NBC skit show, in brief
4 Indian Ocean island nation
5 — Brasi (role in "The Godfather")
6 One voted in
7 Book page opposite a verso
8 Severe
9 Samples something
10 Singer Diana
11 With 13-Down, thick glacial mass along a polar shore
12 BB shooter
13 See 11-Down
14 Magazine publisher
15 Wannabe surfer
16 Exiled Amin
17 Key into a cash register
18 Acting king
19 Good traits
24 He-sheep
28 "— may be so bold ..."
30 — Raton
31 Lovers' deity
32 Neighbor of Thailand
34 Clayey fertilizer
35 Herd of seals
37 "— a break!"
39 Gave a new interior design to
42 Welsh canine
43 Mom's bro
44 Ball supporter
45 Org. for cavity fillers
46 Doc's warm treatment
47 "For" votes
51 Like thrift store goods
52 — facto
53 Sly deception
54 Prices to play
55 Variety of trapshooting
57 Spot's noise
58 Etching liquid
60 Husband of Eva Perón
61 Actress Keanan
62 Enthusiasm
63 Gold-fancying king
64 Boxers' event
66 Waffle brand
70 No, to Nikita
71 Torres with 12 Olympic swimming medals
72 Antique item
73 "Hooray!"
76 "Guilty" or "not guilty"
79 Onetime TV host Philbin
81 Debut on Wall St.
82 Zippo
84 Woofing pet
85 Actor Vigoda
88 Olympic skier
91 Meeting building regulations
92 Tater
93 Head, in Metz
94 Mining strikes
95 Big inits. in SUVs
97 Certain deer leather
98 Hamlet's duel opponent
99 Peace treaty
100 Shutter piece
101 Fidgetiness
102 Valuable rock
103 Long, loose outerwear
106 Nitpickers split them
107 Olympic skier
108 Sprayed, with "down"
110 Mining strikes
111 Downed
112 Electric car producer
116 Sicilian resort city
117 Investments for later yrs.
119 Home. Abbr.
121 Suffix with budget
122 — and yang
123 Doc for head colds
124 Blog feed format inits.



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SNOWFLAKES

solution



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Stickelers Answer
1-b, 2-c, 3-c, 4-d, 5-a

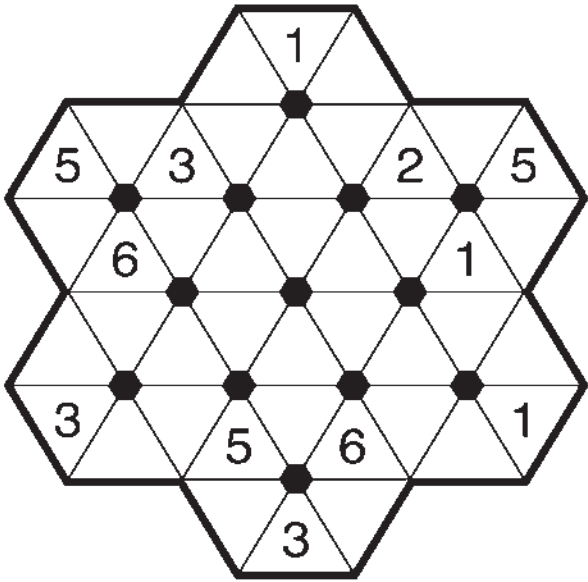
Even Exchange answers

- 1. Middle, Meddle
- 2. Horde, Horse
- 3. Tanker, Talker
- 4. Basin, Basil
- 5. Menus, Minus
- 6. Chair, Chain
- 7. Winter, Winner
- 8. Puppy, Peppy
- 9. Garder, Warder
- 10. Letter, Litter

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.



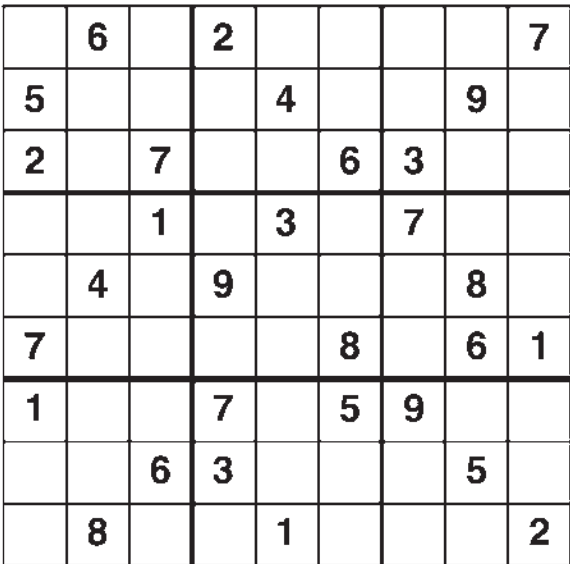
DIFFICULTY THIS WEEK:

◆ Easy ◆◆ Medium ◆◆◆ Difficult

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Weekly SUDOKU

by Linda Thistle



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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Plans progress for housing development in Manzanita

WILL CHAPPELL
CITIZEN EDITOR

The investors developing the 70-acre Manzanita Highlands property are moving forward on a vision to include 170 units of affordable and workforce housing on a 12.5-acre parcel as part of the project.

Rick Hinkes from Encore Investments, the firm that owns the property, appeared at the Tillamook County Housing Commission’s June 6 meeting to detail the project’s progress.

Hinkes said that he and his business partner have owned the 70-acre property in Manzanita for more than a decade and had initially focused on building the Highlands at Manzanita, a subdivision consisting of custom homes ranging from \$850,000 to more than \$3 million.

As part of the development, Hinkes said that he and his business partner also wanted to contribute to the community by adding needed affordable housing. To that end, they designated a 12.5-acre portion of the property for

multi-family housing, committing to make it affordable for developers to build affordable or workforce housing.

Encore has identified two companies to develop the housing, with Home First Green Light and Maker both joining the project.

Home First built the recently opened Willet Apartments in Tillamook and plans to build 60 apartments across five buildings in the Manzanita Pines project. 12 of those units would be affordable to residents making just 30% of the area median income

(AMI), while the rest would be affordable to residents making between 60% and 80% AMI.

Maker is planning a two-phase project, with each to consist of 34 one-bedroom apartments affordable to residents making 80-120% AMI.

Both projects received Tillamook County multi-family housing grants in March for predevelopment, with Manzanita Pines receiving \$75,000 and Maker Manzanita receiving \$50,000.

The project also received a major boost when the City

of Manzanita was awarded a \$2.7-million grant from the state legislature to build new water and stormwater infrastructure for the project.

Unfortunately, Hinkes said that the grant would only pay to build new processing facilities and that the developers had been informed that extending lines to the project site would require an additional \$1.3 million. Hinkes said that both developers and Manzanita staff are looking for other grants or possible sources of funding to pay for that work.

Hinkes also said that the two developers who are already involved in the project have only accounted for 10 of the 12.5 acres and that he and his business partner are looking for somebody to develop the rest of the land and realize the complete 170-unit capacity.

The Manzanita Council also held a first public reading and signaled its intention to pass an ordinance annexing the 12.5-acre parcel into the city’s limits and rezoning it to allow for multi-family housing at its June meeting.

Farmers markets return across county

STAFF REPORT

With summer upon the coast, farmers markets in Neskowin, Pacific City, Tillamook, Rockaway Beach and Manzanita have or are about to return.

The Neskowin Farmers Market began on May 18, and will be held weekly on Saturdays from 9 a.m. to 1 p.m. at Proposals for All Meadow, located at 48875 Highway 101 South, Neskowin. The market ac-

cepts supplemental nutrition assistance program (SNAP) cards and participates in the SNAP match program, which provides extra SNAP currency to buy fresh fruits and vegetables.

The Pacific City Farmers

Market is held on Sundays from 10 a.m. until 2 p.m. at the South Tillamook County Library, located at 6200 Camp Street in Pacific City.

The Tillamook Farmers Market will return this Saturday, June 15, and be held from 9 a.m. until 2 p.m. each week through September 28. The market, run by the Tillamook Area Chamber of Commerce, is held in front of the Tillamook County Courthouse on Laurel Avenue in downtown


Tillamook between First and Third Streets. The market accepts SNAP cards and participates in the SNAP match program.

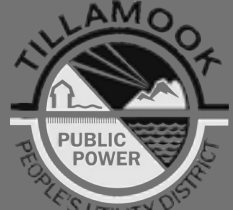
The Rockaway Beach Artisans Market returned on June 6 and is scheduled from 3 p.m. to 7 p.m. each Thursday through September 26. Organized by the Rockaway Beach Chamber of Commerce in collaboration with the Rockaway Beach Renaissance Artists, the market is held at Ocean’s

Edge Wayside at South First Street in Rockaway Beach.

Manzanita’s farmers market began on May 24 and will continue through September 20, taking place from 4 p.m. to 7 p.m. on Fridays at Underhill Plaza (635 Manzanita Avenue). The market accepts SNAP and participates in the Double up Food Bucks program, which will match up to \$20 in SNAP spending on fruits, vegetables, mushrooms, beans, herbs or vegetable starts.

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Tillamook, OR 97141
www.tpud.org**

Neah-Kah-Nie takes third in state band competition

STAFF REPORT

The Neah-Kah-Nie High School band finished in third place in last month’s OSAA state band competition in Corval-

lis.

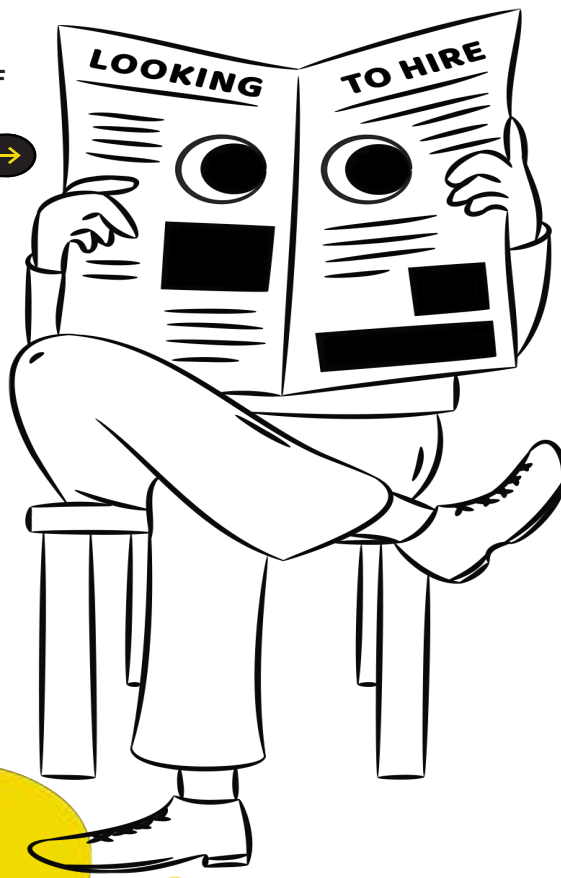
Russell Zaugg conducted the band in the competition on May 9, and said “this is a tremendous achievement for our students. I am so proud of them.”

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